

26 June 2020

WM Project Number: 19517
Our Ref: AM 260620 bc.docx
Email: adam@landmarkgr.com

Adam Martinez
Landmark
Level 25, 88 Phillip Street
SYDNEY NSW 2000

Dear Adam

Re: 2 Delmar Parade Dee Why - ADG – 4H Acoustic Privacy

Council has raised the issue of positioning of bedrooms adjacent to the central walkway (north – south orientation) and raises concerns regarding the internal acoustic amenity of the bedroom of apartments. In relation to this issue the following advice is provided with respect to the current design.

- The only bedrooms that face the central walkway are those apartments that also face Pittwater Road. As such the orientation of these apartment with bedrooms at the rear is a preferable from an acoustic perspective as these bedrooms will not be subjected to traffic noise from Pittwater Road.
- Lifts are designed to open to the east so that no bedrooms that face the walkway are directly subjected to noise from lift doors or occupants.
- The walkways are designed at a width that facilitates transit whilst not encouraging congregation. As such noise from persons using the walkways will be minimised.

The walkways are configured so that they branch off to groups of units so that bedrooms are at least 5 metres from the central spine of the walkway. This means that conversational speech (typically 61 dBA at 1 m) would be at the nearest bedroom in the order of:

- 37 dBA windows open.
- 25 dBA windows closed

The above levels are below existing ambient noise levels measured at night on site and are therefore unlikely to adversely impact on the acoustic amenity of future occupants of these bedrooms.

In conclusion the design of walkways and orientation of apartments has taken into account the acoustic amenity of future residents whereby the bedrooms of apartments facing Pittwater Road will have a preferable acoustic outcome than if they were facing Pittwater Road.

I trust this information is sufficient. Please contact us if you have any further queries.

Yours faithfully

WILKINSON MURRAY

A handwritten signature in black ink that reads "Brian Clarke". The signature is written in a cursive, flowing style with a large initial 'B'.

Brian Clarke
Senior Associate

Indicative Floor Layout – Level 3



FOR COORDINATION ONLY

Project / 2 DELMAR PARADE
 Date / 23.06.2020
 Author / SJ
 Scale of A / 1:100
 Drawing / TP01.13 P2

Project / 2 DELMAR PARADE
 Level / LEVEL 3
 Date / 23.06.2020
 Author / SJ
 Scale of A / 1:100
 Drawing / TP01.13 P2

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2. Outline Plan
 Date: 23/06/2020
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