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ATTN: TONY JOHNSON

15-21 Willis Street, Wolli Creek - Proposed Condition 28 Amendment

This letter addresses the acoustic isolation requirements detailed in proposed condition 28 of the project consent DA-2015/279.

Part b of this condition outlines the following:

- b) *Residential inter-tenancy walls within the development shall achieve a minimum equivalent AAC 5 Star Rating.*

We note, however, that section 4.4.5 of Rockdale Council DCP 2011 details minimum requirements for internal acoustic privacy of inter-tenancy partitions as follows:

Acoustic Privacy

- 5. *Bedrooms of one dwelling should not share walls with living rooms or garages of adjacent dwellings. Bedrooms of one dwelling may share walls with living rooms of adjacent dwellings provided appropriate acoustic measures are documented.*
- 6. *Where party walls are provided they must be carried to the underside of the roof.*
- 8. *In attached dwellings and multi-unit development the internal layout should consider acoustic privacy, by locating circulation spaces and non-habitable rooms adjacent to party walls.*

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The DCP does not stipulate that partition walls separating tenancies must be designed to comply with the sound insulation requirements of the AAAC. Point 5 details that bedrooms of one dwelling may share walls with living rooms (or any other habitable space which is not a bedroom) of adjacent dwellings, provided appropriate acoustic measures are documented.

All walls separating sole-occupancy units and sole-occupancy units from common areas (including stairways, lift shafts or the like) will be designed to comply with the provisions of the Building Code of Australia (BCA). The performance requirements of the BCA will achieve an appropriate level of privacy and sound insulation between sole-occupancy units and is the guideline typically adopted across Australia in the design of internal acoustic privacy. Compliance with the BCA will also meet the requirements of the DCP. It is not necessary to adopt discontinuous construction or AAAC 5 star ratings to meet the requirements of the DCP.

In our opinion, condition 28b is inconsistent with the acoustic requirements of the BCA and the Rockdale DCP and is not necessary to ensure a suitable level of acoustic amenity for future occupants. (A double brick party wall, for example, would typically fail to meet the requirements of condition 28b).

In our opinion, provided that the acoustic requirements of BCA Part F5 are achieved for party walls, a suitable level of acoustic privacy will be achieved.

The following condition is proposed:

28. Flooring within the development shall achieve the following minimum equivalent AAAC Star Rating within the below specified areas of the development.

- *3 Star for tiled areas within kitchens, balconies, bathrooms and laundries. Tiled flooring within corridors, living areas and bedrooms is not permitted.*
- *4 Star for timber flooring in any area.*
- *5 Star for carpet in any area.*

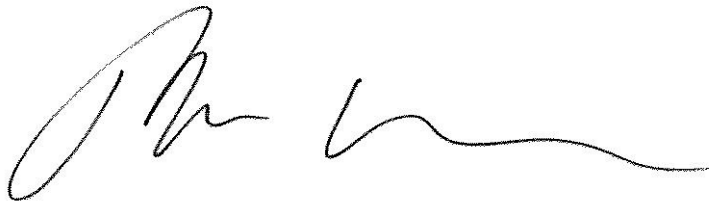
Walls within the development shall be constructed to satisfy the requirements of the Building Code of Australia.

A report shall be submitted to the Principal Certifying authority for approval prior to the issue of any Construction Certificate for each of the building stages. The report is to include BCA requirements and details of floor/ceilings between residential apartments. Floor coverings within apartments shall be identified within the report.

A suitably qualified acoustic engineer with MIE Australia membership or employed by a consulting firm eligible for AAAC membership is to certify that the details provided in the said report satisfy the requirements of this condition, with the certification to be submitted to the Principal Certifying Authority for approval prior to the issue of any Construction Certificate for each of the building stages.

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

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a series of connected loops and a long horizontal stroke.

Acoustic Logic Consultancy Pty Ltd
Thomas Aubusson