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Plantino Properties
Suite 11, 20 Young Street
Neutral Bay NSW 2089

17 October, 2025
Refer: 8218-1.2R

Attention: Ms Paula Mottek
Telephone: 0422 813 025

Email: paula@plantino.com.au

Dear Madam,

MIXED USE DEVELOPMENT - 67 - 75 LORDS ROAD, LEICHHARDT
ACOUSTIC PEER REVIEW

Day Design has been engaged by Plantino Properties to peer review an acoustic report prepared to support a Planning Proposal (PP) for the renewal of the site at 67-75 Lords Road, Leichhardt (the Site) which forms part of the Taverners Hill Precinct within the Parramatta Road Corridor to accommodate non-residential floor space and residential apartments.

The Site is located on land zoned *E4: General Industrial* under *Inner West Local Environmental Plan (LEP) 2022* and comprises two Lots - Lot 1 in DP 940543 and Lot 1 in DP 550608. The site is identified for renewal to support medium density residential uses of up to eight storeys and open space under the *Parramatta Road Corridor Urban Transformation Strategy 2016* (PRCUTS).

The Site is bounded by APIA Leichhardt Football Club (Lambert Park) to the north, a lane way to the east, Lords Road to the south and the L1 Sydney Light Rail-Line to the west. Residential properties are located on the opposite side of the lane way to the east and Lords Road to the south.

The PP seeks to implement the recommendation of the PRCUTS for the Site which envisaged it being subject of the following zones and controls:

- 75 Lords Road: RE1 Public Recreation zone;
- 67-73 Lords Road: R3 Medium Density zone with the following built form controls:
 - 30m maximum height of buildings;
 - 2.4:1 maximum FSR.

Plantino Properties proposes to construct four (4) residential flat buildings ranging from six (6) to eight (8) storeys with ground floor commercial uses, public open spaces and private open space on the Site as part of the PP.



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The PP is currently being reviewed prior to its determination.

A draft acoustic report in support of the PP, and prepared to address the submissions made by various parties, was prepared by Acoustic Logic titled '*67-75 Lords Road, Leichhardt, Noise & Vibration Impact Assessment*' (NVIA), Project ID: 20220723.1 and dated August 2025.

The draft NVIA identifies that the Site is impacted by external noise sources including:

- Aircraft flying over the Site;
- Rail noise from the L1 Sydney Light Rail-Line; and
- The use of the Lambert Park. i.e. football matches, training and crowd noise.

Plantino Properties requested a review of the draft NVIA's adopted methodology, processes, guidelines referred to, noise impact predictions and suitability of recommended noise mitigation measures.

Following the review of the draft NVIA in September 2025, Day Design recommended that additional information relating to the adopted methodology, processes, guidelines referred to, noise impact predictions and suitability of recommended noise mitigation measures be included in an amended NVIA.

An amended acoustic report in support of the PP was prepared by Acoustic Logic titled '*67-75 Lords Road, Leichhardt, Noise & Vibration Impact Assessment*' (ANVIA), Project ID: 20220723.1 and dated September 2025 and provided the requested additional information.

The following reports and drawings form part of my review:

- **Draft Noise & Vibration Impact Assessment** (NVIA), document reference 20220723.1/1308A/R2/AW, prepared by Acoustic Logic, dated August 2025;
- **Amended Noise & Vibration Impact Assessment** (ANVIA), document reference 20220723.1/1809A/R3/AW, prepared by Acoustic Logic, dated September 2025;
- **Planning Proposal Report** (PPR), prepared by FPD Planning, dated 5 February 2025;
- **Response Letter** (RL), document reference 20220723.2/1308A/R0/AW, prepared by Acoustic Logic, dated 13 August 2025;
- **APIA Submission** (APIAS), prepared by APIA Leichhardt Football Club;
- **EPA Response** (EPAR), document reference PP-2022-2790 (REF-3560) & DOC25/226670-3, prepared by the NSW Environment Protection Authority (EPA), dated 7 May 2025.

The scope of this peer review is to provide comments on the methodology, calculations, recommendations and conclusions of the ANVIA. I have used the *Association of Australian Acoustical Consultants 'Guideline for Report Writing', Appendix 1 'Environmental Impact/Planning Studies'* as a guide for details that should have been provided in the ANVIA.



Following a detailed review of the aforementioned documents, I offer the following comments:

- The EPAR requested the following:

“The EPA notes that the Noise Assessment did not detail the calculation of measuring (sic) existing levels of rail noise and vibration as set out in chapter 3.4 of the Rail Infrastructure Noise Guideline (EPA, 2013). The EPA suggests that the Noise Assessment demonstrate the measurement of existing levels of rail noise and vibration from the guidelines, including all relevant elevations, angles, and pass by measurements to reach its conclusion.

Furthermore, the assessment did not include a vibration assessment. The EPA recommends a vibration assessment to quantify the potential impact and mitigation measures associated with it.”

It is agreed that, while the ANVIA provides an assessment of light rail noise based on long-term noise monitoring and light rail vibration based on short-term monitoring adjacent to the rail line, it does not provide detail of the calculation of measured existing levels of rail noise and vibration as set out in chapter 3.4 of the Rail Infrastructure Noise Guideline (EPA, 2013). Further, it is my opinion that the ANVIA does not provide detail of the calculation of measured existing levels of rail noise and vibration as set out in the NSW Department of Planning document *“Development Near Rail Corridors and Busy Roads – Interim Guidelines”* (DNRCBR) (2008).

Notwithstanding, the ANVIA states in Section 7 that *“Once building siting, setbacks and layouts have been finalised, noise and vibration measurements for adjacent sources of noise are to be confirmed to determine impacts to the site, particularly to residential uses”*.

Considering the above, in principle, and for the purpose of the PP only, it is my professional opinion that the methods for determining the intrusive light rail noise and vibration noise are satisfactory.

I recommend that a detailed assessment of rail noise and vibration in accordance with the relevant standards be submitted and assessed as part of any future development applications for buildings on the subject site.



Specifically, in relation to the assessment of noise impacts associated with the operations conducted by the APIA Leichhardt Football Club on the nearby Lambert Park, the methodology, processes, guidelines referred to, noise impact predictions and suitability of recommended noise mitigation measures provided within the amended acoustic report (ANVIA, dated September 2025) are satisfactory and thorough.

It is my professional opinion that - on condition that all mitigation measures and recommendations provided within are implemented and adhered to - the amended acoustic report (ANVIA, dated September 2025) prepared to support the Planning Proposal for the renewal of the site at 67-75 Lords Road, Leichhardt which forms part of the Taverners Hill Precinct within the Parramatta Road Corridor to accommodate non-residential floor space and residential apartments has demonstrated that if approved, the development is capable of not causing an adverse acoustic impact on nearby noise sensitive receivers and that existing intrusive noise sources are capable of being mitigated so as to not adversely impact the acoustic amenity of future residents and tenants (commercial) within the Site itself.



Adam Shearer, MDesSc (Audio & Acoustics), BCT (Audio), MAAS
Senior Acoustical Consultant
for and on behalf of Day Design Pty Ltd

AAAC MEMBERSHIP

Day Design Pty Ltd is a member company of the Association of Australasian Acoustical Consultants, and the work herein reported has been performed in accordance with the terms of membership.



The undersigned hereby certifies that this Report has been checked and approved in accordance with our Quality Management System.



Date: 17/10/25

