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SYDNEY 2000 NSW

Attn: Natalie Bocock

5-9 Cowan Road, St Ives - Response to RFI

This letter has been prepared in response to DPHI RFIs dated 27 November 2025.

DPHI Comment*St Ives Shopping Village*

10. As the site is located adjacent to the St Ives Shopping Village with associated potential for acoustic, light and odour impacts to future residents, provide further assessments in relation to:

- *acoustic impacts from the loading dock, commercial vehicles and the substation/plant equipment*

AL Response

A noise monitor was placed to the east boundary of the project site facing the Shopping Village which records noise generated from the operation of the Shopping Village as well as traffic noise from Mona Vale Road. The acoustic design of the building façade, presented in Section 8.2 of the *Noise and Acoustic Impact Assessment*, has already taken the above noise sources into consideration. With complying constructions presented in Section 8.2 adopted, the internal noise levels will be able to comply with project criteria.

DPHI Comment

Residential amenity

11. Demonstrate how natural cross ventilation of the relevant apartments would be maintained if the doors and windows are required to be closed to achieve acoustic privacy due to noise from Mona Vale Road and St Ives Shopping Village.

AL Response

NSW Department of Planning *Developments near Rail Corridors or Busy Roads – Interim Guideline* (DNRCBR) 2008 NSW planning states the following:

"If internal noise levels with windows or doors open exceed the criteria by more than 10 dB(A), the design of the ventilation for these rooms should be such that occupants can leave windows closed, if they so desire, and also to meet the ventilation requirements of the Building Code of Australia."

AL note that:

- This level is a threshold for the consideration of an alternative source of ventilation, rather than a specific or mandatory criteria to be achieved.
- Where the 'windows open' threshold can be achieved, no further consideration of ventilation need be considered.
- Where the 'windows open' threshold is exceeded, then the design of the ventilation for these rooms should be such that the occupants can leave windows closed, if they so desire, and also meet the ventilation requirements of the Building Code of Australia.

With the above being said, a SoundPLAN model has been developed, and results were presented in Appendix C of the *Noise and Acoustic Impact Assessment*. Predicted noise levels show that all apartments in the proposed building will be able to achieve designed internal noise levels with windows or doors open. This has been concluded in Section 8.2.4 of the *Noise and Acoustic Impact Assessment*. As such, natural cross ventilation is unaffected.

DPHI Comment

32. Revise the noise and vibration impact assessment, as it references Architectural Plans prepared by PBD Architects, dated 25 August 2025. However, the architectural plans are dated 16 September 2025.

AL Response

The latest revision of the architectural drawings has now been referenced in the updated *Noise and Vibration Impact Assessment*.

Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Pty Ltd
PeiPei Feng