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Opal Aged Care
C/- Stephen Edwards Constructions
140 Wicks Road
Macquarie Park NSW 2113

17 June, 2021
Refer: 7036-6.1L

Attention: Mr Peter Simon
Contact: PSimon@stephenedwards.com.au

184 GARDEN STREET, WARRIEWOOD, NSW

SECTION 4.56 MODIFICATION APPLICATION

Stephen Edwards Construction, on behalf of Opal Age Care, has engaged Day Design to provide acoustic advice pertaining to the proposed Section 4.56 Modification Application (s4.56) to amend the outdoor landscape area of Stage 2 of the Opal Aged Care development at 184 Garden Street, Warriewood, NSW.

The s4.56 includes the following changes to the approved design:

- Shift Courtyard 4 and 5 pergolas towards the boundary;
- Alter fencing to open up accessible areas; and
- Add egress to the northern façades of the western and central building wings.

Day Design has been advised that the use of Courtyards 4 and 5, and the terraces and pergolas within, is for typical residential purposes, ie reading a book/newspaper, having a tea or coffee during the day time (7.30 am to 6 pm). The Courtyards are not proposed to be used for organised social events that may include a large group of people conversing or amplified music being played.

The approved and amended layouts are shown in the architectural ground floor plans provided by Group GSA for Project No 160760, attached Appendix A (dated 28 April 2021) and Appendix B (dated 28 May 2021), respectively.

Acceptable noise limits have been derived from approved Development Application acoustic report prepared by Acoustic Logic Pty Ltd's titled *DA Acoustic Assessment* report (DAAAR), Document Reference 20170076.1/2303A/R1/RL, dated 23 March 2017, for noise emissions associated with the use of Opal Age Care at the nearby residential receivers.

The Project Noise Emission Criteria (PNEC), established in the DAAAR for noise emissions associated with the development are shown below:

- **44 dBA** during the day.



• AIRCRAFT, ROAD TRAFFIC AND TRAIN NOISE CONTROL
• ARCHITECTURAL ACOUSTICS • INDUSTRIAL NOISE AND VIBRATION CONTROL
• ENVIRONMENTAL NOISE IMPACT INVESTIGATION AND CONTROL
• OCCUPATIONAL NOISE INVESTIGATION • QUIET PRODUCT DEVELOPMENT#



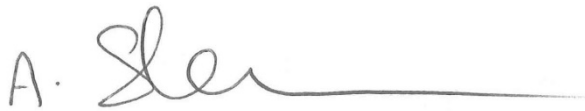
The calculated noise level from two people talking normally (total sound power level of 66 dBA) in the approved and proposed locations of the pergolas are as follows:

- Approved location 34 dBA; and
- Proposed location 40 dBA.

Both of the locations above comply with the PNEC. The calculations above include a reduction for distance attenuation only. No allowances for acoustic screening provided by boundary fences have been included in the calculations above, which would further reduce the predicted noise level at the receiver location.

Based on the amended location of the pergolas, the altered fence locations and egress doors, intended use and times of use, the change to the noise impact at the neighbouring properties are expected to be negligible.

Considering the above, we are of the opinion that the Section 4.56 Modification Application to amend the outdoor landscape area of Stage 2 of the Opal Aged Care development at 184 Garden Street, Warriewood, NSW, will not adversely impact on the acoustic amenity of the neighbourhood, and should be considered acceptable from an acoustic perspective.



Adam Shearer, BCT (Audio), MDesSc (Audio and Acoustics), MAAS

Senior Acoustical Consultant

for and on behalf of Day Design Pty Ltd

AAAC MEMBERSHIP

Day Design Pty Ltd is a member company of the Association of Australasian Acoustical Consultants, and the work herein reported has been performed in accordance with the terms of membership.

Appendices:

- **Appendix A** Approved Ground Floor Plan – A-2000, Issue 7
- **Appendix B** Proposed Amended Ground Floor Plan – DA-2000, Issue D



The undersigned hereby certifies that this Report has been checked and approved in accordance with our Quality Management System.



Date: 17/6/21



GENERAL ARRANGEMENT PLAN NOTES

REFER TO A-2100 SERIES PARTITION SETOUT PLANS FOR DETAILS OF TYPES AND DIMENSIONAL SET OUT TO INTERNAL WALLS AND LININGS.

REFER TO A-3000 & A-3100 SERIES FOR SECTIONS & ELEVATIONS

REFER TO A-4000 SERIES FOR DETAILED PLANS.

REFER TO A-4100 SERIES FOR DETAILED SECTIONS.

REFER TO A-5500 & A-5600 SERIES FOR JOINERY, INTERIOR ROOM LAYOUTS AND DETAILS.

CONCRETE SET DOWNS REFER TO STRUCTURAL ENGINEER'S DRAWINGS

- ALLOW FOR 50MM SET DOWN TO WET AREAS.

- ALLOW FOR 150MM SET DOWN TO KITCHEN COOL ROOM AND FREEZER ROOM

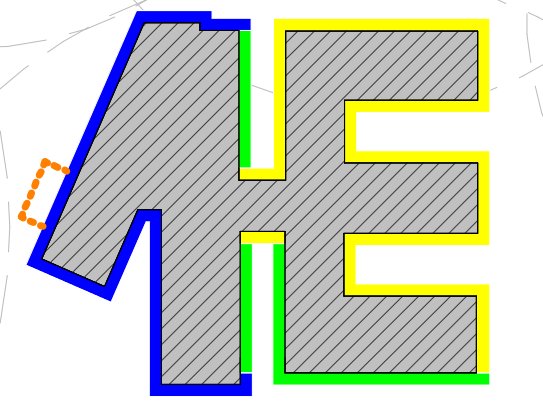
- ALLOW FOR 80MM SET DOWN TO KITCHEN.

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL, HYDRAULIC, ELECTRICAL AND MECHANICAL CONSULTANTS DRAWINGS.

2 HOUR FIRE RATED WALL, INCLUDING FRL - 60/30 FIRE DOORS WITHIN SMOKE WALL - SEALS ON DOORS AND SEAL TO UNDERSIDE OF SLAB

ALL EXTERNAL ELEMENTS TO COMPLY WITH REQUIRED BAL RATING. REFER TO BUSHFIRE REPORT FOR DETAILS

REFER TO SOLAR PANEL SHOP DRAWINGS FOR PANEL LAYOUT



BAL RATING 40 - CAFE TERRACE ROOF ONLY

BAL RATING 29

BAL RATING 19

BAL RATING 12.5

REFER TO BUSHFIRE REPORT FOR DETAILS

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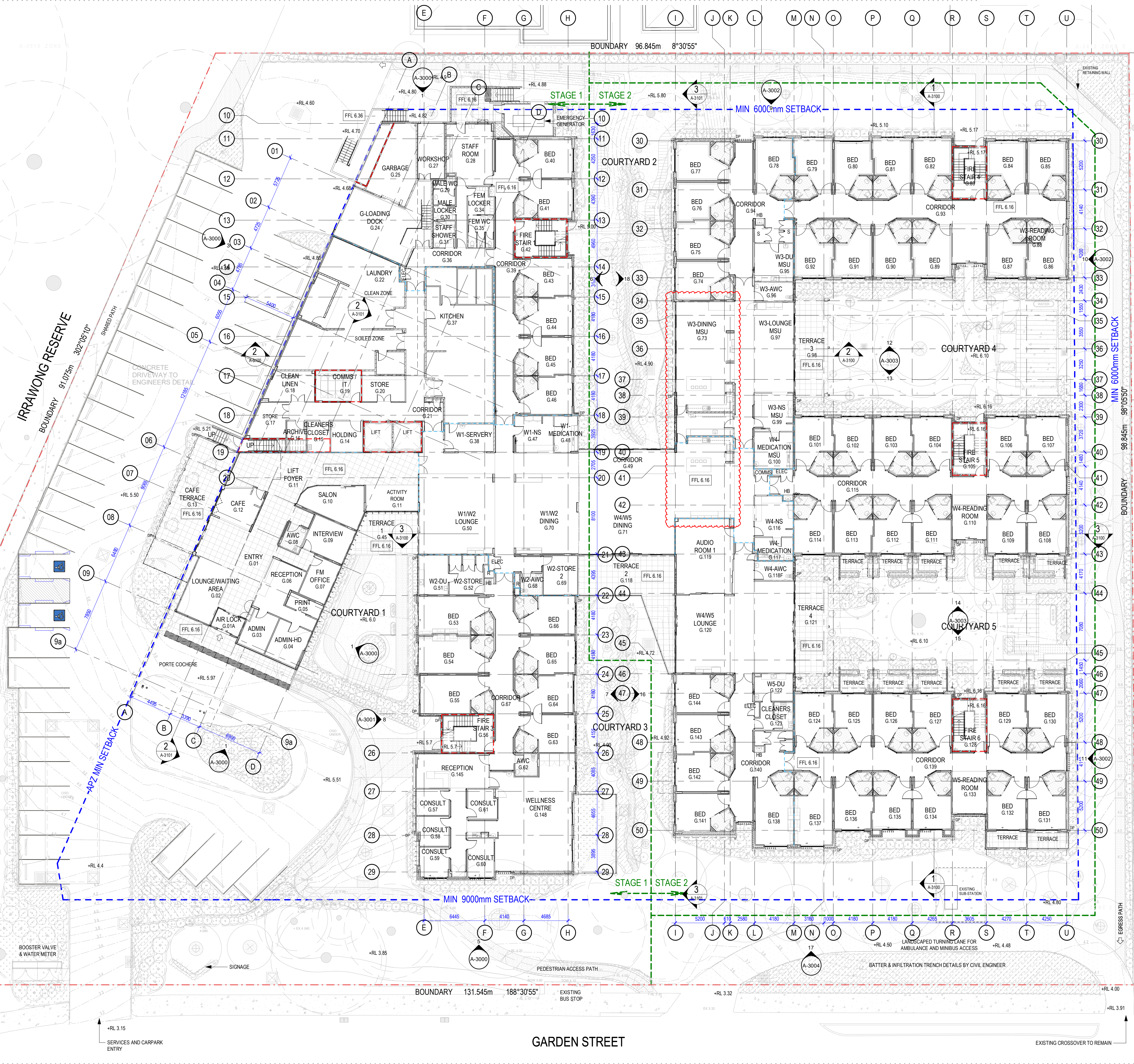
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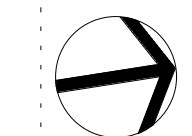
REFER TO BUSHFIRE REPORT FOR DETAILS

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Amendments		
Issue	Description	Date
A	TENDER	15/02/19
B	REVISED TENDER	27/02/19
C	FOR CONTRACT	18/04/19
D	FOR FINAL COORDINATION	08/07/19
E	FOR FINAL COORDINATION	22/08/19
1	ISSUED FOR CONSTRUCTION	25/09/19
2	ISSUED FOR CONSTRUCTION	30/10/19
3	ISSUED FOR CONSTRUCTION	15/11/19
4	ISSUED FOR CONSTRUCTION	12/02/21
5	ISSUED FOR CONSTRUCTION	26/02/21
6	ISSUED FOR CONSTRUCTION	04/03/21
7	ISSUED FOR CONSTRUCTION	28/04/21



ISSUED FOR CONSTRUCTION

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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

OPAL SEASIDE
184 - 194 Garden Street Warriewood NSW

Drawing Title

**OVERALL GROUND FLOOR
KEY PLAN**

Scale	1:200
Drawing Created (date)	11/30/17
Drawing Created (by)	FC
Plotted and checked by	FC
Verified	DC
Approved	DP

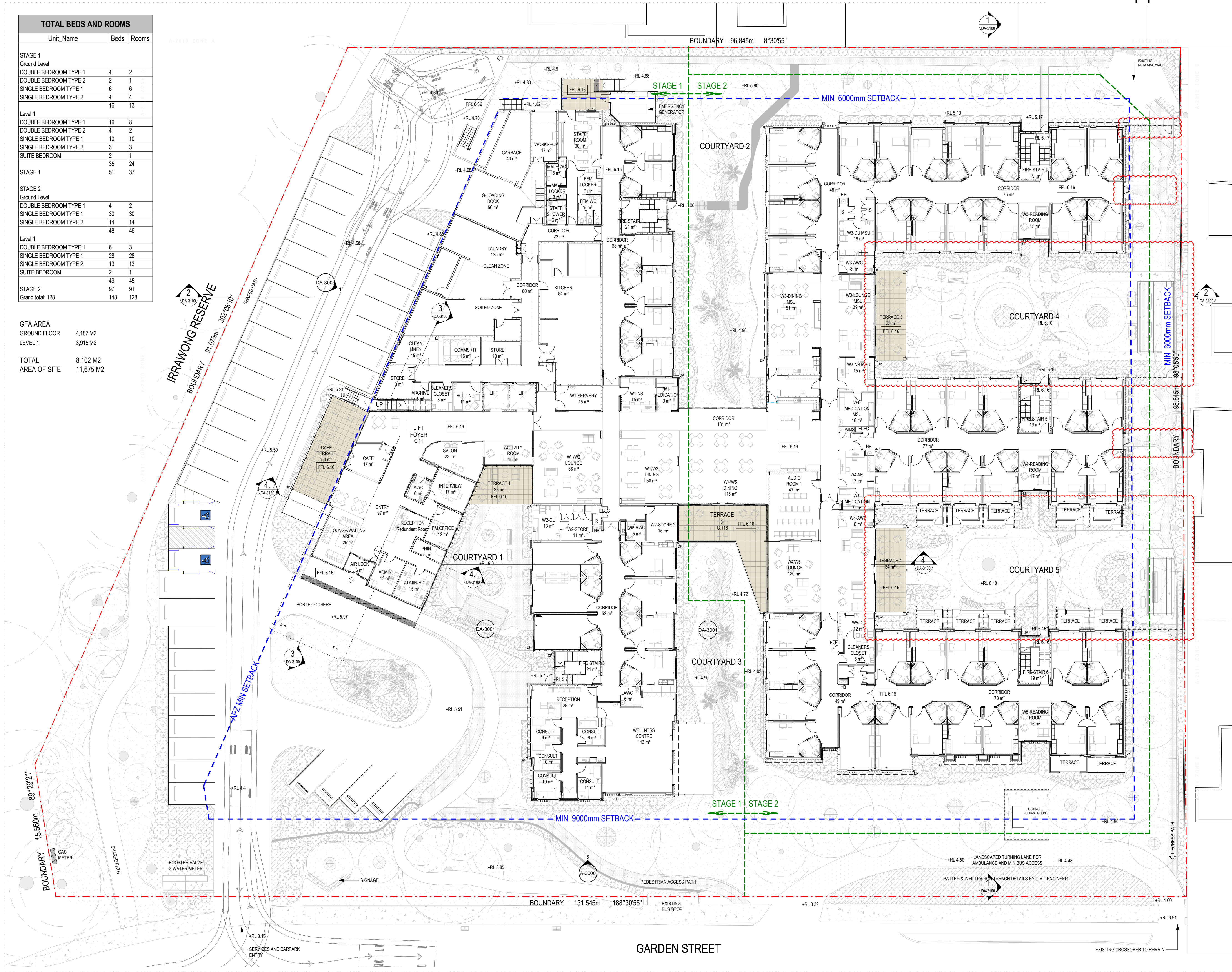
Project No	Drawing No	Issue
160760	A-2000	7

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Do not scale drawings. Use figured Dimensions.

TOTAL BEDS AND ROOMS			
Unit Name	Beds	Rooms	
STAGE 1			
Ground Level			
DOUBLE BEDROOM TYPE 1	4	2	
DOUBLE BEDROOM TYPE 2	2	1	
SINGLE BEDROOM TYPE 1	6	6	
SINGLE BEDROOM TYPE 2	4	4	
	16	13	
Level 1			
DOUBLE BEDROOM TYPE 1	16	8	
DOUBLE BEDROOM TYPE 2	4	2	
SINGLE BEDROOM TYPE 1	10	10	
SINGLE BEDROOM TYPE 2	3	3	
SUITE BEDROOM	2	1	
	35	24	
	51	37	
STAGE 2			
Ground Level			
DOUBLE BEDROOM TYPE 1	4	2	
SINGLE BEDROOM TYPE 1	30	30	
SINGLE BEDROOM TYPE 2	14	14	
	48	46	
Level 1			
DOUBLE BEDROOM TYPE 1	6	3	
SINGLE BEDROOM TYPE 1	28	28	
SINGLE BEDROOM TYPE 2	13	13	
SUITE BEDROOM	2	1	
	49	45	
	97	91	
Grand total: 128	148	128	

GFA AREA
GROUND FLOOR 4,187 M2
LEVEL 1 3,915 M2

TOTAL 8,102 M2
AREA OF SITE 11,675 M2



Amendments		
Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	UPDATED DA SUBMISSION	07/08/17
C	S4.55 SUBMISSION	25/06/19
D	S4.56 SUBMISSION	28/05/21



S4.56 SUBMISSION

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OPAL SEASIDE
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Drawing Title

GROUND FLOOR PLAN

Scale

Drawing Created (date) 12/12/16

Drawing Created (by) FC

Plotted and checked by DC

Verified FC

Approved DP

Project No Drawing No Issue

160760 DA-2000 D

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