

27 January 2026

TM278-03F02 Responses to agency submissions (r0).docx

Raymond Raad
30 Auburn Road Pty Ltd
2a Gregory Place, Parramatta, NSW 2150

Dear Sir,

30-46 Auburn Road, Regents Park - Response to Agency Submissions

We understand that agency submissions were received with respect to the acoustic report (ref: *TM278-03F01 Acoustic Assessment for Stage 3 (r2)*), dated 18/12/2025) submitted with the development application for this project.

Items have been raised by the NSW Department of Education and NSW Department of Planning, Housing and Infrastructure. The items raised are reproduced below with the responses from Renzo Tonin & Associates ('RTA').

Agency	Submission	RTA Response
Department of Education	<i>The department raises no objection to the proposal. However; Noise and vibration assessments are to assess construction noise impacts and consider the school as a sensitive receiver.</i>	Noted. The educational receivers are recommended to be included in a Construction Noise and Vibration Management Plan (CNVMP).
Department of Education	<i>The department raises no objection to the proposal. However; If noise and vibration exceedances at the school are identified, mitigation measures should be developed consistent with NSW EPA construction noise guidelines. The mitigation measures should seek to maintain in-ternal noise levels for classrooms required by the de-partment's Educational Facilities Standards and Guide-lines (EFSG).</i>	Reasonable and feasible noise and vibration mitigation measures shall be provided for the project's CNVMP. We propose the use of the internal noise management level for educational uses in the NSW EPA Interim Construction Noise Guideline, instead of the internal noise criteria in the EFSG.

Agency	Submission	RTA Response
Department of Education	<p><i>The department raises no objection to the proposal. However;</i></p> <p><i>If necessary, a mitigation measure should also be included to provide periods of respite during the school day to limit impacts to student learning and/or require high impact works to be undertaken outside of school hours or during school holidays. Should ongoing noise or vibration impacts cause concern to the school, it is requested that appropriate monitoring and mitigation measures be required to be undertaken by the Applicant.</i></p>	<p>Noted. Mitigation measures including consultation with sensitive receivers, respite periods, and noise and vibration monitoring, shall be considered in the preparation of the CNVMP.</p>
Department of Planning, Housing and Infrastructure	<p>CCC Noise:</p> <p><i>a) The architectural plans show palisade fencing en-closing the outdoor play area along Auburn Road. The Noise and Vibration Impact Assessment (NVIA) recommends an acoustic barrier instead of the palisade fencing. Please update the architectural plans to show details of the required acoustic fencing.</i></p>	<p>Acoustic treatment recommendations to control CCC noise are provided in Section 7.4 of the report. The acoustic treatments recommended include:</p> <ul style="list-style-type: none"> - soffit lining - partial awnings - balcony and glazing treatments to the apartments within the site - management controls. <p>However, no acoustic barriers are recommended for any perimeter fences.</p>
Department of Planning, Housing and Infrastructure	<p>CCC Noise:</p> <p><i>b) The NVIA predicts that future residents of Buildings A, B and C would experience noise levels from the CCC that exceed the project trigger levels, even with noise management controls in place. Provide revised noise management controls or additional mitigation measure to reduce potential noise emissions and ensure consistency with the project trigger levels.</i></p>	<p>The term "project [noise] trigger levels" is defined in the Noise Policy for Industry (NPfI), which is used to assess noise emissions from industrial type of sources. Noise from children playing in a CCC is not industrial in nature, and is not governed by the NPfI.</p> <p>The council DCP provides noise emissions requirements for CCC noise which is addressed in Section 7.1. NVIA assessment and report shows compliance with this noise criteria for CCC noise given the recommendation provided in Section 7.4 and implemented.</p>
Department of Planning, Housing and Infrastructure	<p>CCC Noise:</p> <p><i>c) The NVIA predicts that the CCC sleeping areas may exceed the Development Near Rail Corridor and Busy Roads - Interim Guide criteria of 35 dBA for ground-borne noise. As masking by airborne rail noise may not occur, the sleeping areas should be designed so rail noise complies with ground-borne L_{Amax} noise limit. It is recommended that additional noise controls are implemented to reduce potential noise impacts to sleeping areas.</i></p>	<p>The ground-borne noise predictions presented in the NVIA report are to the nearest residential sleeping areas in Stage 3. The sleeping areas of the proposed CCC are located farther than the previous assessment locations.</p> <p>The predicted ground-borne noise for the nearest CCC sleeping area located approximately 18m from the site boundary is 35 dB(A) which satisfies the noise criteria.</p>

We believe that the responses above sufficiently address the agency queries. Please reach out if you require any further information.

Regards,

A handwritten signature in black ink, appearing to be 'RV' or similar initials, written in a cursive style.

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