
Sent: 16/03/2022 5:25:22 PM
Subject: DA2022/0275

Hello,

The development application DA2022/0275 is very concerning.

The Ivanhoe hotel currently produces very loud amplified music on Friday and Saturday nights until the small hours of the morning. It is heard throughout the community and makes getting a reasonable night sleep on those evenings impossible. An operation running 7 nights a week will present a significant uplift in the audible noise on weeknights.

While I see the developer has undertaken an acoustic assessment with recommended mitigants, one reflects that doors and windows will remain closed except when required for egress of patrons or staff (see section 5.4 of the acoustic report, also included below).

Given that they propose up to 534 patrons and only one egress, it seems that it would be open at virtually all times, frequently letting sound escape. It should thus not be considered as having any sound abating properties in the design. A more thoughtful design with patrons entering and exiting via a room that is separate from any amplified music may provide some protection.

I trust that Council will thoroughly review this development and require appropriate mitigants to be put in place.

5.4 RECOMMENDATIONS

The following is recommended to achieve the noise levels detailed in Section 4.1.2.

- All external windows and doors are to remain closed between 10pm and 7am or music is played (except when required for egress by patrons or staff).
- External windows and doors are to be constructed with minimum 10.38mm laminated glass.
- Minimum of 60% ceiling area of the restaurant is to be treated with absorptive material of 0.8 (equal to Autex QuietSpace Panel).
- Any fixed speakers are to be vibration isolated by NRD mounts or equal. Where they are to be mounted with 25mm static deflection springs. Alternative isolation to be acceptable pending review of the finalised speaker layout selections.
- Signs are to be displayed at the entry / exit of the venue reminding patrons to not drink and drive and to not be noisy when departing the premises, especially after 10pm.
- All internal walls are to be constructed discontinuous to the structural building envelope. A minimum 25mm air gap is to be maintained between any stud wall/plasterboard and masonry/concrete wall, or other walls which connect to the hostel.