

26 July 2024

TN625-04F01 S4.55 Modification Acoustic Letter (r6).docm

Keith Mathew

Binah

Suite 7, Level 3, 26 Castlereagh Street, Liverpool NSW 2170

Dear Keith,

The Landmark Quarter (1-5 Canberra Ave, 1-5 Canberra Ave, 4-8 Marshall Ave & 2-8 Holdsworth Ave), St. Leonards - S4.55-6 Modification - Amendment 1 - Acoustic Letter

Introduction

Renzo Tonin & Associates has been engaged by Binah to undertake an acoustic review of the S4.55 amendments to the approved residential development "The Landmark Quarter" in St. Leonards, approved under consent DA79/2022 by Lane Cove Council dated 17/04/2023. The proposed changes to the design have been detailed in architectural plans prepared by Rothelowman architects dated 26/07/2024.

An acoustic report was prepared during the DA stage by Stantec (report no. 301350653 dated 17/06/2022) to accompany the original DA application to Council. The report addressed the following potential noise and vibration issues associated with the development according to the relevant statutory guidelines:

1. External noise intrusion into the development from roads and rail traffic noise,
2. Rail vibration intrusion into the development from train pass-bys,
3. External mechanical plant noise emission from development,

Our review will confirm if any additional acoustic treatment is required as a result of the proposed modifications to the building design.

Outcome of Review

Our review of the proposed amendments in respect to the above 3 acoustic items are discussed below.

Acoustic Items 1 & 2:

Our review has confirmed that the amendments to the building design will not impact on the predicted road and rail traffic noise levels at the site therefore the recommended glazing treatment to building facades (Table 17 of original DA report) and calculated compliance train vibration dosages at the development (Table 18 of original DA report) remains valid for the new design scheme. No additional acoustic measures are required to ensure internal road/rail noise levels are compliance with Department of Planning Guidelines "Development near Rail Corridor and Busy Roads – Interim Guideline".

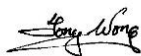
Further, since external noise levels for the development are the same in the new design, alternative means of ventilation is not required to achieve the windows open internal noise criteria as per Section 6.2.4 of the original DA acoustic report.

Acoustic Item 3:

The location of the major external mechanical plant (A/C condensers) in the amended design is also on roof each building as per the original design and the nearest potentially impacted receiver will be residences within the development. As such the recommended typical practices to mitigate noise from operation of the roof mechanical plant to nearest affected receivers provided in Section 6.1.1 of the original DA report remain applicable to the new design scheme. A detailed acoustic assessment of roof mechanical plant is required once the schedule of mechanical plant equipment is available to the determine the extent of the acoustic required eg. height of noise barrier to ensure noise emission from development comply with noise goals established in Table 10 of the original DA report.

Our review has confirmed the proposed S4.55 amendments to the approved design will not impact on the acoustic recommendations made in the original DA acoustic report and thus it remains consistent with the new design scheme.

Regards,



Tony Wong
Principal Engineer
Tony.Wong@renzotonin.com.au