

Tuesday, 10 August 2021

Project number: A200328
Reference: A200328LT1

Patrick Mitchell
Walker Corporation
Level 2, 2 King William Street
Adelaide SA 5000

Dear Pat,

**Buckland Park Precinct 1
Acoustic Report A200238RP1F Addendum**

This letter is an addendum to the Traffic Noise Impact Assessment report for Buckland Park Precinct 1, Stage 7, A200328RP1F issued on Friday, 2 July 2021.

1 Updated layout

Since the report was issued, an updated plan has been issued (Issue F dated 12.07.2021). There are no material changes to the plan that impact on the noise assessment, and the modelling and recommendations hold for the updated plan. The updated plan is shown in Figure 1.



Figure 1 Issue F updated layout

2 Policies and standards

The previous advice considered:

- EPA recommended criteria for new residential neighbourhoods near existing major roads
- Playford Council Development Plan—*Interface Between Land Uses and Residential Development*
- DPTI *Road Traffic Noise Guidelines*
- Minister's Specification SA 78B *Construction requirements of the control of external sound*.

Current planning policies in the new Planning and Design Code must also be considered. These include:

- Noise and Air Emissions Overlay
- Interface Between Land Uses.

2.1 Noise and Air Emissions Overlay

The Desired Outcome DO1 for the Noise and Air Emissions Overlay is “Community health and amenity is protected from adverse impacts of noise and air emissions”.

The Noise and Air Emissions Overlay is used to identify areas of land which triggers the application of the Ministerial Building Standard MBS 010 for the control of road, rail, and mixed land use sources. Stage 7 is not in an area identified in the Noise and Air Emissions Overlay, and so MBS 010 is not applicable to the subject site.

As noted above, the principals of SA 78B have been considered and applied in the assessment outlined in A200328RP1F. SA 78B was superseded by MBS 010 (March 2021). The internal noise levels for dwellings from SA 78B are the same as the internal noise levels in MBS 010, and the intent to control external noise intrusion into residential type buildings is the same. As such, even though MBS 010 is not applicable to the site, Stage 7 has been assessed with a similar approach with the same intent under SA 78B.

On this basis, the Desired Outcome DO1 for Noise and Air Emissions Overlay is achieved with respect to noise.

2.2 Interface Between Land Uses

The Desired Outcome DO1 for Interface between Land Uses is “Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses”.

There will be a Code Amendment to seek to alter the zoning of Stage 7 from Suburban Activity Centre Zone to the Master Planned Neighbourhood Zone. Residential land uses in the Master Planned Neighbourhood Zone, and specifically in Stage 7, are not generally developments that generate noise or vibration, and so specific consideration of noise emissions from development is not required. As such, Desired Outcome DO1 for Interface between Land Uses is achieved with respect to noise.

Please let me know if you have any queries or wish to discuss the above.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Deb James', with a stylized, cursive font.

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