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ATTN: SALLY HSU

1 Alfred Street, Circular Quay - Response to Submission from Jacksons on George

We have reviewed submissions from Jones Lang LaSalle (dated 14 September 2015) and GHM (dated 25 August 2015) with respect to acoustics for the proposed development at 1 Alfred Street, Circular Quay.

The proposed development at 1 Alfred Street which is the subject of the submission consists of:

- The refurbishment (and additions to) the existing commercial tower at the site, and a change in use to residential apartments – Tower A.
- The construction of a new tower to be used for a hotel - Tower B.

Both of the letters relate to the noise from the existing operation of the Jacksons on George development (which lies immediately south of the site), and its potential noise impact on new residential/hotel towers at the 1 Alfred Street site. It is suggested that the proposed new noise sensitive use at 1 Alfred Street (residential/hotel) will generate complaint from future occupants as a result of noise from the ongoing use of Jacksons on George.

Keys areas identified in the letters are:

- Noise from a roof top bar.
- Noise from roof top mechanical plant.
- Noise from patrons exiting the site.
- Noise from the use of a loading dock on Blue Anchor Lane.

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It is the noise impact on the southern façade of Tower A (the westernmost tower, closest to Jacksons on George) which is of greatest concern. Changes in design of the southern façade of this building have been recommended within the submissions.

We note:

- Just because 1 Alfred Street and other development adjoining Jacksons on George are presently used for commercial purpose does not make Jacksons on George exempt from noise emission controls entirely.
- At a minimum, acoustic controls applicable to noise impacts on commercial development must apply to Jacksons on George at present. There is no reason why they would be relaxed.
- If the noise emission controls *where commercial developments are the noise recipients* which are adopted by the City of Sydney Council are applied to Jacksons on George, the following acoustic guidelines would result:
 - For plant/equipment noise - Equipment noise would not be permitted to exceed 65dB(A) at a commercial property boundary (which is consistent with the EPA Industrial Noise Policy, which is the noise emission control adopted by the City of Sydney for equipment noise).
 - For patron/music noise - Noise from licenced premises would not be permitted to exceed background noise levels by more than 3dB *inside* a nearby commercial building (as per City of Sydney standard condition of consent 67). With respect to this condition, we note:
 - Typically, in order to ensure that a “background+3dB” noise level is achieved *inside* a development, it is also necessary that a “background+3dB” noise level is achieved *outside* the development (ie – if a compliant noise level is achieved outside the building façade, it will also be achieved inside the development).
 - Background noise levels at the site were presented in the Acoustic Logic reports, and had been measured to be 61dB(A)_{L90}. If the City of Sydney standard conditions of consent are then applied with respect to noise impacts on commercial properties, the permissible noise emissions from the Jacksons on George would be approximately 64dB(A) as measured outside the proposed building façade at 1 Alfred Street.
- In either case, regardless of whether the site is approved for residential use, there is a noise emission control that must be applicable to the existing operation of Jacksons on George which limits noise generation to approximately 64-65dB(A) at nearby development.

Then, on review of the acoustic reports we note:

- Background noise levels at the site were measured to be 61dB(A)_{L90} at night time. If noise from Jacksons on George is limited to 64-65dB(A), noise levels will be no more than 3-4dB(A) above background levels on the balconies of the residences. Typically, in the assessment of noise impacts, if a noise source is no more than 5dB(A) above background levels, the noise is not considered overly intrusive.
- Further, we note that all windows to bedrooms or living rooms in Towers A and B have been recommended to incorporate upgraded glazing (10.38mm thick laminated glass at a minimum). With the upgraded glazing as specified, noise levels within internal areas will be less than 40dB(A)_{L_{eq}} as a result of any compliant external noise source. This is compliant with AS2107

recommended noise levels for living/sleeping areas and therefore will provide suitable amenity for new occupants.

Significant levels of acoustic treatment have been recommended by Acoustic Logic to the building façade of the two residential/hotel towers proposed at 1 Alfred Street, Circular Quay. Provided that noise emissions from the Jacksons on George site are compliant with relevant acoustic guidelines with respect to noise impacts on commercial development (which it must already be, given the Jacksons on George site is bounded on three sides by commercial development), then the proposed building upgrades to be incorporate will be sufficient to protect the amenity of future occupants following the proposed change in use to residential/hotel.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'T. Taylor', is positioned above the typed name.

Acoustic Logic Consultancy Pty Ltd
Thomas Taylor