
To Company:	Hunter Land Pty Ltd	email:	michaelO@hunterland.com.au
Attention:	Michael O'Sullivan	Date:	29/9/2022
From:	Neil Pennington	Ref:	191870-Fx1
Copies to:	--	Pages:	1

Urgent Please Reply For your files No action required

Subject: Acoustic Advice: Lot 101 DP 1279275 – No 512 Raymond Terrace Road Thornton

Good day Michael,

Thank you for forwarding details relating to this project for acoustic review. Spectrum Acoustics has previously conducted traffic noise assessments against the requirements of SEPP (Infrastructure) 2007 for residential subdivision stages along this section of Raymond Terrace Road including the land immediately east of this site and on the eastern and western sides of Government Road. The assessment criteria remain the same in the new SEPP (Transport and Infrastructure) 2021.

In order to achieve the required internal traffic noise levels without modifications to standard construction for single storey dwellings, a 1.8m high acoustic fence along the northern boundaries of Lots facing Raymond Terrace Road has been recommended for these other subdivisions.

It is recommended that continuation of the 1.8m fence will be sufficient for the proposal. Should two-storey dwellings be proposed in the future for Lots 214 and 215, a traffic noise assessment will be required to determine acoustic requirements for the first floor, dependent upon the type and orientation of first floor habitable rooms.

Please include this letter with your documentation for the Development Application submission to Council.

Regards,



Neil Pennington
Principal/Director