



ANAVS-ACOUSTIC NOISE & VIBRATION SOLUTIONS P/L

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October 29, 2025

Ms. Edwina Ross
Senior Planning Officer
Key Sites and TOD Assessments
Department of Planning, Housing and Infrastructure

Dear Edwina,

RE: No. 2-6 Pilgrim Ave & No. 11-13 Albert Road, Strathfield

We refer to the raised acoustic matters regarding the proposed development at above address. Listed below are the acoustic concerns as presented to us with our updated response:

- *An acoustic assessment of the proposed development has been previously carried out as part of a previous approved DA by Dural Group (Revised November 29th, 2021). The unattended noise measurements were carried out fronting the Railway line at Point A from 05.11.2020 till 12.11.2020 and facing the existing Service Station, and Raw Square in the line of Site of Albert St at Point B A from 10.06.2021 till 17.06.2021.*
- *On the 5th and 8th of November 2024 (over 4 days), an engineer from this office visited the site and carried out noise measurements to verify the noise results carried out by Dural Group. However, the background noise testing component of the assessment is to be carried out over a minimum of five (5) days as the development is located near a railway line, which can potentially create noise above normal background level.*

As shown on page 13 of ANAVS submitted Acoustic Report, we adopted noise readings in the original approved submission by Dural Group. The 4 days readings ANAVS carried out were only to confirm that previous Noise levels readings are still valid. There was no requirement to even check the validity of those readings as the application was already approved. *The following lists the 4 days Noise readings results carried out by ANAVS compared to the one-week data logging as per approved report by Dural Group dated November 20, 2021.*

Table -1 Daily - Noise Readings Results carried by ANAVS.

| Day | Day LAeq d B(A) | Evening LAeq d B(A) | Night L90 d B(A) |
|---------------------------|--------------------|------------------------|---------------------|
| Day 1- Nov. 5.2024 | 57.7 | 55.8 | 51.3 |
| Day 2 - Nov. 6.2024 | 58.9 | 55.2 | 54.0 |
| Day 3 - Nov. 7.2024 | 60.9 | 58.9 | 53.7 |
| Day 4 - Nov. 8.2024 | 61.2 | 58.9 | 58.1 |
| Arithmetic Average | 59.7 | 57.2 | 54.3 |

Table 2 - Day & Night Noise Readings Results carried by ANAVS.

| <i>Time</i> | <i>L_{Aeq, 15 hr} -Day- dB(A) Arithmetic Average</i> | <i>L_{Aeq, 9hr} -Night- dB(A) Arithmetic Average</i> | <i>L_{Aeq, 15 hr} -Day- dB(A) Logarithmic Average</i> | <i>L_{Aeq, 9hr} -Night- dB(A) Logarithmic Average</i> |
|-------------|--|--|---|---|
| Day 1-Day 4 | 59.3 | 56 | 61.8 | 60.3 |

Table 3 - Day & Night Noise Readings Results as per *Dural Group report dated 29.11.2021*.

| Rail Noise Level | | |
|--------------------------------|---------------------------------|--------------------------------|
| L_{AFmax} (1Hr) | L_{AFeq}(15 hrs) | L_{AFeq}(9 hrs) |
| 76.0 | 62 | 51 |

- *Acoustic report assessing the potential noise impacts during evening hours to the proposed 10:00pm.*

ANAVS Acoustic Report addresses the Internal Noise limits from the railway line during the day and nighttime in accordance with Table 3.1 listed on page 19 of the DEVELOPMENT NEAR RAIL CORRIDORS AND BUSY ROADS – INTERIM GUIDELINE NSW Guidelines (LAeq, 15hr -Day- & LAeq, 9hr -Night-). In order to meet the required internal noise limits, the façade and glazing requirements are presented in Table 5.1 of ANAVS Acoustic Report.

- *It is noted that ANAVS does not appear on the list of members of the Association of Australasian Acoustical Consultants (AAAC). An acoustic report should be prepared by an appropriately qualified acoustic consultant who meets the technical eligibility criteria required for membership of the AAAC and/or holds Member grade of the Australian Acoustical Society (MAAS).*

Moussa Zaioor is a Member of the Australian Acoustical society since 2008. His membership number is 1032. That is provided in the footnote of the cover page of the report.

- *The acoustic assessment must address the following key areas:*
- *Noise intrusion from the adjacent rail line, with reference to compliance with the State Environmental Planning Policy (Infrastructure) 2007.*

The Environmental Planning Policy (Infrastructure) 2007 was superseded in 2021 with The SEPP (Transport & Infrastructure) 2021. ANAVS Acoustic Report was prepared in accordance with Clause 2.100 of the SEPP (Transport & Infrastructure) 2021 that replaced clauses 87 of the SEPP 2007. This is explained on page 9 of ANAVS Acoustic Report.

- *Noise emissions generated by the development, including but not limited to: Mechanical plant (e.g. air conditioning units, roller doors)*
- *Ventilation systems for the underground car park*
- *Noise and vibration impacts associated with demolition and construction activities*

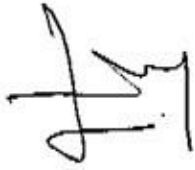
The State Significant Development Application is yet to be approved and there is subsequently no detailed design or specifications for mechanical plans. As per page 28 of ANAVS submitted Acoustic Report, there will be a full acoustic assessment for the mechanical plant once the application is approved and Mechanical plans are prepared. Similarly, ANAVS will be presenting a Construction Noise & Vibration Management plan for the demolition and construction at CC stage.

- *The report must be prepared in accordance with the following relevant guidelines:*
 - *NSW Environment Protection Authority (EPA) Industrial Noise Policy*
 - *NSW Department of Planning and Infrastructure – Development Near Rail Corridors and Busy Roads: Interim Guideline*
 - *NSW EPA Interim Construction Noise Guideline**Compliance with these standards is essential to ensure a robust and reliable assessment of noise impacts and the implementation of appropriate mitigation strategies.*

ANAVS submitted Acoustic Report was prepared according to the above standards. That is well documented in the report.

Should you require further explanations, please do not hesitate to contact us.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'M. Zaioor', written in a cursive style.

M. Zaioor

M.S. Eng'g Sci. (UNSW).

M.I.E.(Aust), CPEng

Australian Acoustical Society (Member - # 1032)