

Received**17/02/2020****BCC DS**

10th February 2020
JT1920

C/- Plan A

Dear Peter,

Condition review and condition 18 modification 25 Finchley Street, Milton.

A review of the conditions package provided to this office has highlighted the need for a change to Condition 18 of the approval. A review of the plans and the client's needs has indicated that it is pertinent for the inclusion of amplified Music to be provided. The following Condition 18 makes reference to the background Music being only internal when point noise sources have been considered for the external area for patrons prior to 10pm.

Condition 18: Noise - Limitation of use

The Distillery and Hotel (excluding trucks and delivery vans/vehicles), is to be limited within internal area of the existing building.

The Hotel use is to be further limited as follows:

- *amplified music/live music is not permitted in any area of the approved development;*
- *background music is limited to internal areas of the building;*
- *the Gated Courtyard and any areas outside of the building, are not part of the approved Hotel development, and must not be used as drinking areas or dining areas for Hotel patrons.*

Accordingly, as the premise is entering the OLGR (Liquor Licensing) phase of this project and as such appropriate modelling with the internal point sources for Amplified Live act have been considered. A point source from the entry door to the internal building has been established (@87dB(A) L10 – façade emission at entry). The modelling contours provided including the internal point source and background (before 10pm) demonstrate no change in the exposure to the surround residences.

Condition 18 indicates that the courtyard is not to be used for any part or use of the Hotel which is not reasonable or relevant to the application lodged or the plans. The noise modelling indicated the use of the courtyard area (with inclusion of patron noise emissions included) and further modelling of both the background and amplified music internal of the building demonstrate compliance. Condition 18 is to be removed from the condition package further to this, OLGR will condition the maximum façade emission from internal amplified associated with the Liquor Licence.

Distilling volume:

Manufacturing volume/year is of no consequence in relation to the manufacturing volume as these volumes do not approach an ERA threshold. Production volume is enhanced by the initial processing off-site with the still part of the process (reduction down to approx. 100L) occurs on-site. A maximum volume able to be stored on-site is

dictated by the ATO as a bonded store. There will be no change to the risk given no change in total volume.

Outcome:

Updated Hazard and Risk and the Noise Impact Assessment have been reviewed and additional information included for review.

If there is any matters that you would like to discuss please do not hesitate to telephone me on 0417 727 981.

Regards,



Tyson Dodd | Environmental Engineer | Director

B. Eng (Env Eng), MIEAust (#2509020), CEP, AIDGC.

Accredited Internal Integrated Management Systems Lead Auditor ISO9001, ISO14001, ISO4801 - RABQSA QM/EM/OH

NOISE - AIR - STORMWATER - DANGEROUS GOODS - ERA'S

