

20 December 2010
TTMref: 33796 L06 Draft Structure Plan Acoustics

Steven Smith

Landpartners Limited
PO Box 1134
Lismore NSW 2480

Dear Steven,

**RE West Byron Urban Release Area
Acoustics - Draft Structure Plan**

TTM Group has reviewed the Draft Structure Plan and proposed zonings for the West Byron Urban Release Area.

Acoustic studies have been undertaken to determine the extent of noise impacts at the subject site (TTM ref: 33796 L05, June 2010). The report considered traffic noise from Ewingsdale Road and noise associated with the Sunnybrand Chicken abattoir.

Road traffic noise is predicted to affect the urban release area within 200m of Ewingsdale Road. Compliance can be achieved at noise affected areas with the use of acoustic barriers and/or buffer zones. Where noise levels at future dwellings are above the criteria, noise attenuation can be provided with the application of building treatments.

Noise associated with Sunnybrand Chickens is predicted to have minimal impact at residential areas based on proposed zoning plan. The proposed light industrial and mixed use areas provide adequate separation distances between residential areas and Sunnybrand Chickens. Noise emanating from mixed use, community, and tourist areas may need to be considered with respect residential areas. Acoustic treatments such as noise barriers and building construction can be used to achieve compliance in this instance.

Based on the proposed zoning of the subject site, residential areas can be easily attenuated using acoustic treatment. Further analysis can be undertaken once a master plan is available. The Draft Structure Plan and zoning plans are attached to this letter.

We trust this information meets with your current requirements. Should you have any queries please do not hesitate to contact TTM.

Yours faithfully,
TTM CONSULTING (GC) PTY LTD



JASON FOX
Acoustic Consultant



Deicke Richards

DRAFT STRUCTURE PLAN

10/2013 LUS/30
20 DECEMBER 2010
1:5000 @ A3

West Byron Urban Release Area

