

TOWN OF VICTORIA PARK  
Received: 07/04/2022

<b>DATE:</b>	6 April 2022
<b>FROM:</b>	Miguel de la Mata Acoustics Consultants Australia – Director
<b>TO:</b>	Steven Russell Blasta Brewing Company
<b>SUBJECT:</b>	<b>Lots 1-5 Goodwood Pde, Burswood – Noise Impact Assessment Addendum</b>
<b>REFERENCE:</b>	10.00388R-02

Dear Steven,

Acoustics Consultants Australia (ACA) was engaged by Blasta Brewing Co. to undertake a Noise Impact Assessment of the proposed restaurant/café and brewery for Lots 1-5 Goodwood Pde, Burswood. ACA issued a report (ACA ref. 10.00388R-01, 'the Report') dated 3 February 2022, which was peer reviewed and received commentary by the Town of Victoria Park (ToVP).

The Report received comments on 11 technical aspects listed in a letter by an independent reviewer engaged by the ToVP, who recommended a review of the noise assessment before the project application may be given further consideration. This document provides clarification and expands on technical details focused in addressing the observed technical points.

The comments provided by the reviewer have been listed in the attached table in the following pages together with our detailed response.

Sincerely,



Miguel de la Mata (M.A.A.S. MIEAust)

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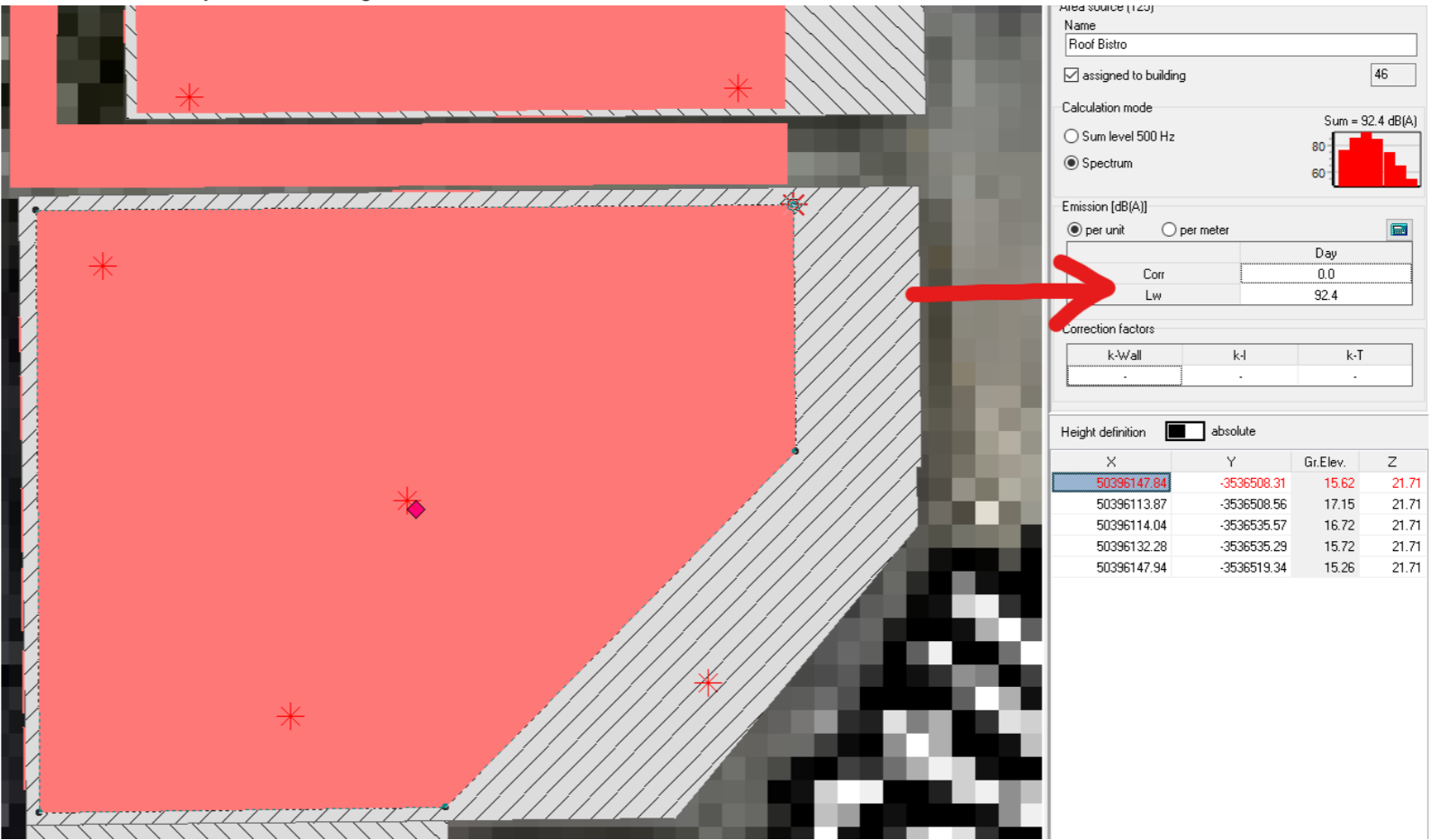
Table 1 Acoustic Review Register

Item	Reviewer Comment	ACA Report Section Reference	ACA Response																																																				
1	<p><b>'Excessive Noise</b>                      The report currently demonstrates a 4 dB noise exceedance. It states that the residual exceedance reduces to 1 dB due to reductions in patron numbers. Any exceedances of the Noise Regulations, whether 4 dB or 1 dB are not supported.                      Furthermore, the report does not recommend any control methods that the venue will need to use to reduce noise emissions.'</p>	Table 7, Section 4.4	<p>ACA carried out one modelling scenario considering the <u>extreme worst-case possible scenario</u> to demonstrate that under the unlikely scenario where:</p> <ol style="list-style-type: none"> <li>The venue will be at full crowd capacity (950 pax)</li> <li>All the mechanical plant would operate continuously, under worst case conditions and acoustically untreated.</li> </ol> <p>The venue is expected to be <u>compliant</u> Mondays to Sundays between 9am and 10pm.                      Further, under this extreme scenario, a 4 dB exceedance was predicted for operations after 10pm. To this, it is expected that crowd numbers will be reduced to half those pax numbers after dinner as it is typical of similar venues, which would reduce noise levels by approximately 3 dB, therefore reducing the exceedance to 1 dB. It is acknowledged that 1 dB exceedance is still an exceedance that must be reduced by the proponent.</p> <p>To estimate what is controlling the exceedance at the most affected noise sensitive receiver (apartment on the 5<sup>th</sup> floor facing north of 118 Goodwood Pde (R1)), a breakdown of noise contributions and a visual of the various noise sources considered in the modelling are shown below:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> </div> <div style="width: 35%;"> <table border="1"> <thead> <tr> <th>Receiver:</th> <th>Noise Contribution from source (dBA)</th> </tr> </thead> <tbody> <tr> <td>118 Goodwood Pde, 5th floor (North)</td> <td></td> </tr> <tr> <td>AC Beer Hall</td> <td>25.2</td> </tr> <tr> <td>AC Bistro</td> <td>27.7</td> </tr> <tr> <td>Alley/alfresco</td> <td>23.8</td> </tr> <tr> <td>Cool Room 1</td> <td>26.6</td> </tr> <tr> <td>Cool Room 2</td> <td>23.6</td> </tr> <tr> <td>DOOR Alley 1</td> <td>31.8</td> </tr> <tr> <td>DOOR Alley 2</td> <td>27.8</td> </tr> <tr> <td>DOOR entry Beer Hall</td> <td>18.8</td> </tr> <tr> <td>DOOR Entry Restaurant</td> <td>18.4</td> </tr> <tr> <td>DOOR Outdoor dining</td> <td>37</td> </tr> <tr> <td>Kitchen Fan</td> <td>20.2</td> </tr> <tr> <td>Outdoor Dining</td> <td>38.4</td> </tr> <tr> <td>Roof Beer Hall</td> <td>41</td> </tr> <tr> <td>Roof Bistro</td> <td>45.4</td> </tr> <tr> <td>Toile Fan 1</td> <td>10.1</td> </tr> <tr> <td>Toile Fan 2</td> <td>9.3</td> </tr> <tr> <td>window 1</td> <td>-14.6</td> </tr> <tr> <td>window 2</td> <td>-14.4</td> </tr> <tr> <td>Window 5</td> <td>-11.2</td> </tr> <tr> <td>Window 6</td> <td>-10.6</td> </tr> <tr> <td>Window 7</td> <td>-10.2</td> </tr> <tr> <td>Window 8</td> <td>-9.7</td> </tr> <tr> <td>Window 9</td> <td>-9.3</td> </tr> <tr> <td><b>Resulting Predicted Noise Level</b></td> <td><b>48.0 dBA</b></td> </tr> </tbody> </table> </div> </div>	Receiver:	Noise Contribution from source (dBA)	118 Goodwood Pde, 5th floor (North)		AC Beer Hall	25.2	AC Bistro	27.7	Alley/alfresco	23.8	Cool Room 1	26.6	Cool Room 2	23.6	DOOR Alley 1	31.8	DOOR Alley 2	27.8	DOOR entry Beer Hall	18.8	DOOR Entry Restaurant	18.4	DOOR Outdoor dining	37	Kitchen Fan	20.2	Outdoor Dining	38.4	Roof Beer Hall	41	Roof Bistro	45.4	Toile Fan 1	10.1	Toile Fan 2	9.3	window 1	-14.6	window 2	-14.4	Window 5	-11.2	Window 6	-10.6	Window 7	-10.2	Window 8	-9.7	Window 9	-9.3	<b>Resulting Predicted Noise Level</b>	<b>48.0 dBA</b>
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Further details of noise source definitions (i.e. crowd sound levels, windows opened or closed, roof type, etc) will be clarified/discussed in the following points of this table.



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Item	Reviewer Comment	ACA Report Section Reference	ACA Response
	<p>We have referenced Hayne et al (2011) to establish the noise generated by outside crowds and find that the ACA LA10 crowd noise is between 7 – 8 dB too low in outdoor areas. This translates to increased noise reaching neighbouring areas, by between 3 and 8 dB.'</p>		<ul style="list-style-type: none"> <li>- Reverberation Time assumed for assessment (1.5 s), conservative as we recommend 1 s. Thus, calculated absorption A = 280 Sabines.</li> <li>- Reverberant Sound Pressure Level calculated using the formula: <math>L_{A10} = 93 - 20 \text{ Log}[A/(\text{crowd}/G)] + 3</math> - This results in a reverberant sound pressure (<math>L_{A10}</math>) of 87 dBA. While these are overall levels, ACA used 1/1 octave band noise levels throughout all calculations.</li> <li>- Breakout noise calculations were undertaken using a composite transmission loss of the roof as Rw 21 dB. Inclusive of:                         <ul style="list-style-type: none"> <li>o Steel roof sheeting (770 sqm) – Rw 21 dB</li> <li>o Glass inserts (8.5 Vlam Hush recommended) (143 sqm) – Rw 38 dB</li> <li>o Flanking paths through services (0.1 sqm) – Rw 2 dB</li> </ul> </li> <li>- This results in an Area Source of 916 square meters with a total Sound Power Level <math>L_w = 92.4</math> dBA.</li> </ul> <p>This was used directly in the modelling calculation, as shown below:</p>  <p>External Crowds:                      The estimation of external crowd noise was done using the Haynes formulae. In agreement with the reviewer. Shown below is an abstract of our calculation sheets for the conservative maximum crowd numbers of 200 and 50 patrons, where the <math>L_{A10}</math> sound power levels are calculated using</p> $L_{wA10} = 15 \text{ Log} (\text{crowd}/G) + 67$

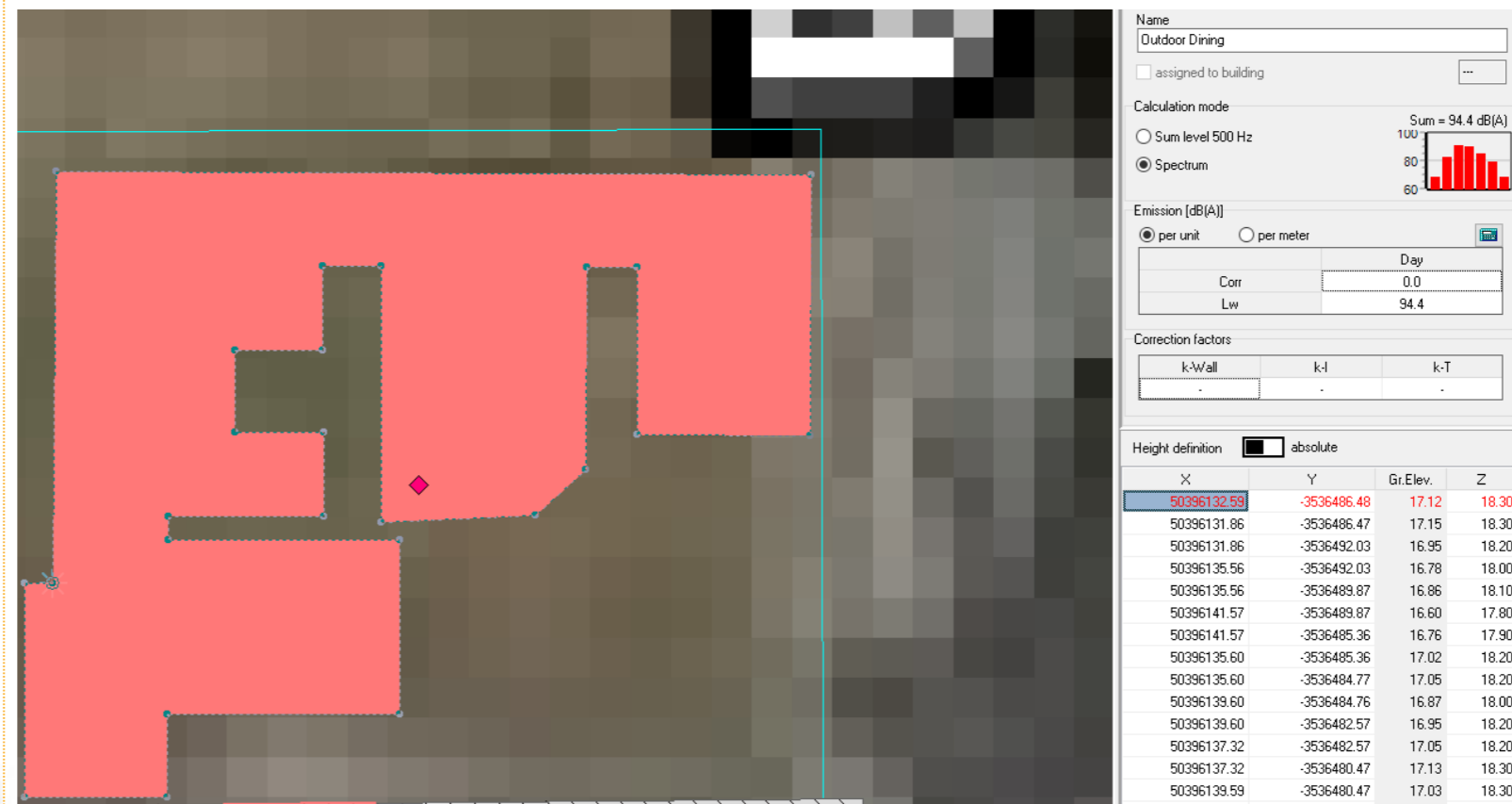
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Item Reviewer Comment ACA Report Section Reference ACA Response

Number of Patrons			
INTERNAL	300		
EXTERNAL	50		
		Areas (sq m)	
		Volume (m <sup>3</sup> )	
PICK ONE FROM THIS LIST			
frequency	125	250	500
normal	49.8	56.4	57.5
raised	55.8	62.5	65.4
loud	57.5	66.9	73.2
G =	3	assuming 30% of patrons	
<b>EXTERNAL Sound Power Level</b>			
Haynes (external)	LWA10	85.3 dB	

Number of Patrons			
INTERNAL	300		
EXTERNAL	200		
		Areas (sq m)	
		Volume (m <sup>3</sup> )	
PICK ONE FROM THIS LIST			
frequency	125	250	500
normal	49.8	56.4	57.5
raised	55.8	62.5	65.4
loud	57.5	66.9	73.2
G =	3	assuming 30% of patrons	
<b>EXTERNAL Sound Power Level</b>			
Haynes (external)	LWA10	94.4 dB	

And the modelling was directly implemented following these sound power levels using an area source 1.2m above the ground level, as shown below:



ACA confirms that the source noise levels used for external and internal crowds are correctly implemented, conservative and suitable for this noise assessment. From measurements conducted by ACA at several entertainment venues, it has been demonstrated that the approach to calculate external crowd (Haynes) would lead to over predictions.

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Item	Reviewer Comment	ACA Report Section Reference	ACA Response
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3 *'Sunday operations*  
*The current forecast noise levels do not appear to present Sunday daytime noise emissions involving the Southern Alfresco area and café. These areas are nearest the most-affected residential areas and, as referenced in Sections 2.1 & 2.2 above, it is likely to lead to further noise exceedances.'*

Appendix B and Table 5

Worst-case Sunday operations have been assessed, again, considering the extreme worst-case scenario, as indicated in Item #1 of this Table.

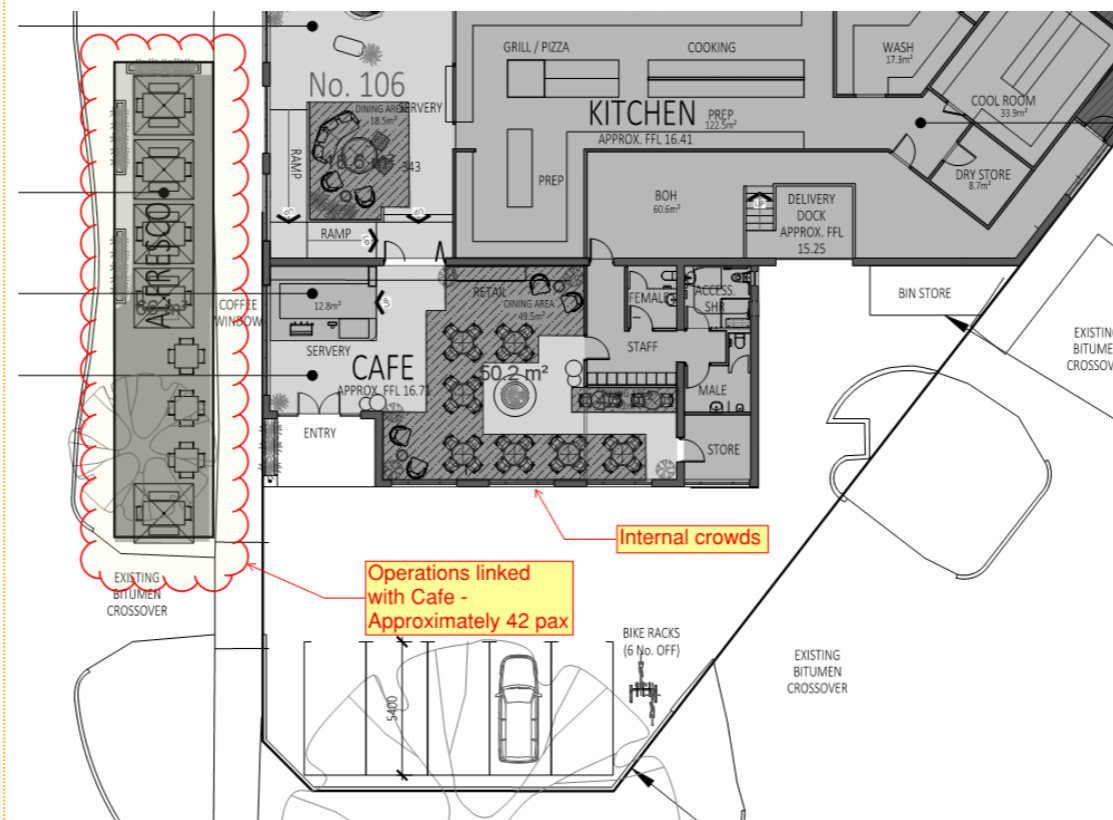
To consider a Sunday morning scenario, the crowd numbers inside the Bistro, Beer Hall and alfresco areas would have to be realistically assessed (not at full capacity). An assessment of the proposed café and the southern Alfresco is presented below. Based on a worst-case full capacity of the alfresco area, as shown below, the contribution from crowd only at the nearest noise sensitive receiver is **L<sub>A10</sub> 39 dB**. Then, adding up the rest of the possible noise sources during a Sunday morning, noise would go up to **L<sub>A10</sub> 41 dB**. This is compliant with the Sunday assigned noise level of L<sub>A10</sub> 49 dB.



Job No.	Job Title
07 Apr 2022	MdlM
07 Apr 2022	3
	1

### Café assessment

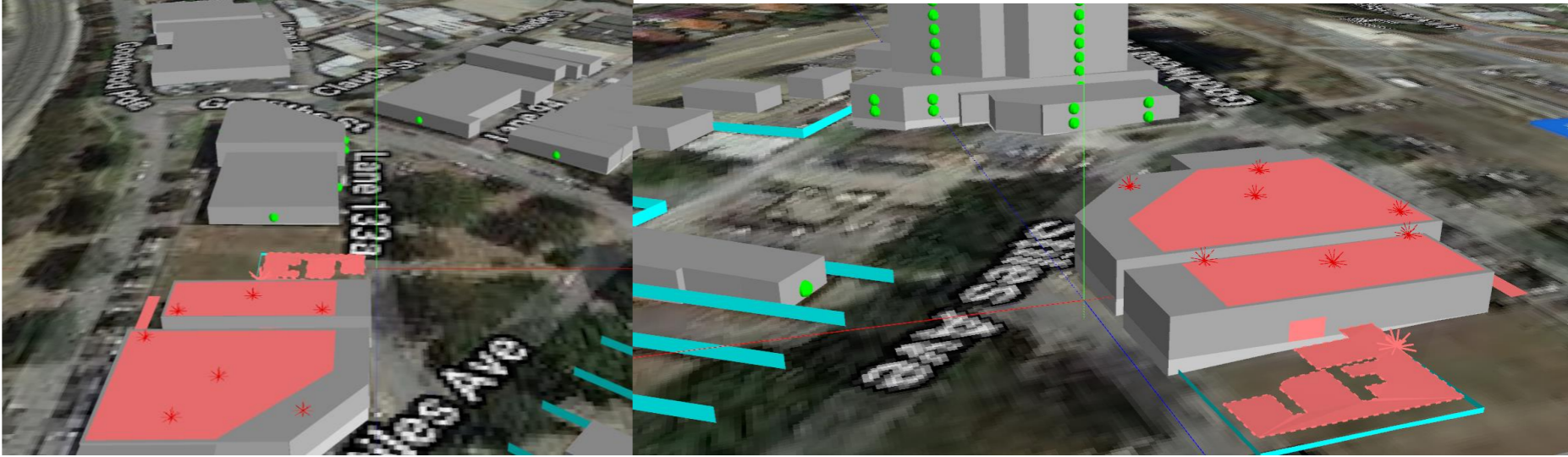
Item / Description	Rating/Broadband/Input			Octave Band Centre Frequency, Hz								
	Rating	dB	dB(A)	31.5	63	125	250	500	1k	2k	4k	8k
Typical Speech Lw - Klark Teknik	Male	Casual	62.7 (A)			58.0	61.0	63.0	55.0	52.0	50.0	49.0
+ Lw external café crowd		Haynes for 42 pax "Casual"	84.2 (A)			79.5	82.5	84.5	76.5	73.5	71.5	70.5
+ Plane Source Propagation Loss - Point Source Region	70.0 m	3.0 m	20.0 m			-44.9	-44.9	-44.9	-44.9	-44.9	-44.9	-44.9
<b>Linear Sum</b>		Result at receivers 70m from the café	<b>39.3 (A)</b>			34.6	37.6	39.6	31.6	28.6	26.6	25.6



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118 Goodwood Pde, 5th floor (North)	
AC Beer Hall	25.2
AC Bistro	27.7
Alley/alfresco	
Cool Room 1	26.6
Cool Room 2	23.6
DOOR Alley 1	
DOOR Alley 2	
DOOR entry Beer Hall	
DOOR Entry Restaurant	
DOOR Outdoor dining	
Kitchen Fan	20.2
Outdoor Dining	
Roof Beer Hall	26
Roof Bistro	30
Toile Fan 1	10.1
Toile Fan 2	9.3
window 1	-14.6
window 2	-14.4
Window 5	-11.2
Window 6	-10.6
Window 7	-10.2
Window 8	-9.7
Window 9	-9.3
CAFÉ	39.3
<b>Resulting Predicted Noise Level (dBA)</b>	<b>41 dBA</b>

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4	<p><u>'Glass Waste</u> Glass waste needs to be regularly placed in large industrial bins on site. This is an activity that can be done after or close to closing time. There will be times where this could occur after 10pm, during the most-sensitive period at the night. An assessment is required to determine when this activity is to happen, where, how often and the forecast noise emission reaching the neighbours.'</p>		<p>Item 11 of Table 8 of the Report recommends limiting these operations to Monday to Saturday 7am-7pm.  The proponent commits to this measure to eliminate the risk of glass bin noise after regular daytime hours.</p>																																																				
5	<p><u>'Roof Noise</u> The report has not presented an assessment of the current building façade constructions. There is a reference to using Rw 35 glazing elements, to treat roof gaps and openings and the use of shielding of fan noise. There has been no discussion on the ability of the existing roof or walls, to limit noise reaching residences. From aerial photography there appear to be approx. seventeen rooftop fans or roof penetrations. The report needs to discuss these seventeen sources, and whether they generate mechanical services noise or allow patron noise from inside.'</p>	Section 5, Table 8	<p>While the report could not describe every detail of the assessment undertaken. Please refer to Item #2 of this Table for details on considerations for the roof assessment.  The roof will be treated and sealed by the proponent, including the existing ventilation ductwork. While some consideration has been given to gaps around the roof, these penetrations will be treated to maximise air tightness. Glass will be replaced with laminated acoustically rated glass.  Items 1 and 2 of this table describes the details of itemised noise sources considered in the assessment.  Walls are made of brick, which has a sound transmission loss (Rw 45 dB +) that reduce noise breakout to negligible levels.</p>																																																				
6	<p><u>'Windows / Doors</u> The report has referenced that all operable doors and windows are open, except for fixed windows or service/back of house doors. The implementation of sound rated glazing suggests that these windows are to be fixed and kept closed. It is not clear from the report however which doors and windows are to be kept closed, and during which periods.'</p>	Section 2.4, page 9 Section 4.4, page 19	<p>From the list of noise sources. Noise sources all "Doors" were modelled as open and all "windows" will be fixed (closed).</p> <table border="1"> <thead> <tr> <th>Receiver:</th> <th>Revised Noise Contribution from source (dBA)</th> </tr> </thead> <tbody> <tr> <td>118 Goodwood Pde, 5th floor (North)</td> <td></td> </tr> <tr> <td>AC Beer Hall</td> <td>25.2</td> </tr> <tr> <td>AC Bistro</td> <td>27.7</td> </tr> <tr> <td>Alley/alfresco</td> <td>23.8</td> </tr> <tr> <td>Cool Room 1</td> <td>26.6</td> </tr> <tr> <td>Cool Room 2</td> <td>23.6</td> </tr> <tr> <td>DOOR Alley 1</td> <td>31.8</td> </tr> <tr> <td>DOOR Alley 2</td> <td>27.8</td> </tr> <tr> <td>DOOR entry Beer Hall</td> <td>18.8</td> </tr> <tr> <td>DOOR Entry Restaurant</td> <td>18.4</td> </tr> <tr> <td>DOOR Outdoor dining</td> <td>32</td> </tr> <tr> <td>Kitchen Fan</td> <td>20.2</td> </tr> <tr> <td>Outdoor Dining</td> <td>38.4</td> </tr> <tr> <td>Roof Beer Hall</td> <td>36</td> </tr> <tr> <td>Roof Bistro</td> <td>40.4</td> </tr> <tr> <td>Toile Fan 1</td> <td>10.1</td> </tr> <tr> <td>Toile Fan 2</td> <td>9.3</td> </tr> <tr> <td>window 1</td> <td>-14.6</td> </tr> <tr> <td>window 2</td> <td>-14.4</td> </tr> <tr> <td>Window 5</td> <td>-11.2</td> </tr> <tr> <td>Window 6</td> <td>-10.6</td> </tr> <tr> <td>Window 7</td> <td>-10.2</td> </tr> <tr> <td>Window 8</td> <td>-9.7</td> </tr> <tr> <td>Window 9</td> <td>-9.3</td> </tr> <tr> <td><b>Resulting Predicted Noise Level (dBA)</b></td> <td><b>44</b></td> </tr> </tbody> </table>	Receiver:	Revised Noise Contribution from source (dBA)	118 Goodwood Pde, 5th floor (North)		AC Beer Hall	25.2	AC Bistro	27.7	Alley/alfresco	23.8	Cool Room 1	26.6	Cool Room 2	23.6	DOOR Alley 1	31.8	DOOR Alley 2	27.8	DOOR entry Beer Hall	18.8	DOOR Entry Restaurant	18.4	DOOR Outdoor dining	32	Kitchen Fan	20.2	Outdoor Dining	38.4	Roof Beer Hall	36	Roof Bistro	40.4	Toile Fan 1	10.1	Toile Fan 2	9.3	window 1	-14.6	window 2	-14.4	Window 5	-11.2	Window 6	-10.6	Window 7	-10.2	Window 8	-9.7	Window 9	-9.3	<b>Resulting Predicted Noise Level (dBA)</b>	<b>44</b>
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7	<p><u>'Commercial Areas</u>            No assessment has been conducted of environmental noise reaching existing commercial premises. The noise contour plot7 suggests that the LA10 60 dB noise contour, being the commercial premises Assigned Level, will reach the nearby commercial premises.</p> <p>We have also flagged in Sections 2.1 &amp; 2.2 above why we believe that the noise forecasts could be underestimates by between 3 – 8 dB. This needs to be addressed by the applicant.'</p>	Appendix B	<p>Commercial premises assessment has been conducted for adjacent premises as shown in the modelling images below. The results of the assessment are presented in Table 7 or the Report.</p> 
8	<p><u>'Land Zoning</u>            The area surrounding Blasta Brewing Co is all zoned office/residential.            The construction and operation of the brewery will result in excessive residential noise at the nearest unoccupied neighbours, being 14, 16, 18, &amp; 21 Stiles Avenue. This means that residential development is incompatible with the proposed brewery, and that residential development will not be possible on these lots without restrictions to the brewery operations.            This is similar to the unresolved problems with residences and bars/night clubs in the Northbridge area.'</p>		<p>In consultation with the Planning Department of the ToVP, these lots were mentioned to have potential for mixed development. This may or may not include residential development in the future. From Council information, there are no current plans or development proposals for residential development on any of the mentioned lots and considering the lease dates of the proposed venue, it was considered unreasonable to nominate a lot as residential when the applicable current use is commercial to light-industrial.</p> <p>Where there is reasonably foreseeable future for residential development in a neighbouring lot, a noise assessment for highly sensitive receivers would be conducted and the conditions for the site shall be applied. However, this is unlikely to occur within a time frame that includes tenancy terms of the proponent.</p> <p>Furthermore, noise predictions for (commercial) lots on Stiles Avenue range between LA10 44-47 dB. This would be in compliance of the daytime and evening or Sunday assigned noise levels for highly sensitive receivers (residential).</p> <p>It is our opinion that it is incommensurate to compare this area in Burswood with the situation of an area such as Northbridge, which has a major issue associated with nightclubs and venues generating low frequency noise at night-time hours. Not only this proposal has a very different noise emissions profile in terms of noise sources definition, but also the periods of the day when operations are likely to be the highest do not put this proposal in the same range of comparison to issues occurring in the Northbridge area.</p> <p>It is acknowledged that the Regulations must be complied with at all times; however, comparing the situation with Northbridge is not a good example. In this case, residential development <u>will be possible</u> as noise compliance is feasible after implementation of the acoustic recommendations. Acoustic mitigation and building treatment (where required) becomes essential and key to ensure venues like the proposal can co-exist within a reasonable distance from residential lots. This is not a nightclub proposal the noise emissions from these developments have very different noise emission profiles.</p>
9	<p><u>'Status of 12 Stiles Avenue</u>            #12 Stiles Avenue has been classified by the report as "commercial". [...] is not in possession of any additional information but question its status, given that it appears to be residential in aerial and ground photography (Refer Google).            It the event that the site is residential, the brewery noise at this location suggests exceedances of the Noise Regulations.            We recommend that the Town investigate this further.'</p>	Page 6 and page 18	<p>The site is being used as commercial and, from conversations with Planning of the ToVP, there are no current plans for development of such lot.</p> <p>In the case when in the future this lot would be proposed for highly sensitive development, please follow our response in Item 8 of this table.</p>



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10	<p><u><i>'Internal Noise criteria</i></u>  <i>The report suggests noise intrusion criteria into residential apartments based on Australian Standard AS2107 and the World Health Organisation Guidelines for Community Noise 1999. These are rejected outright. [...] recommends that ACA familiarise themselves with the Environmental Protection (Noise) Regulations 1997. Regulation 19 deals with the assessment of noise inside dwellings. This is the applicable approach for assessing internal noise levels in Western Australia.'</i></p>	Section 3.2	<p>Noted. AS2107 and the WHO Guidelines are well-known guidelines used in Australia for management of internal health and amenity impacts noise levels. We understand the reason of the reviewer to dismiss these guidelines under the framework of an environmental assessment, though we do not share the same view. ACA is very familiar with the EPNR. This, however, may be subject for separate discussion.</p> <p>The noise assessment has been conducted exclusively based on the Environmental Protection (Noise) Regulations 1997.</p>	
11	<p><u><i>'Where the environmental standard cannot be met</i></u>  <i>The report suggests that there is an alternative approach where "There will be genuine cases where the assigned levels cannot reasonably or practicably be met..." by "...a proposed industry which cannot be located far enough away from residences". If the applicant is suggesting that their proposal cannot reasonably or practicably meet the Noise Regulations, we recommend immediate rejection of the application. This is because there is nothing in the Environmental Protection Act (1986), nor the Environmental Protection (Noise) Regulations 1997, which allows for consideration of "...the cultural and community value of the proposed premises." as suggest by the ACA Report.'</i></p>		<p>As discussed in the points raised in this table. <u>Full compliance with the Regulations by the proposal has been demonstrated.</u></p> <p>ACA does not find it necessary for exceptional application under the Regulations. Our reports provide background comments on the Regulatory framework; however, when full compliance of a venue is feasible, this will not be necessary at all.</p> <p>There are no reasonable grounds to reject a proposal when detailed noise assessment predicts compliance of the Regulations.</p>	