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24/03/2026

NSW Housing Corporation Pty Ltd

Attn: Joseph Kazzi

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.

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

Table 1 – RtS Table

Item	DPHI RFI	AL Response
5	The revised NVIA advises that unit 1A, 1B and 2A will require windows be closed to achieve internal noise requirements. Provide an alternative ventilation assessment which demonstrates that adequate air flow can be achieved to the apartments for cross ventilation and updated architectural plans reflecting this system on the façade	The proposed alternative ventilation strategy is to provide a plenum to all noise affected apartments (1A, 1B and 2A). All other apartments can rely on open windows or doors for natural ventilation and still achieve internal noise level requirements. The following clarifications and are made: • Predicted façade noise levels at residential units up the tower are between 0-5dB(A) over the noise level that allows for untreated natural ventilation whilst complying with the internal noise requirements of the NSW Department of Planning Development Near Rail Corridors and Busy Roads – Interim Guideline 2009. • From the predicted façade noise level, the natural ventilation plenum is required to provide minimal noise reduction. • A sample calculation using a 900mm x 30mm open area plenum with 25mm thick internal insulation over the interior surface requires a minimum 300mm long acoustically treated natural ventilation plenum to achieve the required internal noise levels. • Final plenum sizing and treatment details are to be reviewed at CC Stage when the design has progressed Section 9.2 of the Noise and Vibration Impact Assessment has been updated to include this information.
6	The NVIA notes that the remaining apartments (Units 2B, 3A and 3B) can achieve internal noise requirements with windows open to 5% of the floor area. Clarify whether cross ventilation can be achieved whilst maintaining this recommendation and if required, consideration of these units in the alternative ventilation assessment and updated architectural plans.	Cross ventilation has no correlation to internal noise levels from natural ventilation and there are no acoustic criteria for cross ventilation. Nevertheless, we provide the following comments: • Natural and natural cross ventilation is achieved where relevant windows are opened by residents within the apartment. • Acoustic compliance is achieved where external windows or doors are opened to 5% of their respective floor areas (BCA definition). • With no acoustic restrictions for natural ventilation on these remaining apartments (Units 2B, 3A and 3B), there are no carry on restrictions to cross ventilation.

Item	DPHI RFI	AL Response
7	In relation to acoustic measures required for the curtain wall:	AL notes that the curtain wall that is nominated is of glazed construction externally with a 350mm curtain wall zone nominated to be further developed with the façade consultant and curtain wall manufacturer at CC stage. The minimum glazing requirement of the curtain wall is as detailed in section 9.1.1, as all external glazing for these levels are inherently part of the curtain wall.
	Section 9.13 of the NVIA advises to review section 9.11 for discussion of the curtain wall however section 9.11 is limited to discussion of windows and door glazing and seal requirements only	Architectural drawing number 43, 44, 44.1 and 44.2 detail specific façade concept sections. These zones are also colour coded on the architectural drawings (15-23) with the same curtain wall glazing legend. Typically, external noise intrusion for a glazed curtain wall is first controlled by a certain thickness of external glazing (e.g. 10.38mm laminated glazing). Noise intrusion calculations were conducted based on full height glazed elements to provide conservative assessment. Areas where internal walls will be built onto the external glazing of the curtain wall (Type E sections in red) can further mitigate noise by using insulation in the stud cavity and an internal wall lining such as with standard plasterboard or fibre cement sheet.
13	Provide consideration of vibration impacts associated with the function room and bar spaces and if required, mitigation measures.	The function room and bar spaces have been designed to be further away from residential and hotel spaces and minimal vibration treatments are expected. Nevertheless, mitigation measures can be provided through underlay treatments or isolated floor systems. AL considers the vibration impact of these spaces to be low risk and can be readily designed for based on project requirements in detailed design stage when the proposed usage and level of activation of the spaces is more clearly defined.

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