

11 March 2015

TH165-01F02 Acoustic Letter of Support for Planning Proposal (r1)

Langzi Chiu

Zoe Holdings Pty Ltd c/- Candalepas Associates

Level 9, 219 Castlereagh Street

Sydney NSW 2000

Dear Sir/Madam

75-81 Railway Street, Rockdale - Acoustic Letter of Support for Planning Proposal

Letter of Advice

Introduction

This letter is in relation to the development proposal for 75-81 Railway Street, Rockdale. Specifically, it assesses the planning proposal to increase the structure height to 28 metres. All relevant criteria and potential acoustic impacts of the proposal will be addressed.

Relevant Criteria

The list below states all relevant criteria that the development and planning proposal is to comply with:

- Australian Standard - AS 2021-2000 Acoustics - Aircraft noise intrusion building siting and construction;
- BCA 2014 requirements for separation of apartments in Class 2 Buildings;
- Rockdale Council DCP criteria for separation of apartments;
- State Environment Planning Policy (Infrastructure 2007) "ISEPP" for rail noise & vibration;
- NSW Department of Planning Guideline - Development near rail corridors and busy roads interim guideline 2008;
- NSW Road Noise Policy 2011; and
- NSW EPA's Industrial Noise Policy

Potential Acoustic Impacts

The potential acoustic impacts of the planning proposal are:

- Aircraft noise levels impacting on the residents may be higher for the upper levels of the development. Aircraft noise intrusion for the entire building will be addressed in accordance with Australian Standards AS2021-2000.
- Additional traffic noise generated by the site is to be assessed in accordance with the NSW Road Noise Policy 2011.
- The acoustic separation of apartments will be assessed in accordance with Rockdale Council's DCP and Consent Condition requirements and the Building Code of Australia.
- Rail noise and vibration impacts onto the proposed development site will be assessed in accordance with the State Environment Planning Policy (Infrastructure) - 'ISEPP' and NSW Department of Planning Guideline - Development near rail corridors and busy roads interim guideline 2008. The impacts of rail noise are expected to decrease with the height of the building.
- Noise emission for the site from mechanical plant is to be assessed in accordance with the NSW EPA's Industrial Noise Policy. Plant located on the roof top will have little impact on the existing surrounding sensitive receivers. Plant at low level will be acoustically treated to meet the criteria determined in accordance with the INP.

In summary, this acoustic letter supports the planning proposal to increase the structure height of 75-81 Railway Street, Rockdale to 28 metres. All relevant criteria have been noted, as well as any potential acoustic impacts which are to be addressed. Renzo Tonin & Associates confirm that the planning proposal is capable of complying with all relevant codes, guidelines and policies.

Regards,



Rebecca Corbett

RCorbett@renzotonin.com.au