

MEMORANDUM



210092-379-390 Pacific Highway, Lindfield-S4.56 Acoustic Review- R1

TO: Adam Marshall **DATE:** 22 September 2021
COMPANY: Third i
FROM: Ben White
SUBJECT: 379-390 Pacific Highway, Lindfield – Acoustic Review of the Proposed Section 4.56 Changes

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1 INTRODUCTION

This report confirms that an acoustic review of the proposed changes and alterations to the mixed-use development located at 379-390 Pacific Highway, Lindfield has been undertaken which are proposed as part of the Section 4.56 submission of the project.

This assessment has been undertaken to assess the proposed changes to the previously approved development and the resulting impact on the acoustic performance requirements as well as the required acoustic design of the project.

2 PROPOSED PROJECT

The proposed project includes a mixed use project to be located at 379-390 Pacific Highway, Lindfield. The project is to include the following:

1. 2 levels of retail car parking.
2. A Coles supermarket to be located on the upper ground level of the project.
3. Level 1 which includes a mix of residential carparking as well as residential dwellings.
4. Levels 2 to 4 which include residential dwellings.

The project has previously been approved as part of the Development Application DA0197/18 and the Modification 0117/20.

As part of the approved Development Application for the site Renzo Tonin and Associates has undertaken acoustic assessments of the site which included the following:

1. *Coles Supermarket, Lindfield – Residential Component, Acoustic Assessment for DA* dated January 2018 with reference TH156-02F02 Acoustic Assessment for Residential Component (r2).
2. *Coles Lindfield – Supermarket Component, Acoustic Assessment for DA* dated January 20218 with reference TH156-02F03 Acoustic Assessment for Supermarket r2.

The proposed changes to the project to be included as part of the Section 4.56 submission to the development include the following:

1. There are no proposed changes to the following levels:
 - a. Lower Ground 2
 - b. Lower Ground 1
 - c. Upper Ground
2. Level 1 – Changes to the proposed façade of the residential dwellings.
3. Level 2 – Changes to the proposed façade of the residential dwellings.
4. Level 3 – Changes to the proposed façade of the residential dwellings.
5. Level 4 – Changes to the proposed façade of the residential dwellings.

Details of the proposed changes are included in the architectural drawings, including the Rothelowman architects drawing with project number 220023 which are provided in Appendix A.

3 ACOUSTIC ASSESSMENT OF PROPOSED CHANGES

This assessment has undertaken a review of the proposed alteration to the development proposed as part of the Section 4.56 submission and the resulting impact on the proposed acoustic performance requirements and design of the project.

A summary of the proposed changes to the project and the resulting impact on the acoustic performance and design of the development are detailed below.

1. Lower Ground 2 to Upper Ground Floors –

There are no changes to the proposed lower ground 2, lower ground 1 and upper ground floor levels, which includes retail parking areas and the Coles supermarket. As such, the acoustic assessment including the previously approved Renzo Tonin *Coles Lindfield – Supermarket Component, Acoustic Assessment for DA* dated January 20218 with reference TH156-02F03 Acoustic Assessment for Supermarket r2 remain applicable for these elements of the project.

All proposed acoustic treatments and controls included in the *Coles Lindfield – Supermarket Component, Acoustic Assessment* are proposed to remain in the design, construction and operation of the project as previously approved as part of the DA0197/18 and the Modification 0117/20.

2. Levels 1 to 4 –

As part of the Section 4.56 submission there are proposed alterations to the proposed façade design of the residential dwells on levels 1 to 4 of the project.

The proposed changes to the façade of the building on these levels include minor changes to the façade footprint as well as the inclusion of winter gardens to a number of the residential dwellings.

Based on the proposed changes to the residential dwellings the following acoustic impact on the projects acoustic performance and design requirements are discussed below:

- a. The acoustic performance requirements of the residential dwellings within the building will include those currently included within the *Coles Supermarket, Lindfield – Residential Component, Acoustic Assessment for DA* dated January 2018 with reference TH156-02F02 Acoustic Assessment for Residential Component (r2) and previously approved as part of the DA0197/18 and the Modification 0117/20.
- b. The proposed changes of the building to include winter gardens to a number of the residential dwellings will result in a beneficial mitigation of environmental noise (including traffic noise) from noise sources within the vicinity of the site, including the Pacific Highway.
- c. The design of the proposed residential dwellings within the project, including the proposed changes as part of the Section 4.56, will include the acoustic elements which ensure the performance requirements included within the previously approved *Lindfield – Residential Component, Acoustic Assessment* will be achieved.
- d. The proposed changes to the residential dwellings on levels 1 to 4 of the project do not propose a change to the previously approved acoustic performance requirements of the dwellings. Additionally, the proposed design of the building will include the acoustic design of the building which comply with the requirements of the previously approved *Lindfield – Residential Component, Acoustic Assessment*.
- e. Based on the proposed changes to the building façade layout there are no changes to which will result in a material change to the previously completed acoustic assessments of the project and therefore the previously completed Renzo Tinin report remain accurate and included the required acoustic performance requirements for the project.

Based on the details included above the proposed alterations to the project as part of the Section 4.56 submission the acoustic performance requirements and treatments previously included within the *Lindfield – Residential Component, Acoustic Assessment* remain suitable and accurate for the project without changes.

4 CONCLUSION

This report details the acoustic review of the proposed changes and alterations to the mixed-use development located at 379-390 Pacific Highway, Lindfield which are proposed as part of the Section 4.56 submission of the project.

Based on the details included in this report the proposed alterations to the project as part of the Section 4.56 submission the acoustic performance requirements and treatments previously included within the *Lindfield – Residential Component, Acoustic Assessment* and *Coles Lindfield – Supermarket Component, Acoustic Assessment* remain suitable and accurate for the project.

If you have any additional questions, please contact the author below.

Regards



Ben White
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Pulse White Noise Acoustics

5 APPENDIX A – DETAILS OF THE PROPOSED CHANGES TO THE PROJECT AS PART OF THE SECTION 4.56 SUBMISSION