

30th November 2022

FAO Matt Grindey

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By email to: Matt@day-architectural.com

Dear Matt,

DC3706-L1v2 – The Fairfax – Proposed Landlord Controls for Noise – Ground Floor Units

Further to your email I would propose that the following lease conditions (or technically similar once reviewed by the relevant legal representatives).

To minimise the potential for noise issues between the ground floor uses and the residential units above, it is necessary to control both the sound insulation between the ground floor communal spaces and the residences as well as the noise levels within the ground floor communal spaces.

The sound insulation provided by the base building in terms of walls, ceiling, floor, and shop front is adequate and reasonable for the majority of likely communal uses as long as they fall within the limits detailed below. Any use that will make more noise than provided for shall be required as part of their fit-out to upgrade the existing constructions to ensure the requirements for noise in the adjacent and neighbouring residential spaces are met.

The acoustic criteria and requirements for the ground floor communal spaces is provided below. Tenants or operators must assess whether their operation will exceed any of the limits and provide elements in their fit-out design to bring the levels within the criteria.

Sound Insulation to Residential Spaces

There are residences located directly above the concrete ceiling of the majority of the ground floor communal spaces at the Fairfax. Noise from the tenant's or operator's activities needs to be assessed to ensure the design of the fit-out will be sufficient to keep noise from disturbing residents above.

REQUIREMENT: *The noise levels within the ground floor communal units shall not cause the resulting noise level in any adjacent residence to exceed NR20.*

This is to ensure that noise from the ground floor communal spaces will likely be inaudible above the ambient noise from anonymous external sources within the residential spaces.

Concrete slabs above the retail areas are currently untested as the development is not yet complete. However it is expected, based on the sound insulation design for the core building, that the sound insulation provided by these floors will be no less than 50dB $D_{nT,w}+C_{tr}$.

Based on these results, the sound level in the communal spaces must not exceed the levels found in Table 1 below:

Table 1
Noise Levels in Ground Floor Communal Unit, dB

Frequency in Hz	63	125	250	500	1000	2000	4000	8000	Overall in dB(A)
Maximum Noise Level in Communal Spaces	80	80	74	72	73	73	72	68	78

However, users of the ground floor communal operators with amplified music, live performances or events, or gym uses might exceed these noise levels. These users must provide additional sound insulation to ensure the NR20 requirement is met at all times.

Additional sound insulating to ceilings would be expected, with particularly noisy end uses requiring noise isolation to walls linings and potentially secondary facade glazing. Consideration will also be required to the installation of sound systems and any other noise sources that could transmit noise to the building structure.

I trust the attached is suitable, however, if you have any further queries or require further information, please do not hesitate to contact me.

Yours sincerely,



Chris Chittock BSc (Hons), MIOA
Director
For and on behalf of
Dragonfly Consulting