

20250654.1/0406A/R0/PF

4/06/2026

Prosper 5-9 Cowan Road St Ives Pty Ltd  
L9, 100 William St  
SYDNEY 2000 NSW

Attn: Natalie Bocock

**5-9 Cowan Road, St Ives - Response to RFI**

This letter has been prepared in response to DPHI RFIs dated 2 June 2026.

**DPHI Comment***Acoustics and cross ventilation*

3. Consider how natural cross ventilation can be achieved for all apartments noting the site is located close to Mona Vale Road and will be impacted by traffic noise. This must include consideration of the provisions of the Development near rail corridors and busy roads – Interim Guidelines and address alternative ventilation methods for apartments that exceed 10 dB(A) above the assessment criteria. Details must be provided on which apartments will require alternative ventilation methods in order to achieve the internal noise criteria and how this will be achieved.

**AL Response**

NSW Department of Planning *Developments near Rail Corridors or Busy Roads – Interim Guideline* (DNRCBR) 2008 NSW planning states the following:

*"If internal noise levels with windows or doors open exceed the criteria by more than 10 dB(A), the design of the ventilation for these rooms should be such that occupants can leave windows closed, if they so desire, and also to meet the ventilation requirements of the Building Code of Australia."*

AL note that:

- This level is a threshold for the consideration of an alternative source of ventilation, rather than a specific or mandatory criteria to be achieved.
- Where the 'windows open' threshold can be achieved, no further consideration of alternative ventilation need be considered.

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**SYDNEY**  
9 Sarah St  
MASCOT NSW 2020  
(02) 8339 8000ABN 98 145 324 714  
[www.acousticlogic.com.au](http://www.acousticlogic.com.au)

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- Where the 'windows open' threshold is exceeded, then the design of the ventilation for these rooms should be such that the occupants can leave windows closed, if they so desire, and also meet the ventilation requirements of the Building Code of Australia.

With the above being said, a SoundPLAN model has been developed, and results were presented in Appendix C of the *Noise and Acoustic Impact Assessment*. Predicted noise levels show that:

- Unit L6-02 and unit L7-01 living rooms will not be able to achieve designed internal noise levels with windows or doors open.
- All other units will be able to achieve designed internal noise levels with windows or doors open.

Mechanical ventilation will be adopted for the above two units. Proposed mechanical system will be acoustically designed so that internal noise levels within apartments are appropriate, and any external noise emissions to surrounding noise sensitive receivers is within the noise emission requirements. Detail assessment shall be conducted during CC stage when fan locations and selections are known.

#### **DPHI Comment**

*4. Amend the NVIA to identify the correct number of apartments proposed and ensure the latest set of architectural plans are reviewed and referenced.*

#### **AL Response**

*Noise and Vibration Impact Assessment (Ref: 20250654.1/0406A/R3/PF, dated 4/6/2026)* has been updated based on the latest set of architectural plans prepared by pbd architects (issue 04, dated 9/4/2026). Soundplan model has been updated to incorporate the latest design. Correct number of apartments have been referenced.

Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Pty Ltd  
PeiPei Feng