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**Sent:** 9/07/2021 10:29:33 AM  
**Subject:** Objection to DA2021/0669  
**Attachments:** S36C-921070910350.pdf;

Jordan

Please find attached my letter of Objection to DA2021/0669

**Regards**  
**Stephen Jones**



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Attn : Jordan Davies  
Development Assessment  
Northern Beaches Council  
Village Park  
1 Park Street  
Mona Vale NSW 2103

**OBJECTION TO DA2021/0669  
THE BOATHOUSE PALM BEACH**

I live at 3 Waratah Road Palm Beach with my family.  
We have lived at 3 Waratah Road Palm Beach for over 20 years  
I object to the DA 20212/0669 on several grounds as detailed below.  
I provide the following points for consideration by the Northern Beaches Council (NBC) when assessing the application.

**SUMMARY**

**I object to the Development Application on the grounds that the proposed use of the premise as a site for functions would substantially increase the level of noise emissions from the venue to a level far higher than what is reasonable and would therefore result in material adverse impacts on the residents to the south of the venue.**

**I object to the proposed operating hours for functions to be from 4 pm to 10pm on Friday and Saturday nights during daylight saving times as this would substantially extend the level of noise emitted from the venue and the potential patron disturbance risk.**

**I object to any band being located on the outdoor covered deck as this will cause significant noise to escape from the venue.**

**I object to the suggested positioning of the outdoor speakers to being orientated towards the west south west as this only increases the noise travelling to the residents to the south.**

**I object to allowing patrons onto the outside deck during functions as again this just adds to the noise disturbance.**

**I object to all external operable windows and doors on the southern and western sides of the venue being open during a function as this just allows noise to escape from the venue.**

**HISTORY**

Since The Boathouse opened its doors back in 2009, there has been a steady increase in the number and intensity of functions and events held at the venue on Friday and Saturday nights.

This has resulted in an increase in the level of noise emitted from the venue during these times to a level that is regularly way too loud and unacceptable to the residences nearby.

On these occasions we have been able to hear the noise coming from the venue inside our bedroom inside our house.

This is not acceptable and has resulted in sleep issues and associated stress for the members of my family.

We have contacted the venue on many occasions, complaining about the level of noise and asking them to turn the music down.

On most occasions this has been done. But the point is that we should not have to call in the first place.

The noise is a problem due to its high level, speaker orientation and speaker placement.

**SUGGESTIONS**

Some suggestions to minimise the noise coming from the venue are

**The volume to be kept down to a reasonable level at all times during a function.**

**The speakers should be located inside the venue and not outside on the deck.**

**The speakers should be orientated to the north, not the west south west. i.e facing away from the residences to the south of the venue.**

**Music during a function should cease at 9 pm**

**All south facing doors and windows should be closed during functions.**

**STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)**

**On page 60 of the SEE the response states**

**"The issue of noise pollution has been addressed by the applicant who has provided advice from Envirotech, a qualified firm of acoustic consultants who advise that due to the significant separation between any residential properties and the subject site, activities on the site are unlikely to result in any material impact upon the locality in terms of acoustic disturbance."**

I disagree with this statement.

The noise from the venue travels down Pittwater and over the Golf course to the residences in Waratah Road very easily.

The noise is not diminished by the distance between the venue and the residences

This noise seems to be louder and travels more easily when there is a north east wind blowing.

North East winds usually blow during summer, which is when the venue proposes to hold functions and events at night.

I also disagree with the next comment on page 60 that states that the operating hours are consistent with the operating hours of a number of operations in closer proximity to the residences.

One of these venues, being Palm beach Golf Club has had noise emission constraints placed on them by OLGA

The Acoustic report appears to not have considered the noise travelling from the outside deck of the venue, over the water at Station beach, Pittwater and directly to the residences in Waratah Road.

#### **CONCLUSION**

**The use of the venue for functions and events has in the past and will in the future result in noise disturbance to the close neighbours.**

**I request that Council not allow or limit the hours of any functions.**

**I also request that speakers be placed inside the venue and not out on the deck**

**I also request that the speakers be orientated to the north**

**I also request the live bands not be allowed at all.**

**Thank You in advance for your consideration of my objection.**

Mr Stephen Jones  
3 Waratah Road  
Palm Beach NSW 2108  
8/07/2021