

File Reference: 5381L20220414mj25SouthParadeAuburn_PP_v2.docx

Date: Friday, 4th August 2023

Prepared for: South Parade Auburn P/L

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Attention: The Planning Hub

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PLANNING PROPOSAL ACOUSTIC REVIEW

25 SOUTH PARADE, AUBURN

Koikas Acoustics Pty Ltd has been advised of a Planning Proposal to be submitted to Cumberland City Council seeking to facilitate the additional permitted use of the site at 25 South Parade, Auburn to allow a medical centre and/or general office premises.

The site is currently zoned E4 General Industrial under the Cumberland Local Environmental Plan (LEP) 2021 which prohibits commercial use. Accordingly, Koikas Acoustics has been requested to provide comments on any potential acoustic issues that may arise from the Planning Proposal.

The following comments summarise our reasoning as to why, purely from an acoustical perspective, the Planning Proposal would be considered acceptable:

1. A commercial building of this nature has substantially less potential for noise breakout compared to an industrial facility. Noise sources associated with medical centres and offices are typically well contained within the building's external envelope.

Furthermore, the majority of commercial premises are generally low-noise environments.

The only external noise-generating source will be the mechanical plant and equipment required to service the building. Considering the site's proximity to a major rail corridor and busy roads, ambient background noise levels are expected to be relatively high during the daytime (*when the medical centre or office operations are generally conducted*), and therefore the impact from any mechanical plant and equipment is expected to be negligible. This may need to be confirmed by a detailed acoustical report during a detailed design phase.

Comparatively speaking, industrial premises will typically offer several means for noise breakout such as from noisy works occurring in outdoor areas with semi-open workspaces, as well as from the mechanical plant and equipment required to service the building. Therefore, a building offering a medical centre or general office premises would typically have a much lower acoustical impact on surrounding residents.

2. Commercial premises will typically have more limited hours of operation and the building would rarely be used during early morning or nighttime hours. This eliminates a major source of potential noise complaints, early-morning or nighttime noise generation, that is often associated with industrial premises.
3. The subject site is located on a major railway corridor and main road. Due to the more stringent internal noise criteria associated with external noise intrusion for commercial spaces as opposed to industrial, the site may require additional noise attenuation measures. This will be pending an additional noise intrusion assessment if deemed by Council to be necessary.

For the above reasons, we believe that the Planning Proposal does not present an issue from an acoustical perspective and is likely to improve acoustic amenity for neighbouring land uses.

The only foreseeable source of potential noise generation would be from the mechanical plant and equipment required to service the building, of which we would expect a suitable condition of consent to accompany any forthcoming Development Application (DA) for the use of the premises as a medical centre/general office premise.



We trust that the above information is satisfactory. Any questions or clarifications may be directed to the undersigned.

Kind regards,

Nick Koikas M.A.A.S.



Principal Consultant

Koikas Acoustics Pty Ltd

Mason Jenkins M.A.A.S



Acoustical Consultant

Koikas Acoustics Pty Ltd