

REVERB ACOUSTICS

Noise and Vibration Consultants

Our Ref: 17-2092-L1

24 August 2017

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NOISE IMPACTS - HOURS OF OPERATION ONLINE DISTRIBUTION OUTLET – 114 OLD PITTWATER ROAD, BROOKVALE

INTRODUCTION/SITUATION

This report has been prepared in response to Conditions of Consent imposed for a proposed Online Distribution Outlet at 114 Old Pittwater Road, Brookvale. The purpose of this letter is to support a modification to Condition 5 of the Notice of Determination issued by Northern Beaches Council (NBC) on 23 August 2017 (ref: DA 2017/0730). This letter is to be read in conjunction with Reverb Acoustics Report 17-2092-R1, dated July 2017 (referred to as RA-R1 in this letter).

The Development Consent imposed the following Condition of Approval:

CONDITION 5: Delivery Hours

No deliveries, loading or unloading associated with the premises are to take place between the hours of 10pm and 6am on any day.

CONDITION 5 MODIFICATION: Delivery Hours

No deliveries, loading or unloading associated with the premises are to take place between the hours of 10pm and 5am on any day.

DISCUSSION

The following details are presented in support of modification of operating hours to include the period from 5am-to 6am:

- a. Section 3.3 of the EPA's Industrial Noise Policy (INP) deals with Shoulder Periods. In particular, the INP supports the inclusion of early morning shoulder periods for proposed developments (i.e. 5am-7am) when existing background noise levels are steadily rising.
- b. Reverb Acoustics completed the acoustic assessment for redevelopment of Manly Golf Course, which is located directly south of the proposed site. Long-term background noise level measurements were carried out in the vicinity of the golf course as part of the assessment. Our logger results showed that background (L90) noise levels were consistently in the range 33-36dB(A) up until 3.30-4.00am, when they began to rise to 38-40dB(A) by 5am.

Building Acoustics - Council/EPA Submissions - Modelling - Compliance - Certification

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- c. The residential area adjacent to Manly Golf Course is similar to the residential area west of the Brookvale site, and a similar acoustic environment is expected for both areas.
- d. Calculations in the RA-R1 report predict noise levels as low as 36dB(A) at nearest receivers, which is 4dB(A) below the adopted criterion and also the likely background noise levels in the receiver area from 5am-7am.
- e. In our experience, background noise levels rise in residential areas from approximately 4am, when road traffic and in turn road traffic noise increases.
- f. Articulated trucks will only visit the site after 7am. This can be conditioned.
- g. Only smaller vans and trucks (i.e. under 10 tonne TARE) will visit the site during the morning shoulder period from 5am-7am.
- h. Exhaust brakes (Jake Brakes) can be controlled by drivers although wheel brakes are actuated by air pressure and are beyond the control of drivers. We believe air wheel brake noise may be the major acoustic issue of concern in the early hours of the morning. No feasible method of controlling or managing air brake noise from trucks is readily available. We therefore recommend that larger trucks fitted with wheel brake air mechanisms should only visit the site after 7am. We understand only trucks that are 10 tonne TARE and above will typically have air brakes fitted, although consultation with sub-contractors is recommended to ensure all smaller trucks that visit the site are not fitted with air brakes.

RECOMMENDATIONS AND CONCLUSION

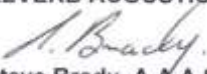
We recommend the following to ensure the acoustic amenity of neighbours is maintained at an acceptable level:

1. Modification of Condition 5 to state, "No deliveries, loading or unloading associated with the premises are to take place between the hours of 10pm and 5am on any day".
2. Only trucks less than 10 tonne TARE should visit the site during the shoulder period from 5am-7am.
3. Larger articulated trucks may visit the site from 7am-10pm Monday to Saturday and from 8am-10pm on Sundays and Public Holidays.
4. In the event of complaint from operation of the dock or any other part of the site, we recommend that the site manager/environmental officer should take responsibility and be available to consult with community representatives regarding any concerns, perhaps only during working hours. Response to complaints or comments should be made in a timely manner and action reported to the concerned party.

We assume this concludes our involvement in the project thus far. However, should you require further assistance, please contact the undersigned.

Prepared By:

REVERB ACOUSTICS


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Principal Consultant