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20240136.5/0808A/R0/WY

8/08/2025

NSW Housing Corporation Pty Ltd

Attn: Charline Song

**2-4 Burleigh St & 20-24 Railway Parade, Burwood - Acoustic Response to Submission**

This letter has been prepared to respond to Department of Planning, Housing and Infrastructure (DPHI) request for information relating to the development application at 2-4 Burleigh St & 20-24 Railway Parade, Burwood (*Ref: SSD-77260958*, dated 20<sup>th</sup> June 2025).

Acoustic Logic (AL) has reviewed the return comments and provides the following clarifications and updates for the documented acoustic concerns in the table below.

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**Table 1 – RtS Table**

Item	DPHI RFI	AL Response
5	Provide an updated NVIA which:	-
	a. Measures and considers impacts to the closest residential tower development receiver at 7-9 Burleigh Street, Burwood.	The residential tower development receiver at 7-9 Burleigh Street, Burwood has been added as an additional receiver within the report (receiver R5).
	b. Identifies the date and time of the noise monitoring, and justifies that the noise levels recorded can be relied upon for the noise assessment.	Noise monitoring was conducted between 13 <sup>th</sup> March and 20 <sup>th</sup> March 2024. This was presented in Appendix A.2.1. The noise levels were recorded over a minimum period of 7 weather unaffected days as required by the NSW EPA NPI 2017 and is therefore considered valid for use.
	c. Clarifies the reference to existing noise levels at the southern façade at section 8.1 noting Figure 1 identifies unattended measurements were only undertaken at the northern and eastern site boundaries.	<p>The noise monitor noted as the eastern site boundary (location 2) was used to provide a façade noise level for the south of the development previously.</p> <p>Additional attended measurements have been undertaken at Burleigh Street and Belmore Street further south to ascertain whether farther traffic noise levels will have an additional effect on southern façade noise levels. Predictions of façade noise levels based on distance correction from road noise sources revealed that noise from local roads is minimal on the southern façade. Appendix A.3.2 has been updated to provide context to the additional measurements.</p> <p>For conservative assessment, the worst 1-hour period of the monitoring period for the day and night noise levels has been adopted for the southern façade based on the noise monitoring data at the south east of the site and attended noise measurements.</p>
	d. Provides updated recommendations, if necessary, noting that the proposed curtain wall external façade appears to be inconsistent with the recommendation at section 9.1.3 that external walls be constructed of precast concrete to ensure internal noise levels.	Section 9.1.3 has been edited to provide more context for curtain wall treatments which are nominated in the glazing section (9.1.1). A 350mm curtain wall zone has been nominated to be further developed with the façade consultant and curtain wall manufacturer at CC stage.
	e. Identifies predicted noise levels from loading dock operations to residential receivers within the development and provides mitigation measures to ensure acceptable noise levels, if required.	Loading dock operations to residential receivers within the development are significantly shielded by the built form of the level 2 podium. Predicted façade noise levels are < 40dB(A) during any given 15-minute period where there is an MRV movement.

Item	DPHI RFI	AL Response
	<p>f. Identifies typical noise levels associated the future commercial/hotel uses (including function rooms, restaurants and the bar) and the amount of mechanical plant identified as needed for the proposal on the architectural plans, and considers impacts to internal and external receivers.</p>	<p>Additional commentary has been provided in Section 11.4 regarding operational noise breakout from internal spaces such as function spaces, restaurants or bars. Impacts to both internal and external receivers can be adequately controlled with the recommended minimum façade glazing build ups and resilient ceiling on level 2.</p> <p>Mechanical noise emissions cannot be adequately reviewed at this stage. Typical recommendations have been amended into Section 11.1 with a detailed review required to be conducted at CC stage.</p>
	<p>g. Considers noise generation impacts to internal and external receivers from the outdoor communal open spaces and outdoor dining/gathering spaces.</p>	<p>For the communal outdoor areas, additional commentary has been provided in Section 11.3</p> <p>For hotel outdoor areas, additional commentary has been provided in Section 11.5. Typically, the operator of the restaurant should provide their own acoustic assessment based on a licensed premise acoustic assessment. Notwithstanding the above, indicative calculations have been made based on reasonable patron numbers at each outdoor space to local receivers. Predictions are within a background + 5dB(A) noise level, which is typically adopted by Liquor &amp; Gaming NSW for assessment of liquor licensed venues.</p>
	<p>h. Provides a ventilation assessment including, if needed, details of alternative ventilation strategies.</p>	<p>Alternative ventilation methodologies will be required for residential units facing Railway Parade and the rail corridor. Section 9.2 has been added to provide detail. Alternative ventilation can be in the form of mechanical treatments, to be iterated during design stage.</p>

Please contact us should you have any further queries.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Weber Yeh', written in a cursive style.

Acoustic Logic Pty Ltd  
Weber Yeh