

MANAGING DIRECTORS

MATTHEW PALAVIDIS
VICTOR FATTORETTO

DIRECTORS

MATTHEW SHIELDS
BEN WHITE



20131047.1/2208A/R1/BW

22/08/2014

Central Park JV No. 2
Level 11
488 Kent Street
SYDNEY NSW 2000

Email: mgoldrick@frasersgreencliff.com

ATTN: MR MICHAEL GOLDRICK

Frasers Central Park, Block 8 - Acoustic Review of Council Comments

This letter responds to the council comments received for the Frasers Block 8 development in their letter Ref: 2014/317252-01 and in particular to the heading 'Residential Amenity' (page 3 of the council letter).

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\2013\20131047\20131047.1\20140822BWa_R1_Acoustic Review of Council Comments.doc

In the locations identified by Council in their letter there are two scenarios which are discussed below:

1. Balconies – based on the proposed locations of balconies in proximity to neighbours we conclude the following:
 - a. There is no BCA or DCP criteria for the separation of outside area to inside area of separate dwellings.
 - b. The proposed areas will include a façade to the bedroom areas of the project with glazing which can be close by an occupant to suitably mitigate noise from external sources including adjacent balconies.
 - c. The proposed layouts are similar to many other residential buildings which have been successfully built including separation from balconies and residence in other buildings across a setback or the like, or balconies with separation vertically to units above.
 - d. Noise generation on balconies is dependent on the tenant/occupant use and is part of being a good neighbour and as such cannot be mitigated by the proposed design of a building.
 - e. The proposed design does not represent an unusual situation and is acoustically acceptable.
 - f. A separation of a room width (3-4m) will make little difference to the outside environmental noise including the traffic noise from surrounding streets or the building opposite.
2. Kitchen to bedroom separation – the proposed kitchen to bedroom separation is discussed below:
 - a. Both units will have an external façade which can be closed. In the event both facades are closed the resulting separation will be greater than the party wall separating the two spaces (minimum $R_w + C \geq 50$) and will be acoustically acceptable.
 - b. Kitchen areas are generally not areas where the greatest noise generation occurs such as a living area with TV's or the amplified music.
 - c. The proposed layouts will be acoustically acceptable and the resulting amenity will not be acoustically impacted by the proposed floor layouts.
 - d. Should the kitchen window be fixed the proposed glazing construction will limit the potential for noise impact on the adjacent bedroom window as noted in points 2 (a) and (c) above.

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

Yours faithfully,



Acoustic Logic Consultancy Pty Ltd
Ben White