

06th December 2019

Enquiries: Olivier Gaussen
Project No: 29212

Pontiac Land Group
c/o Essence Project Management
Level 17, Australia Square
Sydney NSW 2000

Attention: Kylie Chu

Dear Kylie,

RE: Sandstone Precinct Education Building – Draft acoustic statement for MOD7

The following statement provides the conclusion of the acoustic assessment for MOD7 application for the Sandstone Precinct project.

This statement has been structured as follows. The first section sets out the relevant approval history of the project and the scope of the present statement. The remaining sections discuss, in turn, how the design items of the modified scheme would be material to compliance with the applicable acoustic issues.

Approval History and Scope

Approval for the Sandstone Precinct project was sought under application SSD 7484 to the Minister for Planning. The application has been approved on 24th April 2018. The current MOD7 application is made with respect to the modified scheme.

The total scope for the Sandstone Precinct includes both Lands and Education Building located on Bridge Street, Sydney NSW 2000. However, the scope of the present application under section 4.55 of EP&A Act, pertains solely to the Education Building, which cited hereby as “the subject building”.

The site of the new works at the Education Building is located at 35-39 Bridge Street, Sydney NSW 2000. The scope of the new works at the Education Building is for the adaptive reuse of the existing building into, a hotel facility.

The present MOD7 application is made with respect to the modified scheme as showed in the following architectural drawings by Webber Australia:

- SP-DA-G-2499, revision 08, dated 30/09/2019
- SP-DA-G-2500, revision 08, dated 30/09/2019
- SP-DA-G-2501, revision 06, dated 30/09/2019
- SP-DA-G-2502, revision 06, dated 30/09/2019
- SP-DA-G-2503, revision 06, dated 30/09/2019
- SP-DA-G-2504, revision 06, dated 30/09/2019
- SP-DA-G-2505, revision 07, dated 30/09/2019
- SP-DA-G-2506, revision 06, dated 30/09/2019
- SP-DA-G-2507, revision 06, dated 30/09/2019
- SP-DA-G-2508, revision 06, dated 30/09/2019
- SP-DA-G-2509, revision 06, dated 30/09/2019
- SP-DA-G-2510, revision 05, dated 30/09/2019
- SP-DA-G-3200, revision 06, dated 11/09/2019
- SP-DA-G-3202, revision 06, dated 11/09/2019
- SP-DA-G-3203, revision 07, dated 30/09/2019
- SP-DA-G-3205, revision 07, dated 30/09/2019

- SP-DA-G-3210, revision 06, dated 30/09/2019
- SP-DA-G-3500, revision 05, dated 11/09/2019
- SP-DA-G-3502, revision 06, dated 30/09/2019
- SP-DA-G-4103, revision 04, dated 30/09/2019
- SP-DA-G-4106, revision 01, dated 11/09/2019
- SP-DA-G-6000, revision 06, dated 11/09/2019

This statement has been prepared with respect to compliance with the following guidelines:

- The Building Code of Australia, Part F.5
- City of Sydney Development Control Plan (DCP), 2012
- City of Sydney Standard Conditions of Development Consent, 2012
- NSW Environment Protection Authority (EPA) Industrial Noise Policy, 2000 (INP 2000)
- NSW Road Noise Policy, 2011 (RNP 2011)
- AS/NZS 2107:2016: "Acoustics – Recommended design sound levels and reverberation times for building interiors"
- AS 2021:2000: "Acoustics – Aircraft noise intrusion – Building siting and construction"
- NSW Environment Protection Authority (EPA) Interim Construction Noise Guideline (ICNG July 2009).
- The Clients Architecture & Interior Module
- WGE Building Service Brief for The Sandstone Buildings, Sydney revision 09, dated 13th March 2017.

Provision of a total 192 sole-occupancy units

The modified scheme will contain a total of 192 hotel sole-occupancy units (SOUs). The reduction in the total quantity of SOUs from the previous scheme is not expected to have any significant impact on the acoustic compliance of the project with the quoted guidelines and regulations.

Introduction of sole-occupancy units to the lower ground

The modified scheme will contain 5 additional hotel sole-occupancy units (SOUs) in the lower ground level of the Education Building. These rooms will be subject to a considerably high traffic noise. Therefore, in order to achieve the compliance with the City of Sydney DCP 2012, NSW RNP 2011, AS/NZS 2107:2016, and the project specific design criteria outlined on WGE Building Service Brief for The Sandstone Buildings, Sydney revision 09, dated 13th March 2017, the following acoustic recommendations have been made for the design of the façade:

- The secondary glazing system to the existing windows shall be made to achieve a min. Rw44, which can be achieved by using a double-glazed system.
- The façade shall be completely sealed at all times.
- It is not feasible for these rooms and The Education Building in general to have a natural ventilation scheme and achieving the internal noise criteria without either penetrating through the heritage fabric of the façade (sandstone) or utilizing significant portion of the existing heritage windows.

Remaining design modifications

The present application will include various other design modification in addition to those previously discussed. The majority of other design modifications will have no significant impact on acoustic compliance of the project. Any further modifications that may have impact on the acoustic compliances will be addressed during the design development of the project in order to achieve acoustic compliance prior to the occupation certificate.

Conclusion

In accordance with our review on the modified scheme, it is in our opinion that the current scheme will be capable of achieving compliances with all applicable acoustic codes.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Olivier Gaussen', with a stylized flourish at the end.

Olivier Gaussen

for **Wood & Grieve Engineers** now part of **Stantec**