

13 September 2021

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Anna Johnston
FPD Pty Ltd
PO Box H219
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Re: 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot, NSW - Acoustic Review

Dear Anna,

EMM Consulting Pty Limited (EMM) has been engaged by FPD Pty Ltd (FPD) on behalf of NSW Land and Housing Corporation (LAHC) to review the proposed planning scheme presented in *Urban Design Study, 792-794 Botany Road & 33-37 Henry Kendall Crescent Mascot NSW* dated 24 June 2021.

EMM was involved with the original planning proposal presented in *776 & 792-794 Botany Road, Mascot and 33-37 Henry Kendall Crescent, Mascot, Urban Design Report* dated 20 November 2017. We prepared Mascot Residential Planning Proposal Acoustic Assessment dated 27 November 2017 (2017 Acoustic Assessment) which reviewed the acoustic aspects of this previous scheme. The purpose of this review is to provide a qualitative comparison of the previous and proposed scheme with respect to relevant planning controls, guidelines and policies that apply with respect to acoustics.

The key changes of the proposed scheme that have the potential to modify the outcomes of the 2017 Acoustic Assessment include the increased set-back from Botany Road and the change of use of the ground floor to residential.

The increased set-back from Botany Road will result in road traffic noise levels at the fronting building facades which are marginally less than those presented in the 2017 Acoustic Assessment, resulting in an overall benefit. The 2017 Acoustic Assessment assumed that the ground floor could be occupied by residential use as a worst case. Therefore, there is no change in outcome in this respect, apart from the increased set-back and the marginally lower noise levels as explained above.

We therefore confirm that outcomes of the 2017 Acoustic Assessment remain representative, on the basis that 2017 Acoustic Assessment presents a worst-case scenario relative to the proposed scheme. It is acknowledged that a comprehensive acoustic assessment will be prepared at the Development Application stage which should address the same policies, guidelines and controls considered in the 2017 Acoustic Assessment as a minimum and based on applicability at the time.

We trust this meets your current requirements. Please contact the undersigned should you need further assistance.

Yours sincerely



Daniel Weston
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