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Iris Capital

ATTN: WARWICK BOWYER

The Steyne Hotel, Manly – Acoustic Advice Regarding Proposed Development Works

1 INTRODUCTION

We have been asked to provide advice with respect to a query relating to acoustics from the Pre-lodgement Advice from Northern Beaches Council for this development.

The item from the Pre-Lodgement advice addressed in this report is:

Environmental Health – Application should address the following potential matters to facility timely assessment - acoustic design in regard to sleep quality of proposed occupants.

2 BACKGROUND INFORMATION

2.1 2018 DEVELOPMENT APPLICATION

On April 17, 2019, Northern Beaches Council issued Development Consent DA2018/2023. DA2018/2023 encompassed various alterations, additions and conversions to Steyne Hotel including:

- Ground Floor - Relocation of the existing courtyard stair, gaming room improvements and minor alterations to the bar

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- First Floor
 - Upgrade of all hotel accommodation rooms to the east, south and west and central wings including new bathrooms to every room.
 - Alterations and additions to the northern wing which include additional 16 hotel accommodation rooms (Total 41 rooms).
 - Associated ancillary works.
- Second Floor
 - Relocation of existing external central stair.
 - Alterations, additions, ancillary works.
 - Conversion of existing “Blacket's Bar” to administration office areas.
- Roof Area
 - Installation of air-conditioning condenser units for hotel accommodation rooms on the existing roofs in existing plant and equipment areas. (not visible from the public domain).
 - Associated ancillary works.

2.2 CURRENT DEVELOPMENT APPLICATION

In August 2019, Steyne Hotel Operations P/L ATF Steyne Hotel Operations Trust ABN 99 517 866 450 (Owner) acquired Steyne Hotel Manly.

On September 24, 2019, representatives of the Owners had a Pre Lodgement meeting with Northern Beaches Council Ref: PLM2019/0189 to discuss proposed improvements to Steyne Hotel.

The proposed improvements are as per plans prepared by Luchetti Krelle Architects. The Luchetti Krelle Architects scheme includes improvements to the existing hotel accommodation rooms similar to previously approved DA2018/2023 with the addition of a single accommodation room.

3 SITE DESCRIPTION / PROPOSED WORKS

The Steyne Hotel is located at 75 The Corso, Manly, approximately 370m from the Manly Ferry/Bus Interchange at Manly Wharf.

The site is bounded by North Steyne, The Corso and Henrietta Lane.

The site consists of a three storey development, with ground level bar/courtyard, level 1 accommodation and level 2 bar/restaurant.

The acoustic advice sought in the Pre-Lodgement Advice relates to proposed change to the Level 1 accommodation. Proposed works on Level 1 are as follows:

- Upgrade and reconfiguration of existing hotel accommodation rooms, including provision of bathrooms to all guest rooms.
- All changes proposed to the existing Level 1 facade are limited to openings which face inward, onto the existing Steyne Hotel courtyard space.
- No changes to external Heritage listed Level 1 street front elevation window and door openings or balconies are proposed.
- Air-conditioning will be provided to all accommodation rooms.

4 DISCUSSION

The Pre-Lodgement Advice raises concern about the sleep quality of future occupants of level 1.

We note:

- There is a 2018 development approval (2018/2023) that proposed an increase in the number of accommodation rooms on Level 1 from 25 to 41.
- We note that approval was granted for the 41 room reconfiguration without these being any acoustic report or condition of consent relating to acoustic amenity of the Level 1 guest rooms.
- The current development application involves a reconfiguration of Level 1. With the proposed reconfiguration, there will be 42 guest rooms (as opposed to 41 in the 2018 approval).
- From an acoustic viewpoint, there is no significant difference in the acoustic implications between that currently approved design (41 guest rooms, approved with no acoustic requirements) and the proposed reconfiguration (allowing for 42 guest rooms).
- There is no acoustic issue that arises with the current design in comparison to the 41 room design that has already been approved.

Having said this, the proposed works will create the opportunity for a significant improvement in the acoustic amenity of the new guest rooms in comparison to the 25 existing guest rooms:

- Courtyard Façade – All changes proposed under the Development Application to the existing Level 1 facade are limited to openings which face inward, onto the hotel courtyard space. The

windows will be treated with a continuous full height architectural glazing system. Modern glazing with acoustic seals would be expected to provide an improvement of at least 5dB(A) compared to the existing (poorly sealed) single glazing). This is a significant improvement.

- Street/Corso façades - Existing windows/doors are generally poorly sealed (not airtight). While these windows are not proposed to be changed (given they are heritage elements), it is proposed that the windows will all be resealed and made airtight. This would be expected to provide a 2-5dB(A) improvement compared to the acoustic performance provided by the existing windows.
- In addition, air conditioning provided to all accommodation rooms will improve the amenity for occupants, allowing occupants to close outward facing windows and doors (when occupants desire).

Final glazing design will be undertaken during the detailed design phase of the project to ensure that acoustically suitable window systems are installed. However given that approval has already been granted for a basically identical development (at least from an acoustic perspective), it does not appear necessary to that the issue be reviewed further in order to determine the merits of the development application.

Any new external mechanical plant would (once selected) be designed to be compliant with NSW EPA Noise Policy for Industry requirements with respect to noise impacts on nearby development. This can be made mandatory by condition of consent.

Through adoption of the above, the objectives of the Pre-Lodgement Advice will be addressed with respect to acoustics.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'T. Taylor', with a stylized flourish at the end.

Acoustic Logic Consultancy Pty Ltd
Thomas Taylor