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2008234.9/0404A/R0/TA

04/04/2012

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**ATTN: MR JASON JONDREAU**

## **Hall Street Bondi - Review of Proposed Canopy**

This letter presents a review of the proposed green roof canopy to be installed over the Ground Level tenancy of the Toga Group Hall Street project. It is proposed that the tenancy will be a licensed restaurant.

The licensed restaurant has been reviewed in the early concept stages for noise emissions. A glass canopy and sliding door arrangement had been specified to control noise emissions to the residential and hotel areas of the Hall Street development. See Appendix One for original acoustic design recommendations.

This letter certifies that the current green roof design and operable glass wall arrangement is consistent with the acoustic design intent of the originally specified glass canopy. In addition, due to the increased density of the green roof, the currently proposed design is marginally more effective in controlling noise breakout.

We note that recommendations regarding door seals and noise limiters should still be implemented in the design, regardless of the canopy design.

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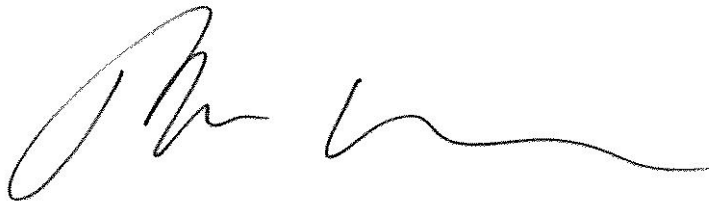
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We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a series of connected loops and a long horizontal stroke.

Acoustic Logic Consultancy Pty Ltd  
Thomas Aubusson

## **Appendix One - Noise Emission Assessment**

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**ATTN: MR JASON JONDREAU**

## **Hall Street Bondi - Restaurant Noise Emission Assessment**

This letter details the treatments necessary for the proposed G.05 tenancy outdoor restaurant to be in compliance with noise goals at both the Hotel (serviced apartments) and residential areas of the 61 Hall Street development.

For the private apartments (separately titled), noise from the outdoor bar/restaurant should comply with Office of Liquor gaming and Racing (OLGR) acoustic requirements (noise not to exceed background levels by more than 5dB(A) when measured in octave bands). The background noise in the evening period (6pm to 10pm) is 48dB(A)  $L_{90}$  which correlates to an allowable noise level of 53dB(A)  $L_{10}$  on private apartment balconies.

The assessment of noise to the residential areas has been based on the following information:

- The subject area is a restaurant and bar only, not an area supporting amplified music (although limited background music within the area is acceptable).
- The restaurant would have a maximum capacity of 200 people.
- The restaurant/bar will need to close at 10pm.

The predicted noise level without any treatments at private apartments is 66dB(A)  $L_{10}$  which is 13dB(A) above the 53dB(A) criterion for the privately owned apartments.

In order for the restaurant/bar to comply with the OLGR criteria at the privately owned residential areas, the outdoor area will need to have three building treatments installed:

- All doors between the restaurant and swimming pool area (between gridline C & F) are to be solid. Any doors between these areas will need to be fitted with full acoustic seals.

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- There will need to be a solid wall (10mm glass, fc sheet, masonry) wall installed between gridline C & F at the locations shown in Appendix One. As the bar will not always be at full capacity, we suggest that the glass wall made up of operable panels/doors installed on the north-western opening of the restaurant/bar area which are to be closed when the noise level exceeds 70dB(A). In order for staff to be aware of when noise levels reach 70dB(A), a small microphone should be suspended just below the glass canopy which alerts staff via a warning system (a proprietary system, usually has a small red warning light behind bar).
- The canopy (10mm glass or similar) will need to be extended to the northeast as shown in Appendix One. The canopy should have the capacity to completely enclose the bar (with no gap between top of wall and canopy) around the entire perimeter with the exception of the south-western corner (below level 1 hotel areas).

As the restaurant/bar and Hotel areas of the development are not considered to be different occupancies, the OLGR criteria does not apply at these areas. However, if untreated, noise from the bar is likely to be 18dB(A) above the OLGR criteria at the façade/balcony of the hotel/serviced apartment.

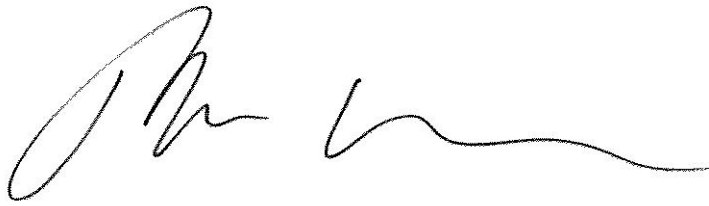
That being said, when the bar is completely enclosed, it is predicted that noise emissions from the restaurant will be in compliance with OLGR criteria at both the Hotel and privately owned areas.

We assume that any proposed restaurant will need to submit a separate DA. At this time, a detailed acoustic assessment should be conducted when seating plans, patron numbers, location of loudspeakers and detailed information about proposed operation is available. Typical recommendations which would be associated with this are presented below:

- Management plan to identify when closure of operable wall surrounding the bar is required.
- All ingress/egress doors to the area must be fitted with automatic closing mechanisms.
- Manage patron departure particularly at night and at closing times to ensure that patrons leave the licensed premises in a prompt and orderly manner.
- Prominent notices shall be placed to remind patrons that a minimum amount of noise is to be generated when leaving the premises.
- All garbage shall be retained within the premises and removed between 7am and 8pm on weekdays and 9am and 5pm on weekends and public holidays.
- Any loudspeakers associated with the restaurant/bar should be vibration isolated from the building structure.
- It is recommended that a register is kept on site by management, and possible noise complaints are registered and what course of remedial action has been taken. This register should be stored on site and be accessible at all times.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a series of connected loops and a long horizontal stroke.

Acoustic Logic Consultancy Pty Ltd  
Thomas Aubusson

## **Appendix One – Extent of Canopy and Glass Doors**



