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Waverley Council

Application No: DA-533/2017/1/A

Date Received: 10/02/2021

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4/02/2021

Capital Corporation Bondi Pty Ltd

Attn: Lucy Ford

Bondi Junction RSL - Response to Council

This letter is prepared to address council concerns regarding noise impacts associated with the use of the rooftop communal area at the Bondi Junction RSL development on the corner of Bronte Road and Ebley Street, Bondi Junction.

Included in the application for development modification, it is proposed that the level 9 communal area include an outdoor cinema space. It is advised to us by Aoyuan Group that there is no provision for a sound reinforcement system and that audio playback back from film screenings it to be via wireless headphones.

As such, it is reasonable to consider noise impacts associated with the use of the proposed outdoor cinema as similar to that of any other typical use of communal areas, including outdoor dining or use of a pool. As common areas are used for the recreation of the residents of the development, noise emissions are managed by limiting hours of use, providing prominent notification regarding noise generation, and limiting amplified music (inherent to the proposal).

It is advised to us by Aoyuan that the use of this area is to be included in the Strata Scheme with an operational management plan to be developed detailing management controls necessary to satisfy development consent and protect the acoustic amenity of surrounding receivers.

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

Yours faithfully,

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