

69 Trafalgar Street & 2-6 Gover Street, Peakhurst

Noise Impact Assessment

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1 INTRODUCTION

This report has been prepared to assess noise impacts associated with the proposed development located at 69 Trafalgar Street & 1-6 Gover Street, Peakhurst.

Impacts assessed include:

- Construction noise and vibration emissions
- Operational noise and vibration emissions
- Noise impacts from additional traffic on nearby public roads generated by the development.

The subject site and local context are indicated in Figure 1.

The report has been prepared for the sole purpose of a development application assessment and should not be used or relied on for any other purpose

2 REFERENCED DOCUMENTS

2.1.1 Background Information Used

The assessment is based on the following drawings, reports and other information:

- The Development Application Drawings were prepared by Kennedy Associates Architects in collaboration with the NSW Government (dated August 29th 2024, Project Number 2272) Refer Appendix C.

2.1.2 Guidelines

The following planning instruments and guidelines have been used in the assessment:

- NSW EPA – 'Noise Policy for Industry' ("**NPfi**") October 2017
- NSW EPA – 'Interim Construction Noise Guideline' ("**IGNG**") July 2009
- NSW EPA – 'Noise Guide for Local Government' ("**NGLG**") 2013 (as amended)
- Georges River Development Control Plan 2021 (**DCP**)
- NSW EPA – 'Road Noise Policy' ("**RNP**") March 2011

3 ABBREVIATIONS AND DEFINITIONS

The following Abbreviations and definitions are used in this noise impact assessment.

dB	Decibels - unit for the measurement of sound
dB(A)	A-weighted decibels. Unit of measurement for broadband sound with the A-frequency weighting applied to approximate human loudness perception to sounds of different pitch.
L_{eq}	Energy, time averaged sound level
L_{max}	Maximum sound pressure level, fast response
L₉₀	Sound level exceeded for 90% of the measurement period
R_w	Frequency weighted sound reduction index.
NRC	Average absorption co-efficient for the octave bands with centre frequencies of 250Hz to 2 kHz inclusive.
Day*	The period from 7 am to 6 pm (Monday to Saturday) and 8 am to 6 pm(Sundays and public holidays).
Evening*	Refers to the period from 6 pm to 10 pm.
Night*	The period from 10 pm to 7 am (Monday to Saturday), and 10 pm to 8 am(Sundays and public holidays).
Project Trigger Level	Target noise levels for a particular noise-generating facility.
Assessment Background Level (ABL)	Background noise level representative of a single period.
Rating Background Level (RBL)	The overall, single-figure background level representing each assessment period (day/evening/night) over the whole monitoring period. (Calculated in accordance with NPfl unless noted otherwise)

* Unless nominated otherwise.

4 SITE DESCRIPTION AND THE PROPOSAL

The project site is a group of 33 residential dwellings located at 69 Trafalgar Street & 2-6 Gover Street Peakhurst.

- The site consists of 3 stories and 33 units including 33 private open spaces adjacent to every unit located on level 1 to level 3 of the site.
- The Gross Floor area consists of a shared parking area with 15 car parking spaces and 16 bicycle rack spaces.

4.1 SENSITIVE RECEIVERS

The following table lists the nearest/potentially most impacted sensitive receivers surrounding the site. An aerial photo of the site indicating nearby noise sensitive receivers and measurement locations is presented in Figure 1.

Table 1 – Sensitive Receivers

Receiver (Refer Figure 1)	Receiver Type	Comment
R1 & R2	Residential	Multi-level residential



Figure 1 – Site Plan Showing Local Context

5 SITE OPERATIONAL NOISE EMISSIONS ASSESSMENT

5.1 ENVIRONMENTAL NOISE AND VIBRATION SOURCES

Air conditioning and ventilation plant has been identified as requiring assessment:

5.2 NOISE ASSESSMENT CRITERIA FOR ON-SITE NOISE SOURCES

Criteria to assess noise emissions from the operation of the proposed development have been developed using the NPfI. This policy was primarily developed to assess noise impacts from industrial development but can also be adapted to assess other types of development such as commercial buildings and air conditioning plant.

For each receiver type:

- Receivers have been grouped into “catchments”. These are receivers that have been assessed as having similar characteristics (receiver type and ambient noise level). These are shown in Figure 1.
- For each catchment, representative noise assessment trigger levels have been determined based on NPfI guidelines. The trigger levels have been adopted in this assessment as criteria. These will be used to indicate whether additional mitigation is needed to manage noise emissions.
- For each catchment, noise emissions have been assessed to the most impacted receiver. This means that impacts at all other receivers within that catchment will be less. Compliance at the most impacted receiver will therefore also result in compliance at all other receivers within the catchment.

For residential receivers, three criteria are assessed:

- Intrusive assessment– that is, how audible loud is the emitted noise compared to ambient, background noise). Criteria are determined relative to the measured rating background noise level.
- Amenity assessment – that is, how loud is the absolute level of industrial noise, including cumulative noise from other industrial sources. The NPfI nominates appropriate amenity noise levels depending on the receiver type and prevailing noise environment/zoning.
- Maximum Noise assessment – will high level, short term noise events cause adversely impact sleep at night? Trigger levels are determined relative to the measured night rating background, and assessed outside rooms where sleep is likely to occur.

For residential receivers, noise emissions are assessed against the trigger levels to determine the likely extent of impacts. The lower of the relevant intrusiveness and amenity trigger levels are adopted. Noise emissions lower than the trigger levels indicate there is no adverse impact. A maximum noise level assessment is separately undertaken if night time emissions occur.

For other receiver types, only an “amenity” assessment is required.

Appendix A and Appendix B summarise the derivation of trigger levels for each of the receivers, and these are summarised in the following table.

Table 2 - Project Trigger Levels

Receiver	Period	Trigger Noise Level (dB(A) $L_{eq,15min}$)
R1 & R2 (Residential)	Day	46
	Evening	43
	Night	38

5.2.1 Mechanical Plant

The design and selection of plant has not been undertaken but would generally consist of carpark ventilation plant, apartment air conditioning condensing units, bathroom ventilation fans (which would typically be small fans located internally) and miscellaneous ventilation fans.

The plant would be selected to meet the noise levels required by the noise limits indicated above, and where required would be treated by enclosing the equipment, treating ducting, acoustic louvres, as required to meet limit noise emissions.

Designers should have regard for the fact that allowances should be made in respect of plant locations to minimise impacts on sensitive receivers and to provide sufficient space to incorporate treatment to plant areas to meet the above guidelines.

6 CONCLUSION

This report summarises the potential noise and vibration impact assessment undertaken for the proposed development. Construction and operational impacts have been assessed, as well as noise from traffic generated by the proposal.

- An assessment of operational noise emissions has been undertaken using Noise Policy for Industry guidelines. Site noise emissions from the development have been predicted and assessed against criteria adopted from the trigger levels determined using the Policy.
- It is concluded that with the implementation of the mitigation in operational noise emissions from the proposed development will comply with noise criteria established for the site.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Pty Ltd
Sophia Milhem

APPENDIX A AMBIENT NOISE MONITORING

This appendix summarises the ambient noise data measured near the subject site, and the calculated noise level descriptors adopted to characterise the existing noise environment.

Monitoring has been undertaken to provide the following ambient data:

- Background noise levels at the surrounding residential properties.
- Noise generated by adjacent land uses.

A.1 NOISE DESCRIPTORS

Ambient noise constantly varies in level from moment to moment, so it is not possible to accurately determine prevailing noise conditions by measuring a single, instantaneous noise level.

To quantify ambient noise, a 15 minute measurement interval is typically utilised. Noise levels are monitored on a continuous basis over this period, and statistical and integrating techniques are used to characterise the noise being measured.

The principal measurement parameters are:

L_{eq} - represents the average noise energy during a measurement period. This parameter is derived by integrating the noise levels measured over the measurement period. **L_{eq}** is important in the assessment of noise impact as it closely corresponds with how humans perceive the loudness of steady state and quasi-steady state noise sources (such as traffic noise).

L₉₀ – This is commonly used as a measure of the background noise level as it represents the noise level heard in the quieter periods during the measurement interval. The **L₉₀** parameter is used to set noise emission criteria for potentially intrusive noise sources since the disturbance caused by a noise source will depend on how audible it is above the pre-existing noise environment, particularly during quiet periods, as represented by the **L₉₀** level.

L₁₀ is used in some guidelines to measure noise produced by an intrusive noise source since it represents the average of the loudest noise levels produced at the source. Typically, this is used to assess noise from licenced venues.

L_{max} is the highest noise level produced during a noise event, and is typically used to assess sleep arousal impacts from short term noise events during the night. It is also used to assess internal noise levels resulting from aircraft noise and ground vibration induced noise from railways.

L₁ is sometimes used in place of **L_{max}** to represent a typical noise level from a number of high level, short term noise events.

A.2 UNATTENDED LONG TERM NOISE MONITORING

A.2.1 Equipment Used

Unattended noise monitoring was conducted using a Rion NL-42 (Type 2)

Monitoring was continuous, with statistical noise levels recorded at 15-minute intervals throughout the monitoring period. Measurements were taken on "A" frequency weighting and fast time response, unless noted otherwise.

A.2.2 Locations Monitored

All monitoring equipment used retains current calibration - either manufacturers' calibration or NATA certified calibration. The monitors were field calibrated at the beginning and the end of the measurement with no significant drift in calibration noted.

The locations monitored are indicated in Photographs of the monitoring locations are provided below:



Figure 2- Noise Monitor Location

A.2.3 Weather Affected and Extraneous/Outlying Data

Periods affected by adverse weather conditions (as defined by Fact Sheet B) are indicated on the following data graphs, and have been excluded from the assessment. Weather data was obtained from records provided by the Bureau of Meteorology for the station located at Sydney Olympic Park Weather station.

As the Bureau of Meteorology wind data is typically obtained at an exposed location at 10m above ground level, and the monitoring locations were at approximately 1.5m above ground in more sheltered locations a wind multiplying factor of 0.5 has been applied to the BOM data to estimate the wind speed at the microphone location.

The following additional periods have been identified as likely to contain significant periods of non-representative data and have been excluded from the assessment:

- 27/02/2024 Day
- 02/03/2024 Day
- 03/03/2024 Day



10

Figure 3 Noise Monitoring Locations

- ✗ Unattended Monitoring Location
- ✗ Attended Monitoring Location

A.3 CALCULATION OF REPRESENTATIVE AMBIENT NOISE LEVELS

The ambient, assessment and rating background levels have been determined from the unattended, long-term noise monitoring data based on the methodology in the Noise Policy for Industry Fact Sheet B.

A.4 RATING BACKGROUND NOISE LEVELS

The following tables summarise the assessment background noise levels (ABL) for each location. Note that where no ABL is indicated, this is because that period was significantly affected by adverse weather or other extraneous noise.

In accordance with the NPfl:

- If the calculated evening rating background noise level is higher than the day level, the day rating background noise level has been adopted for the evening period.
- If the calculated night rating background noise level is higher than the evening level, the evening rating background noise level has been adopted for the evening period.
- If the calculated day rating background noise level was less than 35 dB(A), a "default" background of 35 dB(A) has been adopted.
- If the calculated evening or night rating background noise level was less than 30 dB(A), a "default" background of 30 dB(A) has been adopted.
- Where monitoring was conducted within 3m of a significant sound reflecting surface, 2.5 dB(A) has been subtracted from the calculated rating background to account for an increase in noise from reflections.

Table 3 –Assessment Background Noise Levels – Location 1

Location	Date	ABL		
		Day	Evening	Night
69 Trafalgar Street & 2-6 Gover Street Peakhurst	Monday 26 February 2024	-	45	41
	Tuesday 27 February 2024	38	43	40
	Wednesday 28 February 2024	41	44	42
	Thursday 29 February 2024	40	44	42
	Friday 01 March 2024	41	42	43
	Saturday 02 March 2024	42	43	39
	Sunday 03 March 2024	39	45	42
	Monday 04 March 2024	42	41	33
	Tuesday 05 March 2024	39	44	37
	Wednesday 06 March 2024	41	45	44
	Thursday 07 March 2024	-	-	-
	Calculated RBL	41	44	41

* Monitor located within 3m of a reflective surface.

A.5 TRAFFIC NOISE LEVELS

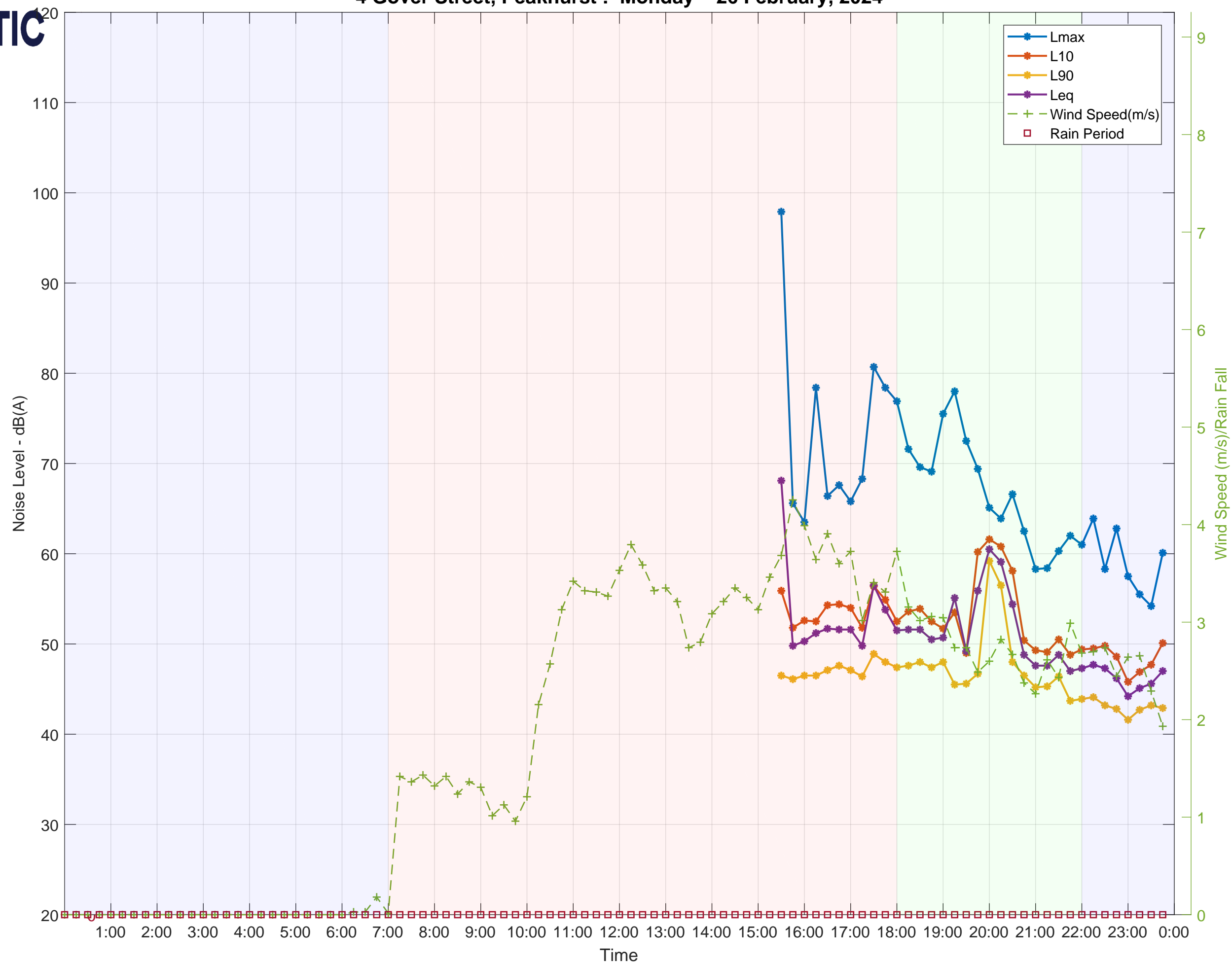
The $L_{eq,15hr}$ (day period, 7am to 10pm) and $L_{eq,9hr}$ (night period, 10pm to 7am) ambient noise level descriptors adopted in the EPA "Development Near Rail Corridors and Busy Roads" and NSW "Road Noise Policy" guidelines have been calculated from the data, and are summarised in the following table.

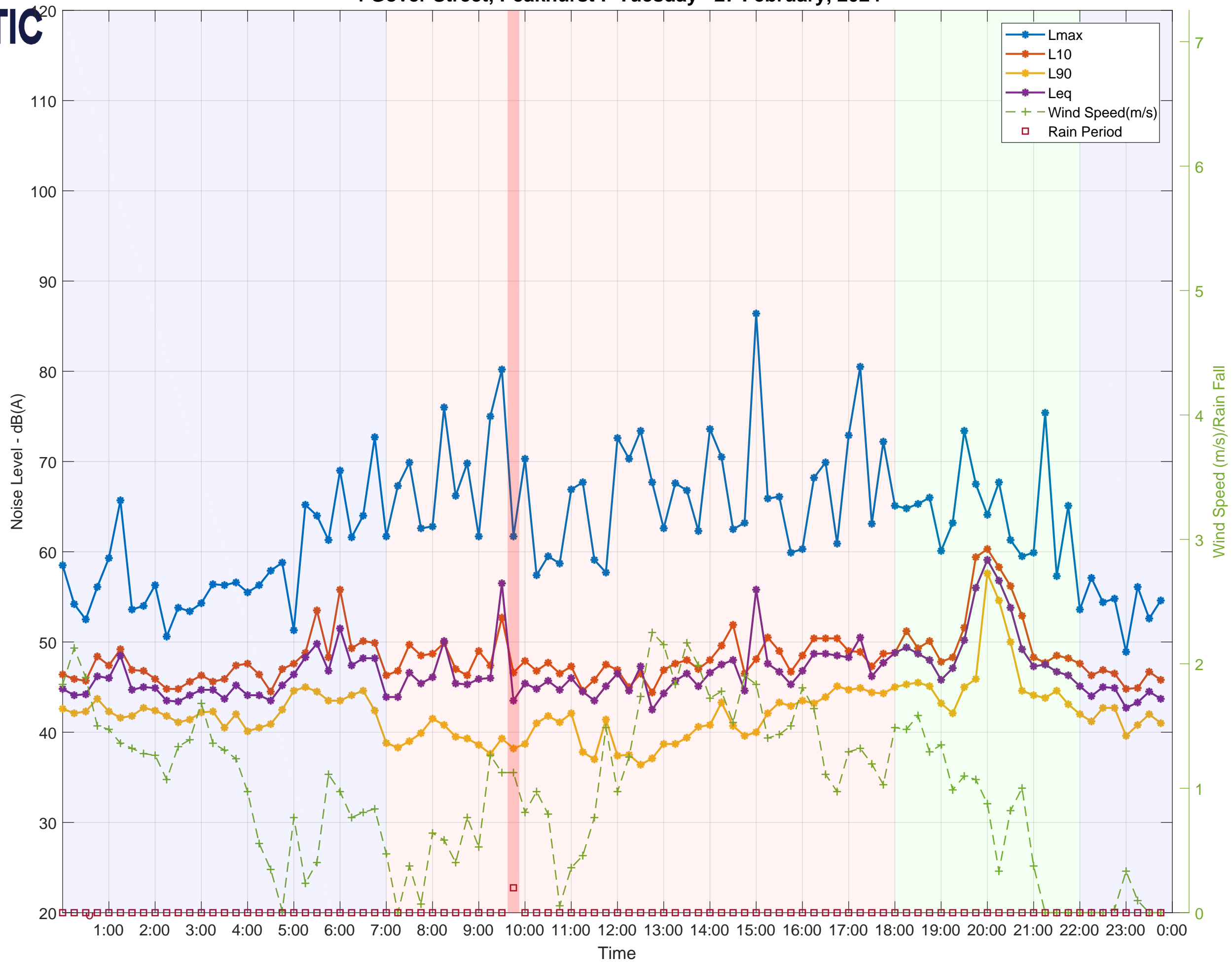
Table 4 – ISEPP/DNRCBR Ambient Noise

Location	Ambient Noise Level (dB(A) $L_{eq,period}$)*	
	Day (7am to 10pm)	Night (10pm to 7am)
1	49	46

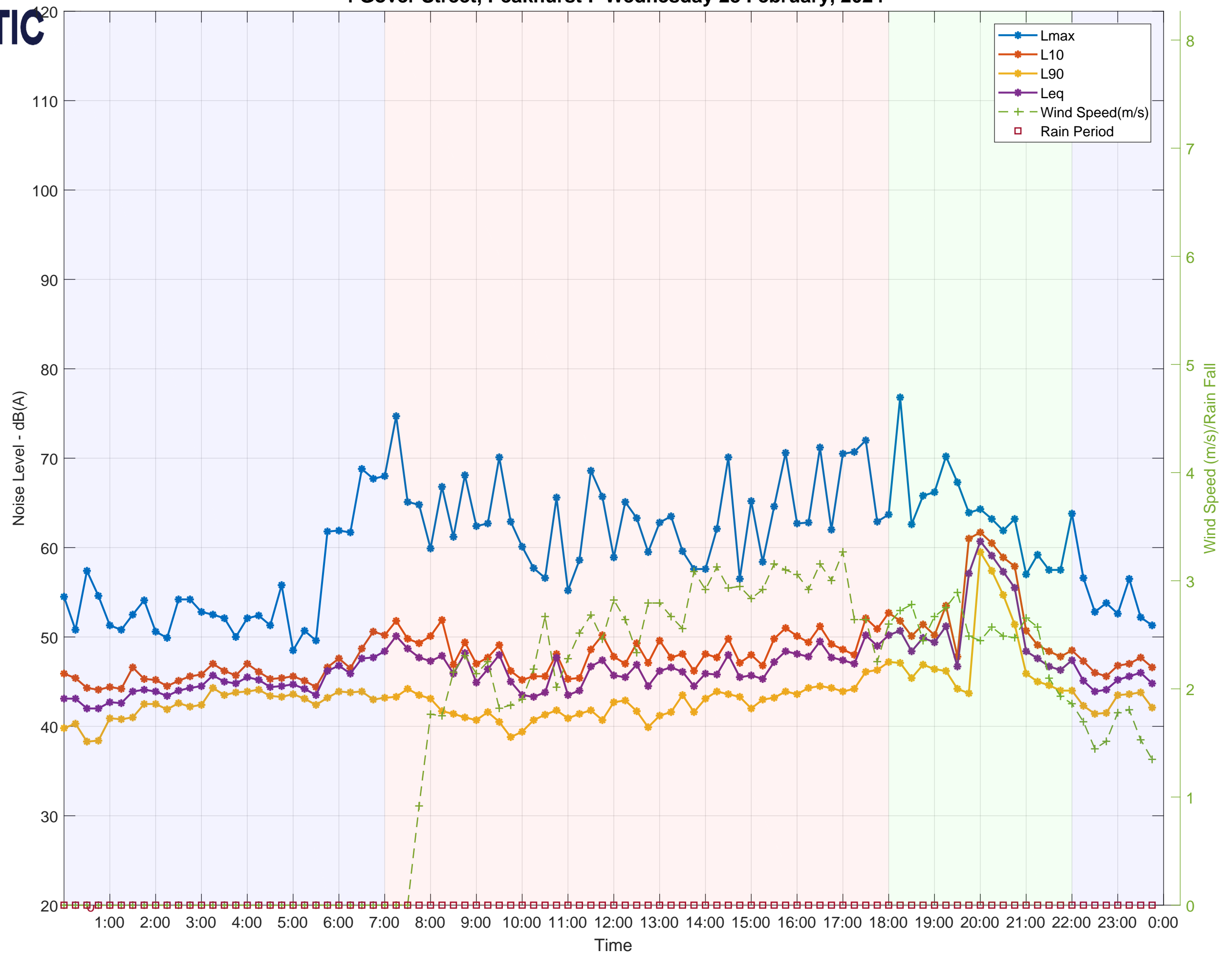
The monitor obtaining these measurements had an obstructed view of Trafalgar Street and was installed primarily to capture background noise levels. Traffic Noise levels have been determined using attended noise measurements and the difference between the day and night-time noise levels obtained from the unattended monitor.

A.7 UNATTENDED MONITORING DATA GRAPHS

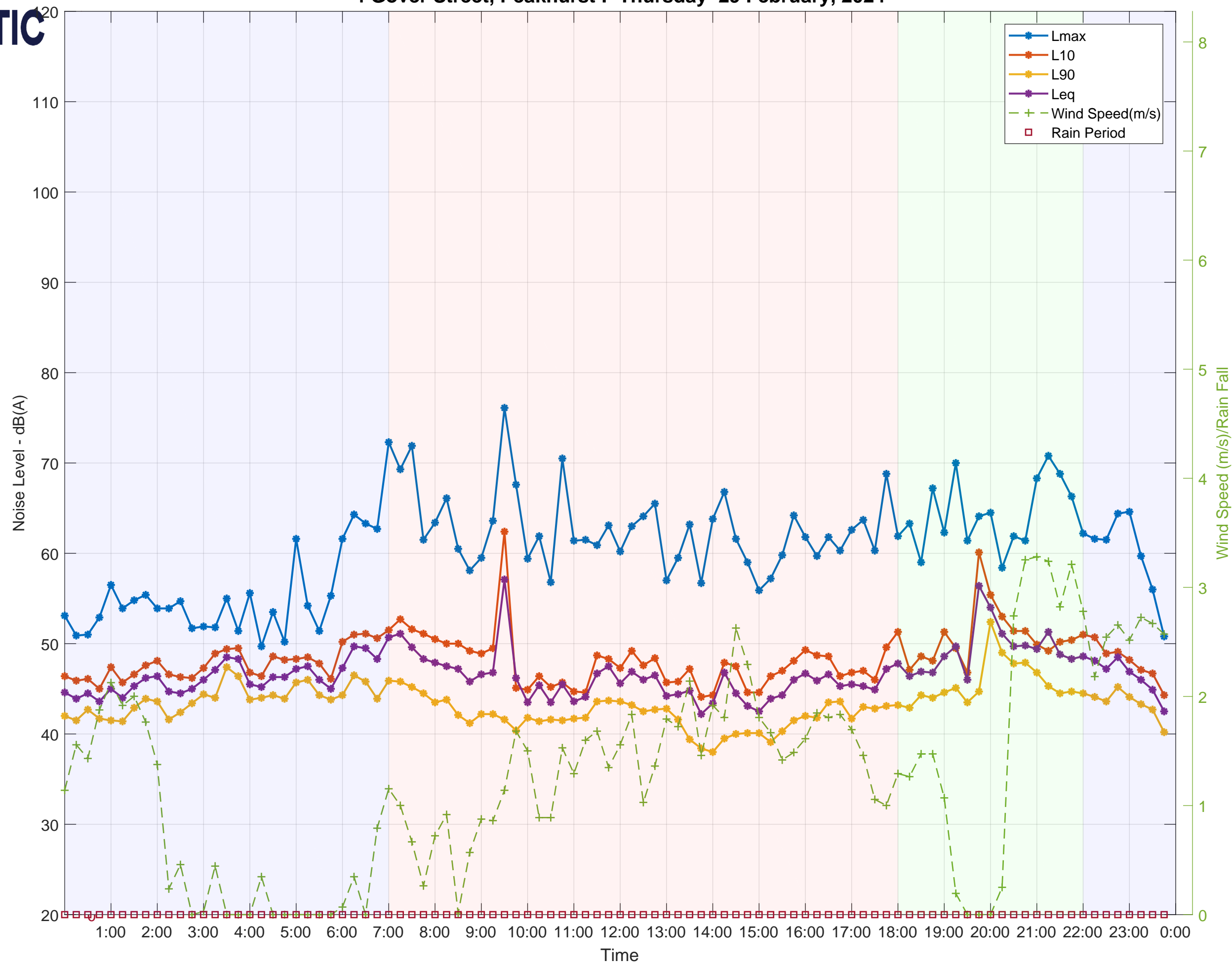


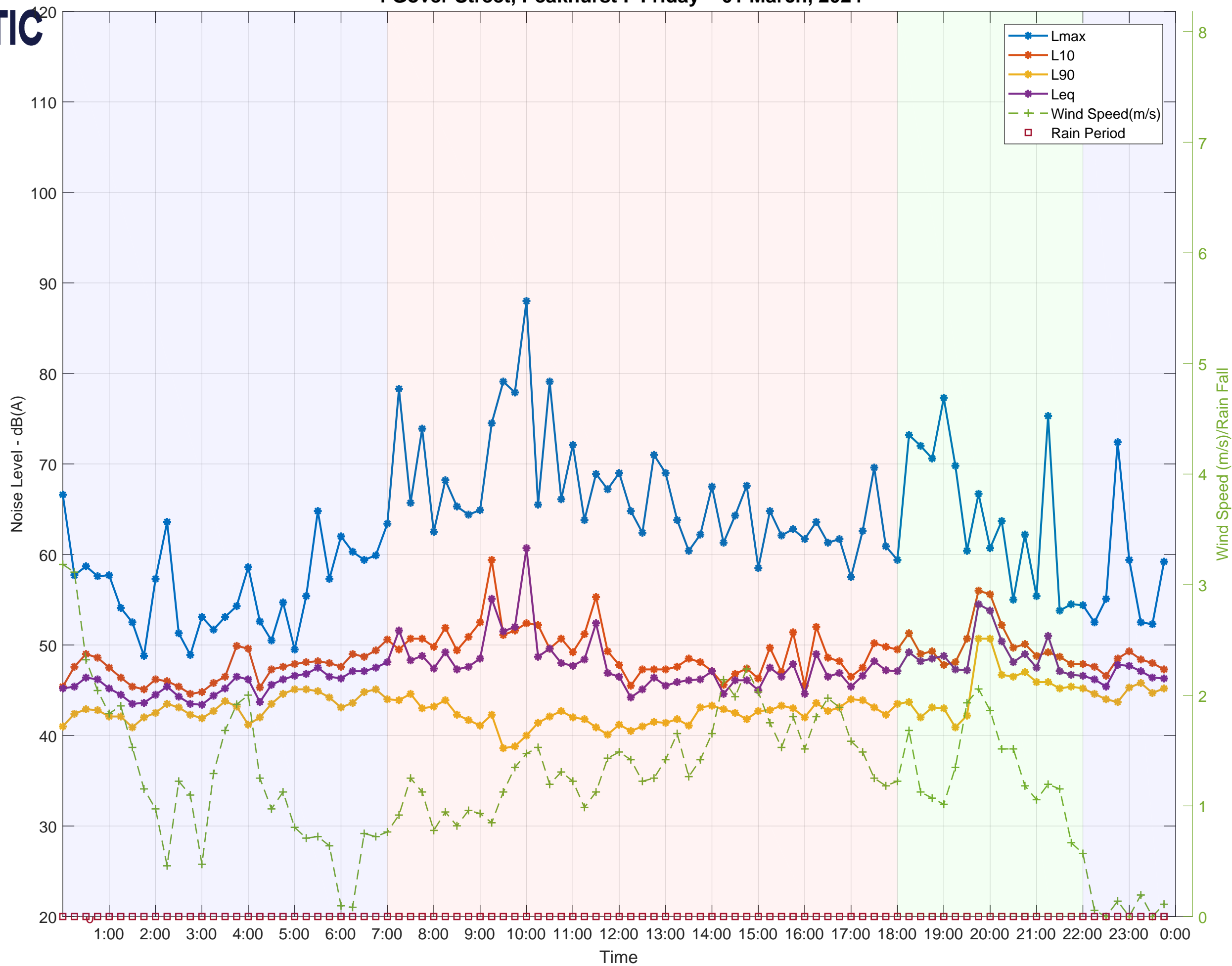


4 Gover Street, Peakhurst : Wednesday 28 February, 2024

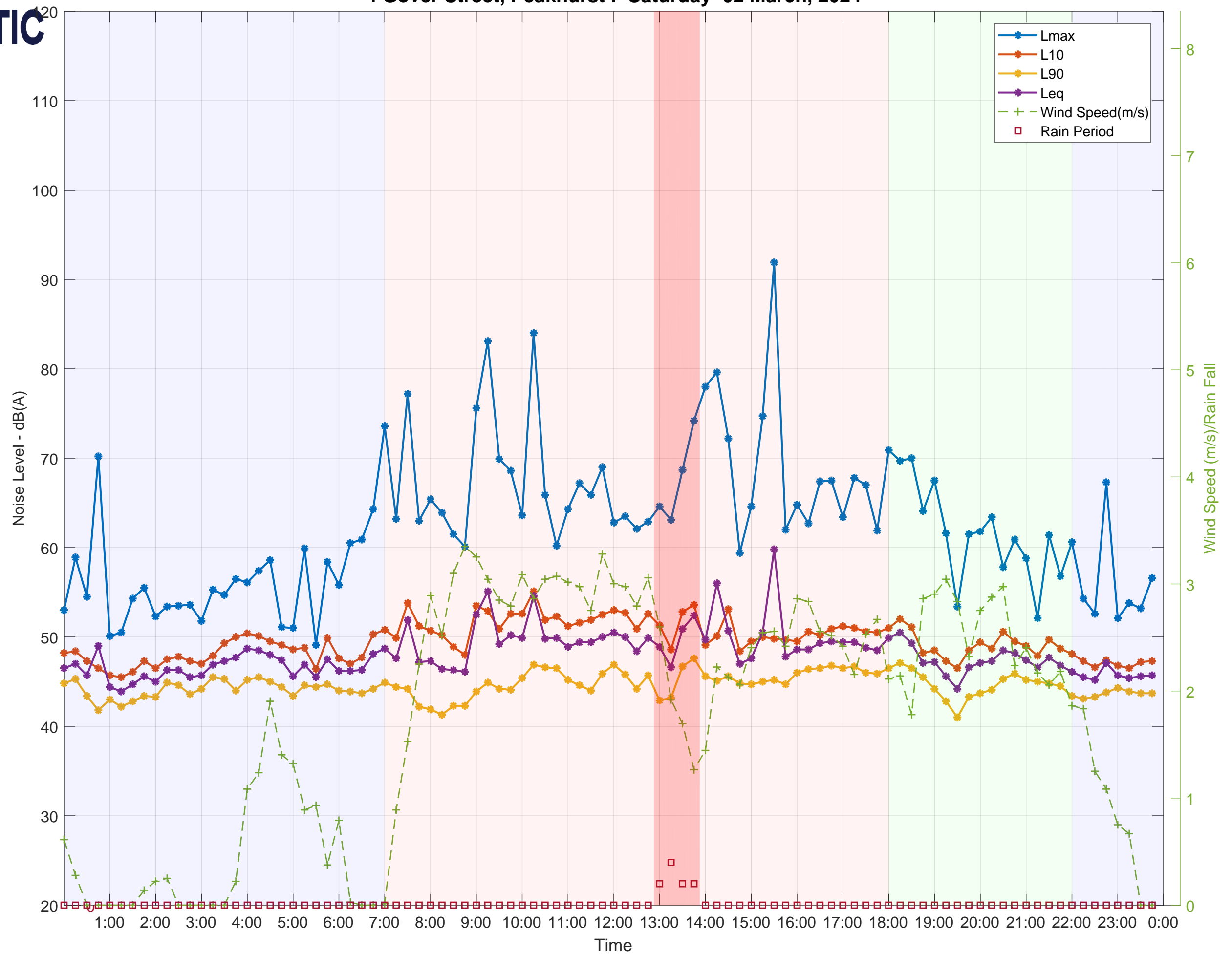


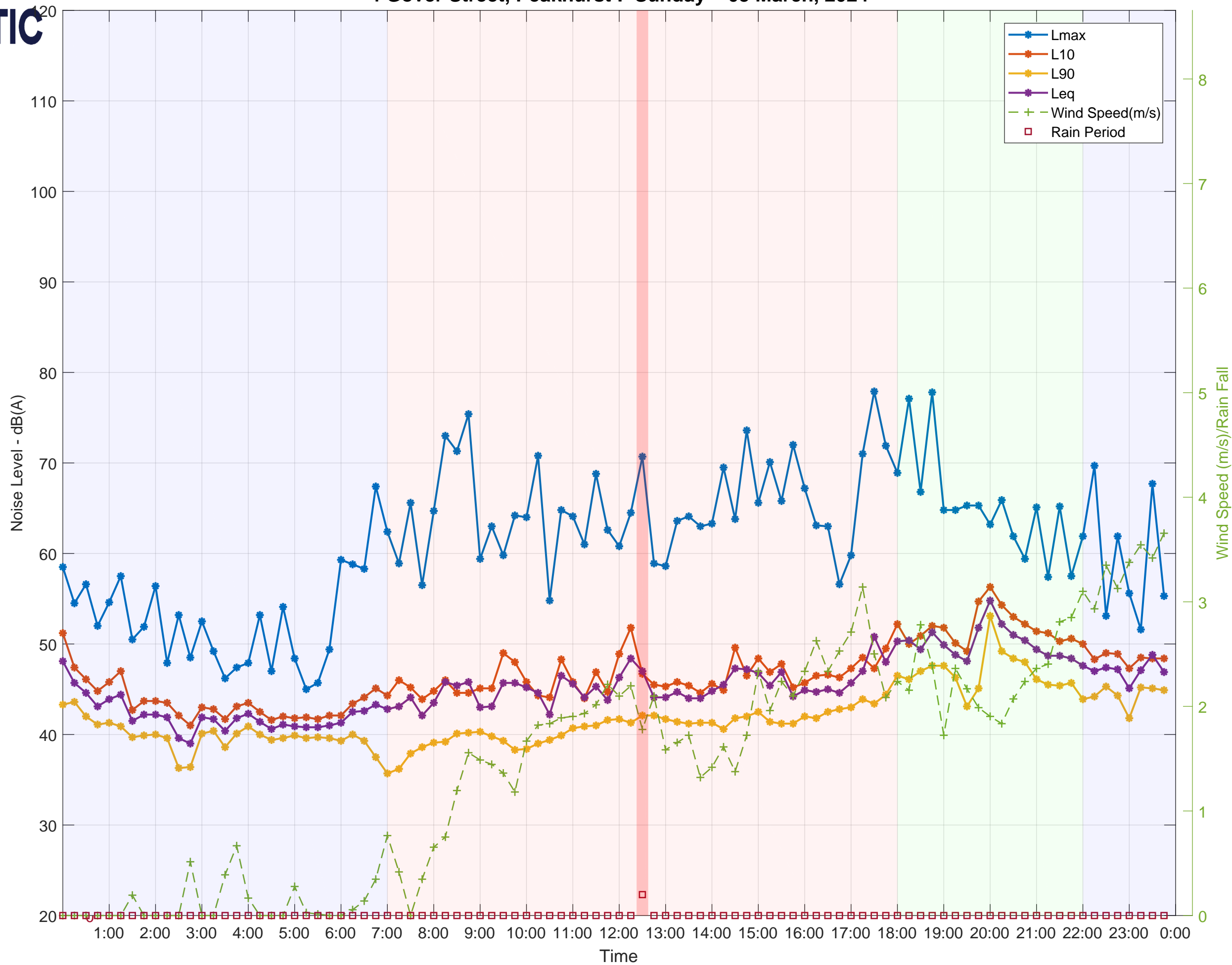
4 Gover Street, Peakhurst : Thursday 29 February, 2024

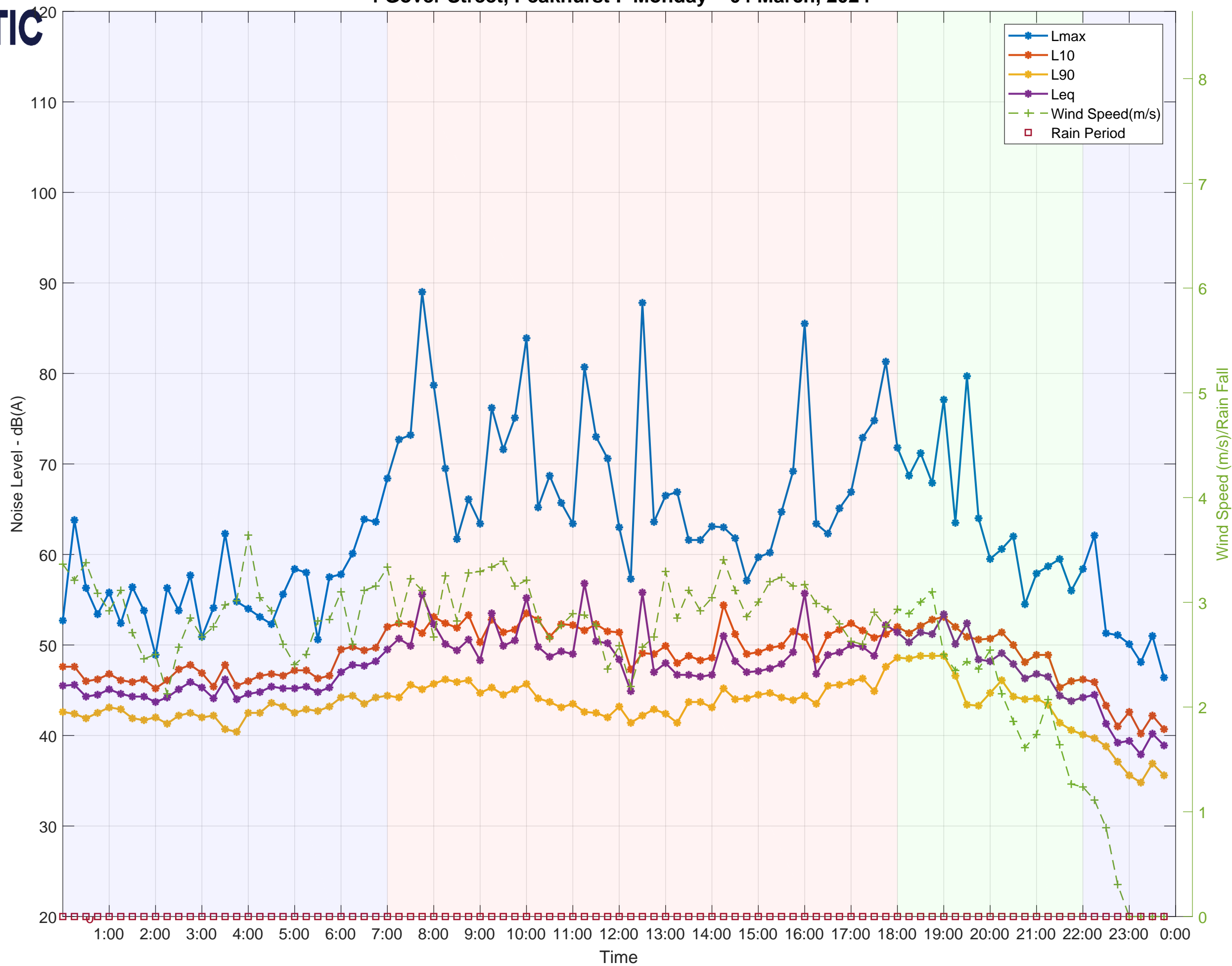


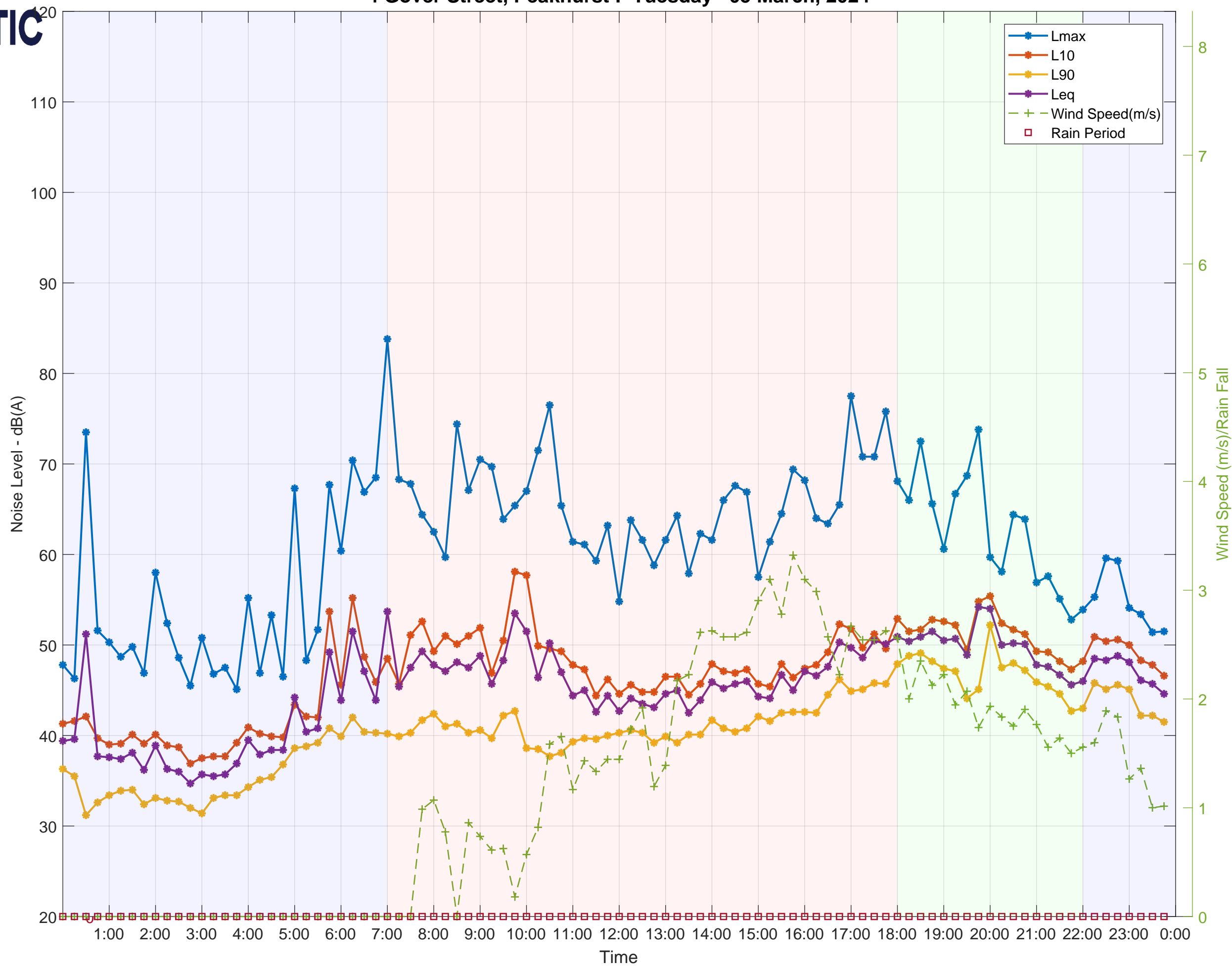


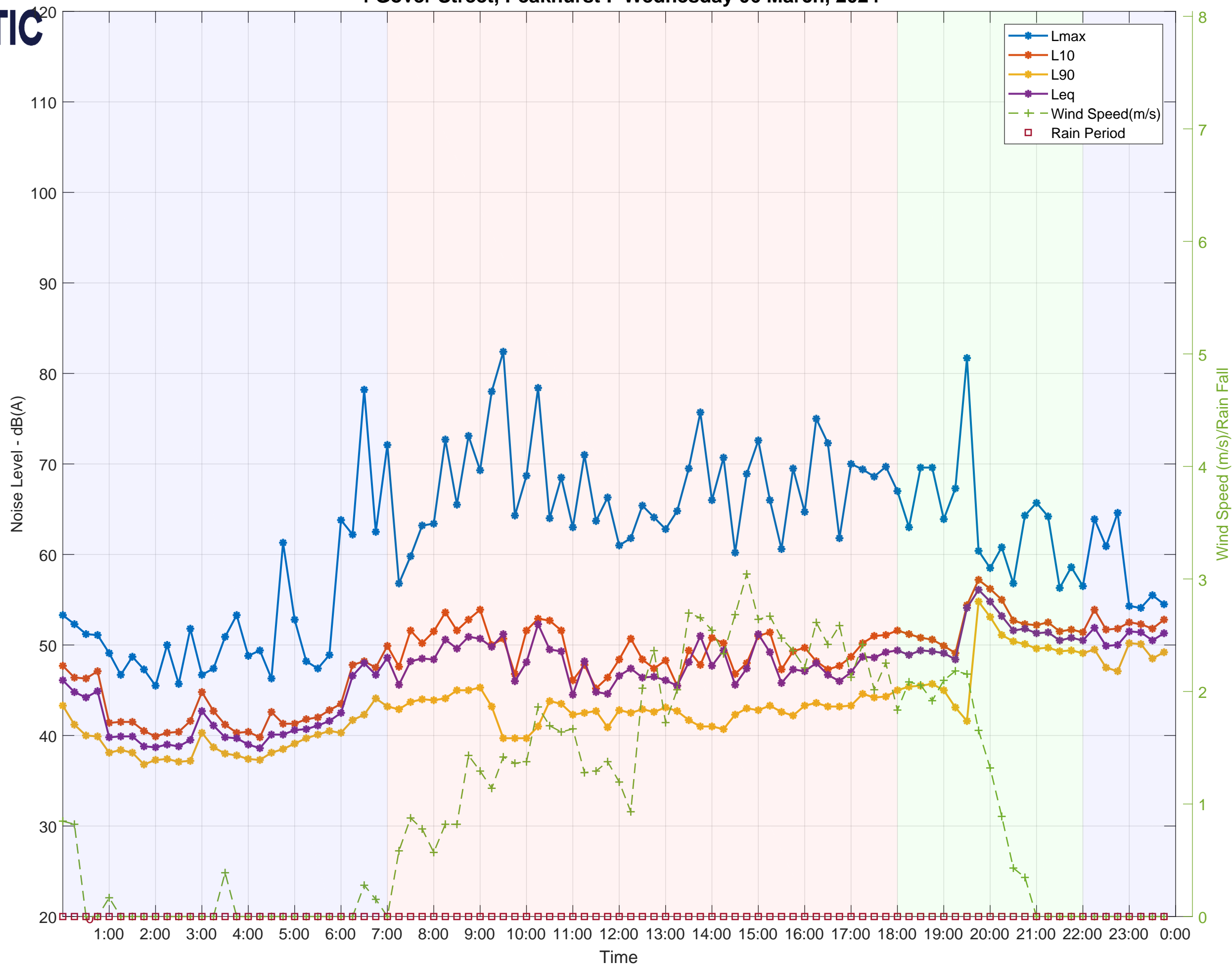
4 Gover Street, Peakhurst : Saturday 02 March, 2024

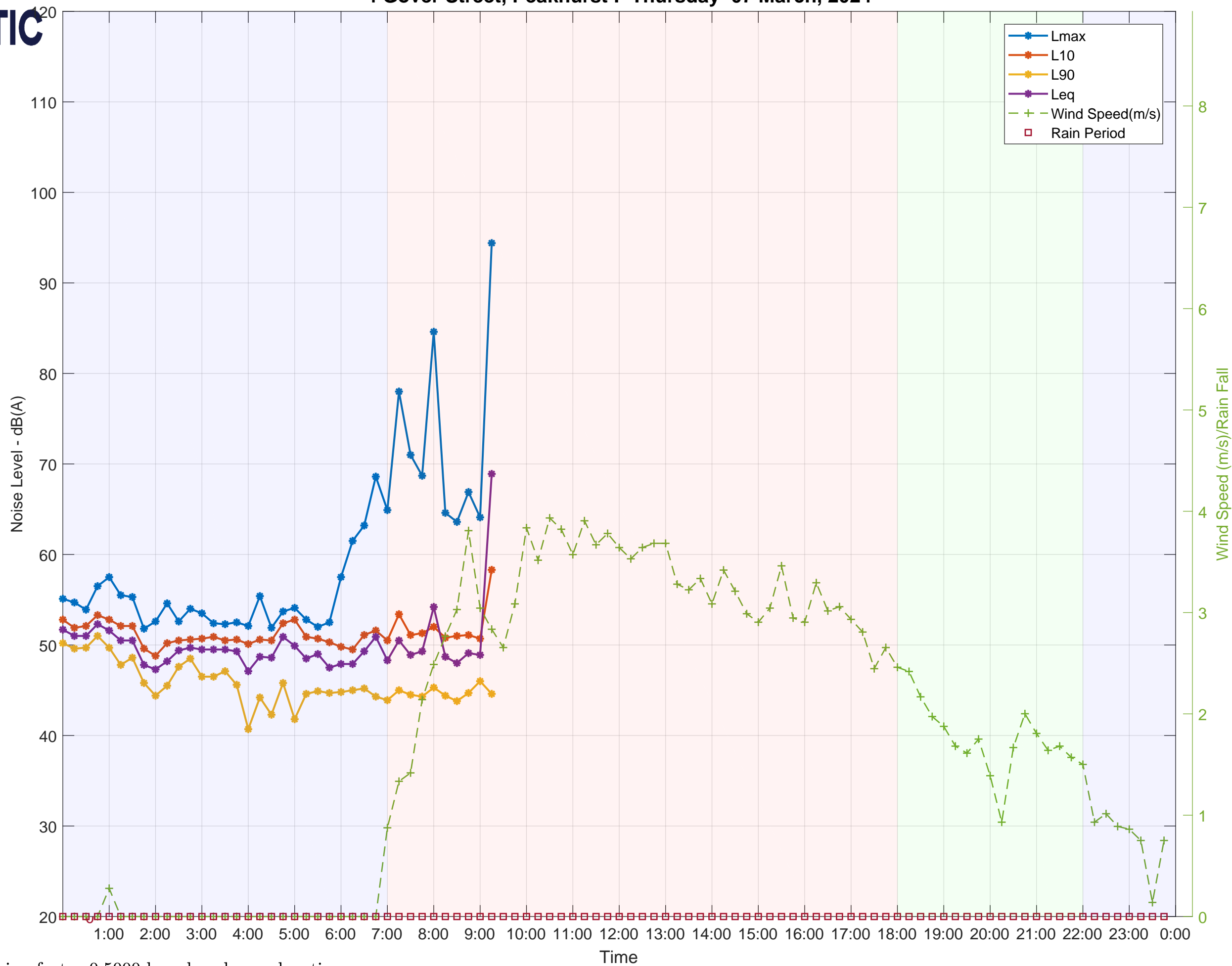












Wind Speed is corrected using factor 0.5000 based on logger location

APPENDIX B EPA NOISE POLICY FOR INDUSTRY TRIGGER LEVELS

Project specific assessment trigger levels have been determined for each noise source applying at the identified potentially most impacted receivers.

B.1 NPFI TRIGGER LEVELS

The NPFI requires noise impacts at residential receivers to be assessed in 3 ways:

- Whether the emitted noise is unreasonably loud relative to ambient background noise. (which the EPA calls the "intrusiveness" trigger level).
- Whether the noise emitted is unreasonably loud in an absolute sense, and consistent with surrounding land use and environment. ("amenity" trigger level)
- For night noise emissions, whether discrete noise events are likely to adversely impact sleep ("maximum noise level" trigger levels).

For other receiver types only the amenity trigger level is relevant.

B.1.1 Intrusiveness

The $L_{eq,15min}$ descriptor is used for the intrusiveness trigger level, and is set at a level that is 5dB(A) above the rating background noise level.

B.1.2 Amenity

Table 2.2 of the NPFI (repeated below) sets out acceptable noise levels for various receiver types.

There are 3 categories of residential receivers - rural, suburban, urban. The nearest residential receivers to the subject site are categorised as "suburban" receivers. Categories for non-residential uses are also indicated in the table.

The NPI typically requires project amenity noise levels to be calculated in the following manner:

$$L_{Aeq,15min} = \text{Recommended Amenity Noise Level} - 5 \text{ dB(A)} + 3 \text{ dB(A)}$$

NPfI Table 2.2: Amenity Noise Levels

<i>Receiver</i>	<i>Noise Amenity Area</i>	<i>Time of Day</i>	<i>Recommended Amenity Noise Level L_{Aeq}</i>
<i>Residential</i>	<i>Rural</i>	<i>Day</i>	50
		<i>Evening</i>	45
		<i>Night</i>	40
	<i>Suburban</i>	<i>Day</i>	55
		<i>Evening</i>	45
		<i>Night</i>	40
	<i>Urban</i>	<i>Day</i>	60
		<i>Evening</i>	50
		<i>Night</i>	45
<i>Hotels motels caretakers' quarters holiday accommodation permanent resident caravan parks</i>	<i>See column 4</i>	<i>See column 4</i>	<i>5 dB(A) above the recommended amenity noise level for a residence for the relevant noise amenity area and time of day</i>
<i>School classroom – internal</i>	<i>All</i>	<i>Noisiest 1-hour period when in use</i>	35 (see notes for table)
<i>Hospital ward internal external</i>	<i>All</i>	<i>Noisiest 1-hour</i>	35
	<i>All</i>	<i>Noisiest 1-hour</i>	50
<i>Place of worship – internal</i>	<i>All</i>	<i>When in use</i>	40
<i>Area specifically reserved for passive recreation (e.g. national park)</i>	<i>All</i>	<i>When in use</i>	50
<i>Active recreation area (e.g. school playground golf course)</i>	<i>All</i>	<i>When in use</i>	55
<i>Commercial premises</i>	<i>All</i>	<i>When in use</i>	65
<i>Industrial premises</i>	<i>All</i>	<i>When in use</i>	70
<i>Industrial interface (applicable only to residential noise amenity areas)</i>	<i>All</i>	<i>All</i>	<i>Add 5 dB(A) to recommended noise amenity area</i>

Notes: The recommended amenity noise levels refer only to noise from industrial sources. However, they refer to noise from all such sources at the receiver location, and not only noise due to a specific project under consideration. The levels represent outdoor levels except where otherwise stated.

Types of receivers are defined as follows:

- rural residential – see Table 2.3
- suburban residential – see Table 2.3
- urban residential – see Table 2.3
- industrial interface – an area that is in close proximity to existing industrial premises and that extends out to a point where the existing industrial noise from the source has fallen by 5 dB or an area defined in a planning instrument. Beyond this region the amenity noise level for the applicable category applies. This category may be used only for existing situations (further explanation on how this category applies is outlined in Section 2.7)
- commercial – commercial activities being undertaken in a planning zone that allows commercial land uses
- industrial – an area defined as an industrial zone on a local environment plan; for isolated residences within an industrial zone the industrial amenity level would usually apply.

Time of day is defined as follows:

- day – the period from 7 am to 6 pm Monday to Saturday or 8 am to 6 pm on Sundays and public holidays
- evening – the period from 6 pm to 10 pm
- night – the remaining periods.

(These periods may be varied where appropriate, for example, see A3 in Fact Sheet A.)

In the case where existing schools are affected by noise from existing industrial noise sources, the acceptable L_{Aeq} noise level may be increased to 40 dB $L_{Aeq}(1hr)$.

B.2 PROJECT SPECIFIC TRIGGER LEVELS

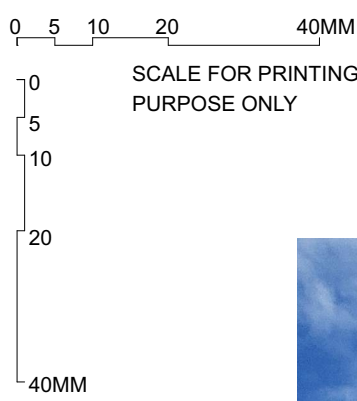
The following table summarises the trigger levels applying at each of the identified “most impacted” receivers. These have been determined based on the NPfI methodology described above and the measured rating background noise levels.

The trigger levels in bold indicate the most stringent trigger level at each location.

Table 5 - Project Specific Trigger Levels

Location/Receiver Type	Time	RBL dB(A) L ₉₀	Trigger Noise Level (dB(A) L _{eq,15min})		
			Intrusiveness	Amenity	Max Event
R1 & R2 – Residential	Day	41	46	53	n/a
	Evening	44	49	43	n/a
	Night	41	46	38	46 L_{eq} 56 L_{max}

APPENDIX C DRAWINGS AND PROJECT INFORMATION



69 Trafalgar St & 2-6 Gover St Peakhurst



SUBJECT SITE
69 Trafalgar St & 2-6 Gover St
Peakhurst

LOCATION PLAN

DETAIL NOTES

- 01. These details do not provide a full and comprehensive set of details for the whole project.
- 02. These details demonstrate the anticipated level of detail for the project and the types of trims and junctions that are proposed, including the requirement for flush finishing door sills.
- 03. The contractor is to allow for achieving the same level of detail for details currently not shown.
- 04. The architect may provide additional details as and when they are required to clarify expectations. Details provided in response to requests for information (r.f.i.'s) are provided to assist the builder in finishing the project in a manner consistent with the details shown at tender.
- 05. The contractor is to allow for trims, seals and finishing without unsightly gaps throughout the project that are consistent with the contract documents. The absence of a particular detail at the time of tender is not in and of itself evidence that a trim or form of finishing could not have been anticipated. The owner is entitled to anticipate that the tender price allows for finishing the project in a satisfactory manner consistent with the documents issued for tender.
- 06. Drawings to be printed at A1 and viewed in colour.

NATHERS CONSTRUCTION & INSULATION SPECIFICATIONS

FLOOR SLAB
- Basement Floor: SUSP-CONC-200: Suspended Floor (200mm)
- Ground Floor: SUSP-CONC-200: Suspended Floor (200mm)
- First Floor: SUSP-CONC-200: Suspended Floor (200mm)
- Second Floor: SUSP-CONC-200: Suspended Floor (200mm)

EXTERIOR WALLS
- AAC 200mm Clad (reflective cavity) stud wall - R0.0
- Brick veneer stud wall with reflective sarking - R2.0

GLAZING
Al. Single glazed - Clear:
- ALL UNITS (U01-U12)
– Type A (U-Value: 6.7, SHGC: 0.57).
– Type B (U-Value: 6.7, SHGC: 0.7).

U-Value & SHGC are combined glass and frame figures.

CEILING
- All units: 1x900mm ceiling fan to living/kitchen area and Bedrooms.
- R1.3ceiling insulation to all ceilings to roofs.
- R3.5 ceiling insulation to all ceilings to roofs.
- Modelled with sealed: LED downlights & wet area exhaust fans.

ROOFS
- Roof: SUSP-CONC-200: Suspended Floor (200mm)

* Please refer to NatHERS individual certificate for further details.

NATHERS ENERGY RATING											
UNIT	1	2	3	4	5	6	7	8	9	10	11
HEAT	6.4	9.7	19.1	7	14.6	25.7	31.3	8	1.8	29.9	22.7
COOL	6.7	9.8	6.8	3.5	4.9	2.2	3.2	3.9	6	2.1	2.8
STARS	8.9	8.1	7.4	9.2	8.2	7.2	6.4	9	9.7	6.8	7.2

NATHERS ENERGY RATING											
UNIT	12	13	14	15	16	17	18	19	20	21	22
HEAT	9.1	14	22	21.7	18.6	26.8	31.8	7	6.9	24.5	25.1
COOL	8.5	10.3	8.3	4.1	5.9	3.1	4.4	4.6	5.1	4.9	3.5
STARS	8.3	7.6	6.9	7.4	7.6	7	6.2	9.1	9	7.1	7.1

NATHERS ENERGY RATING											
UNIT	23	24	25	26	27	28	29	30	31	32	33
HEAT	14.6	20.1	25.3	12.9	14.8	19.1	32.4	5	9.8	26.8	30.5
COOL	10.2	13.5	8	5.9	10.2	5	2.9	7.3	6.9	8.3	5.7
STARS	7.5	6.5	6.6	8.2	7.5	7.6	6.3	8.9	8.4	6.4	6.2

BASIX COMMITMENTS

CENTRAL SYSTEMS
No common facilities
Central water tank rainwater or stormwater
1 x 5000L

NATURAL LIGHTING
- All dwellings : Main kitchen yes. U04, U15 & U26 Bathroom yes.

ALTERNATIVE ENERGY
central supply for all Dwellings - 33 Peak kW Photovoltaic System

INDIGENOUS AND LOW WATER USE SPECIES
Common area: 0 m²
Common area garden: 0 m²
Area of indigenous or low water use species: 0 m²

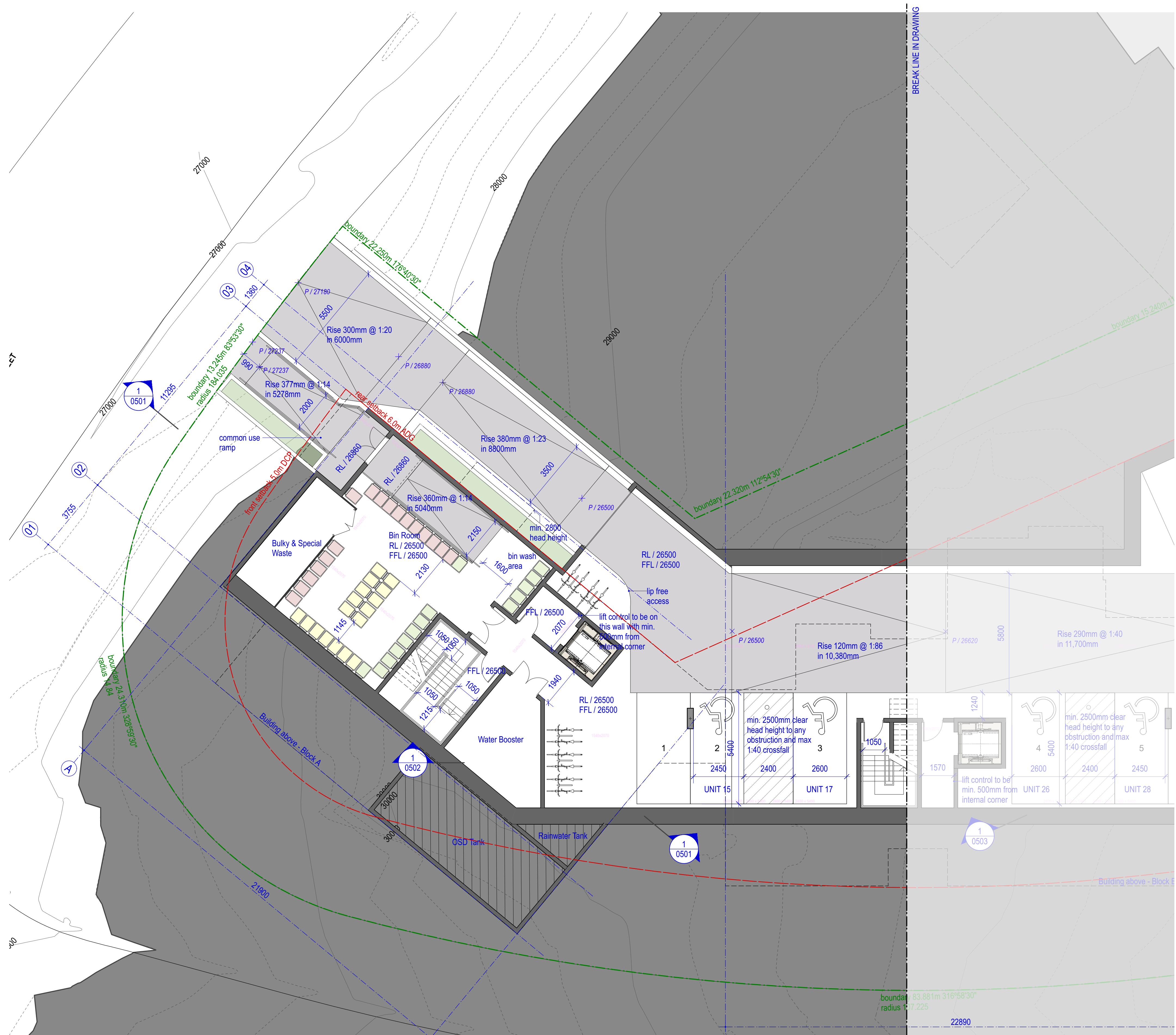
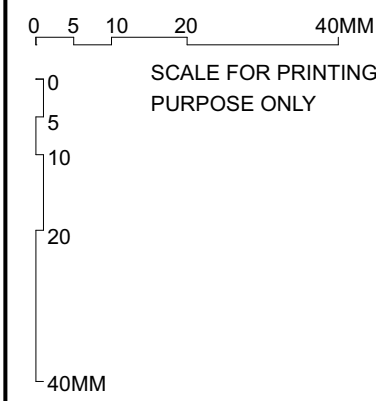
HOT WATER SYSTEM
All Dwellings - electric instantaneous

FIXURES
All dwellings
All shower heads - 3 Star (> 7.5 but <=9L/min)
All toilet flushing systems 3 star
All kitchen taps 3 star
All bathroom taps 3 star
HW recirculation or diversion no
All clothes washers 3 star
All dishwashers 3 star

APPLIANCES
All dwellings
Electric cooktop & electric oven
Well ventilated fridge space
outdoor clothes drying line

DRAWING LIST

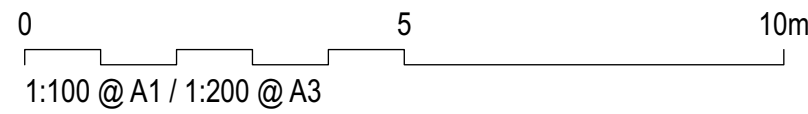
DRAWING NO.	DRAWING NAME
0000	COVER PAGE
0100	BLOCK ANALYSIS PLAN
0101	SITE ANALYSIS
0102	DEMOLITION PLAN
0103	LOT CONSOLIDATION PLAN
0104	SITE PLAN - LEVEL 00
0105	SITE PLAN - LEVEL 01
0201	FLOOR PLAN - LEVEL 00 - Part 1
0202	FLOOR PLAN - LEVEL 00 - Part 2
0203	FLOOR PLAN - LEVEL 01 - Part 1
0204	FLOOR PLAN - LEVEL 01 - Part 2
0205	FLOOR PLAN - LEVEL 02 - Part 1
0206	FLOOR PLAN - LEVEL 02 - Part 2
0207	FLOOR PLAN - LEVEL 03 - Part 1
0208	FLOOR PLAN - LEVEL 03 - Part 2
0209	ROOF PLAN - Part 1
0210	ROOF PLAN - Part 2
0211	EXTERNAL WORKS PLAN - LEVEL 01 - Part 1
0212	EXTERNAL WORKS PLAN - LEVEL 01 - Part 2
0213	ACCESS FLOOR PLAN - LEVEL 00 - Part 1
0214	ACCESS FLOOR PLAN - LEVEL 00 - Part 2
0215	ACCESS FLOOR PLAN - LEVEL 01 - Part 1
0216	ACCESS FLOOR PLAN - LEVEL 01 - Part 2
0217	ACCESS FLOOR PLAN - LEVEL 02 - Part 1
0218	ACCESS FLOOR PLAN - LEVEL 02 - Part 2
0219	ACCESS FLOOR PLAN - LEVEL 03 - Part 1
0220	ACCESS FLOOR PLAN - LEVEL 03 - Part 2
0221	CUT & FILL - RETAINING WALL PLAN - Part 1
0222	CUT & FILL - RETAINING WALL PLAN - Part 2
0301	SUMMARY OF GFA
0302	SUMMARY OF AREA COUNTS
0303	SUMMARY OF CROSS VENTILATION
0304	SUMMARY OF SOLAR ACCESS
0311	SHADOW DIAGRAM - PART 01
0312	SHADOW DIAGRAM - PART 02
0401	ELEVATION SHEET 01
0402	ELEVATION SHEET 02
0403	ELEVATION SHEET 03
0404	ELEVATION SHEET 04
0405	ELEVATION SHEET 05
0406	ELEVATION SHEET 06
0407	ELEVATION SHEET 07
0408	ELEVATION SHEET 08
0409	ELEVATION SHEET 09
0410	ELEVATION SHEET 10
0501	SECTION SHEET 01
0502	SECTION SHEET 02
0503	SECTION SHEET 03
0511	SOLAR ACCESS
0601	3D VIEWS
0602	3D VIEWS HEIGHT PLANE
N01	NOTIFICATION - TRAFALGAR ST PERSPECTIVE
N02	NOTIFICATION - GOVER ST PERSPECTIVE
N03	NOTIFICATION - SITE & LANDSCAPE
N04	NOTIFICATION - ELEVATIONS 01
N05	NOTIFICATION - ELEVATIONS 02
N06	NOTIFICATION - DEVELOPMENT DATA
N07	NOTIFICATION - SHADOW DIAGRAM



LEGEND

--- site boundary

--- site setback



NOMINATED ARCHITECT:

anthony nolan - 6773
steve kennedy - 5828

A 29/6/24 ISSUE FOR PART 5 SUBMISSION

REV DATE NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

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CONCEPT LANDSCAPE ARCHITECTS

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SERVICES ENGINEER

ADP

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TRAFFIC ENGINEER

LOKA

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PROJECT:

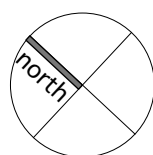
APARTMENT BUILDING

at

69 Trafalgar St & 2-6 Gover St PEAKHURST

2648.30sq.m by deed

Lots 121, 162, 163 & 164 in DP36317



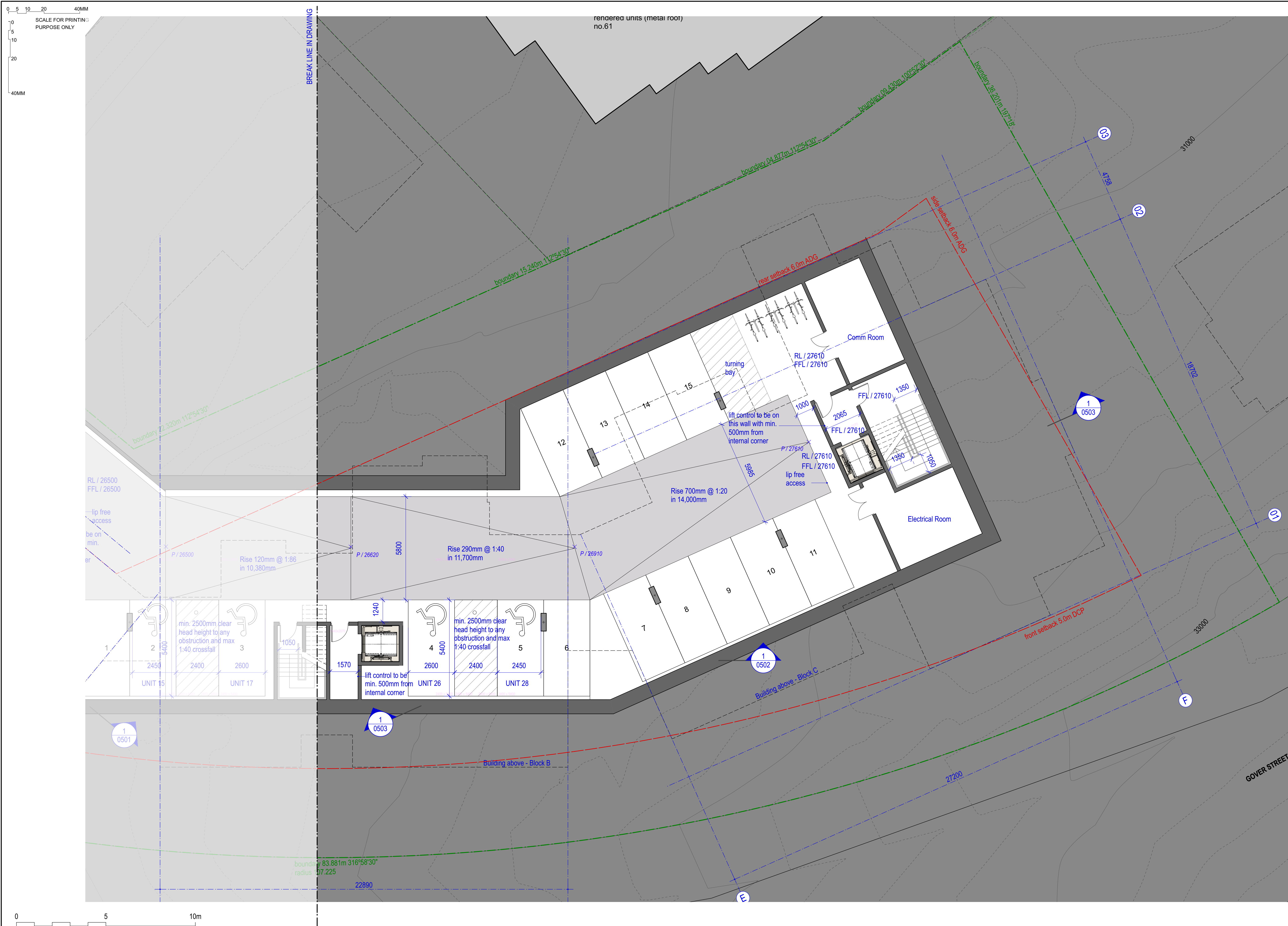
TITLE:

FLOOR PLAN - LEVEL 00 - Part 1

FILE: 2272 - 01 CD PLANS MASTER.vwx

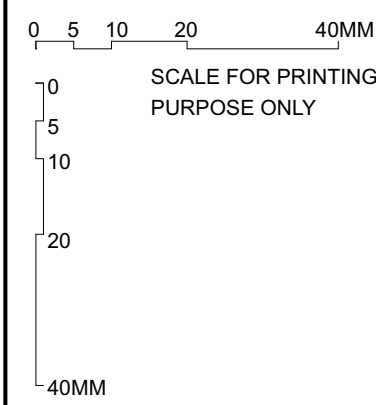
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BGZ9C		HNSW	2272
STAGE:	DRAWN:	CHECKED:	APPROVED:
DA		AN	AN
TYPE:	SHEET:	REV:	
AR	0201	A	



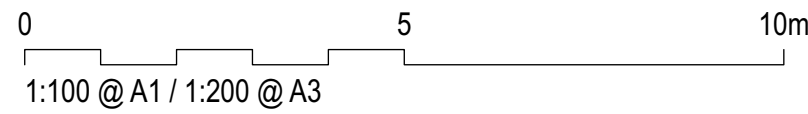
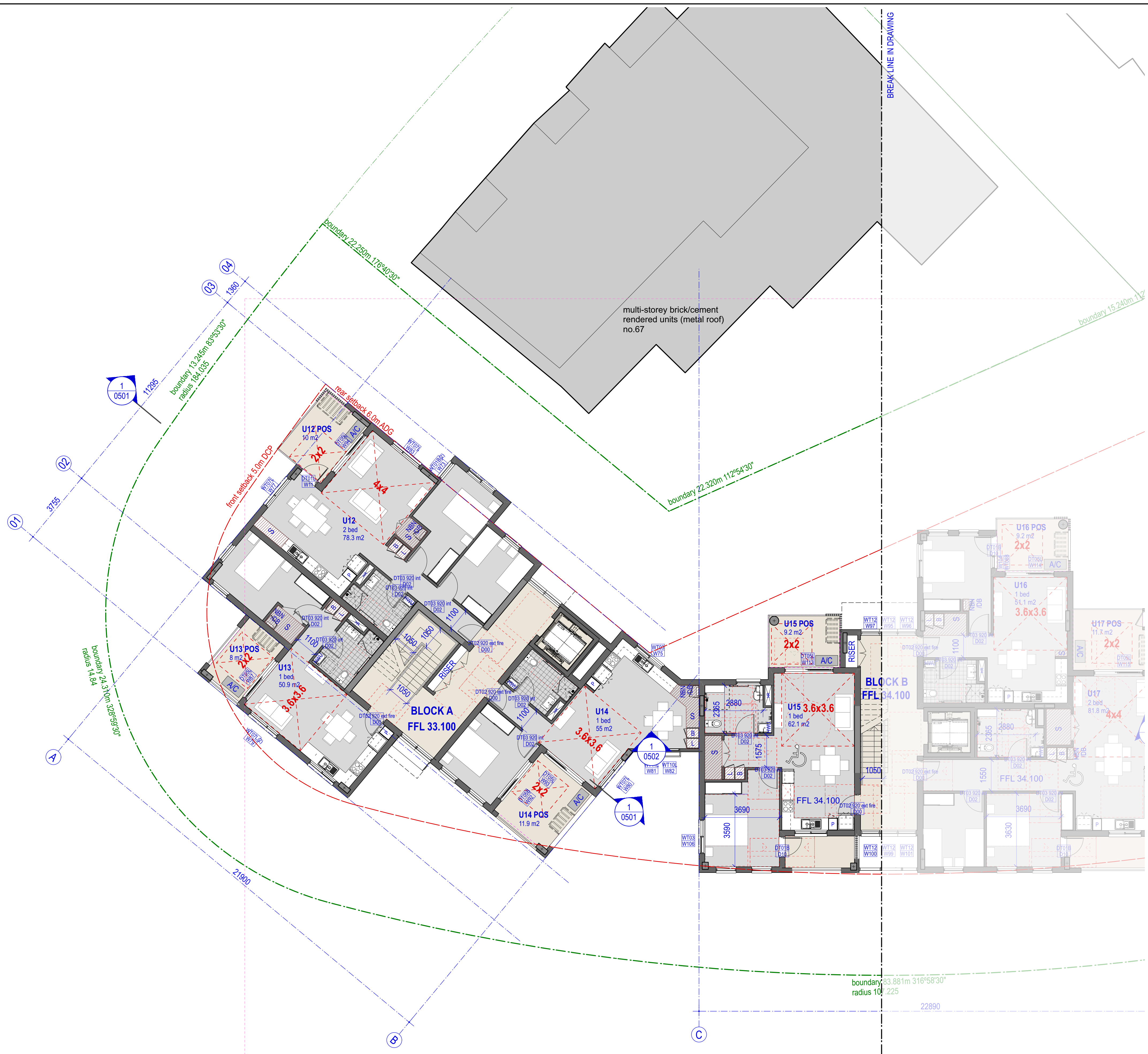
LEGEND

- site boundary
- site setback



LEGEND

- site boundary
- site setback



NOMINATED ARCHITECT:

anthony nolan - 6773
steve kennedy - 5828

REV	DATE	NOTATION/AMENDMENT
A	29/06/24	ISSUE FOR PART 5 SUBMISSION
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

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SERVICES ENGINEER

ADP

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TRAFFIC ENGINEER

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PH (02) 9065 9688

PROJECT:

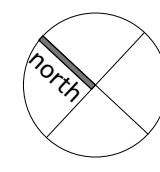
APARTMENT BUILDING

at

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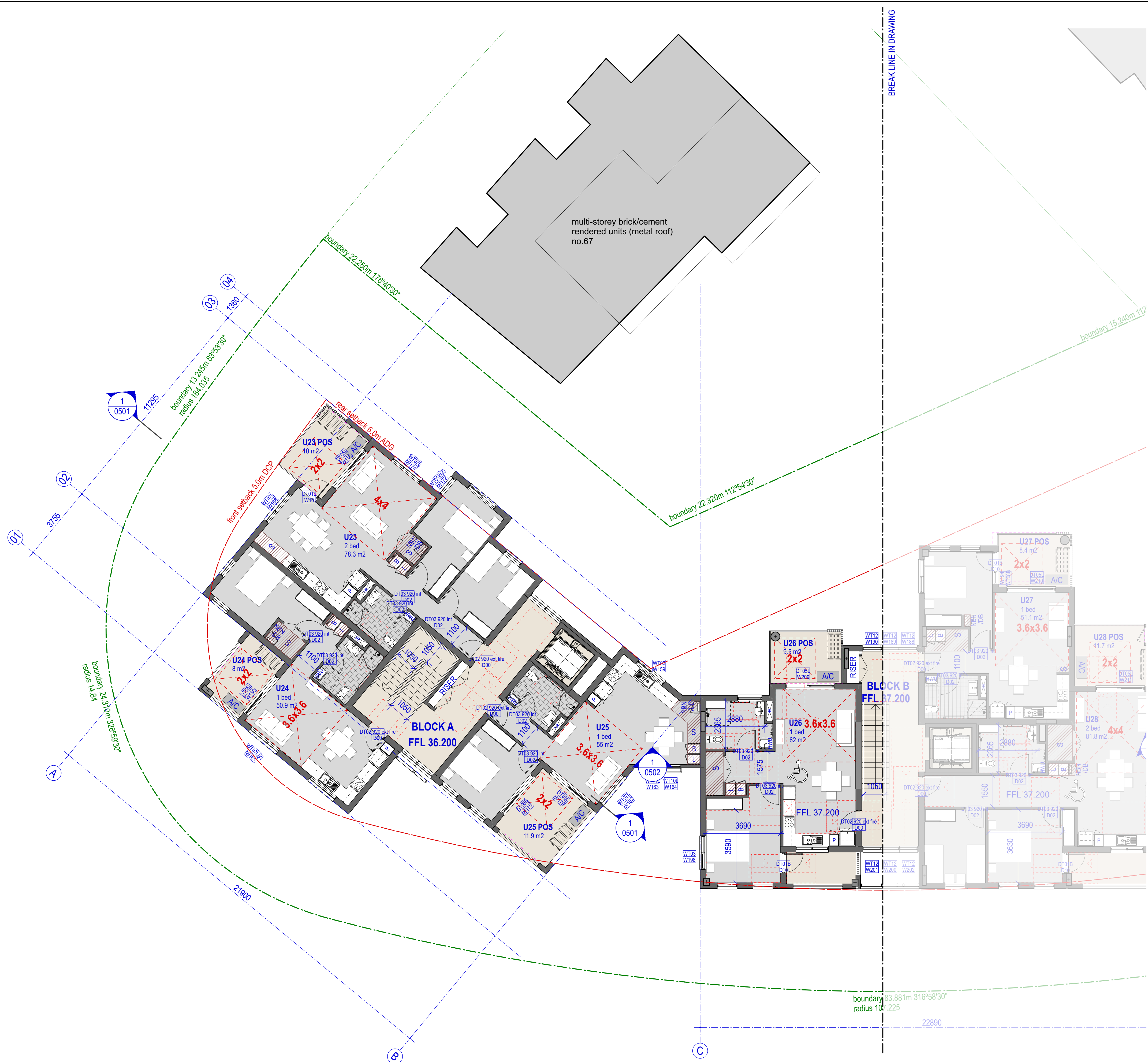
TITLE:


FLOOR PLAN - LEVEL 02 - Part 1

FILE:
*2272 - 01 CD PLANS MASTER.vwx

STATUS:

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STAGE:	DRAWN:	CHECKED:	APPROVED:
DA		AN	AN
TYPE:	SHEET:	REV:	
AR	0205	A	



 site boundary
 site setback



A	29/8/24	ISSUE FOR PART 5 SUBMISSION
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

TRAFFIC ENGINEER
LOKA
PH (02) 8065 9689

STATUS:			
LAHC REF: BGZ9C	SCALE:	PROJ: HNSW	PROJECT No. 2272
STAGE: DA	DRAWN:	CHECKED: AN	APPROVED: AN
TYPE: AR	SHEET: 0207	REV: A	

