

Andy Nixey
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Level 3, Maritime Centre
91 Foreshore Road
Port Kembla NSW 2505 Australia
T +61 2 4275 0700
E enquiries@nswports.com.au
W nswports.com.au

2 July 2024

Dear Mr Nixey,

Re: Development Application SSD-67895459 for shoptop housing with infill affordable housing at 106 and 120-122 Smith Street and 3a Charlotte Street, Wollongong

Thank you for providing NSW Ports with the opportunity to comment on State Significant Development Application SSD-67895459 for shoptop housing with infill affordable housing at 106 and 120-122 Smith Street and 3a Charlotte Street, Wollongong. NSW Ports has reviewed the documentation submitted with the development application and requests that further consideration be given to the below matters in relation to the proposed development.

NSW Ports is the custodian of four major infrastructure assets including Port Kembla. The subject site is located adjacent to the Illawarra freight rail line which provides a direct freight rail connection between Port Kembla and Sydney.

Rail Noise and Vibration

There is potential for future occupants of the development to encounter rail-related noise and vibration from the rail corridor, including from freight rail movements, including movements destined to or from Port Kembla. Rail noise and vibration can affect residential amenity and comfort and should be addressed early in the development process.

The Acoustic Report prepared by PWNA dated 5th April 2024 submitted with the State Significant Development Application references the Department of Planning, Housing and Infrastructure document *Development Near Rail Corridor and Busy Roads – Interim Guideline (DNRCBR)*.

Considering those guidelines, the Acoustic Report assesses the vibration impacts of the adjacent railway corridor and recommends the below Vibration Dose Values (VDV):

Table 6-2 Calculated VDV

Location	Period	Criteria VDV m/s ^{1.75}	Calculated VDV m/s ^{1.75}
Future Residential Dwellings	Daytime	0.20	<0.01
	Night-Time	0.13	<0.02

NSW Ports requests that the Department of Planning Housing and Infrastructure impose the above Calculated VDV as a condition of project approval so as to ensure the development achieves compliance with *Development Near Rail Corridor and Busy Roads – Interim Guideline (DNRCBR)*.

The Acoustic Report also recommends a number of acoustic proofing building elements to be incorporated into the construction of the building. Specifically, the Acoustic Report states the following regarding roof and ceiling constructions:

The required external roof and ceiling constructions for the project are required to include the following:

- Concrete external roof construction – no additional acoustic treatments required.
- Metal Deck of tiled room construction
 - Bedrooms – external roof, 1x 13mm plasterboard ceilings and insulation in the ceiling cavity.
 - Living Rooms – external roof, 1x 13mm plasterboard ceilings and insulation in the ceiling cavity.

The Acoustic Report also makes the following recommendations for the external façade glass elements:

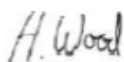
The recommended acoustic constructions to the buildings external façade glass elements are detailed in the table below to ensure the recommended internal noise levels detailed above are achieved, with the façade building openings closed.

Building	Façade Orientation	Room Type	Recommended Glass Construction	Minimum Façade Acoustic Performance ¹
Stage 1	All façade orientations	Bedrooms	6.38mm Laminated	Rw 30
		Living Rooms	6.38mm Laminated	Rw 30
		Wet areas	6.38mm Laminated	Rw 30
		Commercial areas	6.38mm Laminated	Rw 30
Note 1: The acoustic performance of the external façade includes the installed glazing and frame including (but not limited to) the façade systems seals and frame. All external glazing systems are required to be installed using acoustic bulb seals.				

NSW Ports requests that the Department of Planning Housing and Infrastructure impose the above as conditions of the project approval so as to ensure the development achieves compliance with the applicable Design Sound Level Maximums, the document *Development Near Rail Corridor and Busy Roads – Interim Guideline (DNRCBR)*, Australian Standards and Building Code of Australia provisions.

If you wish to discuss with submission further, please do not hesitate to contact Hamish Wood, Planning Officer, on (02) 9316 1130 or at hamish.wood@nswports.com.au.

Yours sincerely,



Hamish Wood
Planning Officer