



5.0 EXTERNAL RECOMMENDATIONS

5.1 WINDOWS/SLIDERS, DOORS, EXTERNAL WALLS & ROOF

Building Component	Rw Rating to be Achieved
Windows in Commercial Tenancy are to be 12.5mm Viridian Vlam Hush glass with full perimeter Schlegel Q-Lon acoustic seals (Ph: 8707-2000)	36-38
Windows & Sliders in Dining/Living/Kitchen & Bedroom Areas of all Units facing King St & Goodsell St on the 1st Floor – 4th Floor are to be double glazed system that is 10mm laminated with 50mm air gap then 10mm laminated with full perimeter Schlegel Q-Lon acoustic seals (Ph: 8707-2000) or a 6mm laminated secondary window/slider followed by a min 6mm window at a 100mm gap.	39-42
Windows & Sliders in Dining/Living/Kitchen & Bedroom Areas of all Units facing King St & Goodsell St on the 5th Floor – 8th Floor are to be 10.5mm Viridian Vlam Hush glass with full perimeter Schlegel Q-Lon acoustic seals (Ph: 8707-2000)	38-40
All other Windows & Sliders in Dining/Living/Kitchen & Bedroom Areas of all other Units are to be 10mm laminated type with full perimeter Schlegel Q-Lon acoustic seals (Ph: 8707-2000) ⁽¹⁾	33-36
Windows in Bathrooms/Ensuites/Laundries etc of all units are unrestricted and to be in accordance with AS 2047 (Windows in Buildings). ⁽¹⁾	-
External Walls are to be Double skin cavity brick walls, brick veneer minimum 270/250 mm double brick/brick veneer construction or any other method of wall construction with an Rw of 44.	44-46
Roof is to be a minimum 150mm Concrete Roof, on 13mm gypsum plaster board ceiling with 50mm thick, 15kg/m ³ mineral wool batts.	40-44

NB: This report is to be read in conjunction with the BASIX certificate and any other related building specification.

⁽¹⁾No weep holes in windows/sliders. All gaps between window & door frames and the masonry walls are to be sealed using acoustic foam Hilti CP620 or similar. Glass wool batts can be applied prior to the application of the foam to seal larger gaps. ⁽²⁾All gaps are to be acoustically sealed.

5.2 CAR PARK MECHANICAL VENTILATION

The proposed two (2) levels of basement parking at No. 641-657 King St, Newtown are located below ground level and that makes providing natural ventilation not possible and a mechanical extract system should be used. The mechanical ventilation system needs to achieve six air changes per hour for exhaust fume extract and ten air changes per hour for smoke clearance.

The noise from proposed mechanical plant is governed under Section 2.1 of the NSW Industrial Noise policy. Noise intrusion from the mechanical plant & equipment is generally considered acceptable if the weighted level of noise from the source measured over a 15 minutes interval does not exceed the rating background noise level (RBL) by more than 5dB at the boundary of the nearest residential receiver