

MANAGING DIRECTORS

MATTHEW PALAVIDIS
VICTOR FATTORETTO

DIRECTORS

MATTHEW SHIELDS
BEN WHITE



20150160.1/0703A/R0/BW

07/03/2016

Platinum Restaurant Group

Email: ys@jprra.com.au

ATTN: YOGESH SANE

175 Cleveland Street, Redfern - Response to Council Comments

This report details the response from council regarding the noise impact assessment conducted for the 175 Cleveland Street, Redfern. The review is based on the DA Acoustic Assessment (REF: 20150160.1/0107A/R0/JL) and councils comments as received and discussed below:

Noise and Vibration

City staff have reviewed the submitted acoustic report and note that the consultant has undertaken unattended long-term noise monitoring to establish background noise levels. However, concern is raised because the siting of the monitor (on Cleveland Street) for the purposes establishing background noise levels is not ideal and may result in background noise levels appearing greater than they actually are.

It is also noted that the development is subject to SEPP (Infrastructure) 2007 (ISEPP) for development along busy roads, due to Cleveland Street being identified as a classified road. In this regard the consent authority should not grant consent to the development unless it is satisfied that the L_{Aeq} levels provided in Clause 102 (3) of the ISEPP will not be exceeded.

As detailed in Section 4.1.2 of the DA Acoustic Assessment report the SEPP criteria have been assessed and the recommended treatments are those required to ensure the relevant noise level criteria will be achieved.

SYDNEY

A: 9 Sarah St Mascot NSW 2020

T: (02) 8339 8000

F: (02) 8338 8399

SYDNEY MELBOURNE BRISBANE CANBERRA

LONDON DUBAI SINGAPORE GREECE

www.acousticlogic.com.au

ABN: 11 068 954 343

The information in this document is the property of Acoustic Logic Consultancy Pty Ltd ABN 11 068 954 343 and shall be returned on demand. It is issued on the condition that, except with our written permission, it must not be reproduced, copied or communicated to any other party nor be used for any purpose other than that stated in particular enquiry, order or contract with which it is issued.

I:\Jobs\2015\20150160\20150160.1\20160307BWa_R0_Response to Council Comments.doc

Additionally an above-ground passenger rail corridor runs within approximately 50 metres of the development. The upper residential units may be impacted by rail movements, particularly during the night time periods. It is noted from satellite photos that roof top mechanical plant is located on the neighbouring YHA premises (179 Cleveland Street) which may impact future residents overlooking the YHA. City staff are concerned that the acoustic consultant has not considered noise impacts from train movements and any mechanical plant on the future upper level residential apartments. It is therefore recommended that the consent authority should request further acoustic analysis in the form of a written report including the following scope of work:

1) Additional long term rating background noise levels to be established at the southern end of the subject site in accordance with the NSW EPA Industrial Noise Policy for assessment of future impact against the City's Standard Conditions of consent. The consultant is to review the remainder of the surrounding land uses and ensure that there is unattended monitoring data to describe the existing low level noise environment against the above performance parameters.

The report includes a period of 1 weeks logging as detailed in Section 4.2 of the report (and recorded 8 days of logging included in Appendix) which has been conducted in compliance with the requirements of the EPA (including exclusion of periods of inclement weather) and is included in the Appendix of the report.

Additionally short term attended noise level measurements are included in Section 4.2 Table 3 of the report to assess localised noise impacts and ensure suitable treatments have been specified for all surrounding noise sources.

(a) A minimum of seven days long-term unattended noise monitoring is to be conducted in complete accordance with the NSW EPA Industrial Noise Policy (INP), being unaffected by extraneous noise and weather data to within the limits described by the Industrial Noise Policy. The following additional requirements are to be adhered to:

The report includes a period of 1 weeks logging as detailed in Section 4.2 of the report (and recorded 8 days of logging included in Appendix) which has been conducted in compliance with the requirements of the EPA (including exclusion of periods of inclement weather) and is included in the Appendix of the report.

(i) The location of the noise monitor is to be photographed and documented for the record.

The request of council for the logger to be photographed is not a requirement of the EPA and is not a requirement previously received from council for the numerous reports previously undertaken by Acoustic Logic Consultancy and approved by council. The logger position is located in figure 1 of the report and detailed in Section 4.2 of the report.

Obvious of photo of the logger cannot be provided retrospectively.

(ii) A suite of baseline environmental noise statistics are to be reported, inclusive RBLA₉₀ (both broadband and equivalent 1/1 octave band spectra), Period LA_{eq} and repeatable highest LA_{eq} 1 hr levels.

The requested 1/1 octave noise levels are included in the report, See section 5.1, which includes the requested broad band level and Section 5.2 for the requested 1/1 octave background noise levels.

(iii) The consultant is to undertake a series of attended measurements at varying elevations to account for the general elevated levels of road traffic, train and commercial noise in the area from medium distance sources. The consultant is to 11 consider the potential impacts from train movements on western facing residences, as well as account for noise generated from any roof top mechanical plant.

The consultant is to report on whether the unattended data is adequate to represent this impact with justification or undertake and report on further unattended monitoring as they see fit.

The report includes a period of 1 weeks logging as detailed in Section 4.2 of the report (and recorded 8 days of logging included in Appendix) which has been conducted in compliance with the requirements of the EPA (including exclusion of periods of inclement weather) and is included in the Appendix of the report.

Additionally short term attended noise level measurements are included in Section 4.2 Table 3 of the report to assess localised noise impacts and ensure suitable treatments have been specified for all surrounding noise sources.

The request from council is already included in the report, See figure 1 for the locations and section 4.2 for recorded noise levels. The assessor has clearly not read the report.

(b) The data obtained from the seven days unattended noise monitoring is to be analysed and reported on and must comply with the requirements of (i), (iii), (iv) above in addition to the following:

(i) The following noise metrics will be reported on in accordance with the NSW Road Noise Policy and AS1055:

a. $L_{A_{Max}}$ day 15 hour and $L_{A_{Max}}$ Night 9 hour,

b. $L_{A_{eq}}$ day 15 hour and $L_{A_{eq}}$ Night 9 hour,

c. A suite of noise statistics.

d. The consultant will provide distance corrections of the noise impact to the relevant levels of the building façade accounting for distance attenuation and façade exposure.

The report already includes the information requested by council within sections 4 and 5 of the report and the included noise logger data (including the appendix), recorded noise levels are presented in Sections 4.2 and 5.2 of the report.

The written report should also include the following:

(a) The worst case repeatable L_{Aeq} 1 hour noise levels and L_{AMax} / L_{A1} sleep disturbance levels and any other environmental noise impact as associated with the use or the surrounding environment are to be reviewed to the satisfaction of the consultant. Following this, the consultant is to document relevant noise impacts to adequately describe the noise impact across the facades of the building for noise performance planning purposes and for review in the written report.

The DA Acoustic Assessment report includes the required $Leq(t)$ to comply with the City of Sydney council DCP, SEPP and AS2107:2000 requirements, as previously requested by the council as the required documents for compliance with.

The L_{max} and L_1 noise level are not relevant acoustic descriptors to comply with the standards and criteria (as identified by council) and the requested information is irrelevant.

(b) The relevant design criteria in accordance with the use of the internal spaces will be reviewed and documented with regard the building façade, level, and space. The criteria will be determined in accordance with Sydney Development Control Plan 2012.

Note: For satisfaction of C101 in a commercial space, the design requirement will be that the worst repeatable L_{Aeq} (1hour) achieves compliance with the relevant satisfactory level in AS2107.

The requested information is include in the DA Acoustic Assessment, including Section 4.1.4 which includes the required noise level criteria for retail areas. AS2107:2000 does not required retail/commercial areas to be assessed as a 1 hour L_{Aeq} , however the selected criteria includes the period as requested by council.

(c) Noise performance reduction requirements of the composite façade construction are to be reviewed and determined from the levels outlined as per (a) and (b) above. This is to be documented in the written report.

Section 4.3.1 of the DA Acoustic Assessment details the required glazing performance criteria. Section 4.3.2 to 4.3.4 details the required constructions all elements of the building to ensure the relevant noise level criteria are achieved.

**Note: "Suitably qualified acoustic consultant" means a consultant who possesses the qualifications to render them eligible for membership of the 12 Australian Acoustics Society, Institution of Engineers Australia or the Association of Australian Acoustic Consultants at the grade of member.*

Acoustic Logic Consultancy is compliant with the council request and council is well aware of this. It is noted that not only does Acoustic Logic Consultancy submit reports to council which have approved, but council employs Acoustic Logic Consultancy to work on their projects.

The responses from council are very confusing as the report includes the information which council has requested. The responses from council strongly indicate that our report has not been read and that the assessor is not technically capable to comment on the relevant standards.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,

A handwritten signature in dark ink that reads "B.G. White." The signature is written in a cursive, slightly slanted style.

Acoustic Logic Consultancy Pty Ltd
Ben White