

Attachment 5

Acoustic Assessment

**PROPOSED CHILD CARE CENTRE
40 MARLBORO ROAD
SWAN VIEW**

ENVIRONMENTAL ACOUSTIC ASSESSMENT

MARCH 2023

OUR REFERENCE: 30689-1-23032

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ENVIRONMENTAL ACOUSTIC ASSESSMENT
PROPOSED CHILD CARE CENTRE
SWAN VIEW

Job No: 23032

Document Reference: 30689-1-23032

FOR

CHARTER HALL

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CONTENTS

1.	INTRODUCTION	1
2.	SUMMARY	1
3.	CRITERIA	1
4.	PROPOSAL	4
5.	MODELLING	4
6.	ASSESSMENT	5
7.	CONCLUSION	6

APPENDICIES

A	SITE PLAN
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1. INTRODUCTION

Herring Storer Acoustics were commissioned to undertake an acoustic assessment of noise emissions associated with the proposed day care centre to be located at 40 Marlboro Road, Swan View.

We note that this child care is to be incorporated into the Swan View Shopping Centre, therefore the car parking is existing. Hence this report considers noise received at the neighbouring premises from the proposed development for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997*. This report considers noise emissions from:

- Children playing within the outside play areas of the centre; and
- Mechanical services.

For information, a plan of the proposed development is attached in Appendix A.

2. SUMMARY

Noise received at the neighbouring residences from the outdoor play area would comply with day period assigned noise level, with fencing as shown on Figure 5.1 in Section 5 – Modelling.

The air conditioning condensing units have also been assessed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times. It is understood that the air conditioning condensing units be located within the drying yard / bin store, as shown on the drawing attached in Appendix A.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the following:

- 1 Although the proposed facility would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am. Thus, noise received at the neighbouring existing residences from the outdoor play area needs to comply with the assigned day period noise level.
- 2 Fencing to be as shown on Figure 5.1 in Section 5 – Modelling. We note that for this development, colourbond is an acceptable fencing material.
- 3 The air conditioning condensing units to be located within the drying yard / bin store.

3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels. For highly sensitive area of a noise sensitive premises this is determined by the calculation of an influencing factor, which is then added to the base levels shown below in Table 3.1. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For other areas within a noise sensitive premises, the assigned noise levels are fixed throughout the day, as listed in Table 3.1.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Commercial Premises	All hours	60	75	80

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

“impulsiveness” means a variation in the emission of a noise where the difference between L_{Apeak} and L_{Amax(Slow)} is more than 15 dB when determined for a single representative event;

“modulation” means a variation in the emission of noise that –

- (a) is more than 3 dB L_{AFast} or is more than 3 dB L_{AFast} in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

“tonality” means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as L_{Aeq,T} levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{ASlow} levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

For this development, the closest existing neighbouring residences are located to the north, east and south of the proposed child care, as shown on Figure 3.1.



FIGURE 3.1 – NEIGHBOURING LOTS

At the neighbouring residences, the Influencing Factor has been determined to be +4 dB. Thus, the assigned noise levels would be as listed in Table 3.3.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	49	59	69
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	44	54	69
	1900 - 2200 hours all days (Evening)	44	54	59
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	39	49	59

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

4. PROPOSAL

From information supplied, we understand that the child care centre normal hours of operations would be between 0630 and 1830 hours, Monday to Friday (closed on public holidays). It is understood that the proposed childcare centre will cater for a maximum of 82 children: with the following breakdown:

Group 1 (0 – 24 months)	12 places
Group 2 (24 – 36 months)	15 places
Group 3 (24 – 36 months)	15 places
Group 4 (36+ months)	20 places
Group 5 (36+ months)	20 places

It is noted that although the proposed child care centre would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am.

5. MODELLING

To assess the noise received at the neighbouring premises from the proposed development, noise modelling was undertaken using the noise modelling program SoundPlan.

Calculations were carried out using the DWER's weather conditions, which relate to worst case noise propagation, as stated in the Department of Water and Environment Regulation "*Draft Guidance on Environmental Noise for Prescribed Premises*". These conditions include winds blowing from sources to the receiver(s).

Calculations were based on the sound power levels used in the calculations are listed in Table 5.1.

TABLE 5.1 – SOUND POWER LEVELS

Item	Sound Power Level, dB(A)
Children Playing	83 (per 10 children)
Air conditioning condensing Unit	3 @ 72

**TABLE 6.1 - ACOUSTIC MODELLING RESULTS FOR L_{A10} CRITERIA
OUTDOOR PLAY AREAS AND MECHANICAL PLANT**

Neighbouring Premises	Calculated Noise Level (dB(A))	
	Children Playing	Air Conditioning
North	45	12 (17)
East	49	32 (37)
South	39	29 (34)

() Includes +5 dB(A) penalty for tonality

Tables 6.2 and 6.3 summarise the applicable Assigned Noise Levels, and assessable noise level emissions for each identified noise.

**TABLE 6.2 – ASSESSMENT OF L_{A10} NOISE LEVEL EMISSIONS
OUTDOOR PLAY (DAY PERIOD)**

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
North	45	49	Complies
East	49	49	Complies
South	39	49	Complies

**TABLE 6.3 – ASSESSMENT OF L_{A10} NIGHT PERIOD NOISE LEVEL EMISSIONS
MECHANICAL SERVICES**

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
North	17	39	Complies
East	37	39	Complies
South	34	39	Complies

7. CONCLUSION

Noise received at the neighbouring residences from the outdoor play area would comply with day period assigned noise level, with fencing as shown on Figure 5.1 in Section 5 – Modelling.

The air conditioning condensing units, being located on the roof above the store, have also been assessed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the following:

- 1 Although the proposed facility would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am. Additionally, the fencing to the child care centre be as shown in Figure 5.1 in Section 5.1 – Modelling.
- 2 We note that for this development, colourbond is an acceptable fencing material.
- 3 The air conditioning condensing units to be located within the drying yard / bin store.

APPENDIX A

SITE PLAN

PROPOSED CHILDCARE CENTRE

40 MARLBORO ROAD, SWAN VIEW, WA



DRAWING REGISTER PLANNING

SHEET NUMBER	SHEET NAME	ISSUE	DESCRIPTION	DATE
DA00	COVER SHEET	C	UDPATED DA SUBMISSION SET	17/04/2023
DA01	EXISTING CONDITIONS / DEMOLITION PLAN	C	UDPATED DA SUBMISSION SET	17/04/2023
DA02	SITE PLAN	C	UDPATED DA SUBMISSION SET	17/04/2023
DA03	FLOOR PLAN	C	UDPATED DA SUBMISSION SET	17/04/2023
DA04	ELEVATIONS	C	UDPATED DA SUBMISSION SET	17/04/2023
DA05	SECTIONS	C	UDPATED DA SUBMISSION SET	17/04/2023

GENERAL NOTES

DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.

VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA. BUILDING ACT 1975 AS AMENDED. STANDARD BUILDING BY LAWS AND RELEVANT AUSTRALIAN STANDARDS.

C	UDPATED DA SUBMISSION SET	17/04/2023
B	DA SUBMISSION SET	15/03/2023
A	PRELIMINARY DA SET	02/03/2023
ISSUE	DESCRIPTION	DATE

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CLIENT:
CHARTER HALL

PROJECT:
PROPOSED CHILDCARE CENTRE (82 places)

LOCATION:
40 MARLBORO RD, SWAN VIEW, WA

DRAWING TITLE:
COVER SHEET

SCALE:	DATE:	APR 23
DRAWN:	CW/SS	PRINTED: 17/04/2023 1:05:05 PM
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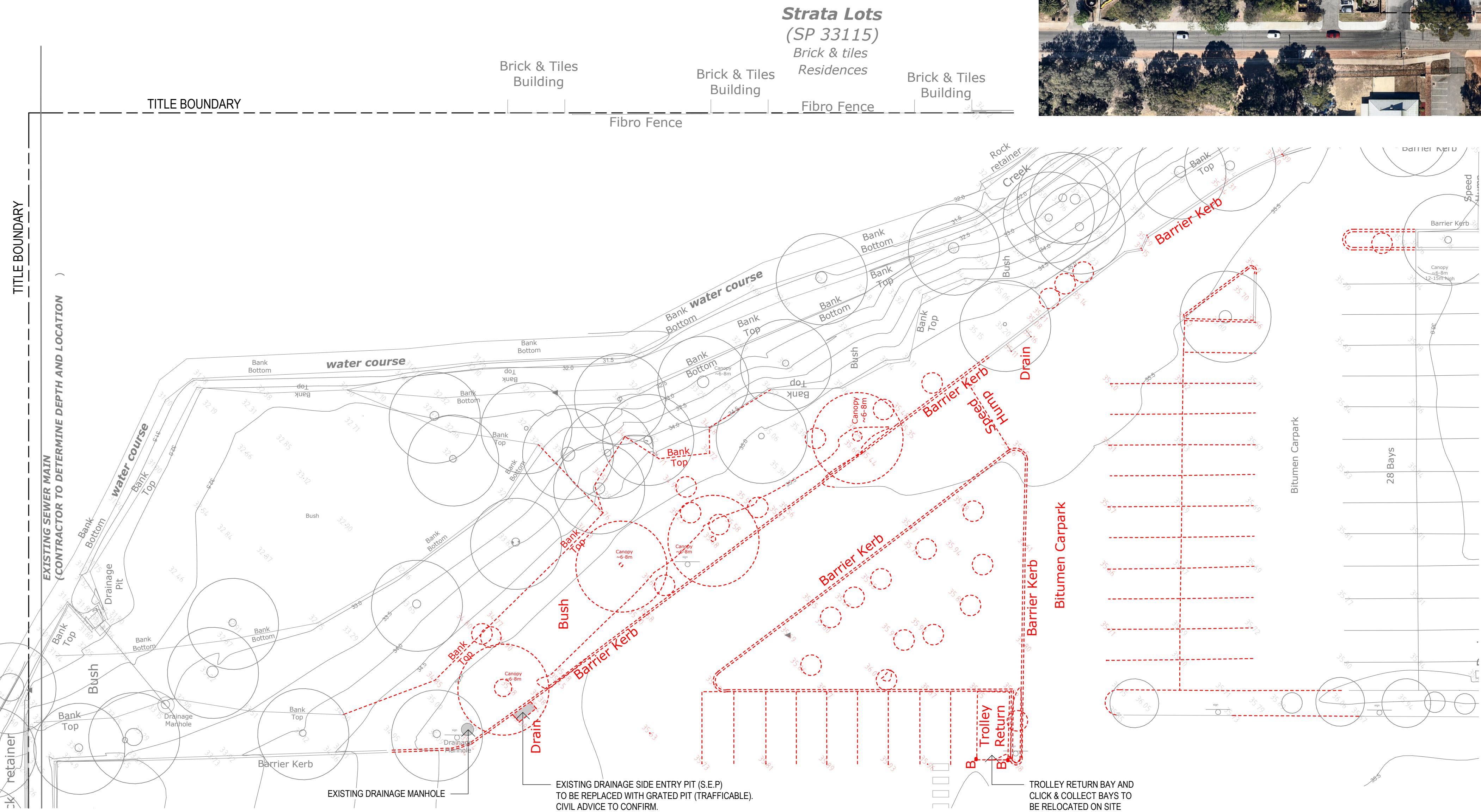
DA00_{/C}

D/A ISSUE

NOTE:
EXISTING CONDITIONS INFORMATION OBTAINED FROM
SURVEY PREPARED BY ST SPATIAL CONSULTING
SURVEYORS - DWG. NO: 20086-01 DATED 10/06/2020



1 SITE AERIAL
1 : 1000



2 DEMOLITION PLAN (part site)
1 : 200

LEGEND

- EXISTING TREE TO BE RETAINED & PROTECTED
- EXISTING SMALL TREE TO BE RETAINED & PROTECTED
- EXISTING TREE TO BE REMOVED
- EXISTING SMALL TREE TO BE REMOVED
- EXISTING STRUCTURE TO BE DEMOLISHED

GENERAL NOTES		
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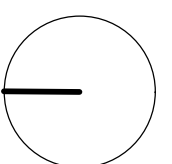
PROJECT:
PROPOSED CHILDCARE CENTRE (82 places)

LOCATION:
40 MARLBORO RD, SWAN VIEW, WA

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EXISTING CONDITIONS / DEMOLITION PLAN

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NOTE:
EXISTING CONDITIONS INFORMATION OBTAINED FROM
SURVEY PREPARED BY ST SPATIAL CONSULTING
SURVEYORS - DWG. NO: 20086-01 DATED 10/06/2020

CHILDCARE CENTRE ANALYSIS

OPERATION HOURS 6:30am to 6:30pm Monday to Friday
with up to four days open on the weekend for open days

GROUP ROOM 1	0-24months	12 PLACES	3 EDUCATORS
GROUP ROOM 2	24-36months	15 PLACES	3 EDUCATORS
GROUP ROOM 3	24-36months	15 PLACES	3 EDUCATORS
GROUP ROOM 4	36+ months	20 PLACES	2 EDUCATORS
GROUP ROOM 5	36+ months	20 PLACES	2 EDUCATORS
			+ 2 STAFF
		82 PLACES	15 STAFF (minimum at capacity)










AREA ANALYSIS

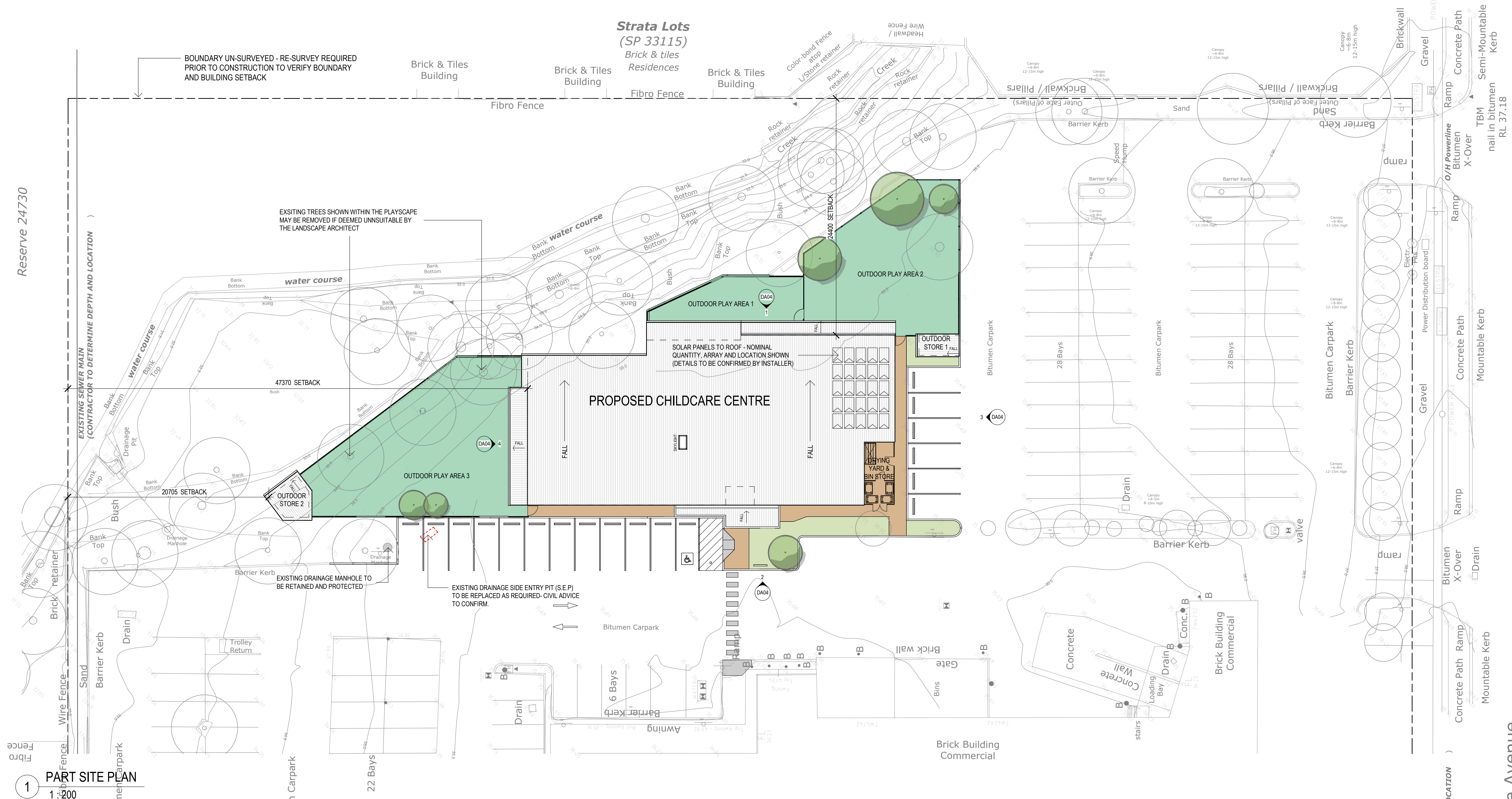
OVERALL SITE AREA 20230m²

SITE COVERAGE 625m²

BUILDING AREA 580m² gross leaseable area

LEGEND

	UNENCUMBERED PLAYSPACE		PROPOSED TREE nominal location shown
	LANDSCAPING		EXISTING TREE TO BE RETAINED & PROTECTED
	BUILDING AREA		EXISTING SMALL TREE TO BE RETAINED & PROTECTED
	CAR PARK		PROPOSED FLOOR FINISHED LEVEL
	PAVING or similar		



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VERIFY LOCATION OF EXISTING SERVICES

BEFORE COMMENCEMENT.

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SITE PLAN

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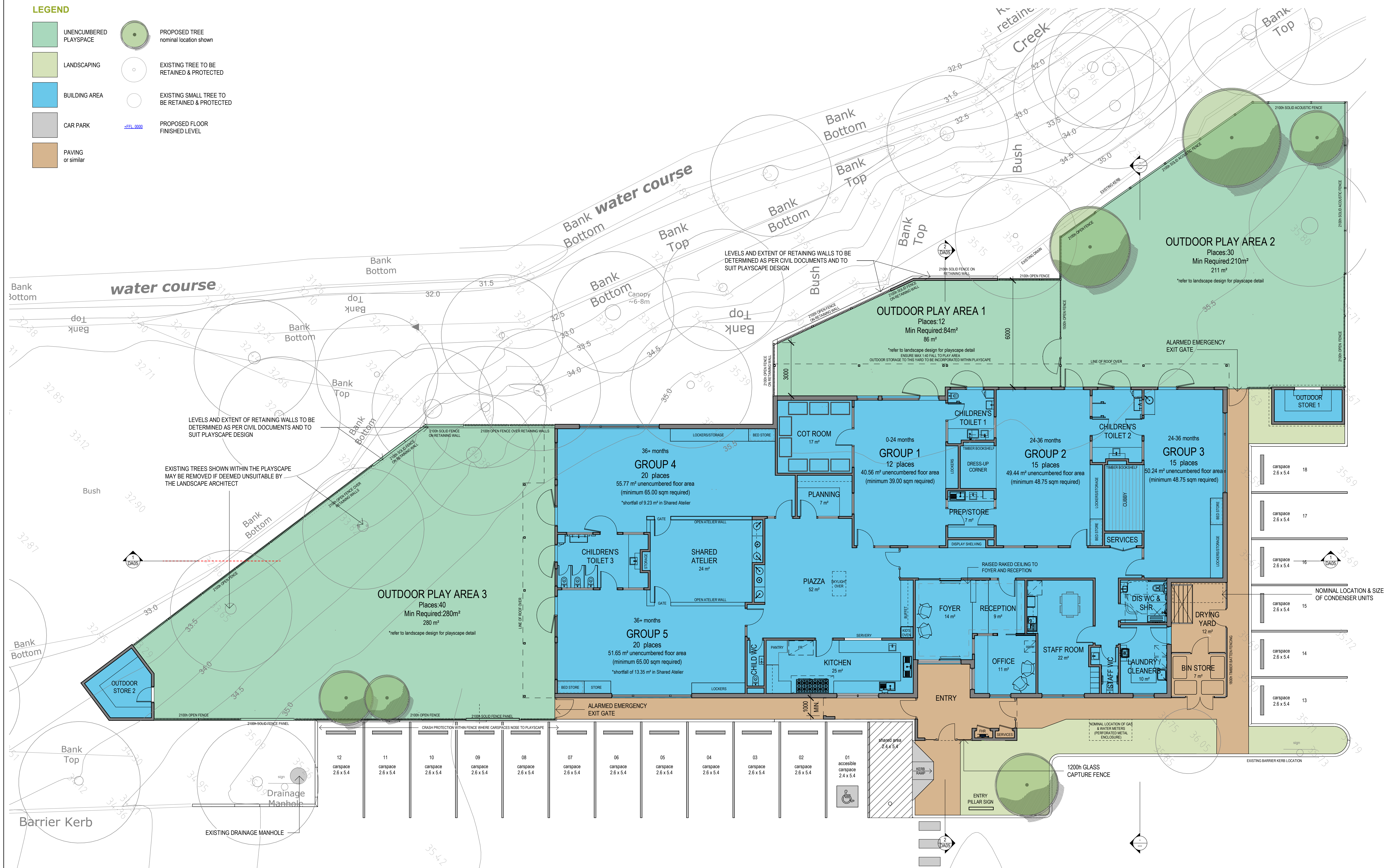
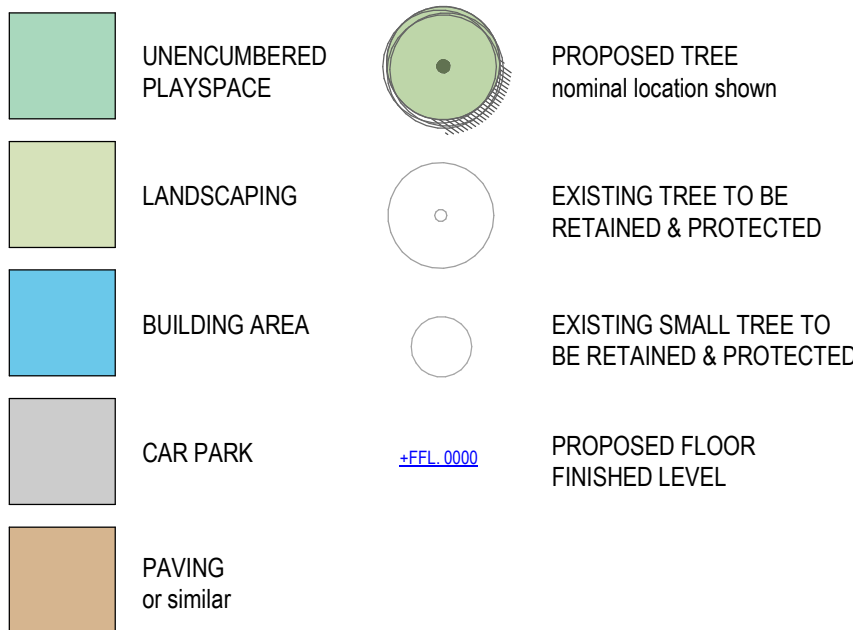
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2 Gladstone Avenue

DA02

D/A ISSUE

LEGEND



1 FLOOR PLAN
1 : 100

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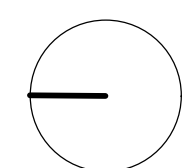
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FLOOR PLAN

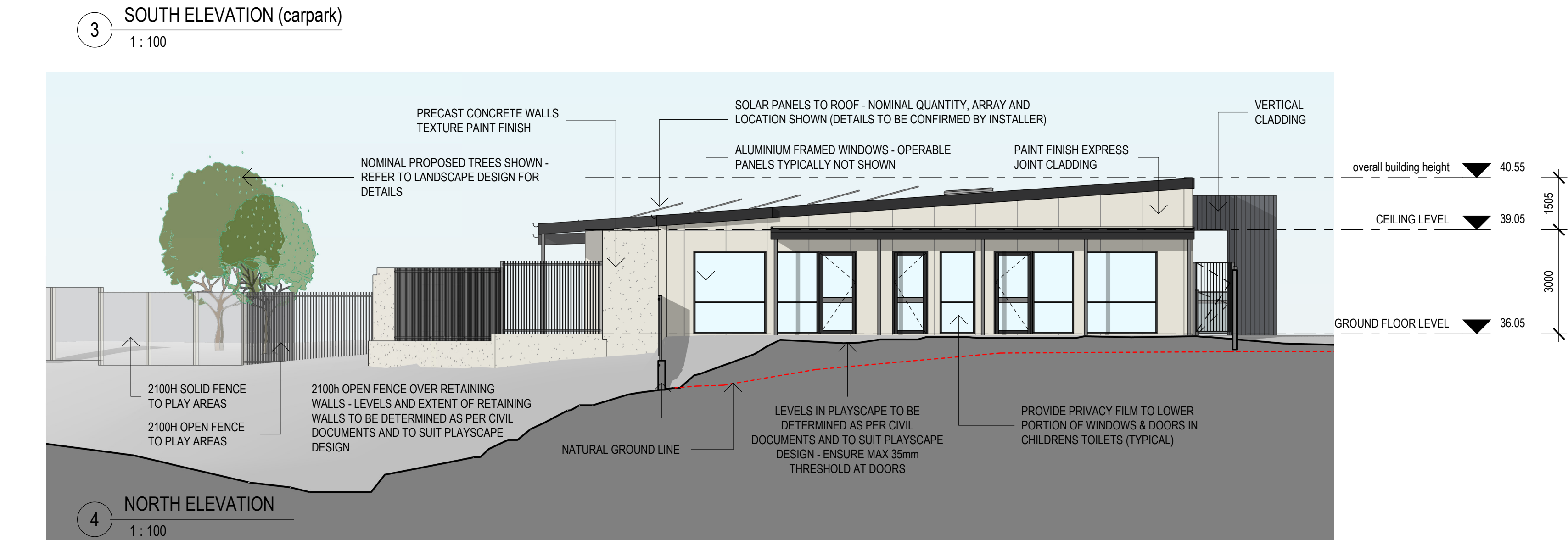
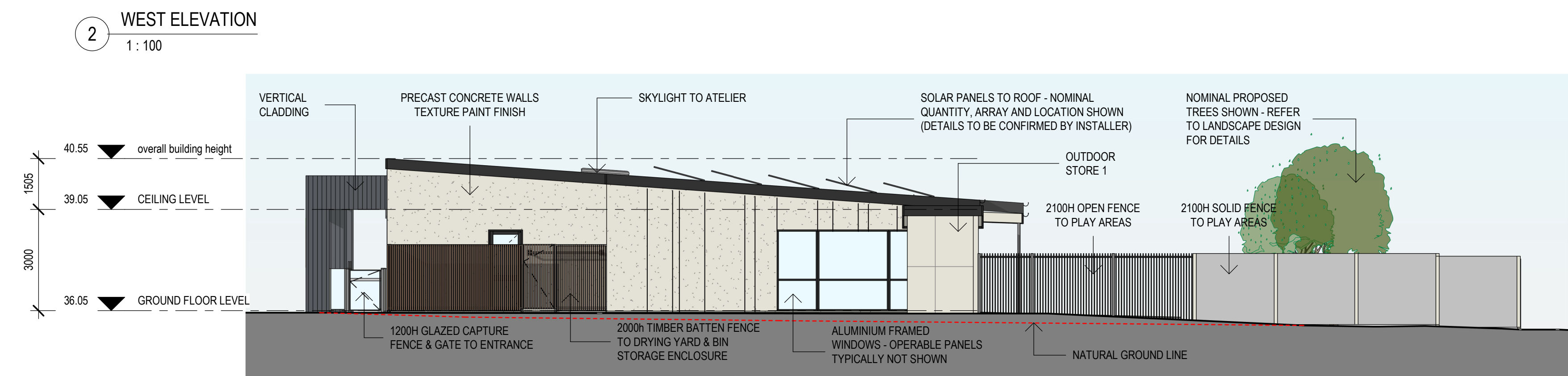
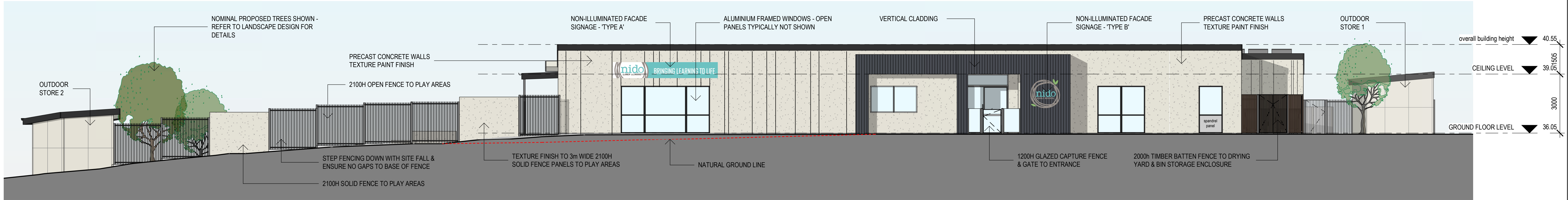
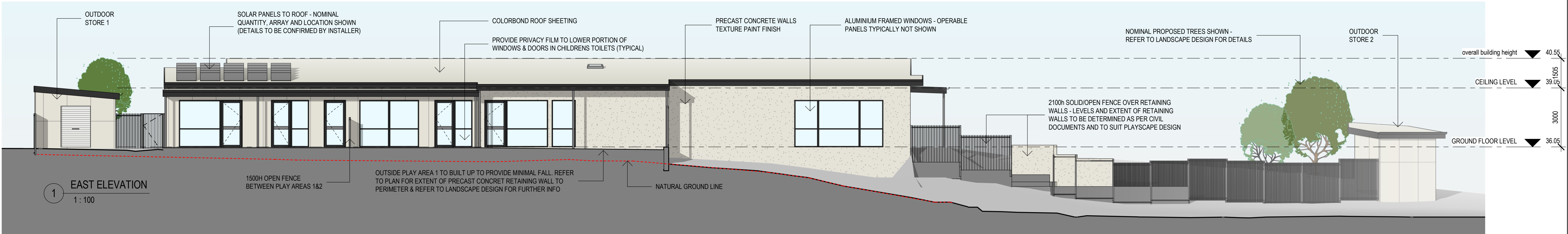
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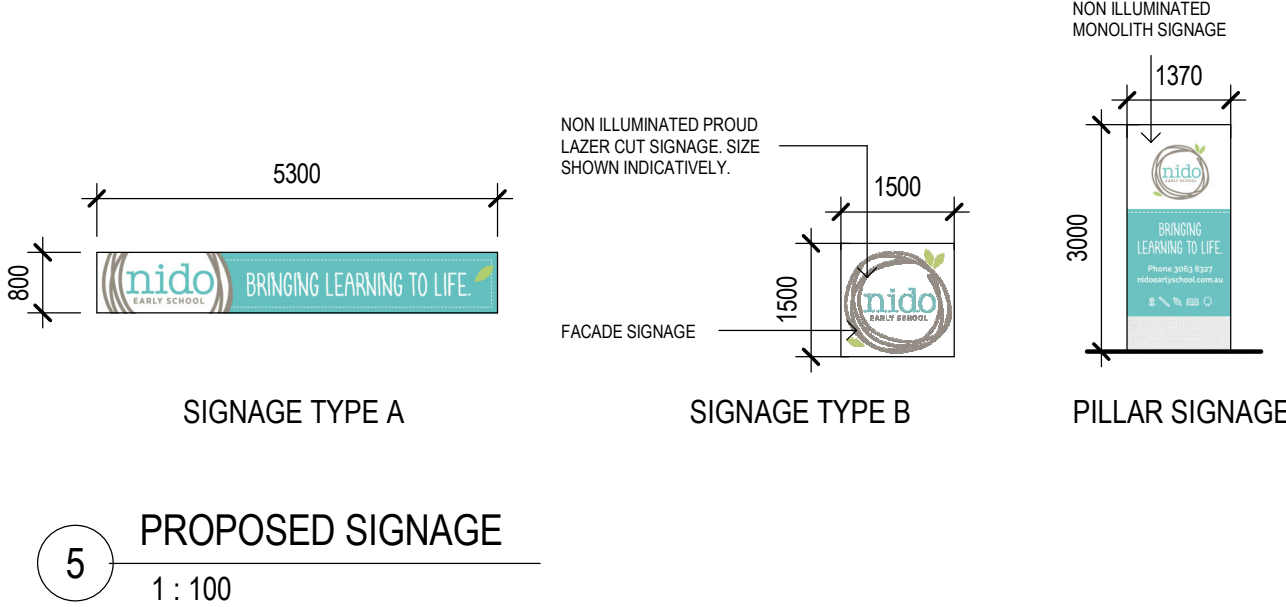


DA03/c

D/A ISSUE



FENCE HEIGHT
ENSURE ALL PLAYSCAPE FENCING COMPLIES WITH AS1926.1 WITH MINIMUM INTERNAL HEIGHT OF 2.1m AND MINIMUM EXTERNAL HEIGHT OF 1.2m.



MATERIALS PALETTE



GENERAL NOTES		
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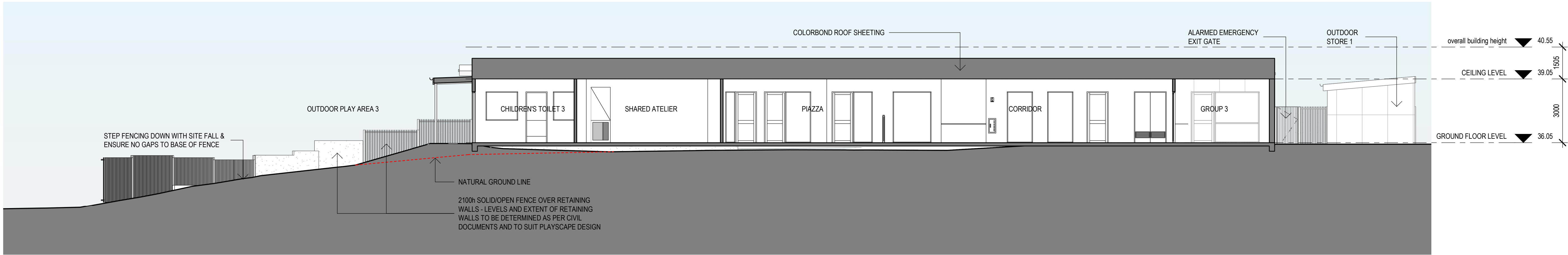
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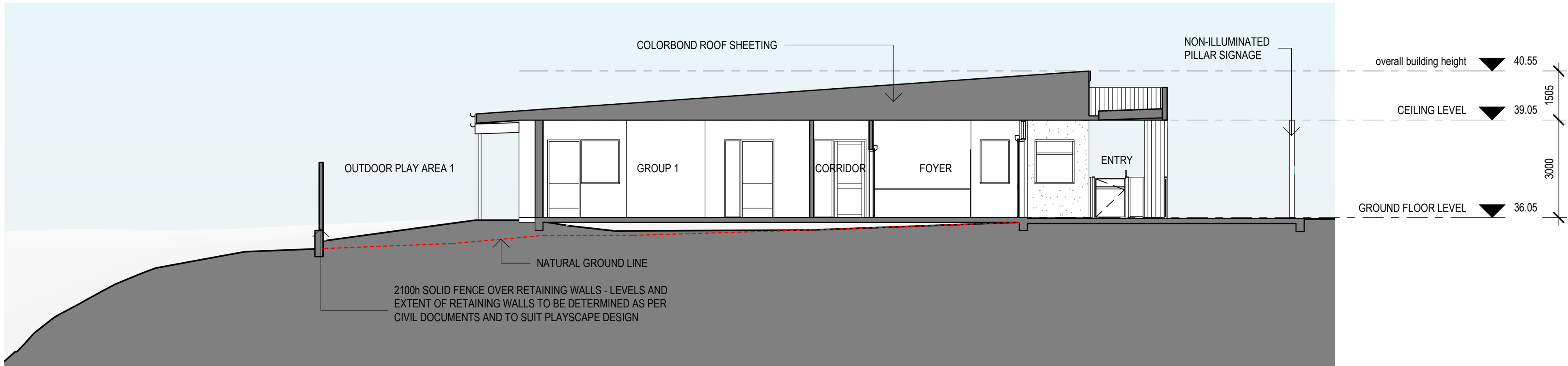
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D/A ISSUE



1 SECTION 1
1 : 100



2 SECTION 2
1 : 100

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LOCATION:
40 MARLBORO RD, SWAN VIEW, WA

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SECTIONS

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