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TL100-07F01 Acoustic Statement (r2)

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Macarthur Gardens North - Yield Uplift - Environmental noise impact

Renzo Tonin & Associates have previously provided acoustic services to Landcom for the Macarthur Gardens North project. We issued an environmental noise and vibration assessment in December 2021 [report ref: TL100-05F01 Masterplan acoustic and vibration assessment (r1)] which assessed road and rail traffic noise impact to the proposed residential precinct, and recommended building facade treatments to mitigate noise to internal areas of apartment buildings and terraces.

We understand that Landcom is investigating scenarios to increase the yield at Macarthur Gardens North by increasing the heights of apartment buildings to gain extra dwelling yield. This would involve seeking approval for an increase the height limitation currently in place, and a new planning proposal to amend the Council's LEP, plus prepare a Concept Masterplan DA accordingly to replace the existing.

The existing acoustic report from 2021 provides acoustic glazing and facade recommendations in two groups. A recommendation for Ground, L1 and L2 where topography and shielding from structures is important, and a separate recommendation for Level 3 to Level 9 where there is wider exposure and views to surrounding road and rail noise sources. These recommendations are consistent with standard measures recommended in Appendix C of the "Development near Rail Corridors and Busy Roads – Interim Guideline (December 2008)".

With regard to the acoustic treatments required for potential apartment buildings with heights greater than 9 levels, we advise that the treatments currently recommended for Levels 3 to 9 could also be used for any levels above Level 9. The worst exposure to noise has already been considered in the Level 3 to Level 9 treatments, and facades above Level 9 are not any more affected. This advice remains consistent with "Development near Rail Corridors and Busy Roads – Interim Guideline (December 2008)".

Document control

Date	Revision history	Non-issued revision	Issued revision	Prepared	Instructed	Reviewed / Authorised
16.07.2024	Draft		0	M. Gange	-	-
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