

20220030.15/1204A/R2/AW

26/03/2024

Mirvac Retail Sub SPV Pty Limited
Level 28
200 George Street
SYDNEY NSW 2000

Attn: Anne Ng

Harbourside - SSD 49295711 / MOD2 - Acoustic Assessment

This acoustic report has been prepared by Acoustic Logic on behalf of Mirvac Retail Sub SPV Pty Ltd (Mircvac) and is submitted in support of a Section 4.55(2) Modification Application submitted to the Department of Planning, Housing and Infrastructure (DPHI), to modify development consent SSD 49295711 relating to the detailed design, construction, and operation of the new Harbourside mixed-use podium and tower building.

The proposed Modification Application (SSD 49295711 MOD 2) relates to the following:

- Expansion of permissible uses on level 1 to include commercial / event & function spaces;
- Amendments to the design of the ground floor residential and southern commercial lobbies;
- Amendments to level 4 office layout;
- Amendments to level 5 internal pool, external amenities and communal open space;
- Amendments to the general layout of levels 6 – 8;
- Amendments to levels 46 – 49 penthouse and rooftop plant;
- Various amendments to building services, plant, podium rooftop and facades following further design development and coordination; and
- Inclusion of design changes to the Bunn Street through-site link as required by the consent.

For a detailed description of the proposed modifications, please refer to the Modification Report prepared by Ethos Urban.

The majority of changes proposed as part of MOD 2 relate to internal layout modifications, and do not impact noise or vibration impacts either to or from the development.

Incorporation of permissible uses for an event and conference centre (in addition to the previously allowable commercial space) have the potential to generate noise from the development. In particular, patron noise and amplified music may be generated by the use of this space, and so consideration should be given to noise emissions – both to external residents close to the site, as well as future residents within the tower above.

As part of the development application for SSD 49295711 an acoustic report was prepared and submitted. This report developed and specified acoustic criteria for noise impacts to all surrounding residential receivers, which can be summarised as:

- For residents external to the development, implementation of standard NSW Liquor & Gaming noise conditions, which require an assessment of noise compared to the background level in octave bands. Post-midnight, inaudibility is required within habitable spaces of residences.
- For residents within the Harbourside development, an alternative internal noise criteria, developed in line with similar entertainment precincts both within Sydney and globally, has been adopted.

Permissible event and conference uses are proposed across the level 1 floorplate. Whilst façades will be operable at certain locations, the primary use will be internal. This arrangement provides the opportunity to allow for windows to be open during less noise sensitive periods (e.g. day and evening), and closed to provide sound insulation during quieter periods such as night time.

We also note that the proposed operable façade zone faces Darling Harbour, away from nearby residents, which allows for the natural screening of noise afforded by the building form. In addition, retail uses on the ground floor contain external dining areas (typically areas with the highest potential for noise generation), and have been shown to be capable of compliance with the most stringent noise emission criteria for the development up to midnight.

In comparison, use of the event and conference spaces (being primarily located internally) is expected to contribute significantly less to noise emissions from the development. Ultimately, the specific operational parameters of any event and conference use would dictate the level of noise generated – where this is proposed it is recommended that a review of noise emissions and management controls be developed to ensure ongoing compliance with relevant acoustic criteria is maintained. This is likely to include:

- Assessment of patron numbers.
- Consideration of operational hours.
- Specification of amplified noise levels.
- Management controls, such as closure of external windows/doors at certain times of the day, or during specific scenarios.

Based on our review of the proposal, the additional permissible use of the level 1 spaces for event and conference use can be supported acoustically, and standard type mitigation measures would allow for all nominated acoustic criteria to be achieved. This report demonstrates that the above amendments will not give rise to unreasonable environmental impacts from an acoustic perspective.

Please contact us should you have any further queries.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Alex Washer', with a stylized, cursive script.

Acoustic Logic Pty Ltd
Alex Washer