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13/07/2023

Warringah Golf Club Limited
397 Condamine Street
NORTH MANLY NSW 2100

Attn: Graeme McMullan

Warringah Golf Club - Response to RFI

This letter is to response Northern Beaches Council 's queries and comments (dated 13 June 2023) with regard to acoustic impacts associated with the newly proposed golf club house and associated facilities at 292 Condamine Street, North Manly. The comments are reproduced below:

9. State Environmental Planning Policy (Transport and Infrastructure) 2021 – Division 15 Railways and Division 17 Roads and traffic

The site shares a frontage with a classified road being Pittwater Road and Kentwell Road and is pursuant to the provisions prescribed by Clause 2.119 of the SEPP. To satisfy subclause 2.119(c) of the SEPP Council requires the applicant to demonstrate whether:

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

A written statement or amendments to the plans detailing the type of mitigation measures is required to enable Council to discharge this pre-condition.

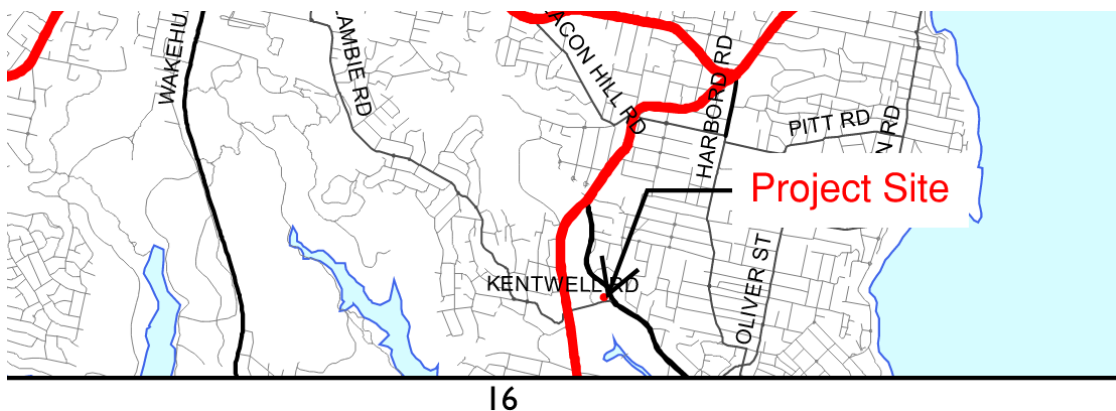
AL Response

Clause 2.120 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP&I 2021) states that assessment of impact of road noise is mandatory for the following development types near busy roads:

(a) residential accommodation, (b) a place of public worship, (c) a hospital, (d) an educational establishment or centre-based child care facility.

AL note that the proposed club house does not belong to the above building types hence does require traffic noise impact assessment.

Furthermore, the definition of busy road is also changed to AADT more than 20,000 vehicles and a noise descriptor of $L_{eq(periode)}$ should be applied for assessment. It is noted that Map 12 of the traffic volume maps for the SEPPT&I 2021 on RTA website does not identify any adjacent streets (namely Kentwell Road and Pittwater Road) around the site as a road that carries an annual average daily traffic (AADT) greater than 20,000 vehicles. Hence clause 2.120 will not need to be satisfied.



TRAFFIC VOLUME MAPS FOR NOISE ASSESSMENT FOR BUILDING ON LAND ADJACENT TO BUSY ROADS

LEGEND

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| <ul style="list-style-type: none"> — Mandatory under clause 102 of the Infrastructure SEPP (Freeways, tollways, transitways and >40,000 AADT) — Recommended (> 20,000 and < 40,000 AADT) | <p>Roads</p> <ul style="list-style-type: none"> Local Roads Regional Roads State Roads |
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Figure 1 – Section of SEPP Map 12 showing project locations and adjacent roads

Please contact us should you have any further queries.

Yours faithfully,

Acoustic Logic Pty Ltd
PeiPei Feng