

28 November 2025

Project No.: P00577

Amy Kiely
Project Director
Urban Property Group
Suite 110, Level 1,
180-186 Burwood Road
Burwood NSW 2134



E-LAB Consulting
Level 11, 117 York Street
SYDNEY NSW 2000

Dear Amy,

2 Fitzwilliam St, Parramatta – Response to DPHI RFI

This letter has been prepared on behalf of the UPG Fitzwilliam Pty Ltd (UPG) in response to NSW Department of Planning, Housing and Infrastructure's (DPHI) Response to Submissions (dated 21 October 2025), specifically for comments 12 and 15.

Comments 12 and 15 and E-LAB Consulting's (E-LAB) response are as follows.

Comment 12

Mechanical noise

12. *The EIS states 'The design has not progressed enough for mechanical plant or equipment selections to be made, therefore, during the design development stage of the project, the mitigation measures summarised in Appendix C should be considered when preparing the mechanical services'. Provide a letter from a suitably qualified engineer certifying that the proposed mechanical plant is adequate to serve the development, including confirmation of the size and location of the mechanical plant and potential noise impacts and mitigation measures for future residents.*

E-LAB Response

The latest *Noise and Vibration Impact Assessment* report prepared by E-LAB is revision 007 and dated 16 July 2025. Section 7.7 of this report presents an assessment of mechanical services noise emission and confirms that mechanical services will be capable of complying against the project noise emission criteria.

We believe DPHI's comment may be referring to an outdated report

Comment 15

Internal acoustic environment and natural ventilation

15. *The EIS states 'If the project internal noise limits for windows/doors open is exceeded, alternative means of ventilation is required in accordance with the requirements of the NCC (i.e. alternative ventilation system complying with AS 1668.2 and AS/NZS 3666.1) to the noise-affected spaces.' The Department has reviewed the submitted documentation and notes that internal noise is exceeded, and therefore the Applicant is required to incorporate alternative means of natural ventilation.*

E-LAB Response

Coordination has been undertaken with the services consultant and the design will allow for mechanical ventilation (a system complying with AS 1668.2 and AS/NZS 3666.1) to the noise-affected spaces, being:

- Sleeping areas (i.e. bedrooms) with an incident façade noise level of greater than 55dB(A)_{LAeq,9hour}

- Other habitable areas (i.e. living rooms) with an incident façade noise level of greater than 60dB(A)_{L_{Aeq,15hour}} requirements

The areas requiring this are preliminary and may change as the design develops due to a change in the building form, form of the façade, internal finishes within each of the habitable spaces and location of openings.

This letter shall not be construed as relieving any other party of their responsibility.

If you have any questions, please don't hesitate to contact the undersigned.

Kind Regards,

E-LAB Consulting

A handwritten signature in black ink, appearing to read 'Brandon', written in a cursive style.

Brandon Notaras | Director

Acoustics & Vibration