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ACOUSTICAL REPORT

EXTENDED TRADING ON THE GROUND FLOOR

MONA VALE GOLF CLUB

Date: 3 October 2023

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ACOUSTICAL REPORT
EXTENDED TRADING ON THE GROUND FLOOR
MONA VALE GOLF CLUB

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1.0 INTRODUCTION

Koikas Acoustics Pty Ltd was engaged by Mona Vale Golf Club to prepare an acoustic report for a proposal to modify the existing approved trading hours for the ground floor level of Mona Vale Golf Club under Section 4.55 of the Environmental Planning and Assessment Act 1979 (EPA Act).

The acoustical assessment considers noise emitted from the proposed development and the potential impacts on surrounding noise sensitive land uses. There are two main aspects of the application that need to be considered from an acoustic perspective and they relate to:

1. Noise emissions from patrons and music within licensed areas of the golf club, and
2. Noise emission from mechanical plant and the car park.

The following sections of this report provide a brief outline of the development, establish the project noise objectives, predict noise levels to surrounding receivers and inside the subject development, and recommend noise mitigation/management measures considered necessary to meet the project noise objectives.



2.0 THE PROPOSAL

In 2022 a development application (DA2022/0581) was submitted to the Council seeking alterations and additions to the lower ground floor of the golf club to expand the outdoor seating area and update the internal areas.

This application (DA2022/0581) was approved by the council on 31.08.2022. As a result of that DA, the hours of operation of the entire club were limited under Condition 40 and not just the hours for the lower ground floor level of the club to which the application related.

Consequently, the club is proposing under this S4.55 modification to DA2022/0581 to reinstate those hours of operation formerly approved for the **ground floor level only** of the club as detailed below:

- 8 am to 11 pm (with all patrons off-site by 11.30 pm) 7 days.

With the club already approved under Condition 40 to operate from 8 am to 9 pm, the modification will result in two additional hours from 9 pm to 11 pm.

We note that two key items that would warrant consideration in terms of potential acoustical implications of the proposal have already been assessed by Koikas Acoustics as follows:

1. Noise emissions from patrons and music in the licensed areas of the club have been assessed within the DA acoustic report (ref: 5255R20220128asMonaValeGC_DA, dated 03.02.2022, noted under Condition 1 of DA2022/0581)
2. Mechanical plant noise emission from the club has been assessed in the CC acoustic report (ref: 5255R20221215asMVGC_CC, dated 21.12.2022, required under Condition 14 of DA2022/0581).



3.0 NEARBY RECEIVERS

The golf club is located on the southern side of Golf Avenue and approximately 260 metres west of Mona Vale Beach. The terrain slopes up from the beach to the golf club by approximately 20 metres such that the clubhouse and nearby residential properties have an unobstructed view of the ocean.

With regards to the nearest residential properties, they are located on the northern side of Golf Avenue. The noise assessment has considered potential impacts upon those residential properties nearest and most exposed to noise from the proposed golf club use. These properties are identified as:

- 32 Golf Avenue, Mona Vale (residential townhouses)
- 34-36 Golf Avenue, Mona Vale (residential apartments)
- 40 Golf Avenue, Mona Vale (residential apartments)
- 46 Golf Avenue, Mona Vale (residential townhouses)
- 48 Golf Avenue, Mona Vale (residential apartments)
- 50-52 Golf Avenue, Mona Vale (residential apartments – under construction)



Figure 1. Aerial imagery – Site and surrounds (SixMaps)

4.0 EXISTING NOISE ENVIRONMENT

An unattended noise logging survey was conducted at the site between the 25th and 31st of January 2022. The survey was conducted on the upper floor balcony of 46 Golf Avenue which overlooks the golf club and has been identified as a potentially noise-affected receiver location. The ambient noise at this location is expected to be representative of the ambient noise in the local area.

The installed noise logger was a Type 1 Svantek 977. The instrument was set up to measure sound pressure levels as 'A' frequency weighting and 'Fast' time response. Noise levels were stored within the logger memory at recurring 15-minute intervals.

A NATA-calibrated and certified Larson Davis CAL200 precision acoustic calibrator was used to field calibrate the sound level meter before and after the noise survey. No system drift was observed for either instrument.

A review of the weather records from the Bureau of Meteorology and the noise level trends observed from the survey suggest that adverse weather conditions did not influence the noise environment during the measurement period. Observable short-duration extraneous noise events were removed from the survey data. Construction works at 50-52 Golf Avenue were noted during the initial site visit and construction noise was evident at times during the survey period. However, given the nature of noise on construction sites, there are sufficient respite periods (breaks in construction noise) that mean the daily background noise levels are largely unaffected.

A summary of the recorded broadband ambient and background noise levels is presented below. The data is presented as per the NSW EPA classification of assessment periods (day/evening/night).

Table 1. Summary of noise logger results [dB]

| Location | Period, T ¹ | Rating background level L _{A90} | Ambient noise level L _{Aeq} |
|------------------------------|--|---|---|
| 46 Golf Avenue, Mona Vale | Day | 45 | 61 ² |
| | Evening | 45 | 53 |
| | Night | 45 | 51 |
| Notes | <p>1. The NSW EPA Noise Policy for Industry (NPfI) refers to: Daytime: 7 am – 6 pm Monday to Saturday and 8 am to 6 pm Sunday and public holidays. Evening: 6 pm – 10 pm Monday to Sunday Night: 10 pm - 7 am Monday to Saturday and 10 pm to 8 am Sunday and public holidays.</p> <p>2. L_{Aeq} noise levels during the day are affected by construction works occurring on another site. Excluding construction noise, the general ambient noise level in the area between 7 am and 6 pm is around L_{Aeq} 55 dB.</p> | | |



Octave band background noise levels are required for the assessment of licensed venue noise. The octave band background noise levels, separated into representative assessment periods are presented below.

| Table 2. 1/1 octave band and overall background noise levels [$L_{A90, \text{Period}}$ dB] | | | | | | | | | |
|--|--|------------|------------|------------|-------------|-------------|-------------|-------------|--------------|
| Description | 1/1 octave band centre frequency [Hz] | | | | | | | | Total |
| | 63 | 125 | 250 | 500 | 1000 | 2000 | 4000 | 8000 | |
| 7 am to 6 pm | 26 | 32 | 34 | 39 | 40 | 39 | 35 | 24 | 45 |
| 6 pm to 10 pm | 25 | 31 | 35 | 39 | 40 | 39 | 34 | 25 | 45 |
| 10 pm to midnight | 23 | 30 | 35 | 39 | 40 | 38 | 33 | 22 | 45 |

The survey data show ambient and background levels remaining stable throughout the day/evening/night periods. This is consistent with coastal areas adjacent to the shoreline where the ocean noise (waves crashing) is constant. This environmental noise pattern has been observed by Koikas Acoustics at other locations throughout Sydney.

The constant ambient noise environment in coastal areas differs from other suburban/urban areas that will typically have diurnal patterns with reduced background noise during the night hours. This is typically correlated with reduced traffic flows on the surrounding road network.



5.0 NOISE CRITERIA

Noise criteria that apply to the site are discussed in this section of the report. Separate criteria apply to noise emissions from:

1. Patrons and music in licensed areas of the club, and
2. Mechanical plant and the car park.

5.1 LICENSED VENUE NOISE

The standard noise condition that is typically applied to noise assessments of licensed venues was originally developed by the Liquor Administration Board (LAB) and is now adopted by Liquor and Gaming NSW (L&GNSW). The criteria require an assessment of noise before and after midnight and as per the 1/1 octave band components of the noise (31.5 Hz to 8 kHz inclusive).

Before midnight (7 am to midnight), the L_{A10} noise level from licensed premises must not exceed the background by more than 5 dB in any 1/1 octave band centre frequency from (31.5 Hz to 8 kHz inclusive) at the boundary of any residential premises.

After midnight (midnight to 7 am) the L_{A10} noise level from licensed premises must not exceed the background noise level in any 1/1 octave band centre frequency (31.5 Hz to 8 kHz inclusive) at any residential boundary, and must not be audible within any habitable room of any residential premises.

Determining compliance with the residential inaudibility clause would require knowledge of the internal ambient noise environment within each habitable room of each identified noise-sensitive residential premises. It is not practically achievable to obtain this data, thus the determination of compliance with the inaudibility clause is based on an external assessment of the noise, whereby noise from licensed premises is deemed to meet this standard where it is shown to be 10 dB below the external ambient background noise level at each 1/1 octave band centre frequency or below the threshold of hearing (Tf - ISO 226:2003) at the corresponding 1/1 octave band centre frequency.

A detailed summary of the licensed area noise criteria with associated 1/1 octave centre frequency bands is provided below.



Table 3. Licensed venue noise criteria, $L_{A10\ 15\ mins}$ [dB]

| Assessment Period | 1/1 octave band centre frequency [Hz] | | | | | | | | Total |
|--|---------------------------------------|-----|-----|-----|----|----|----|----|-------|
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k | |
| 7 am to 6 pm: $L_{90} + 5$ (res. boundary) | 31 | 37 | 39 | 44 | 45 | 44 | 40 | 29 | 50 |
| 6 pm to 10 pm: $L_{90} + 5$ (res. boundary) | 30 | 36 | 40 | 44 | 45 | 44 | 39 | 30 | 50 |
| 10 pm to 12 am: $L_{90} + 5$ (res. boundary) | 28 | 35 | 40 | 44 | 45 | 43 | 38 | 27 | 50 |

5.2 MECHANICAL PLANT AND THE CAR PARK

The Pittwater DCP generally supports adopting noise limits as per the NSW EPA Noise Policy for Industry 2017 (formerly Industrial Noise Policy).

For residential receivers, the guideline applies limits on the short-term intrusive nature of a noise or noise-generating development (project intrusive noise level), as well as applying an upper limit on cumulative industrial noise emissions from all surrounding development/industry (project amenity noise level). The most stringent of the project intrusive noise level and project amenity noise level is applied as the **project noise trigger level (PNTL)**.

To determine which of the intrusive and amenity noise criteria is more stringent, the underlying noise metrics must be the same. As the intrusive noise level is defined in terms of an $L_{Aeq,\ 15\ minutes}$ and the amenity noise level is defined in terms of an $L_{Aeq,\ Period}$, a correction +3 dB correction is applied to the project amenity noise level to equate the $L_{Aeq\ Period}$ to $L_{Aeq,\ 15\ minutes}$.

To derive the project amenity noise level, the standard procedure requires a 5 dB reduction to be applied to the recommended amenity noise level. 3 dB is then added to equate it to a 15-minute assessment period. However, the EPA recognises that for areas where cumulative industrial noise is not a consideration because no other industry is present and there is not likely to be any introduced in the future, then the 5 dB reduction need not apply, and the recommended amenity noise level may be considered as the project amenity noise level.

This is relevant to the current assessment as no other industrial premises are in the area and it is unlikely any will be in the future. Furthermore, should any additional industrial noise sources be located on the golf club site, they would need to be assessed cumulatively with the existing plant and equipment at the golf club.

Table 4. NPfI planning levels (RESIDENTIAL) – L_{Aeq, 15 minutes} [dB]

| Period,T (Note 1) | Intrusive | | Amenity | | | Project noise trigger level | |
|----------------------|-----------|--|---------------------|-----------------------------|-------------------------------------|-----------------------------|-----------|
| | RBL | RBL + 5 | Area classification | Recomm. amenity noise level | High traffic/ind. area ² | | |
| Day | 45 | 50 | Suburban | 55 | No | 55 + 3 = 58 | 50 |
| Evening | 45 | 50 | Suburban | 45 | No | 45 + 3 = 48 | 48 |
| Night | 45 | 50 | Suburban | 40 | No | 40 + 3 = 43 | 43 |
| Notes: | 1. | <p>EPA defines the following periods: Day: 7 am to 6 pm Mon to Sat and 8 am to 6 pm Sun and public holidays, Evening: 6 pm to 10 pm Mon to Sun, Night: 10 pm to 7 am Mon to Sat and 10 pm to 8 am Sun and public holidays.</p> <p>2. Does the area meet the EPA requirements for classification as 'high traffic/industrial noise'?</p> | | | | | |

Where noise is measured or predicted below the project noise trigger level, the noise outcome is deemed acceptable. Above the project noise trigger level, management responses such as applying reasonable and feasible noise mitigation measures are to be recommended, along with assessing any residual noise impacts once noise mitigation has been considered.

The policy is designed in such a way that the assessing authority would consider the project noise trigger levels, reasonable and feasible mitigation measures, and any residual noise impacts when deciding on acceptable noise outcomes.

5.3 SLEEP DISTURBANCE

The potential for noise-induced sleep disturbance should be considered where a noise source or activity from a particular development occurs before 7 am (Monday to Saturday) or 8 am (Sundays or public holidays) and/or after 10 pm (Monday to Sunday). Specific to the golf club, this is relevant for cars in the car park and particularly for car doors opening/closing and car engines starting.

The process followed by Koikas Acoustics when determining the potential for sleep disturbance is:

1. Conduct a screening assessment that identifies the potential for sleep disturbance impacts as per:
 - a. Section 2.5 of the NSW EPA Noise Policy for Industry (NPfI) 'Maximum noise level event assessment' and/or
 - b. Section 2.2.4 of the NSW EPA Noise Guide for Local Government (NGLG) 'Assessment of sleep disturbance'



2. Where the screening assessment identifies a potential for sleep disturbance, a further and more rigorous analysis of the maximum noise levels attributed to the noise source or activity under assessment is prepared. This detailed assessment would:
 - a. Compare the maximum noise levels and the number of maximum noise events from the subject source or activity to that of typical ambient maximum noise events in the local area such as from passing traffic etc.
 - b. Assess the maximum event noise level inside an affected residence and compare this to further guidance on sleep disturbance impacts presented in the NSW EPA Road Noise Policy (RNP).
3. Present a final opinion on the potential for sleep disturbance and/or the need for any specific noise mitigation and/or management.

For reference, the NPfI and NGLG screening levels and RNP internal maximum noise levels are presented below.

Table 5. Sleep disturbance assessment levels

| Description | Assessment period | L _{Aeq} noise level | L _{Amax} noise level |
|--|--|---|---|
| Screening assessment ‘a’ NSW EPA Noise Policy for Industry (2017) | Night only 10 pm to 7 am (Mon-Sat) 10 pm to 8 am (Sun & pub hols) | L _{Aeq} 15 mins ≤ 40 dB or the RBL + 5, whichever is the greater | L _{Amax} outdoors ≤ 52 dB or the RBL + 15, whichever is the greater |
| Screening assessment ‘b’ NSW EPA Noise Guide for Local Government (2013) | Night only 10 pm to 7 am (Mon-Sat) 10 pm to 8 am (Sun & pub hols) | n/a | L _{Amax} outdoors ≤ RBL + 15 (L _{A1, 1 minute} may also be used where appropriate) |
| Internal L_{Amax} assessment NSW EPA Road Noise Policy (2013) | Night only 10 pm to 7 am (Mon-Sat) 10 pm to 8 am (Sun & pub hols) | n/a | L _{Amax} indoors ≤ 50-55 dB is “unlikely to cause awakenings” |

For this assessment, the provisional sleep disturbance screening levels are set at L_{Amax} 60 dB, assessed at the residential property boundary.

We recognise that the point at which noise causes sleep disturbance is not well established and that the EPA advises that “more research is needed to better understand this relationship”. Therefore, the above should be used as a guide only and applied with caution on a case-by-case basis.



6.0 NOISE MODEL

6.1 CADNA-A

Noise emission from the golf club is assessed with the assistance of acoustic modelling conducted using CadnaA.

The program predicts noise levels to receiver points as well as presents a graphical representation of noise level contours for a defined area of interest. The input parameters to this model include the source sound power levels, ground contours, ground absorption/reflections, and the presence of any acoustic shielding objects.

Noise propagation calculations are determined under *ISO 9613 Acoustics – Attenuation of sound during propagation outdoors*. The sound propagation algorithms adopted in the ISO standard result in the calculation of a downwind sound pressure level which constitutes an assessment of noise-enhancing weather conditions.

6.1.1 Modelled receiver points

The nearest residential properties that have been assessed are shown in **Figure 1**. Noise is assessed at several locations on each property as shown in **Figure 2**.

Licensed venue noise is assessed at the most affected point on the residential boundary before midnight. For multi-level residential buildings, Koikas Acoustics also assesses the noise at upper-floor windows and/or balconies.

Mechanical noise is assessed at the most affected point on or within the residential boundary. For multi-level residential buildings, Koikas Acoustics also assesses the noise at upper-floor windows and/or balconies.

Noise levels are assessed at 1.5 metres above the ground or relevant upper floor level at all receiver points.

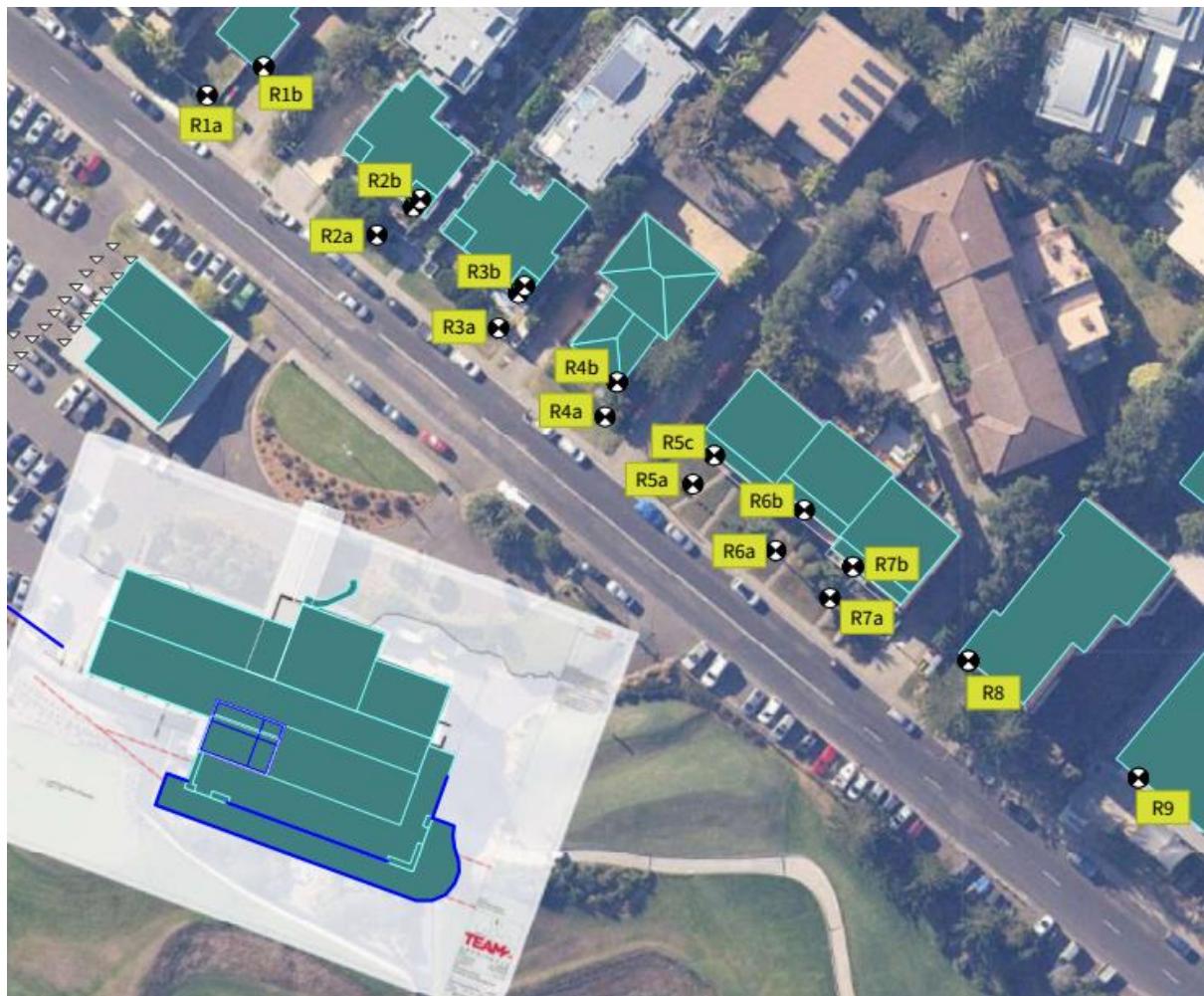


Figure 2. Receiver locations

7.0 LICENSED PREMISES ASSESSMENT

Noise emitted from the licensed areas of the golf club premises was assessed to the L&GNSW noise criteria at the surrounding residential properties.

7.1 ASSESSMENT SCENARIOS AND MODELLING ASSUMPTIONS

The application only seeks to extend trading hours for the ground floor level of the club. The lower ground floor level will retain the current trading hours noted in Condition 40 of DA2022/0581. This means that we need only assess noise emission from the ground floor level of the club as it is the only area of the club open to the public during the period that we are assessing.

Two assessment scenarios have been considered that look at ‘typical’ operations (no functions), and ‘maximum’ operations (with a function being held).

Specific details related to each assessment are presented in the table below.

| Table 5. Licensed venues assessment scenarios | | |
|--|--|---|
| Club area | Assessment scenario | |
| | Before midnight (typical operation) | Before midnight (maximum operation) |
| Function Room | No functions – area used as an extension of the Bistro/Dining. Windows open. | Small function – internal L_{A10} noise level of 90 dB. Windows and doors closed. |
| Bistro / Dining | Patrons (150) and background music. Windows open. | Patrons (150) and background music. Windows and doors closed. |
| Existing balcony | 30 patrons – 50% talking with ‘raised’ vocal effort. | 30 patrons – 50% talking with ‘raised’ vocal effort. |

Sound transmission loss values are included in the noise model to represent noise breakout via 6.38 mm thick laminated glass windows and doors, built into aluminium frames and with acoustic seals.

7.2 SOURCE NOISE LEVELS

Noise data used in the assessment is sourced from database noise levels (measurements conducted at similar premises) and published noise data from other reference material such as research papers, acoustical texts etc.

Database noise levels obtained from surveys conducted at similar licensed premises have been used as a base to establish representative internal noise levels within the internal Bistro/Dining area, and Function Room.

Sound power levels attributed to patrons conversing on the terrace/balcony have been sourced from published sound power levels for human talkers conversing at ‘raised’ speech levels/vocal effort. A group size (ie. the number of patrons per 1 speaking patron) is typically taken as 2-3. A group size of 2 is adopted for this assessment (50% speaking at one time). A directivity correction that applies to the random orientation of each speaking patron (what direction the head is facing) is also applied in the noise model. The indicated sound power levels for raised voice speech in the table below do not show the effect of directivity corrections.

Table 6. Noise level data, [L_{A10} dB]

| Measurement | 1/1 octave band centre frequency [Hz] | | | | | | | | Total |
|--|--|------------|------------|------------|-----------|-----------|-----------|-----------|--------------|
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k | |
| Average noise level inside a Function Room hosting a small function/event (DJ music dominant). | 65 | 74 | 79 | 83 | 86 | 82 | 77 | 68 | 90 |
| Average noise level inside Bistro/Dining 150 patrons + background music. | 43 | 55 | 63 | 70 | 71 | 70 | 66 | 58 | 76 |
| Sound power level 1 person (raised voice) | 47 | 56 | 64 | 74 | 74 | 69 | 64 | 53 | 78 |
| Sound power level 30 people (50% raised voice) | 59 | 68 | 76 | 86 | 86 | 81 | 76 | 65 | 90 |

7.3 IDENTIFIED NOISE SENSITIVE RECEIVERS

Assessment locations are identified in **Figure 2**.

7.4 PREDICTED RECEIVER LEVELS

The following noise levels are predicted to surrounding residential receivers and are inclusive of the recommended noise controls further specified in this report. For conciseness, only the noise levels predicted at the most affected location for each receiver are shown. Similarly, we have only provided an assessment against the criterion derived from 10 pm to 12 am as being the most sensitive period to assess. Compliance at this time implies compliance for earlier hours.



7.4.1 Before midnight – typical operation

| Table 7. Receiver noise levels – Before midnight – typical operation, L _{A10} [dB] | | | | | | | | | |
|---|---------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Description | 1/1 octave band centre frequency [Hz] | | | | | | | | Total |
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k | |
| Background + 5 criterion (10 pm to 12 am) | 28 | 35 | 40 | 44 | 45 | 43 | 38 | 27 | 50 |
| R1: (L1 balcony) | -4 | 9 | 13 | 19 | 19 | 17 | 11 | -4 | 24 |
| R2: (L1 balcony) | -2 | 12 | 16 | 22 | 20 | 15 | 9 | -5 | 26 |
| R3: (L1 balcony) | 0 | 13 | 19 | 25 | 22 | 17 | 12 | -1 | 28 |
| R4: (GF front boundary) | 4 | 17 | 24 | 30 | 31 | 29 | 25 | 14 | 36 |
| R5: (GF front boundary) | 5 | 19 | 25 | 32 | 33 | 31 | 27 | 15 | 38 |
| R6: (GF front boundary) | 4 | 17 | 25 | 32 | 32 | 31 | 26 | 14 | 37 |
| R7: (GF front boundary) | 4 | 17 | 24 | 31 | 32 | 30 | 25 | 14 | 36 |
| R8: (L2 window) | 2 | 12 | 20 | 27 | 27 | 26 | 20 | 8 | 32 |
| R9: (L1 balcony) | 0 | 9 | 17 | 24 | 25 | 23 | 18 | 4 | 30 |

The noise levels are shown to comply with the L&GNSW assessment criteria.

7.4.2 Before midnight – maximum operation

| Table 8. Receiver noise levels – Before midnight – typical operation, L _{A10} [dB] | | | | | | | | | |
|---|---------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Description | 1/1 octave band centre frequency [Hz] | | | | | | | | Total |
| | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k | |
| Background + 5 criterion (10 pm to 12 am) | 28 | 35 | 40 | 44 | 45 | 43 | 38 | 27 | 50 |
| R1: (L1 balcony) | 1 | 9 | 11 | 17 | 13 | 5 | -2 | -20 | 20 |
| R2: (L1 balcony) | 3 | 11 | 14 | 21 | 19 | 11 | 4 | -12 | 24 |
| R3: (L1 balcony) | 4 | 11 | 16 | 23 | 19 | 10 | 3 | -13 | 25 |
| R4: (L1 balcony) | 4 | 12 | 14 | 20 | 16 | 9 | 1 | -15 | 23 |
| R5: (GF front boundary) | 3 | 13 | 16 | 22 | 18 | 12 | 4 | -12 | 25 |
| R6: (GF front boundary) | 2 | 10 | 15 | 21 | 18 | 12 | 4 | -12 | 24 |
| R7: (GF front boundary) | 1 | 11 | 13 | 20 | 17 | 10 | 3 | -14 | 23 |
| R8: (L2 window) | 0 | 6 | 9 | 17 | 14 | 6 | -1 | -19 | 20 |
| R9: (L1 balcony) | -2 | 3 | 6 | 13 | 9 | 3 | -5 | -23 | 16 |

The noise levels are shown to comply with the L&GNSW assessment criteria.

7.5 RECOMMENDATIONS

This report finds that the following noise control/noise management strategies are recommended for the Mona Vale Golf Club clubhouse:



- Windows and doors in the Function Room and Bistro/Dining may be open when amplified entertainment is **not occurring**.
- Function Room doors/windows must be closed during functions/events.
- The design occupancy level for the existing balcony is 30 patrons at any one time.



8.0 MECHANICAL AND CAR PARK ASSESSMENT

The cumulative impact of all mechanical plant and equipment servicing the golf club and club patrons using the car park is assessed for potential impacts on adjacent residential receivers.

Noise is assessed over the proposed extended trading hours. The assessment must also consider certain operational aspects of the club that will govern the overall level of noise emitted from the site, for instance, the kitchen will not operate past 10 pm meaning the kitchen exhaust fan need only be assessed until 10 pm.

Several scenarios have been assessed to fully capture noise emissions from the site. These include:

Scenario 1 (9 pm to 10 pm):

- All mechanical plant operating.
- 30 vehicles enter/leave the car park⁽¹⁾ between 9 pm and 10 pm.
- 30 patrons walking and half talking as they move to/from the club and their cars.

Scenario 2 (10 pm to 11 pm):

- All mechanical plant operating (excl. kitchen ventilation equipment).
- 30 vehicles enter/leave the car park⁽¹⁾ between 9 pm and 10 pm.
- 30 patrons walking and half talking as they move to/from the club and their cars.

Scenario 3 (Sleep disturbance - 10 pm to 11 pm):

- Maximum noise levels from car doors opening and closing and engines starting.

8.1 SOURCE NOISE LEVELS

Koikas Acoustics has assessed all mechanical plant during the CC report and this data in terms of equipment sound levels is retained for this assessment. In addition, sound levels attributed to vehicles in the car park are referenced from data previously measured by Koikas Acoustics within other car parks.

A summary of the relevant sound data is presented below in **Tables 9 (mechanical) and 10 (car park)**.

(1) Peak use of the car park is presumed to equate to 30 vehicles entering or leaving in 15 minutes, equivalent to 120 vehicles in 1-hour.



Table 9. Mechanical plant noise levels. dB(A)

| Source | 1/1 octave band centre frequency [Hz] | | | | | | | | Total |
|---|---------------------------------------|------|------|------|------|------|------|------|-------|
| | 63 | 125 | 250 | 500 | 1 k | 2 k | 4 k | 8 k | |
| Existing AC condenser unit (x2) calculated sound power level | 54.7 | 65.6 | 76.0 | 79.7 | 78.7 | 74.8 | 67.8 | 57.4 | 83.9 |
| Refrigeration compressors (x3) calculated sound power level | 55.1 | 63.2 | 74.8 | 75.9 | 78.9 | 75.8 | 71.2 | 6.9 | 83.0 |
| Lower ground floor kitchen exhaust Fantech PCD636DD | 67.8 | 81.9 | 85.4 | 78.8 | 83.0 | 82.2 | 83.0 | 78.9 | 90.9 |
| Lower ground floor make-up air (x2) Fantech TD-2000/315 | 33.8 | 49.9 | 59.4 | 63.8 | 70.0 | 69.2 | 62.0 | 52.9 | 73.7 |
| Ground floor kitchen exhaust (x2) Fantech CDEC56VGL | 48.8 | 64.9 | 71.4 | 74.8 | 71.0 | 67.2 | 63.0 | 68.9 | 78.7 |
| Ground floor make-up air (x3) Fantech TD-2000/315 | 33.8 | 49.9 | 59.4 | 63.8 | 70.0 | 69.2 | 62.0 | 52.9 | 73.7 |
| Toilet exhaust fan 1 Fantech PUD406DD | 35.8 | 45.9 | 48.4 | 54.8 | 59.0 | 59.2 | 56.0 | 47.9 | 64.0 |
| Toilet exhaust fan 2 Fantech JETLINE-100ECO | 26.8 | 35.9 | 43.4 | 48.8 | 47.0 | 46.2 | 47.0 | 31.9 | 53.9 |
| Locker exhaust fans 1 and 2 Fantech PUD406DD | 35.8 | 45.9 | 48.4 | 54.8 | 59.0 | 59.2 | 56.0 | 47.9 | 64.0 |
| Outside air fan 1 Fantech PUUEC28 | 29.8 | 34.9 | 43.4 | 46.8 | 49.0 | 49.2 | 46.0 | 35.9 | 54.5 |
| Outside air fan 2 (x3) Fantech PUUEC35 | 30.8 | 40.9 | 44.4 | 44.8 | 45.0 | 47.2 | 46.0 | 37.9 | 53.0 |
| Outside air fan 3 (x2) Fantech PUUEC28 | 29.8 | 34.9 | 43.4 | 46.8 | 49.0 | 49.2 | 46.0 | 35.9 | 54.5 |
| Outside air fan 4 Fantech PUE406ER | 37.8 | 48.9 | 51.4 | 54.8 | 53.0 | 56.2 | 56.0 | 47.9 | 62.0 |
| Outside air fan 5 Fantech TD-350/125SIL (Lo speed) | 21.8 | 28.9 | 40.4 | 45.8 | 53.0 | 39.2 | 34.0 | 25.9 | 54.2 |
| Condenser unit 1 Daikin RXYMQ4AV4A | 41.0 | 54.0 | 62.0 | 66.0 | 64.0 | 58.0 | 55.0 | 50.0 | 70.0 |
| Condenser unit 2 Daikin RXYMQ8AY1 | 46.3 | 59.3 | 67.3 | 71.3 | 69.3 | 63.3 | 60.3 | 55.3 | 75.0 |
| Condenser unit 3 Daikin RXYMQ6BVM | 47.3 | 60.3 | 68.3 | 72.3 | 70.3 | 64.3 | 61.3 | 56.3 | 76.0 |
| Condenser unit 4 Daikin 5MXM100RVMA | 32.3 | 45.3 | 53.3 | 57.3 | 55.3 | 49.3 | 46.3 | 41.3 | 61.0 |
| Condenser unit 5 Daikin RXYQ10AYM | 49.3 | 62.3 | 70.3 | 74.3 | 72.3 | 66.3 | 63.3 | 58.3 | 78.0 |



Table 10. Car park noise levels. dB(A)

| Source | 1/1 octave band centre frequency [Hz] | | | | | | | | Total |
|---|---------------------------------------|-----|-----|-----|-----|-----|-----|-----|-------|
| | 63 | 125 | 250 | 500 | 1 k | 2 k | 4 k | 8 k | |
| L _{Aeq} sound power level One car moving at low speed | 59 | 62 | 67 | 71 | 74 | 73 | 70 | 61 | 79 |
| L _{Aeq} sound power level Car doors open and close [one event in 15 minutes] | 37 | 45 | 44 | 49 | 47 | 49 | 43 | 34 | 55 |
| L _{Aeq} sound power level Car engine starting [one event in 15 minutes] | 28 | 31 | 30 | 39 | 42 | 45 | 44 | 38 | 49 |
| L _{Aeq} sound power level 1 person talking with raised voice | 44 | 53 | 61 | 71 | 71 | 66 | 61 | 50 | 75 |
| L _{Amax} sound power level Car door open and close | 77 | 87 | 86 | 87 | 86 | 84 | 82 | 73 | 94 |
| L _{Amax} sound power level Car engine starting | 70 | 72 | 78 | 80 | 81 | 79 | 80 | 73 | 87 |

8.2 ASSESSMENT LOCATIONS

Noise levels are assessed at the boundary of each identified residential property, be that at the ground floor boundary line or upper floor balcony/window location. Indicative receiver locations are shown in **Figure 2**.



Figure 2. Receiver locations (Image from CadnaA model)

8.3 RECEIVER LEVELS

The following noise levels are predicted at each assessment location. Only the worst-affected location for each receiver is shown. Reduced loading of the air conditioning systems is considered in the model based on -2 dB (evening) and -3 dB (night).

Detailed receiver levels, including source contributions at each receiver and equipment sound power levels are attached as an Appendix to this report.

Table 11. Receiver noise levels – Mechanical and car park [dB]

| Receiver ID | Receiver noise level – $L_{Aeq, 15 \text{ minutes}}$ | |
|---------------------|--|--------------------|
| | Scenario 1 - Evening | Scenario 2 - Night |
| CRITERIA | 48 | 43 |
| R1 (front boundary) | 40 | 40 |
| R2 (L1 balcony) | 45 | 43 |
| R3 (L1 balcony) | 44 | 42 |
| R4 (L1 window) | 42 | 40 |
| R5 (L1 balcony) | 43 | 41 |
| R6 (L1 balcony) | 40 | 39 |
| R7 (L1 balcony) | 42 | 41 |
| R8 (L2 window) | 39 | 38 |
| R9 (L1 balcony) | 35 | 33 |

The mechanical plant and car park noise levels comply with the NPfI PNTL.

8.4 SLEEP DISTURBANCE – MAXIMUM NOISE LEVELS

Maximum noise level events will occur from the car park and particularly from car doors and engines, being the sources with the highest transient noise levels. We calculate noise levels at the most affected residential boundary at L_{Amax} 58 dB which is less than the sleep disturbance criterion (screening level). This indicates a low probability of sleep disturbance impacts for residents.

8.5 RECOMMENDATIONS

We have assessed the club's mechanical plant and car park uses to be compliant to the project noise criteria. We recommend some form of signage be erected to remind patrons when leaving to be respectful of the club's neighbours and to keep noise to a minimum.

9.0 CONCLUSION

Koikas Acoustics was requested to assess noise emission from Mona Vale Golf Club over extended trading hours being proposed for the ground floor level only.

The assessment is to support an S4.55 modification to DA2022/0581 and relates solely to the ground floor of the club, whereby it is proposed to reinstate trading hours for the ground floor level of the club that were formerly approved but subsequently modified under DA2022/0581.

Under the proposal, the ground floor level of the club would operate over the hours of 8 am to 11 pm Monday to Sunday. The remainder of the club will continue to operate in compliance with the hours currently conditioned within DA2022/0581.

Noise sources requiring assessment include patrons and music within the licensed areas of the club, noise from mechanical plant servicing the club, and noise attributed to the car park.

The assessment has found that noise emissions are within the project noise limits when assessed at the nearest affected residential premises to the north and east of the golf club along Golf Avenue. Noise control recommendations are provided in this report to achieve this compliant outcome. Generally, the proposal will not impact the residential receivers and the only recommendation to be adhered to is for windows and doors to remain closed during functions that include live/amplified music or entertainment.

As such, Koikas Acoustics is satisfied that the proposal will not result in adverse acoustic impacts for nearby residents.



APPENDIX A

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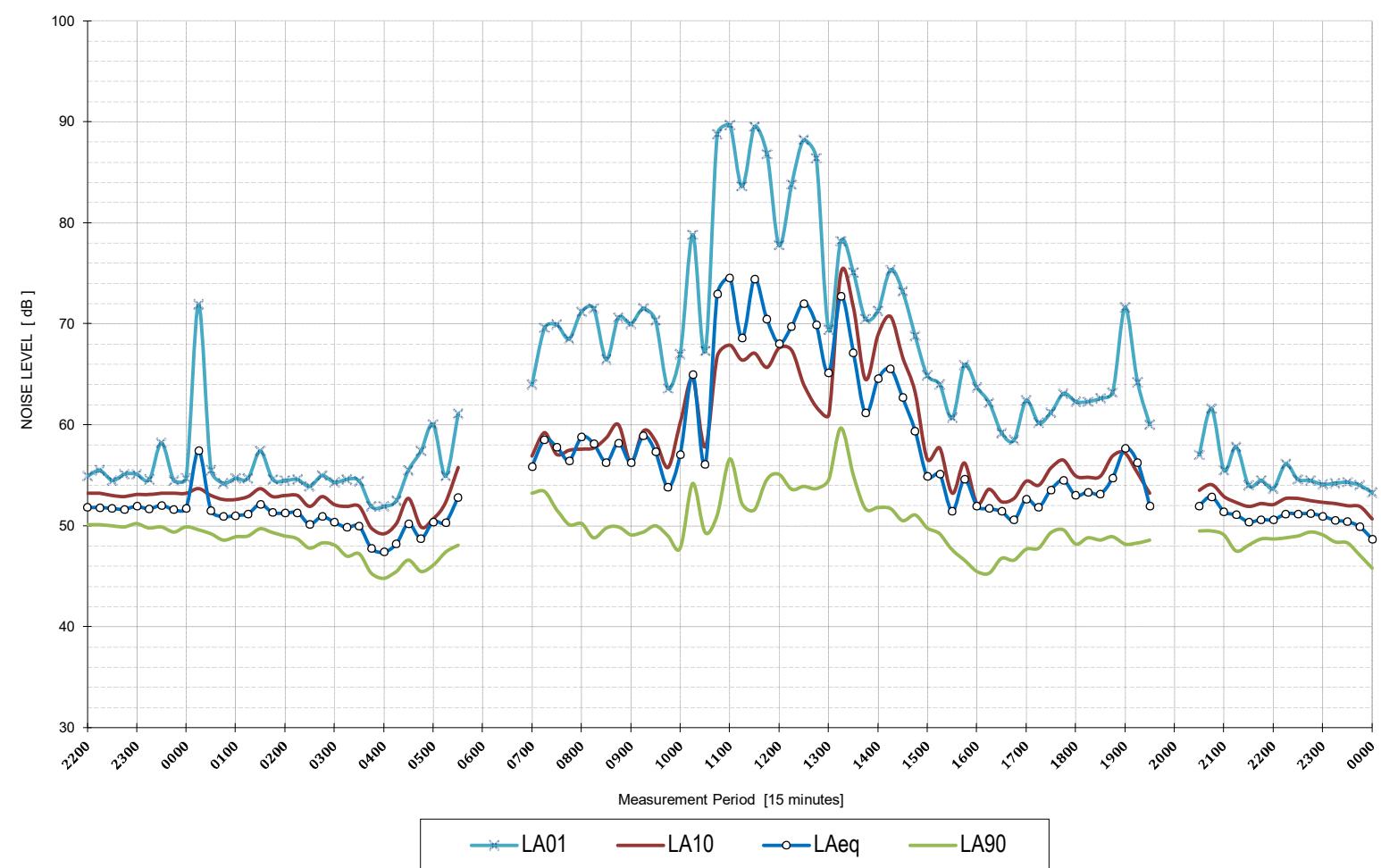
A

APPENDIX A

DAY 1

LOGGER LOCATION: 46 Golf Ave, Mona Vale

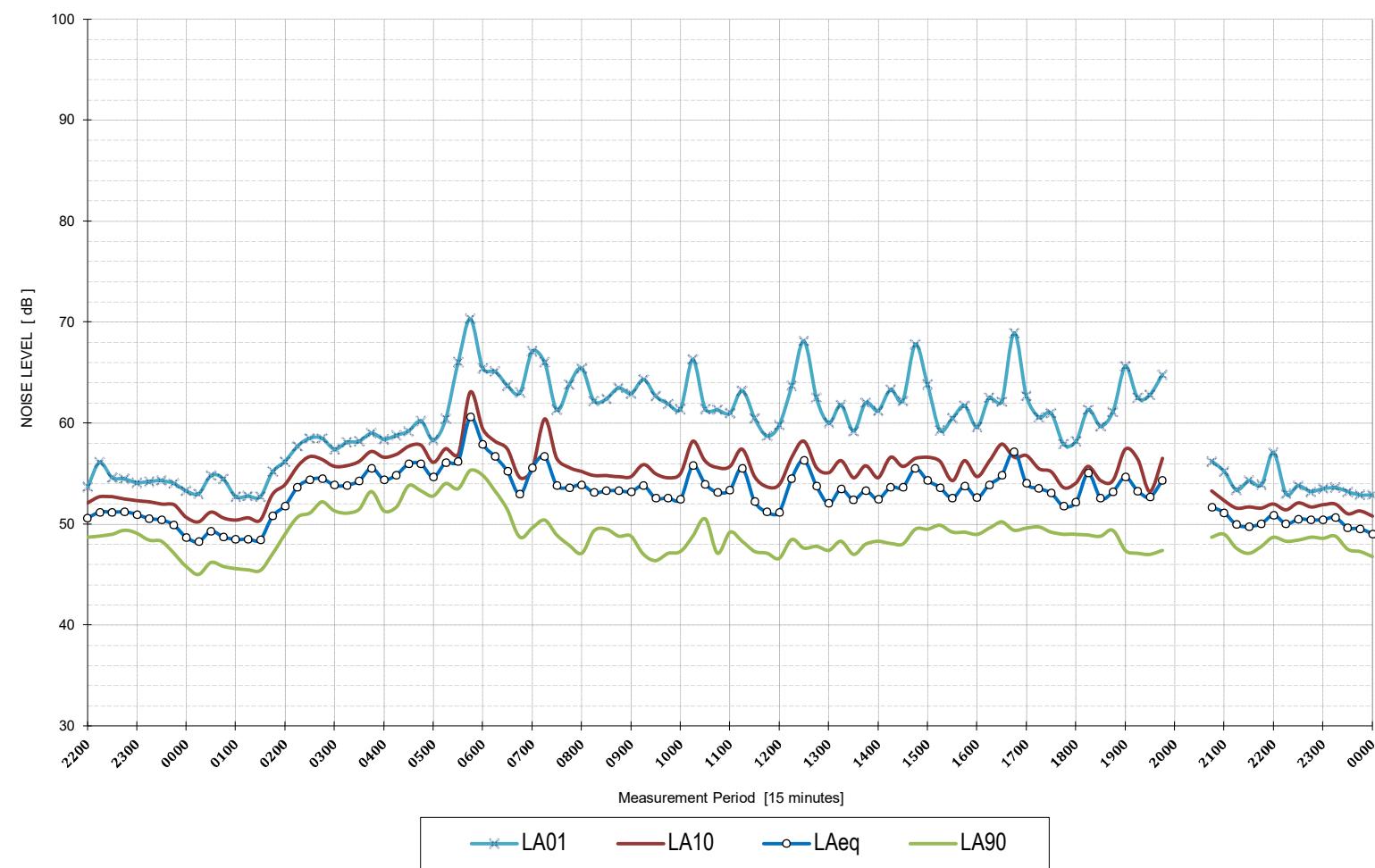
DATE: Tuesday, 25 January 2022



DAY 2

LOGGER LOCATION: 46 Golf Ave, Mona Vale

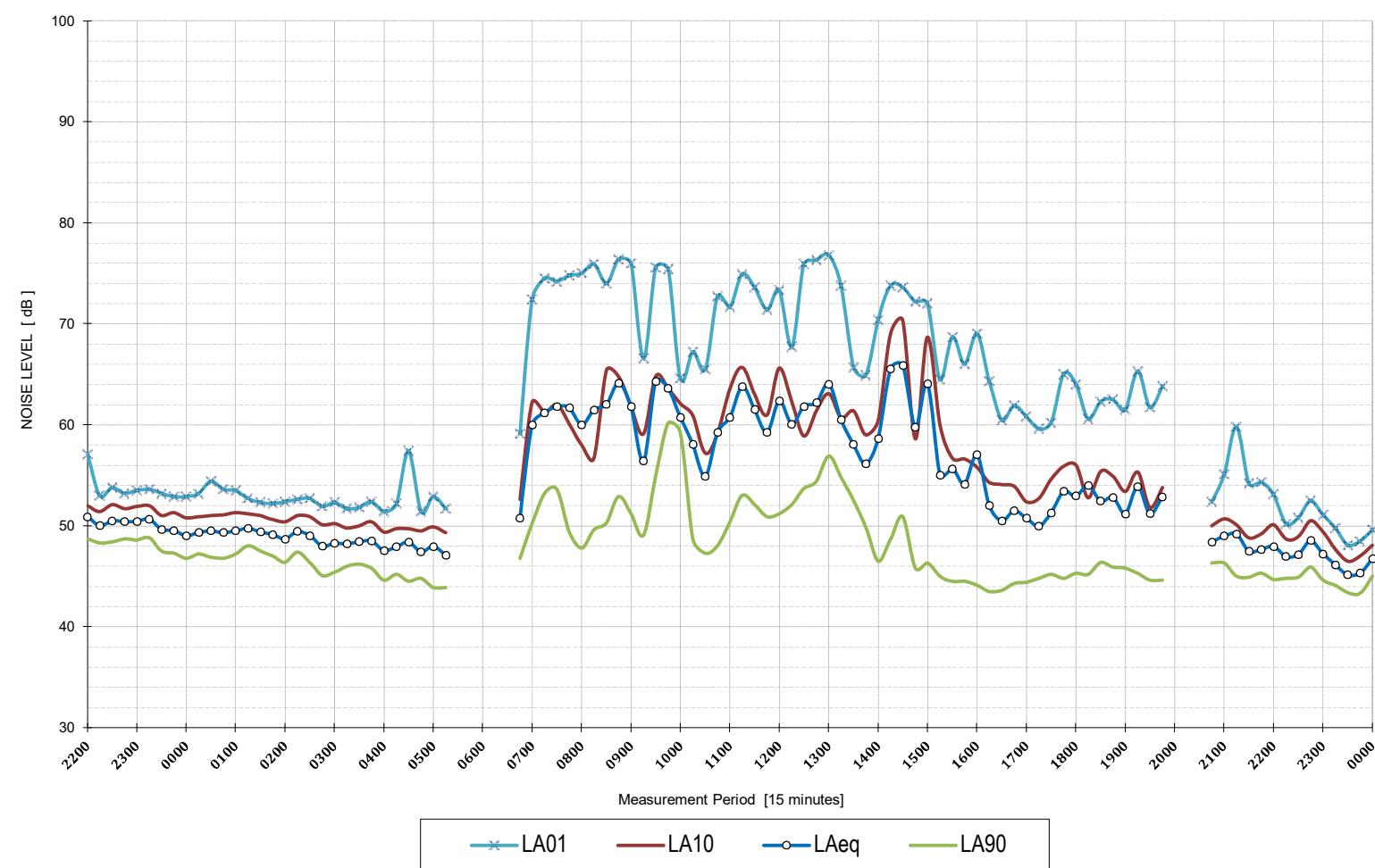
DATE: Wednesday, 26 January 2022



DAY 3

LOGGER LOCATION: 46 Golf Ave, Mona Vale

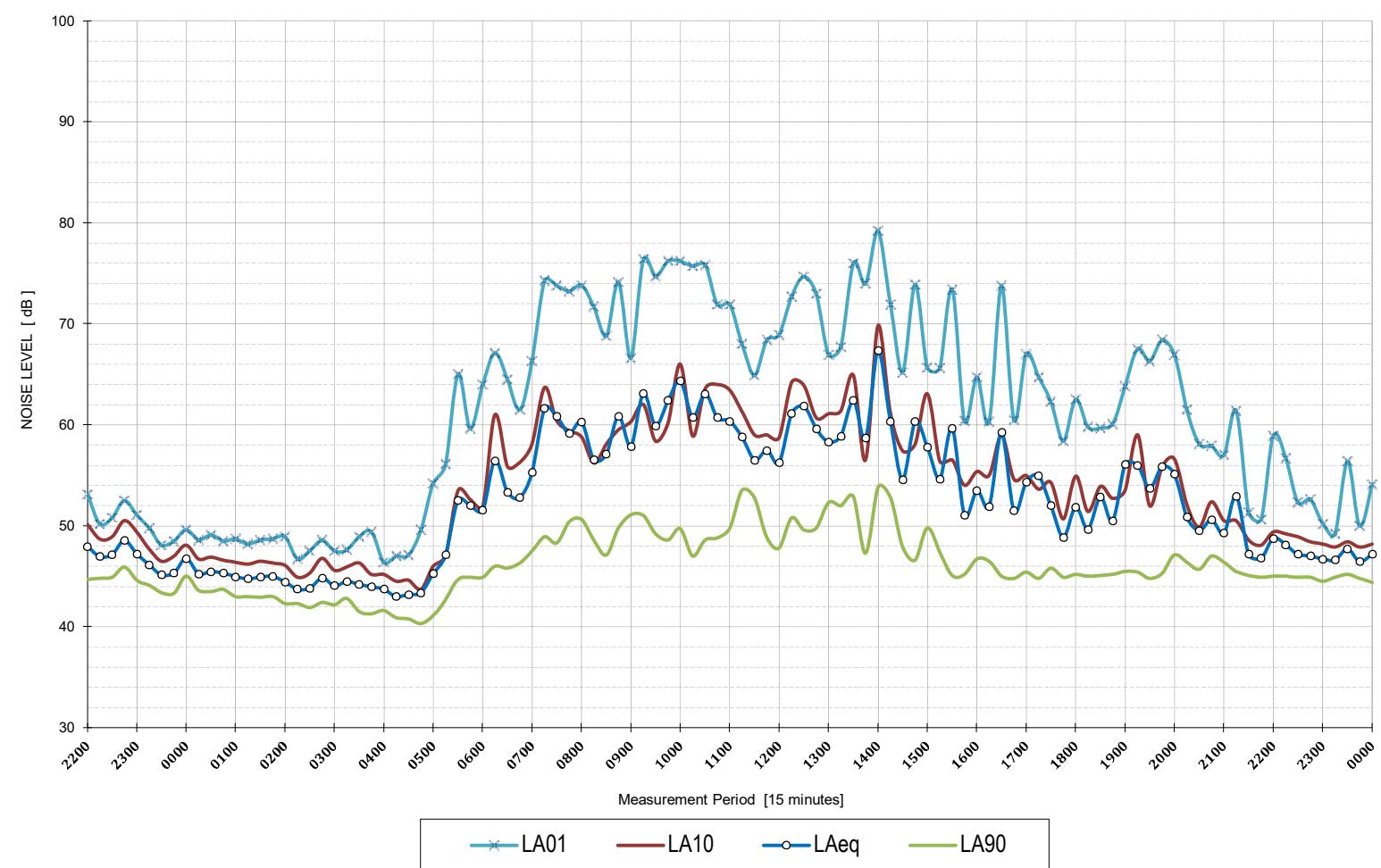
DATE: Thursday, 27 January 2022



DAY 4

LOGGER LOCATION: 46 Golf Ave, Mona Vale

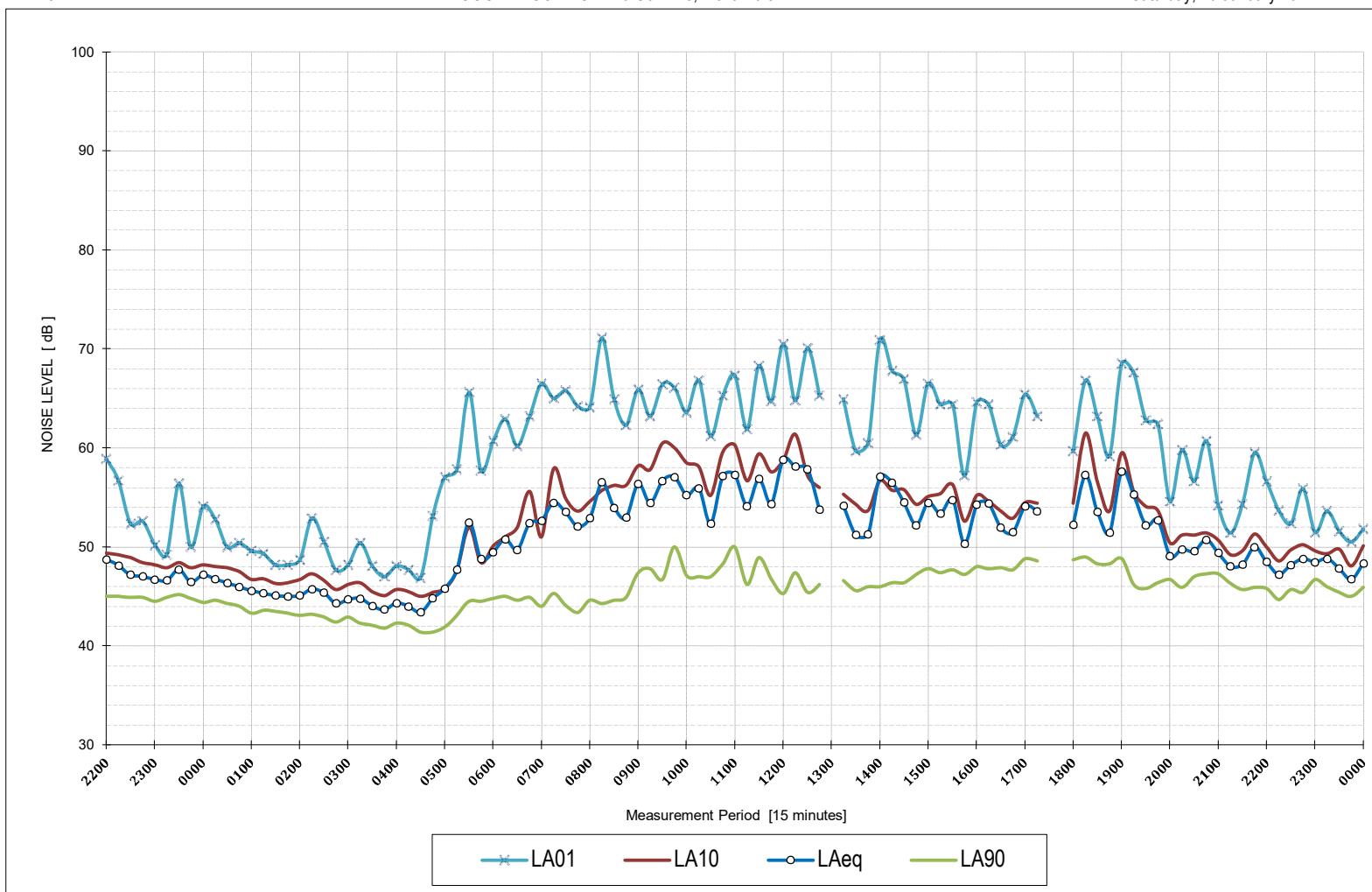
DATE: Friday, 28 January 2022



DAY 5

LOGGER LOCATION: 46 Golf Ave, Mona Vale

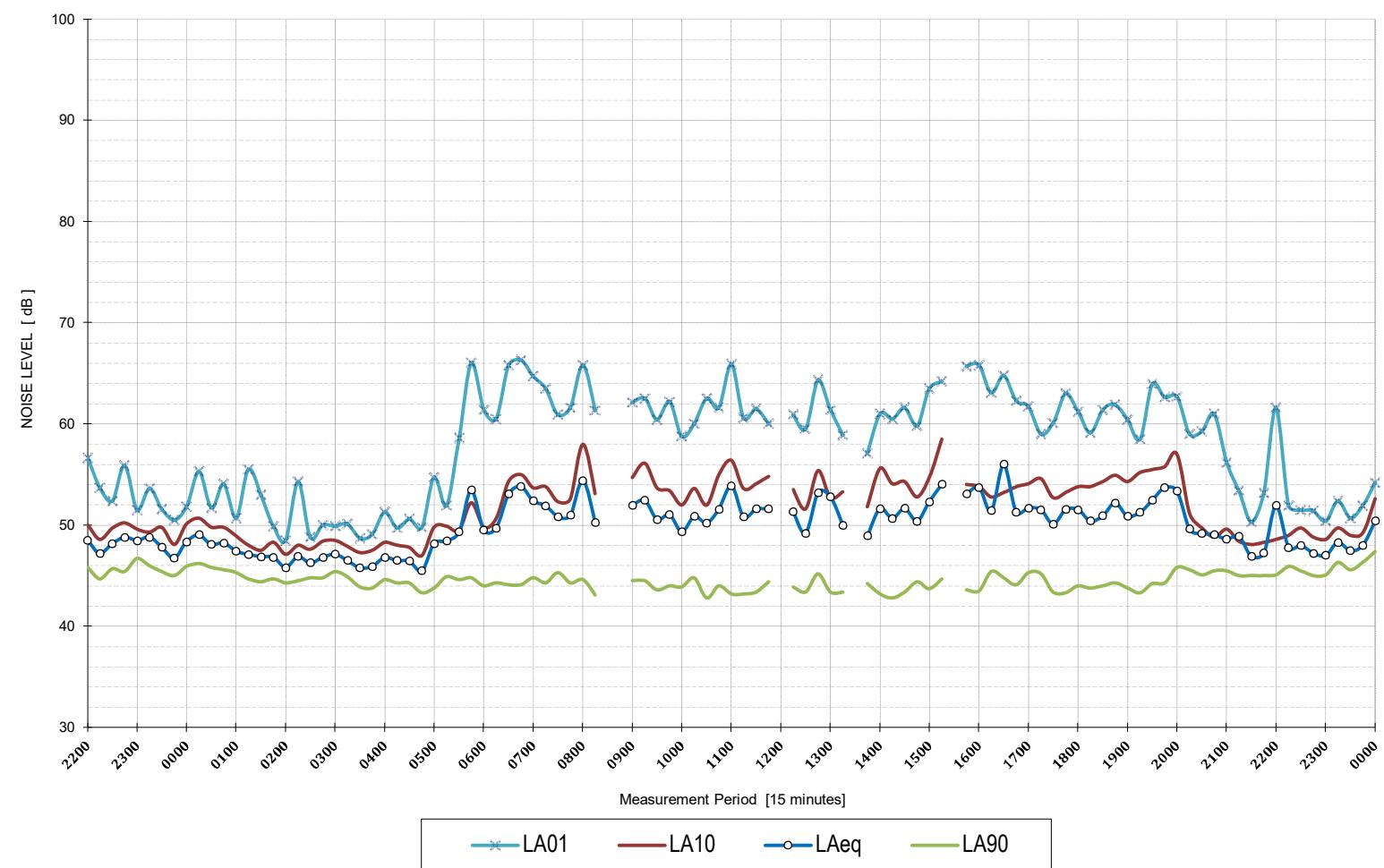
DATE: Saturday, 29 January 2022



DAY 6

LOGGER LOCATION: 46 Golf Ave, Mona Vale

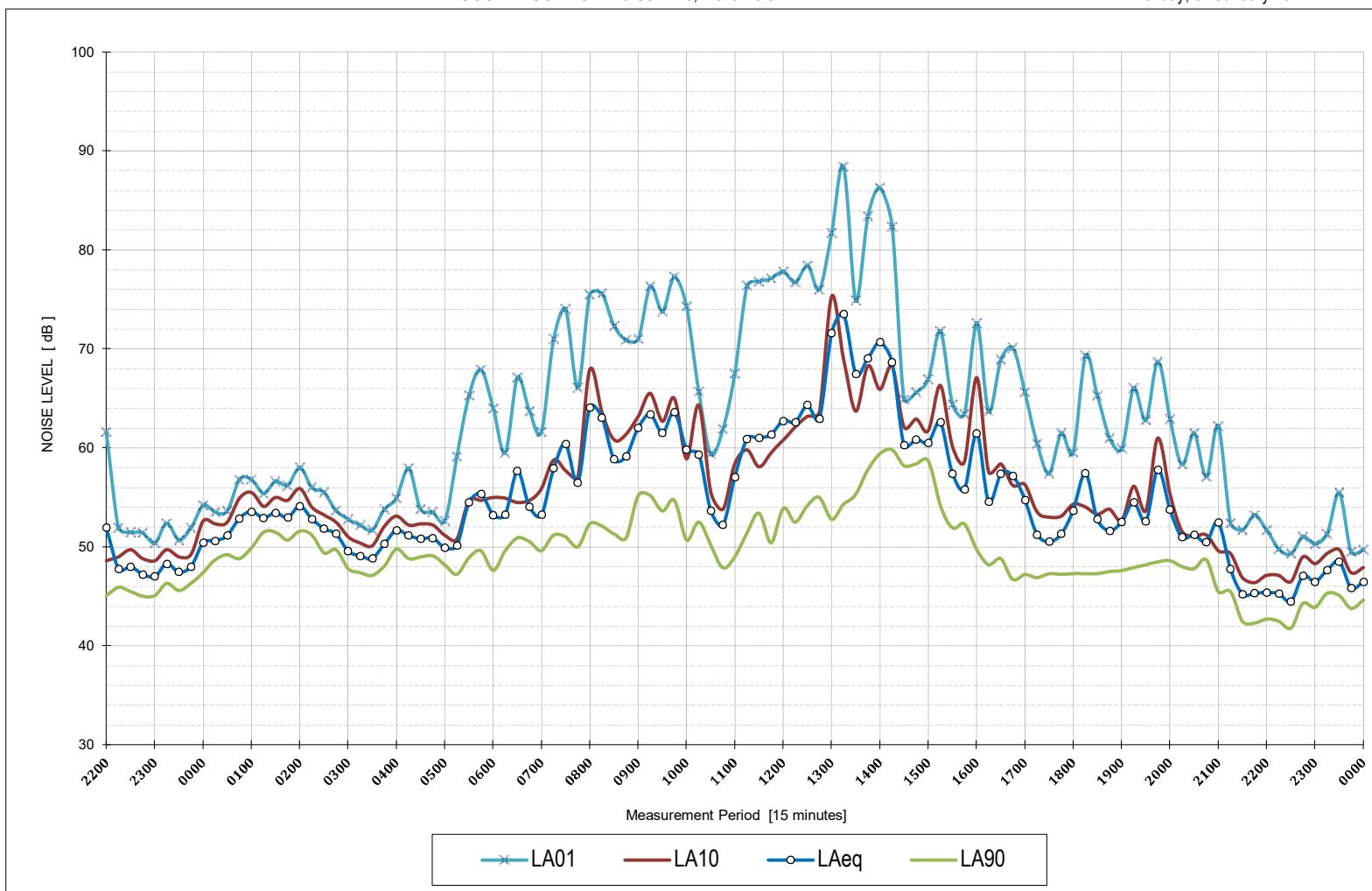
DATE: Sunday, 30 January 2022



DAY 7

LOGGER LOCATION: 46 Golf Ave, Mona Vale

DATE: Monday, 31 January 2022

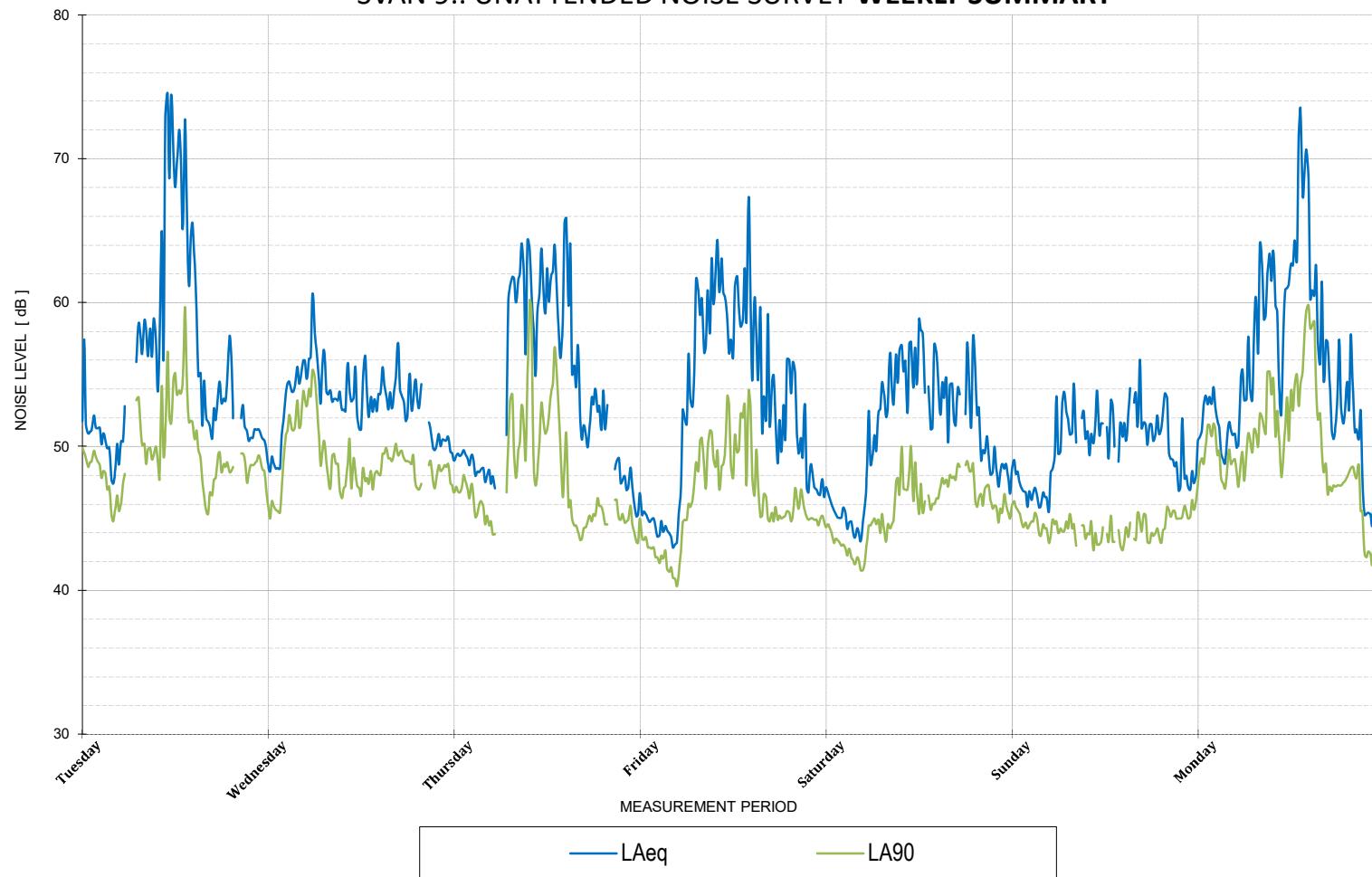


WEEKLY SUMMARY

LOGGER LOCATION: 46 Golf Ave, Mona Vale

PERIOD: 25th to the 31st January 2022

SVAN 9.. UNATTENDED NOISE SURVEY WEEKLY SUMMARY



Sundays and Public Holidays the hours change to 0800

APPENDIX B

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APPENDIX B

** NOISE SOURCES **

LICENSED VENUE NOISE
[Operation before midnight]

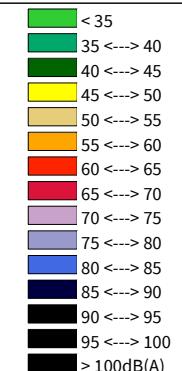
- ~ 30 patrons on the existing balcony
- 50% talking with raised voice
- ~ Noise breakout from the Function Room - No function - open windows and doors (6.38 mm lam)
- ~ Noise breakout from the Bistro/Dining via open windows/doors (6.38 mm lam)

NOTES:

1. Noise levels shown are LA10 15 mins
2. Noise levels shown at 1.5 m above the ground or relevant upper floor level

PRINT DATE: 05.10.2023
VERSION: 5255 - GF (typ)

- Point Source
- vert. Area Source
- Building
- Barrier
- 3D-Reflector
- Ground Absorption
- Height Point
- Contour Line
- Receiver
- Calculation Area



Job number: 5255
 Client: Mona Vale Golf Club
 Site address: 3 Golf Avenue, Mona Vale
 Assessed to: See acoustic report
 Limiting criteria: See acoustic report

Source sound power levels - Licensed venue noise emission (No functions)

** NOISE SOURCES **

LICENSED VENUE NOISE
[Operation before midnight]

- ~ 30 patrons on the existing balcony 50% talking with raised voice
- ~ Noise breakout from the Function Room via closed windows and doors (6.38 mm lam)
- ~ Noise breakout from the Bistro/Dining via closed windows/doors (6.38 mm lam)

NOTES:

1. Noise levels shown are LA10 15 mins
2. Noise levels shown at 1.5 m above the ground or relevant upper floor level

PRINT DATE: 05.10.2023

VERSION: 5255 - GF (max)



Job number: 5255

Client: Mona Vale Golf Club

Site address: 3 Golf Avenue, Mona Vale

Assessed to: See acoustic report

Limiting criteria: See acoustic report

Source sound power levels - Licensed venue noise emission (With functions)

APPENDIX C

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APPENDIX C



MECHANICAL PLANT AND CAR PARK [9 pm to 10 pm]

- ~ Refrigeration plant
- ~ AC plant [-2 dB loading]
- ~ Kitchen ventilation
- ~ Building ventilation
- ~ Vehicles in the car park
- ~ Patrons walking to their cars

NOTES:

1. Noise levels shown are LAeq 15 mins
2. Noise levels shown at 1.5 m above the ground or relevant upper floor level

PRINT DATE: 03.10.2023

VERSION: 5255 - Mech - Sc1 [9-10]

- Point Source
- Line Source
- Area Source
- vert. Area Source
- Building
- Barrier
- 3D-Reflector
- Ground Absorption
- Height Point
- Contour Line
- Receiver
- Calculation Area

| |
|-------------|
| <35 |
| 35 <--> 40 |
| 40 <--> 45 |
| 45 <--> 50 |
| 50 <--> 55 |
| 55 <--> 60 |
| 60 <--> 65 |
| 65 <--> 70 |
| 70 <--> 75 |
| 75 <--> 80 |
| 80 <--> 85 |
| 85 <--> 90 |
| 90 <--> 95 |
| 95 <--> 100 |
| >100dB(A) |



