

29 March 2023

Town of Gawler  
PO Box 130  
Gawler SA 5118

**Attention: Andrew Goodsell**

Dear Andrew,

## **CODE AMENDMENT 550-560 MAIN NORTH ROAD, GAWLER - ACOUSTIC PEER REVIEW**

A Code Amendment has been proposed for land situated 550 – 560 Main North Road, Gawler. The Code Amendment seeks to rezone land to support future development and growth of larger format employment related land uses, specifically ‘*Employment Zone*.’ The land is currently zoned *General Neighbourhood*, and located within an established built-up area of Evanston Park, refer Appendix A.

It is understood the type/form of development likely to occur on the site is for a bulk goods retail complex, comprising a large format store, complemented by several smaller tenancies.

We have reviewed and considered as part of this review, the following acoustic report(s):

- *550-560 Main North Road Acoustic Assessment Planning and Design Code Amendment*, reference S7037C3, dated September 2022, prepared by Sonus (original report to accompany the proposal)
- *550-560 Main North Road Acoustic Assessment Planning and Design Code Amendment*, reference S7037C4, dated March 2023, prepared by Sonus, incorporating feedback from public consultation on the Code Amendment, namely a revised concept plan, providing a 3-metre-wide landscaping buffer on the boundary has since been prepared,

Table 1 summarises our review comments and recommendations in relation to the acoustic report. This review has had regard to the *Planning, Development and Infrastructure Act 2016*, and the specifics of The Planning and Design Code (P&DC).

**Table 1: Summary of acoustic peer review**

Item (report page)	Discussion / Recommendation
Criteria - Noise goals (page 5-6)	<p>Section 2 of the report details objective criteria, established with reference to Performance Outcomes (PO) 4.1 of the P&amp;DC and the specifics of the <i>Environmental Protection (Noise) Policy 2007</i> (EPP).</p> <p>For development applications, it is common to refer to Clause 20 of the EPP, that provides a method to establish objective noise criteria, based on the land use zoning for both the noise source and nearest existing or approved noise receiver(s).</p> <p>The objective criteria in the EPP are provided for two (2) time periods; day (7am-10pm) and night (10pm-7am).</p> <p>The derived noise goals presented in the report are considered appropriate and assume an “EPP land use category” for the Employment Zone to be mixed light industry/commercial, noting proposed <i>diverse range of low-impact light industrial, commercial and business activities</i>.</p> <p>This is consistent with the SA EPA’s recent <i>Review of the draft Environment Protection (Commercial &amp; Industrial Noise) Policy 2022</i>, which includes an explanatory note/guideline containing a table of EPP land use category indicative noise levels for a given P&amp;DC zone.</p>

Item (report page)	Discussion / Recommendation
Overview of noise sources and sound power level information (page 6, 8)	<p>Noise sources associated with proposed type of development on the site, have been identified in the report, indicatively, mechanical plant, customer and commercial vehicles movements, deliveries and other activities within loading dock areas.</p> <p>The indicative sound power levels (Appendix B of acoustic report) are consistent with measurements by MDA and therefore considered appropriate.</p> <p>An exception is the heating, ventilation and air conditioning (HVAC) plant, identified in the report as a <i>single</i> commercial evaporative cooler unit. It is likely additional plant would be located at ground and/or roof mounted and would therefore likely require further consideration for mitigation of noise.</p>
Assessment (page 8-9)	<p>Noise levels at adjacent residences within the General Neighbourhood zone appear to have been calculated, and indicative acoustic treatment (height and extents of boundary fencing) detailed to demonstrate feasibility of achieving the noise goals.</p> <p>The report includes indicative construction of the fencing, without reference to the minimum surface density required to be effective as an acoustic barrier. It is recommended that fencing be constructed from a material of minimum surface density of 12 kg/m<sup>2</sup> and must be free of holes or gaps, including at the base of the fence and ground.</p> <p>The measures on page 9 generally appear reasonable, practical and appropriate for the type of proposed development, and once a final layout developed, be incorporated as conditions. Restrictions on delivery hours are provided (7am-10pm), and it would be prudent to consider such restrictions on activity in loading area(s).</p> <p>There is reference to an increased (relative) height of fencing adjacent to loading areas, which are not identified on the concept plan.</p>
Concept plan (page 11)	<p>The original report included a 9 m buffer zone including landscaping between buildings on the subject land and adjacent boundary is indicated in the concept plan. The updated report now includes an additional 3 m landscaping and identifies areas on the boundary as 'no vehicle access,' i.e., between acoustic barriers and site boundary.</p> <p>The loading docks are not identified, and it is therefore unclear whether the area adjacent proposed acoustic barriers ('building exclusion zone') would be accessed by trucks for loading activity.</p> <p>It is recommended such activities are avoided in areas immediately adjacent boundary areas, and where practical, on the side of the building opposite the General Neighbourhood zone.</p>

It is recommended that any approval for the Code Amendment be accompanied by a requirement for the preparation of an acoustic report based on proposed site operations and final layout, including a detailed acoustic assessment of heating, ventilation and air conditioning (HVAC) plant.

Any subsequent development approval would therefore be conditioned appropriately based on the findings and recommendations.

We trust that our review provides you the information necessary to review this application. If you would like any additional information or further clarification on items raised, please contact me.

Yours faithfully

MARSHALL DAY ACOUSTICS PTY LTD



Alex Morabito

Senior Associate

APPENDIX A ZONE MAP (EXISTING)

