



26 August 2019
Our Ref: 19SYA0057 L01_0
Your Ref:

Attention: Paul Godsell

Crawford Architects Pty Ltd
Suite 3.01, 80 Mount Street
North Sydney NSW 2060

Dear Paul,

RE: Mixed Use Development at 8 Oaks Avenue, Dee Why NSW 2099 – Development Application No: DA2019/0505

Request For Information (RFI) from Northern Beaches Council, dated 24th July 2019, Item 6 (b) Design and Amenity

TTM Consulting has been engaged to specifically address the following RFI from Council:

6. Design and Amenity

Apartment Design Guide

The layout of the proposed residential units is inconsistent with a number of design criteria and guidance of the ADG. In particular, concern is raised with regard to:

b) Without confirmation of the design intent of the openings above front doors presenting to the naturally ventilated lobby, and resolution of consequential acoustic and general amenity impacts, consistency with the 60% minimum requirement for natural cross ventilation prescribed by Objective 4B-3 of the ADG is not achieved.

TTM has reviewed the following relevant architectural drawings prepared by Crawford Architects to investigate the design intent:

1. Level 1 Floor Plan, Project No. 18041, Drawing No. A105, Issue C, dated November 2018
2. Level 3 Floor Plan, Project No. 18041, Drawing No. A107, Issue A, dated November 2018
3. Level 4 Floor Plan, Project No. 18041, Drawing No. A108, Issue A, dated November 2018
4. Level 5 Floor Plan, Project No. 18041, Drawing No. A109, Issue B, dated November 2018

5. Section EE, Project No. 18041, Drawing No. A304, Issue B, dated November 2018

The design intent is to install louvre windows above the entrance doors of the units which open to the public corridor/lobby to provide natural cross ventilation.

In accordance with the National Construction Code (NCC) 2016, Building Code of Australia Class 2 to Class 9 Buildings, *Section F5.5 Sound insulation rating of walls, Paragraph (b)*, the following performance criteria is applicable:

A door may be incorporated in a wall in a Class 2 or 3 building that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like, provided the door assembly has an R_w not less than 30.

As such, the louvre windows above the entrance doors are required to achieve a minimum acoustic performance rating of R_w30 .

This is achievable by using the Safetyline Jalousie Louvre Windows with 6.38mm laminate and 6mm toughened glass, or equivalent. It is recommended to obtain a glazing system certificate from the manufacturer stating the acoustic rating of any alternative glazing system.

We trust this information meets with your current requirements. Should you have any queries, please do not hesitate to contact TTM.

Yours sincerely,



Keshav Dhayam

Lead Consultant

TTM Consulting Pty Ltd