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Environmental Noise Impact Assessment

Reconstruction of the Station Beach Boat House Palm Beach
1191 Barrenjoey Road, Palm Beach, NSW

REPORT NUMBER

6953-1.1R Rev B

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Prepared For:
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1.0 EXECUTIVE SUMMARY

Blue Pacific Constructions propose to reconstruct the existing Station Beach Boat House Palm Beach (*SBBHPB*) at 1191 Barrenjoey Road, Palm Beach, NSW.

SBBHPB is located on the western side of Governor Phillip Park on Station Beach looking over Pittwater, as shown in Figure 1. *SBBHPB* currently operates as a café (The Boat House), boat hire venue and seaplane dock.

The nearest residences to the site are located circa 600 metres to the north and south.

It is proposed to reconstruct the existing (The) Boat House to accommodate its use as a function venue on Fridays and Saturdays through the daylight savings months of October to March, only, and construct a new ancillary building which will include amenities, bin room, cool room, freezer room and store rooms. No major works are proposed the general layout or building façade of The Boat House.

The Boat House will cater for up to 152 patrons from 7 am to 4 pm, 7 days a week as a café and from 4 pm to 10 pm, Fridays and Saturdays (*daylight savings months only*) as a function venue. The areas for patronage are split as 48 indoors, 30 outdoor covered deck seating and 74 on the lower deck seating area. Parking is provided for the *SBBHPB* in formal and in-formal at grade parking bays adjacent to the Governor Phillip Park internal access road.

Live music is proposed within The Boat House during functions throughout the daylight savings months of October to March, only.

The proposal will require mechanical plant for the new ancillary building which is likely to include condensers and exhaust fans. We assume that any new condensers associated with the ancillary building will be located at ground level on the southern side of the building with any exhaust fans located at roof level above the room it is serving. No additional mechanical plant is proposed for The Boat House.

Acceptable noise limits are derived from Liquor and Gaming NSW for patron and music noise, and from the NSW Environment Protection Authority (EPA) for noise arising from the mechanical plant and car park at the residential receiver locations. Acceptable noise limits are derived from the EPA for patron, music, mechanical plant and car park noise at the active recreation and commercial receiver locations.

This assessment considers the cumulative noise impact from the reconstruction once the proposed works are complete. Patron and music noise is based on the proposed future activities within The Boat House. All calculations are based on the drawings by Canvas Architecture and Design, dated 30 January 2021, attached as Appendix C.

Calculations show that, the operation of the site following the proposed works will meet the Liquor and Gaming NSW and EPA's noise level requirements at all nearby residential, active recreation and commercial locations, and will therefore be acceptable.

2.0 CONSULTING BRIEF

Day Design Pty Ltd was engaged by Blue Pacific Constructions on behalf of Station Beach Boat House Palm Beach to assess the environmental noise impact of the proposed reconstruction of their existing venue at 1191 Barrenjoey Road, Palm Beach, NSW.

This commission involves the following:

Scope of Work:

- Inspect the site and environs
- Prepare a site plan identifying the proposal and nearby noise sensitive locations
- Establish acceptable noise level criteria
- Quantify noise emission from the reconstructed Station Beach Boat House Palm Beach
- Calculate the level of noise emission taking into account distance attenuation, sound barrier screening and ground absorption
- Provide recommendations for noise control
- Prepare an Environmental Noise Impact Report.

3.0 PROJECT DESCRIPTION

3.1 Site Description

The site is located at 1191 Barrenjoey Road, Palm Beach, NSW, on land zoned *E2 Environmental Conservation*, under Pittwater Local Environment Plan (LEP) 2014.

The property is bounded by Governor Phillip Park to the north, east and south and Pittwater to the west. Dunes Palm Beach (café) is located circa 450 meters to the south-south-east and Palm Beach Golf Club is located adjacent to the south of the site. The nearest residential receivers to the site are located circa 600 metres to the north on Barrenjoey Road, circa 600 metres to the south on Beach Road and circa 2.15 kilometres to the west-south-west on Great Mackerel Beach.

It is noted that Dunes Palm Beach, which also operates as a function venue 7 days a week until up to 11 pm, is located approximately 125 metres from the residential receivers on Beach Road.

The location of the proposed development and the surrounding premises, in various directions, are shown in Figure 1 and Figure 2, and summarised below in Table 1.

Table 1 Noise Sensitive Receptors

Receptor and Type	Address	Direction from site
R1 – Commercial	*Dunes Palm Beach*, 1193 Barrenjoey Road	South South East
R2 – Residential	1, 1A & 2 Waratah Road	South
R3 – Active Recreation	*Palm Beach Golf Club*, 2 Beach Road	South
R4 – Residential	1199 Barrenjoey Road *(Ku-ring-gai Chase National Park)*	North
R5 – Residential	1 Ross Smith Parade	West South West

NOTE: We have been advised that due to sea level rise the existing building level (RL) has increased from RL 2.3 to RL 2.8 (+ 500 mm). This will have no effect on potential noise emissions from the SBBHPB.

Figure 1. Location Plan 1 – 1191 Barrenjoey Road, Palm Beach, NSW

Figure 2. Location Plan 2 – 1191 Barrenjoey Road, Palm Beach, NSW

3.2 Development Description

It is proposed to reconstruct the existing café section (The Boat House) of the Station Beach Boat House Palm Beach (*SBBHPB*) to accommodate its use as a function venue on Fridays and Saturdays, only, and construct a new ancillary building which will include amenities, bin room, cool room, freezer room and store rooms. No major works are proposed to the general layout or building façade of The Boat House.

The Boat House will provide a venue for functions including, but not limited to, weddings, birthday parties and corporate event.

The Boat House will cater for up to 152 patrons. The areas for patronage are split as 48 indoors, 30 outdoor covered deck seating and 74 on the lower deck seating area. Parking is provided for the *SBBHPB* in formal and in-formal at grade parking bays along the adjacent to the Governor Phillip Park internal access road – approximately 488 parking spaces (*Referred to as Zones 1, 2 and 3 in Figure 8 of the gtk Consulting Traffic Management and Car Parking Solutions, [draft] Car Parking Assessment, titled 'Proposed Renovations Station Beach Boat House Wharf Palm Beach 1191 Barrenjoey Rd Palm Beach', dated March 2020 – attached as Appendix D*).

Amplified music is proposed and will consist of pre-recorded music (eg DJ or 'i-pod') or small live performances on occasions during functions throughout the daylight savings months of October to March, only. It is noted that during the existing general use of The Boat House, amplified music consisting of pre-recorded music is at times played through the in-house speaker system – speakers are currently located in both internal and external areas.

The proposal will require mechanical plant for the new ancillary building which is likely to include condensers and exhaust fans. We assume that any new condensers associated with the ancillary building will be located at ground level on the southern side of the building with any exhaust fans located at roof level above the room it is serving. No additional mechanical plant is proposed for The Boat House.

The proposed and existing operating hours for The Boat House are as follows:

- Café 7 am to 4 pm, Monday to Sunday (*existing – no change*); and
- Function venue 4 pm to 10 pm, Friday and Saturday.

The proposed reconstruction can be seen in the architectural drawings provided by Canvas Architecture and Design, dated 30 January 2021, attached as Appendix C.

NOTE: *this application does not propose changes to the general use, i.e. patrons and music, of The Boat House between 7 am and 4 pm, Monday to Sunday, therefore, there will be no change to the acoustic impact on the surrounding area. Considering the above, no assessment of the noise impact from patrons and music within The Boat House between 7 am and 4 pm, Monday to Sunday is required*.

4.0 ACOUSTICAL CRITERIA

There are several noise guidelines that are potentially applicable to this proposal. We have presented each and established the project specific noise criteria in Section 4.4.

4.1 Measured Ambient Noise Levels

In order to assess the severity of a possible environmental noise problem in a residential area it is necessary to measure the ambient background noise level at the times and locations of worst possible annoyance. The lower the background noise level, the more perceptible the intrusive noise becomes and the more potentially annoying.

The ambient L_{90} background noise level is a statistical measure of the sound pressure level that is exceeded for 90% of the measuring period (typically 15 minutes).

The Rating Background Level (RBL) is defined by the EPA as the median value of the (lower) tenth percentile of L_{90} ambient background noise levels for day, evening or night periods, measured over a number of days during the proposed days and times of operation.

The places of worst possible annoyance are the residential premises located to the north on Barrenjoey Road, south on Beach Road and west-south-west on Great Mackerel Beach. These potentially affected locations can be seen in Figure 1 as 'R2' and Figure 2 as 'R2', 'R4' and 'R5'. The times of worst annoyance will be during the evening and night when ambient noise is typically at its lowest.

Ambient noise levels have been measured in the front yard of 3 Beach Road, shown as Location 'A', in Figure 1, from Monday 23 March to Tuesday 31 March, 2020 and adjacent to the southern 'Fisherman's Cottage' in *Ku-ring-gai Chase National Park*, and the first floor front deck of 1 Monash Avenue, shown as Locations 'B' and 'C', respectively, in Figure 2, from Tuesday 4 August to Friday 14 August 2020.

It is noted the two 'Fisherman's Cottages' in *Ku-ring-gai Chase National Park* are currently fenced off from public access and in a state of disrepair.

The measured noise levels are presented in Appendix A1 to A3 and also in Table 2.

Table 2 Ambient Noise Levels

Noise Measurement Location	Time Period	Rating Background Level	Existing L_{eq} Noise Level
Location 'A' - Front yard, 3 Beach Road	Day (7 am to 6 pm)	**40 dBA**	**56 dBA**
	Evening (6 pm to 10 pm)	**37 dBA**	**56 dBA**
	*Early Night (10 pm to 11 pm)**	**36 dBA**	**n/a**
	Night (10 pm to 7 am)	**34 dBA**	**49 dBA**
Location 'B' - Fisherman's Cottages, *Ku-ring-gai Chase National Park*	Day (7 am to 6 pm)	**37 dBA**	**49 dBA**
	Evening (6 pm to 10 pm)	**37 dBA**	**47 dBA**
	*Early Night (10 pm to 11 pm)**	**38 dBA**	**n/a**
	Night (10 pm to 7 am)	**36 dBA**	**48 dBA**
Location 'C' - Front deck, 1 Monash Avenue	Day (7 am to 6 pm)	**46 dBA**	**58 dBA**
	Evening (6 pm to 10 pm)	**45 dBA**	**58 dBA**
	*Early Night (10 pm to 11 pm)**	**44 dBA**	**n/a**
	Night (10 pm to 7 am)	**42 dBA**	**58 dBA**

** The early night period has been included for the assessment of potential noise emissions that may cause sleep disturbance when vehicles are leaving the SBBHPB at the close of business between 10 pm and 11 pm. Note that noise emissions (ie staff arriving) during the early morning period have not been assessed as they form part of the existing operation of the SBBHPB and no changes are proposed during this time period – 6:30 am to 7.00 am.*

Meteorological conditions during the testing from Monday 23 March to Tuesday 31 March, 2020 typically consisted of clear skies with some moderate rain falls and temperatures between 14 and 25°C with meteorological conditions during the testing from Tuesday 4 August to Friday 14 August 2020 typically consisted of clear skies with some heavy rain falls and temperatures between 3 and 21°C with. Rain and wind[1] affected data has been removed from the assessment period. Atmospheric conditions were otherwise ideal for noise monitoring. Noise measurements were therefore considered reliable and typical for the receptor area.

[1] *It is noted that the general area around Palm Beach is coastal with light winds between 1.1 and 12.6 km/h occurring 69.94% of the time and a gentle winds between 12.6 and 19.8 km/h occurring 24.68% of the time. Calm conditions with winds ≤ 1.1 km/h occur only 1.96% of the time. Considering the above, wind is clearly a common feature of the meteorological conditions in the area. Data affected by wind only, has not been removed from the assessment period (Data source - Bureau of Meteorology)*

Short-term background noise measurements were also carried out at Location 'A' on Monday 23 March, 2020 at 04.40 pm and Location 'B' and Location 'C' on Tuesday 4 August at 10.XX am and 12.16 pm, respectively, to determine the ambient noise levels in octave band centre frequencies, these levels are shown below in Table 3.

Table 3 Measured Short-term $L_{90,\ 15\ minute}$ Background Noise Levels

Description - Background noise spectrum	Sound Pressure Levels (dB) at Octave Band Centre Frequencies (Hz)									
	dBA	**31.5**	**63**	**125**	**250**	**500**	**1k**	**2k**	**4k**	**8k**
Location 'A'	**43**	52	53	47	41	40	38	35	29	21
Location 'B'	**34**	49	44	36	32	32	30	26	21	16
Location 'C'	**45**	38	41	37	38	41	41	38	33	25

Meteorological conditions during the measurements consisted of clear skies and a temperature of 17°C to 20°C. Atmospheric conditions were ideal for noise monitoring. Noise measurements were therefore considered reliable and typical for the receptor area.

4.2 Liquor and Gaming NSW – Licence

Liquor and Gaming NSW (formerly NSW Office of Liquor, Gaming and Racing) issues licensed premises with operational consent conditions that require the noise emission from music and patrons inside a licensed premises to meet specified noise criteria.

4.2.1 Current Licence

SBBHPB currently operates in accordance with the Independent Liquor and Gaming Authority's Liquor Licence Number: *LIQO660010514*, which does not contain any requirements in relation to noise emission from general operations inside the licensed premises.

4.2.2 General Requirements

Liquor and Gaming NSW (formerly NSW Office of Liquor, Gaming and Racing), requires the following in relation to noise emission from patrons inside licensed premises:

> *"The L_{A10} noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) by more than 5 dB between 07:00 am and 12:00 midnight at the boundary of any affected residence.*
>
> *The L_{A10} noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) between 12:00 midnight and 07:00 am at the boundary of any affected residence.*
>
> *Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00 am".*

4.3 NSW Environment Protection Authority

4.3.1 NSW Noise Policy for Industry

The NSW Environment Protection Authority (EPA) published the *Noise Policy for Industry* (NPI) in October 2017. The *NPI* is specifically aimed at assessing noise from industrial noise sources listed in Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO, 1997).

The *NPI* provides a framework to assess noise emission from a premises, and whether that premises produces intrusive or non-intrusive noise and / or maintains the acoustic amenity.

Section 2.1 of the *NPI* states the following:

"Intrusive noise levels are only applied to residential receivers (residences). For other receiver types identified in Table 2.2, only the amenity levels apply."

4.3.1.1 Project Intrusiveness Noise Levels

The EPA states in Section 2.3 of its NSW *NPI* (October 2017) that the intrusiveness of an industrial noise source may generally be considered acceptable if the level of noise from the source (represented by the L_{Aeq} descriptor), measured over a 15-minute period, does not exceed the rating background noise level by more than 5 dB when beyond a minimum threshold (EPA *NPI*, 2017, Section 2.3).

The RBLs at Logger Location 'A' were 40 dBA during the day, 37 dBA in the evening and 34 dBA at night (see Table 2). Therefore the acceptable L_{eq} noise intrusiveness criteria in these areas are:

Residential Receptors – 'R2'

- (40 + 5 =) 45 dBA $L_{eq,\ 15\ minute}$ during the day;
- (37 + 5 =) 42 dBA $L_{eq,\ 15\ minute}$ in the evening; and
- (34 + 5 =) 39 dBA $L_{eq,\ 15\ minute}$ at night.

The RBLs at Logger Location 'B' were 37 dBA during the day and in the evening and 36 dBA at night (see Table 2). Therefore the acceptable L_{eq} noise intrusiveness criteria in these areas are:

Residential Receptor – 'R4'

- (37 + 5 =) 42 dBA $L_{eq,\ 15\ minute}$ during the day and in the evening; and
- (36 + 5 =) 41 dBA $L_{eq,\ 15\ minute}$ at night.

The RBLs at Logger Location 'C' were 46 dBA during the day, 45 dBA in the evening and 42 dBA at night (see Table 2). Therefore the acceptable L_{eq} noise intrusiveness criteria in these areas are:

Residential Receptor – 'R5'

- (46 + 5 =) 51 dBA $L_{eq,\ 15\ minute}$ during the day;
- (45 + 5 =) 50 dBA $L_{eq,\ 15\ minute}$ in the evening; and
- (42 + 5 =) 47 dBA $L_{eq,\ 15\ minute}$ at night.

4.3.1.2 Project Amenity Noise Levels

Depending on the type of area in which the noise is being made, there is a certain reasonable expectancy for noise amenity. The NSW *NPI* provides a schedule of recommended L_{eq} industrial noise levels that under normal circumstances should not be exceeded. If successive developments occur near a residential area, each one allowing a criterion of background noise level plus 5 dB, the ambient noise level will gradually creep higher.

The recommended L_{eq} noise levels in Table 4 are taken from Section 2.4, Table 2.2 of the NPI.

Table 4 Amenity Noise Levels

Receiver	Noise Amenity Area	Time of Day	L_{eq}, dBA, Recommended Amenity Noise Level
Residential	Suburban	Day	55
		Evening	45
		Night	40
Active recreation area (eg school playground, golf course)	All	When in use	55
Commercial premises	All	When in use	65

The L_{Aeq} is determined over a 15-minute period for the project intrusiveness noise level and over an assessment period (day, evening and night) for the project amenity noise level. This leads to the situation where, because of the different averaging periods, the same numerical value does not necessarily represent the same amount of noise heard by a person for different time periods. To standardise the time periods for the intrusiveness and amenity noise levels, the *NPI* assumes that the $\mathbf{L_{Aeq,15min}}$ will be taken to be equal to the $\mathbf{L_{Aeq,\ period}}$ **+ 3 decibels (dB)** (Section 2.2, NPI).

Compliance with the amenity criteria will limit ambient noise creep. **Section 2.4** of the *NPI* states the following:

'To ensure that industrial noise levels (existing plus new) remain within the recommended amenity noise levels for an area, a ***project amenity noise level*** *applies for each new source of industrial noise as follows:*

- ***Project amenity noise level for industrial developments = recommended amenity noise level (Table 2.2) minus 5 dB (A).***

The following exceptions to the above method to derive the project amenity noise level apply:

3. *Where the resultant project amenity noise level is 10 dB or more lower than the existing industrial noise level[2]. In this case the project amenity noise levels can be set at 10 dB below existing industrial noise levels if it can be demonstrated that existing industrial noise levels are unlikely to reduce over time.'*

The existing L_{eq} noise levels at Location 'A' were 56 dBA during the day and in the evening and 49 dBA at night (see Table 2). Therefore, the acceptable L_{eq} amenity criteria for the residential receptors in this area are:

Residential Receptors – 'R2'

- (55 – 5 + 3 =) 53 dBA $L_{eq,\ 15\ minute}$ during the day;
- (56 – 10 + 3 =) 49 dBA $L_{eq,\ 15\ minute}$ in the evening; and
- (49 – 10 + 3 =) 42 dBA $L_{eq,\ 15\ minute}$ at night.

The existing L_{eq} noise levels at Location 'B' were 49 dBA during the day, 47 dBA in the evening and 48 dBA at night (see Table 2). Therefore, the acceptable L_{eq} amenity criteria for the residential receptors in this area are:

Residential Receptor – 'R4'

- (55 – 5 + 3 =) 53 dBA $L_{eq,\ 15\ minute}$ during the day;
- (45 – 5 + 3 =) 43 dBA $L_{eq,\ 15\ minute}$ in the evening; and
- (48 – 10 + 3 =) 41 dBA $L_{eq,\ 15\ minute}$ at night.

The existing L_{eq} noise levels at Location 'C' were 58 dBA during the day, in the evening and at night (see Table 2). Therefore, the acceptable L_{eq} amenity criteria for the residential receptors in this area are:

Residential Receptor – 'R5'

- (55 – 5 + 3 =) 53 dBA $L_{eq,\ 15\ minute}$ during the day;
- (58 – 10 + 3 =) 51 dBA $L_{eq,\ 15\ minute}$ in the evening and at night.

The acceptable amenity criteria for the nearby commercial premises, *Dunes Palm Beach*, 'R1', is:

- (65 – 5 + 3 =) 63 dBA $L_{eq,\ 15\ minute}$ when in use.

The acceptable amenity criteria for the nearby active recreation area *Palm Beach Golf Club*, 'R3', is:

- (55 – 5 + 3 =) 53 dBA $L_{eq,\ 15\ minute}$ when in use.

[2] *The existing L_{eq} ambient noise levels in the general area are not influenced by industrial noise sources, however, considering the L_{eq} noise levels shown in Table 2, the resultant project amenity noise level is 10 dB or more lower than the existing L_{eq} noise levels during some time periods. Day Design are of the opinion that where the existing L_{eq} noise levels exceed the amenity noise level threshold due to existing non-industrial noise sources, the guidelines set out in Section 2.4, point 3 of the NPI should be adopted.*

4.3.1.3 Sleep Disturbance Criteria

The EPA's *NPI* states in Section 2.5 that the potential for sleep disturbance from maximum noise level events from premises during the night-time period needs to be considered. Sleep disturbance is considered to be both awakenings and disturbance to sleep stages.

Sleep may be disturbed if the subject development night-time noise levels at a residential location exceed the following:

- $L_{Aeq,\ 15min}$ 40 dBA or the prevailing RBL plus 5 dB, whichever is greater; and/or
- L_{AFmax} 52 dBA or the prevailing RBL plus 15 dB, whichever is greater.

Where either of the above criteria are triggered, a detailed maximum noise level event assessment should be undertaken.

The RBL at Location 'A' was 36 dBA in the early night (see Table 2). Therefore, the acceptable $L_{eq,\ 15\ minute}$ and L_{AFmax} noise sleep disturbance criteria in this area is:

Residential Receptors – 'R2'

- (36 + 5 =) 41 dBA $L_{eq,\ 15\ minute}$ in the early night; and/or
- (36 + 15 =) 51 dBA L_{AFmax} in the early night.

The RBL at Location 'B' was 38 dBA in the early night (see Table 2). Therefore, the acceptable $L_{eq,\ 15\ minute}$ and L_{AFmax} noise sleep disturbance criteria in this area is:

Residential Receptors – 'R4'

- (38 + 5 =) 43 dBA $L_{eq,\ 15\ minute}$ in the early night; and/or
- (38 + 15 =) 53 dBA L_{AFmax} in the early night.

The RBL at Location 'C' was 44 dBA in the early night (see Table 2). Therefore, the acceptable $L_{eq,\ 15\ minute}$ and L_{AFmax} noise sleep disturbance criteria in this area is:

Residential Receptors – 'R5'

- (44 + 5 =) 49 dBA $L_{eq,\ 15\ minute}$ in the early night; and/or
- (44 + 15 =) 59 dBA L_{AFmax} in the early night.

4.3.1 NSW Road Noise Policy

The NSW Road Noise Policy (RNP), in Section 2.3.1, sets out road traffic noise assessment criteria for residential land uses in Table 3. The information in that table is extracted below in Table 5.

Table 5 Road Traffic Noise Assessment Criterion - Residential

Road Category	Type of project/land use	Assessment Criteria – dB(A)	
		Day (7 am – 10 pm)	Night (10 pm – 7 am)
Local roads	6. Existing residences affected by **additional traffic** on existing local roads generated by land use developments	$L_{Aeq, (1\ hour)}$ 55 (external)	$L_{Aeq, (1\ hour)}$ 50 (external)

In addition, in Section 2.3.2 sets out road traffic noise assessment criteria for non-residential land uses in Table 4. The information in that table is extracted below in Table 6.

Table 6 Road Traffic Noise Assessment Criterion – Non – Residential Land Uses

Existing Sensitive Land Use	Assessment Criteria – dB(A)	
	Day (7 am – 10 pm)	Night (10 pm – 7 am)
5. Open Space (active use)	$L_{Aeq, (15\ hour)}$ 60 (external) when in use	-

4.4 Project Specific Noise Criteria

The measured background noise levels have been used to establish the most stringent noise criteria at each receptor location as follows:

4.4.1 Residential Receptors

Noise emissions from the use of the car park and the mechanical plant serving the development are assessed against the NSW *NPI* at the residential receptors as follows:

The measured background noise levels at Location 'A' have been used to establish the noise criteria at receptor locations 'R2':

- **45 dBA** $L_{eq,\ 15\ minute}$ during the day;
- **42 dBA** $L_{eq,\ 15\ minute}$ and in the evening; and
- **39 dBA** $L_{eq,\ 15\ minute}$ at night.

The measured background noise levels at Location 'B' have been used to establish the noise criteria at receptor locations 'R4':

- **42 dBA** $L_{eq,\ 15\ minute}$ during the day;
- **42 dBA** $L_{eq,\ 15\ minute}$ and in the evening; and
- **41 dBA** $L_{eq,\ 15\ minute}$ at night.

The measured background noise levels at Location 'C' have been used to establish the noise criteria at receptor locations 'R5':

- **51 dBA** $L_{eq,\ 15\ minute}$ during the day;
- **50 dBA** $L_{eq,\ 15\ minute}$ and in the evening; and
- **47 dBA** $L_{eq,\ 15\ minute}$ at night.

These criteria apply at the most-affected point on or within the residential property boundary. For upper floors, the noise is assessed outside the nearest window.

The following criterion will be applied at 1 metre from the residential façade of 'R2', 'R4' and 'R5' for potential sleep disturbance caused by the use of the car park in the early night time:

Residential Receptors – 'R2'

- **51 dBA** L_{AFmax} in the early night time.

Residential Receptors – 'R4'

- **53 dBA** L_{AFmax} in the early night time.

Residential Receptors – 'R5'

- **59 dBA** L_{AFmax} in the early night time.

The L_{10} noise emissions from patrons and music during a function are assessed against the Liquor and Gaming NSW noise criteria, as shown in Table 7.

Table 7 L_{10} Noise Level Criteria for Residential Receptors

Description	Sound Pressure Levels (dB) at Octave Band Centre Frequencies (Hz)									
	dBA	**31.5**	**63**	**125**	**250**	**500**	**1k**	**2k**	**4k**	**8k**
'R2'										
Daytime (7 am – 6 pm)	**45**	54	55	49	43	42	40	37	31	23
Evening (6 pm – 10 pm)	**42**	51	52	46	40	39	37	34	28	20
'R4'										
Daytime & Evening (7 am – 10 pm)	**42**	57	52	44	40	40	38	34	29	24
'R5'										
Daytime (7 am – 6 pm)	**51**	44	47	43	44	47	47	44	39	31
Evening (6 pm – 10 pm)	**50**	43	46	42	43	46	46	43	38	30

These criteria apply at the most-affected point on or within the residential property boundary. For upper floors, the noise is assessed outside the nearest window.

4.4.2 Commercial Receptor

Noise emissions from the patrons, music, mechanical plant and the car park are assessed against the NSW *NPI* at the commercial receptor, 'R1', as follows:

- **63 dBA** $L_{eq,\ 15\ minute}$ when in use.

These criteria apply at the most-affected point on or within the property boundary of the nearby commercial receptors, 'R1', for all noise sources.

4.4.3 Active Recreation Receptor

Active Recreation Receptor – 'R3'

- **53 dBA** $L_{eq,\ 15\ minute}$ during the day for patron, music, mechanical plant and car park noise.

This criterion applies at the most-affected point within the area that is reasonably expected to be used by people, when in use.

4.4.4 On – Road Traffic Noise Criteria

The following criterion will be applied at 1 metre from the most affected façade of 'R2', for on – road traffic noise. Compliance at 'R2' will ensure compliance at all other residential receivers:

- **55 dBA** (external) $L_{eq,\ 1\ hour}$ between 7 am and 10 pm; and
- **50 dBA** (external) $L_{eq,\ 1\ hour}$ between 10 pm and 7 am.

The following criterion will be applied at the reasonably most affected point within 'R3', for on – road traffic noise:

- **60 dBA** (external) $L_{eq,\ 15\ hour}$ when in use.

5.0 NOISE EMISSIONS

The main sources of noise from The Boat House and ancillary building will be the patrons and music in The Boat House during a function, mechanical plant associated with the ancillary building and the use of the car park.

The noise impact from each area has been calculated and the noise impact from the patrons, music and mechanical plant within the reconstructed *SBBHPB* and the use of the car park established for the most affected receptors.

The locations of the reconstructed areas of the *SBBHPB* can be seen in the floor plans prepared by Canvas Architecture and Design, dated 20 February and 25 March 2020, shown in Appendix C.

5.1 The Boat House – Patrons and Music

The Boat House will cater for up to 152 patrons during a function. As a worst-case scenario we have modelled noise emissions from the use of The Boat House for a Wedding reception.

From our observations of other sites, we have modelled the noise emission from people talking in The Boat House during a Wedding Reception as follows:

- Patrons (50% male and 50% female) talking with a loud voice (10%), talking with a raised voice (20%), talking normally (20%) and the rest are not talking or listening (50%).

In addition, we have assumed the following when calculating noise emissions from The Boat House:

- Amplified music will be played at times and will consist predominantly of either pre-recorded amplified music or small live performances;
- Any small band will be located on the outdoor covered deck, in the south-eastern corner;
- Speakers located in the outdoor covered deck will be orientated to project noise towards the west-south-west or west-north-west, ie towards the Pittwater;
- All external operable windows and doors on the southern and western sides of The Boat House will be open during operation (approx 20% of the floor area).

Based on information in Harris[3] and in our noise level database gathered over many years, we calculate the sound power levels shown in Tables 8.

Table 8 L_{10} Sound Power Levels – Patrons & Music

Description	Sound Power Levels (dB) at Octave Band Centre Frequencies (Hz)									
	dBA	**31.5**	**63**	**125**	**250**	**500**	**1k**	**2k**	**4k**	**8k**
One male talking with normal voice	**66**	51	57	57	63	66	59	55	51	46
One female talking with normal voice	**63**	47	52	52	59	62	57	52	51	46
One male talking with raised voice	**72**	56	61	61	67	72	67	63	58	51
One female talking with raised voice	**70**	37	42	42	63	68	66	62	58	52
One male talking with loud voice	**83**	57	62	64	73	80	79	75	68	59
One female talking with loud voice	**79**	33	38	40	66	73	75	73	65	58
Lower deck**:** 74 adults (10% loud, 20% raised, 20% normal voice)	**91**	68	73	74	82	88	87	83	77	69
Covered deck**:** 30 adults (10% loud, 20% raised, 20% normal voice)	**87**	64	69	70	78	84	83	80	73	65
Indoor seating area**:** 48 adults (10% loud, 20% raised, 20% normal voice)	**89**	66	71	72	80	86	85	82	75	67
Amplified Band	**103**	107	112	108	107	100	97	87	87	86

NOTE: *For the purpose of predicting L_{eq} noise levels at the commercial, and active recreation receptor locations, 3 dB has been subtracted from the L_{10} sound power levels shown in Table 8, ie the L_{eq} sound power level of one male speaking with a normal voice is equal to (66 – 3 =) 63 dBA.*

[3] *Handbook of Acoustical Measurements and Noise Control, Third Edition, Cyril M. Harris, McGraw-Hill Inc, New York, (Page 16.2)*

5.2 Mechanical Plant

The mechanical plant to serve the ancillary building have not been selected at this stage. Therefore, the noise assessment is based on assumed typical units based on the size of the development. The typical sound power levels of condensers and toilet exhaust fans are presented below in Table 9.

The likely location of the mechanical plant will be in a ground level and roof top plant areas, as described in Section 3.2.

Table 9 L_{eq} Sound Power Levels – Mechanical Plant

Description	Sound Power Levels (dB) at Octave Band Centre Frequencies (Hz)								
	dBA	**63**	**125**	**250**	**500**	**1k**	**2k**	**4k**	**8k**
Condensers	**85**	83	88	83	81	81	76	69	66
Exhaust Fan (Toilet)	**76**	82	77	76	73	69	70	64	59

We recommend a detailed analysis be carried out once the mechanical plant selection is finalised prior to the issue of a Construction Certificate.

5.3 Car Park Noise Emission

The RTA, in their "Guide to Traffic Generating Developments", estimates that the traffic generation rate for '*Restaurants*' during the evening peak hour is calculated by multiplying five per 100 m^2 of the restaurant's (café) floor area.

Given that The Boat House floor area is approximately 139.3 m^2, the estimated number of vehicle trips during the evening peak hour is seven, which is equivalent to two vehicle trips/ 15 minutes.

Day Design is of the opinion that during a function the vehicle trip rate during the peak hour period will be significantly higher, ie for a wedding reception with 152 guests, up to a third may drive (51) a private vehicle and will arrive at some stage during the peak hour. This is equivalent to 13 vehicle trips in a 15 minute period. As a worst-case scenario, we have used the aforementioned 15 minute vehicle trip rate (13) to calculate noise emissions from the car parks, Zones 1, 2 and 3 (see Section 3.2), during all periods of operation (day, evening and night).

For the assessment of sleep disturbance we have assumed all vehicles will leave the car park between 10 pm and 11 pm. To ensure a worst case scenario, we have assumed a patron will enter their vehicle and slam the door closed in either the most northern parking space of Zone 2 or the most southern parking space of Zone 1.

The Sound Exposure Level[4] (SEL) and $L_{AF.max}$ sound power level and spectra of vehicle noise is shown in Table 10 and is based on previous measurements by Day Design.

Table 10 SEL & $L_{AF,max}$ Sound Power Levels - Car Park

Description	Sound Power Levels (dB) at Octave Band Centre Frequencies (Hz)								
	dBA	**63**	**125**	**250**	**500**	**1k**	**2k**	**4k**	**8k**
SEL level of car door slam, ignition and drive away	**91**	104	96	89	87	86	83	81	75
SEL level of car drive by at approximately 10 km/h	**82**	90	87	80	78	77	72	70	64
$L_{AF,\,max}$ level of car door slam	**92**	98	92	90	88	88	83	80	76

[4] *SEL is the total sound energy of a single noise event condensed into a one second duration.*

5.4 Predicted Noise Levels

Knowing the sound power level of a noise source (see Tables 8 to 10), the sound pressure level (as measured with a sound level meter) can be calculated at a remote location using suitable formulae to account for distance losses, sound barriers, ground absorption, etc.

All predictions in Tables 11 to 16 are based on the assumptions outlined above and the proposed construction detailed in the drawings attached as Appendix C.

5.4.1 Predicted Noise Levels – Residential Receptors

5.4.1.1 Predicted Patron & Live Music Noise Levels– Residential Receptors

The predicted cumulative L_{10} level of noise from patrons and live music at the residential receptors from The Boat House during a function are shown in Table 11.

Table 11 Predicted L_{10} Noise Levels – Patrons & Live Music – Residential Receptors

Description	Sound Pressure Levels (dB) at Octave Band Centre Frequencies (Hz)									
	dBA	**31.5**	**63**	**125**	**250**	**500**	**1k**	**2k**	**4k**	**8k**
Day (7 am – 6 pm)										
'R2' – 1, 1A & 2 Waratah Road										
Cumulative External Noise Level	**30**	41	46	36	29	26	27	19	11	3
Day Criterion (7 am – 6 pm)	**45**	54	55	49	43	42	40	37	31	23
Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'R4' – 1199 Barrenjoey Road										
Cumulative External Noise Level	**33**	44	49	39	32	28	29	20	13	3
Day Criterion (7 am – 6 pm)	**42**	57	52	44	40	40	38	34	29	24
Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'R5' – 1 Ross Smith Parade										
Cumulative External Noise Level	**28**	32	37	33	32	26	21	7	3	3
Day Criterion (7 am – 6 pm)	**51**	44	47	43	44	47	47	44	39	31
Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Table 11 Predicted L_{10} Noise Levels – Patrons & Live Music – Residential Receptors - Continued

Description	Sound Pressure Levels (dB) at Octave Band Centre Frequencies (Hz)									
	dBA	**31.5**	**63**	**125**	**250**	**500**	**1k**	**2k**	**4k**	**8k**
Evening (6 pm – 10 pm)										
'R2' – 1, 1A & 2 Waratah Road										
Cumulative External Noise Level	**30**	41	46	36	29	26	27	19	11	3
Evening Criterion (6 pm – 10 pm)	**42**	51	52	46	40	39	37	34	28	20
Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'R4' – 1199 Barrenjoey Road										
Cumulative External Noise Level	**33**	44	49	39	32	28	29	20	13	3
Evening Criterion (6 pm – 10 pm)	**42**	57	52	44	40	40	38	34	29	24
Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'R5' – 1 Ross Smith Parade										
Cumulative External Noise Level	**28**	32	37	33	32	26	21	7	3	3
Evening Criterion (6 pm – 10 pm)	**50**	43	46	42	43	46	46	43	38	30
Compliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The predicted L_{10} levels of noise from patrons and live music at The Boat House during a function are summarised in Tables 11 at the nearest affected residences. The predicted levels of noise at the residential receptor locations, 'R2', 'R4' and 'R5', comply with the day and evening noise criteria in Section 4.4.1 of this report, and are acceptable.

5.4.1.2 Predicted Mechanical Plant & Car Park Noise Levels– Residential Receptors

The predicted $L_{eq,\ 15\ minute}$ level of noise from the mechanical plant and the use of the car park at the nearest affected residences is shown in Table 12.

Table 12 Predicted $L_{Aeq,\ 15\ minute}$ Noise Levels – Mechanical Plant & Car Park – Residential Receptors

Description	Predicted Noise Level (dBA)	Noise Criterion (dBA)	Compliance (Yes/No)
Day – 7 am to 6 pm			
R2 – 1, 1A & 2 Waratah Road			
- Car park	11		
- Mechanical plant	16		
Cumulative Noise Level	17	45	Yes
R4 – 1199 Barrenjoey Road			
- Car park	<10		
- Mechanical plant	15		
Cumulative Noise Level	16	42	Yes
R5 – 1 Ross Smith Parade			
- Car park	<10		
- Mechanical plant	<10		
Cumulative Noise Level	<10	51	Yes
Evening – 6 pm to 10 pm			
R2 – 1, 1A & 2 Waratah Road			
- Car park	11		
- Mechanical plant	16		
Cumulative Noise Level	17	42	Yes
R4 – 1199 Barrenjoey Road			
- Car park	<10		
- Mechanical plant	15		
Cumulative Noise Level	16	42	Yes
R5 – 1 Ross Smith Parade			
- Car park	<10		
- Mechanical plant	<10		
Cumulative Noise Level	<10	50	Yes

Table 12 Predicted $L_{Aeq,\ 15\ minute}$ Noise Levels – Mechanical Plant & Car Park – Residential Receptors - Continued

Description	Predicted Noise Level (dBA)	Noise Criterion (dBA)	Compliance (Yes/No)
Night – 10 pm to 7 am			
R2 – 1, 1A & 2 Waratah Road			
- Car park	11		
- Mechanical plant	16		
Cumulative Noise Level	17	39	Yes
R4 – 1199 Barrenjoey Road			
- Car park	<10		
- Mechanical plant	15		
Cumulative Noise Level	16	41	Yes
R5 – 1 Ross Smith Parade			
- Car park	<10		
- Mechanical plant	<10		
Cumulative Noise Level	<10	47	Yes

The predicted L_{eq} levels of noise from mechanical plant and the use of the car park at the *SBBHPB* are summarised in Table 12 at the nearest affected residences. The predicted levels of noise comply with the day, evening and night noise criteria at residential receptors 'R2', 'R4' and 'R5', and are acceptable.

5.4.1.3 Sleep Disturbance Assessment – Residential Receptors

The predicted $L_{AF,max}$ level of noise from the car park for the assessment of sleep disturbance at the nearest affected residences is shown in Table 13.

Table 13 Predicted $L_{AF,max}$ Noise Levels – Sleep Disturbance – Early Night (10 pm –11 pm) - Residential Receptor

Description	Predicted Noise Level $L_{AF,max}$ (dBA) at Receptor Locations		
	'R2' – 1, 1A & 2 Waratah Road	**R4 – 1199 Barrenjoey Road**	**R5 – 1 Ross Smith Parade**
Car Park Noise Level	29	28	15
Acceptable Noise Limits – Night	**51**	**53**	**59**
Complies	Yes	Yes	Yes

The predicted $L_{AF,max}$ level of noise from the car park at the *SBBHPB* are summarised in Table 13 at the nearest affected residences. The predicted levels of noise at the residential receptors 'R2', 'R4' and 'R5' complies with the sleep disturbance noise criterion in Section 4.4.1 of this report, and is acceptable.

5.4.2 Predicted Noise Levels - Commercial Receptors

The predicted cumulative L_{eq} level of noise from patrons, music, mechanical plant and the use of the car park at the commercial receptors is shown in Table 14.

Table 14 Predicted L_{eq} Noise Levels – Patrons, Music, Mechanical Plant & Car Park– Commercial Receptors

Receptor Location	Predicted Noise Level (dBA)	Criterion (dBA)	Compliance
'R1' – Dunes Palm Beach			
- The Boat House w/ Live Music	33		
- Mechanical Plant	23	63	
- Car Park	15		
Cumulative	**34**	**63**	**Yes**

The predicted L_{eq} levels of noise from patrons, music, mechanical plant and the use of the car park at the *SBBHPB* are summarised in Table 14 at the nearest affected commercial receptor location. The predicted levels of noise at the commercial receptor location, 'R1', comply with the criterion in Section 4.4.2 of this report, and is acceptable.

5.4.3 Predicted Noise Levels – Active Recreation Receptors

The predicted cumulative L_{eq} level of noise from patrons, music, mechanical plant and the use of the car park at the active recreation receptor is shown in Table 15.

Table 15 Predicted L_{eq} Noise Levels – Patrons, Music, Mechanical Plant & Car Park – Active Recreation Receptor

Receptor Location	Predicted Noise Level (dBA)	Criterion (dBA)	Compliance
'R3' – Palm Beach Golf Club			
- The Boat House w/Live Music	55		
- Mechanical Plant	51	53	
- Car Park	39		
Cumulative	**57**	**53**	**See below**

The predicted L_{eq} levels of noise from patrons, music, mechanical plant and the use of the car park at the *SBBHPB* are summarised in Table 15 at the nearest affected active recreation receptor location. The predicted levels of noise at the active recreation area receptor location 'R3' exceeds the recommended amenity noise level by up to 4 dB, therefore, the acoustic amenity of the area may be adversely affected. Further comment/assessment is necessary, as follows.

As shown in Table 2, the existing L_{eq} noise levels at Logger Location 'A' is 56 dBA during the day when the active recreation area is likely to be in use (people playing golf). For the use of the reconstructed *SBBHPB*, we have calculated (Table 15) an L_{eq} noise level 1 dB above the existing L_{eq} noise levels during the day. An exceedance of up to 2 dB is considered negligible as it is generally not discernible by the average listener.

Tables 4.1 and 4.2 of the NPI provide a guideline as to the significance of a residual noise level of ≤ 2 dB. The author has used the information contained in Tables 4.1 and 4.2 as a comparison tool to better inform the reader as to the significance of a noise that is ≤ 2 dB higher than the original and also provide guidance for any mitigation strategies that may be relevant.

It is noted that the marginal exceedance of the existing ambient noise level is only expected on the ***closest two holes*** of the *Palm Beach Golf Club, 'R3',* when in use, which is generally during the day (7 am to 6 pm). The calculated noise level at a distance of 150 metres or greater from the covered deck of the *SBBHPB* is ≤ 53 dB, which is compliant with the recommended amenity noise level for an active recreation area.

With consideration to the above, we are of the opinion any increase in noise levels from the use of the *SBBHPB* at the nearby active recreation area 'R3', ***specifically the closest two holes***, should be considered acceptable, and that the acoustic amenity of the area will be maintained.

5.4.4 Predicted On – Road Traffic Noise Levels

The external $L_{eq,\ 15\ hour,}$ and $L_{eq,\ 1\ hour}$ noise levels at the most affected receptor locations, 'R2' and 'R3', from noise associated with on – road traffic (vehicles entering and exiting the car park for a function at The Boat House) throughout the day and night are calculated to be as shown below in Table 16.

Table 16 Predicted $L_{eq,\ 15\ hour}$ & $L_{eq,\ 1\ hour}$ Noise Levels – On – Road Traffic

Receptor Location	Predicted Noise Level (dBA)	Noise Criterion (dBA)	Compliance (Yes/No)
Day – 7 am to 10 pm			
R2 – 1, 1A & 2 Waratah Road	43	55	Yes
R3 – Palm Beach Golf Club	33	60	Yes
Night – 10 pm to 7 am			
R2 – 1, 1A & 2 Waratah Road	43	50	Yes

The predicted external levels of noise from on – road traffic are within the noise criteria in Section 4.4.4, and are therefore acceptable.

6.0 NOISE CONTROL RECOMMENDATION

The calculated level of noise emission from the *SBBHPB* following the proposed reconstruction comply with the acceptable noise limits at all receptor locations. Notwithstanding the above, we recommend the following engineering noise controls and noise management plan are implemented and adhered to:

6.1 Noise Management Plan

We recommend administrative noise controls be adopted by management, as follows:

- Amplified music in The Boat House should be limited to a maximum L_{10} level of 95 dBA at 1 metre from any speaker between 7 am and 10 pm;
- *SBBHPB* management should regularly measure the maximum L_{10} noise level at 1 metre from the speakers with a sound level meter (*minimum Type 2 meter capable of measuring L_{10} noise levels or an equivalent L_{eq} noise level*) during a function when amplified music is being played, alternatively, an in-house sound system with a noise limiter (max output limited to an L_{10} noise level 95 dBA at 1 metre) may be installed;
- External speakers located in the outdoor covered deck area should be orientated to project sound towards the west-south-west or west-north-west, ie towards the Pittwater;
- There should be no amplified music at the *SBBHPB* between 10 pm and 7 am on any given day;
- Patrons should be encouraged not to make an unreasonable level of noise when leaving the *SBBHPB;*
- Management should ensure patrons attending functions park their vehicles in parking Zones 1, 2 and 3 only;
- The Plan of Management prepared by ArtisanOz Consulting, titled '*The Boat House Palm Beach, Governor Phillip Park, Barrenjoey Road, Palm Beach, NSW, 2108'*, dated 24 September 2020 and attached as Appendix E, should be followed and strictly enforced by *SBBHPB* management at all times during the operation of the venue.

6.2 Mechanical Plant

The selection and locations of mechanical plant has not been finalised at this stage. For typical mechanical plant equipment with sound power levels not exceeding those listed in Table 9, it is reasonable and feasible to acoustically treat the associated plant area or equipment itself so that noise will not impact the neighbouring properties.

Once mechanical plant and its location has been selected, a detailed acoustic assessment should be made, prior to the issue of a Construction Certificate. We recommend that the mechanical services engineers select mechanical plant equipment with the lowest sound power levels to reduce the amount of acoustic treatment necessary to achieve the noise criteria at nearby residential receivers.

We offer to provide detailed noise controls when specifications of the mechanical plant equipment have been finalised.

7.0 NOISE IMPACT STATEMENT

Day Design Pty Ltd was engaged by Blue Pacific Constructions on behalf of Station Beach Boat House Palm Beach to assess the environmental noise impact of the proposed reconstruction of their existing venue at 1191 Barrenjoey Road, Palm Beach, NSW.

Calculations show that subsequent to the proposed reconstruction, the level of noise emitted from the Station Beach Boat House Palm Beach will meet the Liquor and Gaming NSW and the Environment Protection Authority's noise level requirements as detailed in Section 4 of this report, and be considered acceptable.

Adam Shearer, BCT (Audio), MDesSc (Audio and Acoustics), MAAS
Senior Acoustical Consultant
for and on behalf of Day Design Pty Ltd

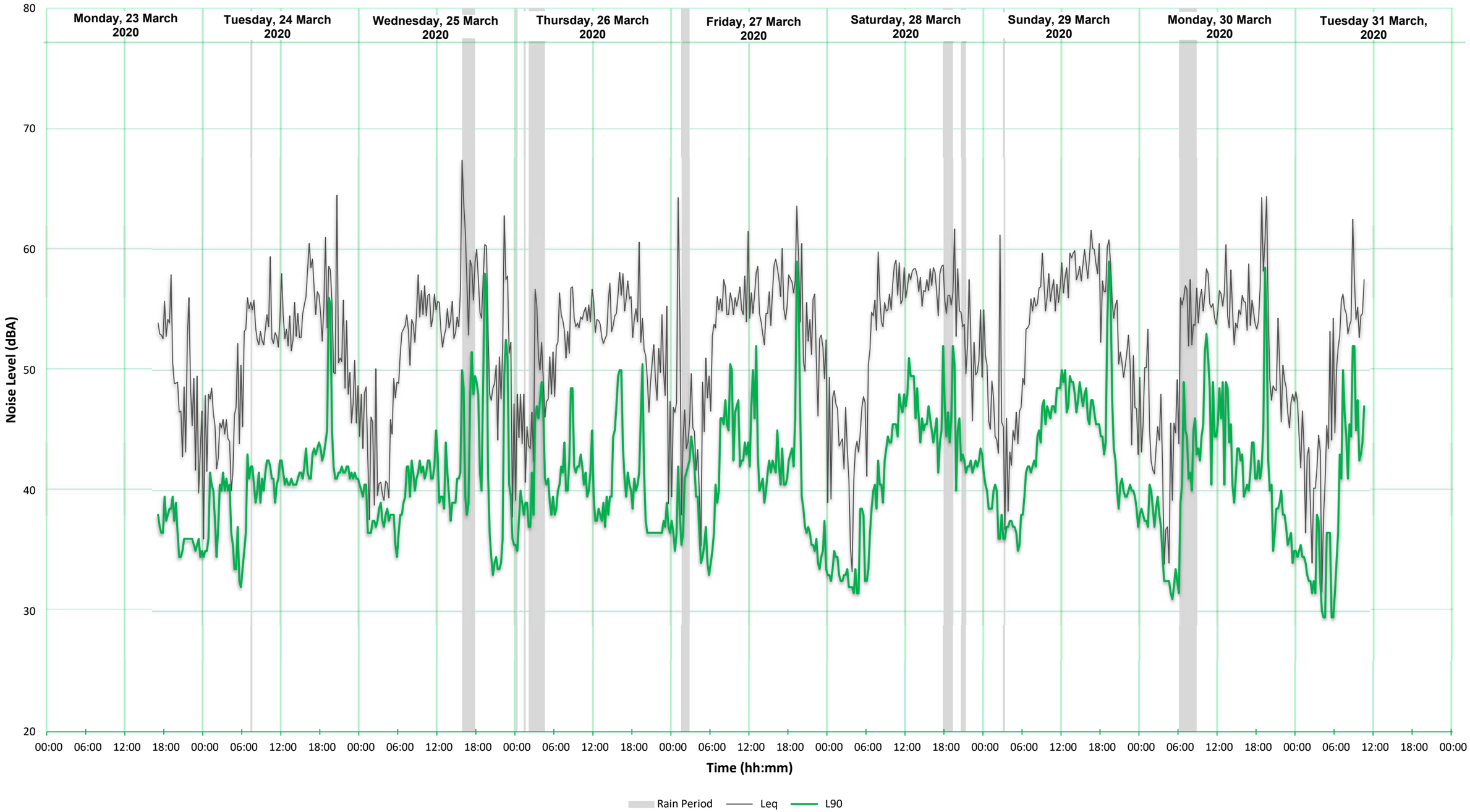
AAAC MEMBERSHIP

Day Design Pty Ltd is a member company of the Association of Australasian Acoustical Consultants, and the work herein reported has been performed in accordance with the terms of membership.

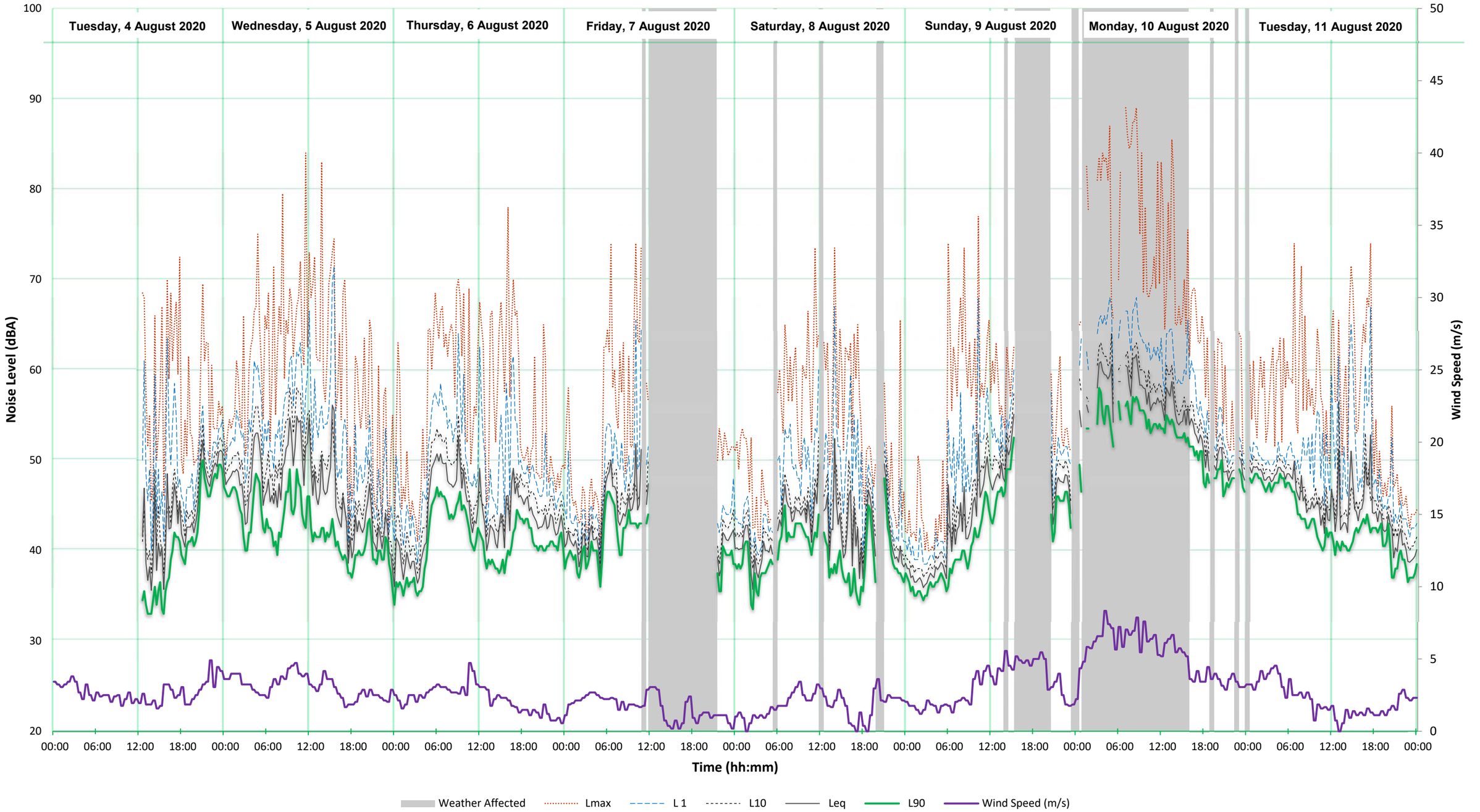
Attachments:

Appendix A1 – Ambient Noise Survey – 3 Beach Road, Palm Beach
Appendix A2 – Ambient Noise Survey – 'Fisherman's Cottage', *Ku-ring-gai Chase National Park*, Palm Beach
Appendix A3 – Ambient Noise Survey – 1 Monash Avenue, Great Mackerel Beach
Appendix B – Noise Survey Instrumentation
Appendix C – Architectural Drawings
Appendix D – g*tk Consulting Traffic Management and Car Parking Solutions – Car Park Zone Map*
Appendix E – *ArtisanOz Consulting, Plan of Management* – 24 September 2020

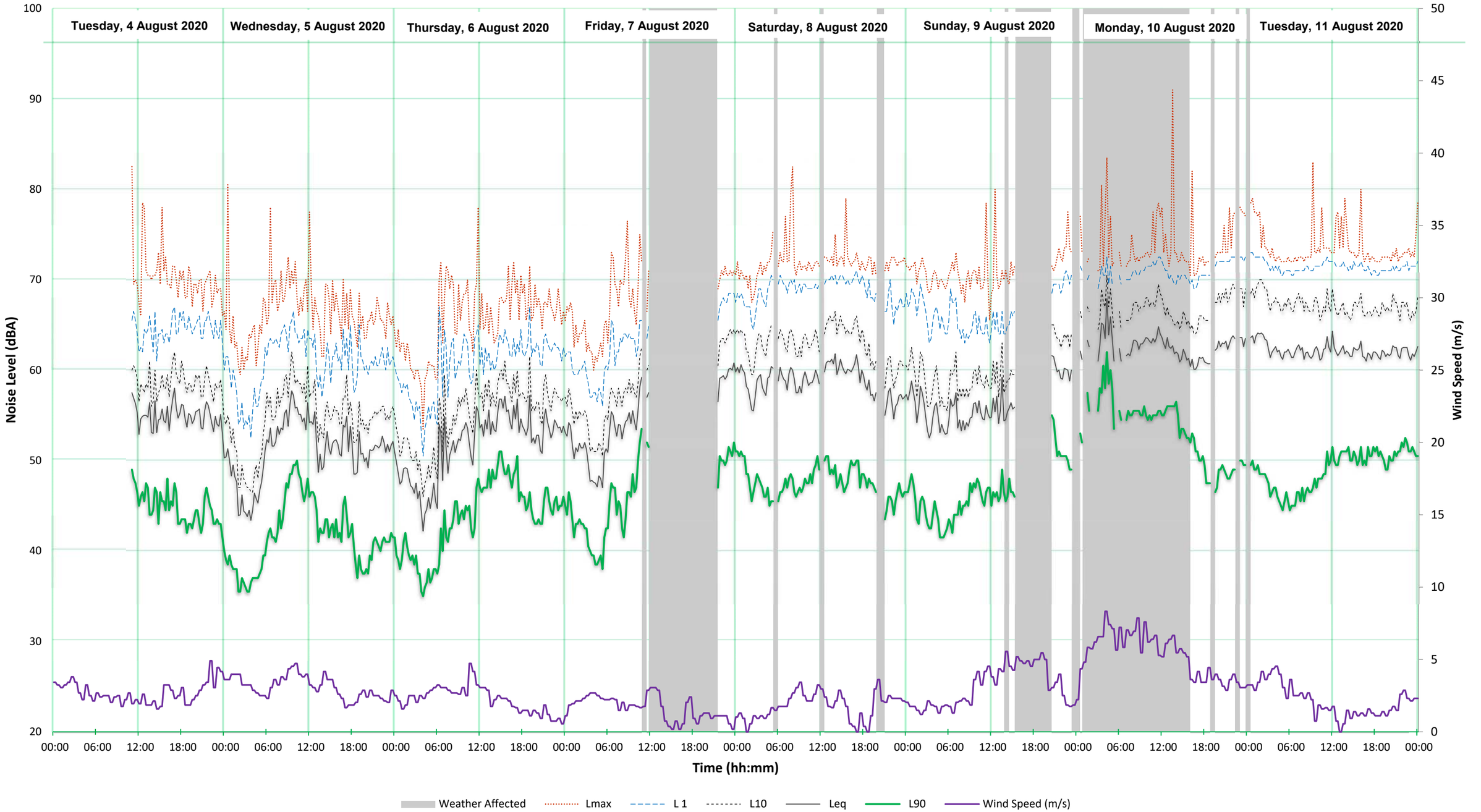
Located at Front yard, 3 Beach Road, Palm Beach, NSW



Located at Beachside Cottage, Barrenjoey Headland, Palm Beach, NSW



Located at First Floor, 1 Monash Avenue, Great Mackrel Beach, NSW



NOISE SURVEY INSTRUMENTATION

Noise level measurements and analysis in this report were made with instrumentation as follows:

Description	Model No.	Serial No.
Infobyte Noise Logger (Type 2)	iM4	112
Condenser Microphone 0.5" diameter	MK 250	112
Infobyte Noise Logger (Type 2)	iM4	113
Condenser Microphone 0.5" diameter	MK 250	113
Infobyte Noise Logger (Type 1)	iM4	122
Condenser Microphone 0.5" diameter	MK 250	5219
Modular Precision Sound Analyser	B&K 2250	269 0243
Condenser Microphone 0.5" diameter	B&K 4189	302 2960
Acoustical Calibrator	B&K 4230	272 1949
Modular Precision Sound Analyser	B&K 2270	301 0781
Condenser Microphone 0.5" diameter	B&K 4189	304 4649
Acoustical Calibrator	Svantek SV30A	10 839

An environmental noise logger is used to continuously monitor ambient noise levels and provide information on the statistical distribution of noise during an extended period of time. The Infobyte Noise Monitor iM4 is a Type 1 or Type 2 precision environmental noise monitor meeting all the applicable requirements of AS1259 for an integrating-averaging sound level meter.

The **B&K 2250/2270 Sound Analyser** is a real-time precision integrating sound level meter with octave and third octave filters, that sample noise at a rate of 10 samples per second and provides L_{eq}, L_{10} and L_{90} noise levels using both Fast and Slow response and L_{peak} noise levels on Impulse response time settings. The meter is frequency weighted to provide dBA, dBC or Linear sound pressure level readings as required.

All instrument systems had been laboratory calibrated using instrumentation traceable to Australian National Standards and certified within the last two years thus conforming to Australian Standards. The measurement system was also field calibrated prior to and after noise surveys. Calibration drift was found to be less than 1 dB during unattended long-term measurements and 0.5 during attended short-term measurements. No adjustments for instrument drift during the measurement period were warranted.

PITTWATER
"BARRENJOEY BEACH" (SANDY BEACH)
WALL-BDY 9.15
MEAN HIGH WATER MARK
Dune stabilisation follows RL 1500 and RL 2500 for approx. 13.7m. Refer to Landscape Architect Plan
Dune stabilisation follows RL 2500 and RL 1500 for approx. 13.7m. Refer to Landscape Architect Plan
Dune stabilisation Refer to Landscape Architect Plan
Note: Sand from excavation could be used in dune stabilisation as no contaminated class venom.
Low soft landscaping and dune stabilisation to Voluntary Planning Agreement. Refer to Landscape Architect Plans.
6 x Parking Area to be bitumen Parking as per VPA
APPROXIMATE LICENSED BOUNDARY
Class 2 parking as per AS 2890.1 - 2004
CARPARKING Bitumen
Parking 2.5 W x 4.8 D with 600mm overhang
Accessible Shared zone
Accessible parking
5.8m aisle width min. BITUMEN
Dedicated pedestrian walkway zone (over natural surface)
Pedestrian walkway (over ex. concrete)
BITUMEN ROAD
Class 1 parking as per AS 2890.1 - 2004
CARPARKING Bitumen Fall 1:100 to eastern side (towards park)
10 x Parking Area to be bitumen Parking as per VPA
Parking 2.4 W x 5.4 D
GRAVEL PARKING
Accessible Shared zone
Accessible parking
7005 D.P.1117451 "THE STATE OF NSW" (GOVERNOR PHILLIP PARK)
7006 D.P.1117451 "THE STATE OF NSW" (GOVERNOR PHILLIP PARK)
Cook Pine
RL 2040
RL 2500
RL 2800
BOAT HIRE STORE 3870 x 3330 mm Flooring TBC
FREEZER 1500 x 3330mm
FRIDGE 2730 x 3330mm
BOAT HIRE 5410 x 4910 mm Flooring TBC
BOAT HIRE OFFICE
STORAGE UNDER STAIR
PREP & WASHING AREA 5290 x 4305mm Rubber
NEW WC
KITCHEN 12120 x 2690mm Rubber
Pass
TAKEAWAY COUNTER 2970 x 3475mm Rubber on Concrete
ENTRY
EXISTING WHARF TO BE RELOCATED WITHIN LEASE BOUNDARY
PLANTER
PROPOSED BAFFLE WALL REFER TO COASTAL ENGINEER'S PLANS
RL 1800
RL 2210
Ramp 240mm rise 1:14
Ramps 760mm total rise 1:14
Line of proposed new deck over
Planter under stairs
T3 = 29.16m² Additional Landscaped Area to pine
T2 = 16.09m² Additional Landscaped Area to pine
T1 = 20.69m² Additional total Landscaped Area to pine
Reclaimed Landscape
Ramp 300mm rise 1:14
RL 2980
RL 2940
RL 2780
Ramp 200mm rise 1:20
VIEW CORRIDOR to PITTWATER
Ramp 40mm rise 1:20
Ramp 140mm rise 1:20
New path to entry BCA compliant to accessibility standards
STORMWATER PIT (under) access/removable grate
LOADING BAY 3.8 x 9.525m to accommodate MRV Class vehicle (Zone required 3.5 x 8.8m, wheel base at 5m) Bitumen
No Pedestrian Access (for safety reasons)
1:30 Cross fall
Step Ramp 190mm rise 1:10
Step Ramp 150mm rise 1:10
Ramp 200mm rise 1:8
Ramp 390mm rise 1:14
GREASE ARRESTOR
SEWER TANK
BOAT FUEL STORE 210L to AS1940-2017
SEWER & EROSION PROTECTION WALL
FEMALE WCs 3175 x 5270mm Polished Concrete
MALE WCs 2105 x 5270mm Polished Concrete
ALCOHOL STORE
DRY STORE 2300 x 2880mm
BINS IN & OUT
BIN ROOM 3200 x 5255mm Concrete
5 x gas bottle storage on concrete platform at RL 2800
Reclaimed Landscape
ANCILLARY BUILDING REDUCED BY 40% FROM PREVIOUS PROPOSED PLANS
APPROX. LICENSED B'DY
ROOF-SCALED 11.3 SCALED - BOUNDARY HA

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CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

Canvas Architecture & Design
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21 Endeavour Drive
BEACON HILL NSW 2100
Roslyn Miller
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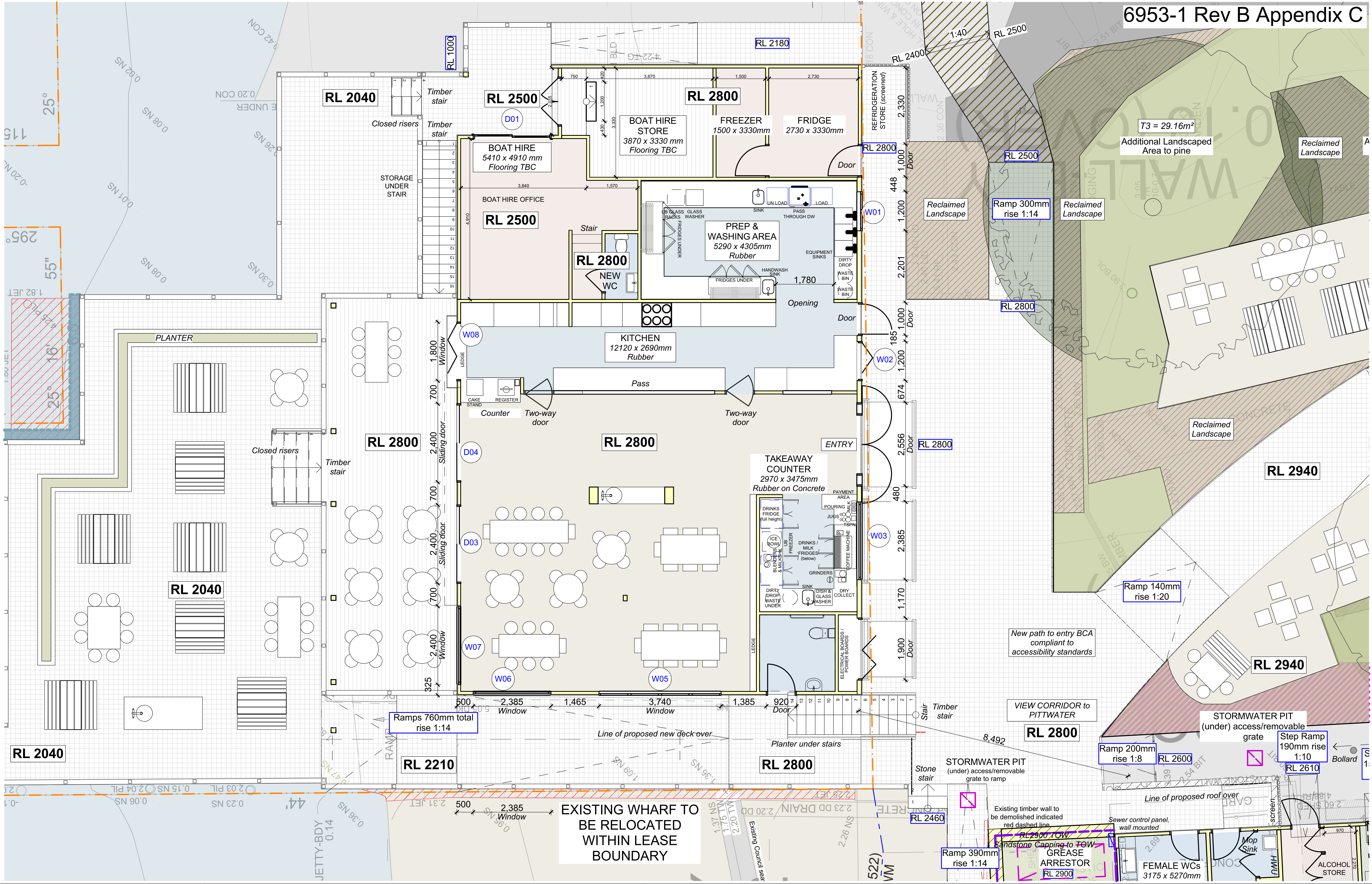
roslyn@canvasarch.com.au
0405 60 11 30

Drawing Name: SITE & GROUND PLAN
Drawing Scale: 1:100
Drawn: RM
Layout ID: DA04
30/01/2021 DEVELOPMENT APPLICATION

6953-1 Rev B Appendix C


RL 2040
RL 2500
RL 2800
RL 2180
RL 1000
Timber stair
Closed risers
STORAGE UNDER STAIR
BOAT HIRE 5410 x 4910 mm Flooring TBC
BOAT HIRE OFFICE
BOAT HIRE STORE 3870 x 3330 mm Flooring TBC
FREEZER 1500 x 3330mm
FRIDGE 2730 x 3330mm
REFRIGERATION STORE (screened)
Door
Stair
NEW WC
PREP & WASHING AREA 5290 x 4305mm Rubber
KITCHEN 12120 x 2690mm Rubber
Opening
Pass
Two-way door
Counter
CAKE STAND
REGISTER
ENTRY
TAKEAWAY COUNTER 2970 x 3475mm Rubber on Concrete
PLANTER
Window
Sliding door
LEDGE
ELECTRICAL BOARDS / POWER BOARDS
Ramps 760mm total rise 1:14
RL 2210
Line of proposed new deck over
Planter under stairs
EXISTING WHARF TO BE RELOCATED WITHIN LEASE BOUNDARY
Stone stair
STORMWATER PIT (under) access/removable grate to ramp
RL 2460
Ramp 390mm rise 1:14
GREASE ARRESTOR
RL 2900
Existing timber wall to be demolished indicated red dashed line
Sandstone Capping to TOW
Sewer control panel, wall mounted
Line of proposed roof over
FEMALE WCs 3175 x 5270mm
Mop Sink
ALCOHOL STORE
T3 = 29.16m²
Additional Landscaped Area to pine
Reclaimed Landscape
Ramp 300mm rise 1:14
RL 2940
Ramp 140mm rise 1:20
New path to entry BCA compliant to accessibility standards
VIEW CORRIDOR to PITTWATER
STORMWATER PIT (under) access/removable grate
Step Ramp 190mm rise 1:10
Ramp 200mm rise 1:8
RL 2600
RL 2610
Bollard
W01
W02
W03
W05
W06
W07
W08
D01
D03
D04

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Drawing Name
PROPOSED GROUND FLOOR PLAN - A3

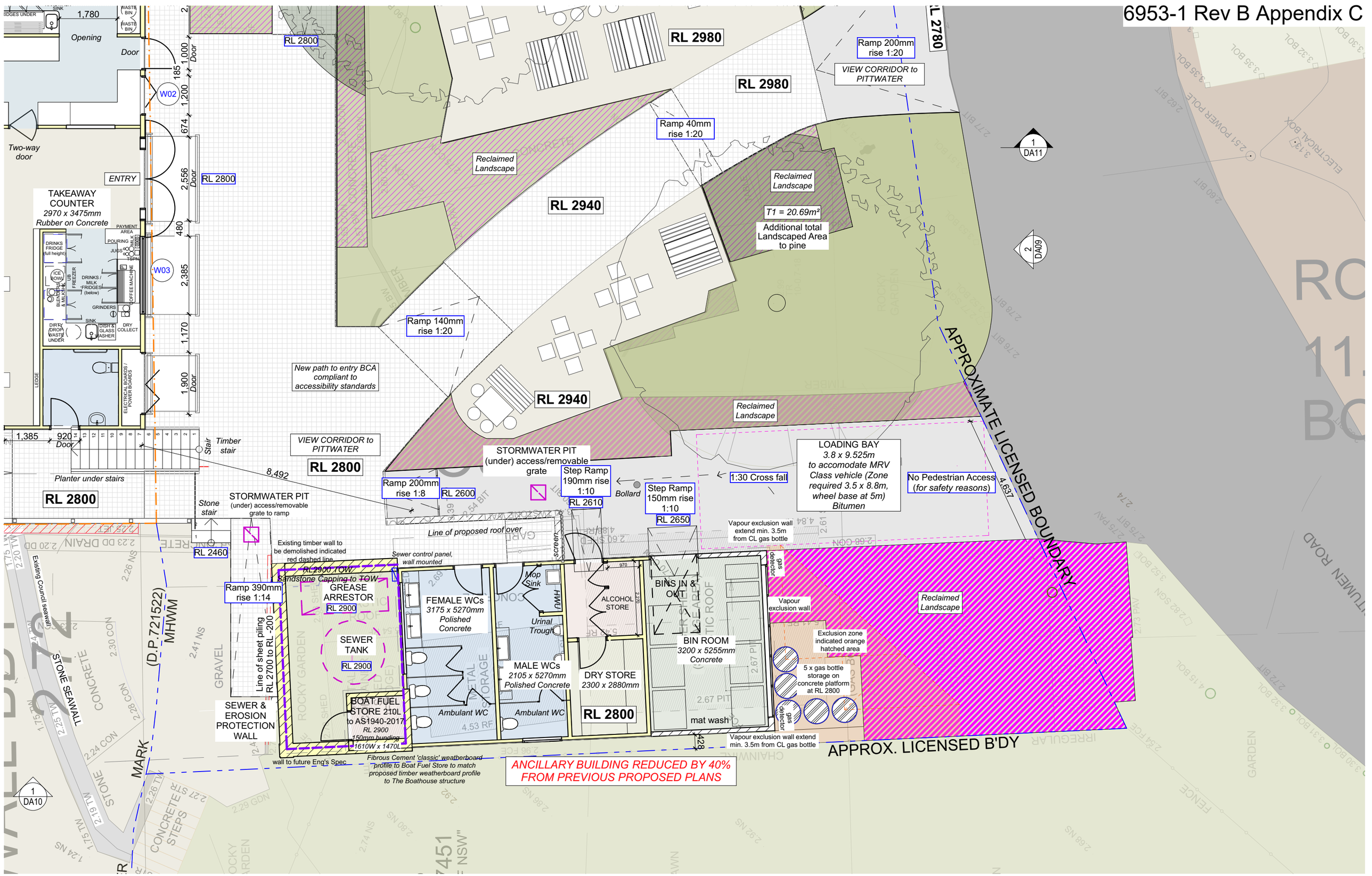
Drawing Scale
1:100

Drawn
RM

Layout ID
DA06

30/01/2021 DEVELOPMENT APPLICATION

N



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CA
NV
AS

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Drawing Name
PROPOSED ANCILLARY BUILDING GROUND FLOOR PLAN - A3

Drawing Scale
1:100

Drawn
RM

Layout ID
DA07
30/01/2021 DEVELOPMENT APPLICATION

N

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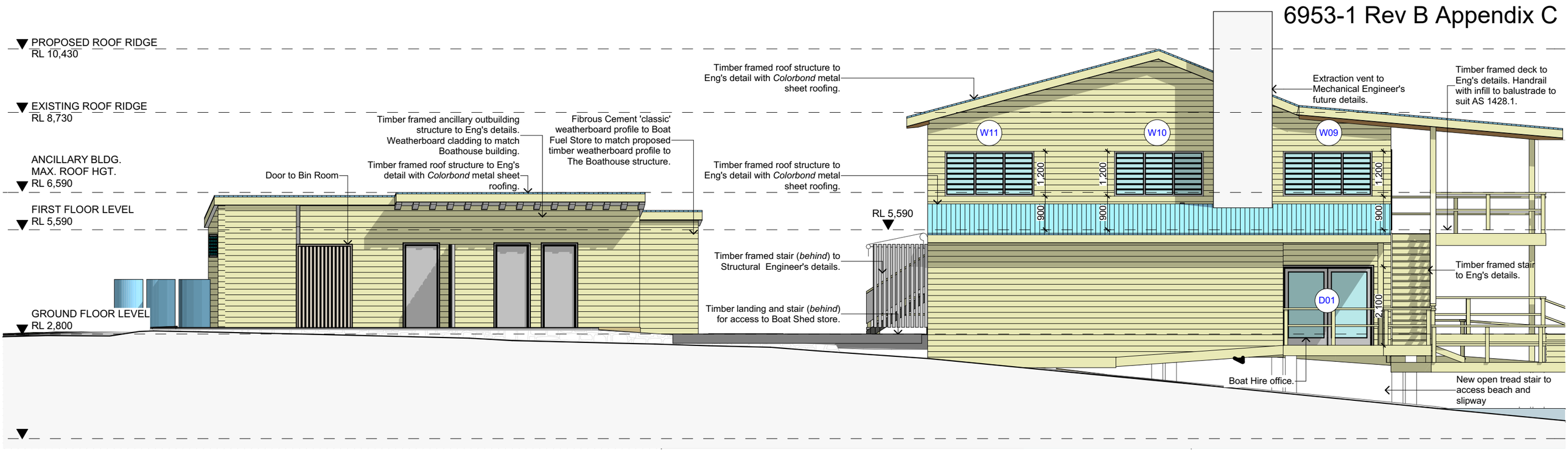
Drawing Name	Drawing Scale	Layout ID
PROPOSED FIRST FLOOR PLAN	**1:100**	**DA08**
	Drawn: **RM**	**30/01/2021 DEVELOPMENT APPLICATION**

N



1

NORTH ELEVATION

1:100

2

EAST ELEVATION

1:100

NOTES **(NOT FOR CONSTRUCTION)**

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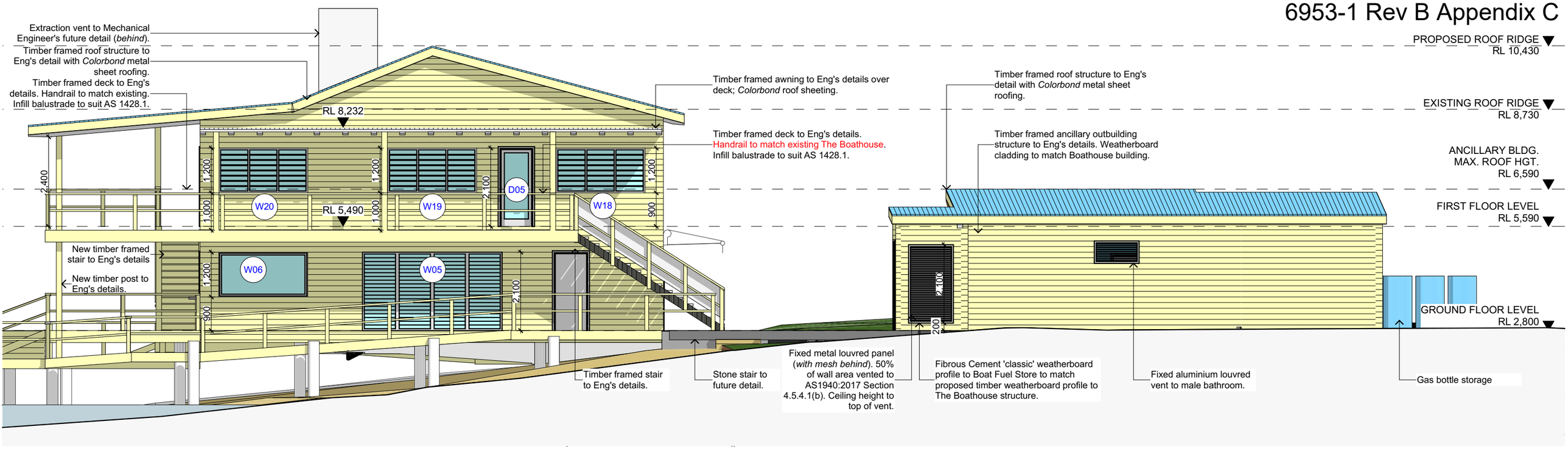
Drawing Name
NORTH / EAST ELEVATIONS

Drawing Scale
1:100

Drawn
RM

Layout ID
DA09
30/01/2021 DEVELOPMENT APPLICATION



1

SOUTH ELEVATION

1:100

2

WEST ELEVATION

1:100

NOTES **(NOT FOR CONSTRUCTION)**

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Drawing Name
SOUTH / WEST ELEVATIONS

Drawing Scale
1:100

Drawn
RM

Layout ID
DA10
30/01/2021 DEVELOPMENT APPLICATION

Figure 8 shows the car parking areas in zones and **Tables 4** and **5** contains the total number of occupied and unoccupied car parking spaces in each zone between the peak parking times of 11.00am and 4.00pm:

Figure 8: Parking zones

Source: ROAR Data Pty Ltd 2020

ArtisanOz Consulting
ABN: 41 132 334 493

Plan of Management

The Boathouse Palm Beach
Governor Phillip Park, Barrenjoey Road,
Palm Beach NSW 2108

Submitted to
Northern Beaches Council
On behalf of PB Goroacen Pty Limited

Mobile: 0404 488 855 Email: shane@aoh.com.au Web: www.aoh.com.au Fax: 1300 177 260
Address: PO Box 235 Wahroonga NSW 2076

Contents

1.0 Introduction

1.1 Purpose of Plan of Management

This Plan of Management (POM) has been prepared for the existing **On-Premises Licence (Restaurant)** liquor licence of **The Boathouse Palm Beach**, situated at **Governor Phillip Park, Barrenjoey Road, Palm Beach NSW 2108. The Boathouse Palm Beach** recognises the need to ensure the safety and security of customers, staff, residents and the greater community in which the proposed liquor licence will operate under. The safety and security issues have been considered carefully to ensure the utmost safety of staff and patrons.

The **POM** is consistent with the Crime Prevention Through Environmental Design (CPTED) document prepared by the Department of Planning.

CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension);
- maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime);
- minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards); and
- minimise excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

The policies and procedures outlined in this **POM** will help to make the premise a safe, efficient and pleasant environment in which to work and visit. Additionally, the safety and security issues addressed in this **POM** have been devised to ensure the quiet amenity of neighbouring properties is maintained at all times during the operation of the premises.

All staff, as part of the induction process, will be required to be familiar with this **POM**.

1.2 Reason for liquor licence

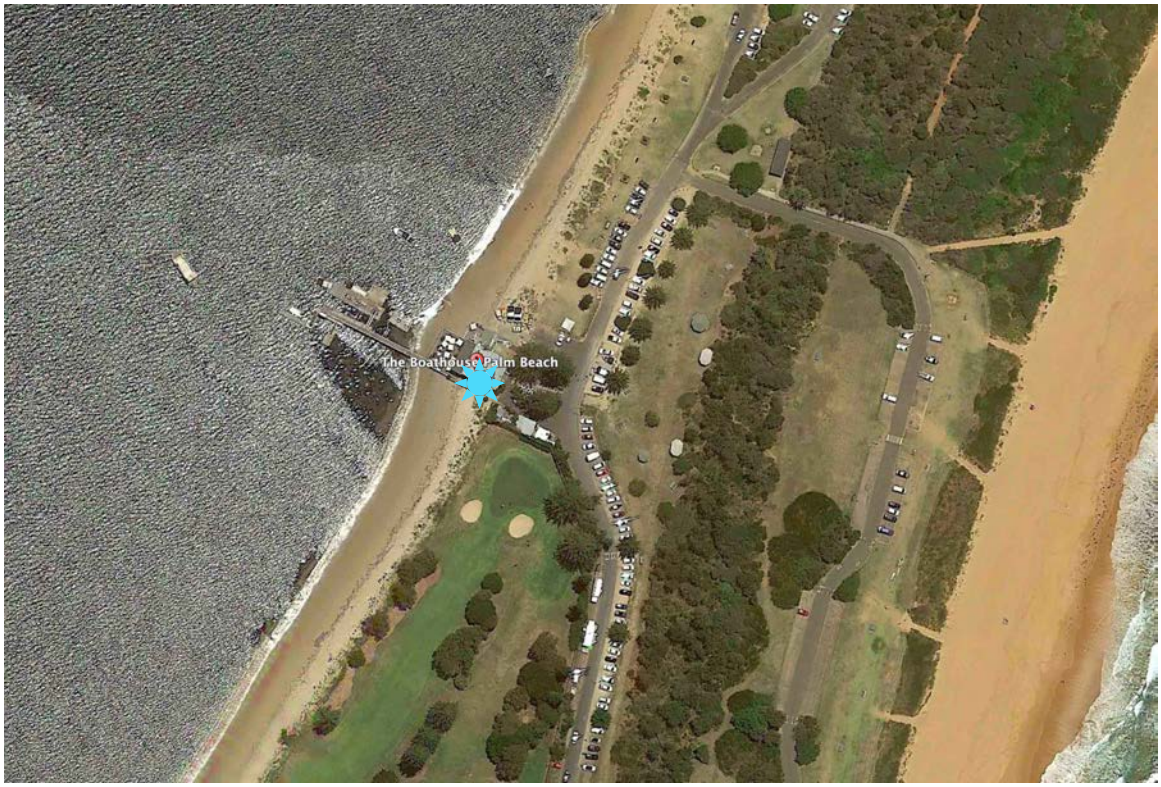
The Boathouse Palm Beach is an existing an **On-Premises Licence (Restaurant)**. **The Boathouse Palm Beach** the premises is looking to include catering services to the existing liquor licence. The main focus is first and foremost the supply and consumption of food.

The Boathouse Palm Beach currently provides alcohol to their customers, who are asking and wish to consume alcohol with their food. The addition of catering services to the existing liquor licence will only enhance the venue's appeal. It will also be an added service to the main focus of the restaurant, which is the consumption of food.

2.0 The Site

The site is at: Governor Phillip Park, Barrenjoey Road, Palm Beach NSW 2108. (refer to **Figure 1&2**).

Figure 1 – Location Plan



Location of existing restaurant

Figure 2 – Front Entry View

Location of existing restaurant

3.0 Security and Safety

The security and safety of employees and the general public are highly valued by the management of the premises.

3.1 Surveillance

3.1.1 CCTV Camera Systems

The premises **DOES** have CCTV surveillance cameras installed.

CCTV surveillance cameras are installed, and are in strategic places such as the counter area / cashiers area / customer dining area / service areas. The system has automated recording technology, longer video storage capacity, video motion detection.

All cameras operate continuously during the premises trading hours. The surveillance tapes / videos are kept for at least 1 month for viewing by the Police if required. The quality of the images filmed will satisfy Police requirements.

Management will ensure the system is maintained in good working order. Management will ensure that the coverage would be operated with due regards to the privacy and civil liberties of all persons within the development and in strict accordance with the *Privacy and Personal Information Protection Act 1998*.

The Boathouse Palm Beach employees will be encouraged to assist with passive surveillance of all areas of the development and in particular all internal areas, by providing efficient reporting systems for any security or safety concerns during the **restaurant's** operating hours.

3.1.2 Intruder Alarm Systems

The premises within which **The Boathouse Palm Beach** currently occupies already has installed an intruder alarm system, which is part of the whole building, including perimeter protection.

This system achieves an added sense of crime prevention and security. The system will allow monitoring of who is accessing what areas, better response to alarms and audit breaches of security in a timely and efficient manner.

The intruder alarm system will be monitored 24 hours a day and security will be able to respond to alarms swiftly. The Intruder Alarm System will be installed and monitored in accordance with Australian Standards 2201.

3.1.3 Lighting

Perimeter street lighting is already provided around the premises to enable clear vision to prevent concealment and shadowing. The standard of lighting will not only reduce the fear of crime in accordance with Australian lighting standards, but also serves to provide clear identification of activity. Any broken light fixtures and bulbs within the premises will be replaced within 24 hours.

In line with National Light Pollution Guidelines and Northern Beaches Council's initiative to reduce light pollution in areas that have been designated an Urban Night Sky Place. The restaurant aims to minimise the lighting within the restaurant, which can be seen from outside.

Lighting will be shielded or located to promote safe navigation and minimise any likely adverse visual impact when viewed from the Pittwater Waterway, any adjoining public land, and adjoining residences. We will attempt to eliminate reflection off the water, where possible.

Adequate lighting will be provided for safe access to waterfront development and safe navigation in and out of commercial and recreational waterfront development, where appropriate. Lighting is to be designed to minimise electricity consumption. Flood lighting of marine facilities is not permitted.

We intend to minimise light spill from the site and have limited outdoor lighting that is designed, well directed and no more than 3,000k.

3.1.4 Clear sight lines

The premises, has been designed to and takes into account the need to maximise clear sight lines. The **restaurant** incorporates the maximum use of natural surveillance and minimises potential obstructions such as physical barriers to ensure these clear sight lines.

3.1.5 Risk Assessment

Although NO security personnel are envisaged at the restaurant. **The Boathouse Palm Beach** will undertake a risk assessment on a continual basis to determine the need for security personnel at the site.

3.1.6 Security Personnel

Although **NO** Security Personnel are required at the premises. If the need were to arise, any security personnel employed at the premises will:

- possess a current security licence and have satisfactorily completed all relevant training associated with a crowd control licence;
- be licensed under the appropriate legislation relating to crowd control;
- conduct themselves in accordance with the industry code of practice;
- maintain a well kept, tidy and professional appearance and be at all times easily recognisable as "security personnel";
- carry a powerful torch and wireless communication system whilst conducting patrols;
- be fully briefed on the restaurant's security protocol;
- be fully briefed on how they should address and caution potentially inebriated or unusually vocal customers in order to minimise the likelihood of disturbing the quiet and good order of the neighbourhood; and
- ask customers making any noise to leave quietly and quickly and ask any customers loitering to move on.

Security Personnel will be required, in a designated log book, to record the time of visit, comment on the state of the current restaurant and document any action undertaken (if required).

3.2 Access Control

As discussed above, the proposed development will utilise an intruder alarm and access control systems to monitor access within the premises.

3.2.1 High Risk Areas

The premises, has been designed so as not to create a hostile environment. Access is will be restricted particularly in relation to nominated “secure areas” such as the kitchen / back of house areas, exits. This will be achieved by the installation of movement detectors and security hardware (locks, etc).

3.2.2 Signage

Clearly identifiable signage will be installed in and around the premises to indicate which areas are open to customers and members of the public and which areas are restricted. Signage and clear sight lines will assist with the anticipated pedestrian flows within the premises.

Signage will be clearly displayed in the front garden area to remind and emphasise public access to the front garden area.

3.3 Space Management

3.3.1 Seating and Design

The premises, takes into account the need to provide seating and other comforts for persons visiting the premises without interfering or disrupting pedestrian flows. This philosophy is designed to encourage increased use of the common areas to reduce the potential for security breaches by natural surveillance.

The front garden area of the restaurant is strictly used for takeaway and public use.

3.3.2 Toilets

Toilets will be clearly sign posted. The toilets are located in areas, which maximise sight lines, are well lit and are in areas, which engender an overall sense of safety to the user, particularly females, children and the elderly.

3.4 Liquor Licence Requirements

3.4.1 On-Premises Licence (Restaurant) liquor licence

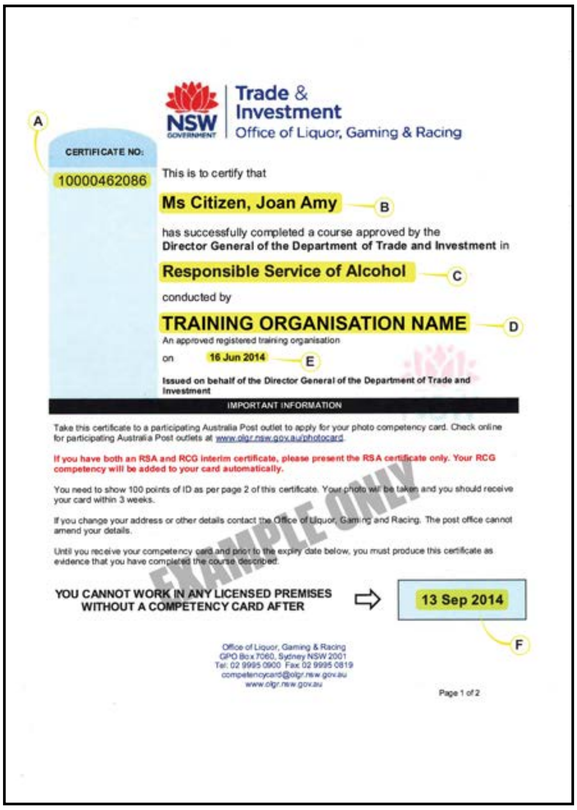
The Boathouse Palm Beach is wishing to add a Catering Service for functions, to the existing On-Premises Licence (Restaurant), which will allow **The Boathouse Palm Beach** to serve liquor ancillary to food and also provide liquor during functions and events. **The Boathouse Palm Beach's** focus is first and foremost the service of providing food.

Food will always be provided whenever liquor is sold. Providing a food dining experience is the Primary Purpose of **The Boathouse Palm Beach**.

3.4.2 Responsible Service of Alcohol

All staff involved in the sale and/or supply of liquor at the premises, **MUST** have completed a NSW ILGA approved Responsible Service of Alcohol course and produce either one of the following, prior to commencing work with **The Boathouse Palm Beach**:

A NSW ILGA Approved Interim Certificate – This Certificate will NOT be accepted in the Kings Cross & Sydney CBD Entertainment Precincts.



NSW Government
Trade & Investment
Office of Liquor, Gaming & Racing

CERTIFICATE NO:
10000462086 (A)

This is to certify that

Ms Citizen, Joan Amy (B)

has successfully completed a course approved by the
Director General of the Department of Trade and Investment in

Responsible Service of Alcohol (C)

conducted by

TRAINING ORGANISATION NAME (D)
An approved registered training organisation

on 16 Jun 2014 (E)

Issued on behalf of the Director General of the Department of Trade and Investment

IMPORTANT INFORMATION

Take this certificate to a participating Australia Post outlet to apply for your photo competency card. Check online for participating Australia Post outlets at www.olgr.nsw.gov.au/photocard.

If you have both an RSA and RCG interim certificate, please present the RSA certificate only. Your RCG competency will be added to your card automatically.

You need to show 100 points of ID as per page 2 of this certificate. Your photo will be taken and you should receive your card within 3 weeks.

If you change your address or other details contact the Office of Liquor, Gaming and Racing. The post office cannot amend your details.

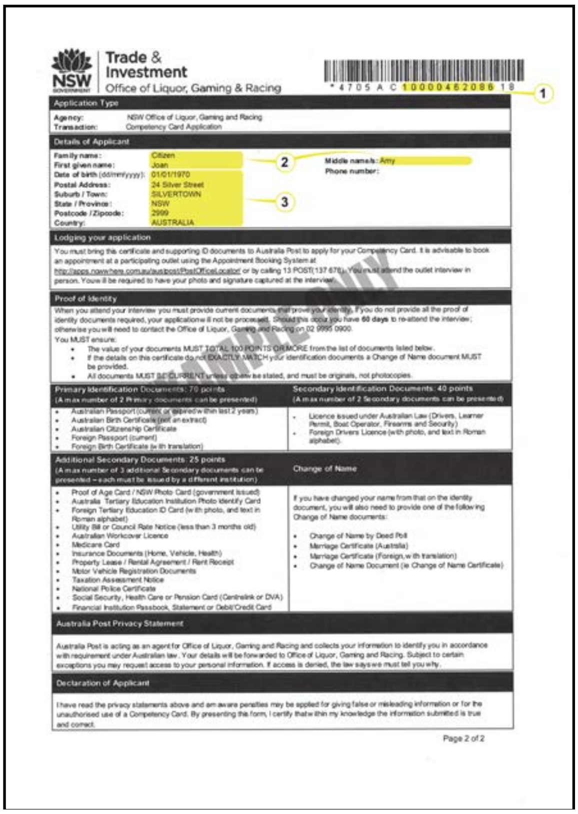
Until you receive your competency card and prior to the expiry date below, you must produce this certificate as evidence that you have completed the course described.

YOU CANNOT WORK IN ANY LICENSED PREMISES WITHOUT A COMPETENCY CARD AFTER ⇨ **13 Sep 2014** (F)

EXAMPLE ONLY

Office of Liquor, Gaming & Racing
GPO Box 7060, Sydney NSW 2001
Tel: 02 9995 0900 Fax 02 9995 0819
competencycard@olgr.nsw.gov.au
www.olgr.nsw.gov.au

Page 1 of 2



NSW Government
Trade & Investment
Office of Liquor, Gaming & Racing

*4705 A C 10000462086 18 (1)

Application Type

Agency: NSW Office of Liquor, Gaming and Racing
Transaction: Competency Card Application

Details of Applicant

Family name: Citizen
First given name: Joan (2)
Middle name/s: Amy
Phone number:
Date of birth (dd/mm/yyyy): 01/01/1970
Postal Address: 24 Silver Street
Suburb / Town: SILVERTOWN
State / Province: NSW (3)
Postcode / Zipcode: 2999
Country: AUSTRALIA

Lodging your application

You must bring this certificate and supporting ID documents to Australia Post to apply for your Competency Card. It is advisable to book an appointment at a participating outlet using the Appointment Booking System at http://apps.nowwhere.com.au/auspost/PostOfficeLocator/ or by calling 13 POST (137 678). You must attend the outlet interview in person. You will be required to have your photo and signature captured at the interview.

Proof of Identity

When you attend your interview you must provide current documents that prove your identity. If you do not provide all the proof of identity documents required, your application will not be processed. Should this occur you have **60 days** to re-attend the interview; otherwise you will need to contact the Office of Liquor, Gaming and Racing on 02 9995 0900.

You MUST ensure:

- The value of your documents MUST TOTAL 100 POINTS OR MORE from the list of documents listed below.
- If the details on this certificate do not EXACTLY MATCH your identification documents a Change of Name document MUST be provided.
- All documents MUST BE CURRENT unless otherwise stated, and must be originals, not photocopies.

Primary Identification Documents: 70 points (A max number of 2 Primary documents can be presented)

- Australian Passport (current or expired within last 2 years)
- Australian Birth Certificate (not an extract)
- Australian Citizenship Certificate
- Foreign Passport (current)
- Foreign Birth Certificate (with translation)

Secondary Identification Documents: 40 points (A max number of 2 Secondary documents can be presented)

- Licence issued under Australian Law (Drivers, Learner Permit, Boat Operator, Firearms and Security)
- Foreign Drivers Licence (with photo, and text in Roman alphabet)

Additional Secondary Documents: 25 points (A max number of 3 additional Secondary documents can be presented – each must be issued by a different institution)

- Proof of Age Card / NSW Photo Card (government issued)
- Australia Tertiary Education Institution Photo Identify Card
- Foreign Tertiary Education ID Card (with photo, and text in Roman alphabet)
- Utility Bill or Council Rate Notice (less than 3 months old)
- Australian Workcover Licence
- Medicare Card
- Insurance Documents (Home, Vehicle, Health)
- Property Lease / Rental Agreement / Rent Receipt
- Motor Vehicle Registration Documents
- Taxation Assessment Notice
- National Police Certificate
- Social Security, Health Care or Pension Card (Centrelink or DVA)
- Financial Institution Passbook, Statement or Debit/Credit Card

Change of Name

If you have changed your name from that on the identity document, you will also need to provide one of the following Change of Name documents:

- Change of Name by Deed Poll
- Marriage Certificate (Australia)
- Marriage Certificate (Foreign, with translation)
- Change of Name Document (ie Change of Name Certificate)

Australia Post Privacy Statement

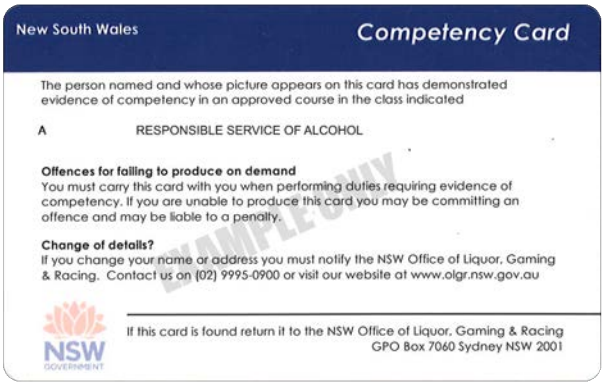
Australia Post is acting as an agent for Office of Liquor, Gaming and Racing and collects your information to identify you in accordance with requirement under Australian law. Your details will be forwarded to Office of Liquor, Gaming and Racing. Subject to certain exceptions you may request access to your personal information. If access is denied, the law says we must tell you why.

Declaration of Applicant

I have read the privacy statements above and am aware penalties may be applied for giving false or misleading information or for the unauthorised use of a Competency Card. By presenting this form, I certify that within my knowledge the information submitted is true and correct.

EXAMPLE ONLY

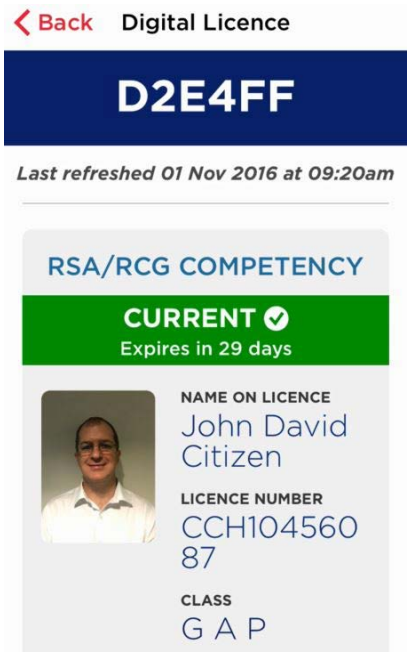
Page 2 of 2



A NSW RSA Competency Card

The NSW RSA Competency Card started on 22 August 2011 and is valid for five (5) years. Unless otherwise suspended or revoked by the NSW ILGA. The card holder, must possess the card within the licensed area and be able to produce it on demand of Police or an OLGR Compliance Officer.

Failure to do so, may result in a fine be issued to the card holder.



A NSW RSA Digital Licence

Liquor & Gaming NSW has partnered with Service NSW to deliver a free and secure digital card for RSA and RCG competency cardholders.

The digital version of the competency card makes it easier to display, update and renew a licence using a smart phone or tablet. It will also make compliance for licensees easier as the digital card will provide a solution to the problem of staff forgetting to bring their competency cards to work.

The digital competency card allows compliances officers to conduct real time inspections on a compatible checker Application, allowing the digital cardholder access their inspection history.

Digital licences Digital licences are free for customers and can be accessed through the Service NSW App from the iTunes Store or Google Play.

The NSW RSA Digital Competency Card is valid for five (5) years. Unless otherwise suspended or revoked by the NSW ILGA. The Digital card holder, must be able to show the Digital Card within the licensed area and be able to produce it on demand of Police or an OLGR Compliance Officer.

Failure to do so, may result in a fine being issued to the digital card holder.

3.4.3 RSA House Policy

These premises, in compliance with the Liquor Act, 2007 and in the interest of its patrons and staff has, adopted the following practices to ensure the responsible service of alcohol. The following House Policy provides a framework to allow for the responsible service of alcohol at all times:

- In order to prevent underage drinking we require proof of age to be provided when requested.
- Persons who are intoxicated will be refused admission to these premises.
- Patrons will be denied service of alcohol if they are considered intoxicated.
- We will educate our staff and patrons as part of our duty of care to ensure that both understand the implications and abide by our responsible service of alcohol policy.
- We will support and actively promote initiatives to minimise drink driving in order to safeguard the well being of our patrons.

It is the intention of these premises to ensure that all persons using the facilities provided do not result in any harm from the service of alcohol by our staff. The following strategies have been adopted to ensure the responsible service of alcohol to all patrons of the premises:

- Implementing, monitoring and modifying this House Policy on an ongoing basis.
- Preventing underage drinking by requiring the productions of approved identification.
- Prevention of intoxication by recognising the signs of intoxication and refusing service to patrons who reach this point. We will deny entry to the premises any patron who is already intoxicated.
- Provide a range of non-alcoholic beverages at all times upon the premises and ensure the same are supplied in conjunction with full strength alcoholic beverages.

The responsible serving practices adopted within our House Policy aim to:

- Underage Drinking
- Intoxication
- Violence and Disruptive Behaviour, and
- Drink Driving

Preventing Underage Drinking

It is the responsibility of every staff member to ensure that they do not allow alcohol to be supplied to person's underage upon the premises. Patrons suspected of being under the age of 18 years are to be asked to provide approved documentary evidence of, proof of age. Failing this they will not be supplied with alcohol.

Within these premises, the only accepted forms of identification (As per the Australian ID Checking Guide) are:

A photographic drivers licence; A Proof of Age card from another state of Australia
A NSW RMS Photo Card; or A Passport, A NSW Keypass

All identification produced must be current to be valid. If in any doubt as to the age of the patrons, always check. It is best to be over-cautious than serve a person under the age of 18 years and place the licence in jeopardy through prosecution. If patrons object to providing identification, clearly explain that it is a requirement of the premises and the law. It is each member of staff's responsibility to make sure patrons, are above 18 years of age or they are unable to be served with alcohol.

Preventing Intoxication

The Liquor Act, 2007 makes it an offence to sell or supply liquor to any person who is in a state of intoxication. A state of intoxication is best described where that person, through the intake of intoxicating liquor has lost the normal control of their bodily and mental faculties. These premises will ensure that intoxication is prevented by: -

- Providing non-alcoholic beverages at all times.
- Encouraging patrons to consume non-alcoholic beverages.
- Refusal of service to patrons, showing signs of intoxication.

Preventing Intoxicated, Disruptive or Anti-social Behaviour

It is the policy of these premises to not allow intoxicated, disruptive, violent or anti-social behaviour to occur on or in the vicinity of the premises by patrons having been in attendance at the premises.

Our policy will ensure that this is prevented by: -

- Not allowing any intoxicated person to enter or remain upon the premises.
- It may be necessary for our staff to refuse service because of the legal safety or security reasons to patrons considered to be intoxicated.
- Not to tolerate any conduct of behaviour which management would consider undesirable both inside and outside the premises.
- Patrons are to be requested upon leaving the premises to do so in a quiet and orderly manner, taking due regard to the local residents to ensure the quiet and good order of the neighbourhood is maintained.
- Identifying potential problems and taking steps to alert senior staff and/or prevent them from escalating.

Prevent Drinking and Driving

It is the responsibility of all staff members, out of the concern for patrons well being, that staff will seek to discourage patrons from driving if they appear to be 'over the limit'. This will be supplemented by ensuring that non-alcoholic beverages are available at all times for patrons.

3.5 Hours of Operation

The Boathouse Palm Beach's proposed trading hours for the premises are:

Trading hours		**Trading Hours during Daylight Saving**	
Café & Functions		Café & Functions	
Monday:	07.00 am to 04.00 pm	Monday:	07.00 am to 04.00 pm
Tuesday:	07.00 am to 04.00 pm	Tuesday:	07.00 am to 04.00 pm
Wednesday:	07.00 am to 04.00 pm	Wednesday:	07.00 am to 04.00 pm
Thursday:	07.00 am to 04.00 pm	Thursday:	07.00 am to 04.00 pm
Friday:	07.00 am to 04.00 pm	Friday:	07.00 am to 10.00 pm
Saturday:	07.00 am to 04.00 pm	Saturday:	07.00 am to 10.00 pm
Sunday:	07.00 am to 04.00 pm	Sunday:	07.00 am to 04.00 pm
Public Holidays:	07.00 am to 04.00 pm	Pub Holidays:	07.00 am to 10.00 pm

3.6 Capacity

The premises has a capacity in the restaurant of 150 patrons. It is the responsibility of the licensee/managers and/or staff to do regular capacity checks of the premises to ensure the premises complies with and does not exceed patron numbers.

3.7 Ejection of Patrons

The following procedure will apply when involved in the removal of a person from the premises who is, either intoxicated, or disorderly, violent or quarrelsome.

- Verbal communication with the patron will occur to explain the breach of conditions of the liquor licence. You must ask the person to leave if you consider that they are any of the above and refuse service
- Staff will be instructed to contact Police for assistance in removing any customer who exhibits anti-social or violent behavior.
- An Incident Report must be completed following any altercation and/or disturbance involving patrons and staff of the venue stating all the relevant information for reference purposes (refer to **Section 4.4** detailing procedures for completing an Incident Report).
- Management will ensure that the person(s) ejected will safely leave the area of the restaurant of at least 50m by walking with them in order to catch transport home either by Taxi or public/private transport.

3.8 Hold Up Procedure

3.8.1 In the event of an Armed Robbery

The primary advice is to remain as calm as possible. Other advice is as follows:

- activate alarm devices as soon as possible;
- try to remain calm and assess the situation;
- unless otherwise ordered, "continually observe the bandit making a mental note of the bandits appearance";

- pay particular attention to scars, tattoos, firearm or weapon, plus any unusual or prominent features;
- note his / her conversations including any indecent language, accent, nicknames or speech peculiarities;
- look to see if a motor vehicle is being used and note any occupants;
- obey the instructions of the bandit, do not be over co-operative;
- move slowly. Only do this with safety. Advise of any sudden movements you have to make;
- do not put up a fight;
- do not discuss the incident with anyone other than the Police and Senior Management; and
- observe the direction taken after the bandit leaves the premises.

3.9 Money Handling

Only management will be involved in the movement of monies from the premises. All appropriate safety alarms will be installed at the building including back to base security which involves the Intruder Alarm System being linked to the security company.

4.0 Theft

In the event that theft occurs involving a customer, every effort must be made to assist the customer in any way possible, i.e. forms, police report, telephone calls.
All personal information must be recorded on the Incident Report Form in case any items are recovered at a future time.

Incidents involving staff members must also be documented on the Incident Report Form and any necessary policy reports must be completed. A list of all items missing must be recorded.

The theft of any property on the premises must be reported to the police for insurance purposes. All thefts must be documented clearly and concisely on an Incident Report form.

4.1 Weapons

Weapons of any type, i.e. knives, firearms, etc., will not be permitted at any time, unless in the hands of authorised security personnel or Police.

4.2 Operational Procedures

4.3 Communication

Management will hold training days for staff on a regular basis to reinforce safety and security procedures for **The Boathouse Palm Beach**. Employees will be encouraged to report any suspicious activity or persons in and around the area to the Manager and / or Local Police.

4.4 Incident Report

An Incident Report, will be required to be completed on all incidents that necessitate action by an emergency service, Fire Brigade and/or Police. As well, the manager is required to be informed.

4.5 Evacuation Plan and Emergency Closing

A detailed plan of the site will be provided during training and in some circumstances it may become necessary to close the premises; i.e. fire, flood, power failure, bomb scare and other major emergencies. Approval must be sought from the Manager on duty prior to closing.

In the event of a severe East Coast Low, adequate warning would be given by the Bureau of Metrological Service and appropriate plans would be enacted to close the site, and the site would be totally evacuated.

In the event of a king tides severe weather event, the same warning and evacuation process will be enacted.

4.6 Telephones

Telephones are to be pre-programmed with the emergency number '000' and the NSW Police Local Area Command numbers for quick reference by staff. Telephone lines are to be secured to avoid unlawful use or tampering.

4.7 Registering of Complaints

Any complaints received will be documented and followed up by the Management. Management will listen to all complaints received in writing and endeavour to resolve the complaint in a timely manner.

4.8 Unloading/Loading of Service and Delivery Vehicles

The loading and unloading times are restricted to the approved hours as per the Development Application. This will limit any disturbance to patrons in the premises or the amenity of the surrounding area.

4.9 Noise Management

The Management will closely monitor the following noise management procedures:

- The premises will comply with all the Council requirements in relation to preventing noise emanating from the premises.
- Management and/or Staff will ensure that patrons keep noise down upon entering and leaving the premises. In this regard, the Licensee if required may erect signs at the points of exit requesting patrons to leave quietly and in a prompt manner so as not to cause any disturbance to the surrounding neighborhood.
- Amplified music in The Boathouse Palm Beach should be limited to a maximum L10 level of 95dBA at 1 metre from any speaker between 7.00am to 10.00pm;
- Windows and doors of the premises will be shut by closing time to reduce noise levels from the premises.
- Station Beach Boat House Palm Beach (SBBHPB) management should regularly measure the maximum L10 noise level at 1 metre from the speakers with a sound level meter (minimum Type 2 meter capable of measuring L10 noise levels or an equivalent Leq noise level) during a function when amplified music is being played, alternatively, an in-house

sound system with a noise limiter (max output limited to an L10 noise level 95 dBA at 1 metre) may be installed;
- External speakers located in the outdoor covered deck area should be orientated to project sound towards the west-south-west or west-north-west, i.e. towards the Pittwater;
- There should be no amplified music at the SBBHPB between 10.00pm and 7.00am on any given day;
- Patrons should be encouraged not to make an unreasonable level of noise when leaving the SBBHPB;
- Management should ensure patrons attending functions park their vehicles in parking Zones 1, 2 and 3 only;
- Management will make all their contact details available to any adjoining residents, if issue's arise during trading hours that require immediate action.
- If necessary regular meetings will be held with concerned residents in relation to noise impact, to help reduce noise impact.

All sound emissions and noise management practices will comply with Council's requirements and the Protection of the Environment (Operations) Act 1997.

Staff and management of the restaurant will reinforce to customers leaving the site, to leave quickly and quietly as possible to minimise the impact on local residents.

Signs will be erected at the points of exit requesting customers leave quietly and in a prompt manner so as not to cause any disturbance to the surrounding neighbourhood.

5.0 Food Premises Management

As a **restaurant**, food safety is paramount. This will be controlled by management and/or a staff member who has completed a NSW Food Authority Food Safety Supervisor course. The licensee/management will:

- Notify their business commencement with NSW food Authority
- Appoint a Food Safety Supervisor if food they prepare and serve is ready-to-eat, potentially hazardous (i.e. needs temperature control) and NOT sold and served in the supplier's original package
- Meet the Food Standards Code requirements
- Prepare for regular inspections by their local council
- Cleaning schedules will be put in place and checklist maintained to ensure the venue complies with codes in relation to food premises.

5.1 Food Standards Code Requirements

The businesses will meet the requirements in the Australian New Zealand Food Standards Code, specifically:

- Standard 3.2.2 (Food Safety Practices and General Requirements)
- Standard 3.2.3 Food Premises and Equipment, and
- Part 1.2 (Labelling and other information requirements)

5.2 Waste Management

A registered waste company will handle the rubbish and waste disposal. The Management/Licensee will prevent patrons removing glasses, opened cans, bottles or alcohol from the premises.

- The collection of waste and recycling will only occur between the already existing hours of collections within the building, to avoid noise disruption to the surrounding area.
- Garbage and recycling will not be placed on the street for collection more than half an hour before scheduled collection time. Bins and containers are to be removed from the street within half an hour of collection.
- Waste will be removed two to three times a week.
- A system will be in place to minimize if not stop any odors from bins. Regular bin cleaning will be conducted via professional bin cleaners.
- Commercial scent neutralizer will be used in the storage area of bins.
- Food & other waste will be kept on the premises and transferred to pick point one hour prior to pick up.
- The transfer of waste from the premises to pick up point will be done as quietly as possible to reduce any noise.
- By using a reputable waste recycling company, such as URM Group Pty Ltd who are an innovative market leader in waste recycling management and are community minded. We intend to minimise our waste going into land fill.

5.3 Cleaning of Premises

Staff will be a crucial part of the overall security and safety system. Vandalism, graffiti and general untidiness (if any) will be attended to once it has come to the management's attention. Vandalism and graffiti (where possible) will be removed within 24 hours. This is an indication of the high priority that is given to the general appearance of **The Boathouse Palm Beach**.

5.4 Cleaning of Surrounding Public Domain

If litter is found to have originated from the **The Boathouse Palm Beach**, the Manager will ensure that this litter is removed as soon as practicable.

5.5 Consultation and Assessment

The Boathouse Palm Beach is committed to ongoing consultation with adjoining property owners, Police and Council to foster a better understanding of relevant security issues and will always be open to hearing any issues or concerns, adjoining property owners, Police or Council may have regarding the operations of **The Boathouse Palm Beach**.