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Blue Pacific Constructions
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17 November, 2022
Refer: 6953-4.1L

Attention: Mr Peter Heber
Contact: peter@bluepacificconstructions.com

SECTION 4.55 MODIFICATION APPLICATION

STATION BEACH BOAT HOUSE PALM BEACH

We are pleased to advise that we have carried out a review of the Section 4.55 Modification Application (S4.55 MA) documentation as part of the reconstruction of the existing Station Beach Boat House Palm Beach (*SBBHPB*) at 1191 Barrenjoey Road, Palm Beach, NSW.

The S4.55 MA seeks to modify the conditions of consent for *Development Application DA2021/0669* (dated 24 December 2021) as follows:

- Modify the approved Architectural Plans detailed in Condition 1 a), to the Architectural Plans dated 26 August 2022.

Modifications to the approved Architectural Plans that have the potential to change the acoustic impact at the nearest receivers consist of changes to the southern elevation of the *SBBHPB*, as follows:

- Modify W04 from a double glazed louvre window system to a single glazed louvre window system, and decrease the overall area of the window from $\approx 8.8 \text{ m}^2$ to $\approx 5.3 \text{ m}^2$;
- Modify W05 from a fixed frame single glazed window system to a single glazed louvre window system, no change to the overall area of the window is proposed;
- Modify the 'Sound Screen' on the southern elevation of the south facing deck to include a solid clad wall and a $\approx 4.9 \text{ m}^2$ single glazed louvre window system.

For detail and to assist referencing, approved drawing CC10-1A 'South/West Elevations' dated 2 February 2022 is attached as Appendix A, with the proposed S4.55 MA drawing CC10-1A 'South/West Elevations' dated 26 August 2022 attached as Appendix B.



• AIRCRAFT, ROAD TRAFFIC AND TRAIN NOISE CONTROL
• ARCHITECTURAL ACOUSTICS • INDUSTRIAL NOISE AND VIBRATION CONTROL
• ENVIRONMENTAL NOISE IMPACT INVESTIGATION AND CONTROL
• OCCUPATIONAL NOISE INVESTIGATION • QUIET PRODUCT DEVELOPMENT#



SECTION 4.55 MODIFICATION APPLICATION

As detailed in Section 5.1 of Day Design's *Environmental Noise Impact Assessment, Report Number 6953-1.1R Rev B, dated 5 February 2021*, prepared in support of and subsequently approved for DA2021/0669, Day Design advise that all noise emissions from the future use of the SBBHPB (patrons and music) were calculated on the assumption that all operable windows and doors in the southern elevation would be open during operation, with the southern side of the south facing deck modelled as being completely open.

Considering the total open area of W04 and W05 has decreased ($\approx 1.8 \text{ m}^2$ to $\approx 1.7 \text{ m}^2$) and the southern elevation of the south facing deck will be partially enclosed, the potential acoustic impact at the nearest, and potentially most affected, receivers to the south-south-east and south is expected to decrease. Negligible changes to the potential acoustic impact at the nearest receivers to the west-south-west or north are expected.

Following a review of the proposed S4.55 MA documentation, it is concluded that the proposed modifications to the approved Architectural Plans will have no significant acoustic impact at any neighbouring receiver location and are considered acoustically 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.

Appendix A - Approved drawing CC10-1A 'South/West Elevations' dated 2 February 2022

Appendix B - S4.55 MA drawing CC10-1A 'South/West Elevations' dated 26 August 2022



The undersigned hereby certifies that this Report has been checked and approved in accordance with our Quality Management System.



Date: 17/11/22



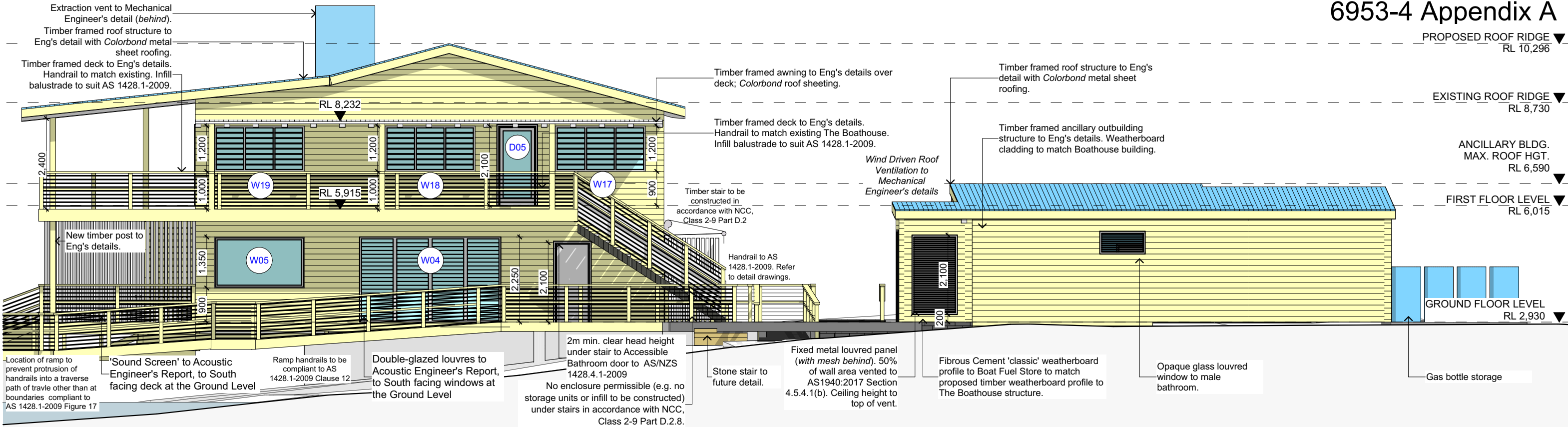
PROPOSED ROOF RIDGE
RL 10,296

EXISTING ROOF RIDGE
RL 8,730

ANCILLARY BLDG.
MAX. ROOF HGT.
RL 6,590

FIRST FLOOR LEVEL
RL 6,015

GROUND FLOOR LEVEL
RL 2,930



SOUTH ELEVATION

1:100

PROPOSED ROOF RIDGE
RL 10,296

EXISTING ROOF RIDGE
RL 8,730

Extraction vent to Mechanical
Engineer's details.

Sliding doors fitted with 'Comfort-
plus' glass as per Section J
requirement.

ANCILLARY MAX. ROOF HGT.

RL 6,590
FIRST FLOOR LEVEL
RL 6,015

Timber framed stair to Eng's details,
to be constructed in accordance with
NCC, Class 2-9 Part D.2.

Window with servery ledge.

GROUND FLOOR LEVEL
RL 2,930

AHD
RL 0

WEST ELEVATION

1:100



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All new and altered works to relevant BCA and AS/NZ standards.

CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

Compliance with Section J of the NCC 2019-
volume 1 – Amendment 1 for new
Cafe/Office Building is achieved using the
performance based JV3 Verification method
using a reference building to Partners
Energy Report

Refer to Mechanical Engineer's Details.
Refer to Ecology, Aquatic and Coastal report.
Flood RLs are set as prescribed by Floor Consultant. Refer to details.
Note Alternate Access Consultant report.

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Drawing Name

SOUTH / WEST ELEVATIONS

Drawing Scale

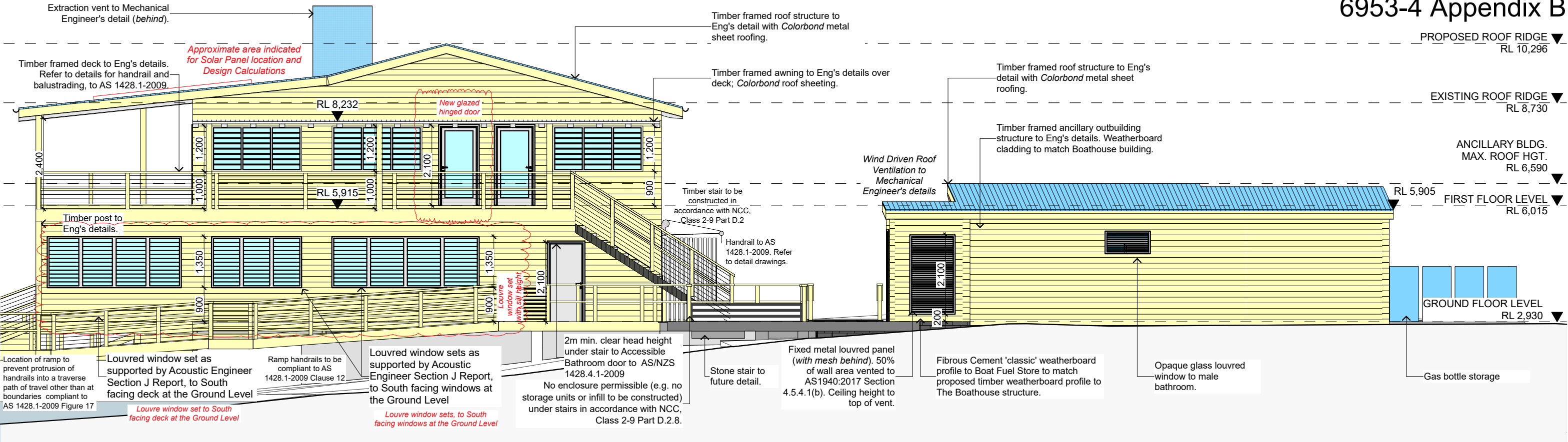
1:100

Drawn
RT

Layout ID

CC10-A

16/12/2021 PRELIM CONTRSUTION CERTIFICATE
02/02/2022 PRELIM CONTRSUTION CERTIFICATE



SOUTH ELEVATION

1:100



WEST ELEVATION

1:100

Additional Notes
Refer to Mechanical Engineer's Details.
Refer to Ecology, Aquatic and Coastal report.
Flood RLs are set as prescribed by Flood Consultant. Refer to details.
Refer to BCA Consultant Reports and Specifications.
Note Alternate Access Consultant report.
Refer to Performance Solution Report.
Refer to Fire Engineering Report.
Refer to Landscape Architect Design and Details.

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CLIENT: LONDON LAKES PARTNERSHIP

THE BOATHOUSE
PALM BEACH

Compliance with Section J of the NCC 2019- volume 1 – Amendment 1 for new Café/Office Building is achieved using the performance based JV3 Verification method using a reference building to Partners Energy Report

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SOUTH / WEST ELEVATIONS

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Layout ID
CC10-A
26/08/22 Section 4.55 Certificate