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Date: Thursday, 14th April 2022

Prepared for: South Parade Auburn P/L

Attention: Elias Kehdi – auburn.bookkeeping@gmail.com

PLANNING PROPOSAL ACOUSTIC REVIEW

25 SOUTH PARADE, AUBURN

Koikas Acoustics Pty Ltd has been advised of a Planning Proposal to be submitted to Cumberland City Council seeking to facilitate the additional permitted use of the site at 25 South Parade, Auburn to allow health service facilities, office premises and general business premises to operate within the existing building.

The site is currently zoned IN1 General Industrial under the Cumberland Local Environmental Plan (LEP) 2021 which prohibits commercial use within the building.

Accordingly, Koikas Acoustics has been requested to provide comments on any potential acoustic issues that may arise from the Planning Proposal.

The following comments summarise our reasoning as to why, purely from an acoustical perspective, the Planning Proposal would be considered acceptable:

1. A commercial building of this nature has substantially less potential for noise breakout compared to an industrial facility. Commercial activities associated with offices, health

facilities and general business premises and associated noise are typically well contained within the building's external envelope.

Furthermore, the majority of commercial premises are generally low noise environments.

The only external noise generating source will be the mechanical plant and equipment required to service the building which is presumed to be largely existing.

Comparatively speaking, industrial premises will typically offer several means for noise breakout such as from noisy works occurring in outdoor areas with semi-open workspaces, as well as from the mechanical plant and equipment required to service the building.

2. Commercial premises will typically have more limited hours of operation and the building would rarely be used during early morning hours. This eliminates a major source of potential noise complaints, being early-morning noise generation.
3. The subject site is located on a major railway corridor and main road. Due to the more stringent internal noise criteria associated with external noise intrusion for commercial spaces as opposed to industrial, the building may require additional noise attenuation measures to ensure compliance is achieved. This will be pending an additional noise intrusion assessment as the existing building may already be constructed to meet the relevant regulatory standards.

For the above reasons we believe that the Planning Proposal does not present an issue from an acoustical perspective and is likely to improve acoustic amenity for neighbouring land uses. The only foreseeable source of potential noise generation would be from the mechanical plant and equipment required to service the building, of which we would expect a suitable condition of consent to accompany any forthcoming Development Application (DA) for the use of the premises as a commercial building. External noise intrusion may need to be considered due to the more stringent requirements associated with rail and road noise for commercial facilities as opposed to industrial facilities.

We trust that the above information is satisfactory. Any questions or clarifications may be directed to the undersigned.



Kind regards,

Nick Koikas M.A.A.S.



Principal Consultant

Koikas Acoustics Pty Ltd

