

# MEMORANDUM



**230661 - 13-19 Canberra Ave, St Leonards - Affordable Housing Alterations and Additions DA - R1**

**TO:** Simon Truong

**DATE:** 9 April 2024

**COMPANY:** Hyecorp

**FROM:** Ben White

**13-19 Canberra Avenue, St Leonards**

**SUBJECT:** Acoustic Review – Affordable Housing Alterations and Additions DA

## CONFIDENTIALITY

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## 1 INTRODUCTION

This report confirms that an acoustic review of the proposed alterations and additions Development Application (DA) for Affordable Housing to the residential development located at 13-19 Canberra Avenue, St Leonards has been completed by Pulse White Noise Acoustics on behalf of the applicant.

This assessment has been undertaken to assess the acoustic impacts of the proposed alterations and additions to the DA162/2021.

Notice of Determination-Approval including the *Development Application* including the proposed modifications detailed within the SJB and Hyecorp architectural drawings, with job number 6429, and the resulting impact on the acoustic performance requirements as well as the required acoustic design of the project.

The review has been undertaken in conjunction with the previously completed acoustic assessment of the project including the Pulse White Noise Acoustics *St Leonards – 13-19 Canberra Avenue, St Leonards, Noise Impact Assessment* with reference 210263\_210707\_Noise Impact Assessment\_BW\_R2 and dated 29 September, 2021.



The proposed alterations included as part of the DA include the following:

1. Five additional storeys (Four additional Storeys when including MOD 4 subject of LEC appeal) replicating the standard footprint at level 11 and inserting these between levels 11 and 12, including details within the architectural drawings included as part of the DA.
2. The current level 12 and 13 will be brought up to levels 16 and 17. The lift will come up to top levels 16 and 17 to provide single level penthouse units (no longer double storey penthouse units as per MOD 4 subject of LEC appeal).
3. Note proposal will technically be for five additional storeys (four additional storeys once MOD 4 LEC is approved).
4. Other minor changes include:
  - Additional car parking within the existing basement footprint.
  - Amended G01+G02 to introduce new fire control room required by NCC.
  - Conversion of current unsold and future units to affordable housing, including details within the architectural drawings included as part of the DA submission.

Details of the proposed changes are included as part of the DA submission and included in the SJB and Hyecorp architectural drawings, which are included as part of the application.

### **3 ACOUSTIC ASSESSMENT OF PROPOSED CHANGES**

This assessment details an acoustic review of the proposed modifications included in the DA 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 in the section above and discussed below.

1. Based on the proposed alterations to the project, including those detailed in Section 2 above, the relevant acoustic performance requirements and constructions as detailed within the Pulse White Noise Acoustics *St Leonards – 13-19 Canberra Avenue, St Leonards, Noise Impact Assessment* with reference 210263\_210707\_Noise Impact Assessment\_BW\_R2 and dated 29 September, 2021 remain relevant for the project.

The existing projects approvals and acoustic design will be acoustically acceptable based on the details included within the Pulse White Noise Acoustics *St Leonards – 13-19 Canberra Avenue, St Leonards, Noise Impact Assessment* with reference 210263\_210707\_Noise Impact Assessment\_BW\_R2 and dated 29 September, 2021 which includes the required external noise emission requirements as well as the internal noise levels criteria which the building performance is required to comply with.

2. Proposed additions including Levels 16 and 17 and roof top –

Based on the proposed alterations to the project including the additional level 17 and 17 and roof top levels included as part of the DA additions the relevant acoustic performance requirements and constructions as detailed within the PWNA *St Leonards – 13-19 Canberra Avenue, St Leonards, Noise Impact Assessment* with reference 210263\_210707\_Noise Impact Assessment\_BW\_R2 and dated 29 September 2021 remain relevant for the project.

The existing projects approvals and acoustic design will be acoustically acceptable based on the details included within the PWNA *St Leonards – 13-19 Canberra Avenue, St Leonards, Noise Impact Assessment* with reference 210263\_210707\_Noise Impact Assessment\_BW\_R2 and dated 29 September 2021.

## 4 CONCLUSION

PWNA have undertaken a review of the DA additions to the Audrey project located at 13-19 Canberra Avenue, St Leonards.

Based on the details included in this report the proposed alterations to the project as part of the DA additions, the acoustic performance within the projects approvals including the DA 162/2021 and dated 27/6/2022 and the PWNA *St Leonards – 13-19 Canberra Avenue, St Leonards, Noise Impact Assessment* with reference 210263\_210707\_Noise Impact Assessment\_BW\_R2 and dated 29 September 2021 remain suitable and accurate for the project.

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

Regards



Ben White  
Director  
Pulse White Noise Acoustics