

27 June 2018

TH297-04F04 s4.55 Letter (r4)

Annie So

Mirvac

Dear Annie,

2 Figtree Drive, Sydney Olympic Park - Review of s4.55 Drawings

Renzo Tonin & Associates have reviewed the s4.55 architectural plans for SOP 53 - 2 Figtree Drive, Sydney Olympic Park, dated the 16th of May 2018.

The s4.55 scheme has 698 apartments in total, against 705 in the Development Application scheme. Despite the small change in the apartments numbers and apartment mix, the acoustic criteria and treatments from the Acoustic Assessment for Development Application report, Reference: TH297-02F04 New Scheme Acoustic Assessment for DA (r2), Dated: 20 September 2016, remain valid.

The usage modes for the Level 9 Community Centre (comprising games room, reading space, dining room, leasing office, media theatre, lounge and associated amenities and outdoor terraces) will be subject to review by the future executive committee. It is proposed that the Community Centre could be used 24 hours a day, based on a booking system with managers/security on-site at all times (those managers/security may not be located within the Community Centre, but within the building overall). The total capacity of the Community Centre is 82, spread across all areas. In consideration of noise impacts to nearby apartments, the following preliminary management controls are recommended, and these shall be reviewed by the executive committee on a regular basis, based on feedback from the adjacent residents and the strata body:

- All residents of the building and adjacent buildings on site are to be provided with contact details for management/security, so that they may report unruly behaviour should it occur.
- At all times, the patron behaviour shall be managed by the event hosts. In the event of unruly behaviour, the on-site managers/security may cancel the booking (and future bookings) without prior warning and clear the area.
- A 40mm solid core timber door with full perimeter acoustic seals is to be installed at a suitable location within the corridor between the leasing office and the lifts. This is to be closed from 6pm daily, to mitigate noise from the use of the Community Centre to the other apartments on Level 9.
- Signs shall be installed at the Community Centre exit reminding patrons to be mindful of the adjacent residents, particularly when departing via the lift.

- Internal areas
 - Day-time (8am -6pm): Up to 82 patrons, evenly distributed over the Centre (including external areas). Music noise in the lounge and shared dining to be limited to light background music only.
 - Evening (6pm - 10pm): Up to 82 patrons, distributed over the Centre. External doors and windows to be closed, except for entrance/egress. Music limited to light background music only;
 - Night (10pm - 8am): Up to 82 patrons, evenly distributed over the Centre. Lounge and dining music limited to light background music only (nominally 65dB(A) $L_{eq(15min)}$ Sound Pressure Level in the room). External doors and windows to be closed at all times (no access to the terraces overnight). Media Centre and Games room patrons are to use headphones between 10pm and 8am.
- External areas:
 - No music shall be played externally at any time;
 - Day-time (8am -6pm): Terrace areas to be utilised in accordance with the current management controls;
 - Evening (6pm - 10pm): Patron numbers limited to 10 patrons on each of the Eastern and Western external terraces at any time. Access doors to be closed at all times, except where required for entrance/egress;
 - Night (10pm - 8am): External terraces not to be used after 10pm or before 8am;
- Management controls are to be reviewed by the executive committee after the first 6 and 12 months of operation, to ensure amenity of the adjacent residential receivers is being maintained, with management controls amended/adjusted as required.

Regards,



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