

20250395.4/2306A/R0/RF

23/06/2026

Cottonwood Development Pty Ltd
Suite 101
25 Angas Street
MEADOWBANK NSW 2114

Attn: Royce Lucero

88 Waterloo Rd, Macquarie Park New South Wales 2113 - Response to RTS Acoustic Items

This letter has been prepared to address RTS items relating to acoustics for the development located at 88 Waterloo Road, Macquarie Park. The items and Acoustic Logic's responses are provided below.

RTS Item -

- City of Ryde - Item 10
 - *The applicant is required to provide the following additional information to enable assessment of the proposal: 1. A revised noise assessment, prepared by a suitably qualified consultant that considers the operation noise of the common areas of the development. Considerations should consider the internal and external noise generated by the:*
 - a. *Wellness area (including clarification if this will include a gym)*
 - b. *Swimming pool*
 - c. *Games area*
 - d. *Golf simulator (including structural noise impacts)*

AL response –

We note that no statutory operational noise emission criteria specifically apply to noise generated by the use of these facilities. Notwithstanding, the proposed facilities are not anticipated to generate significant noise emissions to nearby receivers, having regard to the nature of the activities, their location within the development, separation distances to surrounding sensitive land uses, and the acoustic screening provided by the development itself.

SYDNEY
9 Sarah St
MASCOT NSW 2020
(02) 8339 8000ABN 98 145 324 714
www.acousticlogic.com.au

The information in this document is the property of Acoustic Logic Pty Ltd 98 145 324 714 and shall be returned on demand. It is issued on the condition that, except with our written permission, it must not be reproduced, copied or communicated to any other party nor be used for any purpose other than that stated in particular enquiry, order or contract with which it is issued.

Potential noise and vibration impacts to other areas within the development itself can be appropriately managed through operational controls, vibration isolation of equipment where required, and the incorporation of suitable partition and floor/ceiling constructions during detailed design.

Accordingly, significant operational noise or vibration impacts are not anticipated. While no specific noise emission criteria apply, it is recommended that the use and management of these facilities be undertaken in a manner that minimises the potential for noise impacts on surrounding receivers through appropriate operational management and behavioural controls where required.

The NIA has been updated to include this assessment.

RTS Item -

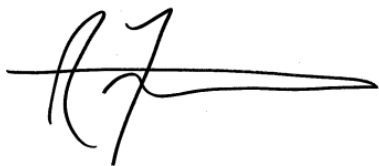
- Dept. of Education
 - *Noise and vibration assessments are to assess construction noise impacts and consider the school as a sensitive receiver.*
 - *If noise and vibration exceedances at the school are identified, mitigation measures should be developed consistent with NSW EPA construction noise guidelines. The mitigation measures should seek to maintain internal noise levels for classrooms required by the department's Educational Facilities Standards and Guidelines (EFSG).*
 - *If necessary, a mitigation measure should also be included to provide periods of respite during the school day to limit impacts to student learning.*

AL Response –

Potential construction noise and vibration impacts at the Macquarie Park Public School under construction have been considered. The school is located over 300 metres from the closest site boundary and 400 metres from the furthest site boundary. The school is separated from the site by existing intervening buildings, which would provide a degree of acoustic screening. The noisiest construction activities are expected to be associated with demolition and excavation works, which would be undertaken at or below ground level and would therefore benefit from additional screening provided by both the surrounding built form and site topography. Given the substantial separation distance, intervening development and the nature of the works, significant construction noise and vibration impacts at the school are not anticipated. Notwithstanding, construction activities would be managed in accordance with the project's Construction Noise and Vibration Management Plan, including the implementation of feasible and reasonable mitigation measures to minimise potential impacts on surrounding sensitive receivers.

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

Yours faithfully,

A handwritten signature in black ink, appearing to be 'R. Ferraro', with a long horizontal line extending to the right.

Acoustic Logic Pty Ltd
Ross Ferraro