

27 August 2013

Ref: 1557-LTR01.01

Moore Theological College
1 King Street
Newtown NSW 2042

Attention: Ms Tina Tang

Dear Tina,

**Re: Major Project Assessment: Stage 1 Resource and Research Centre Project Application (MP 09_007)
Acoustic implications for new changes on the redevelopment to be submitted as a Part 75W**

Moore Theological College propose to revise the application to the Department of Planning (DoP) for the Major Project Assessment of MP_0007.

The following documentation has been reviewed:

- Acoustic amenity report for concept plan revision C by Acoustic Studio, dated September 2009 (concept plan acoustic report)
- Project application acoustic report for library building revision C by Acoustic Studio, dated October 2009 (library acoustic report)
- Construction noise and vibration management plan revision B by Acoustic Studio, dated September 2009 (CNVMP)
- The following architectural drawings dated 23 August 2013: S75W-0000-P1, S75W-1000-P1, S75@-1001-P3, S75W-1100-P2, S75W-2001-P3, S75W-2100-P3, S75W-2101-P3, S75-2102-P3, S75W-2103-P3, S75W-2104-P3, S75W-2105-P3, S75W-2106-P3, S75-2107-P3, S75W-2120-P3, S75-2800-P3, S75W-3100-P5, S75W-3101-P5, S75W-3200-P3, S75W-3300-P2, S75W-3301-P1, S75W-3302-P1, S75W-3800-P2, S75W-3801-P2, S75W-3802-P2
- Documentation related to the project exhibition located on the Department of Planning's website for Major projects: MP 09_0005 Concept Plan – Moore Theological College and MP 09_0007 Stage 1 Application Library Building and MP
- Director General Requirements S09/00060 dated 4 February 2009
- Director General's Report dated November 2010
- Concept Plan Instrument of Approval dated 27 November 2010
- Stage 1 Instrument of Approval dated 27 November 2010

Appendix A presents a schedule outlining building changes which may require acoustic considerations from the original scheme which was approved in November 2010. Unless stated in Appendix A, the Acoustic Studio reports remain unchanged.

Additionally, the Project Approval – Section 75J of the Environmental Planning & Assessment Act 1979, Application number MP 09_0007 – Moore Theological College dated 27 November 2010 requires the acoustic requirements summarized in Appendix B.

The following items have been identified and may require change as part of the Section 75W:

- It has been identified that an acoustic assessment for the building façade noise control will take place during the detail design phase of the project. It should be noted that an R_w of 45 for the façade may be unnecessary and a custom solution is to be provided.
- Noise and vibration monitoring during the whole construction process is not likely to be necessary and should be only during noisy and vibration intensive activities. The proposed construction noise and vibration monitoring proposed in section 4.5 of the CNVMP should be implemented by the contractor. The CNVMP does not require that noise and vibration be monitored throughout the demolition and construction period.

Please do not hesitate in contacting the undersigned with any further questions.

Yours Sincerely,

On behalf of Inhabit Australasia Pty Ltd.

Tom Candalepas

Associate



Appendix A – Acoustic implications for new changes on the redevelopment to be submitted as a Part 75W

Description of change	Acoustic implication
Level of building reduced in height to 6 above ground levels and one basement level has been removed	No adverse acoustic impact
Basement 2 (Plant room) has been relocated	Considering that mechanical detailed design has not been completed, noise limits presented in Section 5 Of the Acoustic Studio concept plan report ¹ will need to be complied with
Noise emission limits from site	Noise limits set in the Section 5 of the Acoustic Studio concept plan report ¹ still apply
Residential apartments have been removed	BCA compliance no longer necessary The ECRTN referred to in section 6.2 of the Acoustic Studio concept plan report¹ has been superseded by the NSW Road Noise Policy (RNP). In reference to external and internal noise levels, these documents are identical. The Acoustic Studio concept plan report¹ refers to the use of AS2107:2000 for the assessment of internal noise levels, which will still apply
Building façade noise control	The Acoustic Studio library report in Section 7.2 refers to the control of external noise with the use of a system that provides a combined façade performance of R_w 45. Due to the low frequency nature of traffic noise, an R_w does NOT provide an accurate representation of the actual reduction achieved. It is proposed that during the detailed design phase of the project each space is assessed separately. The façade system will then be engineered based on the visual consistency, shading and glazing thicknesses
Construction noise and vibration management plan	CNVMP prepared by Acoustic Studio requires no change

¹It should be noted that these criteria have been replicated in the Acoustic Studio library report



Appendix B – Moore Theological College Project Approvals

Project Approval Clause	Clause	Action required
Part D – During construction		
D1 – During Construction	Hours of excavation and work on the development must be as follows: a) All works to be carried out between i. 7 am and 6 pm on Mondays to Fridays ii. 8 am and 1 pm on Saturdays iii. No work to be carried out on Saturdays b) Works may be undertaken outside these hours where: i. The delivery of material is required outside these hours by the Police or other authorities ii. Emergency purposes to avoid loss of life, damage to property and to prevent environmental harm iii. The work is approved by the Director General or his nominee	Compliance with CNVMP is sufficient
D5 – Noise Control	All work, including excavation and construction work must comply with the AS2436.	Compliance with CNVMP is sufficient
D6 – Noise Control	Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residences or businesses and the relevant provisions of the Protection of the Environment Operations Act 1997 must be satisfied at all times	Compliance with CNVMP is sufficient
Part E – Prior to issue of Occupation Certificate(s) / Prior to Operations		
E5 – Noise Control	Prior to the issue of a relevant Occupation Certificate for the building a statement of compliance is required to be submitted to the Certifying Authority for approval confirming that the building meets the requirements of AS/NZS2107:2000	Must be completed
E6 – Noise Control	Prior to the issue of a relevant Occupation Certificate a statement from an accredited acoustic consultant certifying that the recommendations detailed in the report by Acoustic Studio and dated September 2009 are suitably incorporated, and the noise criteria in the subject report have been met shall be submitted to the satisfaction of the Certifying Authority.	Must be completed
E7 – Noise Control	Prior to a relevant Occupation Certificate for the building a report is to be prepared by a qualified acoustic engineer and submitted to the Certifying Authority confirming that the installation and performance of the mechanical systems complies with: a) The acoustic Amenity Report for Concept Plan prepared by Acoustic Studio, dated September 2009 b) Building Code of Australia c) AS1668 and other relevant codes d) The project approval and any relevant modifications e) Any dispensation granted by the NSW Fire Brigade	Must be completed



Appendix B cont ...

Part F – During Operations		
F4 – Noise Control - Operational	<i>The use of the premises shall not cause a nuisance, or offensive noise as defined in the Protection of the Environment Operations Act 1997, to adjoining properties or the public.</i>	Compliance with Acoustic Studio concept plans and library reports
F5 – Noise Control – Plant and Machinery	<i>Noise associated with the operations of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:</i> <i>a) Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997, to any place of different occupancy</i> <i>b) A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5 dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The sources noise level must be assessed as a LAeq, 15 minute.</i> <i>c) Notwithstanding compliance with above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7 am.</i>	Compliance with Acoustic Studio concept plans and library reports
Proponents Statement of Commitments		
6.3 Construction Management	<i>Construction management plan is required by the contractor. The management plan should reference the CNVMP by Acoustic Studio which provides all necessary information</i> <i>Noise and vibration associated with the construction work will be monitored throughout the demolition and construction period and additional controls implemented if appropriate</i>	CNVMP should provide sufficient information This may NOT be necessary throughout the whole period of demolition and construction. Monitoring would be undertaken by the contractor and dependant on the activity. For instance, vibration monitoring is not likely to be necessary during the fitout stages of construction.

