19 May 2020

WM Project Number: 19517
Our Ref: AM 190520 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 - Apartment Orientation and Noise

We have reviewed the re-orientation of the lower level apartments so that they are not perpendicular to Pittwater Rd with respect to acoustic amenity. The adoption of this apartment orientation will result in a beneficial reduction of noise exposure to future occupants of the apartments.

In addition it is noted that the current scheme allows for longer apartments that are consistent with the Department of Planning's document "*Development near Rail Corridors and Busy Roads – Interim Guideline*", in particular section 3.8 "Avoiding adverse airborne noise and vibration impacts by good design".

The current design utilises the orientation of the site to provide the following attributes that enhance the acoustic amenity of subject Pittwater Road apartments as follows:

- The longer living areas means that an increased reduction in traffic noise will occur in the living areas as occupants are further away from the Pittwater Road facade.

- More sensitive areas, being bedrooms, are now located away from Pittwater Road on the eastern end of apartments and are now not exposed to traffic noise at all.

In conclusion the revised apartment orientation and design adopts recommend good design sympathetic to the site layout that will result in a better acoustic outcome for future occupants of the subject apartments.

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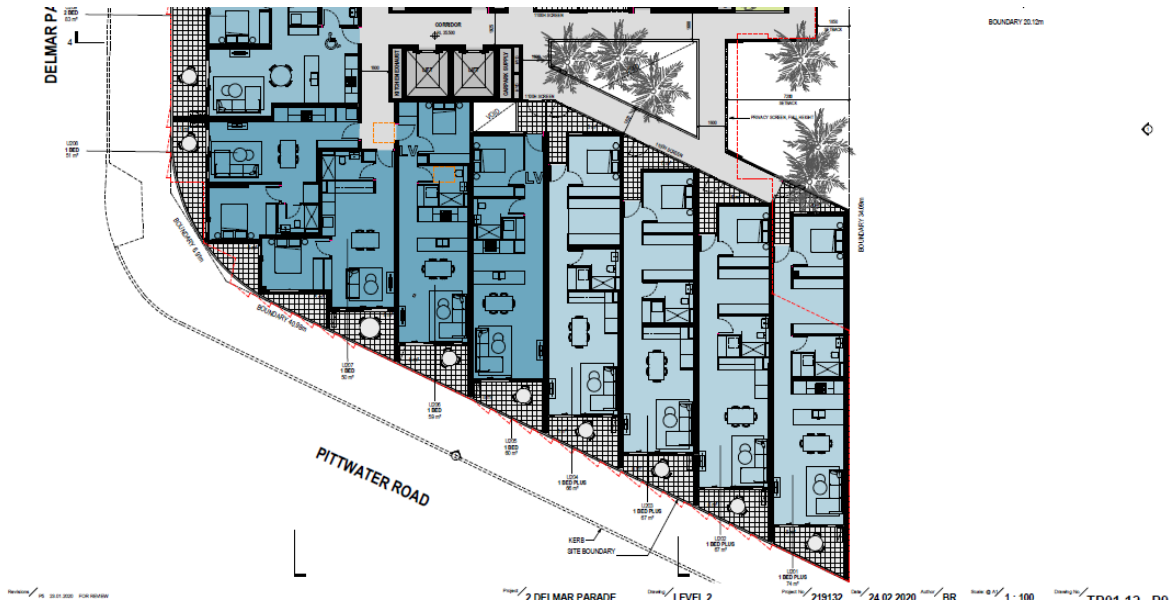
Yours faithfully
WILKINSON MURRAY

Brian Clarke
Senior Associate

Revised Layout

Previous Layout