



Government of **Western Australia**
Department of **Water and Environmental Regulation**

Technical (Review) Report

Advice on the updated Environmental Noise DA Report for
the proposed restaurant and brewery development – 1248
Karnup Rd, Serpentine, prepared for the Shire of Serpentine
Jarrahdale

Department of Water and Environmental Regulation
November 2022

Department of Water and Environmental Regulation

Prime House, 8 Davidson Terrace

Joondalup Western Australia 6027

Telephone +61 8 6364 7000

Facsimile +61 8 6364 7001

National Relay Service 13 36 77

www.dwer.wa.gov.au

© Government of Western Australia

November 2022

This work is copyright. You may download, display, print and reproduce this material in unaltered form only (retaining this notice) for your personal, non-commercial use or use within your organisation. Apart from any use as permitted under the Copyright Act 1968, all other rights are reserved. Requests and inquiries concerning reproduction and rights should be addressed to the Department of Water and Environmental Regulation.

Disclaimer

The information contained in this document is provided by Department of Water and Environmental Regulation in good faith. However, there is no guarantee of the accuracy of the information contained in this document and it is the responsibility of users to make their own enquiries as to its accuracy, currency, relevance and correctness.

The State of Western Australia and Department of Water and Environmental Regulation and their servants and agents expressly disclaim liability, in negligence or otherwise, for any act or omission occurring in reliance on the information contained in this document, or for any incident or consequential loss or damage of such act or omission.

The State of Western Australian is committed to providing quality information and has made every attempt to ensure the accuracy, currency, reliability and correctness of the information contained in this document. However, changes in circumstances and legislation after the time of publication may impact on the correctness or quality of this information.

In addition the accuracy, currency, reliability and correctness of links or references to information sources referred to or provided by third parties is outside the control of State of Western Australia and it is therefore the responsibility of the user to make their own decisions on information found on those external sites. Confirmation of any of the information provided in this document may be sought from the relevant originating bodies or the department providing the information; however, users of this material should verify all relevant representations, statements and information with their own professional advisers.

The State of Western Australia and Department of Water and Environmental Regulation reserve the right to amend the content of this document at any time without notice.

The information contained in this document is general. It does not constitute, and should be not relied on as, legal advice. The State of Western Australia recommends that users of this information seek advice from a qualified lawyer on the legal issues affecting them before relying on this information or acting on any legal matter.

Acknowledgements

For more information about this report, contact

Environmental Noise, Department of Water and Environmental Regulation.

Document control


Document version history

Version	Date	Description	Author	Reviewer
0.0	25/11/2022	Draft – internal review	JG	EB
1.0	28/11/2022	Final - Issued	JG	EB


Corporate reference

File number and/or name	File owner or custodian
DWERDT596042	South West Planning Advice

Author details

Name	Dr Jingnan Guo BSc (Physics), PhD (Mechanical Engineering), MAAS	
Position title	Senior Environmental Noise Officer	
Signature		Date 28/11/2022

Reviewer details

Name	Ms Emma Bridgeman BSc (Env. Health), MAAS	
Position title	Manager Environmental Noise	
Signature		Date 28/11/2022

Contents

Document control	iii
1. Introduction.....	1
2. Documentation	1
3. Advice	1
4. Limitations	2

1. Introduction

This advice was prepared for the Shire of Serpentine Jarrahdale in response to a request for comment dated 14 November 2022 on the updated information for a JDAP Application – Restaurant and Brewery at 1248 Karnup Road, Serpentine.

2. Documentation

In support of this request, the Shire made the following documents available which form the basis of this technical expert advice. The Shire did not request any specific advice.

Material / document name	Author	Date
Environmental Noise DA Report: Proposed Brewery – 1248 Karnup Rd, Serpentine (Proj No. 22004) – Prepared for Bright Tank Brewery Co.	Gabriels Hearne Farrell Pty Ltd	17/10/2022
Addendum to Development Application – DAP reasons for Deferral Bright Tank Brewing – Proposed Brewery (Use Not Listed) and Restaurant: Lot 201 (1248) Karnup Road, Serpentine	Taylor Burrell Barnett	9/11/2022
Environmental Noise DA Report: Proposed Brewery – 1248 Karnup Rd, Serpentine (Proj No. 22004) – Prepared for Bright Tank Brewery Co.	Gabriels Hearne Farrell Pty Ltd	17/02/2022
Development Application: Lot 201 (1248) Karnup Road, Serpentine – Restaurant and Brewery (Use Not Listed) – prepared for Bright Tank Brewery Co.	Taylor Burrell Barnett	20/04/2022

3. Advice

At the request of the Shire of Serpentine Jarrahdale, the Environmental Noise Branch (ENB) of the Department of Water and Environmental Regulation reviewed the Environmental Noise DA Report prepared by Gabriels Hearne Farrell Pty Ltd (GHF), as well as the Development Application, and provided a Technical (Review) Report to the Shire on 8 June 2022. Since then, the developer has revised the proposal to reduce the size and scale of the proposed brewery, as well as relocate the development north-east and split the carpark in two separate areas.

ENB's review of the proposed addendum indicates that there is no change to the structure and design of the large hospitality venue (restaurant) attached to the north side of the brewery. The proposed functions and operational scenarios of the

hospitality venue have not changed in the addendum. Therefore, the only change to the noise emission levels at the neighbouring noise sensitive receivers from the restaurant is due to the relocation of the hospitality venue, which is now about 100 m closer to the two closest residential buildings to the east and northeast, but about 100 m farther away from the closest noise sensitive premises to the southwest. It can be expected that noise emission levels from the proposed development will be increased at the neighbouring noise sensitive premises located to the east and northeast and decreased to the southwest, when compared with the original development application lodged in April 2022. The noise modelling results from GHF's updated report confirm this expectation.

ENB notes that the changes of the buffer distance from the proposed hospitality venue to each of the neighbouring noise sensitive premises are not very significant. Hence the changes to the modelled noise emission levels at the closest neighbouring noise sensitive premises are also not significant. All the assessment conclusions and noise mitigation and management measures proposed in the original development application documents are still valid. As such, the comments and advice ENB noted in the Technical (Review) Report dated 8 June 2022 are still valid.

4. Limitations

Technical expert advice in any field is subject to various limitations. Important limitations to the advice include:

- No computer modelling was undertaken to verify the results predicted by GHF.