

20 November 2023

Coles Group Property Development Ltd  
Level 3, M8, 800 Toorak Road  
Hawthorn East VIC 3123

**Attention: Luke Hill**

Dear Luke,

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## **158-162A HIGH STREET, BELMONT – RESPONSE TO COUNCIL ACOUSTIC QUERIES**

As part of the planning application process for the redevelopment of the Coles at 158-162a High Street, Belmont, the EPA provided informal comments in relation to the Acoustic Report prepared by Clarity Acoustics (R01 22147 titled *158-162a High Street, Belmont – Planning Application Acoustic Assessment* dated 8 May 2023). This document provides our response to each of the EPA's informal comments.

### EPA Comment

*Should also include ongoing monitoring measures to ensure the supermarket is proactively monitoring noise levels to comply with their environmental duty of care. Fixing on site noise levels to comply should not be reactive*

### Clarity Acoustics Response

The concept of ongoing monitoring is, in our opinion, highly unusual for a site like this. We are aware of major infrastructure projects such as power stations and wind farms which require monitoring on a regular/ongoing basis but don't believe it is necessary for a supermarket (particularly considering there is an existing supermarket on the subject site).

We also believe that any noise issue that may arise in the future will be captured by the council proposed condition relating to Coles having to provide an acoustic impact assessment upon council's request. Additionally, a condition requiring an assessment within 3 months of operation may be more appropriate.

### EPA Comment

*Table 8 in the acoustic report has maximum noise levels for 29 Regent Street in both the night and evening, with no buffer. This is a tight assessment with not much room for error. How is this going to be managed.*

### Clarity Acoustics Response

With regard to how noise levels can be managed, if a non-compliance is found in the future, there are many mitigation options available such as further attenuation to plant, running plant in low noise mode at critical times, scheduling of deliveries and waste collection and additional physical mitigation such as screening.

It should be noted that the assumptions we have made in our assessment represent an absolute worst-case scenario in terms of operation and in our experience an exceedance of the noise limits is highly unlikely.

I trust the above information meets your requirements. If you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully



**Ross Leo**

**Director**

**CLARITY ACOUSTICS**

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