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01/11/2024

MR James Hudson  
Unit 14 / 42 East Esplanade ESP  
NSW 2095  
[REDACTED]

**RE: DA2024/1249 - 0 East Esplanade MANLY NSW 2095**

DA 2024/1249 dated 26 09/2024.  
ACOUSTIC ASSESSMENT.

**SUMMARY**

We are concerned about the noise we are experiencing from the large number of HVAC devices which generate a chorus of noise that we measure at 10dBA above ambient at my residence. The thought of this problem being compounded by the installation of even more HVAC devices is very concerning.

We were relieved to note that the accompanying noise assessment appears to indicate that HVAC installations would be limited to 65dBA at the source. Unfortunately this will be of no consequence as there is no such limitations on the 50 plus HVAC which currently generate a continuous and highly irritating roar which detracts from noise amenity.

**CONSENT CONDITIONS**

We request that NBC make the following conditions of the development consent.

1. That all current HVAC devices on Manly Wharf be measured at source and the findings incorporated into the acoustic assessment to ensure best practice for mitigation measures.
2. That all HVAC associated with the Manly Wharf be limited to 65dBA at the source.
3. That all HVAC sources be measured by a suitably qualified audiologist at intervals not exceeding three months to ensure compliance.

**UNFORTUNATE HISTORY**

Unrelated to this development application but inextricably linked to the ongoing issues associated with the Manly Wharf precinct is the first floor addition and the addition of two restaurants by TMG Developments. This development resulted in the addition of at least 25 HVAC devices which generated a huge noise impact. Despite concerns being conveyed to the builder the site was declared noise compliant by a building certifier.

It took months before the noise problem was acknowledged and modifications were made. At the time one fan was replaced and two fans were modified reducing the noise somewhat but not solving the issue. Today the noise level is a continuous industrial type noise approximately 10dBA above ambient depending on the weather conditions.

**REPORT BY NOISE CONSULTANT**

Our residence is the closest dwelling to the Manly Wharf Precinct. Together with our neighbours we have been severely impacted by this ongoing debacle. In order to give the proponents of this DA an ability to experience and measure the noise coming from the Manly

Wharf precinct we hosted a PWNA noise logging device on our balcony. On two occasions the technicians were invited to listen to the HVAC at Manly Wharf which is clearly the dominant noise source. Regrettably this noise has been bundled into ambient noise and attributed to existing urban noise from "Manly bay, harbour traffic and surrounding roadways" which means the HVAC from Manly Wharf can now be best described as convenient background creep. In our view PWNA were remiss in not conducting an acoustic review of the existing HVAC by measuring individual mechanical device noise output at the source. Without this best practice noise mitigation is meaningless. The report concludes that acoustic treatment will be required on general ventilation but ignores existing ventilation which has no acoustic treatment. It is important to note that the noise is discharged vertically up and not so noticeable from street level. Also noise barriers tend to mitigate the noise at street level so multiple measurements taken at street level do not capture the noise impacts on the high rise opposite.