

20210014.1/2511A/R2/LA

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Attn: Sarkis Elia

5 Skyline Pl, Frenchs Forest (Stage 2) - Response to Council Statement

This letter has been prepared to address the following statement from Northern Beaches Council regarding the proposed residential development to be located at 5 Skyline Place, Frenchs Forest. The statement is as follows:

“Not Consistent

The siting of a residential development within a business park shall create inherent acoustic issues for occupants. Land uses permitted with consent in the B7 zone include, but are not limited to child care centres, hardware and building supplies, light industry self-storage units and warehouses and distribution centres. These land uses generate more noise than residential development and frequently (if approved) operate 24/7.

The siting of the building in a business park creates an inappropriate relationship between land uses which will impact on the living conditions of occupants”

AL notes that whilst the land uses listed within the above statement do provide noise generation potential to the development, the most significant environmental noise source imposing on the amenity of the development will be traffic noise, particularly from vehicle movements along Warringah Road and Frenchs Forest Road East. This understanding was ascertained during AL’s site visit to conduct noise monitoring for the proposed development.

Notwithstanding the above, unattended noise monitoring is indiscriminate of source, whereby recorded noise levels are a culmination of all external noise affecting a particular receiver location. This means that the L_{eq} noise levels presented within the original DA Acoustic Assessment prepared by this office include the effects of normal operation of surrounding businesses and industrial spaces, in conjunction with the effect of traffic noise on the development (Ref: 20210014.1/2501A/R0/KNM). This inherently means that the preliminary façade and shell design presented within the original assessment accounts for the noise effects of the surrounding land uses, during each individual time period within the monitoring period (Day, Evening

and Night periods). Hence, Acoustic Logic affirms that the impact on acoustic amenity for the development from surrounding land uses has been considered within the original assessment and found to be acceptable for residential use.

With regards to future uses of the B7 zone, it is the responsibility of the developer to ensure new businesses/industrial spaces meet noise emission criteria relevant to the business proposed. Of the business listed in council's statement, the category of business with the most 'lenient' acoustic criteria from a noise emission perspective is proposed Child Care Centres. Noise emission objectives for proposed Child Care's are in line with AAAC '*Guideline for Child Care Centre Acoustic Assessment*,' which denotes the maximum of $L_{eq(15 \text{ min})}$ 10 dB greater than background noise level at assessment location. Translating this requirement to the proposed residential development 'Skyline Place,' whereby background noise levels were shown to be 50 dB(A) and 41 dB(A) L_{90} at 2 separate monitoring locations, the allowed maximum noise emission to the development would be 60 dB(A) $L_{eq(15 \text{ min})}$, lower than the recorded 61 dB(A) $L_{eq(15 \text{ hr})}$ traffic noise measured for the project.

By similar understanding, any business operating during the night-time period will be required to demonstrate compliance with the background plus 5 dB(A) criteria outlined in the NSW EPA's Noise Policy for Industry 2017. Background noise levels during the night period at the two monitor locations for Skyline Place were 33 dB(A) and 35 dB(A) L_{90} , meaning a maximum noise emission of 40 dB(A) $L_{eq(15 \text{ min})}$ to the residential receiver, 17 dB(A) lower than the recorded traffic noise levels during the night time period. Hence, 'Skyline Place' has been preliminarily acoustically designed to comply with internal noise requirements of future land uses within the B7 zone.

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

Yours faithfully,



Acoustic Logic Pty Ltd
Lachlan Abood