

**Project:** Sirius Building, 2-60 Cumberland St, The Rocks **Project No:** 301350202  
**To:** Sirius Developments Pty Ltd, John Green **Date:** 16 February 2020  
**From:** Brandon Notaras

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**RE:** Proposed Precinct Noise Budgets

The purpose of this memorandum is to respond to the submission provided by MOD Urban Pty Ltd in relation to State Significant Development Application – 10384 – 2-60 Cumberland Street, The Rocks – Sirius Site. Specifically, this memorandum responds to the “Acoustics Impacts to the future Sirius Residents” component of the response.

The response states:

*“The Mercantile Hotel has existed for over 100 years, and has a longstanding reputation for playing live music pre Covid 19. As previously outlined, a recent approval has been granted for a new rooftop bar and restaurant, which are permitted to operate up to 10pm in the evening. The owners of the Mercantile Hotel are concerned that future residents may complain in regards to noise and disturbance, and compromise any future ability to operate within the permitted trial periods for hours of operation as per SSD 8665*

*We have reviewed the submitted Noise Impact Assessment prepared by Acoustic Logic and do not consider the assessment has made assumptions for noise related to the approved SSD 8665 for the use of the rooftop for a bar and restaurant both indoors and outdoors. We therefore recommend that the Noise Assessment is updated to consider the future development at the Mercantile Hotel and recommend appropriate mitigation measures. Alternatively, should the proposal be approved then at a minimum the DPIE should impose a condition of consent that requires all bedrooms and living rooms within 100m of the Mercantile Hotel to be provided with windows with acoustic seals, and 13.52mm lam/ 24mm airgap, 13.52mm lam glazing. Such levels of glazing are consistent with the proposed levels of glazing at the interface of the Bradfield Highway where significant noise levels will be experienced.*

*We would also request that external wall construction within 100m of the Mercantile Hotel is consistent with those recommended within the Noise Assessment Report for facades in line with or above the Bradfield Highway.*

*The above-mentioned mitigation measures in our opinion will ensure a mutually satisfactory co-existence between the ongoing use of the hotel and any future residents, and minimise potential noise complaints whilst improving internal amenity to future residents.*

*The following images were taken from the rooftop of the Mercantile Hotel which is the subject of SSD 8665. The photos demonstrate the close interface between the Hotel and the Sirius Building which further demonstrates the need for appropriate acoustic mitigation measures to windows and walls of the Sirius building to ensure appropriate amenity for future residents and minimise opportunity for complaints against the Mercantile Hotel use.”*

Upon reviewing the submission, we make the following comments:

- Their consent conditions for their new rooftop bar dictates the use cannot emit noise at surrounding noise-sensitive receivers (including Sirius) above Background noise + 5dB(A). This must comply when Sirius SOUs windows are open or closed. If the use is operating within their consent, the Sirius glazing design should not have to consider the Mercantile’s noise emissions.
- The incident façade noise levels ( $L_{Aeq,15min}$ ) measured on-site are in excess of the background noise + 5dB(A). This incident façade noise level is the value the proposed development’s façade will be designed to. Given the

Mercantile Hotel should be limiting the noise emissions from their rooftop to an  $L_{A10,15min}$  of background + 5 dB(A) (and the  $L_{A10}$  will typically be higher than the  $L_{Aeq}$  measure of noise emitted) if they are operating within the bounds of their consent, the internal noise criteria proposed for the development should be met.

- The use of the Sirius building is still Residential – when Mercantile obtained consent for the rooftop bar, noise emissions would have been assessed to the LaHC site at the time, and their noise limit requirements should not change based on the proposed Sirius development. This means the use of the building prior to the proposal should be accounted for in any instance.

Based on the comments above, the Sirius Development's façade will be designed and assessed acoustically to ensure the internal noise levels within each of the noise-sensitive spaces are met in accordance with the relevant criteria, under the assumption the Mercantile Hotel operates within the bounds of their consent.

Yours sincerely

**Stantec Australia Pty Ltd**



**Brandon Notaras**  
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