## DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving building work only, use DA Form 2 – Building work details.

For a development application involving building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot), use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details.* 

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Northpoint Advisory
Contact name (only applicable for companies)	Adam Smith
Postal address (P.O. Box or street address)	91 Cylinders Drive
Suburb	Kingscliff
State	NSW
Postcode	2487
Country	
Contact number	0419327861
Email address (non-mandatory)	adam@thenorthpointadvisory.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

#### 2) Owner's consent

2.1) Is written consent of the owner required for this development application?

Yes – the written consent of the owner(s) is attached to this development application

No – proceed to 3)



## PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable) Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA</u> Forms Guide: Relevant plans.								
3.1) St	treet address	s and lo	ot on pla	an				
Str	eet address	AND lo	ot on pla	an (a <i>ll l</i>	ots must be liste	ed), <b>or</b>		
	Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).						e premises (appropriate for development in	
	Unit No.	Street	t No.	Stree	t Name and	Туре		Suburb
a)		4-8		John	ston street			Mossman
aj	Postcode	Lot N	0.	Plan	Type and Nu	umber	(e.g. RP, SP)	Local Government Area(s)
				Lot 4	0 SP 235262	2		Douglas Shire
	Unit No.	Street	t No.	Stree	t Name and	Туре		Suburb
b)								
b)	Postcode	Lot N	0.	Plan	Type and Nu	umber	(e.g. RP, SP)	Local Government Area(s)
е.	oordinates o g. channel drec lace each set o	lging in N	Aoreton E	Bay)		ent in rer	note areas, over part of	a lot or in water not adjoining or adjacent to land
					le and latitud	le		
Longit		<u>.</u>	Latitud			Datu	m	Local Government Area(s) (if applicable)
	( )			~ /			/GS84	
							DA94	
							ther:	
Co	ordinates of	premis	es by e	asting	and northing	)		
Eastin	g(s)	North	ning(s)		Zone Ref.	Datu	m	Local Government Area(s) (if applicable)
					54	🗆 W	/GS84	
					55	□ G	DA94	
					56	0 🗌	ther:	
3.3) A	dditional pre	mises						
								letails of these premises have been
		chedule	e to this	devel	opment appli	cation		
	t required							
4) Ider	ntify any of t	he follo	wina th	at ann	ly to the prer	nises a	and provide any rele	avant details
							bove an aquifer	
	of water boo					11 01 2		
		•			Insport Infras	structu	re Act 1997	
	plan descrip				-	siiuciui		
	of port author		-	•	ianu.			
	a tidal area			•				
		oromor	t for th	o tidol	oroo /if analia			
	•				area (if applica	abie).		
	of port authoria	-				oturino	and Dispasel) Act	2008
		under	uie All	JUITAS	ง <i>ยเง (ก</i> ัยงเป็น	ciunng	and Disposal) Act	2000
Name	of airport:							

Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994			
EMR site identification:			
Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994			
CLR site identification:			

#### 5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see <u>DA Forms Guide</u>.

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

🗌 No

## PART 3 – DEVELOPMENT DETAILS

#### Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? (tick only one box)
Material change of use Reconfiguring a lot Operational work Building work
b) What is the approval type? (tick only one box)
Development permit Preliminary approval Preliminary approval that includes a variation approval
c) What is the level of assessment?
Code assessment Impact assessment (requires public notification)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
See attached report
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms guide:</u> <u>Relevant plans.</u>
Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? (tick only one box)
Material change of use Reconfiguring a lot Operational work Building work
b) What is the approval type? (tick only one box)
Development permit Preliminary approval Preliminary approval that includes a variation approval
c) What is the level of assessment?
Code assessment Impact assessment (requires public notification)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
See attached report
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide:</u> <u>Relevant plans.</u>
Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<ul> <li>Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application</li> <li>Not required</li> </ul>

#### Section 2 – Further development details

7) Does the proposed develo	opment application involve any of the following?
Material change of use	$oxed{i}$ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	Yes – complete division 2
Operational work	Yes – complete division 3
Building work	Yes – complete DA Form 2 – Building work details

#### Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material cha	nge of use		
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
See attached report			
8.2) Does the proposed use involve the	use of existing buildings on the premises?		
⊠ Yes			
No			

#### Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

#### 9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)				
Subdivision (complete 10))	Dividing land into parts by agreement (complete 11))			
Boundary realignment (complete 12))	Creating or changing an easement giving access to a lot from a constructed road (complete 13))			

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be stag	ged?			
Yes – provide additional deta	ils below			
No	No			
How many stages will the works include?				
What stage(s) will this developm apply to?	What stage(s) will this development application			

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?						
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:		
Number of parts created						

12) Boundary realignment				
12.1) What are the current a	nd proposed areas for each lo	t comprising the premises?		
Curre	ent lot	Propo	osed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )	
12.2) What is the reason for the boundary realignment?				

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?Width (m)Length (m)Purpose of the easement? (e.g. pedestrian access)Identify the land/lot(s) benefitted by the easement				

#### Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the ope	erational work?		
Road work	Stormwater	Water infrastructure	
Drainage work	Earthworks	Sewage infrastructure	
Landscaping	🗌 Signage	Clearing vegetation	
Other – please specify:			
14.2) Is the operational work nece	essary to facilitate the creation of	new lots? (e.g. subdivision)	
Yes – specify number of new lo	ots:		
No			
14.3) What is the monetary value	of the proposed operational work	? (include GST, materials and labour)	
\$			

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<ul> <li>Yes – a copy of the decision notice is attached to this development application</li> <li>The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached</li> <li>No</li> </ul>

## PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements? Note: A development application will require referral if prescribed by the Planning Regulation 2017. No, there are no referral requirements relevant to any development aspects identified in this development application - proceed to Part 6 Matters requiring referral to the Chief Executive of the Planning Act 2016: Clearing native vegetation Contaminated land (unexploded ordnance) Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government) Fisheries – aquaculture Fisheries – declared fish habitat area Fisheries – marine plants Fisheries – waterway barrier works Hazardous chemical facilities Heritage places – Queensland heritage place (on or near a Queensland heritage place) Infrastructure-related referrals – designated premises Infrastructure-related referrals – state transport infrastructure Infrastructure-related referrals – State transport corridor and future State transport corridor Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels Infrastructure-related referrals – near a state-controlled road intersection Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas Koala habitat in SEQ region – key resource areas Ports – Brisbane core port land – near a State transport corridor or future State transport corridor Ports – Brisbane core port land – environmentally relevant activity (ERA) Ports – Brisbane core port land – tidal works or work in a coastal management district Ports – Brisbane core port land – hazardous chemical facility Ports – Brisbane core port land – taking or interfering with water Ports – Brisbane core port land – referable dams Ports – Brisbane core port land – fisheries Ports – Land within Port of Brisbane's port limits (below high-water mark) SEQ development area SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity SEQ regional landscape and rural production area or SEQ rural living area – community activity SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation SEQ regional landscape and rural production area or SEQ rural living area – urban activity SEQ regional landscape and rural production area or SEQ rural living area – combined use Tidal works or works in a coastal management district Reconfiguring a lot in a coastal management district or for a canal Erosion prone area in a coastal management district Urban design Water-related development – taking or interfering with water Water-related development – removing quarry material (from a watercourse or lake) Water-related development – referable dams Water-related development -levees (category 3 levees only) Wetland protection area Matters requiring referral to the local government: Airport land Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)

Heritage places – Local heritage	places
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#### Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The Chief Executive of the holder of the licence, if not an individual
- The holder of the licence, if the holder of the licence is an individual

Infrastructure-related referrals - Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

Ports – Brisbane core port land (where inconsistent with the Brisbane port LUP for transport reasons)

Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

Ports - Land within Port of Brisbane's port limits (below high-water mark)

Matters requiring referral to the Chief Executive of the relevant port authority:

Ports - Land within limits of another port (below high-water mark)

Matters requiring referral to the Gold Coast Waterways Authority:

Tidal works or work in a coastal management district (in Gold Coast waters)

Matters requiring referral to the Queensland Fire and Emergency Service:

Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))

#### 18) Has any referral agency provided a referral response for this development application?

Yes – referral response(s) received and listed below are attached to this development application No

Referral requirement	Referral agency	Date of referral response
Not yet		

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

## PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

 that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the <u>DA Forms Guide</u>.

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)					
Yes – provide details below or include details in a schedule to this development application No					
List of approval/development application references	Reference number	Date	Assessment manager		
Approval     Development application					
Approval     Development application	Approval				

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)				
No – I, the applicant will pro assessment manager decid give a development approv	<ul> <li>Yes – a copy of the receipted QLeave form is attached to this development application</li> <li>No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid</li> <li>Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)</li> </ul>			
Amount paidDate paid (dd/mm/yy)QLeave levy number (A, B or E)				
\$				

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

 $\Box$  Yes – show cause or enforcement notice is attached  $\boxtimes$  No

#### 23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act* 1994?

		or an application for an enviro are provided in the table below	
Note: Application for an any ironmon	tal authority can be found by poorshi	ng "ESR/2015/1791" as a search terr	n of www. ald gov. ov. An EPA
requires an environmental authority			n at <u>www.qld.gov.au</u> . An ERA
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
Multiple ERAs are applica this development application		cation and the details have be	en attached in a schedule to
Hazardous chemical facilitie	es		
23.2) Is this development app	blication for a hazardous che	mical facility?	
Yes – Form 69: Notificatio	n of a facility exceeding 10%	of schedule 15 threshold is at	tached to this development
🖂 No			

Note: See <u>www.business.qld.gov.au</u> for further information about hazardous chemical notifications.

Clearing native vegetation
23.3) Does this development application involve <b>clearing native vegetation</b> that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
Yes – this development application includes written confirmation from the chief executive of the Vegetation Management Act 1999 (s22A determination)
<ul> <li>No</li> <li>Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.</li> <li>2. See <u>https://www.qld.gov.au/environment/land/vegetation/applying</u> for further information on how to obtain a s22A determination.</li> </ul>
Environmental offsets
23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a <b>prescribed environmental matter</b> under the <i>Environmental Offsets Act 2014</i> ?
<ul> <li>Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter</li> <li>No</li> </ul>
<b>Note</b> : The environmental offset section of the Queensland Government's website can be accessed at <u>www.gld.gov.au</u> for further information on environmental offsets.
Koala habitat in SEQ Region
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?
<ul> <li>Yes – the development application involves premises in the koala habitat area in the koala priority area</li> <li>Yes – the development application involves premises in the koala habitat area outside the koala priority area</li> <li>No</li> </ul>
<b>Note</b> : If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at <u>www.des.gld.gov.au</u> for further information.
Water resources
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ?
Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development
No Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.gld.gov.au for further information.
DA templates are available from <u>https://planning.dsdmip.gld.gov.au/</u> . If the development application involves:
<ul> <li>Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1</li> <li>Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2</li> <li>Taking overland flow water: complete DA Form 1 Template 3.</li> </ul>
Waterway barrier works 23.7) Does this application involve waterway barrier works?
<ul> <li>Yes – the relevant template is completed and attached to this development application</li> <li>No</li> </ul>
DA templates are available from <u>https://planning.dsdmip.qld.gov.au/</u> . For a development application involving waterway barrier works, complete DA Form 1 Template 4.
Marine activities
23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?
Yes – an associated <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
No

Quarry materials from a wat	ercourse or lake		
23.9) Does this development a under the <i>Water Act 2000?</i>	application involve the <b>remo</b>	val of quarry materials from	a watercourse or lake
No		notice must be obtained prior to at <u>www.dnrme.gld.gov.au</u> and <u>www.b</u>	
information.	arar Nosoaroos, minos ana Energy	ar <u>www.anmo.qla.gov.aa</u> and <u>www.c</u>	domoso.qua.gov.ad
Quarry materials from land	under tidal waters		
23.10) Does this development under the <i>Coastal Protection</i> a			n land under tidal water
☐ Yes – I acknowledge that a ⊠ No	a quarry material allocation n	notice must be obtained prior to	o commencing development
Note: Contact the Department of Env	vironment and Science at <u>www.des.</u>	<u>qld.gov.au</u> for further information.	
Referable dams			
23.11) Does this development section 343 of the <i>Water Supp</i>			
<ul> <li>Yes – the 'Notice Acceptin Supply Act is attached to the Supply No</li> </ul>	g a Failure Impact Assessme his development application	ent' from the chief executive a	dministering the Water
Note: See guidance materials at www	<u>v.dnrme.qld.gov.au</u> for further inforn	nation.	
Tidal work or development	within a coastal manageme	ent district	
23.12) Does this development	t application involve <b>tidal wo</b>	rk or development in a coas	stal management district?
Yes – the following is inclu			
Evidence the proposition involves pro-	al meets the code for assess	sable development that is pres	scribed tidal work (only required
A certificate of title	,		
No Note: See guidance materials at <u>www</u>	w des ald any au for further informat	tion	
Queensland and local herita		1011.	
23.13) Does this development heritage register or on a place	t application propose develop		
Yes – details of the heritag	e place are provided in the t	able below	
No			
Note: See guidance materials at www.	<u>v.des.qid.gov.au</u> for information req	Place ID:	Queensiand heritage places.
Name of the heritage place:			
Brothels			
23.14) Does this development			
<ul> <li>Yes – this development ap application for a brothel un</li> <li>No</li> </ul>	nder Schedule 3 of the <i>Prosti</i>		for a development
Decision under section 62 c	of the Transport Infrastruct	ure Act 1994	
23.15) Does this development	t application involve new or c	changed access to a state-cor	ntrolled road?
		for a decision under section 6 tion 75 of the <i>Transport Infras</i>	

#### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

🖂 No

Note: See guidance materials at <u>www.planning.dsdmip.qld.gov.au</u> for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 Note: See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2</u> – <u>Building work details</u> have been completed and attached to this development application	☐ Yes ⊠ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <u>DA</u> Forms Guide: Planning Report Template.	⊠ Yes
Relevant plans of the development are attached to this development application <b>Note</b> : Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide: Relevant plans.</u>	🛛 Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	⊠ Yes ☐ Not applicable

#### 25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the Right to Information Act 2009); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.* 

## PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:		Reference numb	er(s):			
Notification of eng	agement of alternative	assessment man	ager			
Prescribed assess	sment manager					
Name of chosen a	assessment manager			 		
Date chosen asse	ssment manager engag	ged				
Contact number o	f chosen assessment n	nanager				

Relevant licence number(s) of chosen assessment

manager

QLeave notification and payment Note: For completion by assessment manager if applicable			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted	the form		

Nos 4-8 JOHNSTON STREET, MOSSMAN

# APPLICATION FOR MATERIAL CHANGE OF USE (CLUB ALTERATIONS & ADDITIONS)

Town Planning Report

Rubicon Design & Construct

June 2023





Documen	it status				
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
А	Client Review	A Smith	A Smith	A Smith	09/06/2023

Approval for issue			
A Smith	[Signature]	[Date]	

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Prepared by:

Prepared for:

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5	5.1 5.2 5.3	FUTORY PLANNING ASSESSMENT         Overview         State and Regional Assessment Benchmarks. <b>5.2.1</b> State Planning Policy <b>5.2.2</b> Regional Plan. <b>5.2.3</b> Development Assessment under Schedules 9 and 10 (SDAP)         Local Authority Assessment Benchmarks <b>5.3.1</b> Strategic Framework <b>5.3.2</b> Douglas Shire Planning Scheme 2018 Codes.	
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#### Appendices

- Certificate(S) of Title and Search Results
- Douglas Shire Planning Scheme 2018 Version 1 Property Report Proposal Plans
- Planning Scheme Code Responses
- Acoustic Report
- Traffic Impact Assessment
- Proposal Plans
- Landscape Plans



## 2 Project Summary

Table 1: Summary

Details				
Site Address:	Nos.4-8 Johnston Street, N	Vlossman		
Real Property Description:	Lot 40 SP 235262			
Site Area:	Development Area – 5639	m2		
Regional Plan Land Use Designation:	Urban Footprint			
Zone/Precinct:	Recreation & Open Space	Zone		
Owner(s):	Mossman Bowls Club			
Proposal				
Brief Description/ Purpose of Proposal	Material Change of Use (C	Club Alterations & Additi	ons)	
Application Details				
Aspect of Development	Preliminary approv	val	Development permit	
Material change of use				
Building Work				
Operational Work				
Reconfiguration of a Lot				
Assessment Category	Code		Impact	
Public Notification	No		Yes:	
Superseded Planning Scheme Application	Yes		No	
Referral Agencies				
Agency	Concurrence	Advice	Pre-lodgement response	
N/A			□ Yes □ No	
Pre-lodgement / Consultation	1			
Entity		Date	Contact Name	
Council Environment & Planning Team Other	🛛 Yes 🗖 No	14/10/2022	J. Elphinstone	
Applicants Contact	Adam Smith Director M: +61 419327861 E: adam@thenorthpointa	advisory.com.au		



## 3 INTRODUCTION

Northpoint Advisory has been engaged by Rubicon Design & Construct to seek development approval for a Material Change of Use (Club Alterations & Additions) on land located at Nos.4-8 Johnston Street, Mossman, and described as Lot 40 SP 235262.

The Development is otherwise referred to as the Mossman Bowls Club and the proposed development is located on Lot 40 SP 235262 and fronts Johnston Road.

The site is currently improved by the existing Bowls club premises. The site area comprises approximately 5639m2.

It is proposed to undertake a number of alterations and additions to the Club over two stages, and as described in the following:-

Stage 1 comprises the addition of approximately 212m2 of GFA and the reconfiguration of the existing porte cochere arrangement to match same. The proposed additional internal floor area is made up largely of gaming area, much of which represents a relocation of existing gaming on site in a more functional and aesthetically pleasing format. The proposed port cochere reconfiguration also comprises the undertaking of a broader modernisation and aesthetic improvement to the Johnston Street elevation of the building. This includes significant landscaping and improved sheltering to the Club entrance, which will result in improved appearance and improved efficiency for patrons and members entering the club and or being dropped off or picked up there by others (family, friends, buses, uber and taxis alike).

Stage 1 will also comprise the relocation of the existing delivery bay to the west of the site and away from its current location that unfortunately dominates the entrance to the Club is not as efficient as the proposed location.

Stage 2 comprises the addition of approximately 50m2 of GFA and comprises the provision of improved internal amenities and functional facilities, along with the provision of new and much needed external kiosk and amenities facilities aimed at servicing the needs of the **clubs'** members. Importantly Stage 2 also comprises an internal reconfiguration that accompanies a significant 'opening up' of the Club to address Johnston Street by way of locating a newly configured café / lounge area and DOSA (designated outdoor smoking area) adjacent to the Johnston Street frontage. This element results in significantly greater transparency and articulation when viewed from the street and will have a significant positive impact on the vibrancy of Johnston Street itself.



Figure 1. Existing club appearance from Johnston Street



Figure 2. Proposed club appearance from Johnston Street





In addition to the above items, the proposal also comprises the following:-

- 1. The undertaking of significant landscape improvements across the site resulting in a softer and more climate consistent external outcome.
- 2. The renovation of the external appearance of the ex. Building by way of introducing significant improved material variation, resulting in a marked improvement in respect of both building articulation and building fenestration. Whilst the new roof configurations have been designed to match the existing, it is pertinent to note that the scale and configuration of these new elements is respectful of the scale and character of surrounding buildings within the existing streetscape.

The proposal will result in the deletion of six (6) car parking spaces, resulting in a total of 42 spaces, albeit in an improved configuration. The quantum of car parking proposed has been the subject of extensive investigation, both independently and by the club itself and there is a significant level of certainty that the proposed number of spaces is consistent with the projected demand generated by this proposal.

The site is located within the Douglas Shire Council area and under the Douglas Shire Planning Scheme 2018 the site is identified within the Recreation & Open Space Zone. In accordance with the Tables of Assessment, the development of the site for a Club requires the submission and approval of a Code Assessable application for Material Change of Use by Douglas Shire Council. As a Code Assessable application, the Council can consider a range of town planning matters in the determination of the application and the application is not required to be subject to public notification.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the relevant planning Assessment Benchmarks.

Based on this assessment the proposal is recommended for approval subject to reasonable and relevant conditions.



## 4 SITE DETAILS

## 4.1 Site Particulars

The subject site is located on Nos.4-8 Johnston Street, Mossman, and described as Lot 40 SP 235262.

The site, the subject of this application, is approximately 5700m2 in area and is located on Lot 40 SP 235262 with a frontage to Johnston Road.

The development site is currently improved by the existing Mossman Bowls Club and associated greens and parking areas.

The surrounding area is characterised by a mix of large lot commercial and residential developments that appear to be in transition towards establishing a character consistent with the existing zoning pattern. In this regard, the areas to the east of the site and fronting Captain Cook Highway are zoned for commercial purposes, whilst the club itself then sits between the commercial areas referenced above, and existing residential areas to the west (much of which appears to be zoned for medium density development in the future.

Johnston Street to the north of the site provides for significant on street parking commensurate with the site's proximity to the Commercial core.

The properties to the south of the site comprise lower density residential allotments and further commercial zoned developments with frontage to Captain Cook Highway.

Across the road and fronting Johnston Street are existing commercial zoned allotments comprising existing developments consistent with the existing zoning.

An easement is located at the rear of the site.

The key details of the subject site are as follows:

Table 2: Site Particulars

Site Particulars		
Site Address Nos.4-8 Johnston Street, Mossman		
Real Property Description	Lot 40 SP 235262	
Site Area 5639m2		
Landowner(s)	Mossman Bowls Club	

The site location is shown in Figure 3 below. Certificate/s of title confirming site ownership details are included at Appendix A.



Source: Queensland Globe 2023

Figure 3. Site Location



## 4.2 Planning Context

The planning context of the site includes the following:

```
Table 3: Planning Context
```

Instrument	Designation		
State Planning Policy Mapping			
Administrative	Urban Footprint		
Water Quality	Climatic Regions - Stormwater		
Transport Infrastructure	<ul> <li>Transport Noise Corridor</li> <li>Category 0 Noise Level &lt;58dB(A)</li> </ul>		
Safety and Resilience to Hazards	Queensland Food hazard area – Level 1 – Queensland floodplain assessment overlay*		
Infrastructure	Land is adjacent to an Active Transport Corridor (Johnston Road)		
Development Assessment Mapping			
SARA DA Mapping	Area within 100m of a State Controlled Road intersection		
Far North Queensland Regional Plan	2009-2031 Douglas Shire Planning Scheme 2018		
Regional Plan designation	Urban Footprint		
Strategic framework designation	Recreation & Open Space Zone		
Zoning	Recreation & Open Space Zone		
Overlays	<ul> <li>Acid Sulfate Soils Overlay <ul> <li>Acid Sulfate Soils (5-20m AHD)</li> </ul> </li> <li>Transport Noise Corridors <ul> <li>Potential Impact</li> </ul> </li> <li>Transport Pedestrian Cycle <ul> <li>Principle Route</li> </ul> </li> <li>Transport Road Heirarchy <ul> <li>Collector Road</li> </ul> </li> </ul>		



The Statutory Land use zoning of the subject site and surrounding lands is shown below in Figure 4.



Figure 4. Land Use Zoning

Source: Douglas Shire Planning Scheme 2018

## 5 THE DEVELOPMENT PROPOSAL

## 5.1 Proposal Overview

It is proposed to undertake several alterations and additions to the Club over two stages, and as described in the following:-

Stage 1 comprises the addition of approximately 212m2 of GFA and the reconfiguration of the existing porte cochere arrangement to match same. The proposed additional internal floor area is made up largely of gaming area, much of which represents a relocation of existing gaming on site in a more functional and aesthetically pleasing format. The proposed port cochere reconfiguration also comprises the undertaking of a broader modernisation and aesthetic improvement to the Johnston Street elevation of the building. This includes significant landscaping and improved sheltering to the Club entrance, which will result in improved appearance and improved efficiency for patrons and members entering the club and or being dropped off or picked up there by others (family, friends, buses, uber and taxis alike).

Stage 1 will also comprise the relocation of the existing delivery bay to the west of the site and away from its current location that unfortunately dominates the entrance to the Club and is in no way as efficient as the proposed location.

Stage 2 comprises the addition of approximately 50m2 of GFA and comprises the provision of improved internal amenities and functional facilities, along with the provision of new and much needed external kiosk and amenities facilities aimed at servicing the needs of the **clubs'** members. Importantly Stage 2 also comprises an internal reconfiguration that accompanies a significant 'opening up' of the Club to address Johnston Street by way of locating a newly configured café / lounge area and DOSA (designated outdoor smoking area) adjacent to the Johnston Street frontage. This element results in significantly greater transparency and articulation when viewed from the street and will have a significant positive impact on the vibrancy of Johnston Street itself.



Figure 5. Existing club appearance from Johnston Street



Figure 6. Proposed club appearance from Johnston Street

In addition to the above items, the proposal also comprises the following:-





- 3. The undertaking of significant landscape improvements across the site resulting in a softer and more climate consistent external outcome.
- 4. The renovation of the external appearance of the ex. Building by way of introducing significant improved material variation, resulting in a marked improvement in respect of both building articulation and building fenestration. Whilst the new roof configurations have been designed to match the existing, it is pertinent to note that the scale and configuration of these new elements is respectful of the scale and character of surrounding buildings within the existing streetscape.

The proposal will result in the deletion of six (6) car parking spaces, resulting in a total of 42 spaces, albeit in an improved configuration. The quantum of car parking proposed has been the subject of extensive investigation, both independently and by the club itself and there is a significant level of certainty that the proposed number of spaces is consistent with the projected demand generated by this proposal.

Accompanying this application are the following:

- Technical Assessment Report Acoustic Impact Assessment
- Technical Assessment Report Traffic Impact Assessment
- Technical & Design Assessment Landscape Architecture Plans
- Technical & Design Assessment Architecture Plans

Each of the above assessments conclude that, subject to conditions, that the proposed development is warranting of Council's support.



## 6 LEGISLATIVE REQUIREMENTS

## 6.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Douglas Shire Council.

## 6.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

Table 4: Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment	
Material Change of Use (Club)	Douglas Shire Planning Scheme 2018	Code Assessment	

#### 6.3 Relevant Referrals

The application is identified as triggering a referral requirement as the site is within 100m of a State Controlled Road intersection pursuant to schedule 10 of the *Planning Regulation 2017*.

## 6.4 Public Notification

This application does not require public notification as it is subject to Code Assessment.



## 7 STATUTORY PLANNING ASSESSMENT

## 7.1 Overview

As the application is subject to Code Assessment, the assessment benchmarks, and the matters the assessment manager must have regard to, are those identified in section 45(3) of the *Planning Act 2016* and sections 30 and 31 of the *Planning Regulation 2017*.

## 7.2 State and Regional Assessment Benchmarks

#### 7.2.1 State Planning Policy

The *Planning Regulation 2017* at Section 30(2)(a)(ii) for Code Assessment requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

It is understood that the State Planning Policy, to the extent they it is relevant to this application, has been appropriately integrated into the Douglas Shire Planning Scheme 2018. On that basis, no further assessment is required in this instance.

## 7.2.2 Regional Plan

The *Planning Regulation 2017* at Section 30(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified in the planning scheme as being appropriately integrated into the planning scheme.

Consistent with the State Planning Policy, it is understood that the Minister has identified that the planning scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area. On this basis, no further assessment of the Regional Plan is required.

#### 7.2.3 Development Assessment under Schedules 9 and 10 (SDAP)

Schedule 10 of the *Planning Regulation 2017* identifies the matters that the assessment manager and/or referral agency assessment must have regard to if the application is identified as triggering referral to the state. In this instance, the application does not trigger referral and, therefore, no state codes apply.

## 7.3 Local Authority Assessment Benchmarks

As the application is subject to Code Assessment, it is required to be considered against the relevant sections of the Strategic Framework of the Douglas Shire Planning Scheme 2018 and the relevant Planning Scheme Codes.

## 7.3.1 Strategic Framework

The subject site is identified in the Urban Area on the Strategic Framework Map of the Douglas Shire Planning Scheme. Relevant to the proposed development are the following sections of the Strategic Framework.

## **7.3.2** Reinforcing Douglas Shire's Sense of Place & Identity

Section 3.2.2.2 is in no way compromised by the proposal.

## **7.3.3** Catering for Economic Opportunity

Section 3.2.2.3 of the Strategic Framework identifies that tourism and primary production will remain significant drivers and



employers in the Shire and that the Council will support a diverse economy and provide opportunities for residents to participate, live, work and benefit in the **shire's** healthy environment.

Section 3.2.2.3 is in no way compromised by the proposal.

#### **7.3.4** Theme 1 – Settlement Pattern

Section 3.4.1 is in no way compromised by the proposal, and indeed, the proposal and its accompanying investment is entirely consistent with the strategic theme outlined.

#### **7.3.5** Theme 2 – Environment and Landscape Values

Section 3.5.1 (4) Strategic Outcomes requires development to consider matters of Environmental Significance. Specific Outcome 3.5.3.1 (2) relates specifically to development in areas subject to matters of state environmental significance and local environmental significance (MSES and MLES). This specific outcome requires development to be in areas that avoid significant adverse impacts on matters of state environmental significance (MSES) and matters of local environmental significance (MLES). The proposed development would involve the use and development of an existing site for a use compatible with the amenity of the area and without impact on any matters of environmental significance.

The strategic content of Theme 2 is in no way compromised by the proposal.

#### **7.3.6** Theme 4 – Strong Communities and Identity

Section 3.7 is in no way compromised by the proposal, and indeed, the proposal and its accompanying investment is entirely consistent with the strategic themes and objectives outlined.

#### 7.3.7 Theme 5 – Economy

Section 3.8.1 Strategic outcomes encourages a prosperous community with a strong rural sector, a dynamic tourism industry and commercial and industrial activities offering a diverse range of employment opportunities. They also support the broadening of the **Shire's economic base to improve employment opportunities** and to provide resilience to any future adverse economic, social and environmental conditions. The associated Specific Outcome at section 3.8.2.1 proposes to facilitate a range of economic initiatives in appropriate locations, including the growth of new and traditional industries; and, providing for higher value jobs, particularly for young people.

The proposed development, which represents an employment opportunity and the enhancement of an existing activity, is considered to be entirely consistent with the objectives of Theme 5.

#### 7.3.8 Mossman Townscape Plan

The proposed development is entirely consistent with the recommended 'Active Frontage' strategy for the site as outlined within the Council's adopted Mossman Townscape Plan. Refer





Figure 7. Subject site in context with the adopted Mossman Townscape Plan



## 7.3.9 Douglas Shire Planning Scheme 2018 Codes

The planning scheme codes applicable to the proposal are identified in Table 5 below:

Table 5: Planning Scheme Code Responses

Planning Scheme Codes	Applicability	Comment
Zone Codes		
Recreation & Open Space Zone Code	Applies	Complies with the applicable Assessment Benchmarks.
Overlay Codes		
Acid Sulfate Soils Overlay Code	Applies	Complies with the relevant Acceptable Outcomes.
Transport Noise Corridors	Applies	Complies with the relevant Acceptable Outcomes.
Transport Pedestrian Cycle	Applies	Generally complies with or is able to comply with the relevant Assessment Benchmarks. Consideration is required in respect of PO1, relating to development occurring within the Flood plain assessment area. Refer below
Transport Road Hierarchy	Applies	Complies with the relevant Acceptable Outcomes.
Development Codes		
Parking and Servicing Code	Applies	Complies with the relevant Acceptable Outcomes.
Environmental Performance Code	Applies	Complies with the relevant Acceptable Outcomes.
Infrastructure Works Code	Applies	Complies with or is able to comply with all relevant Assessment Benchmarks
Landscaping Code	Applies	Complies with the relevant Acceptable Outcomes.
Recreation and Open Space Code	Applies	Complies with the relevant Acceptable Outcomes

A detailed assessment against each of the Planning Scheme Codes is attached at Appendix D.

#### 7.3.10 Statement of Compliance

#### 7.3.11 Flood and Storm Tide Hazard Overlay Code

Performance Outcomes PO1 of the Flood and Storm Tide Hazard Overlay Code states:

#### PO1

Development is located and designed to:

- (a) ensure the safety of all persons;
- (b) minimise damage to the development and contents of buildings;
- (c) provide suitable amenity;
- *(d)* minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.





Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.

The associated Acceptable Outcome States:

A01.1

Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;

The development area has been identified within the Flood plain assessment area. It is proposed to maintain the existing physical and operational characteristics of the site. Therefore, there would be no additional risk of damage to buildings or safety to persons proposed by the proposal. The proposed development is considered to comply with the requirements of the Performance Outcome.

#### 7.4 Infrastructure Charges

Infrastructure charges will apply to the development pursuant to the Planning Regulation and Council's Adopted Infrastructure Charges Resolution.

In accordance with the Council's Adopted Infrastructure Charges Resolution 2021 (2), a charge may be applicable for the proposed development.



## 8 CONCLUSION

Northpoint Advisory has been engaged by Rubicon Design & Construct to seek development approval for a Material Change of Use (Club Alterations & Additions) on land located at Nos.4-8 Johnston Street, Mossman, and described as Lot 40 SP 235262.

The site is located within Douglas Shire Council area and under the Douglas Shire Planning Scheme 2018 the site is identified within the Recreation & Open Space Zone. In accordance with the Tables of Assessment, the development of the site for a Club requires the submission and approval of a Code Assessable application for Material Change of Use by Douglas Shire Council. As a Code Assessable application, the Council can consider a range of town planning matters in the determination of the application and the application is not required to be subject to public notification.

An assessment of the proposed development against the relevant Town Planning Assessment Benchmarks has demonstrated that the proposed development is a suitable us of the site and that the site can contain the use. On this basis, the application is submitted for approval subject to reasonable and relevant conditions.



Attachment A

Certificate(s) of Title and Search Results

#### CURRENT TITLE SEARCH

QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44818553 Search Date: 21/06/2023 14:16

Title Reference: 50807968 Date Created: 16/04/2010

Previous Title: 21029203 50624255

REGISTERED OWNER

Dealing No: 713176848 14/04/2010

MOSSMAN MEMORIAL BOWLS CLUB INCORPORATED

ESTATE AND LAND

Estate in Fee Simple

LOT 40 SURVEY PLAN 235262 Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

- 1. Rights and interests reserved to the Crown by Deed of Grant No. 20104049 (POR 2) Deed of Grant No. 20131201 (POR 69V) (Lot 1 on RP 723424) (Lot 2 on RP 723424)
- 2. EASEMENT IN GROSS No 601420351 (T362312K) 10/08/1988 burdening the land COUNCIL OF THE SHIRE OF DOUGLAS over EASEMENT B ON RP718316
- 3. EASEMENT IN GROSS No 712690651 27/08/2009 at 13:42 burdening the land ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062 over EASEMENT A ON SP227596

ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023] Requested By: D-ENQ INFOTRACK PTY LIMITED Attachment B

Douglas Shire Planning Scheme 2018 Version 1 Property Report



#### Douglas Shire Planning Scheme 2018 version 1.0 4-8 Johnston Road MOSSMAN

#### 2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the <u>2018 Douglas Shire Council Planning Scheme</u>. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: <u>07 4099 9444</u> or <u>1800 026 318</u> or email <u>enquiries@douglas.qld.gov.au</u>.

Visit Council's website to apply for an <u>official property search or certificate</u>, or contact the <u>Department of Natural Resources</u>, <u>Mines and Energy</u> to undertake a title search to ascertain how easements may affect a premise.

#### **Property Information**

Property Address
<u>4.48. Johnston Road MOSSNAN</u>

Lat Plan
<u>4.08.P235202 (Freehold - 5693m<sup>2</sup>)</u>

Douglas Shire Planning Scheme 2018 version 1.0 The table below provides a summary of the Zones and Overlays that apply to the selected property.

D Zoning

Applicable Zone Recreation and Open Space

#### More Information

- <u>View Section 6.2.9 Recreation and Open Spaces Zone</u>
   <u>Code</u>
- View Section 6.2.9 Recreation and Open Spaces Zone Compliance table
- <u>View Section 6.2.9 Recreation and Open Spaces Zone</u>
   <u>Assessment table</u>





## Douglas Shire Planning Scheme 2018 version 1.0

4-8 Johnston Road MOSSMAN

Produced: 19/06/2023, 17:43

∅ <u>Local Plans</u>	Applicable Precinct or Area Mossman Not Part of a Precinct	<ul> <li>More Information</li> <li><u>View Section 7.2.3 Mossman Local Plan Code</u></li> <li><u>View Section 7.2.3 Mossman Local Plan Compliance</u> <u>table</u></li> </ul>
∅ <u>Acid Sulfate Soils</u>	Applicable Precinct or Area Acid Sulfate Soils (5-20m AHD)	<ul> <li>More Information</li> <li><u>View Section 8.2.1 Acid Sulfate Soils Overlay Code</u></li> <li><u>View Section 8.2.1 Acid Sulfate Soils Overlay Compliance</u> <u>table</u></li> </ul>
∅ <u>Transport Noise Corridors</u>	Applicable Precinct or Area Category 0: Noise Level < 58 dB(A) Category 1: 58 dB(A) =< Noise Level < 63 dB(A)	<ul> <li>More Information</li> <li>View Section 8.2.10 Transport Network Overlay Code</li> <li>View Section 8.2.10 Transport Network Overlay Compliance table</li> </ul>
即 <u>Transport Pedestrian Cycle</u>	Applicable Precinct or Area Principal Route	<ul> <li>More Information</li> <li>View Section 8.2.10 Transport Network Overlay Code</li> <li>View Section 8.2.10 Transport Network Overlay Compliance table</li> </ul>
ወ <u>Transport Road Hierarcy</u>	Applicable Precinct or Area Collector Road	<ul> <li>More Information</li> <li><u>View Section 8.2.10 Transport Network Overlay Code</u></li> <li><u>View Section 8.2.10 Transport Network Overlay</u> <u>Compliance table</u></li> </ul>



#### Zoning

Applicable Zone Recreation and Open Space

#### More Information

- <u>View Section 6.2.9 Recreation and Open Spaces Zone Code</u>
- View Section 6.2.9 Recreation and Open Spaces Zone Compliance table
- View Section 6.2.9 Recreation and Open Spaces Zone Assessment table

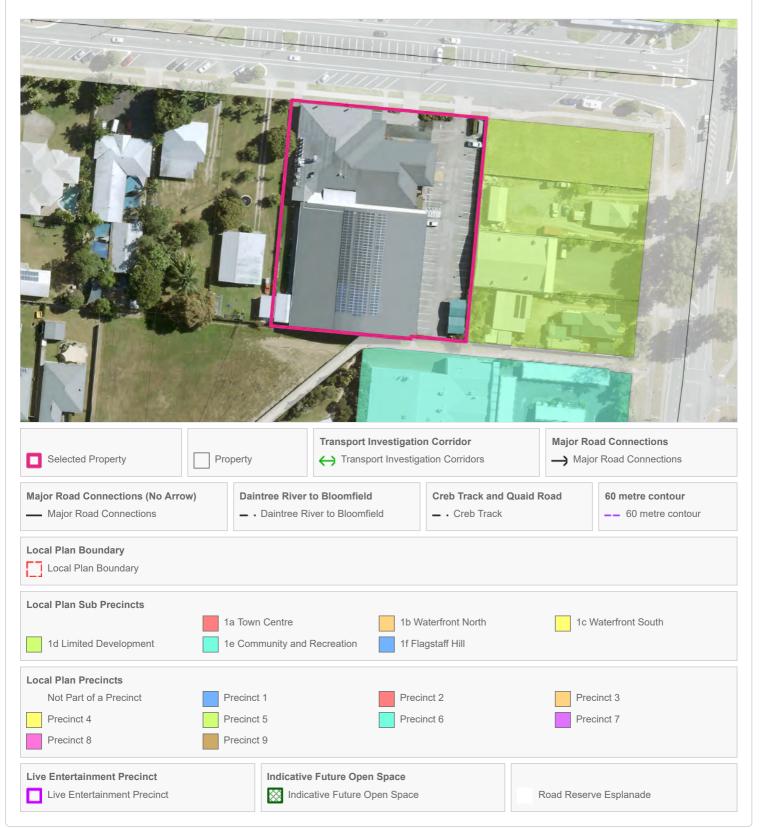




# Local Plans

Applicable Precinct or Area Mossman Not Part of a Precinct

- More Information
- <u>View Section 7.2.3 Mossman Local Plan Code</u>
- View Section 7.2.3 Mossman Local Plan Compliance table

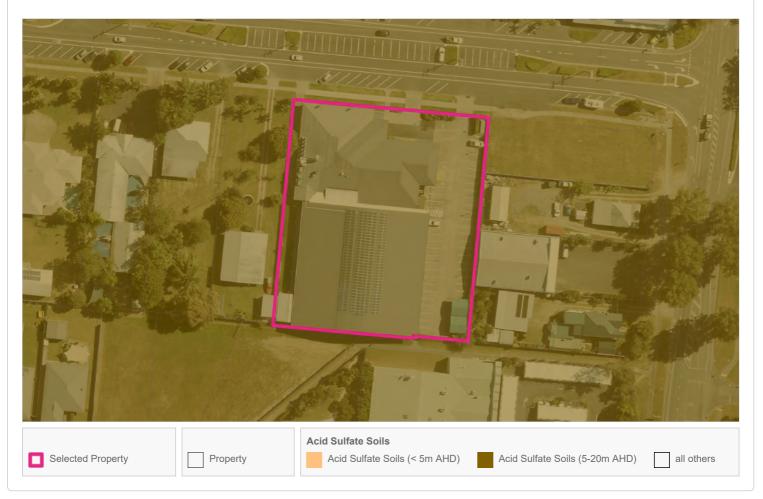




# Acid Sulfate Soils

Applicable Precinct or Area Acid Sulfate Soils (5-20m AHD)

- More Information
- <u>View Section 8.2.1 Acid Sulfate Soils Overlay Code</u>
- <u>View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table</u>







## Transport Noise Corridors

Applicable Precinct or Area Category 0: Noise Level < 58 dB(A) Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

- More Information
- <u>View Section 8.2.10 Transport Network Overlay Code</u>
- <u>View Section 8.2.10 Transport Network Overlay Compliance table</u>



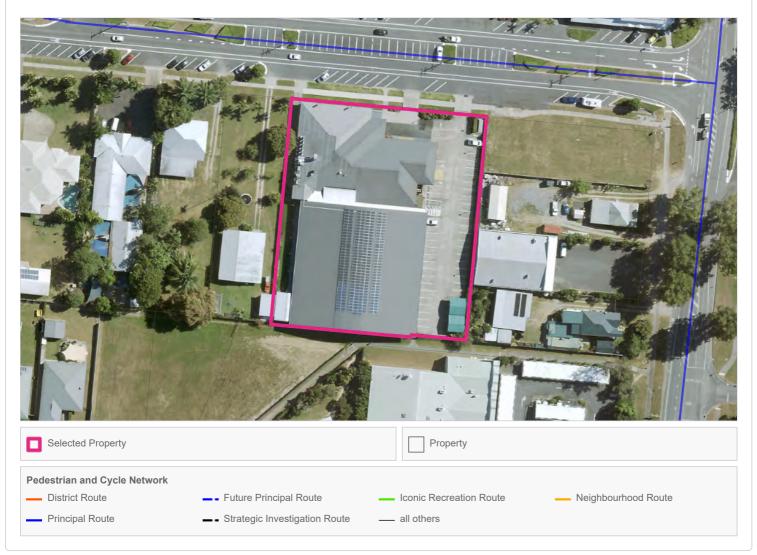




# Transport Pedestrian Cycle

Applicable Precinct or Area Principal Route More Information

- <u>View Section 8.2.10 Transport Network Overlay Code</u>
- <u>View Section 8.2.10 Transport Network Overlay Compliance table</u>



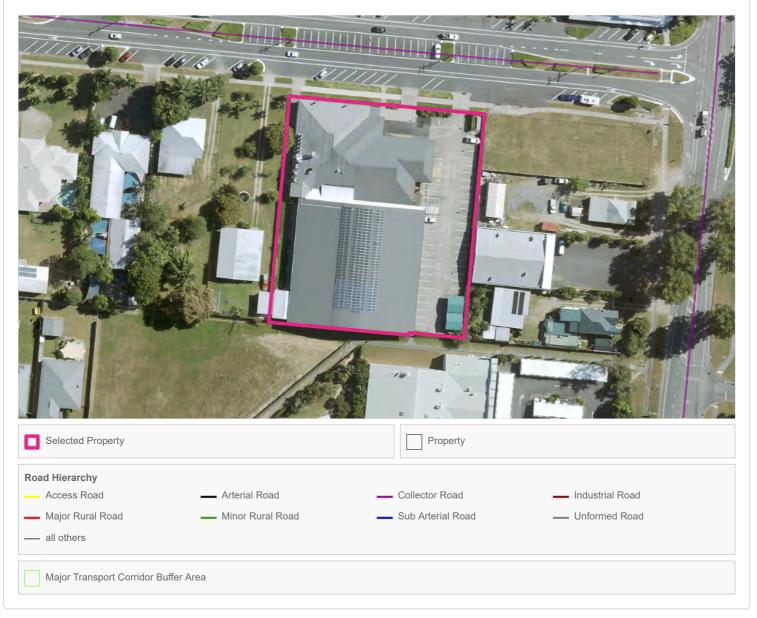




# Transport Road Hierarcy

Applicable Precinct or Area Collector Road

- More Information
- <u>View Section 8.2.10 Transport Network Overlay Code</u>
- <u>View Section 8.2.10 Transport Network Overlay Compliance table</u>



# Disclaimer

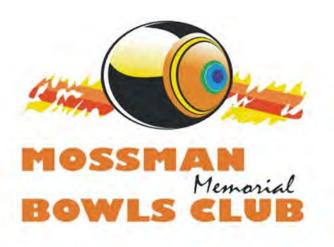
This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.



Attachment C

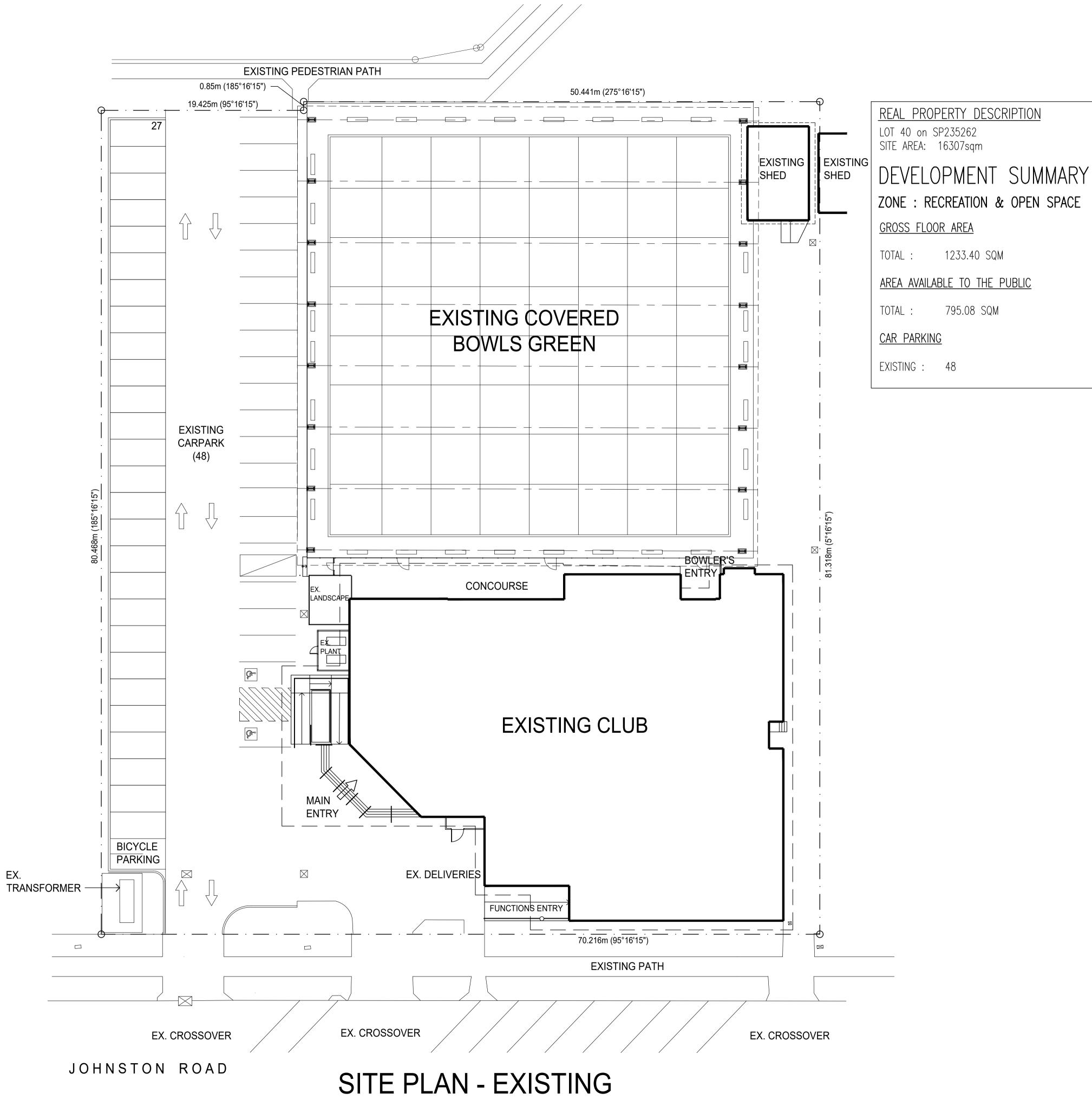
Proposal Plans





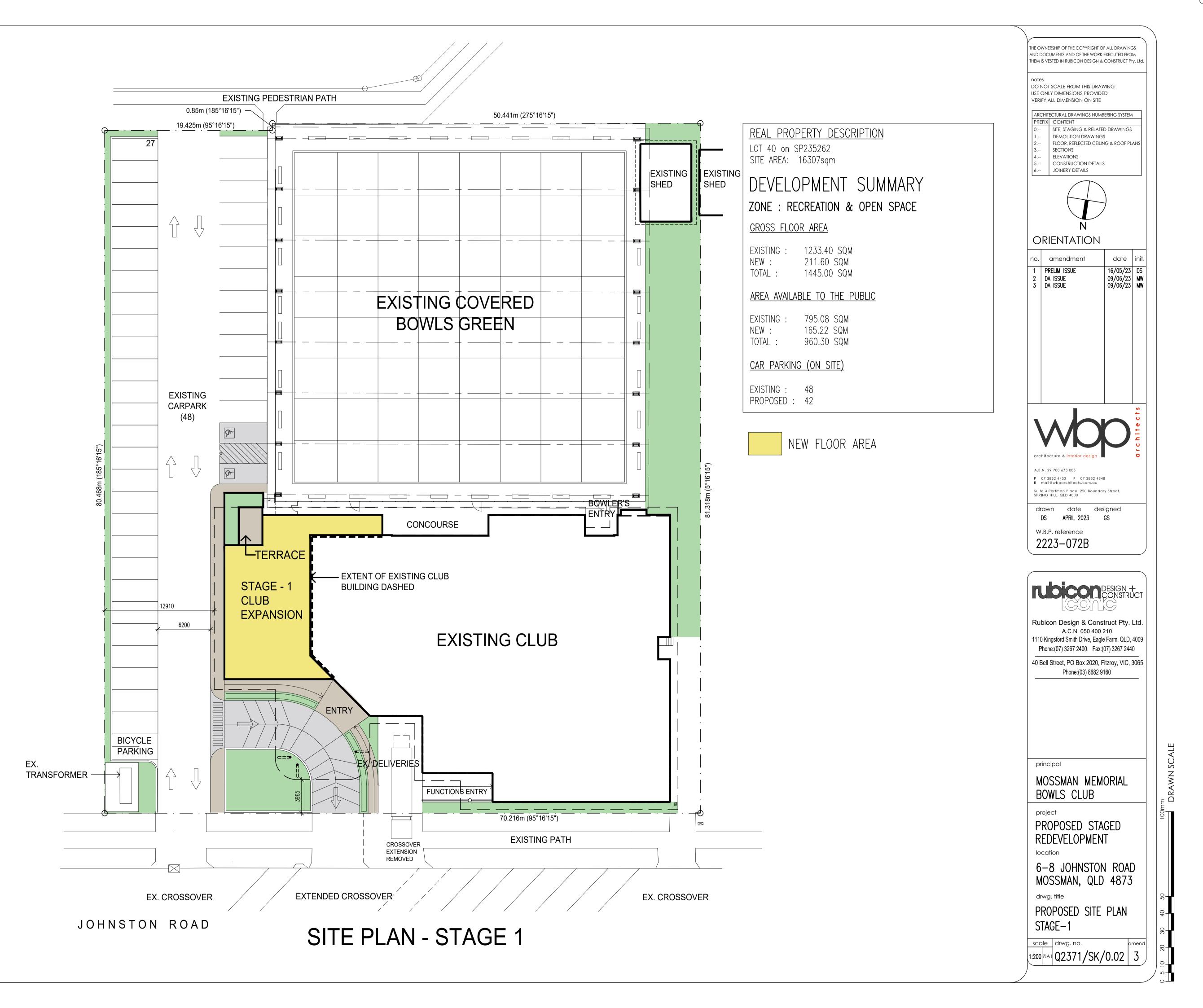
# **MOSSMAN MEMORIAL BOWLS CLUB PROPOSED REDEVELOPMENT**

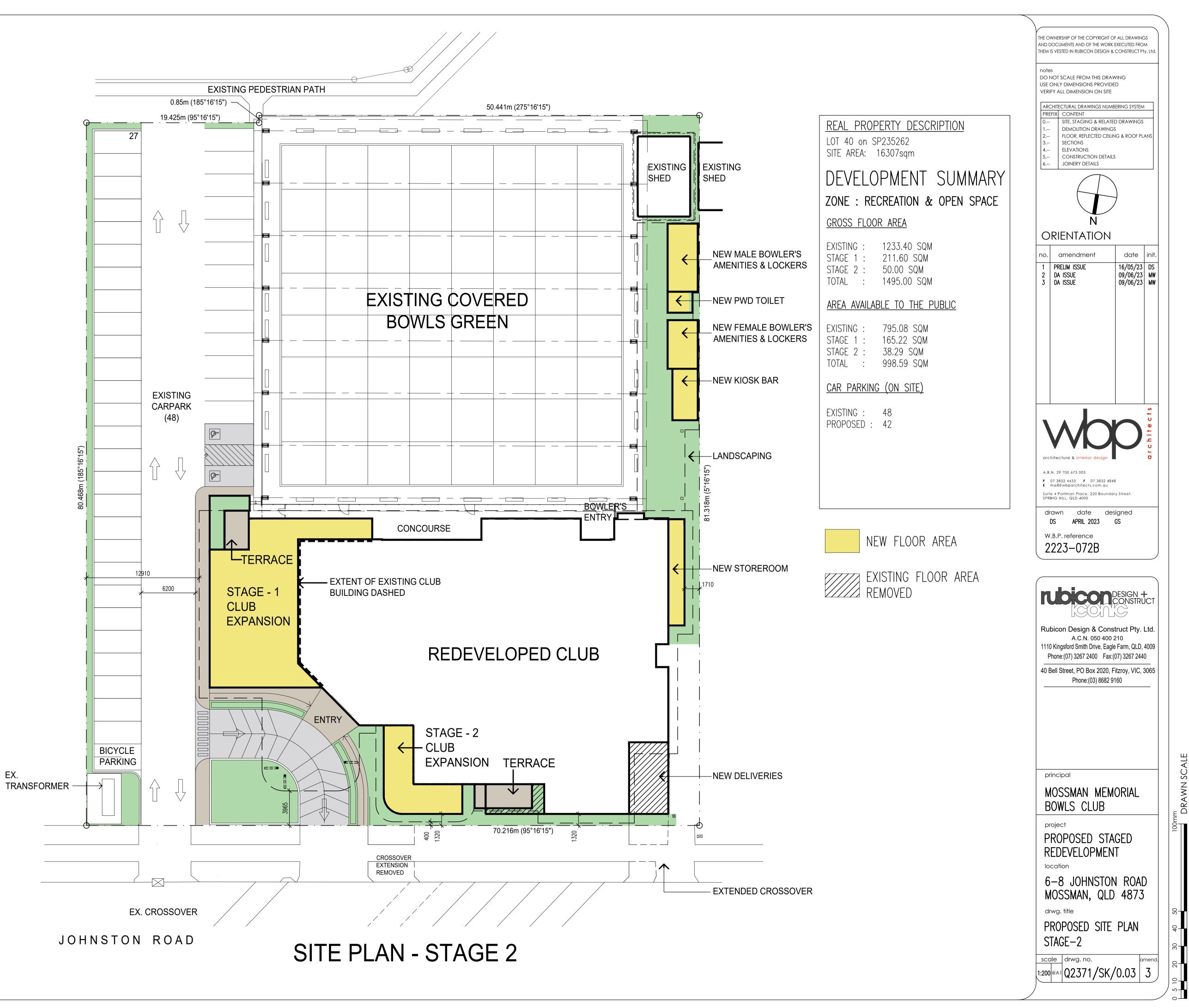




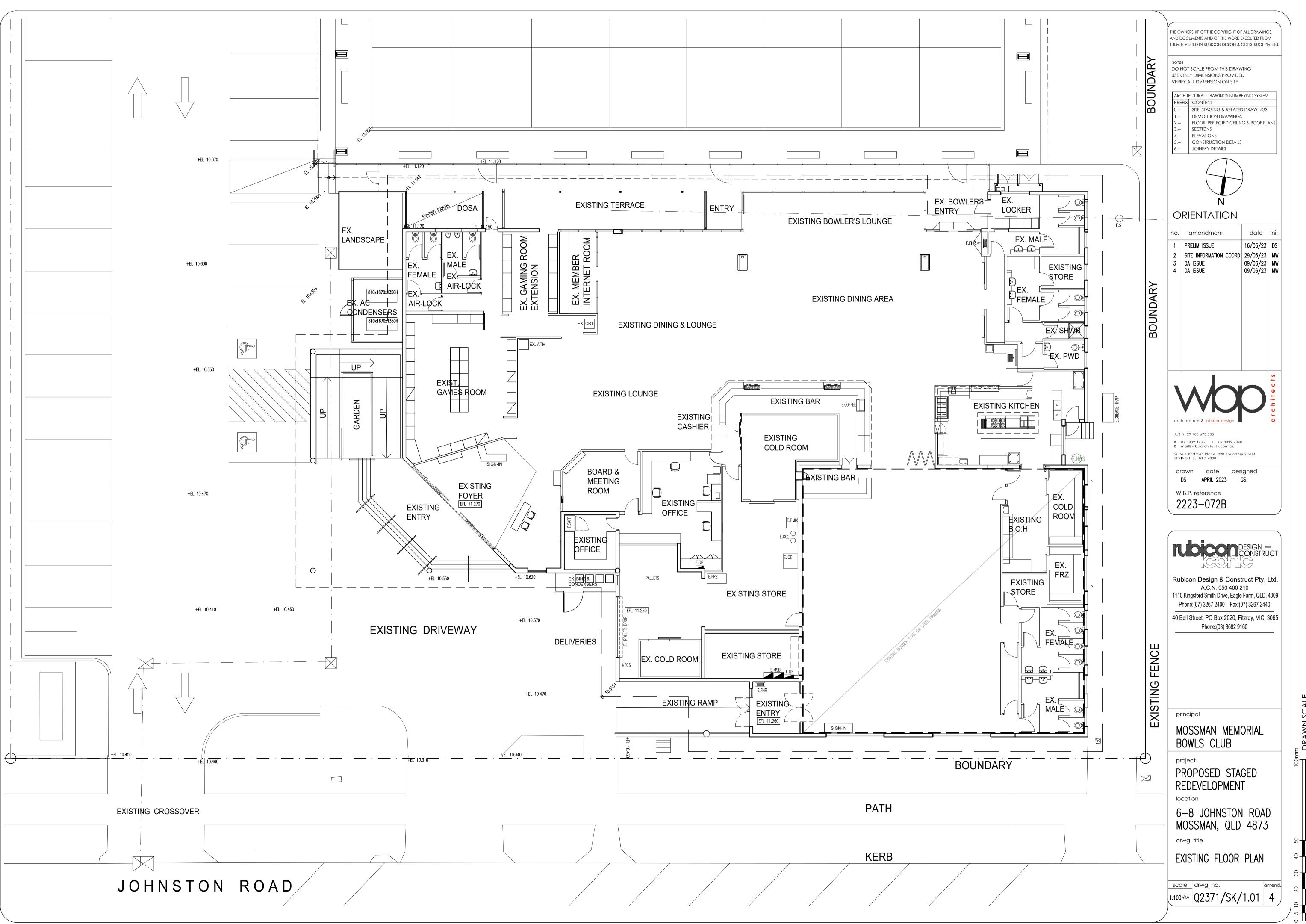
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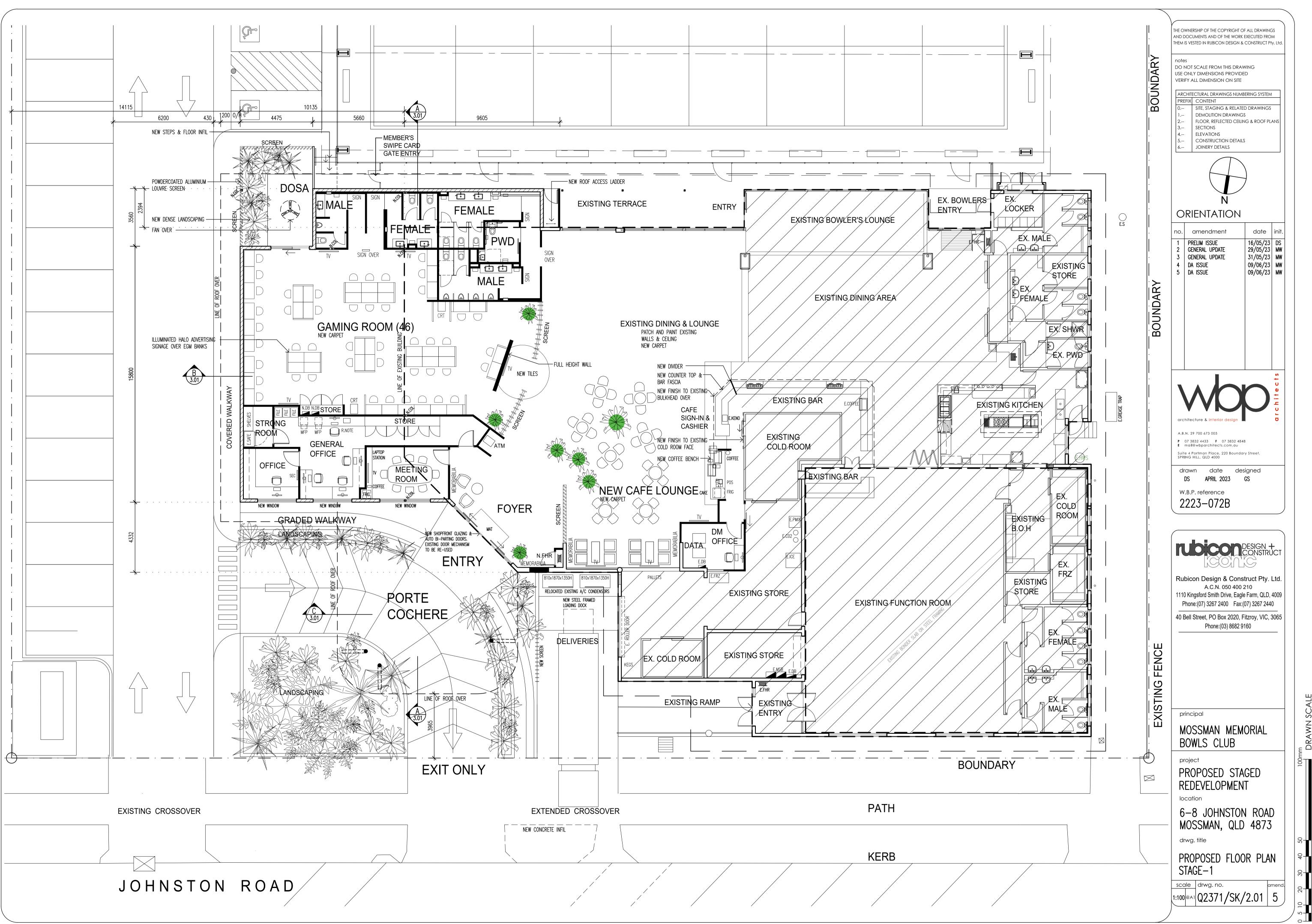




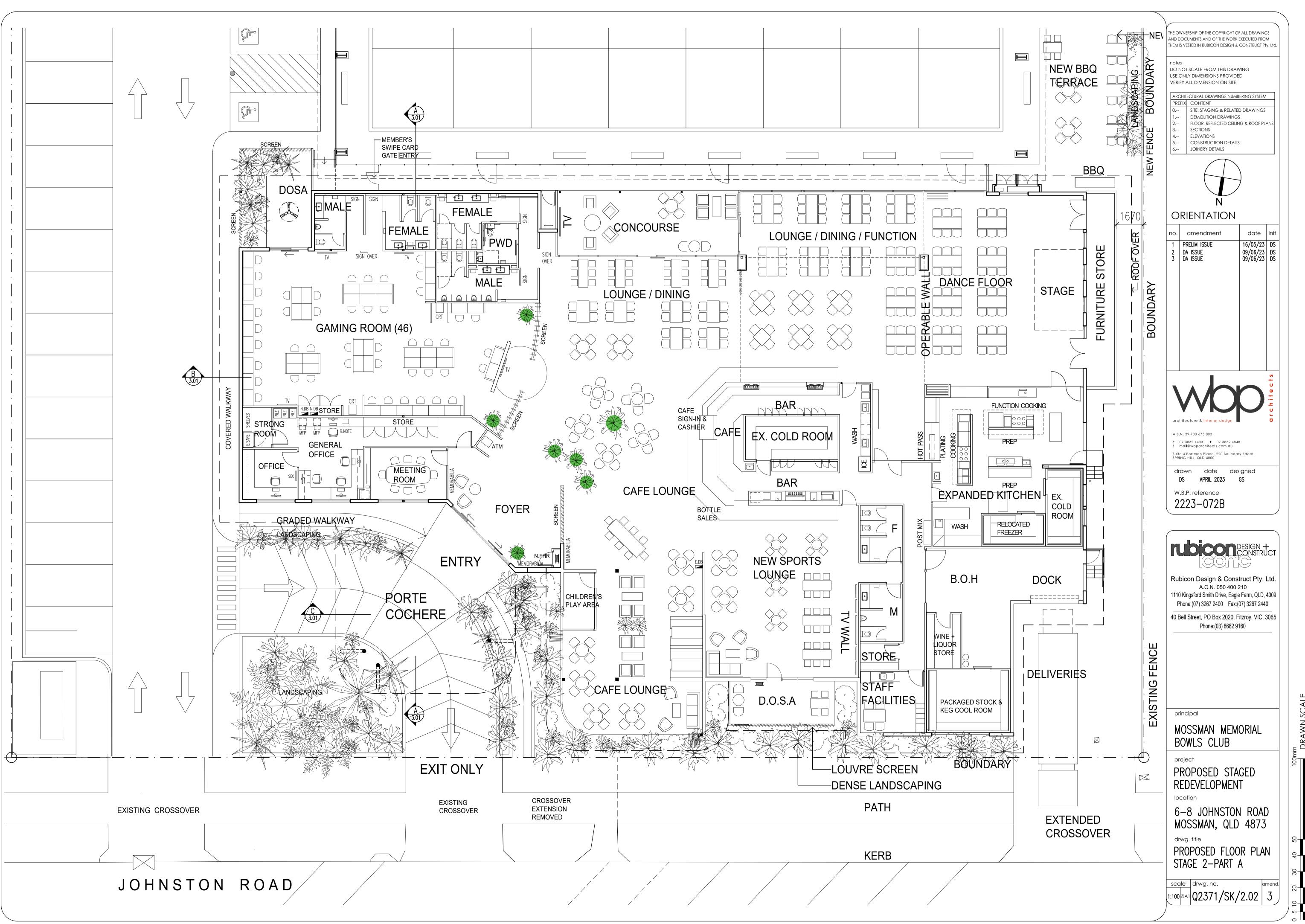
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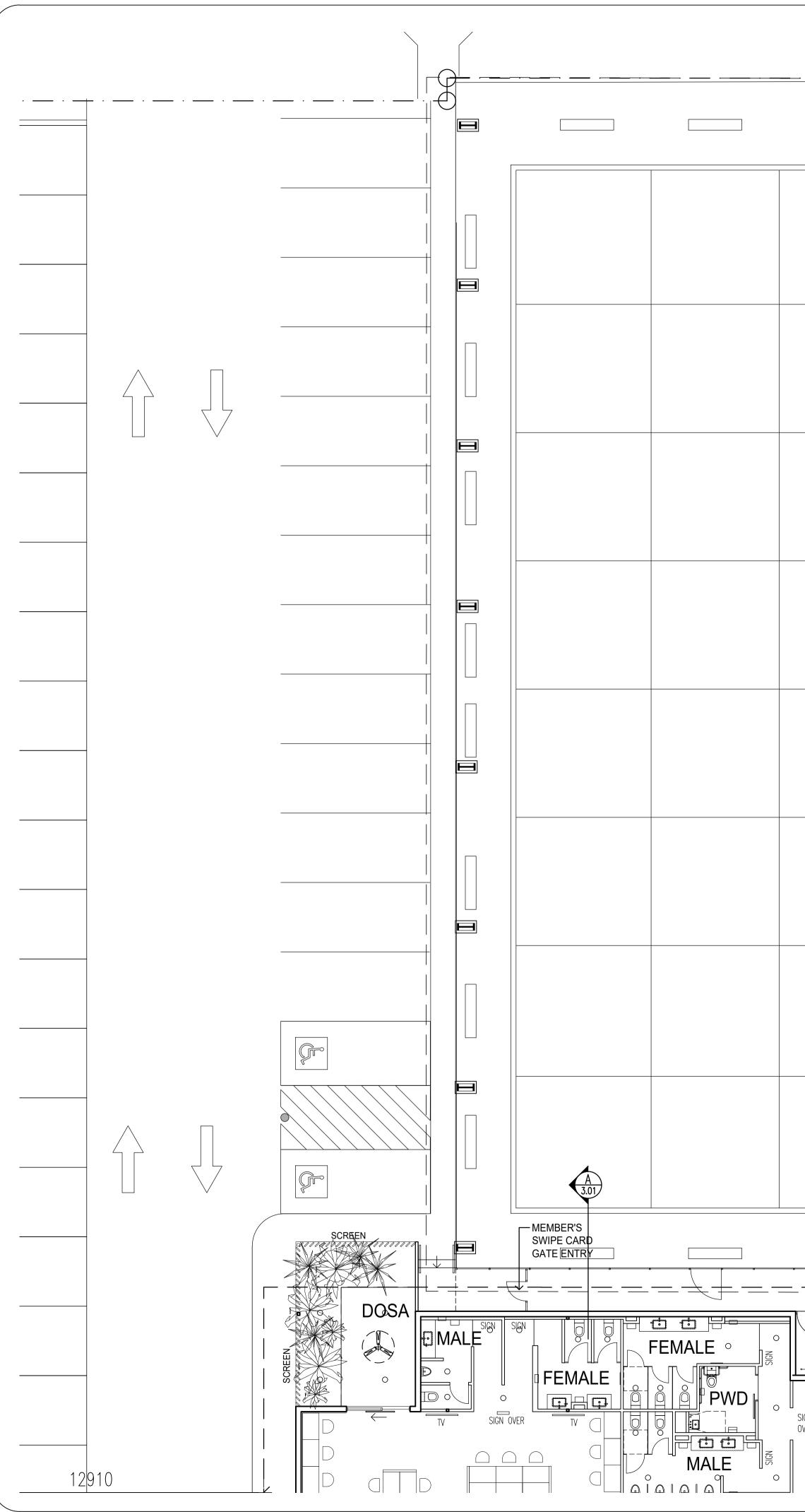


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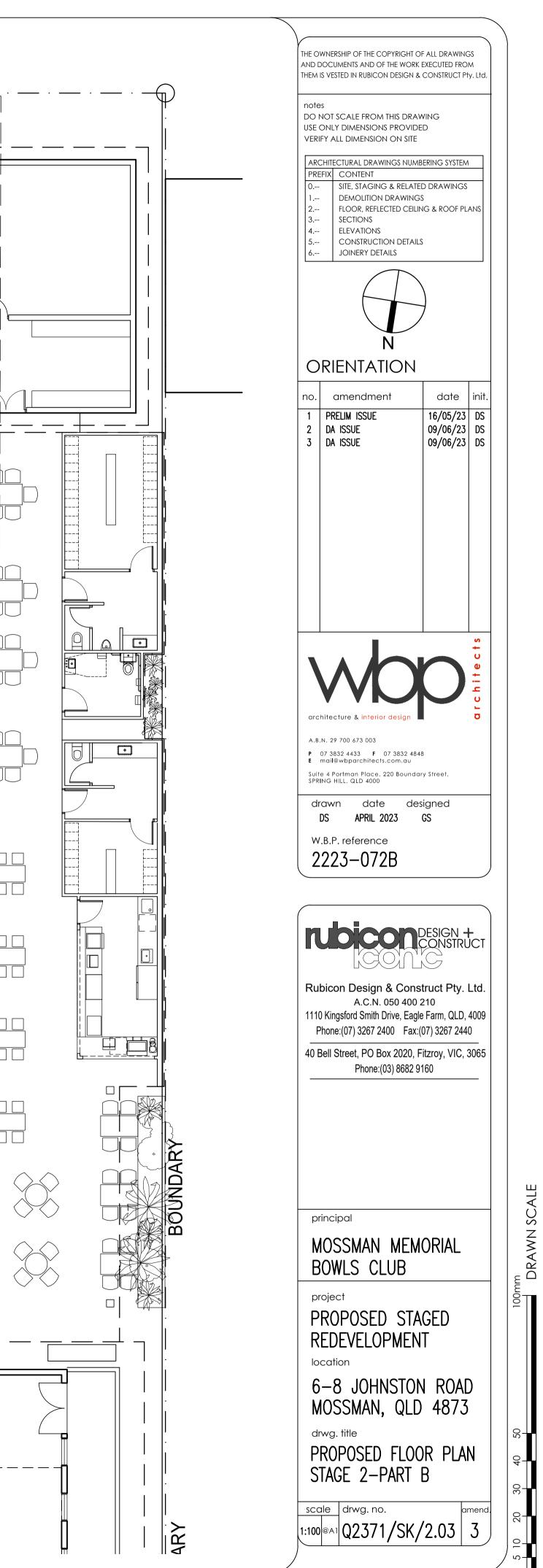


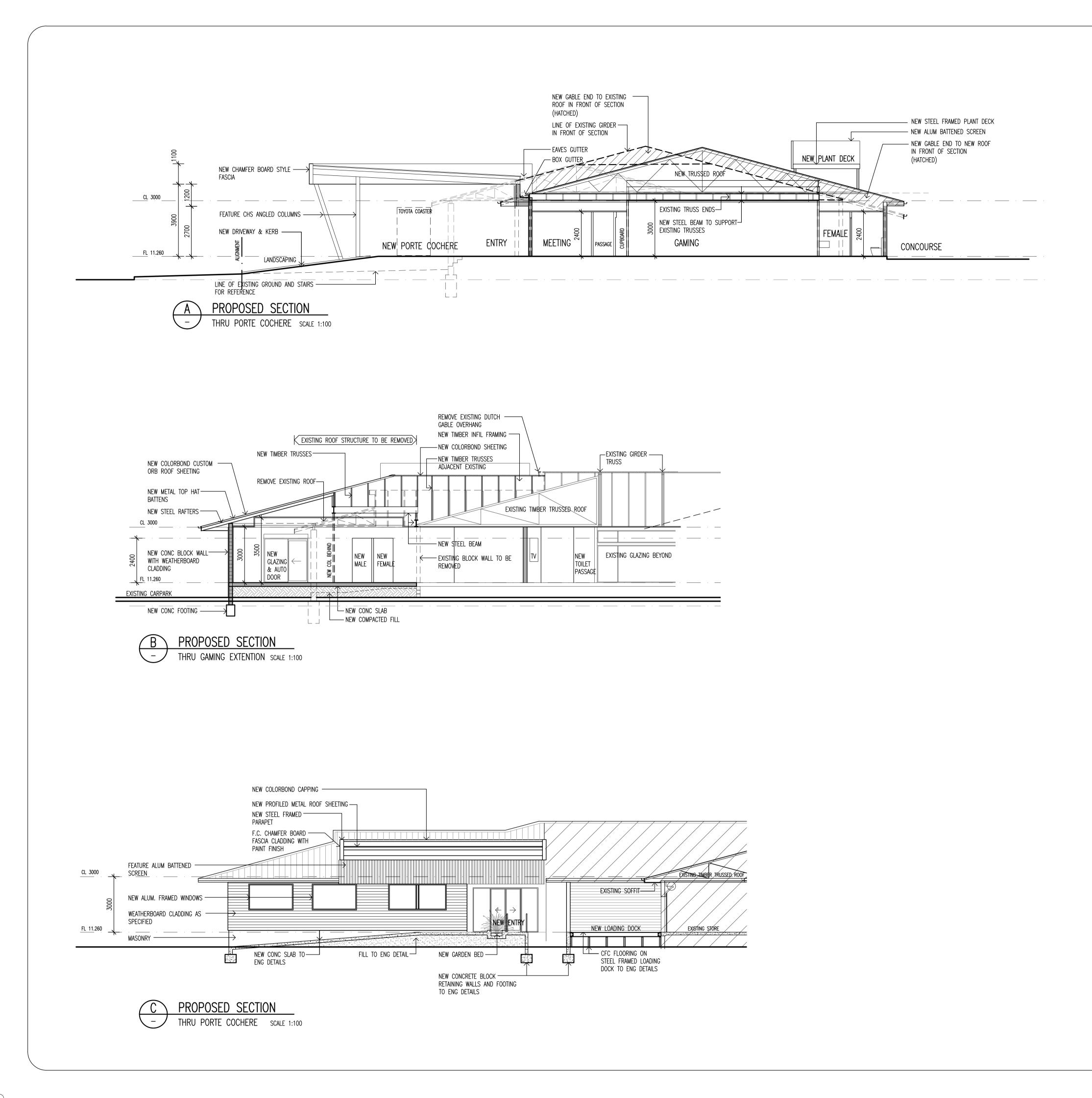
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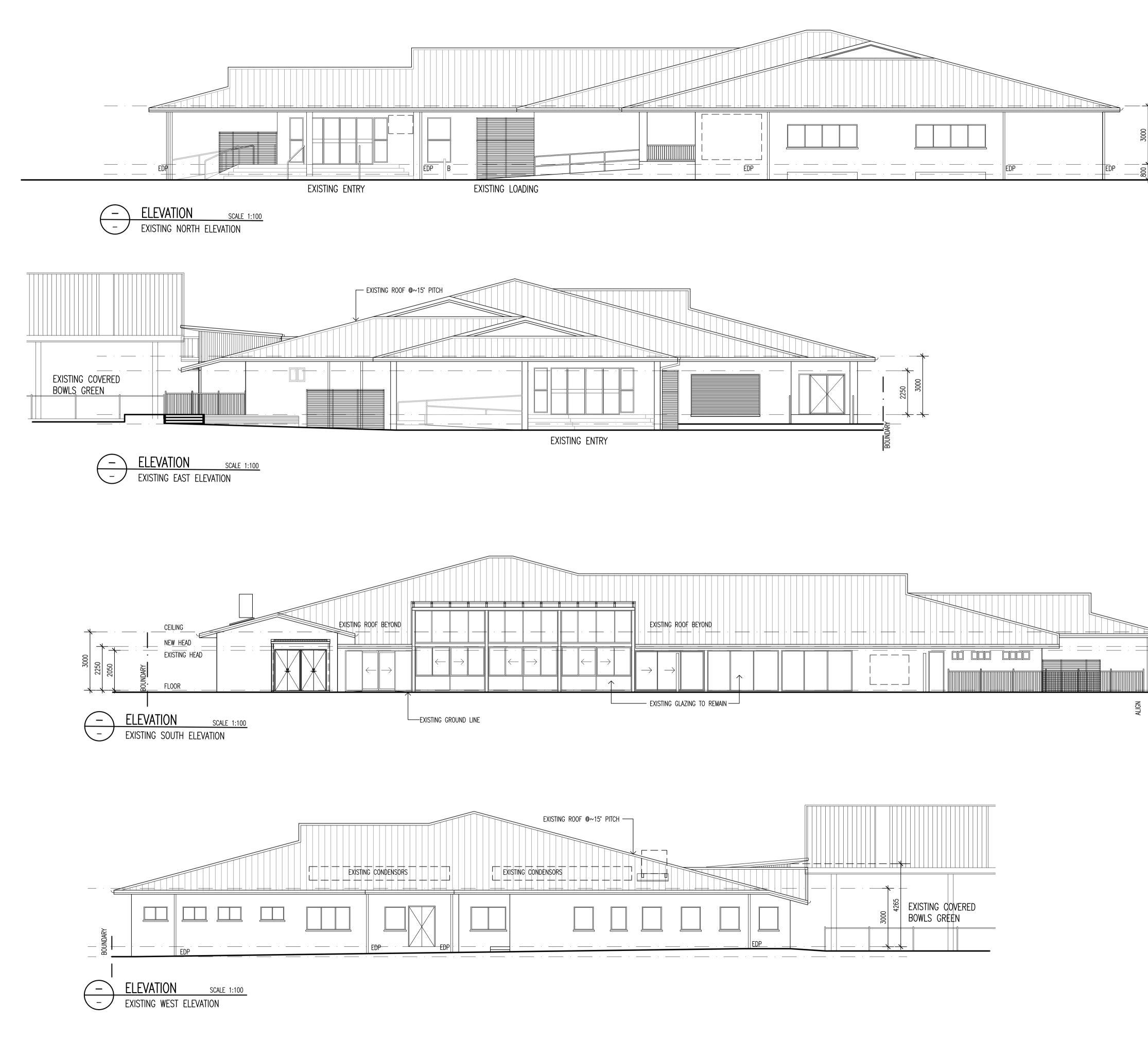


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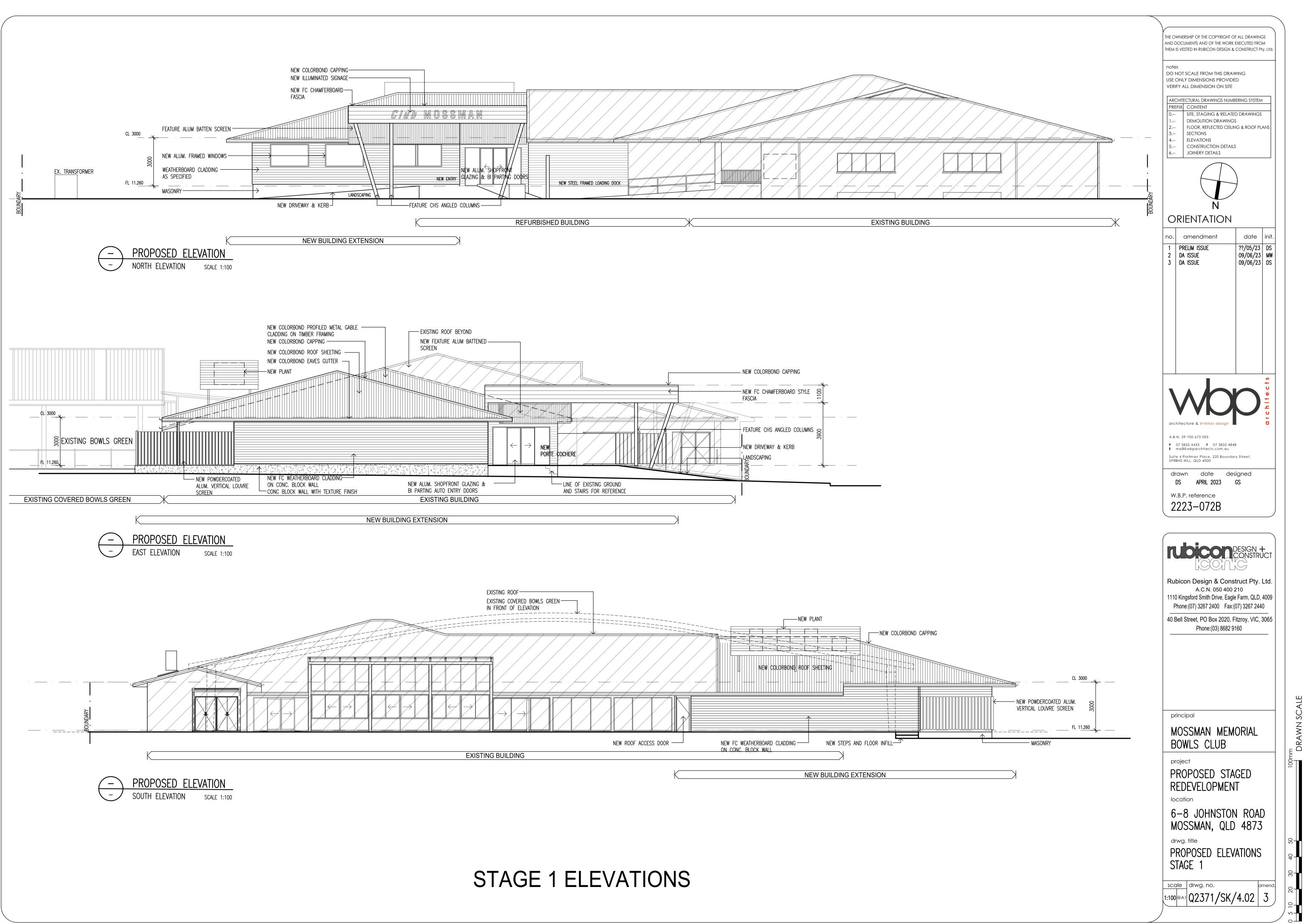


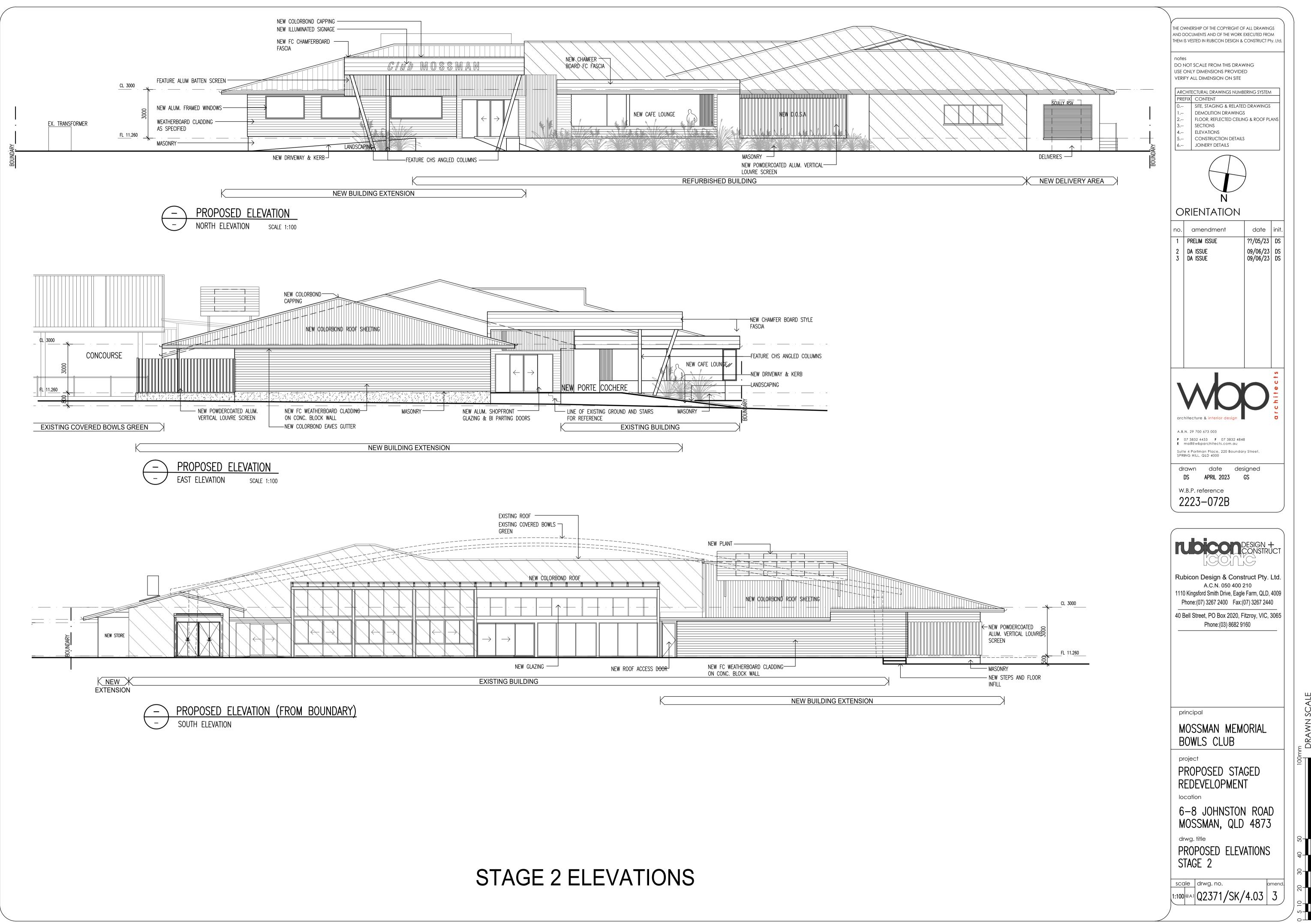


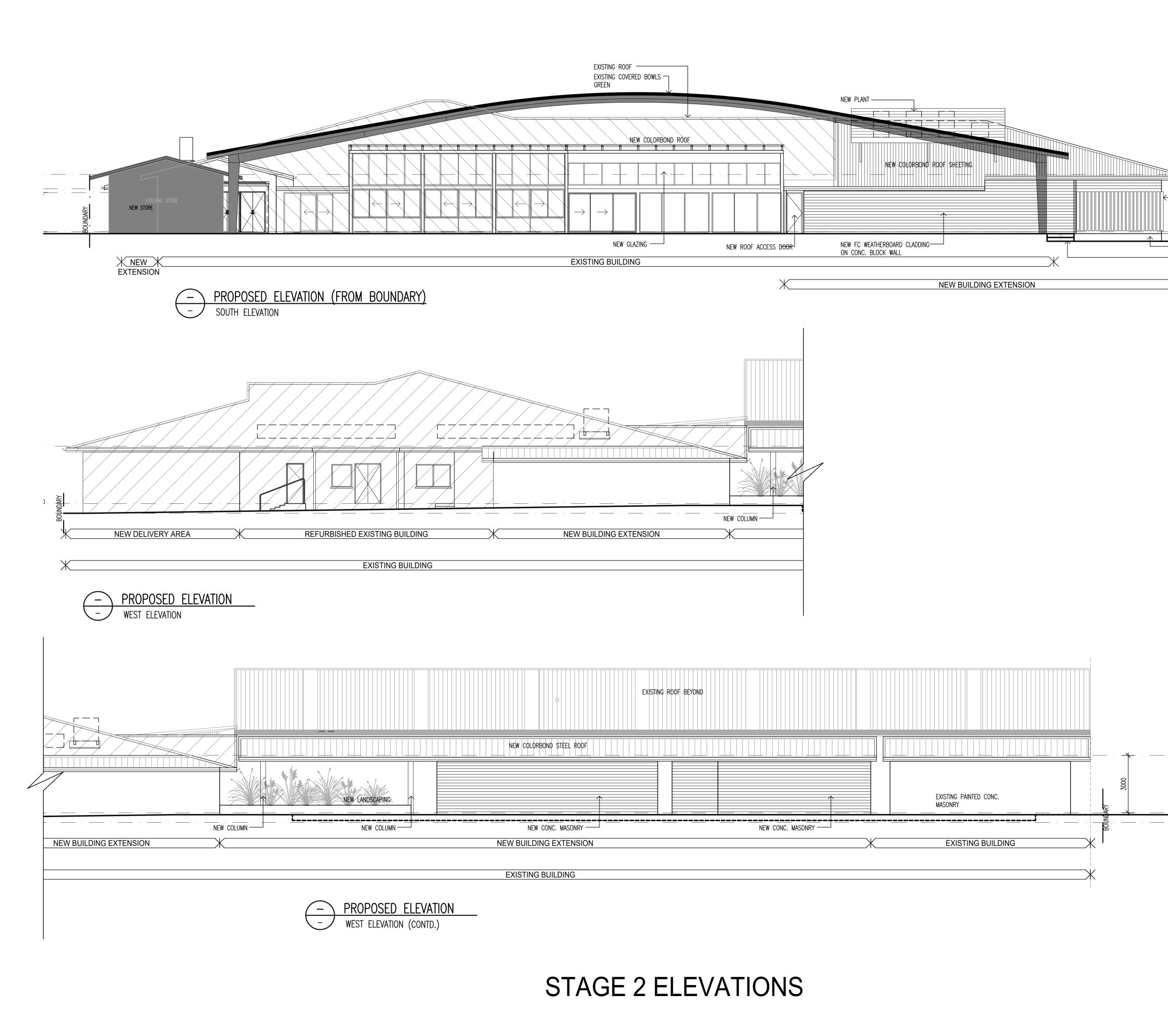














K-NEW POWDERCOATED ALUM. VERTICAL LOUVRES SCREEN MASONRY - NEW STEPS AND FLOOR INFILL

Attachment D

Planning Scheme Code Responses



# 8.2.1 Acid sulfate soils overlay code

# 8.2.1.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Land at or below the 5m AHD sub-category;
  - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

# 8.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.

(ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
  - (b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.





# Criteria for assessment

# Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	<ul> <li>AO1.1 No excavation or filling occurs on the site.</li> <li>or</li> <li>AO1.2 An acid sulfate soils investigation is undertaken.</li> <li>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</li> </ul>	The existing ground levels are in excess of 10m AHD and therefore Acid Sulfate Soils are of minimal risk in this instance given that excavation will be limited to no more than 400mm in all likelihood.
<b>PO2</b> Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	<ul> <li>AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: <ul> <li>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; <ul> <li>(c) not undertaking filling that results in:</li> <li>(i) actual acid sulfate soils being moved below the water table;</li> <li>(ii) previously saturated acid sulfate soils</li> <li>being aerated.</li> </ul> </li> </ul></li></ul>	The existing ground levels are in excess of 10m AHD and therefore Acid Sulfate Soils are of minimal risk in this instance given that excavation will be limited to no more than 400mm in all likelihood.





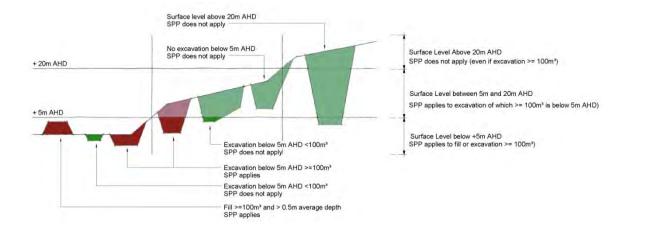
Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>AO2.2</li> <li>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: <ul> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> <li>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul> </li> <li>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</li> </ul>	
<b>PO3</b> No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	<b>AO3</b> No acceptable outcomes are prescribed.	The existing ground levels are in excess of 10m AHD and therefore Acid Sulfate Soils are of minimal risk in this instance given that excavation will be limited to no more than 400mm in all likelihood.



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# Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)





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# 7.2.3 Mossman local plan code

# 7.2.3.1 Application

- (1) This code applies to development within the Mossman local plan area as identified on the Mossman local plan maps contained in Schedule
- (2) When using this code, reference should be made to Part 5.

# 7.2.3.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Mossman local plan code.

The Mossman local plan area is located at the northern end of the Captain Cook Highway where it continues on to the Daintree township as the Mossman-Daintree Road. The local plan area contains the rural and local administrative centre of Mossman.

The town of Mossman is located on a flat plain framed by the southern portion of the Daintree National Park to the west and Mount Beaufort to the east. The lush Daintree National Park dominates the town with striking views across to Mt Demi (Manjal Dimbi) and the spectacular Mossman Bluff above the Mossman Gorge. South Mossman River and North Mossman river provide significant natural entry and exit gateways to the town supported by Marrs Creek to the west. Parker Creek divides the town midway separating the commercial township from the more predominately residential areas in the southern half of the town.

Mossman developed as a strong sugar producing region at the end of the nineteenth century and quickly developed into a prosperous small town. From the mid-1930s the main commercial street was Mill Street. However Front Street, being the main access from Port Douglas and the Daintree also saw a concentration of commercial development from the 1930s onward. The town focusses on "the Triangle" and central grassed area at the five way junction at the northern end of the town providing a focal community hub that contributes significantly to the town's central setting.

The Mossman Sugar Mill in the north eastern part of the town is the northern most sugar mill in Queensland with its building and chimney stack dominating the town centre while forming part of an important vista along Mill Street looking toward Mount Beaufort. The mill is also the central focus of the cane rail network that radiates outward through the town adding an important character element that contributes to the appeal of the sugar town. Part of the cane rail network runs east-west through the Triangle occasionally delaying north-south vehicular traffic during cane harvesting months.

Mossman is a discrete linear township surrounded by sugar cane cultivation. The established business centre serves much of the northern part of the Shire with generally lower order goods and services. Service industries are concentrated at the southern end of the town providing for the general needs of the community. A limited area of expansion is available if the need arises.

Much of the township's character is derived from its picturesque rural setting and heritage character. Significant stands of mature vegetation (rain-trees and fig trees) dominate parts of the streetscape providing a much valued and identifiable feature to the town.



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At the southern end of town centre, Johnston Road heads west from Front Street providing access to the Mossman Gorge, a popular tourist attraction and small indigenous community in the Daintree National Park to the west of the town. This intersection is another important focal point, particularly for tourists finding their way to the gorge. Johnston Road also provides access to the hospital and showgrounds on the western side of the town and the developing residential area off Daintree Horizon Drive: currently the main expanding residential estate in the township.

A more contemporary shopping facility is available at the southern end of Front Street on the western side of the road. Expansion of this shopping precinct has recently been completed. It is not intended that this precinct be expanded any further, and any form of redevelopment of the older retail component, will occur as an integrated development.

On the south western side of the town, off Coral Sea Drive, is a rural residential subdivision providing a green backdrop to the town. It is not intended that further lot reconfiguration occur in this area in order to protect the appeal of the hillside on the western flank of the township.

The indigenous Mossman Gorge community is located approximately three kilometres to the west of Mossman township where improved infrastructure, housing and economic opportunities are to be facilitated.

The Mossman North community located approximately two kilometres north of the Mossman township will remain as a residential community.

# 7.2.3.3 Purpose

- (1) The purpose of the Mossman local plan code is to facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic character of the town.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Mossman will continue to develop as the major administrative, commercial and industrial centre in Douglas Shire.
  - (b) The key built form and main street character of the town centre is to be retained and reinforced.
  - (c) Mossman's identity as Queensland's northern-most sugar mill town is strengthened through the development of a distinct, ordered and attractive streetscape which responds to the tropical climate and the special features of the town's setting and layout.
  - (d) Mossman's distinct character is enhanced through appropriate building design and landscaping.
  - (e) The significant avenues of rain-trees and fig trees and other such vegetation that contribute significantly to township identity are protected.
  - (f) Residential development is encouraged within designated areas to consolidate Mossman's character as a permanent residential settlement.
  - (g) Residential areas are pleasant, functional, distinctive and well-defined and residential amenity is maintained and enhanced with all residential areas having good access to services and facilities, while minimising any land use conflicts associated with different urban activities or nearby rural activities.



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- (h) Development in the Low-medium density residential zone provides a range of housing options and contributes to a high standard of residential amenity, scale and design consistent with the character of Mossman.
- (i) Opportunities for a limited range of tourist accommodation and services are facilitated to cater for the requirements of tourists passing through Mossman or visiting the Mossman Gorge.
- (j) To provide the opportunity for an alternative truck route to by-pass the town centre for safer and less disruptive access between the sugar mill and Cairns (subject to further investigation as a local initiative).
- (k) Improved local land use planning, housing and infrastructure arrangements enable private home ownership, economic development and municipal service delivery for the Mossman Gorge community.
- (I) Mossman North will remain as a residential land use community only, with no further outward expansion intended.
- (m) Conflicts between alternative land uses are minimised.
- (n) Mossman's role as an industrial service centre is enhanced by facilitating the expansion of industrial development adjacent to existing industrial areas and protecting industrial areas from encroachment of incompatible land use activities.
- (o) Remnant vegetation areas, riverine corridors and natural features are protected by ensuring any adjacent development is low key and sensitive to its surroundings.
- (3) The purpose of the code will be further achieved through the following overall outcomes:
  - (a) Precinct 1 Mossman North precinct;
  - (b) Precinct 2 Foxton Avenue precinct;
  - (c) Precinct 3 Junction Road residential precinct;
  - (d) Precinct 4 Junction Road industry precinct;
  - (e) Precinct 5 Town Centre precinct;
  - (f) Precinct 6 Front Street precinct;
  - (g) Precinct 7 Emerging community precinct;
  - (h) Precinct 8 Mossman South industry precinct;
  - (i) Precinct 9 Mossman Gorge community precinct





# Precinct 1 – Mossman North precinct

- (4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) development is restricted to low density residential uses only.
  - (b) development reliant on exposure to the Mossman-Daintree Road does not occur.

# **Precinct 2 – Foxton Avenue precinct**

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) development occurs that is compatible with the establishment of a botanical garden, including a range of ancillary tourist facilities (not tourist accommodation), educational facilities and research facilities.
  - (b) Development takes into account physical constraints with particular attention paid to flooding and vegetation.
  - (c) development is adequately separated from, and protects, the existing cane railway track along the south boundary of the land;
  - (d) development does not impact on the environmental values of Marrs Creek.

# **Precinct 3 - Junction Road residential precinct**

- (6) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) land within the Junction Road residential precinct is developed taking into account the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes;
  - (b) development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots;
  - (c) development on the site does not impact on the environmental values of the North Mossman River.

# **Precinct 4 - Junction Road industry precinct**

- (7) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) the Mossman Mill is located within Precinct 4 and is the catalyst for encouraging and accommodating further industrial development.
  - (b) low and medium impact industry uses are located within the Junction Road industry precinct to service the needs of the sugar mill and to consolidate allied industrial uses;
  - (c) residential areas on the western side of Junction Street are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.





# **Precinct 5 - Town Centre precinct**

- (8) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) key elements which contribute to the character and integrity of the town centre are retained;
  - (b) the sense of place which characterises the main town intersection of Foxton Avenue, Mill Street and Junction Road is reinforced with new development or redevelopment contributing to the existing continuity of built form by being built up to the street frontage;
  - (c) the cane tram line which runs along Mill Street, the vista down Mill Street to Mount Beaufort and the sugar mill chimney are retained as unique features of the town and its sugar town heritage;
  - (d) views from Front Street of the mountains (from various vantage points) are maintained;
  - (e) avenue planting within the town centre along the centre median in Front Street is maintained and extended to reinforce the character of the town centre.

# **Precinct 6 - Front Street precinct**

- (9) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that any expansion of the development is integrated with the existing shopping facilities incorporating the following design parameters:
  - (a) vehicular access is limited to:
  - (b) the existing access from Front Street opposite the Harper Street intersection;
  - (c) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.
  - (d) any expansion complements the existing development in scale, height, roof alignment and colour;
  - (e) any expansion is integrated with existing development such that the final development functions as one shopping/commercial development;
  - (f) any expansion takes into account adjacent (existing and future) residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.

# **Precinct 7 – Emerging community precinct**

- (10) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure:
  - (a) development takes into account the provision of road links, cycle links, pedestrian connections and parkland allocation, generally in accordance with the local plan, to ensure that each land subdivision does not compromise the future development of adjoining land. Open space is provided with extensive road frontage for visibility / utility.





# Precinct 8 - Mossman south industry precinct

(11) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) low impact industry uses are the predominant form of industry within the Mossman South industry precinct;
- (b) no uses that compete with the commercial and retail primacy of the town centre are established;
- (c) development protects the amenity of adjacent and nearby residential land uses.

# Precinct 9 – Mossman Gorge community precinct

- (12) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) existing commercial, community and residential uses are recognised within the discrete area contained by the Mossman Gorge community;
  - (b) a flexible approach to land use planning is advanced through the adoption of a structure plan for the community;
  - (c) a flexible approach to lot reconfiguration is permitted to advance home ownership aspirations for the community;
  - (d) infrastructure upgrading is undertaken and transitioned to Council for future maintenance.

# Criteria for assessment

### Table 7.2.3.4.a – Mossman local plan – assessable development

Performance outcomes	Acceptable outcomes	Applicant response			
For self-assessable and assessable development	For self-assessable and assessable development				
<b>PO1</b> Building and structures complement the height of surrounding development	<b>AO1</b> Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.			





Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development in the Mossman local plan area ge	nerally	
PO1 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).	<ul> <li>AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: <ul> <li>(a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent;</li> <li>(b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek;</li> <li>(c) the avenue of planting in the town centre in Front Street;</li> <li>(d) the Raintrees in Foxton Avenue;</li> <li>(e) the trees on the eastern side of the Mossman River;</li> <li>(f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive;</li> <li>(g) Mossman sugar mill site.</li> </ul> </li> <li>AO1.2 Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular: <ul> <li>(a) Mount Demi (Manjal Dimbi);</li> <li>(b) Mossman Bluff;</li> <li>(c) Mount Beaufort;</li> <li>(d) Shannonvale Valley.</li> </ul> </li> </ul>	The proposal is consistent with the intent of the adopted Townscape Plan and the proposal represents an improved address of the street. Landscaping elements are a feature of the proposal as demonstrated in the attached plans.





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>AO1.3</li> <li>Important landmarks, memorials and monuments are retained, including, but not limited to:</li> <li>(a) the cane tram line running east west through the town at Mill Street;</li> <li>(b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road</li> </ul>	
<b>PO2</b> Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.	<b>AO2</b> Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	The proposal in no way compromises this clause.
<b>PO3</b> Landscaping of development sites complements the existing tropical character of Mossman.	<b>AO3</b> Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.	Landscaping elements are a feature of the proposal as demonstrated in the attached plans.
<b>P04</b> Development does not compromise the safety and efficiency of the State-controlled road network.	AO4 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	The proposal in no way compromises this clause.





Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Additional requirements for Precinct 2 – Foxton A	Venue precinct	
<b>P05</b> Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation.	AO5 Buildings and structures are located outside areas subject to flooding. Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for development and avoid impacts on adjoining land.	The proposal seeks to maintain existing floor levels within the proposed alterations and additions.
<b>PO6</b> Development is adequately separated from and protects the existing cane railway track along the southern boundary of the land.	<ul> <li>PO6.1 Buildings and structures are setback a minimum of 10 metres from the cane railway.</li> <li>PO6.2 Pedestrian access to the cane railway is restricted.</li> </ul>	n/a
Additional requirements for Precinct 3 – Junction	Road residential precinct	
<b>PO7</b> Land within the Junction Road residential precinct is developed taking into account of the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes.	<b>A07</b> Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for residential development and avoid impacts on adjoining land.	n/a
<b>PO8</b> Development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots.	AO8.1 Lots have a minimum area of 800m <sup>2</sup> . AO8.2 Lots have a minimum frontage of 20m.	n/a





Performance outcomes	Acceptable outcomes	Applicant response
<b>PO9</b> Development on the site does not impact on the environmental values of the North Mossman River, with any land dedication along the creek provided with access to, at minimum, a partial esplanade road frontage.	<ul> <li>AO9.1 Subject to any greater width requirement as a consequence of the studies required to satisfy AO8, a minimum riparian width of 30 metres is dedicated as open space along the frontage to the Mossman River.</li> <li>AO9.2 Practical road access is available to the minimum riparian width of 30 metres along the frontage to the Mossman River.</li> </ul>	n/a
Additional requirements for Precinct 4 – Junction	Road industry precinct	
<b>PO10</b> Residential areas on the western side of Junction Road are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.	<ul> <li>AO10.1</li> <li>A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required.</li> <li>AO10.2</li> <li>No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation.</li> </ul>	n/a
Additional requirements for Precinct 5 – Town Ce	•	1
<ul> <li>PO11</li> <li>Buildings in the precinct are designed and sited to complement the existing distinctive and cohesive character of the retail and business area, including: <ul> <li>(a) buildings built to the frontage to reinforce the existing built-form character;</li> <li>(b) buildings that address the street;</li> <li>(c) development that incorporates awnings and verandahs providing weather protection for pedestrians.</li> </ul> </li> </ul>	<ul> <li>AO11</li> <li>With respect to Front Street, Foxton Avenue, Mill Street and Johnston Road, development incorporates buildings that front the street designed with non- transparent awnings that:</li> <li>(a) provide for pedestrian shelter that are consistent with the character and setting of the town centre;</li> <li>(b) are a minimum of 3.2 metres and a maximum of 3.5 metres above the finished footpath level;</li> <li>(c) extend and cover the adjoining footpath with a 1.5 metre setback to the kerb;</li> <li>(d) are continuous across the frontage of the site;</li> </ul>	





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>(e) are cantilevered from the main building and where posts are used, posts are non-load bearing;</li> <li>(f) include under awning lighting</li> </ul>	
PO12 Development in the precinct contributes positively to the character of the town and is complementary in scale to surrounding development.	<ul> <li>AO12 Development incorporates the following design features: <ul> <li>(a) built up to the front' alignment addressing the street frontage and continuing the scale of the existing built form and where necessary providing car parking spaces at the rear of the site;*</li> <li>(b) appropriate built form and roofing material;</li> <li>(c) appropriate fenestration in combination with roof form;</li> <li>(d) appropriate window openings, screens or eaves shading 80% of window openings;</li> <li>(e) minimum of 700mm eaves;</li> <li>(f) orientation of the building to address the street/s;</li> <li>(g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car park area/s to the development;</li> <li>(h) ground level façades facing streets consist of windows, wall openings or shop fronts;</li> <li>(i) vertical architectural elements a minimum of 3 metres along the length of the ground level façade;</li> <li>(j) inclusion of windows and balconies on the upper levels facing the street façade;</li> <li>(j) provision of lattice, battens or privacy screens;</li> <li>(k) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres;</li> </ul> </li> </ul>	The proposal is consistent with the intent of the adopted Townscape Plan and the proposal represents an improved address of the street. Landscaping elements are a feature of the proposal as demonstrated in the attached plans.





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>(I) Any air conditioning plant is screened from the street frontage and public view by use of architectural features.</li> <li>*Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.</li> </ul>	
<ul> <li>PO13</li> <li>Site coverage of all buildings: <ul> <li>(a) does not result in a built form that is bulky or visually intrusive to the streetscape;</li> <li>(b) respects the individual character of the town centre.</li> </ul> </li> </ul>	AO13 Site cover does not exceed 60%.	The proposal will result in a site coverage (inc. the approved bowling green coverings) of approximately 60%. It is noted that the greens roofing is of an open and transparent nature.
<ul> <li>PO14 Side and rear setbacks: <ul> <li>(a) are appropriate for the scale of the development and the character of the town centre;</li> <li>(b) provide adequate daylight for habitable rooms on adjoining sites;</li> <li>(c) adequate separation between residential and non-residential uses. </li> </ul></li></ul>	<ul> <li>AO14.1 For side boundary setbacks, no acceptable measures are specified.</li> <li>AO14.2 Buildings are setback a minimum of 6 metres from rear boundaries.</li> <li>Note: Building code requirements must be satisfied.</li> </ul>	The proposal maintains the existing setback from Johnston Road and where it has decreased (relative to the ex. building) it has done so in a manner that is consistent with achieving the intent of the adopted Mossman Townscape Plan.
<b>PO15</b> Development in the precinct is predominantly retail or office based in nature or has a service delivery function.	AO15 Development at street level is limited to retail, office or restaurant/cafe based activities or personal services, with residential development limited to minor ancillary residential uses or to tourist accommodation located above ground level, or to the rear of the site at ground level.	n/a





Performance outcomes	Acceptable outcomes	Applicant response	
Additional requirements for Precinct 6 – Front Street precinct			
<ul> <li>PO16</li> <li>Vehicular access is limited to: <ul> <li>(a) the existing access from Front Street opposite the Harper Street intersection;</li> <li>(b) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.</li> </ul> </li> </ul>	AO16 No acceptable outcomes are prescribed.	n/a	
<b>PO17</b> Any expansion complements the existing development in scale, height, roof alignment and colour	AO17 No acceptable outcomes are prescribed.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.	
<b>PO18</b> Any expansion is integrated with existing development such that the final development functions as one shopping/commercial development.	AO18 No acceptable outcomes are prescribed.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.	
<b>PO19</b> Any expansion takes into account adjacent residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.	AO19 No acceptable outcomes are prescribed.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.	
Additional requirements for Precinct 7 – Emergin	g Community precinct		
<b>PO20</b> Development provides road connections, pedestrian and cycling links and open space to establish integrated, connected communities with adjoining land.	AO20 No acceptable outcomes are prescribed.	n/a	





Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 8 – Mossman South industry		
<b>PO21</b> Low impact industry uses are the predominant form of industry.	AO21 Development for industrial purposes consists of service industry or low impact industry uses.	n/a
<b>PO22</b> No uses that compete with the commercial and retail primacy of the Mossman town centre are established.	<ul> <li>AO22</li> <li>Office or retail uses:</li> <li>(a) are ancillary to an industrial use; or</li> <li>(b) directly service the needs of the surrounding industrial precinct;</li> <li>(c) do not rely on passing trade from Alchera Drive.</li> </ul>	n/a
<b>PO23</b> Development protects the amenity of adjacent and nearby residential land uses.	AO23 No acceptable outcomes are prescribed.	The proposal demonstrates a suitable level of consideration with respect to preserving the amenity of the area and particularly where the proposal shares an interface with residential development.
Additional requirements for Precinct 9 – Mossma	n Gorge Community	
<b>PO24</b> No uses that compete with commercial and retail activities in Mossman town centre are established.	AO24 No acceptable outcomes are prescribed.	n/a





## 6.2.9 Recreation and open space zone code

### 6.2.9.1 Application

- (1) This code applies to assessing development in the Industry zone.
- (2) When using this code, reference should be made to Part 5.

## 6.2.9.2 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for:
  - (a) Informal recreation where the built form is not essential to the enjoyment of the space;
  - (b) local and district scale parks that serve the recreational needs of a wide range of residents and visitors
  - (c) a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 1 : Settlement pattern, Element 3.4.5 Residential areas and activities.
    - (ii) Theme 4 Strong communities and identity, Element 3.7.3 Active communities, Element 3.7.6 Arts and culture.
  - (b) provide land for the recreational needs to enhance liveability and the health and well-being of the Douglas community.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Areas are provided for active sport and recreation to meet community needs, including playing fields, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts.
  - (b) Open space is accessible to the general public for a range of outdoor sport and recreation activities.
  - (c) A range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors.
  - (d) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary.
  - (e) Sport and recreation areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.
  - (f) The use of sport and recreation areas does not unduly affect the amenity of adjacent areas, particularly residential areas.





## Criteria for assessment

Table 6.2.9.3.a - Recreation and open space zone code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
<b>PO1</b> The height of buildings and structures respects the low-scale character of the area.	AO1 Buildings and structures, other than pole structures, are not more than 10 metres in height. Note – Height is inclusive of roof height.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.
<b>PO2</b> Buildings and structures are setback to ensure that they do not detract from the open character of the site or impact on any use in the Sensitive land use activity group.	<ul> <li>AO2</li> <li>Buildings and structures are setback a minimum of:</li> <li>(a) 8 metres from a State-controlled road;</li> <li>(b) 6 metres from road frontages;</li> <li>(c) 6 metres from land within a Residential zone; or</li> <li>(d) 3 metres from land in any other zone.</li> </ul>	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.
<b>PO3</b> Car parking areas are setback from the boundaries of the site to ensure a high standard of amenity and to ensure the amenity of adjacent sensitive uses is protected.	<ul> <li>AO3</li> <li>Car parking areas are setback:</li> <li>(a) 6 metres from the road frontage of the site;</li> <li>(b) 3 metres from any other site boundary.</li> </ul>	The proposal maintains the existing car parking proximity to adjoining sites, however additional landscaping and acoustic treatment is proposed in this instance.
<b>PO4</b> The setbacks to car parking areas are landscaped to enhance the amenity of the site and to provide a buffer to adjacent residential land, residential uses or any other sensitive land uses.	<b>AO4</b> The setback between the road frontage and the car parking area is landscaped with dense planting.	The proposal maintains the existing car parking proximity to adjoining sites, however additional landscaping and acoustic treatment is proposed in this instance.
<b>PO5</b> Lighting of playing fields and club facilities do not adversely impact on the amenity of adjacent areas or uses.	<ul> <li>A05.1</li> <li>Structures for lighting:</li> <li>(a) on a site greater than 5000m2 are not more than 25 metres in height.</li> <li>(b) on a site less than 5000m2 are not more than 8.5 metres in height.</li> </ul>	n/a





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>AO5.2</li> <li>Structures for lighting poles are designed, constructed and operated in a manner which complies with:</li> <li>(a) AS4282-1997 Control of the obtrusive effects of outdoor lighting;</li> <li>(b) AS2560-2007 Sports lighting.</li> </ul>	
<b>PO6</b> Organised sporting activities and training ensure that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.	<b>AO6.1</b> Hours of operation of organised sporting and training activities are limited to between 6.00am and 10.00pm.	No change to operating hours is proposed.
For assessable development		
<b>PO7</b> The establishment of uses is consistent with the outcomes sought for the Recreation and open space zone and protects the zone from the intrusion of inconsistent uses.	<b>A07</b> Uses identified in Table 6.2.9.3.b are not established in the Recreation and open space zone.	The proposal is entirely consistent with the objectives of the zone.
<b>PO8</b> Reconfiguration does not prejudice the use of the land for open space and recreational purposes.	AO8 No acceptable outcomes are prescribed.	n/a





### Table 6.2.9.3.b - Inconsistent uses within the Recreation and open space zone

Inconsistent uses		
<ul> <li>Adult store</li> <li>Agricultural supplies store</li> <li>Animal husbandry</li> <li>Aquaculture</li> <li>Brothel</li> <li>Bulk landscape supplies</li> <li>Cemetery</li> <li>Community care centre</li> <li>Community residence</li> <li>Crematorium</li> <li>Cropping</li> <li>Detention facility</li> <li>Dual occupancy</li> <li>Dwelling house</li> <li>Environment facility</li> </ul>	<ul> <li>High impact industry</li> <li>Home based business</li> <li>Hospital</li> <li>Hotel</li> <li>Intensive animal industry</li> <li>Intensive horticulture</li> <li>Low impact industry</li> <li>Major electricity infrastructure</li> <li>Marine industry</li> <li>Medium impact industry</li> <li>Medium impact industry</li> <li>Multiple dwelling</li> <li>Non-resident workforce accommodation</li> <li>Nightclub entertainment facility</li> <li>Office</li> <li>Outdoor sales</li> </ul>	<ul> <li>Renewable energy facility</li> <li>Research and technology industry</li> <li>Retirement facility</li> <li>Rooming accommodation</li> <li>Rural industry</li> <li>Rural workers accommodation</li> <li>Sales office</li> <li>Service industry</li> <li>Service station</li> <li>Shopping centre</li> <li>Short-term accommodation</li> <li>Showroom</li> <li>Special industry</li> <li>Theatre</li> <li>Transport depot</li> </ul>
Extractive industry	Outstation	Veterinary services
Garden centre	Port services	Warehouse
Hardware and trade supplies	Relocatable home park	Wholesale nursery
	<ul> <li>Residential care facility</li> </ul>	Winery

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.





# 8.2.10 Transport network overlay code

## 8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Transport network (Road Hierarchy) overlay sub-categories:
    - (i) State controlled road sub-category;
    - (ii) Sub-arterial road sub-category;
    - (iii) Collector road sub-category;
    - (iv) Access road sub-category;
    - (v) Industrial road sub-category;
    - (vi) Major rural road sub-category;
    - (vii) Minor rural road sub-category;
    - (viii) Unformed road sub-category;
    - (ix) Major transport corridor buffer area sub-category.
  - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
    - (i) Principal route;
    - (ii) Future principal route;
    - (iii) District route;
    - (iv) Neighbourhood route;
    - (v) Strategic investigation route.





### 8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
    - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
  - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for transport infrastructure (including active transport infrastructure);
  - (b) development contributes to a safe and efficient transport network;
  - (c) development supports the existing and future role and function of the transport network;
  - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

### **Criteria for assessment**

### Table 8.2.10.3 a - Transport network overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO1.1</li> <li>Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</li> <li>AO1.2</li> <li>Development does not compromise the safety and efficiency of the transport network.</li> </ul>	The proposal in no way compromises the continued function of the existing and forecasted road heirarchies.





Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: <ul> <li>(a) the Transport network overlay maps contained in Schedule 2;</li> <li>(b) any relevant Local Plan.</li> </ul> </li> <li>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</li> </ul>	The Proposal demonstrates compliance in this regard.
<b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3 No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	The proponent is committed to ensuring the implementation of suggested landscape and acoustic management measures aimed at ensuring an appropriate response to sensitive matters.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO4.1         Development is compatible with the role and function (including the future role and function) of major transport corridors.     </li> <li>AO4.2         Direct access is not provided to a major transport corridor where legal and practical access from another road is available.     </li> </ul>	The Proposal demonstrates compliance in this regard.





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>AO4.3</li> <li>Intersection and access points associated with major transport corridors are located in accordance with: <ul> <li>(a) the Transport network overlay maps contained in Schedule 2; and</li> <li>(b) any relevant Local Plan.</li> </ul> </li> <li>AO4.4 <ul> <li>The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</li> </ul></li></ul>	
<b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	<b>A05</b> No acceptable outcomes are prescribed.	The Proposal demonstrates compliance in this regard.
Pedestrian and cycle network		
<b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	<ul> <li>AO6.1</li> <li>Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</li> <li>AO6.2</li> <li>The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</li> </ul>	N/A





# 8.2.10 Transport network overlay code

## 8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Transport network (Road Hierarchy) overlay sub-categories:
    - (i) State controlled road sub-category;
    - (ii) Sub-arterial road sub-category;
    - (iii) Collector road sub-category;
    - (iv) Access road sub-category;
    - (v) Industrial road sub-category;
    - (vi) Major rural road sub-category;
    - (vii) Minor rural road sub-category;
    - (viii) Unformed road sub-category;
    - (ix) Major transport corridor buffer area sub-category.
  - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
    - (i) Principal route;
    - (ii) Future principal route;
    - (iii) District route;
    - (iv) Neighbourhood route;
    - (v) Strategic investigation route.





### 8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
    - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
  - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for transport infrastructure (including active transport infrastructure);
  - (b) development contributes to a safe and efficient transport network;
  - (c) development supports the existing and future role and function of the transport network;
  - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

### **Criteria for assessment**

### Table 8.2.10.3 a - Transport network overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO1.1</li> <li>Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</li> <li>AO1.2</li> <li>Development does not compromise the safety and efficiency of the transport network.</li> </ul>	The proposal complies in that no adverse impacts are likely in this regard.





Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	No fundamental changes are proposed to access arrangements.
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: <ul> <li>(a) the Transport network overlay maps contained in Schedule 2;</li> <li>(b) any relevant Local Plan.</li> </ul> </li> <li>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</li> </ul>	The proposal will continue to interact with public transport infrastructure as per the existing arrangements.
<b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3 No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	The proposal has been designed to minimize impacts on sensitive receivers.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO4.1         Development is compatible with the role and function (including the future role and function) of major transport corridors.     </li> <li>AO4.2         Direct access is not provided to a major transport corridor where legal and practical access from another road is available.     </li> </ul>	No conflict is proposed in respect of the continued efficient role and function of the road network.





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>AO4.3</li> <li>Intersection and access points associated with major transport corridors are located in accordance with:</li> <li>(a) the Transport network overlay maps contained in Schedule 2; and</li> <li>(b) any relevant Local Plan.</li> <li>AO4.4</li> <li>The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</li> </ul>	
<b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	<b>A05</b> No acceptable outcomes are prescribed.	The proposal is committed to implementing the proposed landscape and acoustic mitigation measures outlined in the application.
Pedestrian and cycle network		
<b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	<ul> <li>AO6.1</li> <li>Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</li> <li>AO6.2</li> <li>The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</li> </ul>	Not applicable





# 8.2.10 Transport network overlay code

## 8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Transport network (Road Hierarchy) overlay sub-categories:
    - (i) State controlled road sub-category;
    - (ii) Sub-arterial road sub-category;
    - (iii) Collector road sub-category;
    - (iv) Access road sub-category;
    - (v) Industrial road sub-category;
    - (vi) Major rural road sub-category;
    - (vii) Minor rural road sub-category;
    - (viii) Unformed road sub-category;
    - (ix) Major transport corridor buffer area sub-category.
  - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
    - (i) Principal route;
    - (ii) Future principal route;
    - (iii) District route;
    - (iv) Neighbourhood route;
    - (v) Strategic investigation route.





### 8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
    - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
  - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for transport infrastructure (including active transport infrastructure);
  - (b) development contributes to a safe and efficient transport network;
  - (c) development supports the existing and future role and function of the transport network;
  - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

### **Criteria for assessment**

### Table 8.2.10.3 a - Transport network overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO1.1</li> <li>Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</li> <li>AO1.2</li> <li>Development does not compromise the safety and efficiency of the transport network.</li> </ul>	The Proposal demonstrates compliance in this regard.





Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: <ul> <li>(a) the Transport network overlay maps contained in Schedule 2;</li> <li>(b) any relevant Local Plan.</li> </ul> </li> <li>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</li> </ul>	The Proposal demonstrates compliance in this regard.
<b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3 No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	The Proposal demonstrates compliance in this regard.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO4.1         Development is compatible with the role and function (including the future role and function) of major transport corridors.     </li> <li>AO4.2         Direct access is not provided to a major transport corridor where legal and practical access from another road is available.     </li> </ul>	The Proposal demonstrates compliance in this regard.





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>AO4.3</li> <li>Intersection and access points associated with major transport corridors are located in accordance with:</li> <li>(a) the Transport network overlay maps contained in Schedule 2; and</li> <li>(b) any relevant Local Plan.</li> <li>AO4.4</li> <li>The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</li> </ul>	
<b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	AO5 No acceptable outcomes are prescribed.	The Proposal demonstrates compliance in this regard.
Pedestrian and cycle network		
<b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	<ul> <li>AO6.1</li> <li>Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</li> <li>AO6.2</li> <li>The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</li> </ul>	The Proposal demonstrates compliance in this regard.



Attachment E

Acoustic Assessment

CRGACOUSTICS

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CRG Acoustics Pty Ltd ACN 151 847 255 ABN 11 708 556 182

Proposed Alterations and Additions Mossman Memorial Bowling Club

# ENVIRONMENTAL NOISE IMPACT ASSESSMENT

Prepared For:

 $Rubicon \ Design + Construct$ 

21 June 2023

crgref: 22144 Report REV 2

# **1.0 INTRODUCTION**

This report is in response to a request by Rubicon Design + Construct for an environmental noise assessment of proposed alterations and additions to the existing Mossman Memorial Bowls Club in Mossman.

In undertaking this assessment, attended and unattended noise measurements were conducted and through modelling, predictions of onsite activity noise emissions were produced. Based upon the predicted noise levels, recommendations regarding acoustic treatment at the site have been provided.

## 2.0 SITE & DEVELOPMENT DESCRIPTION

The proposal relates to Lot 40 on SP2535262, 6 - 8 Johnston Rd, Mossman. The site is bounded by Johnston Rd to the north, vacant land and commercial properties to the east, and residential to the southeast, south and west, and across Johnston Rd to the northeast. For site location refer to Appendix A.

The proposal is for reconfiguration of the internal layout, primarily to the southern and eastern part of the building. Essentially, the following will be undertaken:

## STAGE 1

- Reconfiguration of toilets;
- Expansion of Gaming;
- New offices adjacent to Gaming;
- Reconfiguration of DOSA to southeastern corner leading off Gaming;
- New toilets adjacent to Gaming;
- Refurbishment of Dining & Lounge;
- New Sports Lounge replacing part of existing Lounge;
- Refurbishment of existing Entry to include Porte Cochere;
- Removal of existing condensers to new roof mounted plant enclosure to the southeast of the roof.

## STAGE 2

- Relocation of loading to northwestern corner of the building;
- New DOSA to centre of the northern facade leading off Sports Lounge;
- Relocate roof mounted plant to new plant enclosure towards the centre of the southern end of the roof.
- Extension to Café Lounge to the northern side of the building (replacing the existing loading area);
- New amenities to the western side of the greens servicing the Bowling Green;
- New BBQ Terrace to southwest corner of the building.

This report assess the ultimate completed Stages 1 and 2 proposed.

All other parts of the site (being Function space, carparking, kitchen, function room and bowling greens) are retained in the current form and usage, with the exception being removal of a limited number of car spaces adjacent to the building. Further, hours of operation are retained from current arrangement, being a maximum of 10am to midnight, 7 days per week.

Changes to activity noise associated the alterations have been assessed to ensure an acceptable level of acoustical amenity can be achieved at the nearest noise sensitive receivers. The nearest offsite noise sensitive receivers to the development include a dwelling to the northeast across Johnston Rd, dwellings to the southeast and south to the rear of the site, and a dwelling to the western boundary. For offsite noise sensitive receiver locations refer to Figure 2 in Appendix A.

We are advised that the Club has been in operation for over 80 years on the subject site.

# 3.0 AMBIENT NOISE SURVEY

## 3.1 Instrumentation

The following equipment was used to record ambient noise levels at the subject site locale:

- Svantec SV36 Calibrator;
- Svantec 971 Sound Level Meter with octave band recording.

All instrumentation used in this assessment hold current calibration certificate from a certified NATA calibration laboratory.

## 3.2 Unattended Background Measurement Methodology

A logger was located in the backyard of the dwelling to the south of the subject site, at 32 Riflebird Crescent. The microphone was in a free-field location approximately 1.4m above ground. Refer to Figure 2 in Appendix A for the logger location.

The logger was set to record noise statistics in 15-minute blocks continually between Tuesday 02/05/2023 and Wednesday 10/05/2023.

All measurements were conducted generally in accordance with Australian Standard AS 1055 *"Acoustics-Description and measurement of environmental noise"*. The operation of the sound level logging equipment was field calibrated before and after the measurement session with no significant drift from the reference signal recorded.

Daily weather observations were obtained from the Bureau of Meteorology's website at the Cairn's Aero weather station. Weather conditions during the noise monitoring period were fine with <1mm of rain on 04/05/2023 and 6mm on 07/05/2023 which didn't affect noise levels, a temperature range between 21 to  $31^{\circ}$ C and a relative humidity between 49 and 75%.

## 3.3 Unattended Background Measurement Results

Table 1 below presents the Rating Background noise levels (RBLs) calculated from the logger. The RBL for each period was calculated in accordance with the methodology detailed in the QLD EPA guideline "*Planning for noise control*". Graphical presentation of the measured noise levels is presented in the Appendix C.

Background Noise Descriptor	Time Period	Measured Level dB(A)
L <sub>90</sub> RBL Daytime	7am to 6pm	37
L90 RBL Evening	6pm to 10pm	35
L90 RBL Night-time	10pm to 7am	33

**Table 1:** Rating Background noise levels calculated from measured background noise levels.

Short-term SPL dB(lin) Hz Octave Band Centre Frequencies								
63	125	250	500	1k	2k	AP		
15	18	21	29	25	18	33		
Short-term SPL dB(C) Hz Octave Band Centre Frequencies								
63	125	250	500	1k	2k	AP		
14	20	23	30	27	26	33		

Table 2 below presents the measured background noise levels recorded at the logger location. Measured Linear levels were converted to "C" Weight levels for presentation in Table 2.

 Table 2: Measured octave band ambient noise levels at the logger location.

# 4.0 NOISE CRITERIA

The Acceptable Outcomes of Performance Outcome PO3 of the Environmental Performance Code, within the Cairns Plan 2016, cites the Environmental Protection (Noise) Policy 2008 as presented below:

Noise	
<b>PO3</b> Potential noise generated from the development is avoided through design, location and operation of the activity.	<b>AO3.1</b> Development does not involve activities that would cause noise related environmental harm or nuisance;
Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a	or
report to demonstrate compliance with the purpose and outcomes of the Code.	<b>AO3.2</b> Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.
	and
	<ul> <li>AO3.3</li> <li>The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: <ul> <li>(a) car parking is located away from adjacent sensitive land uses;</li> <li>(b) car parking is enclosed within a building;</li> <li>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</li> <li>(d) incorporating a densely vegetated buffer adjacent to car parking areas.</li> </ul> </li> </ul>
	Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including
	nuisance) is avoided.

It is noted that the Environmental Protection (Noise) Policy 2008 has now been superceded by the Environmental Protection (Noise) Policy 2019, which has been applied to assess noise emissions from the proposed alterations and additions.

Further, in relation to AO3.3, there are no plans to redevelop the carparking areas, therefore, assessment of onsite carparking has not been undertaken.

Section 6 of the Environmental Protection (Noise) Policy 2019 provides the following framework for environmental values to be enhanced or protected:

### 6 Environmental values

The environmental values to be enhanced or protected under this policy are—

- (a) the qualities of the acoustic environment that are conducive to protecting the health and biodiversity of ecosystems; and
- (b) the qualities of the acoustic environment that are conducive to human health and wellbeing, including by ensuring a suitable acoustic environment for individuals to do any of the following—
  - (i) sleep;
  - (ii) study or learn;
  - (iii) be involved in recreation, including relaxation and conversation; and
- (c) the qualities of the acoustic environment that are conducive to protecting the amenity of the community.

Section 9 of the Environmental Protection (Noise) Policy 2019 provides the following framework for management intent for noise:

### 9 Management intent for noise

(1) This section states the management intent for an activity involving noise that affects, or may affect, an environmental value to be enhanced or protected under this policy.

Note-

See section 35 of the Environmental Protection Regulation 2019.

- (2) To the extent it is reasonable to do so, noise must be dealt with in a way that ensures—
  - (a) the noise does not have any adverse effect, or potential adverse effect, on an environmental value under this policy; and
  - (b) background creep in an area or place is prevented or minimised.
- (3) Despite subsection (2)(b), if the acoustic quality objectives for an area or place are not being achieved or maintained, the noise experienced in the area or place must, to the extent it is reasonable to do so, be dealt with in a way that progressively improves the acoustic environment of the area or place.
- (4) In this section—

*background creep*, for noise in an area or place, means a gradual increase in the total amount of background noise in the area or place as measured under the document called the 'Noise measurement manual' published on the department's website.

Column 1	Column 2	Column 3	Column 4		
Sensitive receptor	Time of day	Environmental value			
		L <sub>Aeq,adj,1hr</sub>	L <sub>A10,adj,1hr</sub>	$L_{A1,adj,1hr}$	
residence (for outdoors)	daytime and evening	50	55	65	health and wellbeing
residence (for indoors)	daytime and evening	35	40	45	health and wellbeing
	night-time	30	35	40	health and wellbeing, in relation to the ability to sleep

Schedule 1 of the Environmental Protection (Noise) Policy 2019 provides the following specific *"Acoustic Quality Objectives"* to ensure that the above is achieved:

**Table 3:** Criterion from Schedule 1 of the Environmental Protection (Noise) Policy 2019.

It is noted that the EPP Noise 2019 provides no numeric criteria for control of background creep. For this reason, we have applied the previous criteria applied under the EPP Noise 2008, as follows. Based upon the measured RBL levels presented in Section 3.3, the *"Background Creep"* criterion (as previously defined under the Environmental Protection (Noise) Policy 2008) equates to the following levels at the nearest offsite receivers:

Time Varying Noise Source	Noise Limit, SPL dB(A) L <sub>eq</sub>
Daytime 7am to 6pm	42 (RBL L <sub>90</sub> level 37 + 5 dB)
Evening 6pm to 10pm	40 (RBL L <sub>90</sub> level 35 + 5 dB)
Night-time 10pm to 7am	38 (RBL L <sub>90</sub> level 33 + 5 dB)
Continuous Noise Source	Noise Limit, SPL dB(A) L <sub>90</sub>
Daytime 7am to 6pm	37 (RBL L <sub>90</sub> level 37 + 0 dB)
Evening 6pm to 10pm	35 (RBL L <sub>90</sub> level 35 + 0 dB)
Night-time 10pm to 7am	33 (RBL L <sub>90</sub> level 33 + 0 dB)

Table 4: Noise limit criterion for "Background Creep".

# 5.0 PREDICTED NOISE IMPACTS

All noise source levels used in the assessment have been collected from similar assessments, including assessments of gaming rooms in Chinderah, Gympie, Murwillumbah and Surfers Paradise. All *"Acoustic Quality Objective"* noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055 *"Acoustics-Description and measurement of environmental noise*".

For patron noise in the lounge and DOSA, we have applied the  $L_{eq}$ ,  $L_{10}$  and  $L_{01}$  source levels calculated from the formulas within the technical paper "*Prediction of Noise from Small to Medium Sized Crowds*" (Hayne et al, 2011). Patron numbers are generally based upon available seating.

The following noise source levels would typically occur as part of the proposed alterations and additions and have been assessed within this report.

A stivity /Naiss Courses	Distance	Event Duration Noise Level, SPL dB(A)			
Activity/Noise Source	To Source	$L_{eq}$	L <sub>10</sub>	L <sub>01</sub>	
DOSA (10 patrons daytime & evening & night)	1m	68	71	77	
New Sports Lounge (50 patrons) Daytime / evening	1m	77	80	84	
New Sports Lounge (20 patrons) Night	1m	73	76	80	
Gaming Room (50 machines)	1m	68**	74**	80**	
Loading activity	1m	79*	83*	85*	
Patrons BBQ terrace (56 patrons) Day/Evening	1m	79	82	85	
Patrons BBQ terrace (20 patrons) Night	1m	73	76	80	

\* Denotes + 5 dB correction for impulsiveness in accordance with AS1055. \*\* Denotes + 5 dB correction for tonality in accordance with AS1055.

 Table 5: Typical noise source levels associated with the proposed alterations and additions.

For the  $L_{Aeq}$  levels we have presented both the adjusted 15 minute duration and also the adjusted one hour duration. For assessment of the "*Background Creep*" criterion we have adopted the  $L_{Aeq 15 minute}$  duration levels.

Based upon the location of the proposed onsite activities in relation to the nearest offsite noise sensitive receivers (building façades and inside rooms with windows open), we predict the following noise impact levels as presented in Table 6. Note that we have assumed a single storey dwelling will be built, in keeping with other dwellings on Riflebird Crescent, and our combined impacts do not include loading, as this is an existing activity, occurs irregularly, and only during the daytime.

The predicted levels assume that the recommended treatments detailed in Section 6 are incorporated into the development.

For offsite noise sensitive receiver locations refer to Figure 2 in Appendix A.

For point source calculations refer to Appendix C.

It is noted that no changes are proposed to carparking, deliveries or waste collection, therefore, these activities have not been assessed.

	Predicted Noise Impact, SPL dB(A) DAY / EVENING							
Noise Source	Nearest Façade				Inside	Inside Windows OPEN		
	L <sub>eq 15min</sub>	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>	
R1: Dwelling to the northeast 3 Johnst	on Road (Lot	1 RP70625	9)					
Southeastern DOSA	32	32	35	41	25	28	34	
New Sports Lounge day / evening	35	35	38	41	27	30	34	
Gaming Room (50 machines)	< 15	19	25	31	< 15	18	24	
Loading new dock	39	44	48	50	37	41	43	
Northern DOSA	35	35	38	44	27	30	36	
Patrons on BBQ Terrace day/evening	< 15	< 15	< 15	17	< 15	< 15	< 15	
COMBINED IMPACTS (excl. dock)	39	39	42	44	31	34	36	
R2: Dwelling to the southeast 61 Capta	in Cook Higl	way (Lot 1	0 RP707030	)				
Southeastern DOSA	27	27	30	36	20	23	29	
New Sports Lounge day / evening	24	24	27	30	16	19	22	
Gaming Room (50 machines)	25	30	36	42	23	29	35	
Loading new dock	< 15	< 15	15	17	< 15	< 15	< 15	
Northern DOSA	< 15	< 15	< 15	< 15	< 15	< 15	< 15	
Patrons on BBQ Terrace day/evening	36	36	39	42	29	32	35	
COMBINED IMPACTS (excl. dock)	37	38	41	42	30	34	35	
R3: Dwellings to the south-southwest 3	0 - 32 Riflebi	rd Crescent	t (Lots 19 SI	P186233; Lo	t 20 SP1862	31)		
Southeastern DOSA	35	35	38	44	27	30	36	
New Sports Lounge day / evening	26	26	29	32	19	22	25	
Gaming Room (50 machines)	24	29	35	41	22	28	34	
Loading new dock	29	34	38	40	26	30	32	
Northern DOSA	< 15	< 15	< 15	< 15	< 15	< 15	< 15	
Patrons on BBQ Terrace day/evening	40	40	43	46	32	35	38	
COMBINED IMPACTS (excl. dock)	41	41	45	46	34	37	38	
R4: Dwelling to the west 10 Johnston F	Road (Lot 3 R	P707030)						
Southeastern DOSA	35	35	38	44	28	31	37	
New Sports Lounge day / evening	30	30	33	36	23	26	29	
Gaming Room (50 machines)	25	30	36	42	22	285	34	
Loading new dock	36	41	45	47	33	37	39	
Northern DOSA	< 15	< 15	< 15	15	< 15	< 15	< 15	
Patrons on BBQ Terrace day/evening	42	42	45	48	34	3.8	40	
COMBINED IMPACTS (excl. dock)	43	43	46	48	36	39	40	
7am - 10pm Criterion (day/evening)	42 / 40	50	55	65	35	40	45	

 Table 6:
 Predicted day / evening onsite activity noise impacts at noise sensitive receivers.

	Predicted Noise Impact, SPL dB(A) NIGHT							
Noise Source		Nearest	Inside	e Windows (	OPEN			
	L <sub>eq 15min</sub>	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>	
R1: Dwelling to the northeast 3 Johnst	ton Road (Lot	t 1 RP70625	9)					
Southeastern DOSA	32	32	35	41	25	28	34	
New Sports Lounge night	29	29	32	37	21	24	29	
Gaming Room (50 machines)	< 15	19	25	31	< 15	18	24	
Northern DOSA	35	35	38	44	27	30	36	
Patrons on BBQ Terrace night	< 15	< 15	< 15	< 15	< 15	< 15	< 15	
COMBINED IMPACTS	37	37	40	44	30	33	36	
R2: Dwelling to the southeast 61 Capt	ain Cook Hig	hway (Lot 1	0 RP707030	)				
Southeastern DOSA	27	27	30	36	20	23	29	
New Sports Lounge night	18	18	21	26	< 15	< 15	18	
Gaming Room (50 machines)	25	30	36	42	23	29	35	
Northern DOSA	< 15	< 15	< 15	< 15	< 15	< 15	< 15	
Patrons on BBQ Terrace night	29	29	32	37	22	25	30	
COMBINED IMPACTS	33	34	38	42	26	31	35	
R3: Dwellings to the south-southwest 3	30 - 32 Riflebi	ird Crescent	t (Lots 19 SI	P186233; Lo	t 20 SP1862	31)		
Southeastern DOSA	35	35	38	44	27	30	36	
New Sports Lounge night	20	20	23	28	< 15	16	21	
Gaming Room (50 machines)	24	29	35	41	22	28	34	
Northern DOSA	< 15	< 15	< 15	< 15	< 15	< 15	< 15	
Patrons on BBQ Terrace night	33	33	36	41	25	28	33	
COMBINED IMPACTS	37	38	41	44	30	34	36	
R4: Dwelling to the west 10 Johnston	Road (Lot 3 R	RP707030)						
Southeastern DOSA	35	35	38	44	28	31	37	
New Sports Lounge night	24	24	27	32	117	20	24	
Gaming Room (50 machines)	25	30	36	42	22	285	34	
Loading new dock	36	41	45	47	33	37	39	
Northern DOSA	< 15	< 15	< 15	15	< 15	< 15	< 15	
Patrons on BBQ Terrace night	35	35	38	43	28	31	35	
COMBINED IMPACTS	39	39	42	44	31	35	37	
10pm to Midnight Criterion (night)	38	N/A	N/A	N/A	30	35	40	

 Table 7: Predicted night onsite activity noise impacts at noise sensitive receivers.

Continuous activity noise source levels have been compiled from similar previous investigations. All noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055:1997 – "Acoustics-Description and measurement of environmental noise".

It should be stressed that mechanical plant requirements for the proposed alterations and extensions are not yet known, for this reason; we have applied noise levels from other similar sites as follows:

- New toilet exhaust fans generating 52 dB(A) at 3m.
- Large condenser units each generating 56 dB(A) at 3m.
- Small condenser units each generating 48 dB(A) at 3m.

Based upon the locations of the plant decks in relation to the nearest offsite noise sensitive receivers (building façades and inside rooms with windows open), we predict the following noise impact levels as presented in Table 8.

The predicted levels assume that the recommended treatments detailed in Section 6 are incorporated into the development.

For offsite noise sensitive receiver locations refer to Figure 2 in Appendix A. For point source calculations refer to Appendix C.

Continuer Nation Comme	Predicted Noise Impact, SPL L <sub>eq</sub> dB(A)					
Continuous Noise Source	Nearest Façade	Inside Windows OPEN				
R1: Dwelling to the north						
Combined mechanical plant (2 plant decks)	33	26				
R2: Dwellings to the southeast						
Combined mechanical plant (2 plant decks)	34	27				
R3: Dwellings to the south-southeast						
Combined mechanical plant (2 plant decks)	34	27				
R4: Dwellings to the south						
Combined mechanical plant (2 plant decks)	36	29				
7am to 10pm Residential Criterion	37 / 35	35				
10pm to 7am Residential Criterion	33	30				

 Table 7: Predicted onsite mechanical plant noise impacts at noise sensitive receivers.

# 6.0 RECOMMENDED ACOUSTIC TREATMENTS

## 6.1 Onsite Activity Acoustic Treatment Recommendations

We recommend that the following acoustic treatments be incorporated into the development to mitigate onsite activity noise:

- Staff should be diligent in maintaining acceptable activities and noise levels from the patrons at outdoor DOSA areas, alfresco and terrace areas, particularly after 10pm.
- Goods delivery and waste collection be limited to 7am to 6pm.
- Acoustically absorptive lining be applied on the underside of the ceiling of the southeastern DOSA to achieve a Noise Reduction Coefficient greater than NRC 0.8.
- Solid wall to the western side of the BBQ Terrace. Refer to Sketch No. 3, attached. This is only required at Stage 2 of the development.
- Acoustically absorptive lining be applied on the underside of the ceiling of the BBQ Terrace to achieve a Noise Reduction Coefficient greater than NRC 0.8. Refer to Sketch No. 3, attached. This is only required at Stage 2 of the development.
- New ceilings be solid set plasterboard.
- A 2.2m high acoustical screen be extended along the western side of the loading area. Refer to Sketch No. 1, attached. This is only required at Stage 2 of the development.
- A 2.5m high acoustical screen be extended along the southern boundary. Refer to Sketch No. 4, attached. This is only required at Stage 2 of the development.
- New Café/lounge wall be rated to minimum R<sub>w</sub> 38 (e.g. fixed 10.38mm laminated glass).
- Gaming Room to be carpeted or an acoustically absorptive ceiling (Noise Reduction Coefficient greater than NRC 0.8) be hung below the solid set plasterboard ceiling.
- New or relocated mechanical plant be designed and installed to comply with the noise criterion presented in Section 4.2. As final plant selection has not been completed, an assessment of plant should be conducted during the design phase, and a Certificate provided to the Building Certifier confirming that installed plant achieves the noise limit criteria. Based upon assumed source levels, acoustical screens may be required to the east, west and southern sides of the roof plant decks. Refer to Sketch No. 2, attached for an indicative design that may be revised upon detailed design. Note that the western plant screen is only required at Stage 2 of the development, but the eastern plant screen is required at Stage 1.

# 7.0 **DISCUSSION**

Onsite activity noise associated with the alterations and additions has been assessed to ensure an acceptable level of acoustical amenity can be achieved at the nearest noise sensitive receivers, which include a dwelling to the northeast, detached dwellings to the southeast and south-southeast, and to the west.

Based upon the worst case scenarios, assumed source levels and acoustic treatments, onsite activity noise emissions associated with the alterations and additions are predicted to impact the nearest offsite noise sensitive receivers within 3 dB of the relevant "*Acoustic Quality Objectives*" and "*Background Creep*" criterion. As the average person cannot detect a 3 dB shift in sound pressure level, an exceedance of 3 dB is not deemed significant.

To minimise noise emissions to the offsite noise sensitive receivers, we have recommended that staff to be diligent in maintaining acceptable activities and noise levels from the patrons at the reconfigured DOSA, particularly after 10pm. Management of patron behaviour is key in ensuring compliance with the noise limits for patron voice, as boisterous behaviour will result in exceedances at nearest dwellings. Further, acoustical screens, barriers and sound absorption has been recommended to mitigate noise impacts – such treatments are viewed as best practice .

We have also provided an indication of potential noise impact levels of likely new or relocated mechanical plant; although the levels are merely a guide as no plant selections have yet been completed. For this reason, additional more detailed assessment/s should be conducted upon determination of plant. Such assessments should be undertaken prior to Building Approval; and be conditioned within the Development Approval.

# 8.0 CONCLUSIONS

This report is in response to a request by Rubicon Design + Construct for an environmental noise assessment of proposed alterations and additions to the existing Mossman Memorial Bowls Club.

Based upon the assessed attached Development Plans, the proposal can be shown to be within acceptable levels of the adopted noise criterion subject to the recommended treatments detailed in Section 6 being incorporated into the development.

Report Compiled By:

JAY CARTER BSc Director

## APPENDIX A

Subject Site, Measurement Location and Surrounding Noise Sensitive Receivers

Figure No. 1: Subject Site Location (Google Maps).

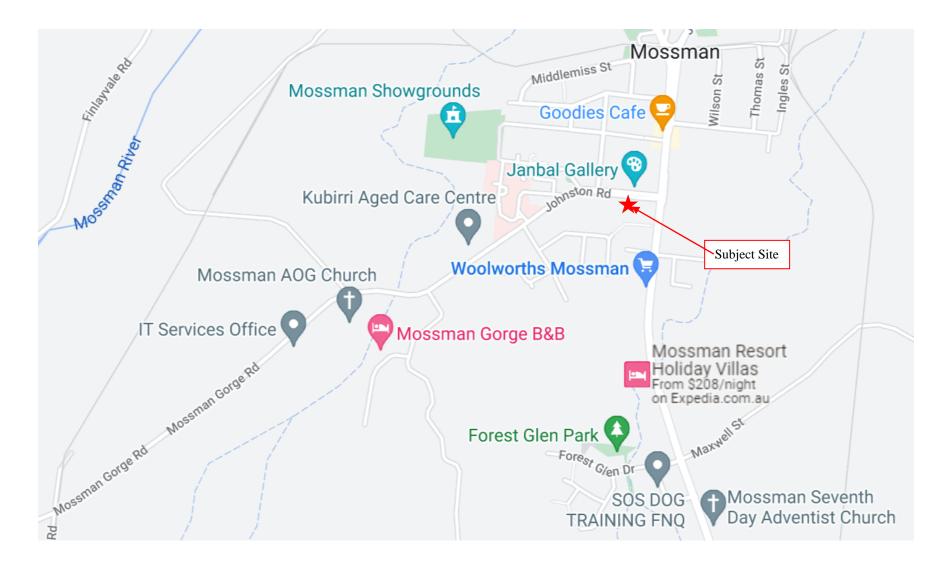




Figure No. 2: Subject Site, Noise Monitoring Location and Surrounding Receivers (QLD Globe).

### Photograph Sheet 1



**Photograph 1:** View looking north from Riflebird Crescent looking across R3 at western dwelling (R4)



Photograph 2: View looking north from Riflebird Crescent looking at subject site across R3

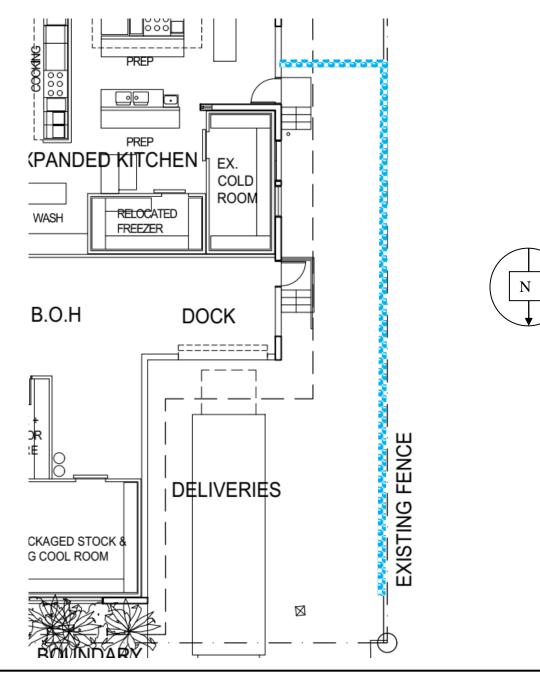
### Photograph Sheet 2



**Photograph 3:** Dwelling at R3



Photograph 4: Logger in backyard of dwelling at 32 Riflebird Crescent

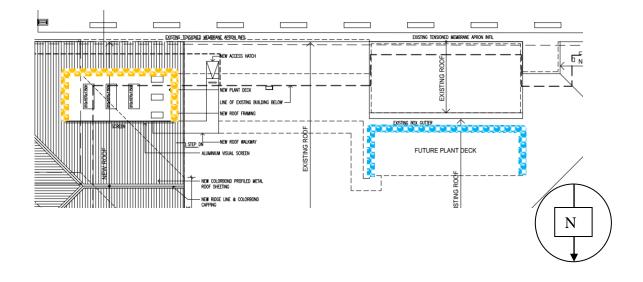


### Sketch No. 1: Recommended Acoustical Barrier – STAGE 2

### ACOUSTIC TREATMENT LEGEND

Recommended 2.2m high acoustical barrier constructed above the existing or finished carpark grade, whichever is higher.

Barriers are to be free of gaps and holes, including no gaps between the ground and the base of the barrier. Typical materials include 2 layers of colourbond metal sheet, 19mm lapped timber fence (40% overlap), 9mm FC sheet, toughened glass, Perspex, masonry, or a combination of the above (a minimum surface mass of 11kg/m<sup>2</sup> is required).



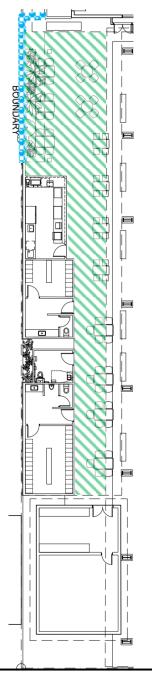
### Sketch No. 2: Indicative Acoustical Screens to Roof Plant Decks – STAGES 1 & 2

### ACOUSTIC TREATMENT LEGEND

Indicative acoustical barrier extending 300mm above top edge of tallest plant on deck. STAGE 2 Indicative acoustical barrier extending 300mm above top edge of tallest plant on deck. STAGE 1

Barriers are to be free of gaps and holes, including no gaps between the ground and the base of the barrier. Typical materials include 2 layers of colourbond metal sheet, 9mm FC sheet, toughened glass, Perspex, masonry, or a combination of the above (a minimum surface mass of  $11 \text{kg/m}^2$  is required).



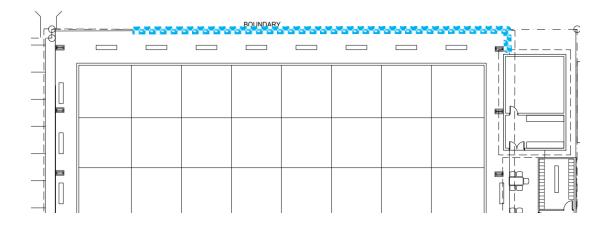


Sketch No. 3: Recommended Acoustical Treatment to BBQ Terrace – STAGE 2

### ACOUSTIC TREATMENT LEGEND

Recommended solid wall, may be constructed of 9mm FC sheet, 6mm toughened glass, masonry or combination (a minimum surface mass of 11kg/m<sup>2</sup> is required).

Acoustically absorptive ceiling lining under roof (min NRC 0.8). Typical treatments include Megasorber PN, or fibreglass with an NRC of greater than 0.8, with a hard perforated sheet facing (e.g. plywood or FC sheet) min 12% open face area.



### Sketch No. 3: Recommended Acoustical Treatment to Southern Boundary - STAGE 2

### ACOUSTIC TREATMENT LEGEND

Recommended 2.5m high acoustical barrier constructed above the existing or finished BBQ Terrace level, whichever is higher.

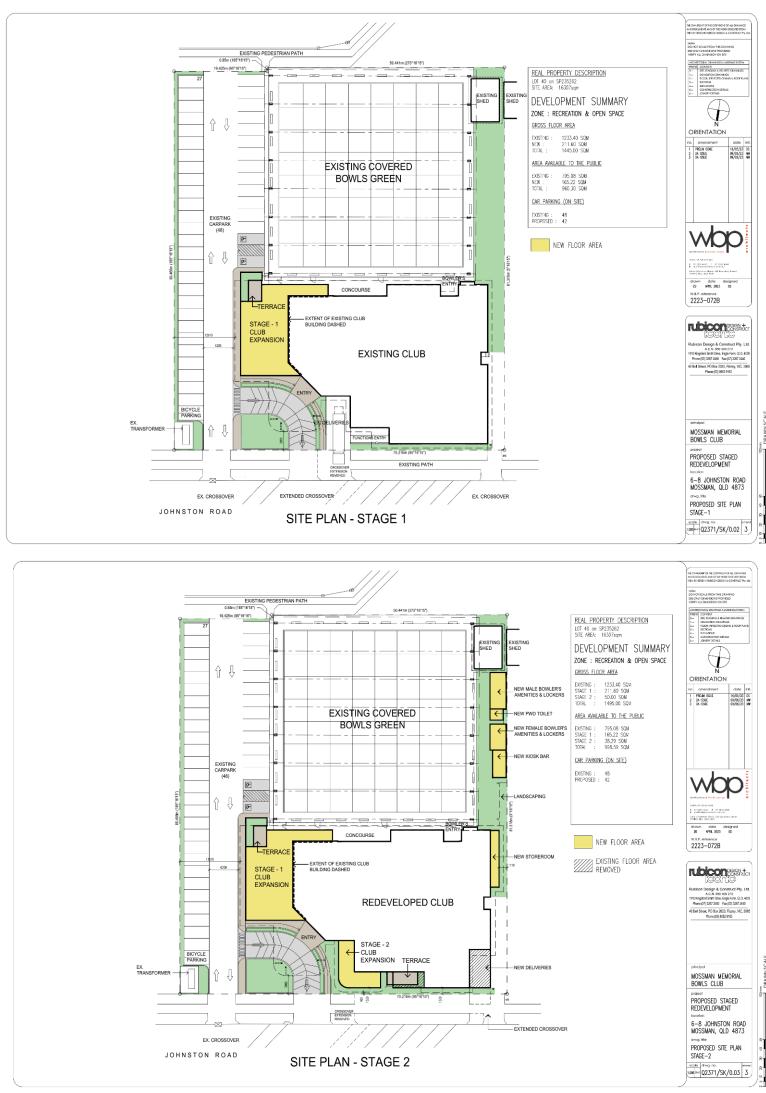
Barriers are to be free of gaps and holes, including no gaps between the ground and the base of the barrier. Typical materials include 2 layers of colourbond metal sheet, 19mm lapped timber fence (40% overlap), 9mm FC sheet, toughened glass, Perspex, masonry, or a combination of the above (a minimum surface mass of  $11 \text{kg/m}^2$  is required).

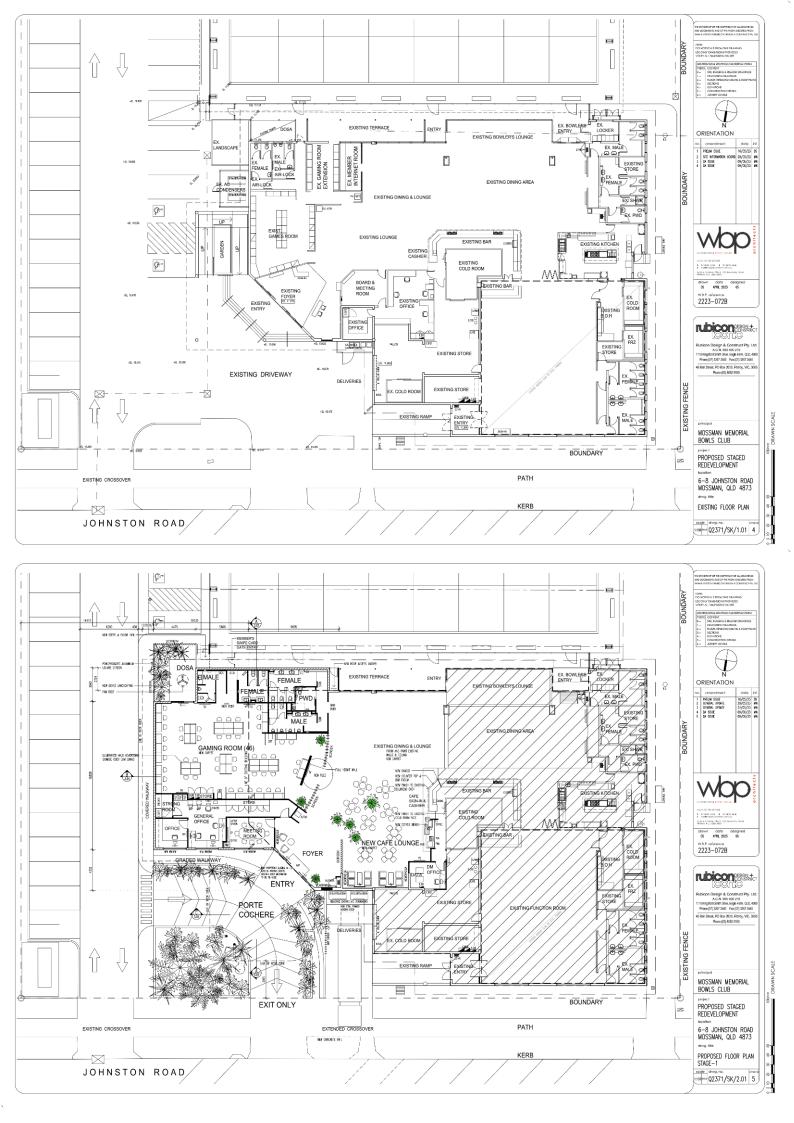


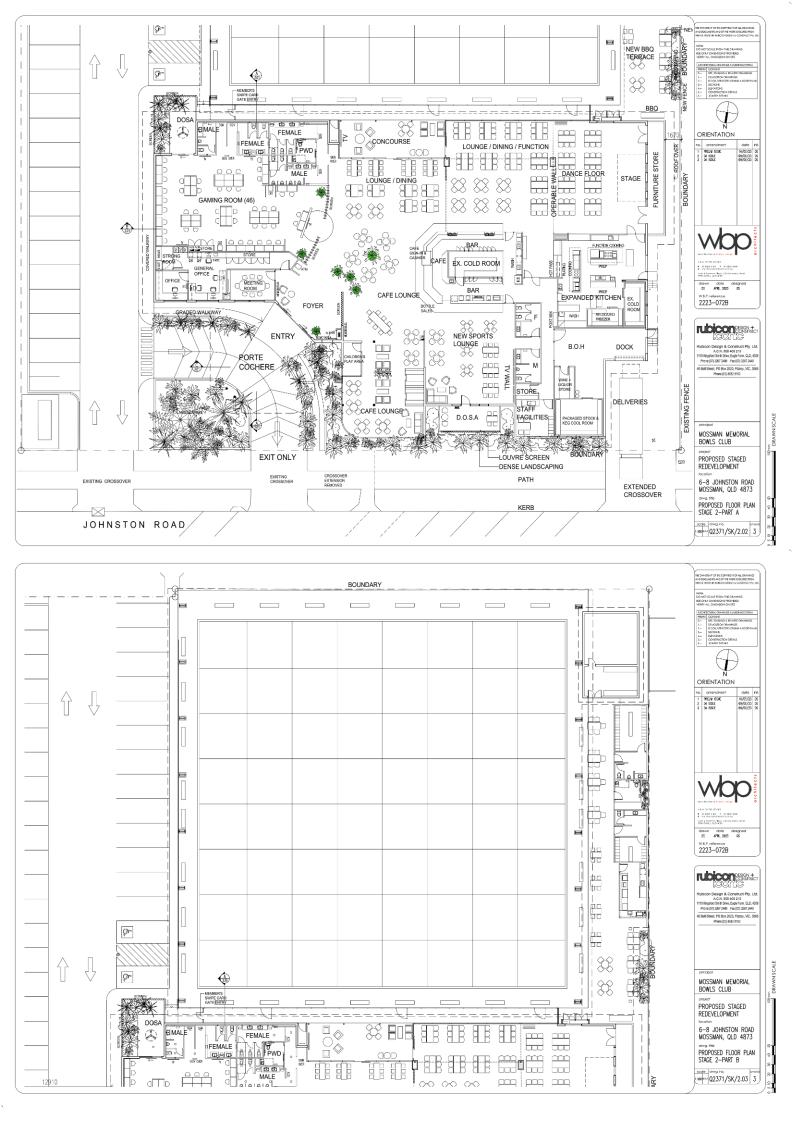


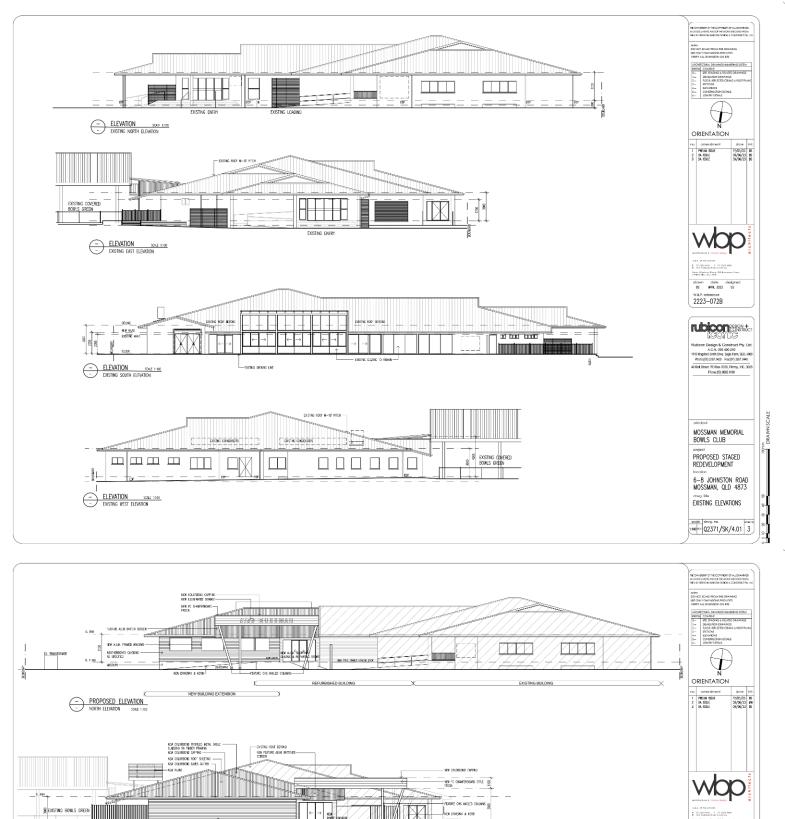
### **APPENDIX B**

**Development Plans** 









EXISTING COVERED BOWLS

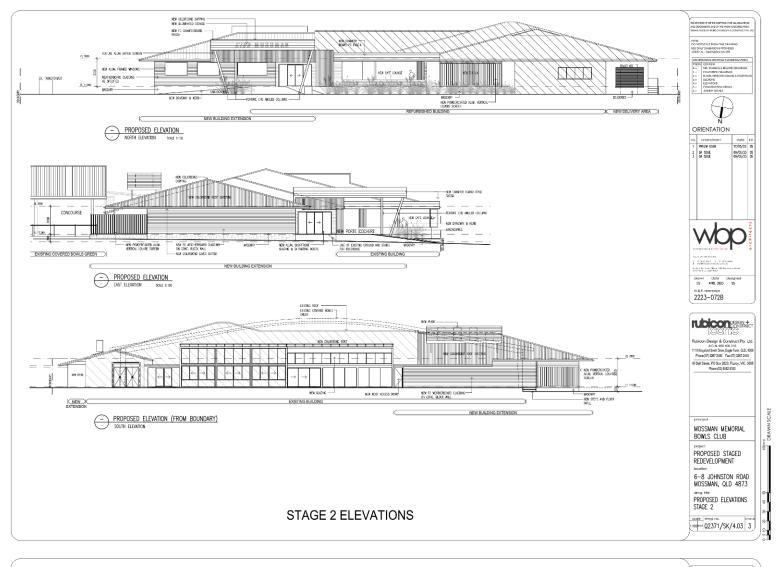
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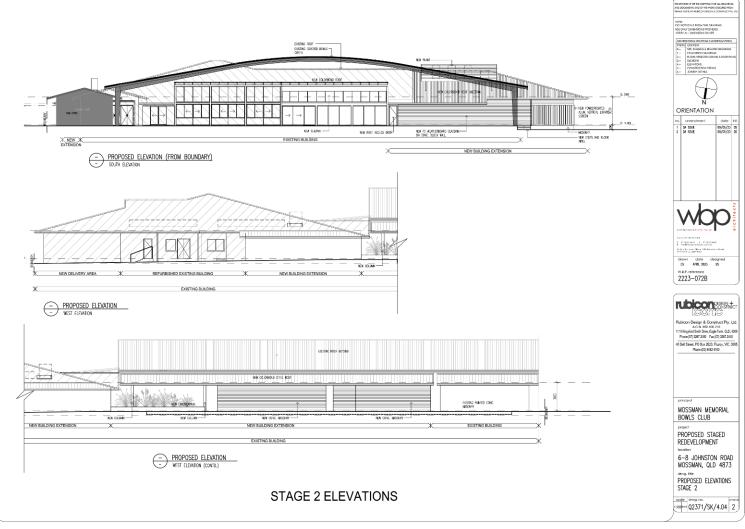
- PROPOSED ELEVATION

- PROPOSED ELEVATION - SOUTH ELEVATION SOLE 1:100

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Balle 4 Pattern Phys. 20 570951 (K. G.D 408 drawn date design BS APRI 2023 CS NEW POWERSONED AUX, MERICAL DONNE SOBEIN CONC BLOCK WALL CONC BLOCK WALL CONC BLOCK WALL NEW TO FINSH -Line of Existing Ground and Stars for Reference NEW AURL SHOPPIONT GLAZING & EL PARTING AUTO ENTRY GOORS EXISTING BUILDING 2223-072B NEW BUILDING EXTENSION Rubicon Design & Construct Pty. Lb A.C.N. 050 400 210 http://doi.org/10.000 Phote/07/3267 2400 Fart(07) 3267 2440 EXISTING ROOF-EXISTING DOVERED BOALS GREEN IN FRONT OF ELEVATION Boll Street, PO Box 2020, Fitzmy, VIC, 30 Fitzme (03) 8682 9160 NEN' COUSTBOND, ROCK M414 44 NEW POWDERCOATED AULW. VERTICAL LODINE SCREEN *\*⊬}≯ MOSSMAN MEMORIAL BOWLS CLUB NEW ROOF ACCESS DOOR NEW FC ARATHERSDARD ON DONC HUGGE AND NFA: KISTING BUIL PROPOSED STAGED REDEVELOPMENT NEW BUILDING EX 6-8 JOHNSTON ROAD MOSSMAN, QLD 4873 PROPOSED ELEVATIONS STAGE 1 ELEVATIONS scole drwg.no. 1908 \*\*1 Q2371/SK/4.02 3



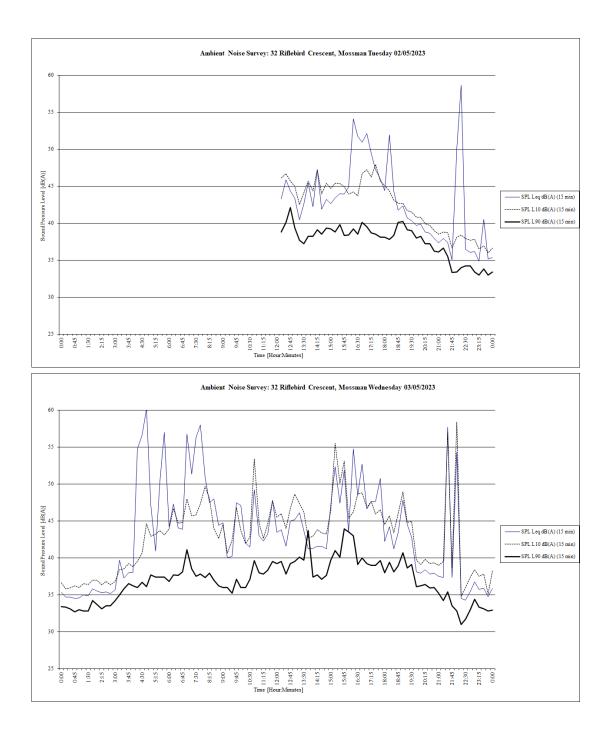




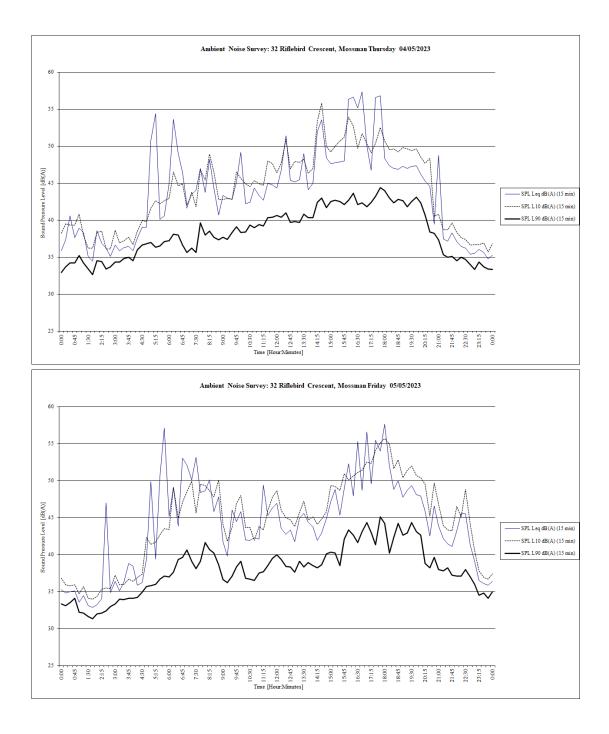
### APPENDIX C

Measurement Results and Model Calculations / Predictions

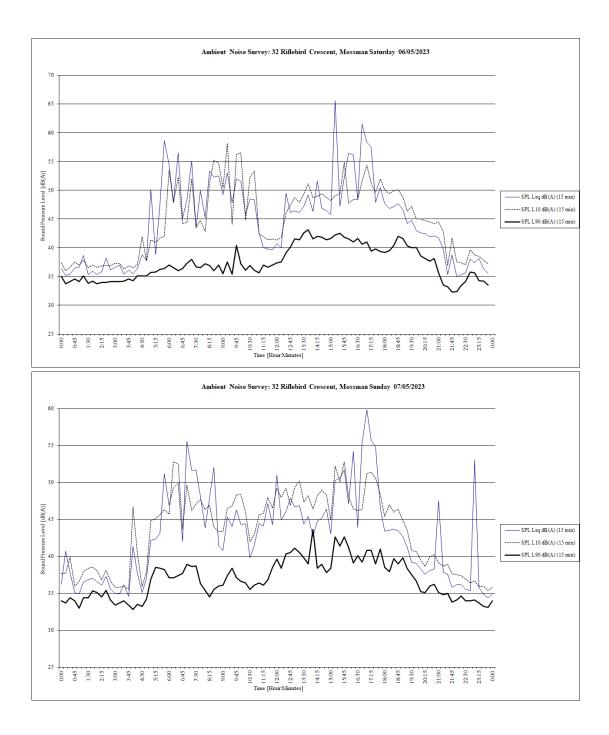




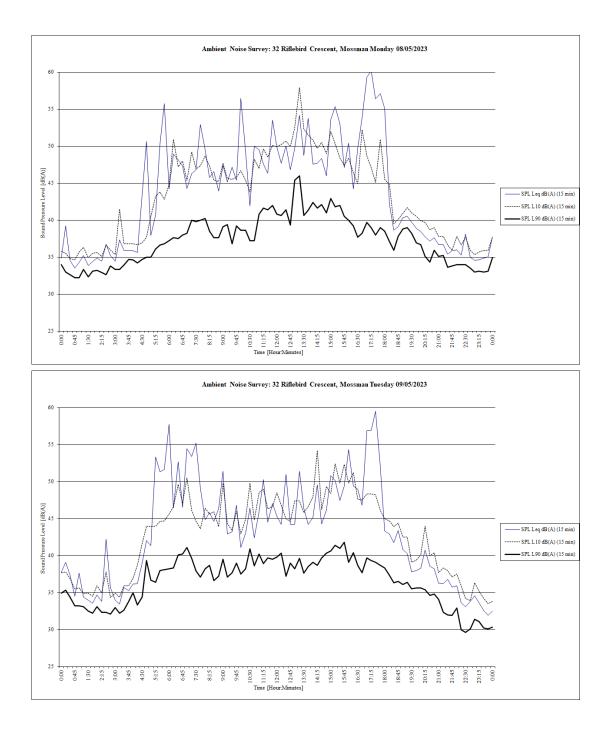














ONSITE ACTIVITY NOISE PREDICTION CALCULA DAY / EVENING SCENARIO	TIONS: (L										
R1: Dwelling to the north						R2: Dwelling to the southeast					
PATRONS SOUTHEAST DOSA	Creep LAeq	Acousti LAeq	Quality C	Dbjectives LA01	-	PATRONS SOUTHEAST DOSA	Creep LAeq	Acoustic LAeq	Quality C LA10	Dbjectives LA01	-
Noise source level for single event		58	71	77	dB(A)	Noise source level for single event		58	71	77	dB(A)
Duration of single event Number of events in the measurement period	1	9	00 4		Seconds Events	Duration of single event Number of events in the measurement period	1	9	00 4		Seconds Events
Total time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seconds
NT 1 15	LAeq	LAeq 1hr 68	LA10 1hr	LA01 1hr			LAeq 68	LAeq 1hr 68	LA10 1hr 71	LA01 1hr 77	
Noise source level for assessment time period Tonality / Impulsiveness correction	68 0	08	0	11	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	08	08	0	11	dB(A) dB
Minimum distance to receiver			34		m	Minimum distance to receiver			8		m
Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation			38 0		dB dB	Distance attenuation (-6 dB per doubling of distance) Offsite building screening			85 8		dB dB
Building screening			0		dB	Inside to outside attenuation			0		dB
Façade reflection Impact at nearest facade	32	32	5 35	41	dB	Façade reflection	27	27	.5 30	36	dB
Reduction through OPEN window	32	-5	-5	-5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	21	-5	-5	-5	dB(A) dB
Impact inside open window (excludes façade correction	1)	25	28	34	dB(A)	Impact inside open window (excludes façade correctio	n)	20	23	29	dB(A)
	Creep	1593.8659 Acousti	Quality C	Diectives			Creep	529.85175 Acoustic	Quality C	Diectives	
SPORTS LOUNGE DAY/EVENING	LAeq	LAeq	LA10	LA01		SPORTS LOUNGE DAY/EVENING	LAeq	LAeq	LA10	LA01	
Noise source level for single event Duration of single event	1	78	81 00	85	dB(A) Seconds	Noise source level for single event Duration of single event		78	81 00	85	dB(A) Seconds
Number of events in the measurement period	1	,	4		Events	Number of events in the measurement period	1	9	4		Events
Total time duration of combined events	900.0		3600.0	1	Seconds	Total time duration of combined events	900.0		3600.0		Seconds
Noise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81	LA01 1hr 85	dB(A)	Noise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81	LA01 1hr 85	dB(A)
Tonality / Impulsiveness correction	0		0	05	dB	Tonality / Impulsiveness correction	0	70	0	05	dB
Minimum distance to receiver			54		m	Minimum distance to receiver	-		3		m
Distance attenuation (-6 dB per doubling of distance)			36 10		dB dB	Distance attenuation (-6 dB per doubling of distance) Inside to outside attenuation	-		37 20		dB dB
Building screening			0		dB	Onsite building screening			0		dB
Façade reflection Impact at nearest façade	35	35	.5 38	41	dB dB(A)	Façade reflection Impact at nearest façade	24	24	.5 27	30	dB dB(A)
Reduction through OPEN window		-5	-5	-5	dB(A) dB	Reduction through OPEN window		-5	-5	-5	dB(A) dB
Impact inside open window (excludes façade correction	a)	27	30	34	dB(A)	Impact inside open window (excludes façade correctio	n)	16	19	22	dB(A)
	3069.767 Creep	Acousti	Quality C	Objectives		CINENCE BOOM	235.94982 Creep	Acoustic	Quality C	bjectives	
GAMING ROOM	LAeq	LAeq	LA10	LA01	1	GAMING ROOM	LAeq	LAeq	LA10	LA01	1
Noise source level for single event Duration of single event	(	53 Q	69 00	75	dB(A) Seconds	Noise source level for single event Duration of single event	(	63	69 00	75	dB(A) Seconds
Number of events in the measurement period	1	,	4		Events	Number of events in the measurement period	1	,	4		Events
Total time duration of combined events	900.0		3600.0	1	Seconds	Total time duration of combined events	900.0		3600.0	1	Seconds
Noise source level for assessment time period	LAeq 63	LAeq 1hr 63	LA10 1hr 69	LA01 1hr 75	dB(A)	Noise source level for assessment time period	LAeq 63	LAeq 1hr 63	LA10 1hr 69	LA01 1hr 75	dB(A)
Tonality / Impulsiveness correction	0		5		dB	Tonality / Impulsiveness correction	0		5		dB
Minimum distance to receiver			54 36		m dB	Minimum distance to receiver			9 35		m dB
Distance attenuation (-6 dB per doubling of distance) Inside to outside attenuation			15		dB dB	Distance attenuation (-6 dB per doubling of distance) Inside to outside attenuation			5		dB dB
Absorptive ceiling mitigation			0		dB	Absorptive ceiling mitigation			0		dB
Building screening Façade reflection			0		dB dB	Offsite building screening Façade reflection			5		dB dB
Impact at nearest façade	14	19	25	31	dB(A)	Impact at nearest façade	25	30	36	42	dB(A)
Reduction through OPEN window		-5	-5					-5		-5	dB
	0			-5	dB	Reduction through OPEN window	2)		-5		an(a)
Impact inside open window (excludes façade correction	1) 27.393029	-3 12 86.624363	-5 18 344.8578	-5 24	dB dB(A)	Reduction through OPEN window Impact inside open window (excludes façade correction	n)  322.32647	-3 23 1019.2858	-3 29 4057.8499	35	dB(A)
	27.393029 Creep	12 86.624363 Acousti	18 344.8578 Quality C	24 Dbjectives			322.32647 Creep	23 1019.2858 Acoustic	29 4057.8499 Quality C	35 Dbjectives	dB(A)
LOADING NEW AREA	27.393029 Creep LAeq	12 86.624363	18 344.8578	24		Impact inside open window (excludes façade correctio	322.32647 Creep LAeq	23 1019.2858	<b>29</b> 4057.8499	35	-
LOADING NEW AREA Noise source level for single event Duration of single event	27.393029 Creep LAeq	12 86.624363 Acoustio LAeq 74	18 344.8578 Quality C LA10 78 00	24 Dbjectives LA01	dB(A) dB(A) Seconds	Impact inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event	322.32647 Creep LAeq	23 1019.2858 Acoustic LAeq 74	29 4057.8499 Quality C LA10 78 00	35 Dbjectives LA01	dB(A) Seconds
LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period	27.393029 Creep LAeq 1	12 86.624363 Acoustio LAeq 74	18 344.8578 2 Quality C LA10 78 00 4	24 Dbjectives LA01	dB(A) dB(A) Seconds Events	Impact inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event Number of event is in the measurement period	322.32647 Creep LAeq 1	23 1019.2858 Acoustic LAeq 74	29 4057.8499 Quality C LA10 78 00 4	35 Dbjectives LA01	dB(A) Seconds Events
LOADING NEW AREA Noise source level for single event Duration of single event	27.393029 Creep LAeq	12 86.624363 Acoustio LAeq 74	18 344.8578 Quality C LA10 78 00	24 Dbjectives LA01 80	dB(A) dB(A) Seconds	Impact inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event	322.32647 Creep LAeq	23 1019.2858 Acoustic LAeq 74	29 4057.8499 Quality C LA10 78 00	35 Dbjectives LA01 80	dB(A) Seconds
LOADING NEW AREA Noise source level for single event Duration of single event Wumber of events in the measurement period Total time duration of combined events Noise source level for assessment time period	27.393029 Creep LAeq 1 900.0 LAeq 74	12 86.624363 Acoustio LAeq 74 9	18 344.8578 Quality C LA10 78 00 4 3600.0 LA10 1hr 78	24 Dbjectives LA01 80	dB(A) dB(A) Seconds Events Seconds dB(A)	Impact Inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period	322.32647 Creep LAeq 1 900.0 LAeq 74	23 1019.2858 Acoustic LAeg 74 9	29 4057.8499 2 Quality C LA10 78 00 4 3600.0 LA10 1hr 78	35 Dbjectives LA01 80	dB(A) Seconds Events Seconds dB(A)
LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction	27.393029 Creep LAeq 1 900.0 LAeq	12 86.624363 Acousti LAeq 9 LAeq Ihr 74	18 344.8578 2 Quality C LA10 78 00 4 3600.0 LA10 1hr	24 Dbjectives LA01 80 LA01 1hr	dB(A) dB(A) Seconds Events Seconds	Impact inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events	322.32647 Creep LAeq 1 900.0 LAeq	23 1019.2858 Acoustic LAeq 74 9 LAeq Ihr 74	29 4057.8499 2 Quality C LA10 78 00 4 3600.0 LA10 1hr	35 Dbjectives LA01 80 LA01 1hr	dB(A) Seconds Events Seconds
LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Durate attemusition (< dB per doubling of distance)	27.393029 Creep LAeq 1 900.0 LAeq 74	12 86.624363 Acoustic LAeq 74 9 LAeq 1hr 74	18 344.8578 2 Quality C LA10 78 00 4 3600.0 LA10 Ihr 78 5 72 87	24 Dbjectives LA01 80 LA01 1hr	dB(A) dB(A) Seconds Events Seconds dB(A) dB m dB	Impact Inside open window (excludes façade correction           LOADING NEW AREA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Tonality / Impulsiveness correction           Minimum distance to receiver           Distance attention (< 6d B) per doubling of distance)	322.32647 Creep LAeq 1 900.0 LAeq 74	23 1019.2858 Acoustic LAeq 74 9 LAeq Ihr 74 1	29 4057.8499 2 Quality C LA10 78 00 4 3600.0 LA10 Ihr 78 5 11 41	35 Dbjectives LA01 80 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB m dB
LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality. Impulsiveness correction Minimum distance to receiver Distance atternation (-6 dB per doubling of distance) Absorptive celling mitigation	27.393029 Creep LAeq 1 900.0 LAeq 74	12 86.624363 Acousti LAeq 4 9 LAeq lhr 74	18           344.8578           Quality C           LA10           78           00           4           3600.0           LA10 Ihr           78           572           37           0	24 Dbjectives LA01 80 LA01 1hr	dB(A) dB(A) Seconds Events Seconds dB(A) dB m dB dB	Impact inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubing of distance) Absorptive couling multipation	322.32647 Creep LAeq 1 900.0 LAeq 74	23 1019.2855 Acoustic LAeq 74 9 LAeq 1hr 74 1 1	29 4057.8499 2 Quality C LA10 78 00 4 3600.0 LA10 Ihr 78 5 11 41 0	35 Dbjectives LA01 80 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB M dB dB
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LA01 lhr           T7           Dejective:           LA01 lhr           T7           Dejective:           LA01 lhr           T7           Dejective:           LA01 lhr           T7</td> <td>dB(A)           Seconds           Events           Seconds           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           dB           dB(A)           dB(A)</td>	Million           Creep           1           900.0           LAeq           74           0	23 1019-235 Acoustic LAeq 74 9 LAeq lhr 74 1 1	29 20 20 20 20 20 20 20 20 20 20 20 20 20	35           Dejective:           LA01 lhr           80           I           LA01 lhr           S0           Dejective:           LA01 lhr           T7           Dejective:           LA01 lhr           T7           Dejective:           LA01 lhr           T7           Dejective:           LA01 lhr           T7           Dejective:           LA01 lhr           T7	dB(A)           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2000           1000 - 2000         1000           1000 - 4         3600.00           111         111           141         0           00         -5           115         -5           1000         -6           1000         -7           1000         -4           3600.00         -5           1100         -4           3600.00         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -5           100         -4           100         -4           100         -4<	38         38           Dbjective:         LA01           80         38           LA01 lhr         80           17         -5           -5         9           Dbjective:         LA01           77         LA01 lhr           77         10           -5         2           Dbjective:         LA01 lhr           5         2           LA01 lhr         85	dB(A)           Seconds           Events           Seconds           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           dB           dB(A)
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  140         140           3600.0         141           0         13           30         5           11         141           0         2           153         7           200,792,100         18           300,000         11           300,000         11           130,000,000         11           141,000         141           141,000         141           300,000         141           140         141           140         141           140         141           141         141           140         141           140         141           141         141           141         141           141         141           141         141           150         0           15         140           140         140           140         140</td><td>35           35           bbjectives           LA01 lhr           80           17           -5           9           bbjectives           LA01 lhr           77           LA01 lhr           5           LA01 lhr           85</td><td>BE(A)     BE(A)     BE(A)     BE(A)     BE(A)     Evends     Beonds     Beonds</td></td></t<>	24 24 24 24 24 24 24 24 24 24 24 24 24 2	dB(A)           dE(A)           Seconds           Events           dE(A)           dB           dB <td>Impact inside open window (excludes façade correctio           LOADING NEW AREA         Noise source level for single event           Duration of single event         Duration of single event           Duration of single event         Number of events in the measurement period           Total time duration of combined events         Noise source level for assessment time period           Total time duration of combined events         Noise source level for assessment time period           Total time duration of combined events         Noise source level for assessment time period           Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)           Absorptive colling mitigation         Building screening           Façade reflection         Impact at nearest façade           Inpact at nearest façade         Reduction through OPEN window           Noise source level for single event         Duration of single event           Number of events in the measurement period         Total time duration of combined events           Noise source level for assessment time period         Totalitime duration (-6 dB per doubling of distance)           Absorptive colling mitigation         Building screening           Façade reflection         Impact 1 antide open window (excludes façade correction           Minimum distance to receiver         Duration of single event           Duration of</td> <td>Millord           Creep           1           900.0           LAcq           1           900.1           6           3           Creep           LAcq           1           0           6           1           0           1           1           1           1           1           1           1           1           1           1           1           1           1</td> <td>23 1019-282 Acoustic LAeq 74 9 LAeq lhr 74 1 1</td> <td>ip           1452         1450           1452         1450           1452         1400           140         140           3600.0         141           0         13           30         5           11         141           0         2           153         7           200,792,100         18           300,000         11           300,000         11           130,000,000         11           141,000         141           141,000         141           300,000         141           140         141           140         141           140         141           141         141           140         141           140         141           141         141           141         141           141         141           141         141           150         0           15         140           140         140           140         140</td> <td>35           35           bbjectives           LA01 lhr           80           17           -5           9           bbjectives           LA01 lhr           77           LA01 lhr           5           LA01 lhr           85</td> <td>BE(A)     BE(A)     BE(A)     BE(A)     BE(A)     Evends     Beonds     Beonds</td>	Impact inside open window (excludes façade correctio           LOADING NEW AREA         Noise source level for single event           Duration of single event         Duration of single event           Duration of single event         Number of events in the measurement period           Total time duration of combined events         Noise source level for assessment time period           Total time duration of combined events         Noise source level for assessment time period           Total time duration of combined events         Noise source level for assessment time period           Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)           Absorptive colling mitigation         Building screening           Façade reflection         Impact at nearest façade           Inpact at nearest façade         Reduction through OPEN window           Noise source level for single event         Duration of single event           Number of events in the measurement period         Total time duration of combined events           Noise source level for assessment time period         Totalitime duration (-6 dB per doubling of distance)           Absorptive colling mitigation         Building screening           Façade reflection         Impact 1 antide open window (excludes façade correction           Minimum distance to receiver         Duration of single event           Duration of	Millord           Creep           1           900.0           LAcq           1           900.1           6           3           Creep           LAcq           1           0           6           1           0           1           1           1           1           1           1           1           1           1           1           1           1           1	23 1019-282 Acoustic LAeq 74 9 LAeq lhr 74 1 1	ip           1452         1450           1452         1450           1452         1400           140         140           3600.0         141           0         13           30         5           11         141           0         2           153         7           200,792,100         18           300,000         11           300,000         11           130,000,000         11           141,000         141           141,000         141           300,000         141           140         141           140         141           140         141           141         141           140         141           140         141           141         141           141         141           141         141           141         141           150         0           15         140           140         140           140         140	35           35           bbjectives           LA01 lhr           80           17           -5           9           bbjectives           LA01 lhr           77           LA01 lhr           5           LA01 lhr           85	BE(A)     BE(A)     BE(A)     BE(A)     BE(A)     Evends     Beonds
LOADING NEW AREA Noise source level for single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Totality / Impulsiveness correction Minimum distance to receiver Distance attemution (< dB per doubling of distance) Absorptive celling mitigation Building screening PATRONS NORTHERN DOSA Noise source level for single event Duration of single event Noise source level for assessment time period Totality / Impulsiveness correction Minimum distance to receiver Distance attemution (< dB per doubling of distance) Absorptive celling mitigation Building screening Faqade reflection Impact as the avert faqade Reduction through OPEN window Minimum distance to receiver Distance attemuation (< dB per doubling of distance) Absorptive celling mitigation Building screening Faqade reflection Impact as the avert faqade Reduction through OPEN window Impact inside open window (excludes faqade correction Minimum distance to receiver Distance attemuation (< dB per doubling of distance) Absorptive celling mitigation Building screening Faqade reflection Impact inside open window (excludes faqade correction Minimum distance to receiver Distance through OPEN window Impact inside open window (excludes faqade correction PATRONS BBQ TERRACE Noise source level for sasessment time period Total time duration of combined events Noise source level for sasessment time period Total time duration of combined events Noise source level for single event Duration of combined events Noise source level for sasessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time dur	27.393029 Creep 1 1 1 900.0 LAeg 74 0 	12 13 14 14 20 14 2 2 14 2 2 14 2 2 2 14 4 3 7 4 2 2 2 4 4 3 7 4 2 2 4 4 3 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 7 7 7 7 7 7 7 7 7 7 7 7	is           14.4570           LAIG           900           4.3500           78           00           4.36000           1.10 Har           78           0           5           4.36000           22           37           0           -5           4.43           4.41           4.41           4.41           4.41           4.41           36600.0           71           0           4           36600.0           1.10           0           5           38           -5           38           -5           300           0           4           3600.0           82           0           0           30           0           0           0           0           0           0           0           300	24           Dbjectives           LA01           S0           S1           LA01 Ihr           T           S2           LA01 Ihr           LA01 Ihr           LA01 Ihr	dB(A)           dE(A)           Seconds           Events           Seconds           dB(A)           dB	Impact inside open window (excludes façade correctio           LOADING NEW AREA         Noise source level for single event           Duration of single event         Duration of single event           Number of events in the masaurement period         Total time duration of combined events           Noise source level for assassment time period         Total time duration of combined events           Noise source level for assessment time period         Totality / Impulsiveness correction           Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)           Absorptive coling mitigation         Building screening           Faqade reflection         Impact inide open window (excludes façade correction           Noise source level for single event         Duration of single event           Duration of single event         Duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for single event         Impact intacer façade           Reduction through OPEN window         Impact intace oreceiver <td>NL126471 Creep 1 1 900.0 LAeq 74 0 6 6 0 Creep LAeq 74 7 1 0 0 0 1 1 900.0 LAeq 7 7 1 900.0 1 1 900.0 1 1 1 900.0 1 1 1 1 1 1 1 1 1 1 1 1 1</td> <td>23 1019-28 Acoustic LAeq 1019-28 Acoustic LAeq 1  1  1  1  1  1  1  1  1  1  1  1  1</td> <td>ip           190         1000 - 2000           1000 - 2000         1100           1100 - 1100         1100           111         111           1100 - 1100         1100           111         111           111         111           1100         1100           111         111</td> <td>35           35           bbjectives           LA01 Ihr           80           17           -5           9           bbjectives           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           2           bbjectives           LA01 Ihr           2           LA01 Ihr           LA01 Ihr</td> <td>dB(A)           Seconds           Events           Seconds           GB(A)           dB           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB           dB(A)           dB           dB</td>	NL126471 Creep 1 1 900.0 LAeq 74 0 6 6 0 Creep LAeq 74 7 1 0 0 0 1 1 900.0 LAeq 7 7 1 900.0 1 1 900.0 1 1 1 900.0 1 1 1 1 1 1 1 1 1 1 1 1 1	23 1019-28 Acoustic LAeq 1019-28 Acoustic LAeq 1  1  1  1  1  1  1  1  1  1  1  1  1	ip           190         1000 - 2000           1000 - 2000         1100           1100 - 1100         1100           111         111           1100 - 1100         1100           111         111           111         111           1100         1100           111         111	35           35           bbjectives           LA01 Ihr           80           17           -5           9           bbjectives           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           2           bbjectives           LA01 Ihr           2           LA01 Ihr           LA01 Ihr	dB(A)           Seconds           Events           Seconds           GB(A)           dB           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB           dB(A)           dB



DAY / EVENING SCENARIO R3: Dwellings to the south-southeast						f the duration of events do not occur for 10% or 1% of the R4: Dwelling to the west					
ATRONS SOUTHEAST DOSA	Creep	Acoustie	Quality C			PATRONS SOUTHEAST DOSA	Creep	Acousti	Quality C		
loise source level for single event	LAeq	LAeq 68	LA10 71	LA01 77	dB(A)	Noise source level for single event	LAeq	LAeq 68	LA10 71	LA01 77	dB(A)
Duration of single event			00		Seconds	Duration of single event			00		Second:
umber of events in the measurement period otal time duration of combined events	1 900.0	<u> </u>	4 3600.0		Events Seconds	Number of events in the measurement period Total time duration of combined events	900.0		4 3600.0		Events Second:
otal time duration of combined events	LAeq	LAeq 1hr		LA01 1hr		1 of ai time duration of combined events	LAeq	LAeq 1hr		LA01 1hr	
oise source level for assessment time period	68 0	68	71	77	dB(A)	Noise source level for assessment time period	68	68	71	77	dB(A)
onality / Impulsiveness correction /inimum distance to receiver	U	(	0 50		dB m	Tonality / Impulsiveness correction Minimum distance to receiver	0		0		dB m
vistance attenuation (-6 dB per doubling of distance)		4	36		đB	Distance attenuation (-6 dB per doubling of distance)			35		dB
bsorptive ceiling mitigation Offsite building screening	<u> </u>		0		dB dB	Absorptive ceiling mitigation Offsite building screening			0		dB dB
açade reflection		2	.5		dB	Façade reflection		2	.5		dB
mpact at nearest façade Reduction through OPEN window	35	35 -5	-5	-5	dB(A)	Impact at nearest façade Reduction through OPEN window	35	-5	38 -5	-5	dB(A)
mpact inside open window (excludes façade correction	4)	27	30	36	dB(A)	Impact inside open window (excludes façade correcti	on)	28	31	37	dB(A)
	3123.9772	3123.9772	6233.154	hi - dina			3343.1385	3343.1385	6670.4383	N. I. and Inco.	
SPORTS LOUNGE DAY/EVENING	Creep LAeq	LAeq	Quality C	LA01	-	SPORTS LOUNGE DAY/EVENING	Creep LAeq	LAeq	Quality C LA10	LA01	1
loise source level for single event		78	81 00	85	dB(A)	Noise source level for single event		78	81	85	dB(A)
Nuration of single event Number of events in the measurement period	1	9	4		Seconds Events	Duration of single event Number of events in the measurement period	1	9	4		Second Events
otal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Second
voise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81	LA01 1hr 85	dB(A)	Noise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81	LA01 1hr 85	dB(A)
Fonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0	05	dB
Ainimum distance to receiver Distance attenuation (-6 dB per doubling of distance)	<u> </u>	-	i5 35		m dB	Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)	+		35 31		m dB
Distance attenuation (-0 dB per doubling of distance) nside to outside attenuation			55 20		dB dB	Distance attenuation (-6 dB per doubling of distance) Inside to outside attenuation	$\perp$		20		dB
Onsite building screening			0		dB	Onsite building screening			0		dB
açade reflection mpact at nearest façade	26	26	.5 29	32	dB dB(A)	Façade reflection Impact at nearest façade	30	30	33	36	dB dB(A)
eduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correction	<b>1)</b> 415.66168	19 415.66168	22 829 35408	25	dB(A)	Impact inside open window (excludes façade correcti	on) 1026.4299	23	26	29	dB(A)
AMING ROOM	Creep		Quality C	bjectives		GAMING ROOM	Creep		Quality (	Objectives	
	LAeq	LAeq 62	LA10	LA01	40(*)		LAeq	LAeq 62	LA10 69	LA01	40000
loise source level for single event Duration of single event		63 9	69 00	75	dB(A) Seconds	Noise source level for single event Duration of single event		63 9	69 00	75	dB(A) Second
umber of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Events
otal time duration of combined events	900.0 LAeq	LAco lbr	3600.0	LA01 1hr	Seconds	Total time duration of combined events	900.0 LAeq	I Aco 11-	3600.0	LA01 1hr	Second
oise source level for assessment time period	63	LAeq Ihr 63	69	25 LA01 Thr	dB(A)	Noise source level for assessment time period	63	LAeq Ihr 63	69	75	dB(A)
onality / Impulsiveness correction	0		5		dB	Tonality / Impulsiveness correction	0		5		dB
finimum distance to receiver vistance attenuation (-6 dB per doubling of distance)	<u> </u>		55 36		m dB	Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)	-		51 36		m dB
nside to outside attenuation			5		dB	Inside to outside attenuation	1		-5		dB
bsorptive ceiling mitigation Offsite building screening	<u> </u>		0		4B	Absorptive ceiling mitigation Offsite building screening			0		dB dB
açade reflection			5		dB dB	Façade reflection	-		5		dB
mpact at nearest façade	24	29	35	41	dB(A)	Impact at nearest façade	25	30	36	42	dB(A)
leduction through OPEN window mpact inside open window (excludes façade correction		-5 22	-5 28	-5	dB dB(A)	Reduction through OPEN window Impact inside open window (excludes façade correcti	on)	-5 22	-5 28	-5 34	dB dB(A)
······································	265.5665	839.795	3343.2841				301.53681	953.5431	3796.1235		
OADING NEW AREA	Creep LAeq	Acoustic LAeq	Quality C	bjectives LA01	-	LOADING NEW AREA	Creep LAeq	Acoustie LAeq	2 Quality C LA10	Dbjectives LA01	-
loise source level for single event		74	78	80	dB(A)	Noise source level for single event		74	78	80	dB(A)
Duration of single event	1	9	00 4		Seconds	Duration of single event	1	9	00 4		Second
Number of events in the measurement period Fotal time duration of combined events	900.0		3600.0		Events Seconds	Number of events in the measurement period Total time duration of combined events	900.0		3600.0		Events Second:
	LAeq	LAeq 1hr	LA10 lhr				LAeq	LAeq 1hr			
Voise source level for assessment time period Conality / Impulsiveness correction	74 0	74	5	80	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	0	74	78 5	80	dB(A) dB
dinimum distance to receiver		1	79		m	Minimum distance to receiver	Ť	4	13		m
Distance attenuation (-6 dB per doubling of distance)	<u> </u>		38		dB	Distance attenuation (-6 dB per doubling of distance)			33		dB
Absorptive ceiling mitigation Building screening			0		dB dB	Absorptive ceiling mitigation Barrier screening			0 -8		dB dB
açade reflection		2	5		dB	Facade reflection	-	2	.5		dB
mpact at nearest façade Reduction through OPEN window	29	-5	38 -5	40 -5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	36	-5	45 -5	47 -5	dB(A)
eduction through OPEN window mpact inside open window (excludes façade correction	ı)	-5	-5	-3	dB dB(A)	Impact inside open window (excludes façade correcti	on)	-3	-3	-5 39	dB dB(A)
	715.72439	2263.3193	5685.2009				3828.8036	12107.74	30413.268		
ATRONS NORTHERN DOSA	Creep LAeq	Acoustic LAeq	2 Quality C LA10	bjectives LA01	1	PATRONS NORTHERN DOSA	Creep LAeq	Acoustie LAeq	2 Quality C LA10	Dbjectives LA01	1
oise source level for single event		68	71	77	dB(A)	Noise source level for single event		68	71	77	dB(A)
uration of single event umber of events in the measurement period	1	9	00 4		Seconds Events	Duration of single event Number of events in the measurement period	1	9	00 4		Second
otal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Second:
loise source level for assessment time period	LAeq 69	LAeq 1hr 68		LA01 1hr 77		Noise source level for assessment time period	LAeq	LAeq lhr		LA01 1hr	
onse source level for assessment time period onality / Impulsiveness correction	68 0	08	71 0	/	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	68 0	68	71 0	11	dB(A) dB
finimum distance to receiver			34		m	Minimum distance to receiver			53		m
Vistance attenuation (-6 dB per doubling of distance) bsorptive ceiling mitigation	<u> </u>		38 0		dB dB	Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation			34 0		dB dB
uilding screening		4	30		dB	Building screening			30		dB
açade reflection	-	2	5	11	dB	Façade reflection	6	-	5	15	dB
npact at nearest façade eduction through OPEN window	2	-5	-5	-5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	0	-5	9 -5	-5	dB(A) dB
npact inside open window (excludes façade correction	)	-5	-2	4	dB(A)	Impact inside open window (excludes façade correcti	on)	-1	2	8	dB(A)
TRONG BRO TERRICT	1.5938659 Creep	Acousti	Quality C	bjectives		DATRONG BRO TERRA OT	4.0036732 Creep	4.0036732 Acoustic	Quality C	Objectives	
ATRONS BBQ TERRACE	LAeq	LAeq	LA10	LA01	1	PATRONS BBQ TERRACE	LAeq	LAeq	LA10	LA01	1
oise source level for single event uration of single event	1	79	82 00	85	dB(A)	Noise source level for single event Duration of single event	+	79	82 00	85	dB(A) Second:
uration of single event umber of events in the measurement period	1	9	4		Seconds Events	Number of events in the measurement period	1	y	4		Second Events
otal time duration of combined events	900.0	-	3600.0	1	Seconds	Total time duration of combined events	900.0		3600.0	1	Second
oise source level for assessment time period	LAeq 79	LAeq 1hr 79	LA10 1hr 82	LA01 1hr 85		Noise source level for assessment time period	LAeq 79	LAeq lhr 79	LA10 1hr 82	LA01 1hr 85	
onality / Impulsiveness correction	0	13	0	1 60	dB(A) dB	Tonality / Impulsiveness correction	0	19	0	1 00	dB(A) dB
- mponer careas correction	L		23	-	m	Minimum distance to receiver			10		m
finimum distance to receiver	i		27		dB	Distance attenuation (-6 dB per doubling of distance)	+		20		dB dB
Vinimum distance to receiver Distance attenuation (-6 dB per doubling of distance)	<u> </u>		5		dB	Absorptive ceiling mitigation			-5		
Vinimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Barrier screening		-	-5 10		dB dB	Absorptive ceiling mitigation Building screening			.5 15		dB
Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Barrier screening Fagade reflection	40	-1	10 .5	16	dB dB	Building screening Façade reflection		- 2	15 .5	40	dB dB
iomainty impuisiveness correction Minimum distance to receiver Distance attenuation (.6 dB per doubling of distance) Absorptive ceiling mitigation Barries screening Façade reflection Impact at nearest façade Reduction through OPEN window	40	-	10	<b>46</b> -5	đB	Building screening	42		15	48 -5	dB

### CRGACOUSTICS

NIGHT TIME SCENARIO R1: Dwelling to the north						R2: Dwelling to the southeast					
ATRONS SOUTHEAST DOSA	Creep	Acoustic	c Quality C	Objectives		PATRONS SOUTHEAST DOSA	Creep	Acoustie	Quality C	bjectives	
ATRONS SOUTHEAST DOSA	LAeq	LAeq	LA10	LA01		PATRONS SOUTHEAST DOSA	LAeq	LAeq	LA10	LA01	
loise source level for single event		58	71	77	dB(A)	Noise source level for single event	(	58	71	77	dB(A)
uration of single event		9	00		Seconds	Duration of single event		9	00		Secon
umber of events in the measurement period	1 900.0		4 3600.0		Events	Number of events in the measurement period	1 900.0		4 3600.0		Events
'otal time duration of combined events	LAeq			7 4 61 11	Seconds	Total time duration of combined events	900.0 LAeq			LA01 1hr	Secon
Voise source level for assessment time period	68 68	LAeq Inr 68	71	LA01 1hr		Noise source level for assessment time period	68 68	LAeq 1hr 68	71	LA01 Inr	10/10
Tonality / Impulsiveness correction	08	08	0	11	dB(A) dB	Tonality / Impulsiveness correction	08	08	0	11	dB(A) dB
Animum distance to receiver	V		34		aB m	Minimum distance to receiver	v		58		m and
Distance attenuation (-6 dB per doubling of distance)			38		m dB	Distance attenuation (-6 dB per doubling of distance)			35		dB
Absorptive ceiling mitigation			0		dB	Offsite building screening			.8		dB
Building screening	-		0		dB	Inside to outside attenuation			0		dB
açade reflection			5		dB	Façade reflection			5		dB
mpact at nearest facade	32	32	35	41	dB(A)	Impact at nearest façade	27	27	30	36	dB(A
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correctio	n)	25	28	34	dB(A)	Impact inside open window (excludes façade correction	)	20	23	29	dB(A
	1593.8659	1593.8659	3180.1806				529.85175	529.85175	1057.1932		
PORTS LOUNGE NIGHT	Creep	Acoustic	c Quality C	Objectives		SPORTS LOUNGE NIGHT	Creep		Quality C	Objectives	
NORTS ECONGE MONT	LAeq	LAeq	LA10	LA01		SFORTS LOUNDE MOIT	LAeq	LAeq	LA10	LA01	]
Voise source level for single event	1	73	76	80	dB(A)	Noise source level for single event	1	13	76	80	dB(A)
Duration of single event		9	00		Seconds	Duration of single event		9	00		Secon
Number of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Events
Fotal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Secon
	LAeq	LAeq 1hr	LA10 1hr	LA01 1hr			LAeq	LAeq 1hr	LA10 1hr	LA01 1hr	
Noise source level for assessment time period	73	73	76	80	dB(A)	Noise source level for assessment time period	73	73	76	80	dB(A)
Fonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0		dB
dinimum distance to receiver			54		m	Minimum distance to receiver			73		m
Distance attenuation (-6 dB per doubling of distance)		-	36		dB	Distance attenuation (-6 dB per doubling of distance)		-	37		dB
nside to outside attenuation			10		dB	Inside to outside attenuation		-	20		dB
Building screening			0		dB	Onsite building screening			0		dB
Façade reflection			.5		dB	Façade reflection			5		dB
mpact at nearest façade	29	29	32	37	dB(A)	Impact at nearest façade	18	18	21	26	dB(A
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correctio	n)	21	24	29	dB(A)	Impact inside open window (excludes façade correction	)	10	13	18	dB(A
• • •	776.59646	776.59646	1549.5136				59.691107	59.691107	119.09942		
GAMING ROOM	Creep	Acoustic	c Quality C	Objectives		GAMING ROOM	Creep	Acoustie	Quality C	Objectives	
SAMING ROOM	LAeq	LAeq	LA10	LA01		GAMING ROOM	LAeq	LAeq	LA10	LA01	1
voise source level for single event		53	69	75	dB(A)	Noise source level for single event	(	53	69	75	dB(A)
Duration of single event		9	00		Seconds	Duration of single event		9	00		Secon
lumber of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Events
otal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Secor
	LAeq	LAeg lhr	LA10 lhr	LA01 1hr			LAeq	LAeq 1hr	LA10 1hr	LA01 1hr	
Noise source level for assessment time period	63	63	69	75	dB(A)	Noise source level for assessment time period	63	63	69	75	dB(A)
Fonality / Impulsiveness correction	0	0.5	5	1.3	dB dB	Tonality / Impulsiveness correction	0		5	13	dB
Minimum distance to receiver	-	· · · · · ·	54		m	Minimum distance to receiver	· ·		59		m
Distance attenuation (-6 dB per doubling of distance)			36		dB	Distance attenuation (-6 dB per doubling of distance)			35		dB
inside to outside attenuation			15		dB	Inside to outside attenuation			.5		dB
			0		dB				0		dB
Absorptive ceiling mitigation						Absorptive ceiling mitigation					
Building screening			0		dB	Offsite building screening			5		dB
Façade reflection		-	25		dB	Façade reflection	25		1.07		dB
impact at nearest façade	14	19		31	dB(A)	Impact at nearest façade	25	30	36	42	dB(A
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correctio	<u>n)</u>	12	18	24	dB(A)	Impact inside open window (excludes façade correction	)	23	29	35	dB(A
	Creep	80.024303	c Quality C	histing			Creep	1019.2858	Quality C	histing	<u> </u>
ATRONS NORTHERN DOSA	LAeq	LAeq	LA10	LA01		PATRONS NORTHERN DOSA	LAeq	LAeq	LA10	LA01	1
Voise source level for single event		58	71	77	dB(A)	Noise source level for single event		58	71	77	dB(A)
Duration of single event	<u> </u>		00		Seconds	Duration of single event	<u> </u>		00		Secor
Number of events in the measurement period	1	,	4		Events	Number of events in the measurement period	1	,	4		Event
Total time duration of combined events	900.0	1	3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Secon
our time controll of complice events	LAeq	LAes 1hr		LA01 1hr	scoolids	2 con this delation of combined events	LAeq	LAeg 1h-		LA01 1hr	Secon
loise source level for assessment time period	68	68	71	77	dB(A)	Noise source level for assessment time period	68	68	71	77	dB(A)
Conality / Impulsiveness correction	0	00	0		dB(A)	Tonality / Impulsiveness correction	0	50	0		dB(A)
Animum distance to receiver	, v	۱	51		dB m	Minimum distance to receiver	, v		00		-
Distance attenuation (-6 dB per doubling of distance)	1		36		m dB	Distance attenuation (-6 dB per doubling of distance)			40		m dB
Absorptive ceiling mitigation			0		dB	Absorptive ceiling mitigation			0		dB
Building screening	-		0		dB	Building screening			30		dB
açade reflection	1	-			dB	Facade reflection		-	.5	1.17	dB
mpact at nearest façade	35	35	38	44	dB(A)	Impact at nearest façade	1	1	4	10	dB(A
teduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correctio	n)	27	30	36	dB(A)	Impact inside open window (excludes façade correction	1 10/0010	-7	-4	2	dB(A
	Creep	Acousti	c Quality C	hiectives			Creep	Acousti	Quality C	hiectives	<u> </u>
ATRONS BBQ TERRACE	LAeq	LAeq	LA10	LA01	1	PATRONS BBQ TERRACE	LAeq	LAeq	LA10	LA01	1
Inice course lavel for single errort			76	80	dB(a)	Noise source level for single event			76	80	dip(A)
loise source level for single event	+	73	00	00	dB(A)		-	13	00	00	dB(A)
huration of single event	1	9	4		Seconds	Duration of single event	1	9	4		Secon
umber of events in the measurement period					Events	Number of events in the measurement period		l			Event:
otal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seco
	LAeq			LA01 1hr			LAeq			LA01 1hr	
Voise source level for assessment time period	73	73	76	80	dB(A)	Noise source level for assessment time period	73	73	76	80	dB(A)
Fonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0		dB
dinimum distance to receiver			03		m	Minimum distance to receiver			95		m
Distance attenuation (-6 dB per doubling of distance)			40		dB	Distance attenuation (-6 dB per doubling of distance)		-	40		dB
Absorptive ceiling mitigation			0		dB	Absorptive ceiling mitigation			0		dB
Building screening			30		dB	Building screening			-6		dB
	1		.5		dB	Façade reflection			.5		dB
											- <u>``</u>
açade reflection	5	-	8	13	dB(A)	Impact at nearest facade	29	29	32	37	dBrA
raçade reflection mpact at nearest façade Reduction through OPEN window	5	-5	8 -5	-5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	29	-5	32 -5	-5	dB(A

### CRGACOUSTICS

R3: Dwellings to the south-southeast						R4: Dwellings to the south					
ATRONS SOUTHEAST DOSA	Creep		Quality C			PATRONS SOUTHEAST DOSA	Creep		Quality C		-
Voise source level for single event	LAeq	LAeq 58	LA10 71	LA01 77	dB(A)	Noise source level for single event	LAeq	LAeq 58	LA10 71	LA01 77	dB(A)
huration of single event	<u> </u>	9			Seconds	Duration of single event	Ť,		00		Seco
umber of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Event
otal time duration of combined events	900.0		3600.0	1	Seconds	Total time duration of combined events	900.0		3600.0	1	Seco
TT 4 47	LAeq			LA01 1hr		NT 1 1 17 11 1 1	LAeq			LA01 1hr	
Noise source level for assessment time period Conality / Impulsiveness correction	68 0	68	0	77	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	68	68	71 0	77	dB(A)
Ainimum distance to receiver	-	6			m	Minimum distance to receiver		-	58		m
Distance attenuation (-6 dB per doubling of distance)			36		dB	Distance attenuation (-6 dB per doubling of distance)			35		dB
Absorptive ceiling mitigation		(			dB	Absorptive ceiling mitigation			0		dB
Offsite building screening		(			dB	Offsite building screening			0		dB
Façade reflection mpact at nearest façade	35	35	.) 38	44	dB dB(A)	Façade reflection Impact at nearest façade	35	35	.5	44	dB dB(A
Reduction through OPEN window	35	-5	-5	-5	dB(A) dB	Reduction through OPEN window	35	-5	-5	-5	dB dB
mpact inside open window (excludes façade correction	n)	27	30	36	dB(A)	Impact inside open window (excludes façade correctio	n)	28	31	37	dB(#
	3123.9772	3123.9772	6233.154				3343.1385	3343.1385	6670.4383		
PORTS LOUNGE NIGHT	Creep LAeq	Acoustic LAeq	Quality C	bjectives LA01		SPORTS LOUNGE NIGHT	Creep	Acoustie	LA10	Dbjectives LA01	-
loise source level for single event		73	76	80	dB(A)	Noise source level for single event	LAeq	LAeq 73	76	80	dB(A)
Puration of single event		9			Seconds	Duration of single event			00	00	Seco
umber of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Even
Total time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seco
	LAeq	LAeq 1hr		LA01 1hr			LAeq	LAeq 1hr	LA10 1hr	LA01 1hr	
voise source level for assessment time period	73	73	76	80	dB(A)	Noise source level for assessment time period	73	73	76	80	dB(A
Fonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0		dB
Ainimum distance to receiver	+		5		m	Minimum distance to receiver	-		35		m
Distance attenuation (-6 dB per doubling of distance)	+		35		dB	Distance attenuation (-6 dB per doubling of distance)	<b> </b>		31		dB
nside to outside attenuation	+		20		dB	Inside to outside attenuation			20		dB
Dusite building screening Tacade reflection	+	2	0		dB dB	Onsite building screening Façade reflection			0		dB dB
açade reliection mpact at nearest façade	20	20	23	28	dB dB(A)	Impact at nearest façade	24	24	27	32	dB dB(/
Reduction through OPEN window		-5	-5	-5	dB dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correction	n)	13	16	21	dB(A)	Impact inside open window (excludes façade correction	n)	17	20	24	dB(/
· · ·	105.15501	105.15501	209.81183				259.6685	259.6685	518.10677		
SAMING ROOM	Creep		Quality C			GAMING ROOM	Creep		Quality C		-
loise source level for single event	LAeq	LAeq 53	LA10 69	LA01 75	dB(A)	Noise source level for single event	LAeq	LAeq 53	LA10 69	LA01 75	10/4
ouse source level for single event Duration of single event		90		15	dB[A] Seconds	Duration of single event			00	13	dB(A Seco
Jumber of events in the measurement period	1	91	4		Events	Number of events in the measurement period	1	9	4		Even
Fotal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seco
	LAeq	LAeq 1hr		LA01 1hr	01001105	a cur une obtation of computer contra	LAeq	LAeq 1hr		LA01 1hr	-
voise source level for assessment time period	63	63	69	75	dB(A)	Noise source level for assessment time period	63	63	69	75	dB(A
Conality / Impulsiveness correction	0		5		dB	Tonality / Impulsiveness correction	0		5		dB
dinimum distance to receiver		6			m	Minimum distance to receiver			51		m
Distance attenuation (-6 dB per doubling of distance)			36		dB	Distance attenuation (-6 dB per doubling of distance)			36		dB
nside to outside attenuation			5		dB	Inside to outside attenuation			.5		dB
Absorptive ceiling mitigation Offsite building screening	-		0		dB dB	Absorptive ceiling mitigation Offsite building screening			0		dB dB
Facade reflection		2			dB	Façade reflection			5		dB
impact at nearest façade	24	29	35	41	dB(A)	Impact at nearest façade	25	30	36	42	dB(/
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correction	n)	22	28	34	dB(A)	Impact inside open window (excludes façade correctio	n)	22	28	34	dB(/
	265.5665	839.795	3343.2841				301.53681	953.5431	3796.1235		-
ATRONS NORTHERN DOSA	Creep LAeq	LAeq	Quality C	LA01		PATRONS NORTHERN DOSA	Creep LAeq	LAeq	2 Quality C	LA01	1
Voise source level for single event		58	71	77	dB(A)	Noise source level for single event		58	71	77	dB(A
	1	9(			Seconds	Duration of single event			00		Seco
									4		Even
Ouration of single event Number of events in the measurement period	1		4		Events	Number of events in the measurement period	1				Seco
Duration of single event Jumber of events in the measurement period	900.0		4 3600.0		Events Seconds	Number of events in the measurement period Total time duration of combined events	900.0		3600.0	_	
Duration of single event Tumber of events in the measurement period Total time duration of combined events	900.0 LAeq	LAeq lhr	4 3600.0 LA10 1hr		Seconds	Total time duration of combined events	900.0 LAeq	LAeq 1hr	3600.0 LA10 1hr	LA01 1hr	
buration of single event fumber of events in the measurement period 'otal time duration of combined events loise source level for assessment time period	900.0 LAeq 68	LAeq 1hr 68	4 3600.0 LA10 1hr 71	LA01 1hr 77	Seconds dB(A)	Total time duration of combined events Noise source level for assessment time period	900.0 LAeq 68	LAeq 1hr 68	3600.0 LA10 1hr 71	LA01 1hr	dB(A
Juration of single event iumber of events in the measurement period otal time duration of combined events loise source level for assessment time period onality / Impulsiveness correction	900.0 LAeq	68	4 3600.0 LA10 1hr 71 0		Seconds dB(A) dB	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction	900.0 LAeq	68	3600.0 LA10 1hr 71 0		dB(A dB
Juration of single event Juration of single event otal time duration of combined events loise source level for assessment time period onality ( Impulsiveness correction finimum distance to receiver	900.0 LAeq 68	68	4 3600.0 LA10 1hr 71 0		Seconds dB(A) dB m	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver	900.0 LAeq 68	68	3600.0 LA10 1hr 71 0		dB(A dB m
Varation of single event. 'umber of events in the measurement period old time duration of combined events 'oise source level for assessment time period onality / Impulsiveness correction finimum distance to receiver finimum distance to receiver	900.0 LAeq 68	68	4 3600.0 LA10 1hr 71 0 44 38		Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Distance attemution (-6 dB per doubling of distance)	900.0 LAeq 68	68	3600.0 LA10 1hr 71 0 53 34		dB(A dB m dB
Vurtion of single event Number of events in the measurement period Value of a combined events Value source level for assessment time period Onainy / Impulsiveness correction Griminum distance to receiver Distance attenuation (-6 dB per doubling of distance) Distorptive ceiling mitigation	900.0 LAeq 68	68 8 -3	4 3600.0 LA10 1hr 71 0 44 38		Seconds dB(A) dB m	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver	900.0 LAeq 68	68	3600.0 LA10 1hr 71 0		dB(A dB m
Juantion of single event Number of events in the measurement period Solal lime duration of combined events Noise source level for assessment time period Conality' Impulsiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Distorptive ceiling mitigation Judiding screening	900.0 LAeq 68	68 8 -3	4 3600.0 LA10 lhr 71 0 44 38 0 30		Seconds dB(A) dB m dB dB	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation	900.0 LAeq 68	68	3600.0 LA10 1hr 71 0 53 34 0		dB(A dB m dB dB
Juration of single event Juration of single events Total time duration of combined events Noise source level for assessment time period Conality' Impulsiveness correction Minimum distance to receiver Distance attemation (-6 dB per doubling of distance) Ustance attemation (-6 dB per doubling of distance) Absorptive ceiling mitigation Juding screening Tagade reflection mapart at nearest façade	900.0 LAeq 68	68 8 	4 3600.0 LA10 1hr 71 0 14 38 0 5 5 5	11	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Ingulaiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive coefing multigation Building screening Faqde reflection Impact at nearest faqde	900.0 LAeq 68	68 	3600.0 LA10 1hr 71 0 53 34 0 30 .5 9	15	dB(A dB m dB dB dB dB dB
Vuntion of single event Sumber of events in the measurement period Otal time duration of combined events Voise source level for assessment time period Oraniity' Impulsiveness correction Afinimum distance to receiver Statance attenuation (-6 dB per doubling of distance) Ustorptive ceiling mitigation Judiding screening Sepade reflection mpact at nearest facade Eduction through OPEN window	900.0 LAeq 68 0 2	68 8 -3 ( -3 2 2 2 -5	4 3600.0 LA10 lhr 71 0 4 38 0 5 5 -5	11 -5	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Distance atternuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Building screening Fagade reflection Impact at nearest fagade Reduction through OPEN window	900.0 LAeq 68 0	68 	3600.0 LA10 1hr 71 0 33 34 0 30 .5 9 -5	77 15 -5	dB(A dB dB dB dB dB dB dB (A B (A B (A B
Juntion of single event Jumber of events in the measurement period Jumber of events in the measurement period otal time duration of combined events ioise source level for assessment time period onality / Impulsiveness correction Immum distance to receiver fishance attenuation (-5 dB per doubling of distance) bsopptive ceiling mitigation uiding screening agade reflection mpact at nearest façade eduction through OPEN window	900.0 LAeq 68 0 2	68 8 	4 3600.0 LA10 1hr 71 0 14 38 0 5 5 5	11	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Ingulaiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive coefing multigation Building screening Faqde reflection Impact at nearest faqde	900.0 LAeq 68 0	68 	3600.0 LA10 1hr 71 0 53 34 0 30 .5 9	15	dB(A dB dB dB dB dB dB dB (A B (A B (A B
Varation of single event Jumber of events in the measurement period otal time duration of combined events (oise source level for assessment time period onality / Impulsiveness correction finimum distance to receiver listance attermation (-6 dB per doubling of distance) bsorptive ceiling mitigation ulding screening scade reflection mpact at nearest ficade eduction through OPEN window mpact inside open window (excludes ficade correction	900.0 LAeq 68 0 2 n) 1.5938659	68 8 	4 3600.0 LA10 lhr 71 0 4 38 0 0 5 -5 -2 3.1801806	11 -5 4	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Ingulaiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Building scorening Façade reflection Impact at nearest façade Reduction through OPEN window Impact inside open window (excludes façade correction	900.0 LAeq 68 0 6 6 1 6 1 4.0036732	68 	3600.0 LA10 lhr 71 0 33 34 0 30 .5 9 -5 2 7.0883783	77 15 -5 8	dB(A dB dB dB dB dB dB dB (A B (A B (A B
Varation of single event Jumber of events in the measurement period otal time duration of combined events (oise source level for assessment time period onality / Impulsiveness correction finimum distance to receiver listance attermation (-6 dB per doubling of distance) bsorptive ceiling mitigation ulding screening scade reflection mpact at nearest ficade eduction through OPEN window mpact inside open window (excludes ficade correction	900.0 LAeq 68 0 2 n) 1.5938659 Creep	68 8 	4 3600.0 LA10 lhr 71 0 4 38 0 5 5 -5	11 -5 4	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Distance atternuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Building screening Fagade reflection Impact at nearest fagade Reduction through OPEN window	900.0 LAeq 68 0 6 6 1.0036732 Creep	68 	3600.0 LA10 1hr 71 0 33 34 0 30 .5 9 -5	77 15 -5 8 Dbjectives	dB(A dB dB dB dB dB dB dB dB(A dB(A dB)
Varation of single event Jumato of of single event otal time duration of combined events (oise source level for assessment time period onality / Impulsiveness correction finimum distance to receiver listance attermation (-6 dB per doubling of distance) bsorptive celling mitigation ulding screening scade reflection mpact at nearest facade eduction through OPEN window mpact inside open window (excludes facade correction ATRONS BBQ TERRACE	900.0 LAeq 68 0 2 n) LS938659 Creep LAeq	68 8 	4 3600.0 LA10 lhr 71 0 4 38 0 5 -5 -5 -2 3.1801806 Quality C	11 -5 4 Dbjectives	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Ingulaiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Building scorening Façade reflection Impact at nearest façade Reduction through OPEN window Impact inside open window (excludes façade correction	900.0 LAeq 68 0 6 6 1 4.0036732 Creep LAeq	68 	3600.0 LA10 1hr 71 0 33 34 0 30 .5 9 -5 2 7.9883783 Quality C	77 15 -5 8 Dbjectives	dB(A dB dB dB dB dB dB dB dB dB (/
Juration of single event Juration of single event otal time duration of combined events iotal time duration of combined events loise source level for assessment time period onality 1 impulsiveness correction finimum distance to receiver bistance atternation (-6 dB per doubling of distance) ubsorptive celling mitigation ubding screening agade reflection mpact at nearest façade eduction through OPEN window mpact at anearest façade ceduction through OPEN window mapated source level for single event Juration of single event	900.0 LAeq 68 0 2 n) 1.5938659 Creep LAeq 7	68 8 	4 3600.0 LA10 1hr 71 0 4 88 0 5 -5 -2 3.1801806 Quality C LA10 76 00	11 -5 4 Dijectives LA01	Seconds dE(A) dB m m dB	Total time duration of combined events         Noise source level for assessment time period         Tonality / Ingulaiveness correction         Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Absorptive coefiling mitigation         Building screening         Fadde reflection         Impact at nearest façade         Reduction through OPEN window         Impact inside open window (excludes façade correction         PATRONS BBQ TERRACE         Noise source level for single event         Duration of single event	900.0 LAeq 68 0 6 6 1 4.0036732 Creep LAeq LAeq	68 	3600.0 LA10 lhr 71 0 33 34 0 30 -5 2 7 9 -5 2 7 9 -5 2 2 1 9 -5 2 2 1 9 -5 2 2 2 1 9 -5 2 2 2 1 0 5 3 3 4 0 0 3 3 3 -5 2 2 7 1 0 0 -5 2 2 7 1 0 0 -5 2 0 0 -5 2 0 0 0 0 0 0 0 0 0 0 0 0 0	77 15 -5 8 Dbjectives LA01	dB(A dB dB dB dB dB dB dB
Varation of single event Jumber of events in the measurement period Otal time duration of combined events Joise source level for assessment time period Onality 1 Impulsiveness correction Animum distance to receiver Distance attenuation (-5 dB per doubling of distance) Distopptive celling mitigation Uiding screening açade reflection mpact at nearest façade leduction through OPEN window mpact inside open window (excludes façade correction TATRONS BBQ TERRACE Totals of single event Vantion of single event Variation of single event	900.0 LAeq 68 0 2 1 5938659 Creep LAeq 7 1	68 8 -3 -3 -3 -3 -5 -5 -5 -5 1.5038659 Acoustic LAeq 73	4 3600.0 LA10 lhr 71 0 4 38 0 5 5 -5 -5 -5 -2 3.1801806 Cuality C LA10 76 00 4	11 -5 4 Dijectives LA01	Seconds  dB(A)  dB  m  dB  dB  dB  dB  dB  dB  dB  dB	Total time duration of combined events         Noise source level for assessment time period         Tonality / Impulsiveness correction         Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Absorptive ceiling mitigation         Building screening         Façade reflection         Impact at an aerier flaçade         Reduction through OPEN window         Impact in aide open window (excludes façade correction         PATRONS BBQ TERRACE         Noise source level for single event         Duration of single event         Duration of single event         Duration of sungle event period	900.0 LAeq 68 0 6 6 6 1 6 Creep LAeq 1	68 	3600.0 LA10 1hr 71 0 33 34 0 30 5 9 -5 2 7.0883783 c Quality C LA10 76 00 4	77 15 -5 8 Dbjectives LA01	dB(A dB dB dB dB dB dB dB dB dB dB dB dB dB
Varation of single event Varation of single event Varation of combined events Varial time duration of combined events Varial time duration of combined events Variance attenuation (-6 dB per doubling of distance) Ustance attenuation (-6 dB per doubling of distance) Multiding screening Sagade reflection mapact at nearest façade Leduction through OPEN window mapact inside open window (excludes façade correction "ATRONS BBQ TERRACE Variation of single event Variation of single event Variation of single event	900.0 LAeq 68 0 2 2 1.5938659 Creep LAeq 7 7 1 900.0	68 8 3 3 3 3 4 5 5 1.5038659 Acoustic LAeq 73 90	4 3600.0 LA10 lhr 71 0 14 88 0 5 5 -5 -5 -5 -5 -2 3.1801806 Quality C LA10 76 00 4 3600.0	11 -5 4 Dejectives LA01 80	Seconds  dB(A)  dB  m  dB  dB  dB  dB  dB  dB  dB  dB	Total time duration of combined events         Noise source level for assessment time period         Tonality / Ingulaiveness correction         Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Absorptive coefiling mitigation         Building screening         Fadde reflection         Impact at nearest façade         Reduction through OPEN window         Impact inside open window (excludes façade correction         PATRONS BBQ TERRACE         Noise source level for single event         Duration of single event	900.0 LAeq 68 0 6 6 1 4.0036732 Creep LAeq 1 900.0	68 	3600.0 LA10 1hr 71 0 33 34 0 30 .5 9 -5 2 7 0833737 2 Quality C LA10 76 00 4 3600.0	77 15 -5 8 Dbjectives LA01 80	dB(A dB dB dB dB dB dB dB dB dB dB dB dB dB
Varation of single event Varation of single event Variation of combined events Values of events in the measurement period Values source level for assessment time period Values or the second second second second Values of the second second second second second Values of the second second second second second second Values of the second	900.0 LAeq 68 0 2 n) 15938659 Creep LAeq 1 900.0 LAeq	68 68	4 3600.0 LA10 lhr 71 0 4 88 0 80 5 5 -2 3.1801806 • Quality C LA10 76 0 4 3600.0 LA10 lhr	77 11 -5 4 bjectives LA01 80 LA01 lhr	Seconds dE(A) dB m dB dB dB dB dB dB dB dB dB dB	Total time duration of combined events         Noise source level for assessment time period         Tonality / Impulsiveness correction         Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Absorptive ceiling mitigation         Building screening         Fapade reflection         Impact at an accret fapade         Reduction through OPEN window         Impact at an accret fapade         Reduction through OPEN window         Impact of a neuron fapade event         Duration of single event         Duration of single event         Number of events in the measurement period         Total time duration of combined events	900.0 LAeq 68 0 6 1 1 0 0 6 1 0 0 0 0 0 0 0 0 0 0 0 0 0	68 	3600.0 LA10 lbr 71 0 33 34 0 -5 2 7 0 5 9 -5 2 7 0 5 9 -5 2 7 0 0 30 -5 2 7 0 0 30 -5 2 7 0 0 30 -5 2 7 1 0 0 -5 2 7 1 0 0 -5 2 7 1 0 0 -5 2 7 1 0 0 -5 2 7 1 0 0 0 0 0 0 0 0 0 0 0 0 0	77 15 -5 8 Dbjectives LA01 80	dB(A dB dB dB dB dB dB dB dB dB dB dB dB dB
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R1: Dwelling to the north			R2: Dwelling to the southeast		
Southeast Deck Large condensers	56	dB(A) @ 3m	Southeast Deck Large condensers	56	dB(A) @ 3m
Number of units	3	units	Number of units	3	units
Southeast Deck Small condensers	48	dB(A) @ 3m	Southeast Deck Small condensers	48	dB(A) @ 3n
Number of units	40	units	Number of units	40	units
Total noise level	61	dB(A) @ 3m	Total noise level	61	dB(A) @ 3n
Distance to receiver	81	m	Distance to receiver	63	m
Distance attenuation (-6 dB per doubling of distance)	-29	dB(A)	Distance to receiver Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)
Acoustic enclosure	-29	dB(A)	Acoustic enclosure	-10	dB(A)
Building screening	-5	dB(A)	Building screening	-10	dB(A)
Facade reflection	2.5	dB(A)	Facade reflection	2.5	dB(A)
mpact at facade	30	dB(A)	Impact at facade	2.3	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
Impact inside open window (also minus 2.5 dB facade)	23	dB(A)	Impact inside open window (also minus 2.5 dB facade)	20	dB(A)
impact inside open window (also minus 2.5 db façade)	25	dD(A)	Impact inside open window (also minus 2.3 dB façade)	20	dD(A)
Southwest Deck Large condensers	56	dB(A) @ 3m	Southwest Deck Large condensers	56	dB(A) @ 3r
Number of units	4	units	Number of units	4	units
Southwest Deck Small condensers	48	dB(A) @ 3m	Southwest Deck Small condensers	48	dB(A) @ 3r
Number of units	5	units	Number of units	- +0	units
Total noise level	63	dB(A) @ 3m	Total noise level	63	dB(A) @ 3r
Distance to receiver	86	m	Distance to receiver	63	m
Distance attenuation (-6 dB per doubling of distance)	-29	dB(A)	Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)
Acoustic enclosure	-25	dB(A)	Acoustic enclosure	-10	dB(A)
Acoustic enclosure Building screening	-10	dB(A)	Building screening	-10	dB(A)
Facade reflection	2.5	dB(A)	Facade reflection	2.5	dB(A)
Impact at facade	2.5	dB(A)	Impact at facade	2.5	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
Impact inside open window (also minus 2.5 dB façade)	19	dB(A)	Impact inside open window (also minus 2.5 dB façade)	21	dB(A)
impact inside open window (also minus 2.5 db façade)	19	(A)	Impact inside open window (also minus 2.5 db façade)	21	CD(A)
New toilet exhaust fans	52	dB(A) @ 3m	New toilet exhaust fans	52	dB(A) @ 3n
Number of units	4	units	Number of units	4	units
Total noise level	58	dB(A) @ 3m	Total noise level	58	dB(A) @ 3r
Distance to receiver	78	m	Distance to receiver	61	m
Distance attenuation (-6 dB per doubling of distance)	-28	dB(A)	Distance to receiver Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)
Building screening	-20	dB(A)	Building screening	-20	dB(A)
Acoustic enclosure	0	dB(A)	Acoustic enclosure	0	dB(A)
Acoustic enclosure	2.5	dB(A)	Facade reflection	2.5	dB(A)
mpact at facade	2.5	dB(A)	Impact at facade	31	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
Impact inside open window (also minus 2.5 dB facade)	20	dB(A)	Impact inside open window (also minus 2.5 dB façade)		dB(A)

R3: Dwellings to the south-southeast			R4: Dwelling to the west		
Southeast Deck Large condensers	56	dB(A) @ 3m	Southeast Deck Large condensers	56	dB(A) @ 3m
Number of units	3	units	Number of units	3	units
Southeast Deck Small condensers	48	dB(A) @ 3m	Southeast Deck Small condensers	48	dB(A) @ 3m
Number of units	3	units	Number of units	3	units
Total noise level	61	dB(A) @ 3m	Total noise level	61	dB(A) @ 3m
Distance to receiver	57	m	Distance to receiver	47	m
Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)	Distance attenuation (-6 dB per doubling of distance)	-24	dB(A)
Acoustic enclosure	-10	dB(A)	Acoustic enclosure	-10	dB(A)
Building screening	0	dB(A)	Building screening	0	dB(A)
Façade reflection	2.5	dB(A)	Façade reflection	2.5	dB(A)
mpact at façade	28	dB(A)	Impact at façade	30	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
impact inside open window (also minus 2.5 dB façade)	21	dB(A)	Impact inside open window (also minus 2.5 dB façade)	23	dB(A)
outhwest Deck Large condensers	56	dB(A) @ 3m	Southwest Deck Large condensers	56	dB(A) @ 3m
Number of units	4	units	Number of units	4	units
outhwest Deck Small condensers	48	dB(A) @ 3m	Southwest Deck Small condensers	48	dB(A) @ 3m
Jumber of units	5	units	Number of units	5	units
Fotal noise level	63	dB(A) @ 3m	Total noise level	63	dB(A) @ 3m
Distance to receiver	59	m	Distance to receiver	27	m
Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)	Distance attenuation (-6 dB per doubling of distance)	-19	dB(A)
Acoustic enclosure	-10	dB(A)	Acoustic enclosure	-15	dB(A)
Building screening	0	dB(A)	Building screening	0	dB(A)
Façade reflection	2.5	dB(A)	Façade reflection	2.5	dB(A)
mpact at façade	29	dB(A)	Impact at façade	31	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
impact inside open window (also minus 2.5 dB façade)	22	dB(A)	Impact inside open window (also minus 2.5 dB façade)	24	dB(A)
New toilet exhaust fans	52	dB(A) @ 3m	New toilet exhaust fans	52	dB(A) @ 3m
Number of units	4	units	Number of units	4	units
Fotal noise level	58	dB(A) @ 3m	Total noise level	58	dB(A) @ 3m
Distance to receiver	55	m	Distance to receiver	44	m
Distance attenuation (-6 dB per doubling of distance)	-25	dB(A)	Distance attenuation (-6 dB per doubling of distance)	-23	dB(A)
Building screening	-5	dB(A)	Building screening	-5	dB(A)
Acoustic enclosure	0	dB(A)	Acoustic enclosure	0	dB(A)
açade reflection	2.5	dB(A)	Façade reflection	2.5	dB(A)
mpact at façade	30	dB(A)	Impact at façade	32	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
Impact inside open window (also minus 2.5 dB façade)	23	dB(A)	Impact inside open window (also minus 2.5 dB facade)	25	dB(A)

Attachment F

Landscape Plans



ANDREW GOLD LANDSCAPE ARCHITECTURE

4-8 JOHNSTON ROAD, MOSSMAN

JOB NUMBER 23.105 ISSU B

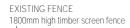
DATE DRAWN BY 13/06/23 AG / JB

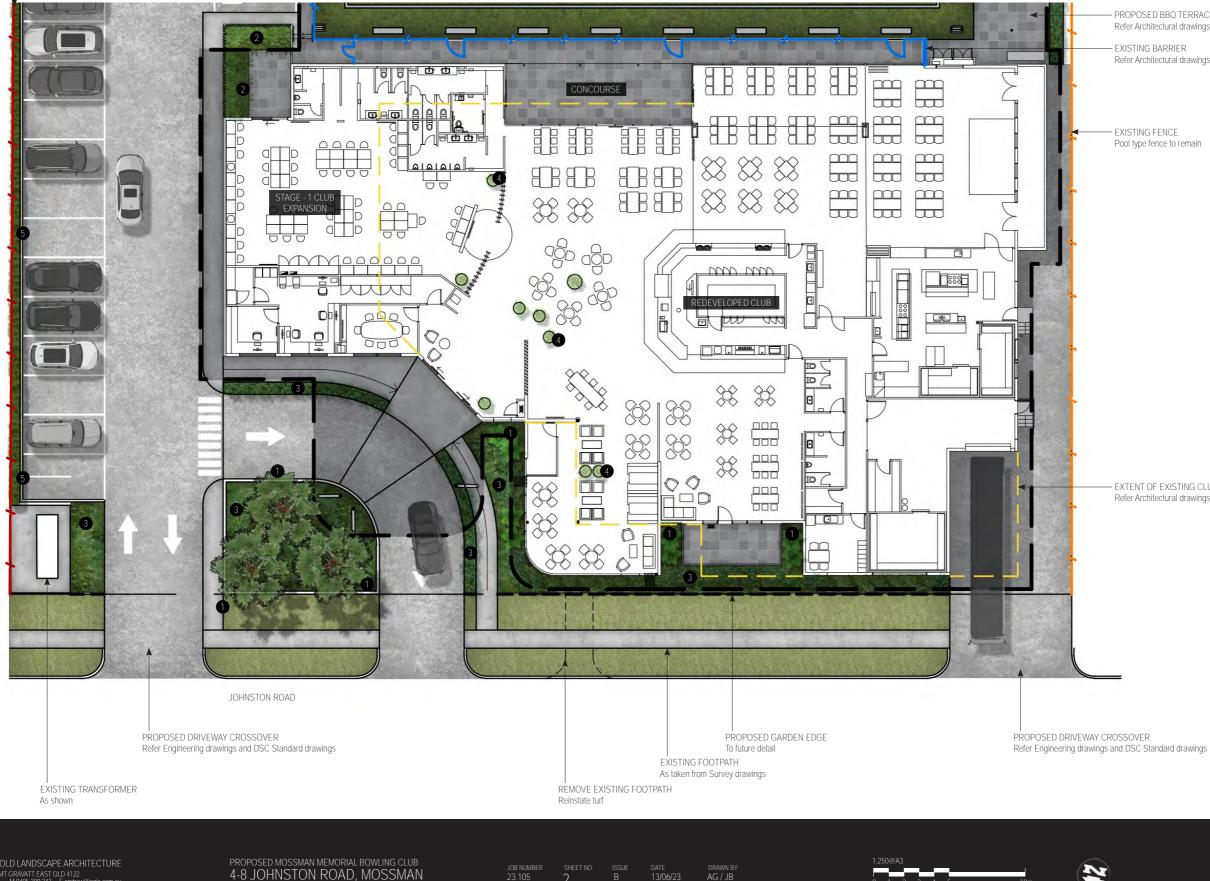
### OVERALL LANDSCAPE CONCEPT PLAN



_/_	EXISTING FENCE 1800mm high timber screen fence
_/_	EXISTING FENCE Pool type fence to remain
_/_	EXISTING BARRIER Refer Architectural drawings
	EXTENT OF EXISTING CLUB Refer Architectural drawings
	PROPOSED GARDEN EDGE To future detail







ANDREW GOLD LANDSCAPE ARCHITECTURE PO BOX 5220, MT GRAVATT EAST QLD 4122 [ 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

4-8 JOHNSTON ROAD, MOSSMAN

DATE DRAWN BY 13/06/23 AG / JB

PROPOSED BBQ TERRACE Refer Architectural drawings

EXISTING BARRIER Refer Architectural drawings

EXISTING FENCE Pool type fence to remain

FEATURE PLANTING Feature planting to provide visual amenity and assist in landscape presentation within the property; Refer Proposed Planting Schedule

DENSE SCREEN PLANTING Provide dense tall screen planting to screen this area from adjacent uses/locations; Refer Proposed Planting Schedule

SHRUBS AND GROUNDCOVERS Mass planting to large areas to assist in building presentation to the streetscape and surrounds as well as to provide visual amenity; Refer Proposed Planting Schedule

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3

softening and to provide visual amenity; Refer Proposed Planting Schedule EXISTING HEDGE

Internal feature pot plants to assist in building

INTERNAL FEATURE POT PLANTS

Existing established hedge to remain. Protect during construction on site

\_\_\_\_ EXISTING FENCE 1800mm high timber screen fence



\_\_\_\_\_ EXISTING FENCE Pool type fence to remain



EXISTING BARRIER Refer Architectural drawings

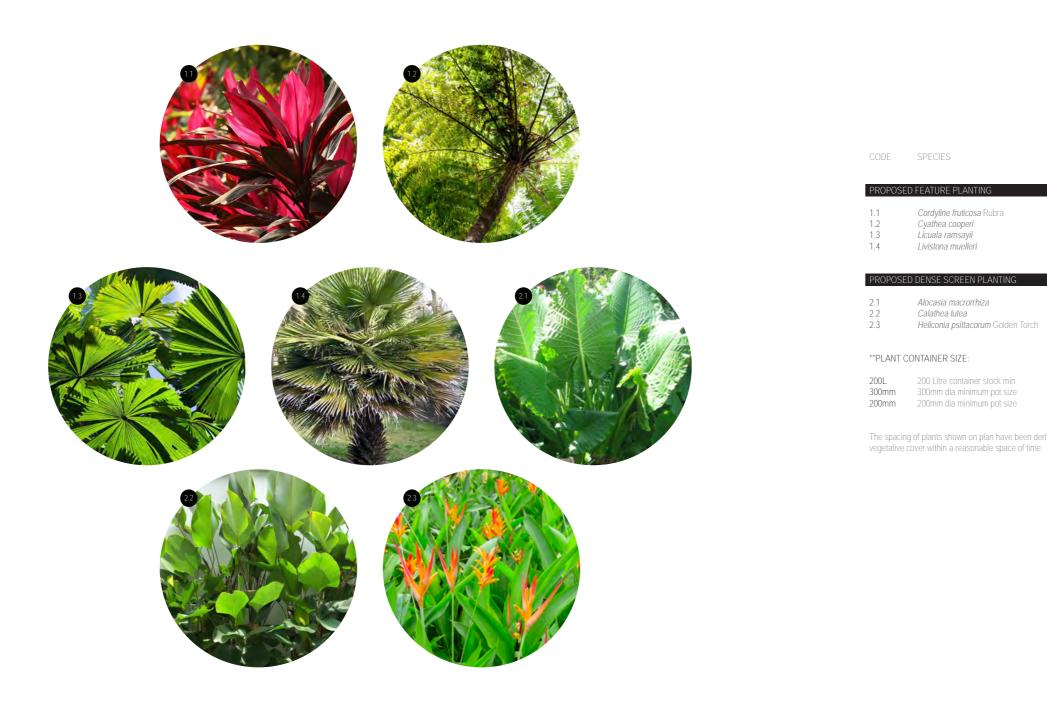
> EXTENT OF EXISTING CLUB Refer Architectural drawings

\_\_\_\_\_ PROPOSED GARDEN EDGE To future detail

EXTENT OF EXISTING CLUB

Refer Architectural drawings





PROPOSED MOSSMAN MEMORIAL BOWLING CLUB 4-8 JOHNSTON ROAD, MOSSMAN

 JOB NUMBER
 SHEET NO.
 ISSUE
 DATE
 DRAWN BY

 23.105
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 13/06/23
 AG / JB

## PROPOSED PLANTING SCHEDULE

С	OMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH (m)
	alm Lily	300mm	0.8	2	1
	acey Tree Fern	300mm	as shown	5-10	3
	ustralian Fan Palm	300mm		10-20	2
A	ustralian Dwarf Fan Palm	200L	as shown	5	5
G	iant Elephant Ear	300mm	1.5	2	1.5
С	igar Plant	200mm	1.2	3-4	1.2
Pa	arrot's Beak	200mm	1.2	1.5	2

Min. height at time of planting: 3.6m

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good



























CODE	SPECIES	COMMON NAME	SIZE**	SPACING(n	n) HEIGHT(m)	WIDTH(m)
PROPOSE	ED SHRUBS AND GROUNDCOVERS					
3.1 3.2 3.3 3.4 3.5 PROPOSE	Carissa macrocarpa Green Carpet Crinum pedunculatum Gardenia psidioides Giennie River var White Star Leptospermum hybrid Pink Cascade Thaumatophyllum Xanadu ED INTERNAL FEATURE POT PLANTS	Prostrate Desert Star Swamp Lily Native Gardenia Tea Tree Xanadu	200mm 200mm 200mm 200mm 200mm	1.2 1 1.2 0.8	0.3 2 0.75 0.8 1	1.5 2 2 1.5 1
4.1 4.2 4.3 4.4 4.5 4.6 4.7	Dichondra argentea Silver Falls Microsorum punctatum Green Flame Monstera deliciosa Rhapis excelsa Spathiphyllum Petite Spathiphyllum wallisii Sensation Zamioculcas zamiifolia	Silver Pony's Foot Terrestrial Elkhorn Fern Swiss Cheese Plant Broadleaf Lady Palm Dwarf Peace Lilly Peace Lily Zanzibar Gem	200mm 200mm 300mm 200mm 300mm 200mm	as shown as shown as shown as shown as shown as shown as shown	0.3 0.5 1.5 1.8 0.6 1 0.8	1.8 0.5 1.2 1.2 0.6 1 0.5

4.1	Dichondra argentea Silver Falls
4.2	Microsorum punctatum Green Fla
4.3	Monstera deliciosa
4.4	Rhapis excelsa
4.5	Spathiphyllum Petite
4.6	Spathiphyllum wallisii Sensation
4.7	Zamioculcas zamiifolia

#### \*\*PLANT CONTAINER SIZE:

300mm	300mm dia minimum pot size
200mm	200mm dia minimum pot size

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

PROPOSED MOSSMAN MEMORIAL BOWLING CLUB 4-8 JOHNSTON ROAD, MOSSMAN

ISSUE DATE DRAWN BY B 13/06/23 AG / JB

## PROPOSED PLANTING SCHEDULE



Attachment G

Traffic Impact Assessment

# **ARO INDUSTRIES**

MOSSMAN BOWLS CLUB DEVELOPMENT TRAFFIC IMPACT ASSESSMENT





### DOCUMENT CONTROL SHEET

ARO Industries Pty Ltd	Project Number:	ARO0362
Cairns Office: 51 Sheridan Street	Title:	Mossman Bowls Club Development Traffic Impact Assessment
Cairns QLD 4870	Project Manager:	Andrew Armstrong
Atherton Office:	Author:	Kael Whitnell
57B Mabel Street	Client:	North Point Advisory
Atherton QLD 4883	Client Contact:	Adam Smith
Telephone: (07) 4281 6897		
www.aroindustries.com.au	Synopsis:	Traffic Impact Assessment to support the development application for proposed development of the Mossman Bowls club.

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Any recommendations contained in this report are based on our understanding of the information that has been supplied to us and should be balanced against additional information that you may hold or seek. The client is cautioned to exercise due commercial diligence in the interpretation of any material herein and accept our findings as suggestions given in good faith requiring interpretation within the context of the client's own enterprise environment.

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	REVISION/CHECKING HISTORY						
Rev Author Reviewer			Approved for Issue				
No.		Reviewei	Name	Signature	Date		
0	K. Whitnell	A. Armstrong	A. Armstrong	Art	23 June 2023		

DISTRIBUTION	REVISION										
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North Point Advisory	1										
ARO Library	1										



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### 1. INTRODUCTION

This Traffic Impact Assessment has been prepared by ARO Industries for the proposed development of the Mossman Bowls Club located at 6-8 Johnston Road, Mossman. This report will support the development application for the proposed development.

The proposed development is on lot 40 on SP235262. The site is 5693m<sup>2</sup> of developed land with access from Johnston Road. The site is located within the jurisdiction of Port Douglas Shire Council and is subject to its planning controls.

Figure 1 shows the proposed layout on site and Figure 2 shows the location of the development. The proposed Site plan is included as Appendix A. The facility consists of 1749m<sup>2</sup> of Gross Floor Area (GFA).

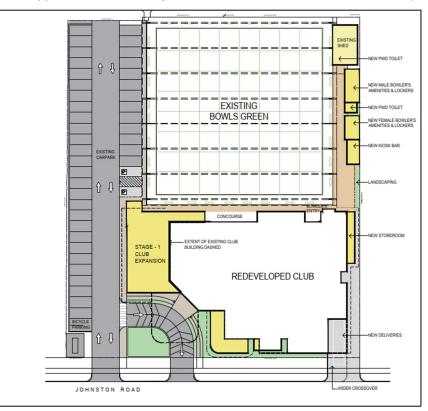


Figure 1 – Site Plan



Figure 2 – Locality Plan (Courtesy of Queensland Globe)



### 2. PARKING REQUIREMENTS

The land use is assessed as being that of a licensed clubroom. Under the planning scheme, a club includes the ancillary preparation and service of food and drink. Bowls club is provided as an example of a club in Table SC 1.1.b.

The planning scheme has a generation rate provided for lawn bowls green of 30 spaces per green (outdoor sport and recreation). This additional parking generation has not been included in the parking generation of the development as we believe the rate provided for a licensed clubroom includes the use of the bowls green (the bowls green is an integral part of the bowls club).

Table 9.4.1.3.b of the Douglas parking and access servicing code requirements are summarised in the Table 1 below.

Table 1 – Vehicle Parking Requirement

Land Use	Area	Parking Requirement	Required Parking Spaces
Licensed Clubroom	1749m <sup>2</sup>	1/15m2 GFA	117

It is noted that the generation rate for a licensed clubroom is equivalent to the function facility rate which the development is occasionally used for.

The Douglas Shire Council Planning Scheme prescribed a rate for determining the minimum carparking requirements for the development.

Table 9.4.1.3.a of the Douglas access parking and services code states the at the minimum onsite accessibility parking generated is consistent with AS2890. AS2890 does not provide a generation rate for disabled access parks. A generation of 1 space for every 100 car parking spaces or part thereof has been adopted as this is considered industry standard. Therefore, two (2) of the 117 required parks shall be an accessibility park.

Table 9.4.1.3.b of the Douglas parking and access servicing code states a minimum generation of bicycle parking spaces. These requirements are summarised in the Table 2 below.

Land Use	Variable	Parking Requirement	Required Parking Spaces
License Clubroom	Assume 12 employees	1/4 employees	3
Outdoor Sports and Recreation (Lawn Bowls)	1 Bowls Green	5 /green	5
Total	8		

Table 2 – Bicycle Parking Requirement

### 3. CAR PARKING PROVISION

### 3.1. Vehicle Parking

### Off Street

The proposed development reduces the number of off-street car parks from 48 parks (including 2 accessibility parks) to 42 parks (including 2 accessibility parks). This attributes to a shortfall of parking of 75 parking spaces.

### On-Street

It is noted that there are 81 on-street parking spaces on Johnston Street in within a 120m radius from the Mossman Bowls club. In additional to the Bowls Club, these parking spaces service the following business on Johnston Road:

- Outside school hours care;
- Early learning centre;
- Take away;
- Training Facility;
- Lawyers office; and
- Accountants office.



The typical hours of operation and estimated peak for these businesses are summarised in Table 3 below. *Table 3 – Surrounding businesses* 

Land Use	Typical Business Hours	Estimated Peak
Outside School Hours Care	Monday - Friday	AM: 7am – 8:30am
Outside School Hours Care	7am–8:30am, 4pm-5pm	PM: 4pm-5pm
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Takaaway	Monday-Sunday	
Takeaway	12pm-9pm	PM: 6pm-7pm
Training Facility	Monday-Friday	AM: 9am-10am
Training Facility	9am-5pm	PM: 4pm-5pm
	Monday-Friday	AM: 10am-11am
Lawyers Office	9am-5pm	PM: 1pm-2pm
Accountants Office	Monday-Friday	AM: 10am-11am
Accountants Office	9am-5pm	PM: 1pm-2pm

It was indicated by the client that the Mossman Bowls club operates at peak capacity during interclub bowls events, typically midday Saturdays, and Friday afternoons for events such as wakes, conferences or bingo.

The typical hours of operation and peak operation of the surrounding businesses fall outside of the Mossman Bowls peak hours of operation. It is noted that the restaurant/takeaway PM peak overlaps with the identified peak of the Bowls club. However, off-street parking is provided at rear of the restaurant. It is noted that takeaway businesses generally have a high turn over of patrons in terms of parking.

As the bowls club generally operates at the off-peak time in comparison to surrounding business, there will be an increased number of on-street parking available for use as overflow parking for the Bowls Club. Assuming a 95% availability of parking during off-peak hours, 77 parks would be available as overflow for the Bowls Club. Club.

### Summary

Both on-street and off-street parking in the vicinity of the development is summarised in Table 4 below.

Table 4 – Parking facilities

Parking Type	No. Parks
Off-Street (Mossman Bowls Club)	42 (incl. 2 accessibility)
On-Street (95% of parks on Johnston Road)	77 (Incl. 1 accessibility)
Total	119 parks (incl. 3 accessibility)

In comparison to required parking generation for the bowls club (117), there is sufficient on-street and offstreet parking is available to cater for the peak parking requirement of the development.

### 3.2. Locality Consideration

ARO understand that the Mossman Bowls club plan to implement a courtesy bus for the centre. ARO believe that this initiative should be considered and that its introduction would reduce the number of vehicles requiring car parks.

### 3.3. Accessibility Parking

The development retains two (2) accessibility car parks in the development. This meets the minimum accessibility parking requirements.

### 3.4. Bicycle Parking

The development retains the bicycle parking bays at the front of the off-street parking. Drawings provided indicate that the bicycle parking space is consistent in size to a vehicle car park. It is considered that this space will be adequate to accommodate 8 bicycle parks.



#### 4. TRAFFIC ENVIRONMENT

It is understood that existing ingress and egress from the site onto Johnston Road is to be retained as part of the development.

ARO believe the proposed development does not adversely impact the service or performance of the transport network surrounding the development. This assessment is based on the following:

- Existing ingress and egress points are being utilised.
- No proposed modification will inhibit the existing sight distances approaching or departing the development.
- Existing off-street and on-street parking facilities are being utilised.
- The peak operation of the facilities is during the off-peak operation of surrounding businesses.

#### 5. CONCLUSION

This Traffic Impact Assessment demonstrates that the proposed upgrade to the Mossman Bowls club generally meets the requirements of the Douglas Shire Council Parking and Access code. The development generally meets the parking requirements (considering the surrounding infrastructure and proposed initiatives). The development meets the land use requirements for accessibility parking and bicycle parking. Development parking and requirements are summarised in Table 5 below.

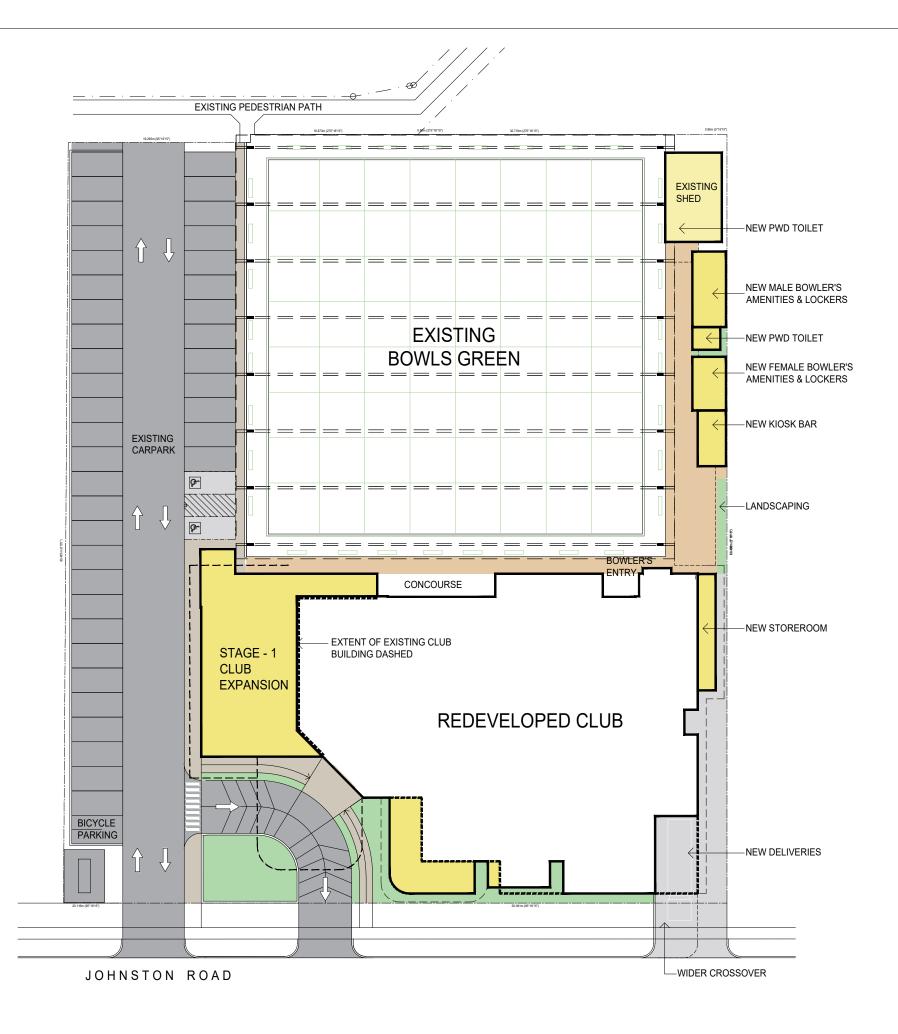
Table 5 – Development parking summary

Parking Use	Requirement	Development Allowance
	(No. Parks)	(No. Parks)
Vehicle Parks	117	119
Accessibility Parks	2	3
Bicycle Parks	8	8

The development has been assessed as not having an adverse impact on the surrounding transport network and businesses. The development site and surrounding road network has the capacity to cater for the parking demand of the proposed development.



APPENDIX A Site Plan





# **Owners Consent**

## Individual owner's consent for making a development application under the Planning Act 2016

Mossman Bowle Chib, by way of the following authorized officers

GREG CUNT POTTER

ERIC SMITH

[Insert full nome.]

as owner of the premises identified as follows:

[Insert street address, lot on plan description or coordinates of the premises the subject of the application.]

Lot 40 on BP 255262 (# Nos 4-8 Johnston Street MOSSMAN

consent to the making of a development application under the Planning Act 2016 by:

Insert name of applicant ]

Northogint Advisory on behalf of Rubicon Design & Construct

on the premises described above for:

[Insert details of the proposed development, e.g. material change of use for four storey apartment building.]

Alterators and Additions to the Mosaman Bowls Code

Luc Sitt 2/6/2023 ØN= 2-6-23

(signature of owner and date signed)

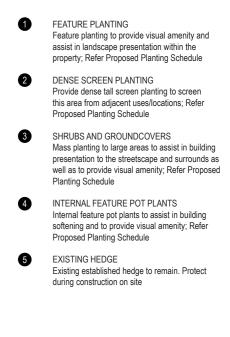


ANDREW GOLD LANDSCAPE ARCHITECTURE PO BOX 5220, MT GRAVATT EAST QLD 4122 T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

4-8 JOHNSTON ROAD, MOSSMAN

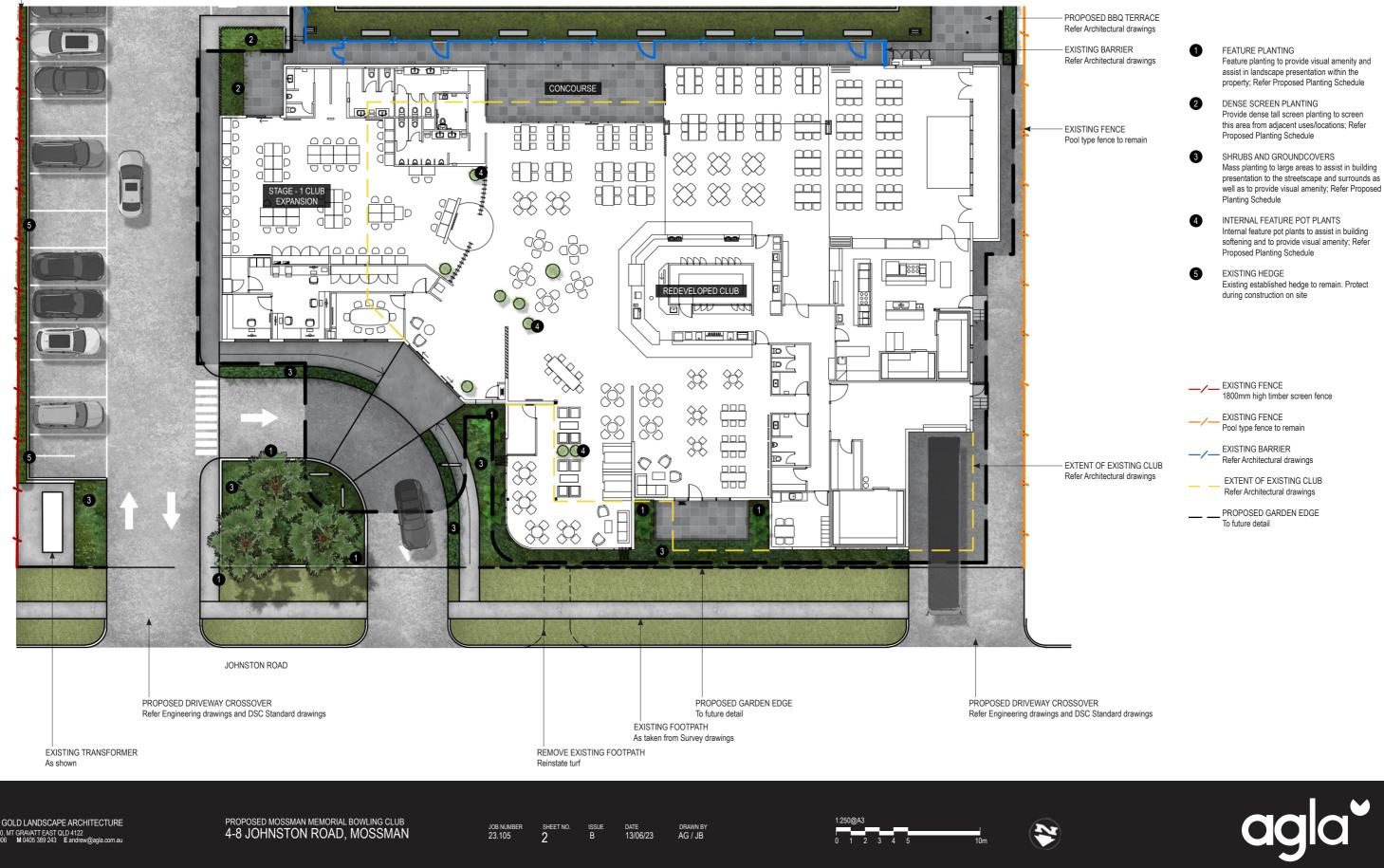
SHEET NO. issue B

## **OVERALL LANDSCAPE CONCEPT PLAN**



_/_	EXISTING FENCE 1800mm high timber screen fence
_/_	EXISTING FENCE Pool type fence to remain
_/_	EXISTING BARRIER Refer Architectural drawings
	EXTENT OF EXISTING CLUB Refer Architectural drawings
	PROPOSED GARDEN EDGE To future detail





EXISTING FENCE 1800mm high timber screen fence

ANDREW GOLD LANDSCAPE ARCHITECTURE PO BOX 5220, MT GRAVATT EAST QLD 4122 T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

## LANDSCAPE CONCEPT PLAN



CODE SPECIES

PROPOSED FEATURE PLANTING					
1.1 1.2	Cordyline fruticosa Rubra Cyathea cooperi				
1.3 1.4	Licuala ramsayii Livistona muelleri				

#### PROPOSED DENSE SCREEN PLANTING

2.1	Alocasia macrorrhiza
2.2	Calathea lutea
2.3	Heliconia psittacorum Golden Torch

#### \*\*PLANT CONTAINER SIZE:

200L	200 Litre container stock min				
300mm	300mm dia minimum pot size				
200mm	200mm dia minimum pot size				

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

ANDREW GOLD LANDSCAPE ARCHITECTURE PO BOX 5220, MT GRAVATT EAST QLD 4122 T 07 3420 0006 M 0405 389 243 E andrew@agla.com.au

PROPOSED MOSSMAN MEMORIAL BOWLING CLUB 4-8 JOHNSTON ROAD, MOSSMAN

JOB NUMBER SHEET NO. ISSUE DATE DRAWN BY 23.105 3 B 13/06/23 AG / JB

# **PROPOSED PLANTING SCHEDULE**

COMMON NAME	SIZE**	SPACING(m)	HEIGHT(m)	WIDTH (m)
Palm Lily Lacey Tree Fern Australian Fan Palm Australian Dwarf Fan Palm	300mm 300mm 300mm 200L	0.8 as shown as shown as shown	2 5-10 10-20 5	1 3 2 5
Giant Elephant Ear	300mm	1.5	2	1.5
Cigar Plant Parrot's Beak	200mm 200mm	1.2 1.2	3-4 1.5	1.2 2

Min. height at time of planting: 3.6m



























CODE	SPECIES	COMMON NAME	SIZE**	SPACING(m	i) HEIGHT(m)	WIDTH(m)
PROPOSED	SHRUBS AND GROUNDCOVERS					
3.1 3.2 3.3 3.4 3.5	Carissa macrocarpa Green Carpet Crinum pedunculatum Gardenia psidioides Glennie River var White Star Leptospermum hybrid Pink Cascade Thaumatophyllum Xanadu	Prostrate Desert Star Swamp Lily Native Gardenia Tea Tree Xanadu	200mm 200mm 200mm 200mm 200mm	1.2 1 1 1.2 0.8	0.3 2 0.75 0.8 1	1.5 2 2 1.5 1
PROPOSED	INTERNAL FEATURE POT PLANTS					
4.1 4.2 4.3 4.4 4.5 4.6 4.7	Dichondra argentea Silver Falls Microsorum punctatum Green Flame Monstera deliciosa Rhapis excelsa Spathiphyllum Petite Spathiphyllum wallisii Sensation Zamioculcas zamiifolia	Silver Pony's Foot Terrestrial Elkhorn Fern Swiss Cheese Plant Broadleaf Lady Palm Dwarf Peace Lily Peace Lily Zanzibar Gem	200mm 200mm 300mm 300mm 200mm 300mm	as shown as shown as shown as shown as shown as shown as shown	0.3 0.5 1.5 1.8 0.6 1 0.8	1.8 0.5 1.2 1.2 0.6 1 0.5

CODE	SPECIES	COMMON NAME	SIZE**	SPACING(r	n) HEIGHT(m)	WIDTH(m)
PROPOS	ED SHRUBS AND GROUNDCOVERS					
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4.1 4.2 4.3 4.4 4.5 4.6 4.7	Dichondra argentea Silver Falls Microsorum punctatum Green Flame Monstera deliciosa Rhapis excelsa Spathiphyllum Petite Spathiphyllum wallisii Sensation Zamioculcas zamiifolia	Silver Pony's Foot Terrestrial Elkhom Fern Swiss Cheese Plant Broadleaf Lady Palm Dwarf Peace Lilly Peace Lily Zanzibar Gem	200mm 200mm 300mm 200mm 300mm 200mm	as shown as shown as shown as shown as shown as shown as shown	0.3 0.5 1.5 1.8 0.6 1 0.8	1.8 0.5 1.2 1.2 0.6 1 0.5

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PROPOSED MOSSMAN MEMORIAL BOWLING CLUB 4-8 JOHNSTON ROAD, MOSSMAN

ISSUE DATE DRAWN BY B 13/06/23 AG / JB JOB NUMBER 23.105 SHEET NO

# **PROPOSED PLANTING SCHEDULE**

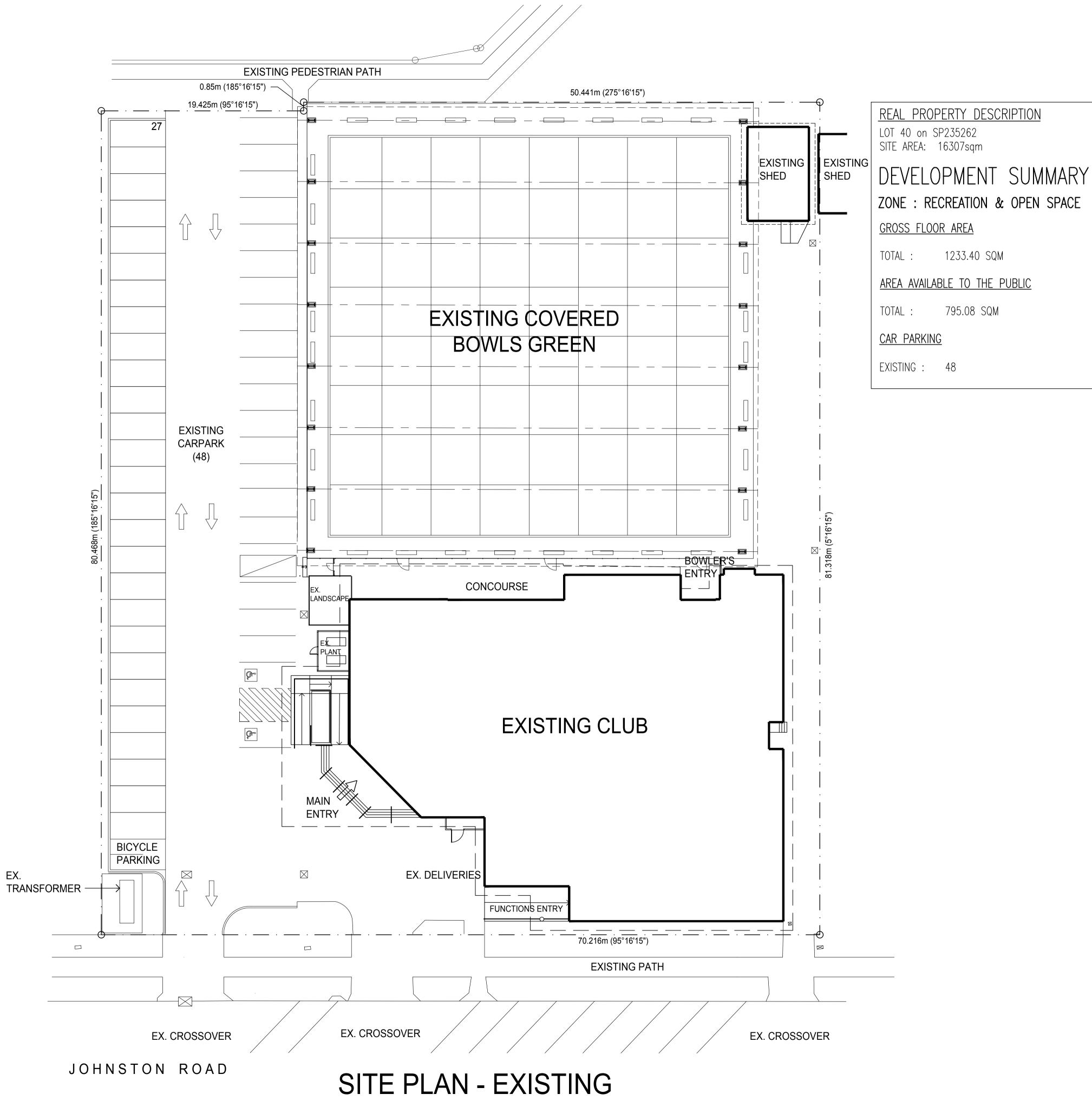






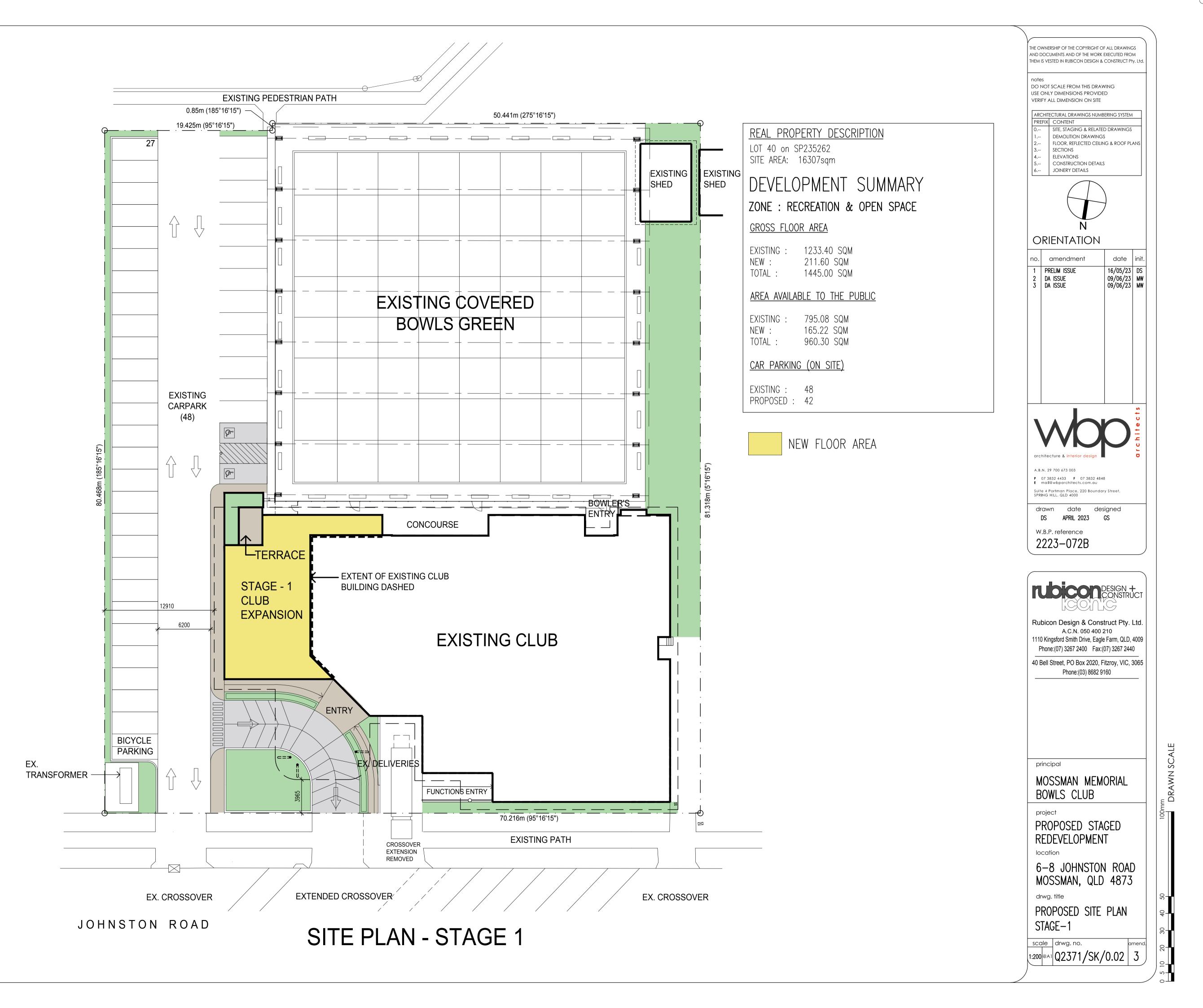
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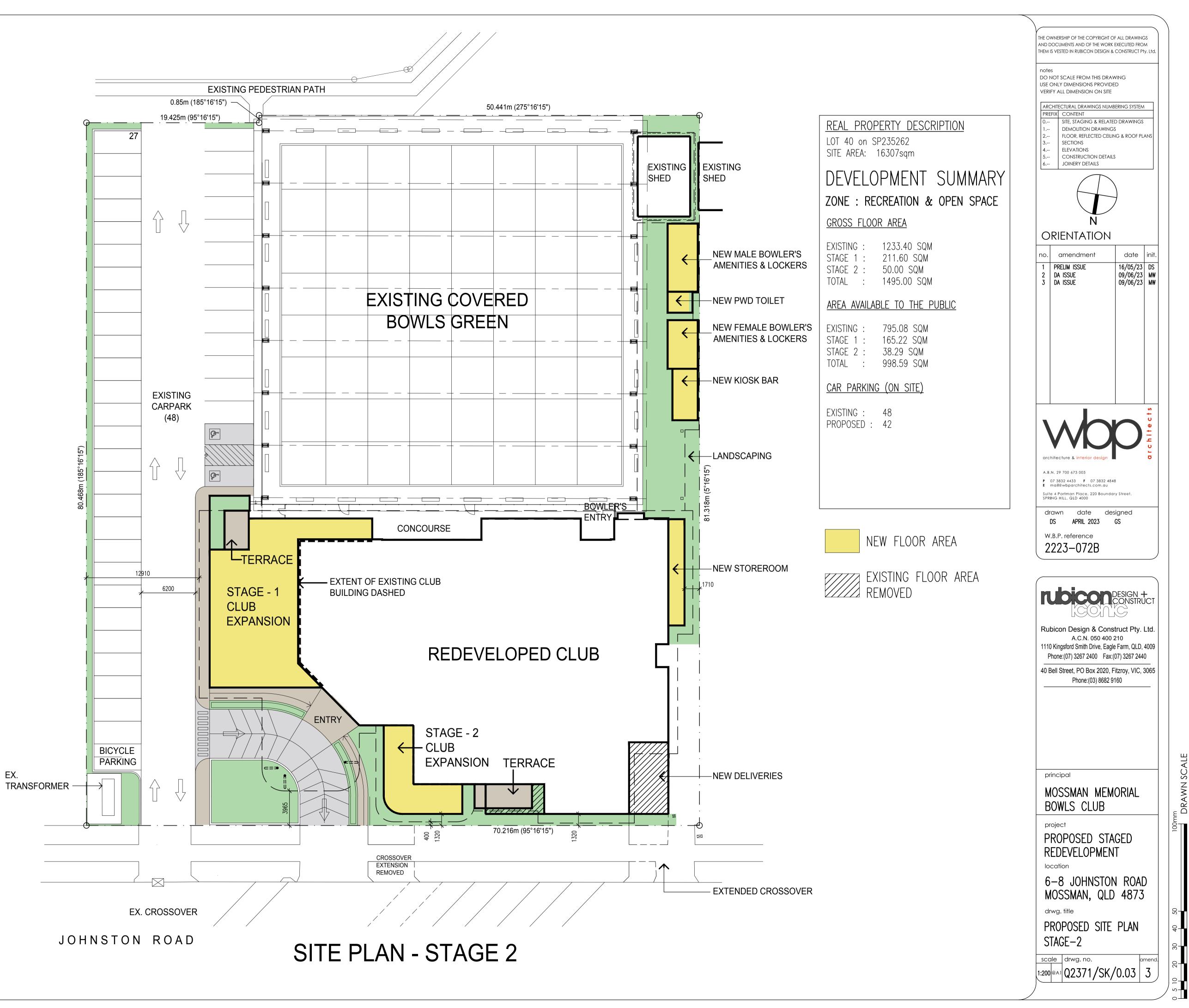




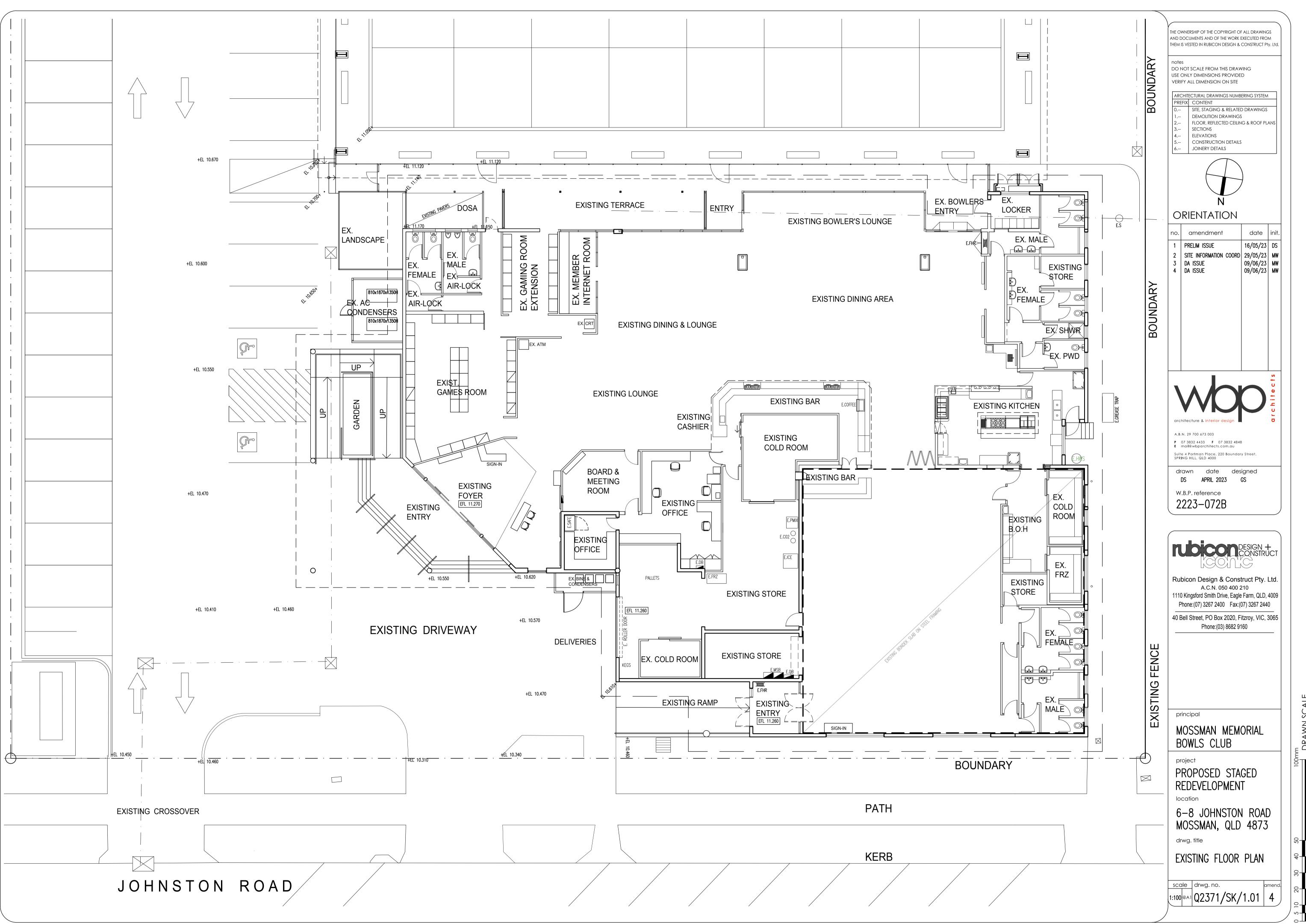
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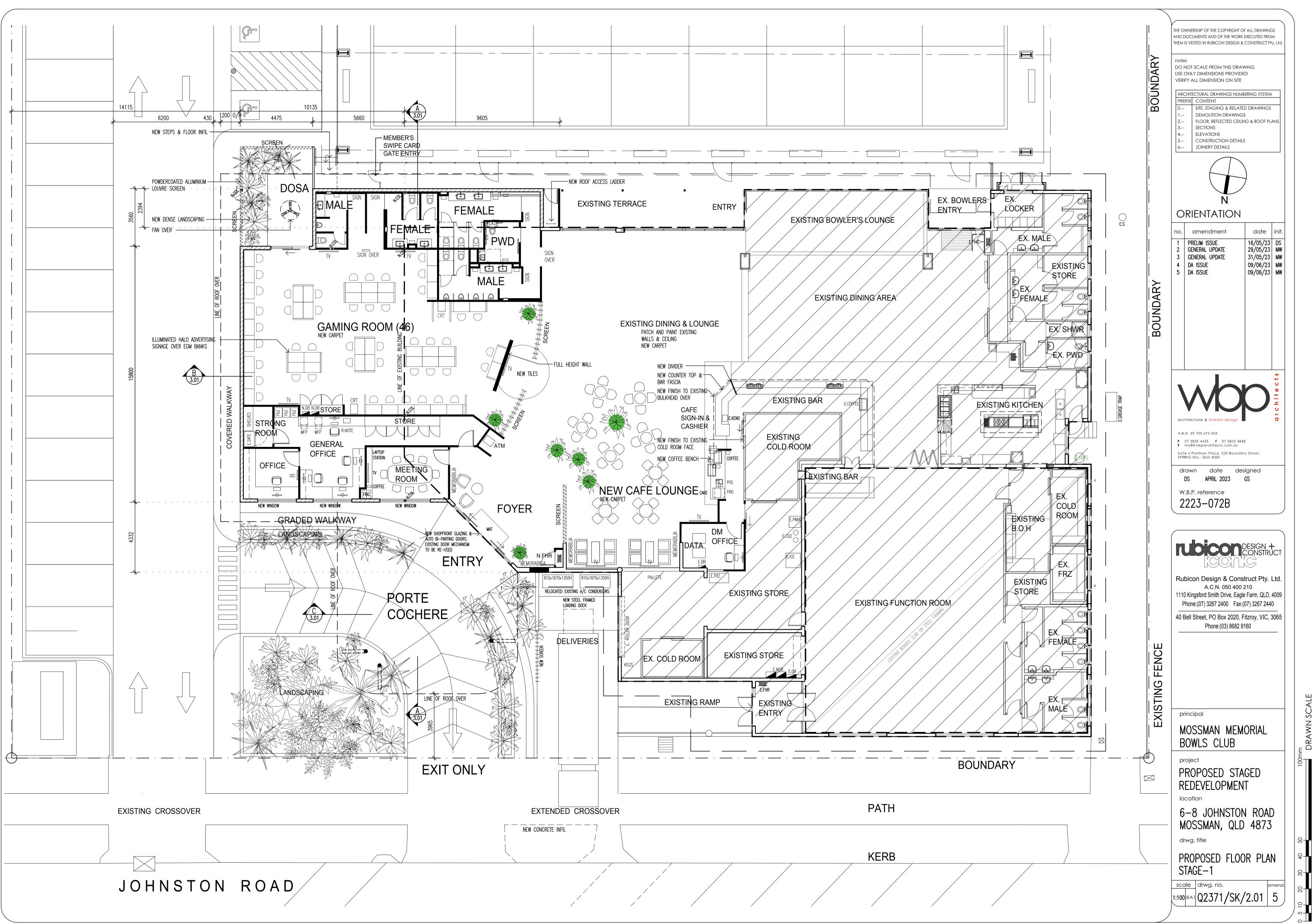




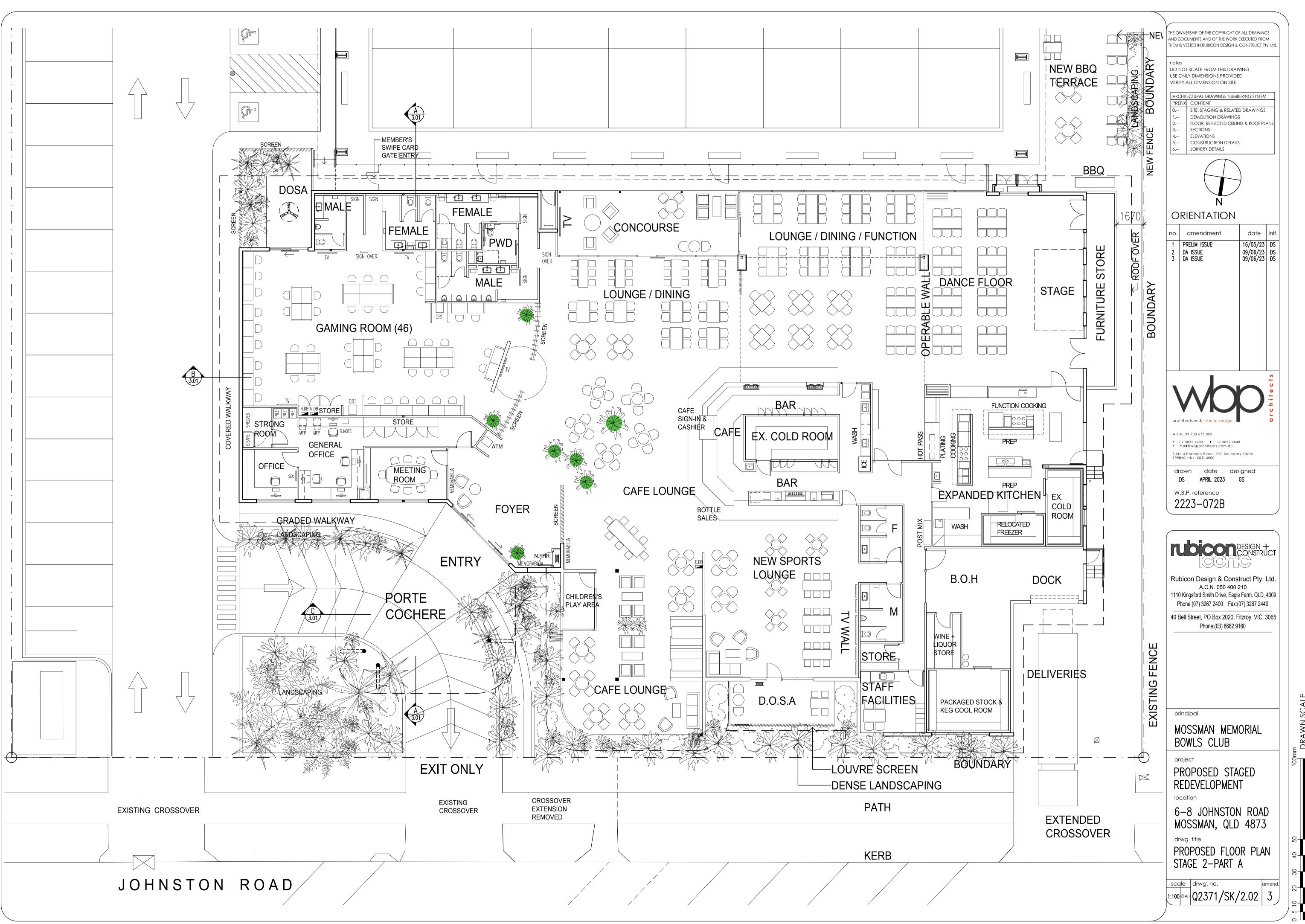
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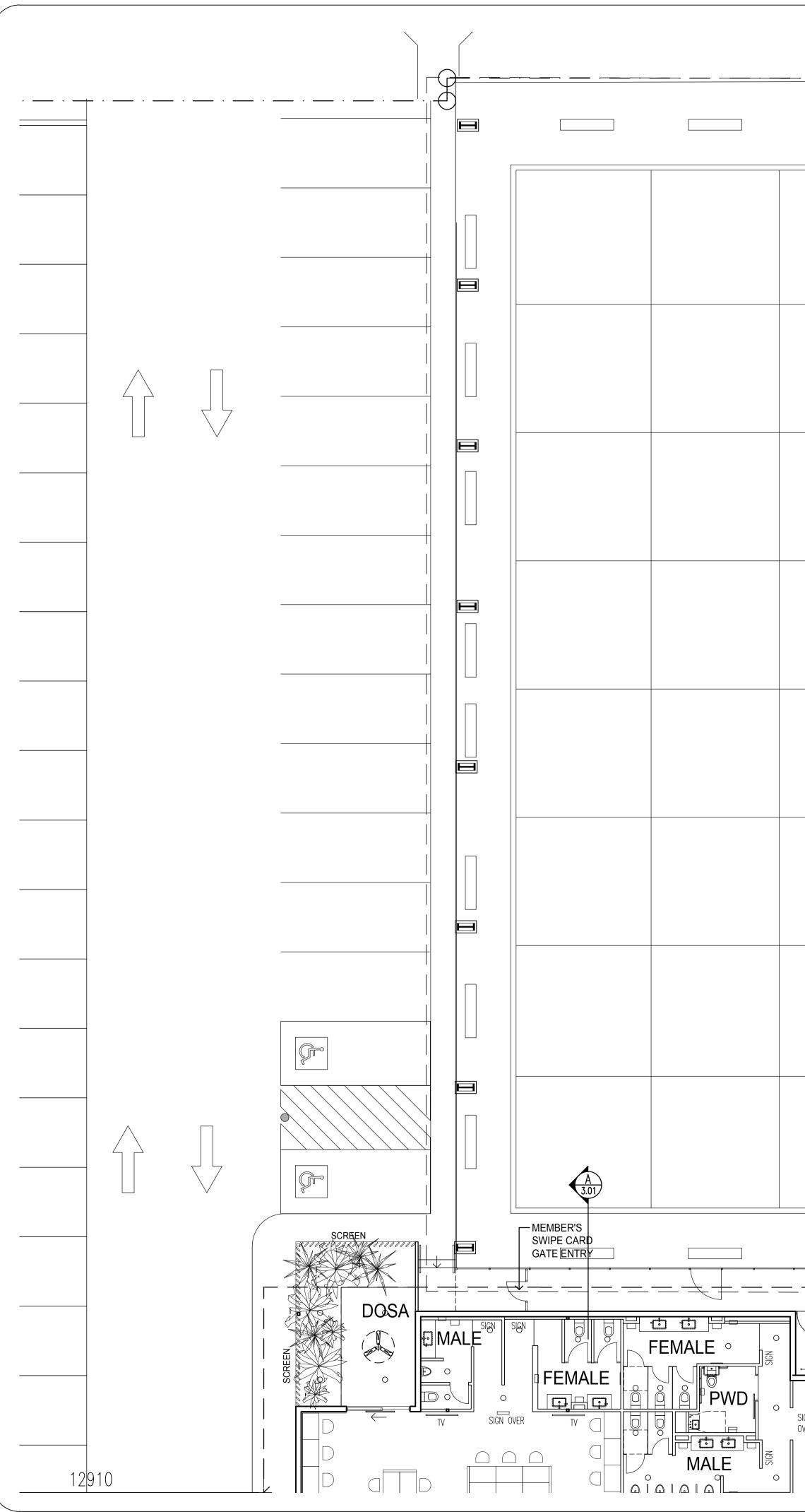


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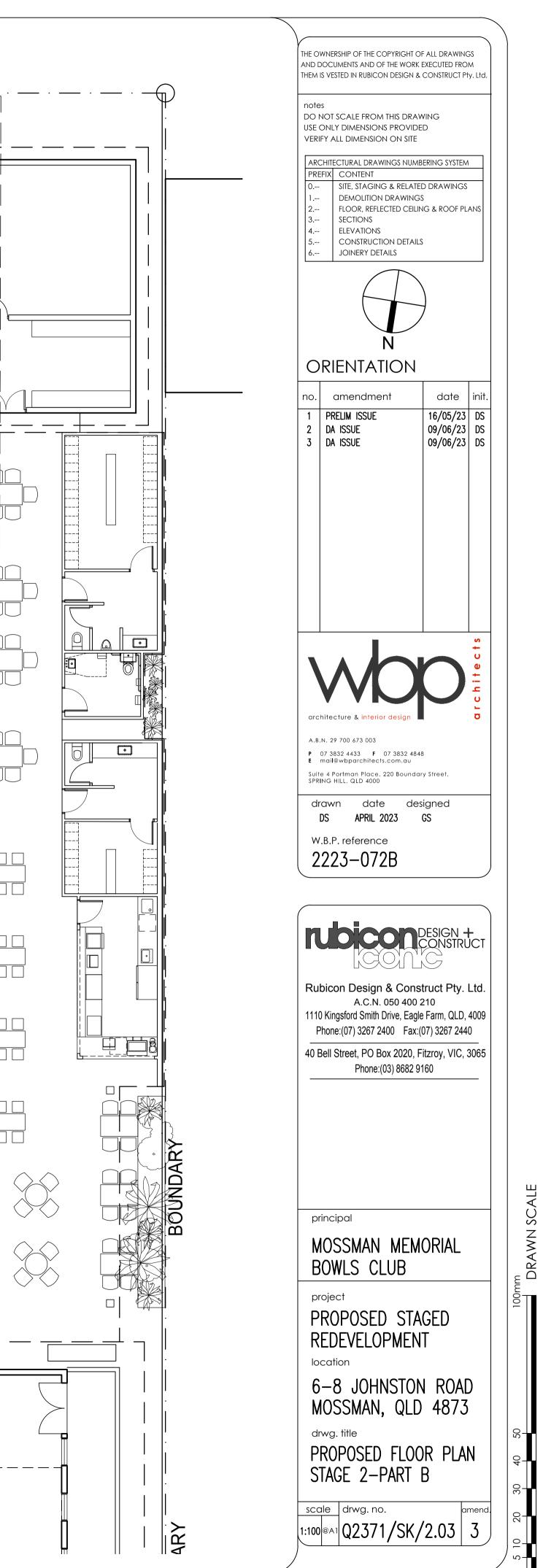


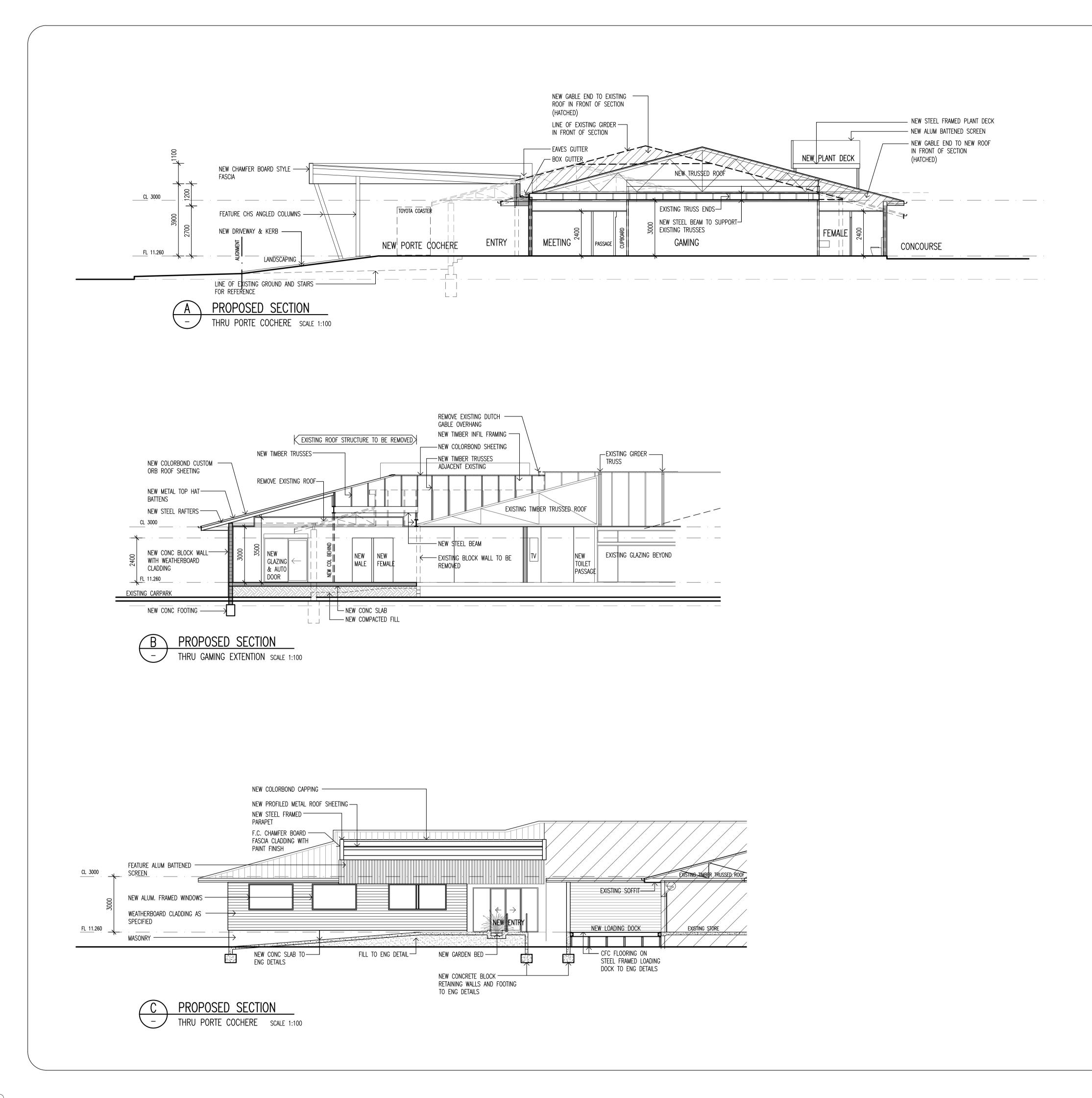
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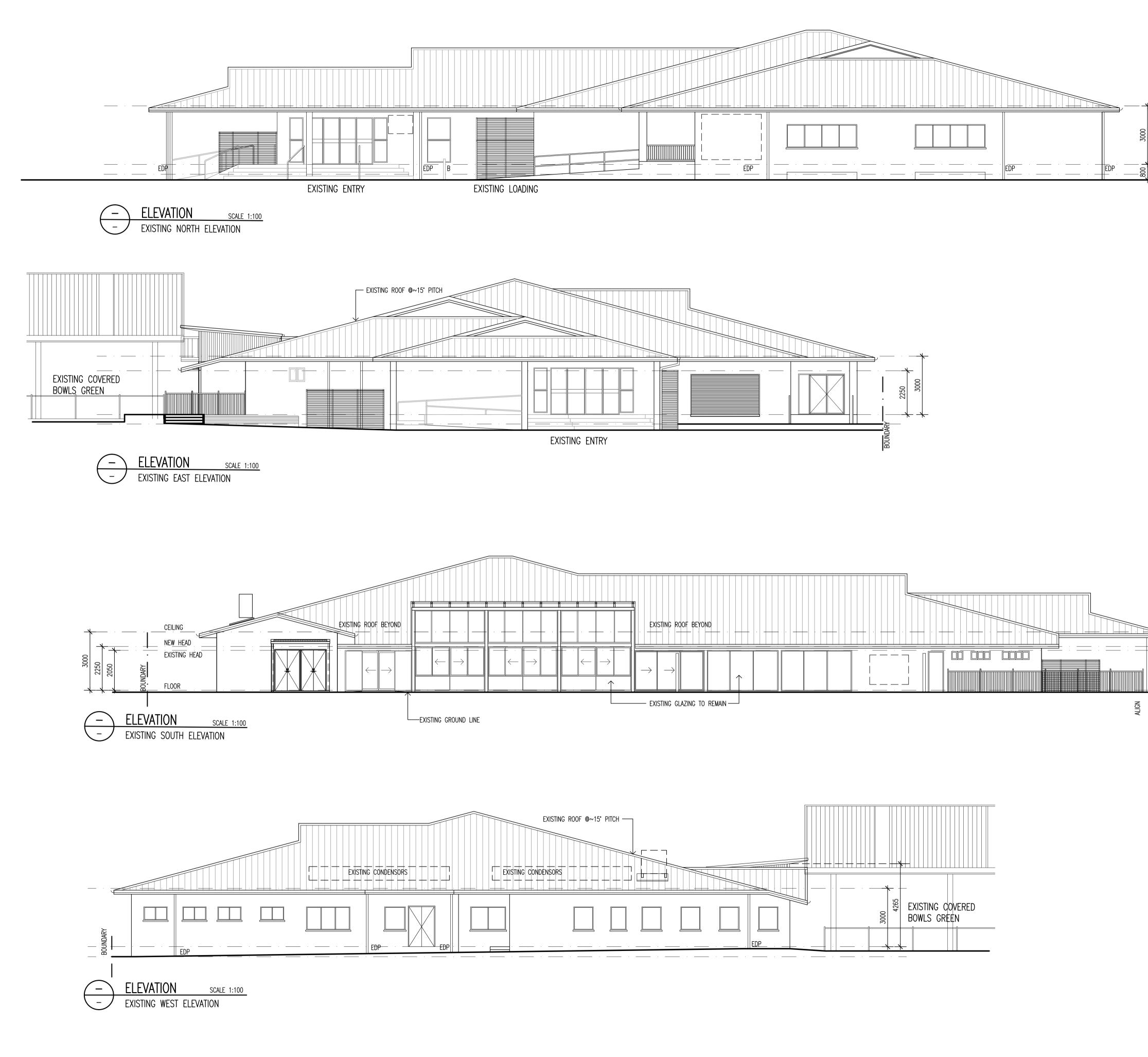


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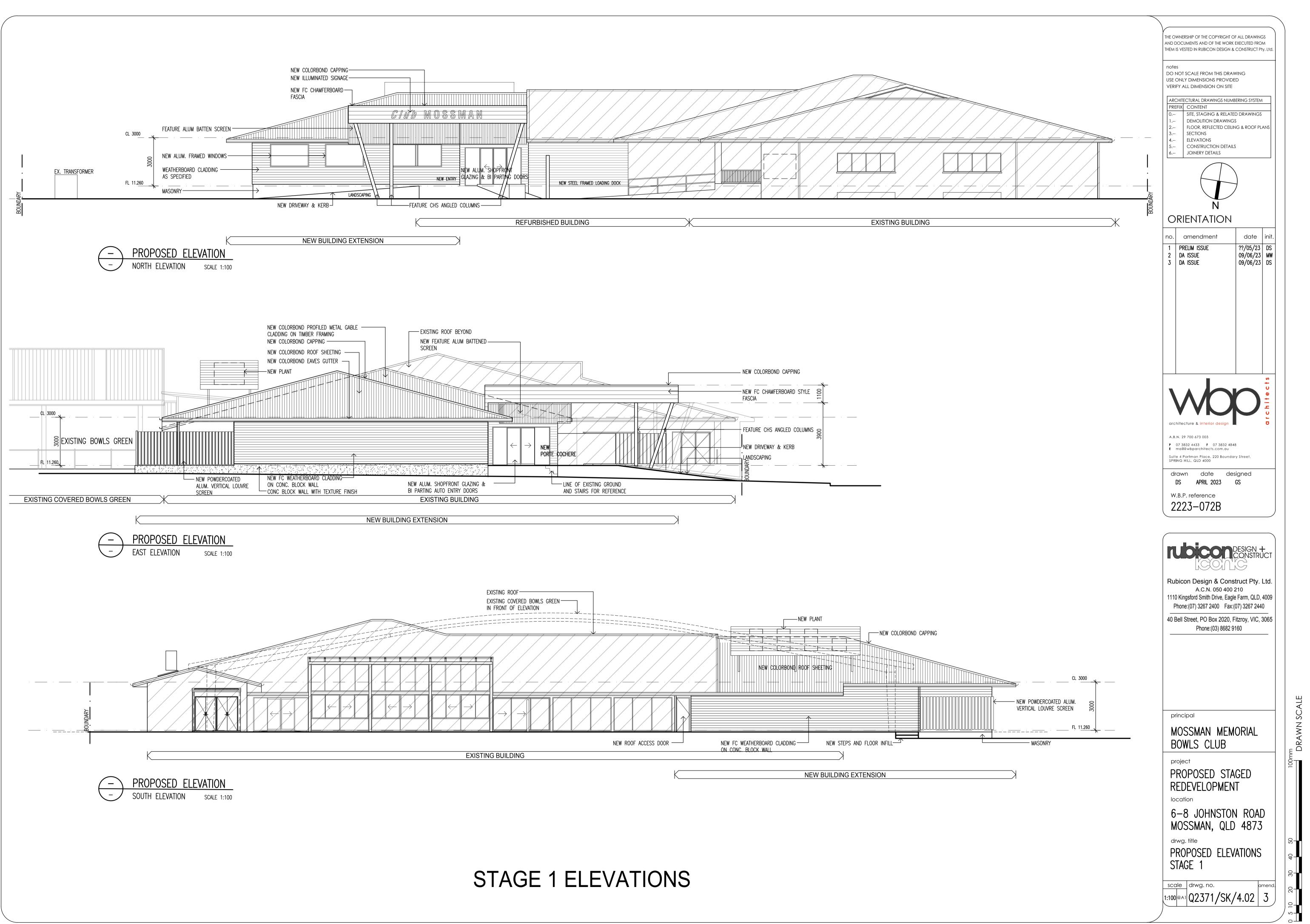


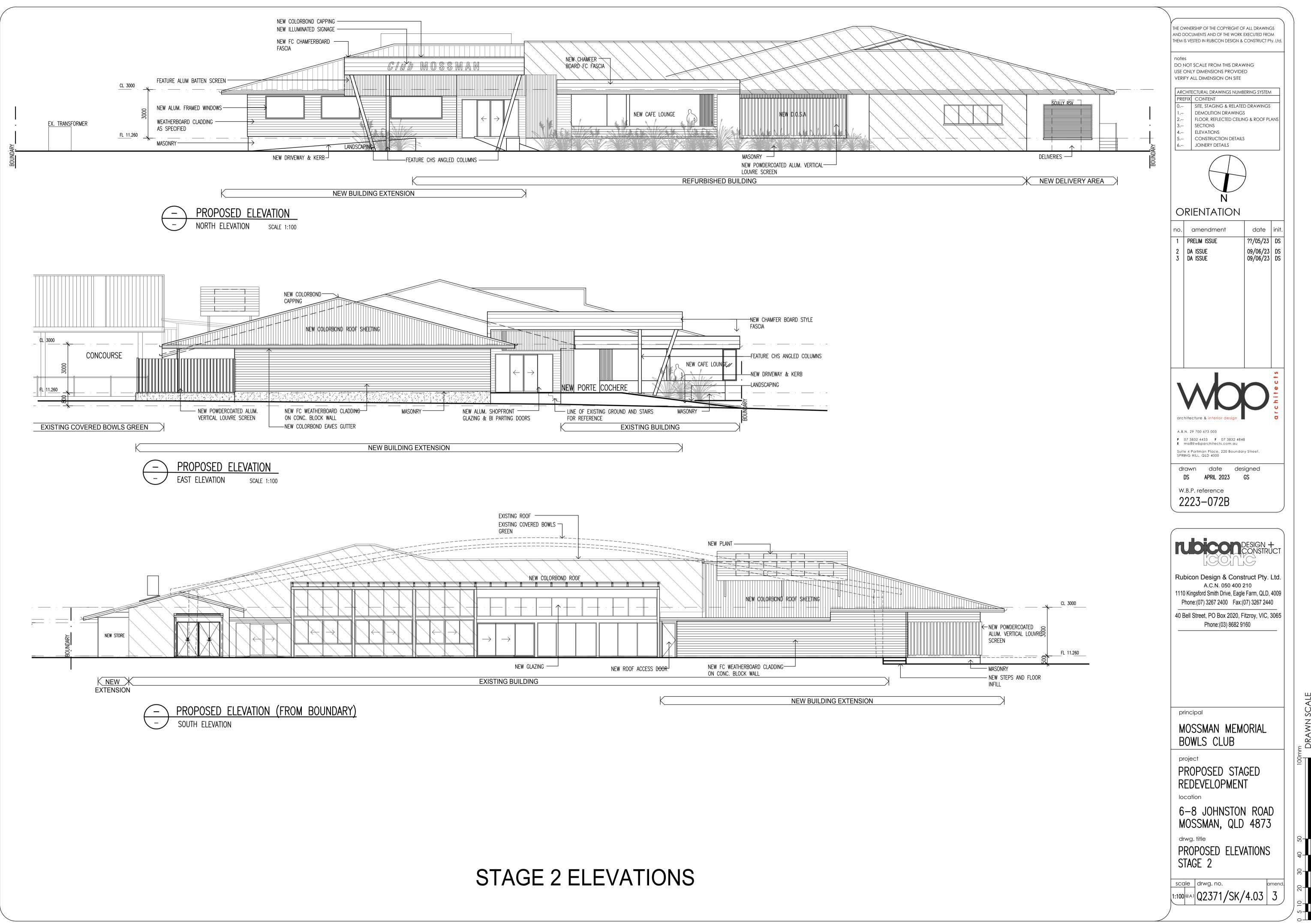


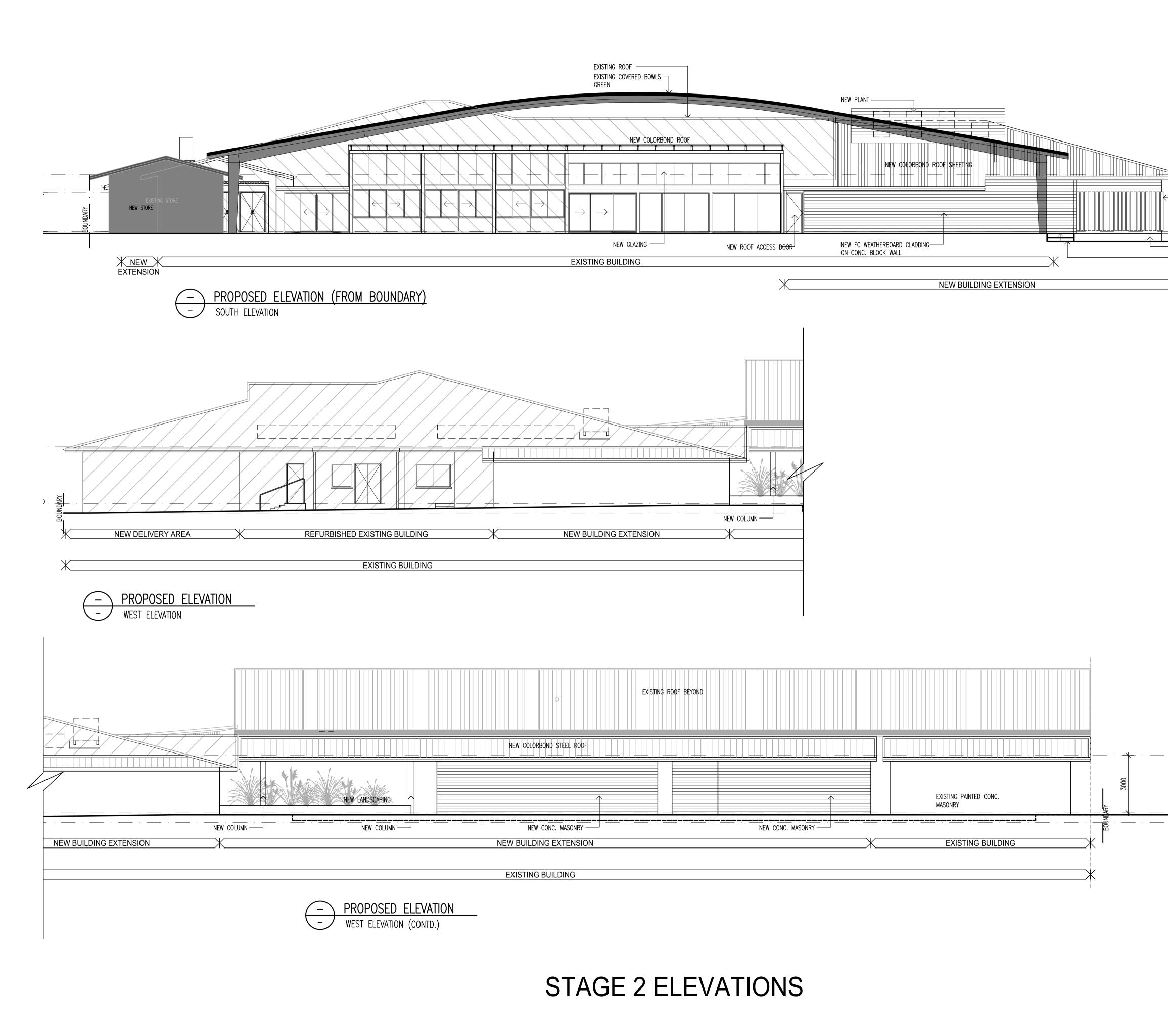














K-NEW POWDERCOATED ALUM. VERTICAL LOUVRES SCREEN MASONRY - NEW STEPS AND FLOOR INFILL

# **ARO INDUSTRIES**

MOSSMAN BOWLS CLUB DEVELOPMENT TRAFFIC IMPACT ASSESSMENT





#### DOCUMENT CONTROL SHEET

ARO Industries Pty Ltd	Project Number:	ARO0362
Cairns Office: 51 Sheridan Street	Title:	Mossman Bowls Club Development Traffic Impact Assessment
Cairns QLD 4870	Project Manager:	Andrew Armstrong
Atherton Office:	Author:	Kael Whitnell
57B Mabel Street	Client:	North Point Advisory
Atherton QLD 4883	Client Contact:	Adam Smith
Telephone: (07) 4281 6897		
www.aroindustries.com.au	Synopsis:	Traffic Impact Assessment to support the development application for proposed development of the Mossman Bowls club.

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	REVISION/CHECKING HISTORY						
Rev	Author	Reviewer	Approved for Issue				
No.	Aution	Reviewei	Name	Signature	Date		
0	K. Whitnell	A. Armstrong	A. Armstrong	Art	23 June 2023		

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	0	1	2	3	4	5	6	7	8	9	10
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5.	C	ONCLUSION	6
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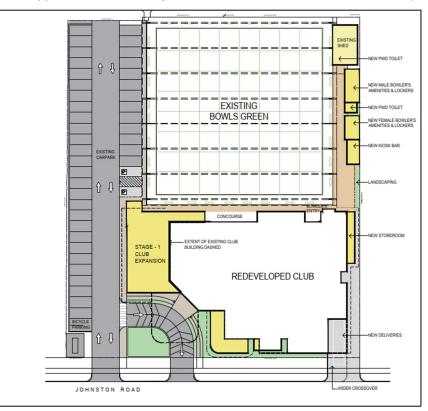


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Figure 2 – Locality Plan (Courtesy of Queensland Globe)



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Takaaway	Monday-Sunday	
Takeaway	12pm-9pm	PM: 6pm-7pm
Training Facility	Monday-Friday	AM: 9am-10am
Training Facility	9am-5pm	PM: 4pm-5pm
	Monday-Friday	AM: 10am-11am
Lawyers Office	9am-5pm	PM: 1pm-2pm
Accountants Office	Monday-Friday	AM: 10am-11am
Accountants Office	9am-5pm	PM: 1pm-2pm

It was indicated by the client that the Mossman Bowls club operates at peak capacity during interclub bowls events, typically midday Saturdays, and Friday afternoons for events such as wakes, conferences or bingo.

The typical hours of operation and peak operation of the surrounding businesses fall outside of the Mossman Bowls peak hours of operation. It is noted that the restaurant/takeaway PM peak overlaps with the identified peak of the Bowls club. However, off-street parking is provided at rear of the restaurant. It is noted that takeaway businesses generally have a high turn over of patrons in terms of parking.

As the bowls club generally operates at the off-peak time in comparison to surrounding business, there will be an increased number of on-street parking available for use as overflow parking for the Bowls Club. Assuming a 95% availability of parking during off-peak hours, 77 parks would be available as overflow for the Bowls Club. Club.

#### Summary

Both on-street and off-street parking in the vicinity of the development is summarised in Table 4 below.

Table 4 – Parking facilities

Parking Type	No. Parks
Off-Street (Mossman Bowls Club)	42 (incl. 2 accessibility)
On-Street (95% of parks on Johnston Road)	77 (Incl. 1 accessibility)
Total	119 parks (incl. 3 accessibility)

In comparison to required parking generation for the bowls club (117), there is sufficient on-street and offstreet parking is available to cater for the peak parking requirement of the development.

#### 3.2. Locality Consideration

ARO understand that the Mossman Bowls club plan to implement a courtesy bus for the centre. ARO believe that this initiative should be considered and that its introduction would reduce the number of vehicles requiring car parks.

#### 3.3. Accessibility Parking

The development retains two (2) accessibility car parks in the development. This meets the minimum accessibility parking requirements.

#### 3.4. Bicycle Parking

The development retains the bicycle parking bays at the front of the off-street parking. Drawings provided indicate that the bicycle parking space is consistent in size to a vehicle car park. It is considered that this space will be adequate to accommodate 8 bicycle parks.



#### 4. TRAFFIC ENVIRONMENT

It is understood that existing ingress and egress from the site onto Johnston Road is to be retained as part of the development.

ARO believe the proposed development does not adversely impact the service or performance of the transport network surrounding the development. This assessment is based on the following:

- Existing ingress and egress points are being utilised.
- No proposed modification will inhibit the existing sight distances approaching or departing the development.
- Existing off-street and on-street parking facilities are being utilised.
- The peak operation of the facilities is during the off-peak operation of surrounding businesses.

#### 5. CONCLUSION

This Traffic Impact Assessment demonstrates that the proposed upgrade to the Mossman Bowls club generally meets the requirements of the Douglas Shire Council Parking and Access code. The development generally meets the parking requirements (considering the surrounding infrastructure and proposed initiatives). The development meets the land use requirements for accessibility parking and bicycle parking. Development parking and requirements are summarised in Table 5 below.

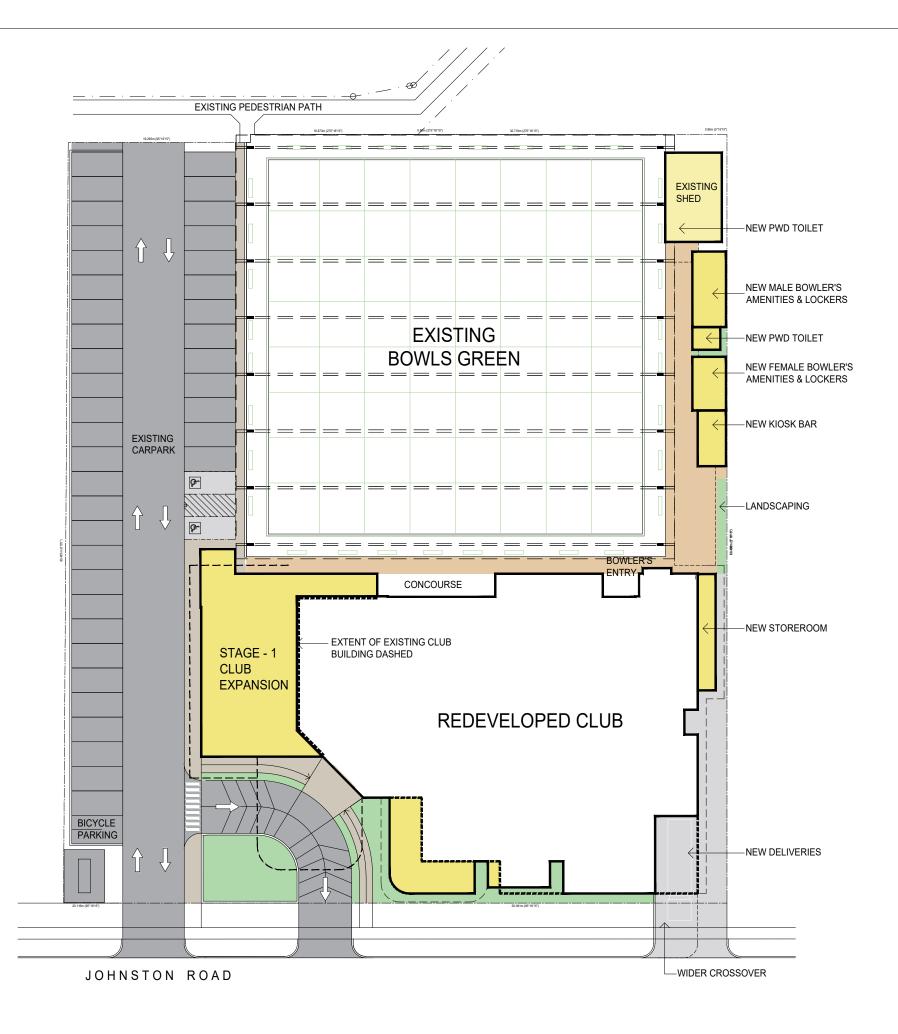
Table 5 – Development parking summary

Parking Use	Requirement	Development Allowance
	(No. Parks)	(No. Parks)
Vehicle Parks	117	119
Accessibility Parks	2	3
Bicycle Parks	8	8

The development has been assessed as not having an adverse impact on the surrounding transport network and businesses. The development site and surrounding road network has the capacity to cater for the parking demand of the proposed development.



APPENDIX A Site Plan





## Individual owner's consent for making a development application under the Planning Act 2016

Mossman Bowle Chib, by way of the following authorized officers

GREG CUNT POTTER

ERIC SMITH

(Insert full nome.)

as owner of the premises identified as follows:

[Insert street address, lot on plan description or coordinates of the premises the subject of the application.]

Lot 40 on BP 255262 (# Nos 4-8 Johnston Street MOSSMAN

consent to the making of a development application under the Planning Act 2016 by:

Insert name of applicant ]

Northogint Advisory on behalf of Rubicon Design & Construct

on the premises described above for:

[Insert details of the proposed development, e.g. material change of use for four storey apartment building.]

Alterators and Additions to the Mosaman Bowls Code

Luc Sitt 2/6/2023 ØN= 2-6-23

(signature of owner and date signed)

#### CURRENT TITLE SEARCH

QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44818553 Search Date: 21/06/2023 14:16

Title Reference: 50807968 Date Created: 16/04/2010

Previous Title: 21029203 50624255

REGISTERED OWNER

Dealing No: 713176848 14/04/2010

MOSSMAN MEMORIAL BOWLS CLUB INCORPORATED

ESTATE AND LAND

Estate in Fee Simple

LOT 40 SURVEY PLAN 235262 Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

- 1. Rights and interests reserved to the Crown by Deed of Grant No. 20104049 (POR 2) Deed of Grant No. 20131201 (POR 69V) (Lot 1 on RP 723424) (Lot 2 on RP 723424)
- 2. EASEMENT IN GROSS No 601420351 (T362312K) 10/08/1988 burdening the land COUNCIL OF THE SHIRE OF DOUGLAS over EASEMENT B ON RP718316
- 3. EASEMENT IN GROSS No 712690651 27/08/2009 at 13:42 burdening the land ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062 over EASEMENT A ON SP227596

ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023] Requested By: D-ENQ INFOTRACK PTY LIMITED CRGACOUSTICS

Postal PO Box 441 Mermaid Beach Qld 4218

Telephone 07 5527 7333 Email jay@crg.net.au

CRG Acoustics Pty Ltd ACN 151 847 255 ABN 11 708 556 182

Proposed Alterations and Additions Mossman Memorial Bowling Club

## ENVIRONMENTAL NOISE IMPACT ASSESSMENT

Prepared For:

Rubicon Design + Construct

**08 June 2023** crgref: 22144 Report

### **1.0 INTRODUCTION**

This report is in response to a request by Rubicon Design + Construct for an environmental noise assessment of proposed alterations and additions to the existing Mossman Memorial Bowls Club in Mossman.

In undertaking this assessment, attended and unattended noise measurements were conducted and through modelling, predictions of onsite activity noise emissions were produced. Based upon the predicted noise levels, recommendations regarding acoustic treatment at the site have been provided.

#### 2.0 SITE & DEVELOPMENT DESCRIPTION

The proposal relates to Lot 40 on SP2535262, 6 - 8 Johnston Rd, Mossman. The site is bounded by Johnston Rd to the north, vacant land and commercial properties to the east, and residential to the southeast, south and west, and across Johnston Rd to the northeast. For site location refer to Appendix A.

The proposal is for reconfiguration of the internal layout, primarily to the southern and eastern part of the building. Essentially, the following will be undertaken:

- Reconfiguration of toilets;
- Expansion of Gaming;
- New offices adjacent to Gaming;
- Reconfiguration of DOSA to southeastern corner leading off Gaming;
- New toilets adjacent to Gaming;
- Refurbishment of Dining & Lounge;
- New Sports Lounge replacing part of existing Lounge;
- Refurbishment of existing Entry to include Porte Cochere;
  - Removal of existing condensers to southeastern corner and relocation to existing northern plant enclosure.

All other parts of the site (being Function space, carparking, loading bays, plant servicing coldrooms, kitchen, function room and bowling greens) are retained in the current form and usage, with the exception being removal of a limited number of car spaces adjacent to the building. Further, hours of operation are retained from current arrangement, being a maximum of 10am to midnight, 7 days per week.

Changes to activity noise associated the alterations have been assessed to ensure an acceptable level of acoustical amenity can be achieved at the nearest noise sensitive receivers. The nearest offsite noise sensitive receivers to the development include a dwelling to the northeast across Johnston Rd, dwellings to the southeast and south to the rear of the site, and a dwelling to the western boundary. For offsite noise sensitive receiver locations refer to Figure 2 in Appendix A.

We are advised that the Club has been in operation for over 80 years on the subject site.

### 3.0 AMBIENT NOISE SURVEY

#### 3.1 Instrumentation

The following equipment was used to record ambient noise levels at the subject site locale:

- Svantec SV36 Calibrator;
- Svantec 971 Sound Level Meter with octave band recording.

All instrumentation used in this assessment hold current calibration certificate from a certified NATA calibration laboratory.

#### 3.2 Unattended Background Measurement Methodology

A logger was located in the backyard of the dwelling to the south of the subject site, at 32 Riflebird Crescent. The microphone was in a free-field location approximately 1.4m above ground. Refer to Figure 2 in Appendix A for the logger location.

The logger was set to record noise statistics in 15-minute blocks continually between Tuesday 02/05/2023 and Wednesday 10/05/2023.

All measurements were conducted generally in accordance with Australian Standard AS 1055 *"Acoustics-Description and measurement of environmental noise"*. The operation of the sound level logging equipment was field calibrated before and after the measurement session with no significant drift from the reference signal recorded.

Daily weather observations were obtained from the Bureau of Meteorology's website at the Cairn's Aero weather station. Weather conditions during the noise monitoring period were fine with <1mm of rain on 04/05/2023 and 6mm on 07/05/2023 which didn't affect noise levels, a temperature range between 21 to  $31^{\circ}$ C and a relative humidity between 49 and 75%.

#### 3.3 Unattended Background Measurement Results

Table 1 below presents the Rating Background noise levels (RBLs) calculated from the logger. The RBL for each period was calculated in accordance with the methodology detailed in the QLD EPA guideline "*Planning for noise control*". Graphical presentation of the measured noise levels is presented in the Appendix C.

Background Noise Descriptor	Time Period	Measured Level dB(A)
L <sub>90</sub> RBL Daytime	7am to 6pm	37
L90 RBL Evening	6pm to 10pm	35
L90 RBL Night-time	10pm to 7am	33

**Table 1:** Rating Background noise levels calculated from measured background noise levels.

Shor	Short-term SPL dB(lin) Hz Octave Band Centre Frequencies												
63	125	250	500	1k	2k	AP							
15	18	21	29	25	18	33							
Sho	rt-term	SPL dB	(C) Hz (	Octave I	Band Ce	ntre Frequencies							
63	125	250	500	1k	2k	AP							
14	20	23	30	27	26	33							

Table 2 below presents the measured background noise levels recorded at the logger location. Measured Linear levels were converted to "C" Weight levels for presentation in Table 2.

**Table 2:** Measured octave band ambient noise levels at the logger location.

## 4.0 NOISE CRITERIA

The Acceptable Outcomes of Performance Outcome PO3 of the Environmental Performance Code, within the Cairns Plan 2016, cites the Environmental Protection (Noise) Policy 2008 as presented below:

Noise	
<b>PO3</b> Potential noise generated from the development is avoided through design, location and operation of the activity.	<b>AO3.1</b> Development does not involve activities that would cause noise related environmental harm or nuisance;
Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a	or
report to demonstrate compliance with the purpose and outcomes of the Code.	<b>AO3.2</b> Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.
	and
	<ul> <li>AO3.3</li> <li>The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: <ul> <li>(a) car parking is located away from adjacent sensitive land uses;</li> <li>(b) car parking is enclosed within a building;</li> <li>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</li> <li>(d) incorporating a densely vegetated buffer adjacent to car parking areas.</li> </ul> </li> </ul>
	Note – The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality
	objectives to ensure environmental harm (including nuisance) is avoided.

It is noted that the Environmental Protection (Noise) Policy 2008 has now been superceded by the Environmental Protection (Noise) Policy 2019, which has been applied to assess noise emissions from the proposed alterations and additions.

Further, in relation to AO3.3, there are no plans to redevelop the carparking areas, therefore, assessment of onsite carparking has not been undertaken.

Section 6 of the Environmental Protection (Noise) Policy 2019 provides the following framework for environmental values to be enhanced or protected:

#### 6 Environmental values

The environmental values to be enhanced or protected under this policy are—

- (a) the qualities of the acoustic environment that are conducive to protecting the health and biodiversity of ecosystems; and
- (b) the qualities of the acoustic environment that are conducive to human health and wellbeing, including by ensuring a suitable acoustic environment for individuals to do any of the following—
  - (i) sleep;
  - (ii) study or learn;
  - (iii) be involved in recreation, including relaxation and conversation; and
- (c) the qualities of the acoustic environment that are conducive to protecting the amenity of the community.

Section 9 of the Environmental Protection (Noise) Policy 2019 provides the following framework for management intent for noise:

### 9 Management intent for noise

(1) This section states the management intent for an activity involving noise that affects, or may affect, an environmental value to be enhanced or protected under this policy.

Note—

See section 35 of the Environmental Protection Regulation 2019.

- (2) To the extent it is reasonable to do so, noise must be dealt with in a way that ensures—
  - (a) the noise does not have any adverse effect, or potential adverse effect, on an environmental value under this policy; and
  - (b) background creep in an area or place is prevented or minimised.
- (3) Despite subsection (2)(b), if the acoustic quality objectives for an area or place are not being achieved or maintained, the noise experienced in the area or place must, to the extent it is reasonable to do so, be dealt with in a way that progressively improves the acoustic environment of the area or place.
- (4) In this section—

*background creep*, for noise in an area or place, means a gradual increase in the total amount of background noise in the area or place as measured under the document called the 'Noise measurement manual' published on the department's website.

Column 1	Column 2	Column 3	Column 4		
Sensitive receptor	Time of day	Acoustic (measured	Environmental value		
		L <sub>Aeq,adj,1hr</sub>	L <sub>A10,adj,1hr</sub>	$L_{A1,adj,1hr}$	
residence (for outdoors)	daytime and evening	50	55	65	health and wellbeing
residence (for indoors)			40	45	health and wellbeing
	night-time	30	35	40	health and wellbeing, in relation to the ability to sleep

Schedule 1 of the Environmental Protection (Noise) Policy 2019 provides the following specific *"Acoustic Quality Objectives"* to ensure that the above is achieved:

**Table 3:** Criterion from Schedule 1 of the Environmental Protection (Noise) Policy 2019.

It is noted that the EPP Noise 2019 provides no numeric criteria for control of background creep. For this reason, we have applied the previous criteria applied under the EPP Noise 2008, as follows. Based upon the measured RBL levels presented in Section 3.3, the *"Background Creep"* criterion (as previously defined under the Environmental Protection (Noise) Policy 2008) equates to the following levels at the nearest offsite receivers:

Time Varying Noise Source	Noise Limit, SPL dB(A) L <sub>eq</sub>
Daytime 7am to 6pm	42 (RBL L <sub>90</sub> level 37 + 5 dB)
Evening 6pm to 10pm	40 (RBL L <sub>90</sub> level 35 + 5 dB)
Night-time 10pm to 7am	38 (RBL L <sub>90</sub> level 33 + 5 dB)
Continuous Noise Source	Noise Limit, SPL dB(A) L <sub>90</sub>
Daytime 7am to 6pm	37 (RBL L <sub>90</sub> level 37 + 0 dB)
Evening 6pm to 10pm	35 (RBL L <sub>90</sub> level 35 + 0 dB)
Night-time 10pm to 7am	33 (RBL L <sub>90</sub> level 33 + 0 dB)

Table 4: Noise limit criterion for "Background Creep".

# 5.0 PREDICTED NOISE IMPACTS

All noise source levels used in the assessment have been collected from similar assessments, including assessments of gaming rooms in Chinderah, Gympie, Murwillumbah and Surfers Paradise. All *"Acoustic Quality Objective"* noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055 *"Acoustics-Description and measurement of environmental noise*".

For patron noise in the lounge and DOSA, we have applied the  $L_{eq}$ ,  $L_{10}$  and  $L_{01}$  source levels calculated from the formulas within the technical paper "*Prediction of Noise from Small to Medium Sized Crowds*" (Hayne et al, 2011). Patron numbers are generally based upon available seating.

The following noise source levels would typically occur as part of the proposed alterations and additions and have been assessed within this report.

A stirity Naiza Samaa	Distance	Event Durat	ion Noise Level,	SPL dB(A)
Activity/Noise Source	To Source	$L_{eq}$	L <sub>10</sub>	L <sub>01</sub>
Reconfigured southeastern DOSA (10 patrons daytime & evening & night)	1m	68	71	77
New Sports Lounge (50 patrons) Daytime / evening	1m	77	80	84
New Sports Lounge (20 patrons) Night				
Gaming Room (50 machines)	1m	68**	74**	80**

\* Denotes + 5 dB correction for impulsiveness in accordance with AS1055. \*\* Denotes + 5 dB correction for tonality in accordance with AS1055.

 Table 5: Typical noise source levels associated with the proposed alterations and additions.

For the  $L_{Aeq}$  levels we have presented both the adjusted 15 minute duration and also the adjusted one hour duration. For assessment of the *"Background Creep"* criterion we have adopted the  $L_{Aeq 15 minute}$  duration levels.

Based upon the location of the proposed onsite activities in relation to the nearest offsite noise sensitive receivers (building façades and inside rooms with windows open), we predict the following noise impact levels as presented in Table 6.

The predicted levels assume that the recommended treatments detailed in Section 6 are incorporated into the development.

For offsite noise sensitive receiver locations refer to Figure 2 in Appendix A.

For point source calculations refer to Appendix C.

It is noted that no changes are proposed to carparking, deliveries or waste collection, therefore, these activities have not been assessed.

		I	Predicted No	oise Impact,	SPL dB(A)		
Noise Source		Nearest	Façade		Inside	e Windows (	OPEN
	Leq 15min	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>
R1: Dwelling to the northeast 3 Johnst	on Road (Lot	1 RP70625	9)				
Southeastern DOSA	32	32	35	41	25	28	34
New Sports Lounge day / evening	35	35	38	41	27	30	34
New Sports Lounge night	29	29	32	37	21	24	29
Gaming Room (50 machines)	< 15	19	25	31	< 15	18	24
COMBINED IMPACTS	37	37	40	41	29	32	34
R2: Dwelling to the southeast 61 Capta	ain Cook Higl	hway (Lot 1	0 RP707030	)			
Southeastern DOSA	27	27	30	36	20	23	29
New Sports Lounge day / evening	24	24	27	30	16	19	22
New Sports Lounge night	18	18	21	26	< 15	< 15	18
Gaming Room (50 machines)	25	30	36	42	23	29	35
COMBINED IMPACTS	30	33	37	42	25	30	35
R3: Dwellings to the south-southwest 3	30 - 32 Riflebi	rd Crescent	t (Lots 19 SI	P186233; Lo	t 20 SP1862	31)	
Southeastern DOSA	35	35	38	44	27	30	36
New Sports Lounge day / evening	26	26	29	32	19	22	25
New Sports Lounge night	20	20	23	28	< 15	16	21
Gaming Room (50 machines)	24	29	35	41	22	28	34
COMBINED IMPACTS	36	36	40	44	29	33	36
R4: Dwelling to the west 10 Johnston I	Road (Lot 3 R	P707030)					
Southeastern DOSA	35	35	38	44	28	31	37
New Sports Lounge day / evening	30	30	33	36	23	26	29
New Sports Lounge night	24	24	27	32	117	20	24
Gaming Room (50 machines)	25	30	36	42	22	285	34
COMBINED IMPACTS	37	37	41	44	30	33	37
7am - 10pm Criterion (day/evening)	42 / 40	50	55	65	35	40	45
10pm to Midnight Criterion (night)	38	N/A	N/A	N/A	30	35	40

**Table 6:** Predicted onsite activity noise impacts at noise sensitive receivers.

Continuous activity noise source levels have been compiled from similar previous investigations. All noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055:1997 – "Acoustics-Description and measurement of environmental noise".

It should be stressed that mechanical plant requirements for the proposed alterations and extensions are not yet known, for this reason; we have applied noise levels from other similar sites as follows:

- New toilet exhaust fans generating 52 dB(A) at 3m.
- New condenser units each generating 63 dB(A) at 3m.

Based upon the assumed locations of the new onsite mechanical plant in relation to the nearest offsite noise sensitive receivers (building façades and inside rooms with windows open), we predict the following noise impact levels as presented in Table 8.

The predicted levels assume that the recommended treatments detailed in Section 6 are incorporated into the development.

For offsite noise sensitive receiver locations refer to Figure 2 in Appendix A. For point source calculations refer to Appendix C.

Carting Nation Samuel	Predicted Noise I	Impact, SPL L <sub>eq</sub> dB(A)
Continuous Noise Source	Nearest Façade	Inside Windows OPEN
R1: Dwelling to the north		
Combined mechanical plant	33	26
R2: Dwellings to the southeast		
Combined mechanical plant	31	24
R3: Dwellings to the south-southeast		
Combined mechanical plant	32	25
R4: Dwellings to the south		
Combined mechanical plant	32	25
7am to 10pm Residential Criterion	37 / 35	35
10pm to 7am Residential Criterion	33	30

**Table 7:** Predicted onsite mechanical plant noise impacts at noise sensitive receivers.

# 6.0 RECOMMENDED ACOUSTIC TREATMENTS

### 6.1 Onsite Activity Acoustic Treatment Recommendations

We recommend that the following acoustic treatments be incorporated into the development to mitigate onsite activity noise:

- Staff should be diligent in maintaining acceptable activities and noise levels from the patrons at outdoor DOSA, alfresco and terrace areas, particularly after 10pm.
- Acoustically absorptive lining on the underside of the ceiling of the southeastern DOSA to achieve a Noise Reduction Coefficient greater than NRC 0.8.
- New ceilings be solid set plasterboard.
- Gaming Room to be carpeted or an acoustically absorptive ceiling (Noise Reduction Coefficient greater than NRC 0.8) be hung below the solid set plasterboard ceiling.
- New or relocated mechanical plant be designed and installed to comply with the noise criterion presented in Section 4.2. As final plant selection has not been completed, an assessment of plant should be conducted during the design phase, and a Certificate provided to the Building Certifier confirming that installed plant achieves the noise limit criteria.

# 7.0 **DISCUSSION**

Onsite activity noise associated with the alterations and additions has been assessed to ensure an acceptable level of acoustical amenity can be achieved at the nearest noise sensitive receivers, which include a dwelling to the northeast, detached dwellings to the southeast and south-southeast, and to the west.

Based upon the assumed source levels and acoustic treatments, onsite activity noise emissions associated with the alterations and additions are predicted to impact the nearest offsite noise sensitive receivers within the relevant external "Acoustic Quality Objectives" and "Background Creep" criterion. Onsite activity noise emissions associated with the alterations and additions are predicted to impact inside the noise sensitive receivers (windows open) within the relevant internal "Acoustic Quality Objectives" criterion.

To minimise noise emissions to the offsite noise sensitive receivers, we have recommended that staff to be diligent in maintaining acceptable activities and noise levels from the patrons at the reconfigured DOSA, particularly after 10pm. Management of patron behaviour is key in ensuring compliance with the noise limits for patron voice, as boisterous behaviour will result in exceedances at nearest dwellings.

We have also provided an indication of potential noise impact levels of likely new or relocated mechanical plant; although the levels are merely a guide as no plant selections have yet been completed. For this reason, additional more detailed assessment/s should be conducted upon determination of plant. Such assessments should be undertaken prior to Building Approval; and be conditioned within the Development Approval.

## 8.0 CONCLUSIONS

This report is in response to a request by Rubicon Design + Construct for an environmental noise assessment of proposed alterations and additions to the existing Mossman Memorial Bowls Club.

Based upon the assessed attached Development Plans, the proposal can be shown to be within acceptable levels of the adopted noise criterion subject to the recommended treatments detailed in Section 6 being incorporated into the development.

Report Compiled By:

JAY CARTER BSc Director

## APPENDIX A

Subject Site, Measurement Location and Surrounding Noise Sensitive Receivers

Figure No. 1: Subject Site Location (Google Maps).

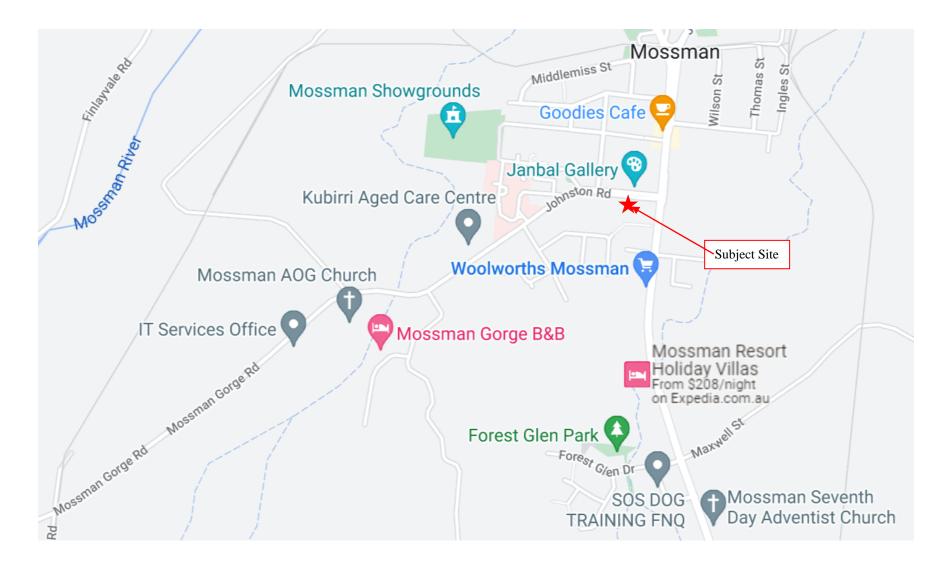




Figure No. 2: Subject Site, Noise Monitoring Location and Surrounding Receivers (QLD Globe).

# Photograph Sheet 1



**Photograph 1:** View looking north from Riflebird Crescent looking across R3 at western dwelling (R4)



Photograph 2: View looking north from Riflebird Crescent looking at subject site across R3

# Photograph Sheet 2



**Photograph 3:** Dwelling at R3

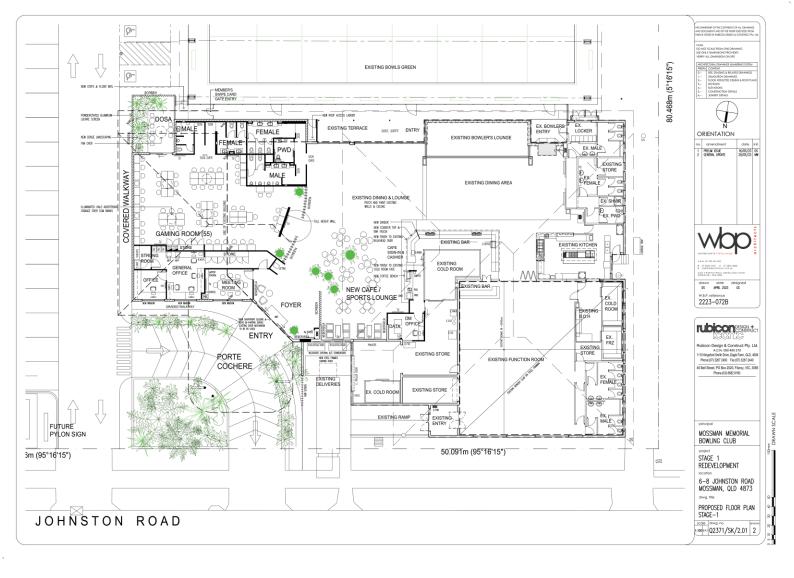


Photograph 4: Logger in backyard of dwelling at 32 Riflebird Crescent



## **APPENDIX B**

**Development Plans** 









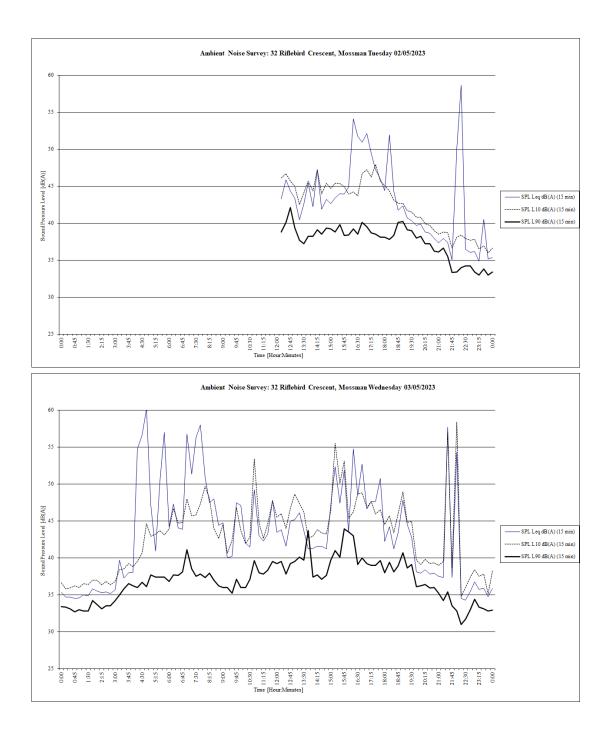




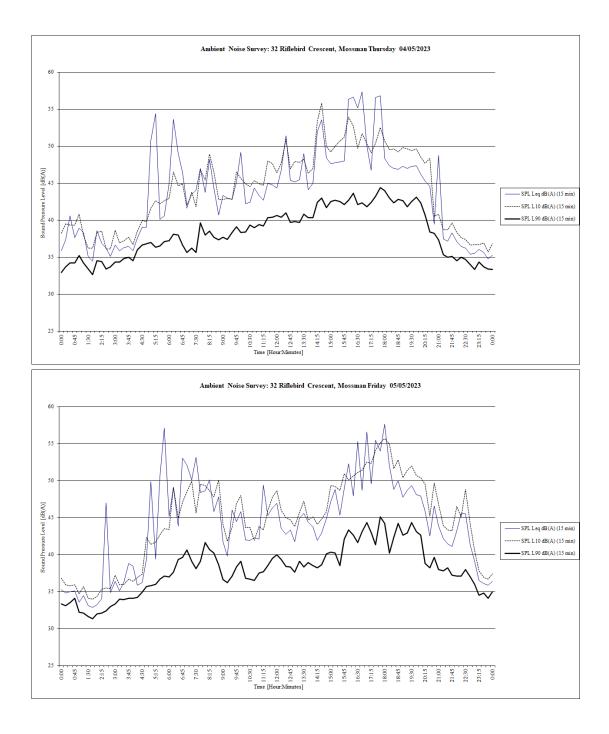
### APPENDIX C

Measurement Results and Model Calculations / Predictions

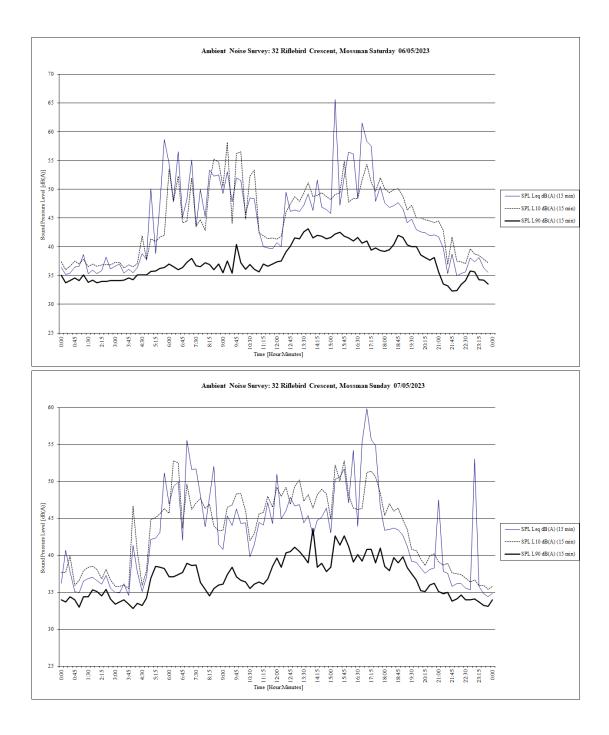




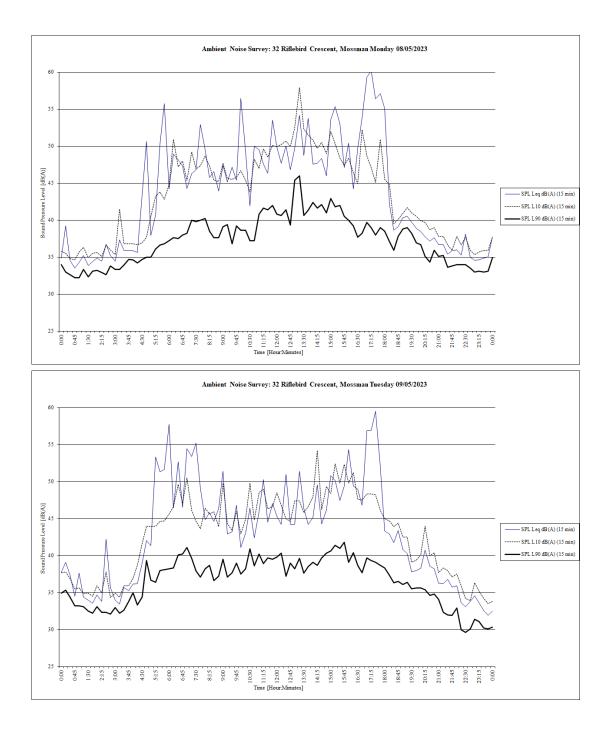














ONSITE ACTIVITY NOISE PREDICTION CALCULA	110.15. (L										
R1: Dwelling to the north	Creep	Acoustic	c Quality C	hiectives		R2: Dwelling to the southeast	Creep	Acoustic	Quality O	hiectives	
PATRONS SOUTHEAST DOSA	LAeq	LAeq	LA10	LA01		PATRONS SOUTHEAST DOSA	LAeq	LAeq	LA10	LA01	
Noise source level for single event Duration of single event	6	58 9	00	77	dB(A) Seconds	Noise source level for single event Duration of single event	6	8 9	71		dB(A) Seconds
Number of events in the measurement period	1 900.0		4 3600.0		Events	Number of events in the measurement period	1 900.0		4 3600.0		Events
Total time duration of combined events	LAeq	LAeq 1hr		LA01 1hr	Seconds	Total time duration of combined events	LAeq	LAeq 1hr	LA10 1hr		Seconds
Noise source level for assessment time period Tonality / Impulsiveness correction	68 0	68	71 0	77	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	68 0	68	71 0		dB(A) dB
Minimum distance to receiver	•		84		m	Minimum distance to receiver	•		8		m
Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation			38 0		dB dB	Distance attenuation (-6 dB per doubling of distance) Offsite building screening			85 8		dB dB
Building screening			0		dB	Inside to outside attenuation			0		dB
Façade reflection Impact at nearest façade	32	32	.5 35	41	dB dB(A)	Façade reflection Impact at nearest façade	27	27	.5 30		dB dB(A)
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
Impact inside open window (excludes façade correction	1593.8659	25 1593.8659	28 3180.1806	34	dB(A)	Impact inside open window (excludes façade correction	529.85175	20 529.85175	23 1057.1932	29	dB(A)
SPORTS LOUNGE DAY/EVENING	Creep LAeq	Acoustie LAeq	c Quality C LA10	Dbjectives LA01		SPORTS LOUNGE DAY/EVENING	Creep LAeq	Acoustic LAeq	Quality O LA10	bjectives LA01	
Noise source level for single event		78	81	85	dB(A)	Noise source level for single event		8	81		dB(A)
Duration of single event Number of events in the measurement period	1	9	00 4		Seconds Events	Duration of single event Number of events in the measurement period	1	9	00 4		Seconds Events
Total time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seconds
Noise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81	LA01 1hr 85	dB(A)	Noise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81		dB(A)
Tonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0		dB
Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)			54 36		m dB	Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)			'3 37		m dB
Inside to outside attenuation Building screening			10 0		dB dB	Inside to outside attenuation Onsite building screening			20 0		dB dB
Façade reflection		2	.5		dB	Façade reflection		2			dB
Impact at nearest façade Reduction through OPEN window	35	35 -5	38 -5	-5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	24	-5	-5		dB(A) dB
Impact inside open window (excludes façade correction	ı)	27	30	34	dB(A)	Impact inside open window (excludes façade correction	)	16	19		dB(A)
	3069.767 Creep	3069.767 Acoustic	6124.9905 c Quality C	Objectives			235.94982 Creep	235.94982 Acoustic	470.78178 Quality O	biectives	
GAMING ROOM	LAeq	LAeq	LA10	LA01		GAMING ROOM	LAeq	LAeq	LA10	LA01	
Noise source level for single event Duration of single event	6	53 9	69 00	75	dB(A) Seconds	Noise source level for single event Duration of single event	6	3 9	69 00		dB(A) Seconds
Number of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Events
Total time duration of combined events	900.0 LAeq	LAeg lhr	3600.0 LA10 1hr	LA01 1hr	Seconds	Total time duration of combined events	900.0 LAeq	LAeq lhr	3600.0 LA10 1hr	LA01 1hr	Seconds
Noise source level for assessment time period	63	63	69	75	dB(A)	Noise source level for assessment time period	63	63	69	75	dB(A)
Tonality / Impulsiveness correction Minimum distance to receiver	0		5 54		dB m	Tonality / Impulsiveness correction Minimum distance to receiver	0	5	5 i9		dB m
Distance attenuation (-6 dB per doubling of distance)			36 15		dB	Distance attenuation (-6 dB per doubling of distance)			35 5		dB
Inside to outside attenuation Absorptive ceiling mitigation			0		dB dB	Inside to outside attenuation Absorptive ceiling mitigation			-		dB dB
Building screening			0		dB dB	Offsite building screening		2			dB dB
Façade reflection Impact at nearest façade	14	19	25	31	dB(A)	Façade reflection Impact at nearest façade	25	30	36		dB(A)
Reduction through OPEN window Impact inside open window (excludes façade correction	0	-5 12	-5 18	-5 24	dB dB(A)	Reduction through OPEN window Impact inside open window (excludes façade correction	)	-5 23	-5 29		dB dB(A)
	<b>,</b>		10				<i>.</i>				ab(n)
p.3: uwellings to the south-southeast						R4: Dwelling to the west					
R3: Dwellings to the south-southeast PATRONS SOUTHEAST DOSA	Creep		c Quality C			R4: Dwelling to the west PATRONS SOUTHEAST DOSA	Creep		Quality O		
PATRONS SOUTHEAST DOSA	LAeq	Acoustic LAeq	c Quality C LA10 71	Dbjectives LA01 77	dB(A)	PATRONS SOUTHEAST DOSA	LAeq	Acoustic LAeq 8	Quality O LA10 71	LA01	dB(A)
PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event	LAeq 6	LAeq 58	LA10 71 00	LA01	dB(A) Seconds	PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event	LAeq (	LAeq 8	LA10 71 00	1A01 77	dB(A) Seconds
PATRONS SOUTHEAST DOSA Noise source level for single event	LAeq 6	LAeq 58 9	LA10 71 00 4 3600.0	1A01 77		PATRONS SOUTHEAST DOSA Noise source level for single event	LAeq 6	LAeq 8 9	LA10 71 00 4 3600.0	1401 77	
PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events	LAeq 6 1 900.0 LAeq	LAeq 58 9 LAeq 1hr	LA10 71 00 4 3600.0 LA10 1hr	LA01 77 LA01 1hr	Seconds Events Seconds	PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events	LAeq ( 1 900.0 LAeq	LAeq 8 9 LAeq 1hr	LA10 71 00 4 3600.0 LA10 1hr	LA01 77 LA01 1hr	Seconds Events Seconds
PATRONS SOUTHEAST DOSA Noise source level for single event Duation of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality : Impulsiveness correction	LAeq 6	LAeq 58 9 LAeq 1hr 68	LA10 71 00 4 3600.0 LA10 lhr 71 0	<b>LA01</b> 77	Seconds Events	PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction	LAeq 6	LAeq 8 9 LAeq lhr 68	LA10 71 00 4 3600.0 LA10 1hr 71 0	LA01 77 LA01 1hr 77	Seconds Events
PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Totally / Impulsiveness correction Minimum distance to receiver	LAeq 1 900.0 LAeq 68	LAeq 58 9 LAeq Ihr 68 (	LA10 71 00 4 3600.0 LA10 1hr 71 0 50	LA01 77 LA01 1hr	Seconds Events Seconds dB(A) dB m	PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver	LAeq 6 1 900.0 LAeq 68	LAeq 8 9 LAeq lhr 68	LA10 71 00 4 3600.0 LA10 lhr 71 0 8	LA01 77 LA01 lhr 77	Seconds Events Seconds dB(A) dB m
PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Tonality / Impulsiveness correction Minimum distance to receiver Distance attemution (-6 dB per doubling of distance) Absorptive celling minipation	LAeq 1 900.0 LAeq 68	LAeq 58 9 LAeq Ihr 68 0	LA10 71 00 4 3600.0 LA10 lhr 71 0 50 36 0	LA01 77 LA01 1hr	Seconds Events Seconds dB(A) dB m dB dB dB	PATRONS SOUTHEAST DOSA Noise source level for single event Dustrion of single event Usumber of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive caling minigation	LAeq 6 1 900.0 LAeq 68	LAeq 8 9 LAeq lhr 68 5 	LA10 71 00 4 3600.0 LA10 1hr 71 0 8 8 35 0	LA01 77 LA01 1hr 77	Seconds Events Seconds dB(A) dB m dB dB dB
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the massurement period           Total time duration of combined events           Noise source level for assessment time period           Totality / Impulsiveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening	LAeq 1 900.0 LAeq 68	LAeq 58 9 LAeq Ihr 68 0	LA10 71 00 4 3600.0 LA10 1hr 71 0 50 36	LA01 77 LA01 1hr	Seconds Events Seconds dB(A) dB dB dB dB dB	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Tomatity / Impulsiveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive eding militation           Offsite building correning	LAeq 6 1 900.0 LAeq 68	LAeq 8 9 LAeq lhr 68 5 	LA10 71 00 4 3600.0 LA10 lhr 71 0 8 35 0 0	LA01 77 LA01 1hr 77	Seconds Events Seconds dB(A) dB m dB
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Totality / Impulsiveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive ceiling miligation           Offsite building screening           Fagder effection           Impact at nearest facade	LAeq 1 900.0 LAeq 68	LAeq 158 9 9 LAeq 1hr 68 0 2 35	LA10 71 00 4 3600.0 LA10 lhr 71 0 50 36 0 0 .5 38	LA01 77 LA01 1hr 77 44	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totaltity / Impulsiveness correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive config mitigation           Offsite building screening           Fayade reflection           Impact at a tearest figade	LAeq 6 1 900.0 LAeq 68	LAeq 19 8 9 1Aeq 1hr 68 5 	LA10 71 3600.0 LA10 lhr 71 0 8 35 0 0 0 5 38	LA01 77 LA01 lhr 77 44	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB
PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Totality : Impuisiveness correction Minimum distance to receiver Distance attemation (-6 dB per doubling of distance) Absorptive celling mitigation Offsite building screening Fagade reflection	LAeq 1 900.0 LAeq 68 0 	LAeq 58 9 LAeq Ihr 68 68	LA10 71 71 71 71 71 71 71 71 71 71 71 71 71	LA01 77 LA01 1hr 77	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totality / Impulsiveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive enling mitigation           Offsite building screening           Fayade reflection	LAeq 6 900.0 LAeq 68 0 35	LAeq 99	LA10 71 3600.0 LA10 lhr 71 0 8 35 0 0 5	LA01 77 LA01 lhr 77 77 44 -5	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive enting miligation           Offsits building screening           Fagade reflection           Impact at nearest façade           Reduction through OPEN window           Impact in iside open window (excludes façade correction)	LAeq 6 1 900.0 LAeq 68 0 35 35 3123.9772	LAeq 9 9 LAeq lhr 68 0 2 35 -5 27 3123.9772	LA10 71 00 4 3600.0 LA10 lhr 71 0 50 36 0 0 .5 38 -5 30 6233.154	LA01 77 LA01 lhr 77 44 -5 36	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive calling mitigation           Offsite building screening           Fayade reflection           Impact at mearet fayade           Reduction through OPEN window           Impact in side open window (excludes façade correction)	LAeq ( 900.0 LAeq 68 0 335 ) 3343.1385	LAeq 9 8 9 LAeq Ihr 68 5 -5 -5 28 3343,1385	LA10 71 71 71 71 71 71 71 71 71 71 0 8 5 0 0 5 38 -5 31 6670.4383	LA01 77 LA01 1hr 77 44 -5 37	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive enting miligation           Offsite building screening           Fagde reflection           Impact in traceret façade           Reduction through OPEN window           Impact in side open window (excludes façade correction           SPORTS LOUNGE DAY/EVENING	LAeq 1 900.0 LAeq 68 0 35 35 35 35 Creep LAeq	LAeq 58 9 LAeq Ihr 68 0 0 2 35 -5 27 35 -5 27 Acoustic LAeq	LA10 71 71 71 71 71 71 71 71 71 71 71 71 71	LA01 77 LA01 1hr 77 44 -5 36 Dejectives LA01	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive caling mitigation           Offsite building screening           Fayade reflection           Impact at arearet façade           Reduction through OPEN window           Impact stainside open window (excludes façade correction           SPORTS LOUNGE DAYEVENING	LAeq 6 1 900.0 LAeq 68 0 35 35 35 35 Creep LAeq	LAeq 9 8 9 LAeq Ihr 68 2 35 -5 28 MAN 1885 Acoustic LAeq	LA10 71 70 4 3600.0 LA10 lhr 71 0 8 8 5 0	LA01 77 LA01 1hr 77 44 -5 37 bjectives LA01	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Total time duration of combined events           Noise source level for assessment time period           Totality i Impuistencess correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Fagade reflection           Impact at nearest facade           Reduction through OPEN vindow           Impact inside open window (excludes facade correction           SPORTS LOUNGE DAY/EVENING           Noise source level for single event	LAeq 1 900.0 LAeq 68 0 35 35 35 35 Creep LAeq	LAeq 1hr 68 9 LAeq 1hr 68 0 0 2 35 -5 27 3133.9772 Acoustic LAeq 78	LA10 71 00 4 3600.0 LA10 lhr 71 0 50 36 0 0 50 36 0 0 55 38 -5 30 0 0 233.154	LA01 77 LA01 1hr 77 44 -5 36 Dbjectives	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive calling mitigation           Offsite building screening           Fayade reflection           Impact at mearet fayade           Reduction through OPEN window           Impact in side open window (excludes façade correction)	LAeq 6 1 900.0 LAeq 68 0 35 35 35 35 Creep LAeq	LAeq 8 9 1.Aeq 1hr 68 2 35 -5 28 3343,1385 Acoustic LAeq 8	LA10 71 71 7 4 3600.0 LA10 1hr 71 0 8 35 0 0 5 38 -5 38 -5 31 6670.4383 Quality O	LA01 1hr 77 1 1 44 -5 37 bjectives LA01 85	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for assessment period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Offsite building screening           Fagde reflection           Impart at nearest facade           Reduction through OPEN window           Impact at nearest facade           SPORTS LOUNGE DAY/EVENING           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Duration of single scent           Duration of single scent	LAeq 1 900.0 LAeq 68 0 3123.9772 Creep LAeq 7 7 1	LAeq 1hr 68 9 LAeq 1hr 68 0 0 2 35 -5 27 3133.9772 Acoustic LAeq 78	LA10 71 00 4 3600.0 LA10 lbr 71 0 50 50 50 5 36 0 05 38 -5 30 0 c233.154 C LA10 81 00 4	LA01 77 LA01 1hr 77 44 -5 36 Dejectives LA01	Seconds Events Seconds dB(A) dB m dB dB dB dB dB dB dB dB(A) dB dB(A) dB dB(A) Seconds Events	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totaltity / Impulsiveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive enling mitigation           Offsite building screening           Façade ereflection           Impact in areaser façade           Reduction through OPEN window           Impact Source level for single event           Noise source level for single event           Duration of single event           Noise source level for single event	LAeq 1 900.0 LAeq 68 0 35 35 35 Creep LAeq 7 1	LAeq 8 9 1.Aeq 1hr 68 2 35 -5 28 3343,1385 Acoustic LAeq 8	LA10 71 71 00 LA101hr 71 0 1 Kalo 1hr 71 0 8 8 5 0 0 5 38 5 38 cPuality O 81 00 4	LA01 77 LA01 Ihr 77 77 44 -5 37 bjectives LA01 85	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB(A) dB(A) dB(A) Seconds Events
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attemution (4 GB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Fagate reflection           Impact at nearest façade           Impact of understeil or single event           SPORTS LOUNGE DAY/EVENING           Noise source level for single event           Duration of single event	LAeq 1 900.0 LAeq 68 0 35 35 35 3123.9772 Creep LAeq 7	LAeq 1hr 58 9 LAeq 1hr 68 0 0 2 35 -5 -5 27 3123.0772 Acoustic LAeq 18 9 9 9	LA10 71 00 LA10 Ibr 71 0 50 36 0 0 .5 30 0 233.154 c Quality C LA10 81 0 4 360.00 LA10 Ibr	LA01 77 LA01 1hr 77 44 -5 36 Dejectives LA01	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB(A) dB dB(A) dB dB(A) dB dB(A) Seconds	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Datance attenuation (-6 dB per doubling of distance)           Absorptive caling midigation           Offsite building screening           Fayle treflection           Impact at acarest façade           Reduction through OPEN window           Impacts to source level for single event           SPORTS LOUNGE DAVEVENING           Noise source level for single event	LAeq 1 900.0 LAeq 68 0 35 0 33331385 Creep LAeq 7	LAeq 18 8 9 LAeq 1br 68 5 5 5 5 28 343 1355 Acoustic LAeq 8 9	LA10 71 71 71 71 71 71 71 71 71 71 71 7 1 7 1 0 5 5 3 5 2 0 1 5 3 8 5 2 0 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LA01 77 LA01 lhr 77 44 -5 37 5 bjectives LA01 85	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single sevent           Total time duration of combined events           Noise source level for assessment time period           Totality : Impuistmenss correction           Minimum distance to receiver           Distance attenuation (-6.06 per doubling of distance)           Absorptive ceining mitigation           Offsite building screening           Fagade reflection           Impact inside open window (-scludes facade correction)           SPORTS LOUNGE DAV/EVENING           Noise source level for single event           Dumation of single event           Numbor of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period	LAeq 1 900.0 LAeq 68 0 35 35 35 37 Creep LAeq 7 1 900.0 LAeq 78	LAeq 1hr 58 9 LAeq 1hr 68 0 0 2 35 -5 -5 27 3123.0772 Acoustic LAeq 18 9 9 9	LA10 71 00 LA10 Ibr 71 0 50 36 0 -5 30 0 -5 30 0 -5 30 0 2.55 30 0 2.55 30 -5 30 -5 30 -5 30 -5 -30 -5 -30 -5 -30 -5 -30 -5 -30 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5	LA01 77 LA01 1hr 77 44 -5 36 Dbjectives LA01 85	Seconds           Events           Seconds           dB(A)           dB           m           dB           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noineer of events in the measurement period           Total time duration of combined events           Moines once level for assessment time period           Totality / Impulsiveness correction           Minimum distance to receiver           Distance attentation (-6 dB per doubling of distance)           Absorptive coiling miligation           Fagade reflection           Impact at a earcert facade           Reduction through OPEN window           Impact of single event           Duration of single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period	LAeq 1 900.0 LAeq 68 0 35 35 Creep LAeq 7 1 900.0 LAeq 78	LAeq 18 8 9 LAeq 1br 68 5 5 5 5 28 343 1355 Acoustic LAeq 8 9	LA10 71 71 71 3600.0 LA10 1hr 71 0 8 35 0	LA01 77 LA01 lhr 77 44 -5 37 37 bjectives LA01 85 LA01 lhr 85	Seconds           Events           Seconds           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           dB           dB           dB(A)           dB(A)           dB(A)           dB(A)           seconds           Events           Seconds           dB(A)
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Nimium distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Fagde reflection           Impact at nearest fagde           Reduction through OPEN window           Impact in learest fagde           SPORTS LOUNGE DAV/EVENING           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events	LAeq 1 900.0 LAeq 68 0 35 35 35 35 35 7 Creep LAeq 7 1 900.0 LAeq 1 900.0 LAeq	LAeq 1hr 58 9 LAeq 1hr 68 6 6 6 6 6 7 7 1 1 2 35 -5 27 Acoustic LAeq 1hr 78 2	LA10 71 00 4 3600.0 LA10 Ihr 71 0 50 36 0 0 0 55 38 -5 30 0 0 LA10 S1 54 0 0 4 3600.0 1 LA10 Ihr S1 0 0 55	LA01 1hr 77 44 -5 36 b)jectives LA01 1hr	Seconds           Events           Seconds           dB(A)           dB           m           dB           dB(A)           Seconds           Events           Seconds	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of combined events           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Datates attention (-6 dB per doubling of distance)           Absorptive ceining           Feade reflection           Impact 1 niside open window (excludes facade correction           SPORTS LOUNCE DAYEVENING           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration to receiver	LAeq 1 900.0 LAeq 68 0 35 35 0 MANING Creep LAeq 1 7 1 0.9 900.0 LAeq	LAeq 18 8 9 14 14 14 15 15 15 15 15 15 15 15 15 15	LA10 71 71 3600.0 LA10 Ihr 71 0 i8 350 0 5 38 -5 31 670.438 670.438 670.438 670.438 100 4 3600.0 LA10 Ihr 81 0	LA01 77 LA01 1hr 77 44 -5 37 bjectives LA01 85 85	Seconds           Events           Seconds           dB(A)           dB           m           dB           dB(A)           Seconds           Events           Seconds
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Total time duration of combined events           Noise source level for assessment time period           Totality Impulsiveness correction           Minimum distance to receiver           Distance attemution (-6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Façade reflection           Impact at nearest façade           Impact of single event           Duration of single event           Duration of single event           Duration of single event           Nume of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totality Impulsiveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)	LAeq 1 900.0 LAeq 68 0 35 35 35 37 Creep LAeq 7 1 900.0 LAeq 78	LAeq 1hr 58 9 LAeq 1hr 68 0 0 2 35 -5 27 Acoustic LAeq 78 9 LAeq 1hr 78 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5	LA10 71 00 4 3600.0 LA10 lhr 71 0 50 360 0 50 38 -5 30 0 233154 81 00 4 3600.0 LA10 lhr 81 0 4 3600.0 LA10 lhr 81 0 55	LA01 1hr 77 44 -5 36 b)jectives LA01 1hr	Seconds           Events           Seconds           dB           dB(A)	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noinber of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive coing minigation           Offits building screening           Fayade reflection           Impact at access façade           Reduction through OPEN window           Impact of single event           Duration of single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Totality: Impulsiveness correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)	LAeq 1 900.0 LAeq 68 0 35 35 Creep LAeq 7 1 900.0 LAeq 78	LAeq 1hr 8 9 1.Aeq 1hr 68 5 5 28 1.Aeq 1hr 78 1.Aeq 1hr 78 3 3 4.Coustic LAeq 1hr 78 3 4.Coustic 1.Aeq 1hr 8 4.Coustic 1.Aeq 1hr 7 8 4.Coustic 1.Aeq 1hr 7 4.Coustic 1.Aeq 1hr 7 4.Coustic 1.Aeq 1hr 7 4.Coustic 1.Aeq 1hr 7 4.Coustic 1.Aeq 1hr 7 4.Coustic 1.Aeq 1hr 7 4.Coustic 1.Aeq 1hr 7 4.Coustic 1.Aeq 1hr 4.Coustic 1.Aeq 1hr 1.Aeq 1.Aeq 1hr 1.Aeq 1hr 1.Aeq 1.Aeq 1hr 1.Aeq 1.Aeq 1hr 1.Aeq 1.Aeq 1.	LA10 71 71 3600.0 LA10 1hr 71 0 8 35 0 0 5 5 38 5 38 5 38 5 38 5 38 5	LA01 77 LA01 Ibr 77 44 -5 37 bjectives LA01 85 LA01 1br 85	Seconds           Events           Seconds           dB(A)           dB           dB           dB           dB           dB(A)           dB           dB           dB(A)
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Seconds           B(A)           B(A)           B(A)           B(A)           B(A)           B(A)           B(A)           dB(A)           dB(B)           dB(B) <tr< td=""><td>PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noinber of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Tonality : Jinguiveness correction           Minimum distance to reseiver           Distance attemation (-6 dB per doubling of distance)           Absorptive ealing miligation           Peade reflection           Impact inside open window           Impact inside open window (excludes façade correction           SPORTS LOUNGE DAYEVENING           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total 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PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Total time duration of combined events           Noise source level for assessment time period           Totality : Impuistveness correction           Minimum distance to receiver           Distance attemation (6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Fagade reflection           Impact inside open window (excludes façade correction           Noise source level for assessment time period           Totality : Impuisiveness correction           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for single event           Duration of aingle event           Duration of aingle event	LAeq         c           1         0           1         0           LAeq         0           35         0           34         1.1.0772           1         1.1.0772           1         1.1.0772           1         1.1.0772           26         1           30         0           11.5.06100         Creep           LAeq         0           0         0           1.5.06100         Creep           LAeq         6           1         1.0.06100           900.0         LAeq           6         1           900.0         LAeq           6         1	LAeq 38 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1	LA10 0 71 0 4 1A10 1H 11 0 50 53 30 0 0 -5 -3 30 -5 -3 -5 -3 -5 -3 -5 -3 -5 -3 -5 -3 -5 -3 -5 -3 -5 -3 -5 -3 -5 -3 -5 -3 -5 -5 -3 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5	LA01 1hr 77 44 	Seconds           Events           Seconds           dB(A)           dB           dB(A)           dB           dB           dB(A)           Seconds           GB(A)           dB           dB(A)           B           dB(A)           B           dB(A)           dB	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Moine of events in the measurement period           Totalitine duration of combined events           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive enting mitigation           Pagade reflection           Impact aside open window (excludes facade correction           Minimum distance to receiver           Dustance attenuation (-6 dB per doubling of distance)           Absorptive enting mitigation           Impact taside open window (excludes facade correction           Minimum distance to construct the seasurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration to receiver           Distabuiling screening           Fagde reflection           Impact tastate exert fagde      <	LAeq ( ( 1 1 000.0 LAeq ( 0 	LAeq lbr 9 1 4 4 4 4 4 4 4 4 4 4 4 4 4	LA10 71 71 71 71 0 LA10 Ihr 55 31 50 75 38 55 31 30 71 71 0 55 31 38 55 31 38 55 31 30 60 53 38 53 53 38 53 53 38 53 53 53 53 53 53 53 53 53 53	LA01 1hr 77 LA01 1hr 77 44 45 5 37 bjectives LA01 1hr 75 29 bjectives LA01 1hr 75	Seconds           Events           Seconds           dB(A)           dB           dB(A)
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Totality impuisemess correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive centing mitigation           Offsite building screening           Fegade reflection           Impact inside open window (excludes façade correction           Noise source level for single event           Duratior of single event           Duratio of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for single event           Distance attemuation (-6 dB per doubling of distance)           Inside to outside attemuation           Pagade reflection           Impact at nearest facade           Reduction through OPEN window           Impact at nearest facade           Reduction of combined events	LAeq	LAeq 149 9 9 9 9 14 14 14 14 14 14 14 14 14 14 14 14 14	LA10         T           71         71           00         4           70         71           0         71           0         71           0         36           0         5           38         5           30         30           12.33         30           12.34         161           81         30           12.33         300           12.410         1m           0         -           35         20           0         -           25         32           20         -           21         22           22         -           35         32           20         -           12.35         320           0         -           53         32           360.0         -           12.35         330           35         330           35         330           360.0         -           360.0         -           360         -	LA01 lhr 77 44 -5 36 bjectives LA01 lhr 85 25 25 25 25 25 25 25 25 25 25 25 25 25	Seconds           Events           Seconds           dB(A)           dB           dB(A)	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Totalty: //mpub/veness correction           Minimum distance to reserver           Datatace to reserver           Datatace attenuation (< 6d) per doubling of distance)	LAeq ( ( 1 1 000.0 LAeq 0 	LAeq LAr 9 9 2 2 2 2 2 2 2 2 3 3 3 3 3 3 3 3 3 3	LA10 71 30 4 5000.0 LA10 Ih7 Ih 71 0 1 5 5 33 5 5 33 33 5 5 33 33	LA01 1hr 77 LA01 1hr 77 44 5 37 37 44 5 5 37 85 LA01 1hr 85 29 bjectives LA01 1hr 75 LA01 1hr	Seconds           Events           Seconds           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           dB           dB           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB
PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Total time duration of combined events           Noise source level for assessment time period           Totality i Impulsiveness correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Fagade reflection           Impact initide open window (excludes facade correction           Duration of single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Distance attenuation (-6 dB per doubling of distance)           Inside to outside attenuation	LAeq	LAeq 14	LA10 0 4 71 00 LA10 1hr 71 0 50 36 5 30 5 5 20 0 1 20 0 1 20 0 1 20 20 20 20 20 20 20 20 20 20	LA01 1hr 77 44 	Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB	PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for sassement period           Total time duration of combined events           Moines of events in the measurement period           Totalitime duration of combined events           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive colling miligation           Payade reflection           Impact at nearest facade           Reduction through OPEN window           Illupact total events in the measurement period           Total time duration of combined events           Noise source level for single event           Duration of single event           Noise source level for assesament time period           Total time duration of combined events           Noise source level for assesament time period           Tonality / Impulsiveness correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Imaget that de open window (excludes facade correction           GAMING ROOM           Noine source level for assesament ime period           Total time duration of combined events           Noinde our	LAeq	LAeq LAeq 1hr 9 2 2 2 3 5 5 5 2 2 3 4 2 2 3 4 2 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 3 3 3 4 2 3 3 3 3 3 3 3 3 3 3 3 3 3	LA10 71 71 71 71 71 71 71 7 8 35 5 5 33 33 5 5 33 33 5 5 33 33 33 5 5 5 33 33	LA01 1hr 77 LA01 1hr 77 44 45 37 bjectres LA01 1hr 85 LA01 1hr 85 S 5 29 20 20 20 21 75 25 29 20 20 20 21 25 20 20 25 20 20 25 20 25 20 25 20 25 20 25 20 25 20 25 20 25 25 20 25 25 25 25 25 25 25 25 25 25 25 25 25	Seconds           Events           Seconds           dB(A)           dB           dB(A)           dB(A)           dB(A)           dB(A)           Seconds           Events           Seconds           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB(A)           Seconds           gB(A)           dB           dB           dB           dB(A)           Seconds           gB           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB



ONSITE ACTIVITY NOISE PREDICTION CALCULA	110145. (L										
R1: Dwelling to the north	0	A	0			R2: Dwelling to the southeast	0	A	0		
PATRONS SOUTHEAST DOSA	Creep LAeq	Acousti LAeq	c Quality O LA10	LA01		PATRONS SOUTHEAST DOSA	Creep LAeq	Acousti LAeq	c Quality O LA10	LA01	_
Noise source level for single event Duration of single event	6	58 9	00	77	dB(A) Seconds	Noise source level for single event Duration of single event	(	58 9	71	77	dB(A) Seconds
Number of events in the measurement period Total time duration of combined events	1 900.0		4 3600.0		Events Seconds	Number of events in the measurement period Total time duration of combined events	1 900.0		4 3600.0		Events Seconds
	LAeq		LA10 1hr	LA01 1hr			LAeq		LA10 1hr		
Noise source level for assessment time period Tonality / Impulsiveness correction	68 0	68	0	77	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	68 0	68	0	77	dB(A) dB
Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)			34 38		m dB	Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)			58 -35		m dB
Absorptive ceiling mitigation			0		dB	Offsite building screening			-8		dB
Building screening Façade reflection			0		dB dB	Inside to outside attenuation Façade reflection			0 2.5		dB dB
Impact at nearest façade Reduction through OPEN window	32	-5	-5	-5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	27	-5	-5	36 -5	dB(A) dB
Impact inside open window (excludes façade correction	)	25	28	34	dB(A)	Impact inside open window (excludes façade correction	I)	20	23	29	dB(A)
SPORTS LOUNGE NIGHT	Creep		c Quality O			SPORTS LOUNGE NIGHT	Creep		c Quality O		
Noise source level for single event	LAeq 7	LAeq 3	LA10 76	LA01 80	dB(A)	Noise source level for single event	LAeq	LAeq 73	LA10 76	LA01 80	dB(A)
Duration of single event Number of events in the measurement period	1	9	4		Seconds Events	Duration of single event Number of events in the measurement period	1	9	4		Seconds Events
Total time duration of combined events	900.0		3600.0	1	Seconds	Total time duration of combined events	900.0		3600.0		Seconds
Noise source level for assessment time period	LAeq 73	LAeq 1hr 73	LA10 1hr 76	LA01 1hr 80	dB(A)	Noise source level for assessment time period	LAeq 73	LAeq 1hr 73	LA10 1hr 76	LA01 1hr 80	dB(A)
Tonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0		dB
Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)		-	36		m dB	Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)		-	-37		m dB
Inside to outside attenuation Building screening			10 0		dB dB	Inside to outside attenuation Onsite building screening			-20 0		dB dB
Façade reflection		2	.5		dB	Facade reflection			2.5		dB
Impact at nearest façade Reduction through OPEN window	29	29 -5	32 -5	37 -5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	18	-5	-5	26 -5	dB(A) dB
Impact inside open window (excludes façade correction	776.596.14	21 776.59646	24	29	dB(A)	Impact inside open window (excludes façade correction	) 59,691107	10	13	18	dB(A)
GAMING ROOM	Creep		c Quality O			GAMING ROOM	Creep		c Quality O		
Noise source level for single event	LAeq 6	LAeq 53	LA10 69	LA01 75	dB(A)	Noise source level for single event	LAeq	LAeq 63	LA10 69	LA01 75	dB(A)
Duration of single event Number of events in the measurement period	1	9	00 4		Seconds Events	Duration of single event Number of events in the measurement period	1	\$	4		Seconds Events
Total time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seconds
Noise source level for assessment time period	LAeq 63	LAeq 1hr 63	LA10 1hr 69	LA01 1hr 75	dB(A)	Noise source level for assessment time period	LAeq 63	LAeq lhr 63	LA10 1hr 69	LA01 1hr 75	dB(A)
Tonality / Impulsiveness correction	0		5		dB	Tonality / Impulsiveness correction	0		5		dB
Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)			54 36		m dB	Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)			59 -35		m dB
Inside to outside attenuation			15 0		dB dB	Inside to outside attenuation			-5 0		dB dB
Absorptive ceiling mitigation Building screening			0		dB	Absorptive ceiling mitigation Offsite building screening			0		dB
Façade reflection Impact at nearest façade	14	19	25	31	dB dB(A)	Façade reflection Impact at nearest façade	25	30	2.5 36	42	dB dB(A)
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5 35	dB dB(A)
Impact inside open window (excludes façade correction	)	12	18	24	dB(A)	Impact inside open window (excludes façade correction	0	~~~			90(N)
R3: Dwellings to the south-southeast PATRONS SOUTHEAST DOSA	Creep	Acousti	c Quality O	bjectives	dB(A)	R4: Dwellings to the south	Creep	Acousti	c Quality O		
R3: Dwellings to the south-southeast	Creep LAeq				dB(A)		Creep LAeq			bjectives LA01 77	dB(A)
R3: Dwellings to the south-southeast PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event	Creep LAeq ć	Acousti LAeq	c Quality O LA10 71 00	bjectives LA01	dB(A) Seconds	R4: Dwellings to the south PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event	Creep LAeq	Acousti LAeq 58	c Quality O LA10 71	LA01	dB(A) Seconds
R3: Dwellings to the south-southeast PATRONS SOUTHEAST DOSA Noise source level for single event	Creep LAeq 1 900.0	Acousti LAeq 58 9	c Quality O LA10 71 00 4 3600.0	bjectives LA01 77	dB(A)	R4: Dwellings to the south PATRONS SOUTHEAST DOSA Noise source level for single event	Creep LAeq 1 900.0	Acousti LAeq 58 9	c Quality O LA10 71 000 4 3600.0	<b>LA01</b> 77	dB(A)
R3: Dwellings to the south-southeast PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events	Creep LAeq 6	Acousti LAeq	c Quality O LA10 71 00 4 3600.0	bjectives LA01 77	dB(A) Seconds Events Seconds	R4: Dwellings to the south PATRONS SOUTHEAST DOSA Noise source level for single event Duration of single event Number of events in the measurement period	Creep LAeq 1	Acousti LAeq 58	c Quality O LA10 71 000 4 3600.0	LA01	dB(A) Seconds Events Seconds
R3: Dwellings to the south-southeast     PATRONS SOUTHEAST DOSA     Noise source level for single event     Duation of single event     Number of events in the measurement period     Total time duration of combined events     Noise source level for assessment time period     Tonality : Impulsiveness correction	Creep LAeq 6 1 900.0 LAeq	Acousti LAeq 58 9 LAeq 1hr 68	c Quality O LA10 71 00 4 3600.0 LA10 1hr 71 0	bjectives LA01 77 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB	R4: Dwellings to the south       PATRONS SOUTHEAST DOSA       Noise source level for single event       Duration of single event       Number of events in the measurement period       Total time duration of combined events       Noise source level for assessment time period       Tonality' Impulsiveness correction	Creep LAeq 1 900.0 LAeq	Acousti LAeq 58 58 LAeq 1hr 68	c Quality O LA10 71 200 4 3600.0 LA10 1hr 71 0	LA01 77 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB
B3: Dwellings to the south-southeast     PATRONS SOUTHEAST DOSA     Noise source level for single event     Duration of single event     Duration of single event     Duration of events in the measurement period     Total time duration of combined events     Noise source level for assessment time period     Totality / Impulsiveness correction     Minimum distance to receiver     Distance attemution (-6 dB per doubling of distance)	Creep LAeq 6 1 900.0 LAeq 68	Acousti LAeq 58 9 LAeq 1hr 68	c Quality O LA10 71 00 4 3600.0 LA10 1hr 71	bjectives LA01 77 LA01 1hr	dB(A) Seconds Events Seconds dB(A)	R4: Dwellings to the south       PATRONS SOUTHEAST DOSA       Noise source level for single event       Duration of single event       Number of events in the measurement period       Total time duration of combined events       Noise source level for assessment time period	Creep LAeq 1 900.0 LAeq 68	Acousti LAeq 58 58 LAeq 1hr 68	c Quality O LA10 71 200 4 3600.0 LA10 1hr 71	LA01 77 LA01 1hr	dB(A) Seconds Events Seconds dB(A)
R3: Dwellings to the south-southeast     PATRONS SOUTHEAST DOSA     Noise source level for single event     Duration of single event     Duration of single event     Total time duration of combined events     Noise source level for assessment time period     Trenality: Impuistveness correction     Minimum distance to receiver     Distance attenuation (-6.46) per doubling of distance)     Absorptive colling mitigation	Creep LAeq 6 1 900.0 LAeq 68	Acousti LAeq 58 9 LAeq Ihr 68	c Quality O LA10 71 00 4 3600.0 LA10 Ihr 71 0 50 36 0	bjectives LA01 77 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB m dB dB dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totality //ingulaivaness correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive configm mingation	Creep LAeq 1 900.0 LAeq 68	Acousti LAeq 58 S LAeq 1hr 68	c Quality O LA10 71 200 4 3600.0 LA10 1hr 71 0 58 .35 0	LA01 77 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB m dB dB dB
B3: Dwellings to the south-southeast     PATRONS SOUTHEAST DOSA     Noise source level for single event     Duration of single event in the measurement period     Total time duration of combined events     Noise source level for assessment time period     Tonality / Impuisveness correction     Minimum distance to receiver     Distance attemation (-6 dB per doubling of distance)     Absorptive celling mitigation     Offsite building screening     Fragde reflection	Creep         LAeq           1         6           900.0         LAeq           68         0	Acousti LAeq 58 9 LAeq Ihr 68 0 -	c Quality O LA10 71 00 4 3600.0 LA10 Ihr 71 0 50 36 0 0 0	bjectives LA01 77 LA01 Ihr 77	dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Nomber of events in the measurement period           Total time duration of combined events           Noise source level or assessment time period           Totality implexiveness correction           Minimum distance to receiver           Distance attenuation (6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Faquel reflection	Creep LAeq 1 900.0 LAeq 68 0	Acousti LAeq 58 LAeq Ihr 68	c Quality O LA10 71 000 LA10 Ihr 71 0 58 .35 0 0 0 2.5	LA01 77 LA01 1hr 77	dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB
R3: Dwellings to the south-southeast     PATRONS SOUTHEAST DOSA     Noise source level for single event     Duration of single event     Duration of single events     Total time duration of combined events     Noise source level for assessment time period     Totality / Impulsiveness correction     Minimum distance to receiver     Distance attenuation (-6 dB per doubling of distance)     Absorptive ceiling mitigation     Offsite building screening	Creep LAeq 6 1 900.0 LAeq 68	Acousti LAeq 9 LAeq lhr 68	c Quality O LA10 71 00 4 3600.0 LA10 Ihr 71 0 50 36 0 0	bjectives LA01 77 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB	R4: Dwellings to the south       PATRONS SOUTHEAST DOSA       Noise source level for single event       Duration of single event       Number of events in the massurement period       Total time duration of combined events       Moise source level for assessment time period       Total time duration of combined events       Minimum distance to receiver       Distance attenuation (-6 dB per doubling of distance)       Absorptive colling mitigation       Offsite building screening       Faşde reflection       Impact at nearer flepade	Creep LAeq 1 900.0 LAeq 68	Acousti LAeq 58 LAeq Ihr 68	c Quality O LA10 71 200 4 3600.0 LA10 Ihr 71 0 58 335 0 0	LA01 77 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB m dB dB dB dB dB
R3: Dwellings to the south-southeast     PATRONS SOUTHEAST DOSA     Noise source level for single event     Duration of single event     Duration of single events     Total time duration of combined events     Noise source level for assessment time period     Total time duration of combined events     Noise source level for assessment time period     Total time duration to receiver     Distance attemation (-6 dB) per doubling of distance)     Absorptive ceining     Fagder reflection     Umpact at nearest facade	Creep LAeq 6 1 900.0 LAeq 68 0 35	Acousti LAeq 58 9 LAeq Ihr 68 6 9 2 2 35	c Quality O LA10 71 00 4 3600.0 hr 71 0 50 36 0 0 0 .5 38	bjectives LA01 77 LA01 Ihr 77 44	dE(A) Seconds Events Seconds dE(A) dE m dE dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Nomber of events in the measurement period           Total time duration of combined events           Noise source level or assessment time period           Totality implexiveness correction           Minimum distance to receiver           Distance attenuation (6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Faquel reflection	Creep LAeq 1 900.0 LAeq 68 0	Acousti LAeq 58 58 LAeq 1hr 68 68	c Quality O LA10 71 2000 4 3600.0 LA10 lhr 71 0 58 .35 0 0 2.5 38	LA01 77 LA01 lhr 77 44	dB(A) Seconds Events Seconds dB(A) dB m dB dB dB dB dB dB dB
B3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totality: Impuisiveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive celling mitigation           Offsite building screening           Fagade reflection           Impage target at nearest fagade           Reduction through OPEN window	Creep LAeq 1 900.0 LAeq 68 0 35 35	Acousti LAeq 58 9 LAeq lhr 68 68 0 0 2 35 -5 27 23 5 23,5 23,5 23,5 27 2 2 Acousti	c Quality O LA10 71 00 LA10 1hr 71 0 50 36 0 0 .5 38 .5 38 .5 30 0 0 0 233.154	bjectives LA01 77 LA01 1hr 77 77 444 -5 36 bjectives	dE(A) Seconds Events Seconds dE(A) dE dE dB dB dB dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south         PATRONS SOUTHEAST DOSA         Noise source level for single event         Duration of single event         Number of events in the measurement period         Total time duration of combined events         Noise source level for assessment time period         Totality "impulsiveness correction         Minimum distance to receiver         Distance attenuits (>6 dB per doubling of distance)         Absorptive chling mitigation         Offsite building screening         Fasder effection         Impact at aterest fraged         Reduction (Hrough OPEN window)	Creep LAeq 1 900.0 LAeq 68 0 35 35 0 MALISS Creep	Acousti LAeq 58 58 58 50 50 50 50 50 50 50 50 50 50 50 50 50	c Quality O LA10 71 200 LA10 1hr 71 0 LA10 1hr 71 0 28 35 0 0 2.5 35 0 0 0 2.5 38 -5 38 -5 38 c Quality O	LA01 77 LA01 lhr 77 44 -5 37 bjectives	dE(A) Seconds Events Seconds dB(A) dB m dB dB dB dB dB dB dB dB dB dB
B3: Dwellings to the south-southeast         PATRONS SOUTHEAST DOSA         Noise source level for single event         Duration of single event         Duration of single event         Number of events in the measurement period         Total time duration of combined events         Noise source level for assessment time period         Totality: Impuistnesses correction         Minimum distance to receiver         Distance attemation (-6 dB per doubling of distance)         Absorptive centing mitigation         Offsite building screening         Fagade reflection         Impact at nearest fagade         Reduction through OPEN vindow         Impact inside open window (excludes façade correction         SPORTS LOUNGE NIGHT         Noise source level for single event	Creep LAeq ( 900.0 LAeq 68 0	Acousti LAeq 58 9 LAeq Ihr 68 0 0 2 35 -5 27 27 21 3,5 -5 27 27 21 2,0772 Acousti LAeq 73	c Quality O LA10 71 00 4 3600.0 LA10 1hr 71 0 50 36 0 .5 38 -5 30 0 233.154 c Quality O LA10 233.154 c Quality O LA10 7 7 0 0 0 0 1 1 1 0 1 0 0 0 1 1 0 1 0 0 0 1 1 0 1 0 0 0 1 1 0 1 0 0 0 1 1 0 1 0 0 0 1 1 0 1 0 0 0 1 1 0 1 0 0 0 0 1 1 0 1 0 0 0 0 1 1 0 1 0 0 0 0 1 1 0 1 0 0 0 0 1 1 0 1 0 0 0 0 0 1 1 1 0 1 0 0 0 0 0 1 1 1 0 1 0 0 0 0 1 1 1 1 1 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1	bjectives LA01 77 LA01 lhr 77 44 44 -5 36	dE(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south         PATRONS SOUTHEAST DOSA         Noise source level for single event         Duration of single event         Duration of single event         Nomber of events in the messurement period         Total time duration of combined events         Noise source level for assessment time period         Totality //ipeulsiveness correction         Minimum distance to receiver         Distance attemation (-6 dB per doubling of distance)         Abscrptive ceiling mitigation         Fayade reflection         Impact at nearest façade         Reduction through OPEN window         Impact Inside open window (excludes façade correction         SPORTS LOUNCE NIGHT         Noise source level for single event	Creep LAeq 1 900.0 LAeq 68 0 	Acousti LAeq 58 58 58 58 58 58 58 58 58 58 58 58 58	c Quality O LA10 71 700 4 3600.0 LA10 lhr 71 0 58 35 0 0 2.5 38 -5 -5 -31 1670-4383 ic Quality O LA10 7 -5 -5 -5 -7 -7 -5 -5 -7 -7 -7 -7 -7 -7 -7 -7 -7 -7	LA01 177 77 LA01 1hr 77 44 -5 37	dB(A)           Seconds           Events           Seconds           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           dB           dB(A)           dB           dB(A)
R3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of codbing of distance)           Absorptive ceining miligation           Offsite building screening           Fagade reflection           Impact at nearest façade           Reduction through OPEN window           Impact in side open window (excludes façade correction           SPORTS LOUNGE NIGHT	Creep LAeq 0 900.0 LAeq 68 0 35 35 3123.9772 Creep LAeq LAeq 7 7	Acousti LAeq 58 9 LAeq Ihr 68 0 0 2 35 -5 27 27 21 3,5 -5 27 27 21 2,0772 Acousti LAeq 73	c Quality O LA10 71 00 4 3600.0 LA10 Ihr 71 0 50 36 0 38 -5 30 0 2.5 30 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 30 0 2.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1	bjectives LA01 77 LA01 lhr 77 44 -5 36 bjectives LA01	dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the massarement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive colling mitigation           Offsite building screening           Fayade reflection           Impact a marent fiqade           Reduction through OPEN window           Impact Linside open window (excludes fiqade correction           SPORTS LOUNGE NIGHT	Creep LAeq 1 900.0 LAeq 68 0 335 35 335 3343.1385 Creep LAeq LAeq 1	Acousti LAeq 58 58 58 58 58 58 58 58 58 58 58 58 58	c Quality O           LA10           71           00           4           3660.0           LA10 Ihr           71           0           58           .35           0           2.5           31           6670.4383           c Quality O           LA10	LA01 1hr 77 LA01 1hr 77 44 -5 37 bjectires LA01	dE(A) Seconds Evens Seconds dE(A) dB dB dB dB dB dB dB dB dB dB dB dB dB(A)
R3: Dwellings to the south-southeast     PATRONS SOUTHEAST DOSA     Noise source level for single event     Duration of single event     Number of events in the measurement period     Total time duration of combined events     Noise source level for assessment time period     Total time duration of combined events     Noise source level for assessment time period     Total time duration of combined events     Noise source level for assessment time period     Total time duration of combined events     Noise source level for assessment time period     Total time duration of GB per doubling of distance)     Absorptive ening mitigation     Offisite building screening     Fayade reflection     Impact at nearest façade     Reduction through OPEN window     Impact in source level for single event     Noise source level for single event     Duration of single event	Creep LAeq 6 900.0 LAeq 68 0 335 3428.9772 Creep LAeq 7 7 1 900.0	Acousti LAeq 19 9 LAeq 1hr 68 6 2 35 -5 27 35 -5 27 3135-9772 Acousti LAeq '3 9	c Quality O LA10 71 00 4 3600.0 LA10 1hr 71 00 50 50 50 50 53 6 238 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5	bjectives LA01 77 LA01 1hr 77 44 -5 36 bjectives LA01 \$0	dE(A) Seconds Events Seconds dE(A) dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south         PATRONS SOUTHEAST DOSA         Noise source level for single event         Duration of single event         Momber of events in the measurement period         Total time duration of combined events         Noise source level for assessment time period         Totality / Impulsiveness correction         Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Absorptive caling mitigation         Offsite building screening         Façade reflection         Impact at nearest façade         Reduction through OPEN window         Impact to StorGHT         Noise source level for single event         Duration of single event	Creep LAeq 1 900.0 LAeq 68 0 335 335 Creep LAeq 1 900.0	Acousti LAeq 58 58 LAeq Ihr 68 35 -5 28 35 -5 28 Acousti LAeq 13 5	c Quality O LA10 71 700 4 3600.0 LA10 Ihr 71 0 58 35 0 0 2.5 38 -5 31 6CQuality O LA10 76 600 4 3600.0	LA01 1hr 77 77 77 77 77 77 77 77 77 77 77 77 77	dE(A) Seconds Events Seconds dE(A) dB dB dB dB dB dB dB dB dB dB dB dB dB
B3: Dwellings to the south-southeast     PATRONS SOUTHEAST DOSA     Noise source level for single event     Duration of single event     Duration of single event     Duration of events in the measument period     Total time duration of combined events     Noise source level for assessment time period     Total source level for assessment time period     Protects to the descent of the source level for assessment time period     Point of the source level for assessment time period     Total time duration of a different period     Protects Intromy OPEN window     Impact laske open window (excludes façade correction     Ports LOUNGE NIGHT     Noise source level for single event     Duration of single event     Number of events in the measurement period     Total time duration of combined events     Noise source level for assessment time period	Creep LAeq 6 1 900.0 LAeq 68 0 35 35 35 35 1 2 2 2 7 7 1 900.0 73	Acousti LAeq 58 9 LAeq Ihr 68 0 0 2 35 -5 27 27 21 3,5 -5 27 27 21 2,0772 Acousti LAeq 73	c Quality O LA10 71 00 4 3600.0 LA10 Ihr 71 0 35 0 0 55 35 30 0 233.154 c Quality O LA10 Ihr 76 0 4 3600.0 1LA10 Ihr 76	bjectives LA01 77 LA01 1hr 77 44 -5 36 bjectives LA01 \$0	dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Noise source level for assessment period           Totalit time duration of combined events           Noise source level for assessment time period           Totality //input/seness correction           Minimum distance to receiver           Distance attentation (-6 dB per doubling of distance)           Absorptive colling mitigation           Offsite building screening           Fagade reflection           Impact at mearest fagade           Reduction Intrough OPEN vindow           Impact inside open window (excludes fagade correction           SPORTS LOUNCE NIGHT           Noise source level for single event           Duration of single event           Duration of combined events           Noise source level for assessment time period           Total time duration of combined events	Creep LAeq 900.0 LAeq 68 0 35 35 0 Creep LAeq 73	Acousti LAeq 58 58 58 58 58 58 58 58 58 58 58 58 58	c Quality O LA10 71 71 700 4 3600.0 LA10 Ihr 71 0 58 .35 0 0 .5 38 .5 3 8 0 LA10 76 0 4 3600.0 LA10 76 0 4 3600.0 LA10 17 76 0 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	LA01 1hr 77 LA01 1hr 77 44 -5 37 bjectires LA01	dE(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB
R3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive ceiling miligation           Fayade reflection           Impact at nearest façade           Reduction through OPEN window           Impact of single event           Duration of single event           Duration of single event           Duration of single event           Duration of combined events           Noise source level for assigne events           Noise source level for assessment time period           Total time duration of combined events	Creep LAeq 0 1 900.0 LAeq 68 0 3123.9772 Creep LAeq 7 0 900.0 1 2 900.0 LAeq	Acousti LAeq 9 1 1 2 3 5 -5 27 3 -5 27 3 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 27 -5 -5 27 -5 -5 27 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5	c Quality O LA10 71 00 4 3600.0 LA10 lhr 71 0 50 36 0 0 36 0 0 53 30 6233154 c Quality O LA10 76 00 LA10 lhr 76 10 10 10 10 10 10 10 10 10 10	bjectives LA01 77 LA01 lhr 77 44 -5 36 bjectives LA01 80 LA01 lhr	dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totality / Impulsiveness correction           Minimum distance to receiver           Distance at tenuation (-6 dB per doubling of distance)           Absorptive colling mitigation           Offsite building screening           Fapade reflection           Impact at nearest fapade           Reduction through OPEN window           Impact at nearest fipade           SPORTS LOUNCE NIGHT           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events	Creep LAeq 0 1 900.0 LAeq 68 0 0 335 335 335 Creep LAeq 1 900.0 LAeq	Acousti LAeq 58 58 58 58 58 58 58 58 58 58	c Quality O LA10 71 70 4 3600.0 4 3600.0 1 LA10 Ihr 71 0 58 35 0 0 2.5 31 35 0 0 2.5 31 35 0 0 LA10 (hr 71 71 0 0 2.5 35 31 2.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3	LA01 1hr 77 44 -5 37 bjectives LA01 80 LA01 1hr	dE(A) Seconds Events Seconds dE(A) dB dB dB dB dB dB dB dB dB dB dB dB dB
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B3: Dvellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for assessment period           Total time duration of combined events           Noise source level for assessment time period           Totality: Impuisemess correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Fagade reflection           Impact inside open window (excludes façade correction           Noise source level for single event           Duration of single event           Duration of single event           Duration of source level for assessment time period           Total time duration of combined events           Noise source level of assessment time period           Total time duration to receiver	Creep LAeq 6 1 900.0 LAeq 68 0 35 35 35 35 1 2 2 2 7 7 1 900.0 73	Acoustic LAeq b LAeq Lhr 68 - - - - - - - - - - - - -	Cuality CC 20 Cu	bjectives LA01 77 LA01 lhr 77 44 -5 36 bjectives LA01 80 LA01 lhr	dE(A)           Seconds           Events           Seconds           dE(A)           dB           dB </td <td>R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Duration of single event           Data time duration of combined events           Noise source level for assessment time period           Totality //inguisteness correction           Minimum distance to receiver           Distance attentation (6 dB per doubling of distance)           Absceptive caling mitigation           Offsite building screening           Fayade erBettion           Impact at nearest façade           Reduction Intrough OPEN window           Impact inside open window (excludes façade correction           SPORTS LOUNCE NIGHT           Noise source level for single event           Duration of single event           Duration of source level for assessment typeiod           Total time duration of combined events           Noise source level for assessment time period           Total time duration to receiver</td> <td>Creep LAeq 900.0 LAeq 68 0 35 35 0 Creep LAeq 73</td> <td>Acoustic LAcq S8 5 LAcqLhr 68 5 2 3 3 5 5 2 3 3 5 5 2 3 3 5 5 2 3 3 5 5 5 2 5 2</td> <td>a         Quality O           LA10         71           0         4           3600.0         LA10           1         71           0         58           335         0           0         2.5           31         4670.4353           a         600.0           LA10         17           76         0           35         31           3600.0         LA10 Ihr           76         0           35         31           20         0</td> <td>LA01 1hr 77 44 -5 37 bjectives LA01 80 LA01 1hr</td> <td>dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB</td>	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Duration of single event           Data time duration of combined events           Noise source level for assessment time period           Totality //inguisteness correction           Minimum distance to receiver           Distance attentation (6 dB per doubling of distance)           Absceptive caling mitigation           Offsite building screening           Fayade erBettion           Impact at nearest façade           Reduction Intrough OPEN window           Impact inside open window (excludes façade correction           SPORTS LOUNCE NIGHT           Noise source level for single event           Duration of single event           Duration of source level for assessment typeiod           Total time duration of combined events           Noise source level for assessment time period           Total time duration to receiver	Creep LAeq 900.0 LAeq 68 0 35 35 0 Creep LAeq 73	Acoustic LAcq S8 5 LAcqLhr 68 5 2 3 3 5 5 2 3 3 5 5 2 3 3 5 5 2 3 3 5 5 5 2 5 2	a         Quality O           LA10         71           0         4           3600.0         LA10           1         71           0         58           335         0           0         2.5           31         4670.4353           a         600.0           LA10         17           76         0           35         31           3600.0         LA10 Ihr           76         0           35         31           20         0	LA01 1hr 77 44 -5 37 bjectives LA01 80 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB
B3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totality inguisteness: correction           Minimum distance to receiver           Distance attemation (-5 dB per doubling of distance)           Absorptive celling mitigation           Offsite building screening           Fagade reflection           Rapade reflection           Rapade reflection           Marget at nearest facade           Reduction through OPEN window           Impact inside open window (excludes facade correction           Number of events in the measurement period           Total time duration of combined events           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of coefficience           Minimum distances to receiver           Distance attemation (-6 dB per doubling of distance)           Minimum distances to receiver           Distance attemation (-6 dB per doubling of distance)           Minimum distanceti	Creep LAeq ( 900.0 LAeq 68 0 	Acoustic LAcq S S S S S S C LAcq Ibr 68 68 68 68 2 2 35 5 7 7 10 10 27 27 10 10 10 29 9 9 9 10 10 10 10 10 10 10 10 10 10 10 10 10	Cuality CO [14] Cuality CO [14] 71 00 4 3600.0 1.140 lhr 71 0 0 1.5 30 0 0 1.5 30 0 0 1.5 30 0 0 1.5 30 1.5 30 0 1.5 30 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	bjectives LA01 Ihr 77 77 27 27 27 27 27 27 27 27	dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the massurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive coling multiation           Offits building screening           Fapade reflection           Impact at mearer façade           Reduction through OPEN window           Inapact at mearer façade           SPORTS LOUNGE NIGHT           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the massurement period           Total time duration of combined events           Noise source level for assessment time period           Totalitime duration of doubling of distance)           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Inside to outside attemation           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)	Creep LAeq 1 300.0 0 0 35 35 2 Creep LAeq 1 0 0.0 0 1 LAeq 35 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Acousti LAcq SS SS SS SS SS SS SS SS SS SS SS SS SS	c Quality O LA10 71 3600 0 4 3600 0 4 4 3600 0 58 35 0 0 58 35 30 25 31 35 30 4 3600 0 58 31 5600 0 4 3600 0 76 57 31 5600 0 4 3600 0 58 57 31 5600 0 57 57 31 5600 0 57 57 31 5600 0 57 57 31 5600 0 57 57 31 5600 0 57 57 57 57 57 57 57 57 57 57	LA01 lbr 77 LA01 lbr 77 27 27 27 27 27 27 27 27 27 27 27 27	dE(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB
R3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Minimum distance to receiver           Distance attenuation (6 dB per doubling of distance)           Absorptive ceiling mitigation           Offisite building screening           Fayade reflection           Impact at nearest façade           Reduction through OPEN window           Impact of single event           Duration of single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period	Creep LAeq ( 1 1 500.0 68 0 	Acoustic LAcq S S S S S S S S S S S S S S S S S S S	Cuality CC [14] CQuality CC [14] CQUALITY CONTINUES [14] CQUALITY [14] CQUALITY [14] CQUALITY [14] CQUALITY [14] CQUALITY [14]	bjectives L401 Ihr 77 77 27 27 27 27 27 27 27 27	dB(A) Seconds Events Events GE(A) dB dB dB dB dB dB dB dB dB dB dB dB dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Tonality / Impulsiveness correction           Minimum distance to receiver           Dastene attenuation (-6 dB per doubling of distance)           Absorptive coiling mitigation           Pigade reflection           Impact at nearest façade           Reduction through OPEN window           Impact of single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Totalting screening           Epicade reflection           Imaget at anerert façade           Reduction fmongl OPEN window	Creep IAeq ( 1 0 0 0 0 335 35 35 35 35 35 35 35 1 1 1 0 2 1 2 4	Acousti LAeq S8 S5 S6 S6 S6 S7 S7 S7 S8 S7 S7 S8 S7 S7 S8 S7 S7 S8 S7 S7 S8 S7 S7 S8 S7 S7 S7 S7 S7 S7 S7 S7 S7 S7 S7 S7 S7	c Quality O           LA10           71           000           4           3600.0           LA10 1hr           71           0           335           0           2.5           31           6 Quality O           4           3600.0           LA10 1hr           76           0           35           31           20           2.5           27	LA01 1hr 77 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	dE(A) Seconds Events Seconds dE(A) dB dB dB dB dB dB(A) dB dB dB dB(A) dB dB dB dB dB dB dB dB dB dB
R3: Dvellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Total time duration of combined events           Noise source level for assessment time period           Totality: Impuistveness correction           Minimum distance to receiver           Distance attemation (6 dB per doubling of distance)           Absorptive celling mitigation           Offsite building screening           Fegade reflection           Impact at nearest facade           PReducion frough OPEN window           Impact inside event           Duration of single event           Duration of single event           Number of events in the measurement period           Total inte duration of combined events           Noise source level for assessment time period           Total into duration of combined events           Noise source level for assessment time period           Total into duration of combined events           Noise source level for assessment time period           Total into duration of combined events           Noise source level fo	Creep I.Aeq ( 1 1 300.0 335 335 ) 300.0 ] 3	Acoustic is LAcq is	C Quality CC Quality C	bjectives LA01 Ihr 77 77 44 -5 36 bjectives LA01 Ihr 80 28 -5 21	dE(A)           Seconds           Events           Seconds           dE(A)           dB           dB(A)           Seconds           Events           Seconds           dB(A)           dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Noiner of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totality //input/eveness correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Abscrptive coling mitigation           Offsite building screening           Fagade reflection           Impact at nearest fagade           Reduction fitrough OPEN window           Inspact at inside open window (excludes fagade correction)           SPORTS LOUNCE NIGHT           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of cdB per doubling of distance)           Inside to coutide attemation           Distate attemation (-6 dB per doubling of distance)           Inside to coutide attemation           Onsite building sca	Creep IAeq 1 1 000.0 35 35 35 35 35 35 35 1 0 0 1 24 4 24 22 68	Acousti LAcq LAcq 58 58 58 58 58 58 58 58 58 58	c Quality O     LA10     LA10     71     4     3600.0     LA10     1     1     71     0     58     .35     0     0     .25     31     3600.0     LA10     Tr     7     6     0     .5     3     3     .5     .0     LA10     LA10     Tr     76     0     .     LA10     LA10     Tr     76     0     .     .     2     .	LA01 1hr 77 LA01 1hr 77 44 45 37 37 80 LA01 1br 80 80 80 80 80 80 80	dB(A)           Seconds           Events           Events           Seconds           m           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           dB           dB(A)           dB(B)           dB
R3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Totality: Impuistveness correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive ceining           Fayade reflection           Impact rais eque visitow (-excludes facade correction           Noise source level for single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period	Creep LAeq ( 1 000.0 Creep LAeq 2 2 2 2 2 2 2 2 2 2 2 2 2	Acoustic LAcq 12 Acq 13 Acq 14 Acq 14 Acq 14 Acq 14 Acq 15 Acq 16 Acq 17 Acq	Cuality CC 2000 C 2000	bjectives LA01 Ihr 77 77 44 44 5 36 bjectives LA01 Ihr 80 28 5 28 5 21 bjectives LA01	dE(A)           Seconds           Events           Seconds           dE(A)           dB           dB           dB(A)           dB           dB(A)           B	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noine of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totality input/invests correction           Minimum distance to receiver           Datatene attemation (-6 dB per doubling of distance)           Absorptive caling mitigation           Fagade reflection           Impact at nearest fagade           Reduction through OPEN window           Inact of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Tonshity / Impul	Creep LAeq 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Acoustic LAcq LAcq S8 5 1 LAcq Ihr 68 5 2 1 2 3 3 5 2 8 4 4 4 4 2 4 2 4 2 4 2 4 2 4 2 5 5 1 7 7 3 5 5 2 8 5 5 5 5 5 8 5 5 5 5 5 5 5 5 5 5	a         Quality O           LA10         1           71         71           71         71           71         71           71         71           71         71           71         71           71         71           71         71           75         31           2.5         31           2.6         31           2.6         2.5           38         -5           .5         .5           .6         0           76         0           2.0         20           2.0         20           2.0         20           2.5         20           2.6         20           2.7         .5           .20         20           2.5         20           2.5         20           2.6         2.5	LA01 1hr 77 77 44 5 37 bjectires LA01 1hr 80 80 LA01 1hr 80 80 2 5 2 4 2 4 1 5 1 2 4 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	dB(A) Seconds Events Seconds dB(A) dB dB dB dB dB dB dB dB dB dB dB dB dB
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B3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Duration of single event           Noise source level for assessment ime period           Total time duration of combined events           Noise source level for assessment time period           Tomality: Impuisteness correction           Minimum distance to review           Distance attemation (-6 dB per doubling of distance)           Absorptive celling mitigation           Offsite building screening           Fagade reflection           Impact inside open window (excludes façade correction           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for window           Impact i anside attenuation (-6 dB per doubling of distance)           Onsite buildin	Creep 1 1 1 1 1 1 1 1 1 1 1 1 1	Acousti LAcq LAcq 9 9 1 2 2 3 5 5 5 7 3 2 2 2 2 2 0 4 2 2 2 2 2 2 2 2 2 2 2 2 2	Cuality CO 2001 CAN 10 Control Contro	bjectives LA01 Ihr 77 77 44 44 5 36 bjectives LA01 Ihr 80 bjectives LA01 Ihr 80 28 5 21 bjectives LA01 Ihr 77 77 77 77 77 77 77 77 77 7	dE(A)           Seconds           Events           Seconds           dE(A)           dB           dB           dB           dB           dB(A)           dB           dB(A)           dB           dB(A)           B(A)	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noine of events in the measurement period           Totali time duration of combined events           Noise source level for assessment time period           Totali time duration of combined events           Distance attenuation (-6 dB per doubling of distance)           Absorptive caling mitigation           Papade reflection           Impact at nearcer figade           Reduction through OPEN window           Inact of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for single event           Impact at materin figade           Reduction through OPEN	Creep LAeq 1 500.0 35 35 35 35 35 35 24 35 24 35 24 35 24 35 24 35 24 35 24 36 24 36 24 37 37 37 30 35 35 35 35 35 35 35 35 35 35 35 35 35	Acousti LAcq SS SS SS SS SS SS SS SS SS SS SS SS SS	c Quality O         LA10         IA10         A         3600.0         LA10         IA10         A         3600.0         LA10         A         A         3600.0         LA10         A         A         3600.0         LA10         A         3600.0         LA10         A         3600.0         LA10         A         3600.0         LA10         76         A         3600.0         LA10         A         3600.0         LA10         A         3600.0         LA10         76         A         3600.0         LA10         T6         A         3600.0         LA10         A         3600.0         A         A         A	LA01 lhr 77 44 -5 -37 	dB(A)           Seconds           Events           Events           Events           Beconds           m           dB           dB           dB           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB(A)     <
B3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for assessment ime period           Total time duration of combined events           Noise source level for assessment ime period           Totality / Impuistveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive celling miligation           Offsite building screening           Fagade reflection           Impact at nearest façade           Reduction through OPEN window           Impact inside open window (excludes façade correction           Notise source level for assessment time period           Total time duration of combined events           Number of events in the massurement period           Total time duration of combined events           Nades source level for assessment time period 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period           Total time duration of combined events           Noise source level for assessment time period           Totality / Impulvieness correction           Minimum distance to reserver           Distance attenuation (4 dB per doubling of distance)           Absorptive celling mitigation           Offsite building screening           Faqade reflection           Impact at nearest fiqade           Reduction through OPEN window           Impact at nearest fiqade           Noise source level for single event           Duration of single event           Number of events in the messurement period           Totalit time duration of combined events           Noise source level for assessment time period           Totality / Impalsiveness correction           Ministion at terrestificade           Reduction through OPEN window           Impact at nearest ficade           Reduction through OPEN window           Indisto to unside attemation           Inside to unside open window 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B3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Noise source level for angle event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Totality: Impuistnesses correction           Minimum distance to receiver           Diratence attremution (-5 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Fagade reflection           Impact inside open window (excludes façade correction           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totalitume duration of condinied events   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LA01 Ihr 80 28 -5 -21 bjectives LA01 Ihr 80 -5 -21 -5 -21 -5 -21 -5 -21 -5 -5 -21 -5 -5 -5 -21 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5	dE(A)           Seconds           Events           Seconds           dE(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB <td>R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single vent           Duration of single vent           Nomber of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totality // inpulsiveness correction           Minimum distance to receiver           Distance attenuits (-6 dB per doubling of distance)           Absorptive celling mitigation           Offsite building screening           Figade reflection           Impact at nearest figade           Reduction finyough OPEN window           Inpact at nearest figade           Noise source level for single event           Duration of single event           Noise source level for single event           Noise source level for distance of distance)           Inside to utation of combined events           Noise source level for assessment time period           Totalt time duration of combined events           Noise source level for assessment time period           Inside to utation of combined vents           Pagade reflection           Inside to utation of combined vents           Pagade reflection           Inside to utation of combined vents           Noise source</td> <td>Creep LAeq 68 0 </td> <td>Acousti LAeq 58 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</td> <td>c Quality O           LA10           71           2000           4           3600.0           LA10           71           0           55           35           0           25           38           c Quality O           LA10           76           76           0           35           31           LA10           76    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B3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Total time duration of combined events           Noise source level for assessment time period           Totality: Impuistnesss correction           Minimum distance to receiver           Distance attenuation (6 dB per doubling of distance)           Absorptive celling mitigation           Offsite building screening           Fagade reflection           Impact laide open window (accludes facade correction           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Total int duration of combined events           Noise source level for assessment time period           Total into duration of combined events           Noise source level for assessment time period           Total into duration of combined events           Noise source level for assessment time period           Total into duration of combined events           Noise source level for single event           Duration of single event           Duraton of single event	Creep I.Aeq 6 6 0 0 35 0 35 0 35 0 1 1 900.0 1.Aeq 73 0 1 900.0 1.Aeq 73 0 20 1 900.0 1.Aeq 6 1 900.0 1.Aeq 6 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 900.0 1.Aeq 7 1.Aeq 900.0 1.Aeq 7 1.Aeq 900.0 1.Aeq 7 1.Aeq 900.0 1.Aeq 1.Ae	Acousti LAcq LAcq LAcq Lar 9 9 2 2 3 35 5 27 3 35 7 3 1 1457712 LAcq LAcq Lar 1 2 2 2 0 5 3 1 2 2 2 2 2 0 5 3 1 3 1 3 5 3 7 3 2 2 2 0 5 3 1 3 5 3 7 3 2 2 2 0 5 3 5 3 5 3 7 3 7 3 7 3 2 2 2 0 5 3 5 3 5 3 7 3 7 3 7 3 7 3 7 3 7 3 7 3 7	Cuality CC 20 Cu	bjectives LA01 Ihr 77 77 44 -5 -36 bjectives LA01 Ihr 80 28 -5 -21 bjectives LA01 Ihr 80 -5 -21 -5 -21 -5 -21 -5 -5 -21 -5 -5 -21 -5 -5 -5 -5 -21 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5	(E)(A)           Seconds           Events           Seconds           (E)(A)           (B)           (B) <td>R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Noise source level for assessment time period           Totalty: //myelsiveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Abscrptive coing mitigation           Plagde reflection           Impact at nearest fiqade           Roduction through OPEN window           Impact at a indice one window (excludes fiqade correction           SPORTS LOUNGE NIGHT           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration to receiver           Imaget a macer figade      <tr< td=""><td>Creep LAeq 68 0 </td><td>Acousti LAeq LAeq LAeq 38 5 2 2 35 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 38 5 5 5 38 5 5 5 38 5 5 5 38 5 5 5 5 5 5 5 5 5 5 5 5 5</td><td>a         Quality O           LA10         1           71         71           71         71           71         71           71         71           71         71           71         71           71         71           71         71           71         71           75         33           75         -5           75         -3          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B3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Noise source level for assessment ime period           Total time duration of combined events           Noise source level for assessment ime period           Totality: Impuisiveness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive celling mitigation           Offsite building screening           Fagade reflection           Impact inside open window (excludes façade correction           Noise source level for single event           Duration of single event           Duration of adige event           Number of events in the massurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for single event           Distance attemation (-6 dB per doubling of distance)           Inside to outside attemation           Onaits building screening           Fagade reflection           Impact at naearest fagale	Creep I.Aeq 6 6 0 0 35 0 35 0 35 0 1 1 900.0 1.Aeq 7 30 0 1 900.0 1.Aeq 7 20 0 1 900.0 1.Aeq 6 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 900.0 1.Aeq 1.Ae	Acousti LAcq LAcq Lar 9 9 2 2 3 35 3 7 3 2 2 2 2 2 2 2 3 3 2 2 2 2 3 3 5 3 7 3 9 1 2 2 2 2 2 3 3 5 3 7 3 1 2 7 3 1 2 2 2 0 4 5 1 3 1 3 1 2 4 4 1 4 1 4 1 4 1 4 1 4 1 4 1 4	Cuality CO 2001 Control Contro	bjectives LA01 Ihr 77 77 44 -5 -36 bjectives LA01 Ihr 80 28 -5 -21 bjectives LA01 Ihr 80 -5 -21 -5 -21 -5 -21 -5 -5 -21 -5 -5 -21 -5 -5 -5 -5 -21 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5	dE(A)           Seconds           Seconds           Seconds           dE(A)           dB           dB     <	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Nomber of events in the massurement period           Totalit time duration of combined events           Noise source level for assessment time period           Totality timpulvieness correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive ceiling mitigation           Fayade reflection           Impact 1 nicide open window (exclude: façade correction           SPORTS LOUNCE NIGHT           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for single event           Distance attemation (-6 dB per doubling of distance)           Inaside to unisting event           Noise source level for single event           Distance attemation (-6 dB per doubling of distance)           Inaside to unisting event           Minium dination of combined vents	Creep LAeq 68 0 	Acousti LAeq LAeq LAeq LAeq LAeq LAeq LAeq LAeq LAeq	c Quality O     LA10     IA10     A	LA01 1hr 77 LA01 1hr 77 44 5 37 37 bjectires LA01 1hr 80 80 2 5 24 LA01 1hr 80 80 LA01 1hr 10 10 10 10 10 10 10 10 10 10 10 10 10	dB(A)           Seconds           Events           Events           Seconds           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           Seconds           Events           Evends           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB           dB           dB           dB           dB(A)           dB           dB           dB           dB
B3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Noise source level for assessment ime period           Total time duration of combined events           Noise source level for assessment ime period           Totality / Impuistveness correction           Minimum distance to review           Distance attemation (-6 dB per doubling of distance)           Absorptive celling miligation           Offsite building screening           Fagade reflection           Impact at nearest façade           Reduction through OPEN vindow           Impact inside open window (excludes façade correction           Number of events in the measurement period           Total time duration of combined events           Number of events in the measurement period           Total time duration of combined events           Nakes source level for assessment time period           Total time duration of combined events           Distance attemation (-6 dB per doubling of distance)           Inside to outside attemation           Pagade reflection           Impact inside event           Duration of single event           Duston of events in the measurement period <td>Creep I.Aeq 6 0 0 35 0 35 0 35 0 1 1 900.0 1.Aeq 73 0 20 20 0 1.Aeq 6 20 0 1.4eq 73 0 1.4eq 6 1.4eq 73 0 1.4eq 1.4eq 73 0 1.4eq</td> <td>Acousti LAeq 14</td> <td>C Quality CO (2011) C Quality</td> <td>bjectives LA01 1hr 77 77 77 77 77 77 77 77 77 77 77 77 77</td> <td>dE(A)           Seconds           Events           Seconds           dE(A)           dB           dB     <!--</td--><td>R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Nomber of events in the messurement period           Totalit time duration of combined events           Noise source level for 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time period           Totality / Impulvieness correction           Minimum distance to reserver           Distance attenuation (6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Fayade reflection           Impact at nearest fayade           Reduction through OPEN window           Inpact at nearest fayade           Noise source level for single event           Duration of single event           Number of events in the messurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for single event           Inade to coxistic attemation           Inadia to coxistic attemation           Inadia to coxistic attemation           Payade reflection           Inaper tat anearest fayade           Reduction through OPEN window     <td>Creep LAeq 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 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Inpact at nearest fayade           Noise source level for single event           Duration of single event           Number of events in the messurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for single event           Inade to coxistic attemation           Inadia to coxistic attemation           Inadia to coxistic attemation           Payade reflection           Inaper tat anearest fayade           Reduction through OPEN window <td>Creep LAeq 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>Acousti LAeq LAeq Ihr 68 25 26 26 27 28 28 29 20 20 20 20 20 20 20 20 20 20</td> <td>c Quality O         LA10         IA10         A         A         A</td> <td>LA01 1hr 77 44 -5 -37 </td> <td>dB(A)           Seconds           Events           Seconds           dB(A)           dB           dB     <!--</td--></td>	Creep LAeq 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Acousti LAeq LAeq Ihr 68 25 26 26 27 28 28 29 20 20 20 20 20 20 20 20 20 20	c Quality O         LA10         IA10         A         A         A	LA01 1hr 77 44 -5 -37 	dB(A)           Seconds           Events           Seconds           dB(A)           dB           dB </td
B3: Dwellings to the south-southeast           PATRONS SOUTHEAST DOSA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Total time duration of combined events           Noise source level for assessment time period           Totality: Impuistmenss correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive ceiling mitigation           Offsite building screening           Fayade reflection           Impact at searce facede           Reduction through OPEN window:           Impact in alide open window (excludes facade correction           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Distance attenuation           Duration of single event <td>Creep I.Aeq 6 6 0 0 35 0 35 0 35 0 1 1 900.0 1.Aeq 7 30 0 1 900.0 1.Aeq 7 20 0 1 900.0 1.Aeq 6 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 900.0 1.Aeq 1.Ae</td> <td>Acousti LAeq 38 9 9 14eq Ibr 68 2 27 35 5 5 3 7 3 7 3 9 1 14eq Ibr 73 9 2 20 5 13 165 169 1 4 20 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</td> <td>Cuality CC 2010 Control Contro</td> <td>bjectives LA01 Ihr 77 77 44 -5 -36 bjectives LA01 Ihr 80 28 -5 -21 bjectives LA01 Ihr 80 -5 -21 -5 -21 -5 -21 -5 -5 -21 -5 -5 -21 -5 -5 -5 -5 -21 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5</td> <td>dE(A)           Seconds           Events           Seconds           dE(A)           dB           dB(A)           dB           dB</td> <td>R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Dartition of single event           Duration of single event           Noine source level for assessment period           Totalit time duration of combined events           Noise source level for assessment time period           Totalit time duration of combined events           Postessource level for assessment time period           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive coling mitigation           Offsite building screening           Fagade reflection           Impact at nearest fagade           Reduction through OPEN window           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Tonality / Impulsiveness correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Inside to outside attenuation           Onsite building screening     <!--</td--><td>Creep LAeq 68 0 </td><td>Acoustic LAcq La</td><td>a         Quality O           LA10         1           71         -           4         3600.0           LA10         1           71         0           58         -           335         0           0         2.5           31         -           46/70.4383         c           c         Quality O           2.5         -           3600.0         LA10 Ihr           76         0           35         -           360         -           2.5         -           331         -           20         -           35         -           31         -           2.5         -           35         -           36         -           5         -           00         -           4         3600.0           LA10 Ihr         -           69         -           900         -           4         -           360         -           5         -</td><td>LA01 1hr 77 LA01 1hr 77 44 5 37 37 bjectires LA01 1hr 80 80 2 5 24 LA01 1hr 80 80 LA01 1hr 10 10 10 10 10 10 10 10 10 10 10 10 10</td><td>dB(A)           Seconds           Events           Seconds           dB           dB(A)           dB(A)           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB           dB           dB</td></td>	Creep I.Aeq 6 6 0 0 35 0 35 0 35 0 1 1 900.0 1.Aeq 7 30 0 1 900.0 1.Aeq 7 20 0 1 900.0 1.Aeq 6 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1 900.0 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 7 1.Aeq 900.0 1.Aeq 1.Ae	Acousti LAeq 38 9 9 14eq Ibr 68 2 27 35 5 5 3 7 3 7 3 9 1 14eq Ibr 73 9 2 20 5 13 165 169 1 4 20 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Cuality CC 2010 Control Contro	bjectives LA01 Ihr 77 77 44 -5 -36 bjectives LA01 Ihr 80 28 -5 -21 bjectives LA01 Ihr 80 -5 -21 -5 -21 -5 -21 -5 -5 -21 -5 -5 -21 -5 -5 -5 -5 -21 -5 -5 -5 -5 -5 -5 -5 -5 -5 -5	dE(A)           Seconds           Events           Seconds           dE(A)           dB           dB(A)           dB	R4: Dwellings to the south           PATRONS SOUTHEAST DOSA           Noise source level for single event           Dartition of single event           Duration of single event           Noine source level for assessment period           Totalit time duration of combined events           Noise source level for assessment time period           Totalit time duration of combined events           Postessource level for assessment time period           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive coling mitigation           Offsite building screening           Fagade reflection           Impact at nearest fagade           Reduction through OPEN window           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Tonality / Impulsiveness correction           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Inside to outside attenuation           Onsite building screening </td <td>Creep LAeq 68 0 </td> <td>Acoustic LAcq La</td> <td>a         Quality O           LA10         1           71         -           4         3600.0           LA10         1           71         0           58         -           335         0           0         2.5           31         -           46/70.4383         c           c         Quality O           2.5         -           3600.0         LA10 Ihr           76         0           35         -           360         -           2.5         -           331         -           20         -           35         -           31         -           2.5         -           35         -           36         -           5         -           00         -           4         3600.0           LA10 Ihr         -           69         -           900         -           4         -           360         -           5         -</td> <td>LA01 1hr 77 LA01 1hr 77 44 5 37 37 bjectires LA01 1hr 80 80 2 5 24 LA01 1hr 80 80 LA01 1hr 10 10 10 10 10 10 10 10 10 10 10 10 10</td> <td>dB(A)           Seconds           Events           Seconds           dB           dB(A)           dB(A)           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB           dB           dB</td>	Creep LAeq 68 0 	Acoustic LAcq La	a         Quality O           LA10         1           71         -           4         3600.0           LA10         1           71         0           58         -           335         0           0         2.5           31         -           46/70.4383         c           c         Quality O           2.5         -           3600.0         LA10 Ihr           76         0           35         -           360         -           2.5         -           331         -           20         -           35         -           31         -           2.5         -           35         -           36         -           5         -           00         -           4         3600.0           LA10 Ihr         -           69         -           900         -           4         -           360         -           5         -	LA01 1hr 77 LA01 1hr 77 44 5 37 37 bjectires LA01 1hr 80 80 2 5 24 LA01 1hr 80 80 LA01 1hr 10 10 10 10 10 10 10 10 10 10 10 10 10	dB(A)           Seconds           Events           Seconds           dB           dB(A)           dB(A)           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB           dB           dB

R1: Dwelling to the north			R2: Dwelling to the southeast		
New condensers adjacent to Loading	63	dB(A) @ 3m	New condensers adjacent to Loading	63	dB(A) @ 3r
Number of units	2	units	Number of units	4	units
Fotal noise level	66	dB(A) @ 3m	Total noise level	69	dB(A) @ 3r
Distance to receiver	63	m	Distance to receiver	87	m
Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)	Distance attenuation (-6 dB per doubling of distance)	-29	dB(A)
Acoustic enclosure	-10	dB(A)	Acoustic enclosure	0	dB(A)
Building screening	0	dB(A)	Building screening	-30	dB(A)
Façade reflection	2.5	dB(A)	Facade reflection	2.5	dB(A)
Impact at façade	32	dB(A)	Impact at façade	12	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
Impact inside open window (also minus 2.5 dB façade)	25	dB(A)	Impact inside open window (also minus 2.5 dB façade)	5	dB(A)
New toilet exhaust fans	52	dB(A) @ 3m	New toilet exhaust fans	52	dB(A) @ 3r
Number of units	4	units	Number of units	4	units
Total noise level	58	dB(A) @ 3m	Total noise level	58	dB(A) @ 3r
Distance to receiver	78	m	Distance to receiver	61	m
Distance to receiver Distance attenuation (-6 dB per doubling of distance)	-28	dB(A)	Distance to receiver Distance attenuation (-6 dB per doubling of distance)	-26	m dB(A)
Distance attenuation (-0 ob per doubling of distance) Building screening	-28	dB(A)	Building screening	-20	dB(A)
Acoustic enclosure	-5	dB(A)	Acoustic enclosure	-5	dB(A)
Acoustic enclosure Façade reflection	2.5	dB(A)	Façade reflection	2.5	dB(A)
impact at façade	2.5	dB(A)	Impact at façade	31	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
impact inside open window (also minus 2.5 dB façade)	20	dB(A)	Impact inside open window (also minus 2.5 dB façade)	24	dB(A)
Combined impact at façade	33	dB(A)	Combined impact at façade	31	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
	20	dB(A)	Impact inside open window (also minus 2.5 dB façade) R4: Dwelling to the west	24	dB(A)
R3: Dwellings to the south-southeast New condensers adjacent to Loading	63	dB(A) @ 3m	R4: Dwelling to the west New condensers adjacent to Loading	63	dB(A) @ 31
R3: Dwellings to the south-southeast lew condensers adjacent to Loading Number of units	63 4	dB(A) @ 3m units	R4: Dwelling to the west New condensers adjacent to Loading Number of units	63 4	dB(A) @ 31 units
R3: Dwellings to the south-southeast New condensers adjacent to Loading Vumber of units Total noise level	63 4 69	dB(A) @ 3m units dB(A) @ 3m	R4: Dwelling to the west New condensers adjacent to Loading Number of units Total noise level	63 4 69	dB(A) @ 31 units dB(A) @ 31
R3: Dwellings to the south-southeast Vew condensers adjacent to Loading Number of units Total noise level Distance to receiver	63 4 69 78	dB(A) @ 3m units dB(A) @ 3m m	R4: Dwelling to the west New condensers adjacent to Loading Number of units Total noise level Distance to receiver	63 4 69 55	dB(A) @ 3r units dB(A) @ 3r m
R3: Dwellings to the south-southeast New condensers adjacent to Loading Number of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance)	63 4 69 78 -28	dB(A) @ 3m units dB(A) @ 3m m dB(A)	R4: Dwelling to the west New condensers adjacent to Loading Number of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance)	63 4 69 55 -25	dB(A) @ 3r units dB(A) @ 3r m dB(A)
R3: Dwellings to the south-southeast New condensers adjacent to Loading Vumber of units Fotal noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance) Acoustic enclosure	63 4 69 78 -28 0	dB(A) @ 3m units dB(A) @ 3m m dB(A) dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure	63 4 69 55 -25 0	dB(A) @ 3 units dB(A) @ 3 m dB(A) dB(A)
R3: Dwellings to the south-southeast New condensers adjacent to Loading Number of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance) Acoustic enclosure Building screening	63 4 69 78 -28 0 -30	dB(A) @ 3m units dB(A) @ 3m m dB(A) dB(A) dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening	63 4 69 55 -25 0 -30	dB(A) @ 3: units dB(A) @ 3: m dB(A) dB(A) dB(A)
R3: Dvellings to the south-southeast R3: Dvellings to the south-southeast Number of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance) Acoustic enclosure Building screening Fagade reflection	63 4 69 78 -28 0 -30 2.5	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)	R4: Dwelling to the west New condensers adjacent to Loading Number of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance) Acoustic enclosure Building screening Façade reflection	63 4 69 55 -25 0 -30 2.5	dB(A) @ 3:           units           dB(A) @ 3:           m           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)
R3: Dwellings to the south-southeast New condensers adjacent to Loading Vomber of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance) Acoustic enclosure Suilding screening Façade reflection impact at façade	63 4 69 78 -28 0 -30 2.5 13	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance attemuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade	63 4 69 55 -25 0 -30 2.5 16	dB(A) @ 31 units dB(A) @ 32 m dB(A) dB(A) dB(A) dB(A) dB(A)
33: Dwellings to the south-southeast         Vew condensers adjacent to Loading         Vumber of units         Fotal noise level         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         agade reflection         mpact at façade         eduction through OPEN window	63 4 69 78 -28 -28 0 -30 2.5 13 -5	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade         Reduction through OPEN window	63 4 69 55 -25 0 -30 2.5 16 -5	dB(A) @ 31 units dB(A) @ 32 m dB(A) dB(A) dB(A) dB(A) dB(A) dB(A)
33: Dwellings to the south-southeast         Vew condensers adjacent to Loading         Vumber of units         Fotal noise level         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         agade reflection         mpact at façade         eduction through OPEN window	63 4 69 78 -28 0 -30 2.5 13	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance attemuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade	63 4 69 55 -25 0 -30 2.5 16	dB(A) @ 31 units dB(A) @ 32 m dB(A) dB(A) dB(A) dB(A) dB(A)
R3: Dwellings to the south-southeast New condensers adjacent to Loading Vumber of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance) Acoustic enclosure Suiding screening Façade reflection mipact at façade Reduction through OPEN window mipact inside open window (also minus 2.5 dB façade) New toilet exhaust fans	63 4 69 78 0 -30 2.5 13 -5 6 -5 52	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade         Reduction through OPEN window         Impact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans	63 4 69 55 -25 0 -30 2.5 16 -5 9 -5 52	dB(A) @ 3r           units           dB(A) @ 3r           m           dB(A)
R3: Dwellings to the south-southeast New condensers adjacent to Loading Vember of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance) Accoustic enclosure Building screening Tagade reflection Impact at façade Reduction through OPEN window Impact inside open window (also minus 2.5 dB façade) New toilet exhaust fans Number of units	63 4 69 78 -28 0 -30 2.5 13 -5 6 52 4	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)           uble(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building acreening         Façade reflection         Impact at façade         Reduction through OPEN window         Impact niside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Number of units	63 4 69 55 -25 0 -30 2.5 16 -5 9 52 4	dB(A) @ 3;           units           dB(A) @ 3;           m           dB(A)           units
R3: Dwellings to the south-southeast R3: Dwellings to the south-southeast Number of units Total noise level Distance at evel Distance attenuation (-6 dB per doubling of distance) Acoustic enclosure Building screening agade reflection Impact at façade Reduction through OPEN window Impact inside open window (also minus 2.5 dB façade) New toilet exhaust fans Number of units Total noise level	63 4 69 78 -28 0 -30 2.5 13 -5 6 52 4 58	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)           dB(A) @ 3m           units           dB(A) @ 3m	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade         Reduction through OPEN window         Impact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Number of units         Total noise level	63 4 69 55 -25 0 2.5 16 -30 2.5 16 -5 9 9 52 4 4 58	dB(A) @ 3; units dB(A) @ 3; m dB(A) @ 3; dB(A) dB(A) dB(A) dB(A) dB(A) dB(A) dB(A) g(A) g(A) g(A) g(A) g(A) g(A) g(A) g
R3: Dvellings to the south-southeast New condensers adjacent to Loading Vomber of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance) Acoustic enclosure Suilding screening Façade reflection impact at façade Reduction through OPEN window Impact inside open window (also minus 2.5 dB façade) New toilet exhaust fans Vumber of units Total noise level Distance to receiver	63 4 69 78 -28 0 2.5 13 -5 6 52 4 4 55	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)           m	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance attemuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade         Reduction through OPEN window         Impact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Number of units         Total noise level         Distance to receiver	63 4 69 55 -25 0 -30 2.5 16 -5 9 52 4 58 44	dB(A) @ 3; units dB(A) @ 3; m dB(A) @ 3; dB(A) dB(A) dB(A) dB(A) dB(A) dB(A) dB(A) dB(A) @ 3; units dB(A) @ 3; units
33: Dwellings to the south-southeast         New condensers adjacent to Loading         Vumber of units         Total noise level         Distance attenuation (-6 dB per doubling of distance)         Coustic enclosure         Vulding screening         'agade reflection         mpact at fagade         Reduction through OPEN window         mpact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Vumber of units         Total noise level         Nistance to receiver         Distance attenuation (-6 dB per doubling of distance)	63 4 69 78 -28 0 -30 2.5 13 -5 6 52 4 4 55 55 -25	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)           dB(A) @ 3m           m           dB(A)           dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade         Reduction through OPEN window         Impact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Number of units         Total noise level         Distance attenuation (-6 dB per doubling of distance)	63 4 69 55 -25 0 -30 2.5 16 -5 9 52 4 52 4 44 -23	dB(A) @ 3;           units           dB(A) @ 3;           dB(A) @ 3;           m           dB(A) @ 3;           dB(A) @ 3;           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A) @ 3;           units           m           dB(A) @ 3;           m           dB(A)
R3: Dwellings to the south-southeast         New condensers adjacent to Loading         Vumber of units         Cotal noise level         Distance to receiver         Suitance attenuation (-6 dB per doubling of distance)         keoustic enclosure         Building screening         agade reflection         mpact at façade         Reduction through OPEN window         wmpact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Vumber of units         Fotal noise level         Distance to receiver         Distance to receiver         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)	63 4 69 78 -28 0 -30 2.5 13 -5 6 52 4 58 55 -3	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade         Reduction through OPEN window         Impact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Number of units         Total noise level         Distance to receiver         Distance to receiver         Building screening         Building screening	63 4 69 55 0 -30 2.5 16 -5 9 9 52 4 58 44 -5	dB(A) @ 3;           units           dB(A) @ 3;           m           dB(A) @ 3;           dB(A)           dB(A) @ 3;           units           dB(A) @ 3;           m           dB(A) @ 3;           units
R3: Dwellings to the south-southeast         New condensers adjacent to Loading         Vumber of units         Fotal noise level         Distance to receiver         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Duiding screening         "açade reflection         mpact at façade         Reduction through OPEN window         mpact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Vumber of units         Foral noise level         Distance attenuation (-6 dB per doubling of distance)         Building screening         Acoustic enclosure	63         4           69         78           -28         0           -30         2.5           6         52           4         55           -55         -25           -30         0	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade         Reduction through OPEN window         Impact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Number of units         Total noise lavel         Distance attenuation (-6 dB per doubling of distance)         Building screening         Acoustic enclosure	63 4 69 55 -25 0 -30 2.5 16 -5 9 52 4 4 -23 -5 0	dB(A) @ 3; units dB(A) @ 3; m dB(A) @ 3; dB(A) dB(A) dB(A) dB(A) dB(A) dB(A) dB(A) @ 3; units dB(A) @ 3; units dB(A) @ 3; units dB(A) @ 3; dB(A) @ 3; dB(A
R3: Dwellings to the south-southeast New condensers adjacent to Loading Vomber of units Total noise level Distance to receiver Distance attenuation (-6 dB per doubling of distance) Acoustic enclosure Suiding screening Façade reflection mipact at façade Reduction through OPEN window mipact inside open window (also minus 2.5 dB façade) New toilet exhaust fans Vumber of units Total noise level Distance to receiver Distance to receiver Distance attenuation (-6 dB per doubling of distance) Suiding screening Acoustic enclosure Façade reflection	63         4           69         78           -28         0           -30         2.5           13         -5           6         -5           52         4           55         -25           -3         0           0         2.5	dB(A) @ 3m           units           dB(A) @ 3m           m           dB(A)	R4: Dwelling to the west         New condensers adjacent to Loading         Number of units         Total noise level         Distance attenuation (-6 dB per doubling of distance)         Acoustic enclosure         Building screening         Façade reflection         Impact at façade         Reduction through OPEN window         Impact inside open window (also minus 2.5 dB façade)         New toilet exhaust fans         Number of units         Total noise level         Distance to receiver         Distance to receiver         Distance to attenuation (-6 dB per doubling of distance)         Building screening         Acoustic enclosure         Façade reflection	63 4 69 55 -25 0 -30 2.5 9 52 4 52 4 44 -23 -5 0 2.5 52 52 52 52 52 52 52 52 52 5	dB(A) @ 3; units dB(A) @ 3; m dB(A) @ 3; dB(A) dB(A) dB(A) dB(A) dB(A) dB(A) dB(A) @ 3; units dB(A) @ 3; m dB(A) @ 3; A) dB(A) dB(A) dB(A) dB(A) dB(A) dB(A)
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Proposed Alterations and Additions Mossman Memorial Bowling Club

# ENVIRONMENTAL NOISE IMPACT ASSESSMENT

Prepared For:

 $Rubicon \ Design + Construct$ 

21 June 2023

crgref: 22144 Report REV 2

## **1.0 INTRODUCTION**

This report is in response to a request by Rubicon Design + Construct for an environmental noise assessment of proposed alterations and additions to the existing Mossman Memorial Bowls Club in Mossman.

In undertaking this assessment, attended and unattended noise measurements were conducted and through modelling, predictions of onsite activity noise emissions were produced. Based upon the predicted noise levels, recommendations regarding acoustic treatment at the site have been provided.

## 2.0 SITE & DEVELOPMENT DESCRIPTION

The proposal relates to Lot 40 on SP2535262, 6 - 8 Johnston Rd, Mossman. The site is bounded by Johnston Rd to the north, vacant land and commercial properties to the east, and residential to the southeast, south and west, and across Johnston Rd to the northeast. For site location refer to Appendix A.

The proposal is for reconfiguration of the internal layout, primarily to the southern and eastern part of the building. Essentially, the following will be undertaken:

### STAGE 1

- Reconfiguration of toilets;
- Expansion of Gaming;
- New offices adjacent to Gaming;
- Reconfiguration of DOSA to southeastern corner leading off Gaming;
- New toilets adjacent to Gaming;
- Refurbishment of Dining & Lounge;
- New Sports Lounge replacing part of existing Lounge;
- Refurbishment of existing Entry to include Porte Cochere;
- Removal of existing condensers to new roof mounted plant enclosure to the southeast of the roof.

### STAGE 2

- Relocation of loading to northwestern corner of the building;
- New DOSA to centre of the northern facade leading off Sports Lounge;
- Relocate roof mounted plant to new plant enclosure towards the centre of the southern end of the roof.
- Extension to Café Lounge to the northern side of the building (replacing the existing loading area);
- New amenities to the western side of the greens servicing the Bowling Green;
- New BBQ Terrace to southwest corner of the building.

This report assess the ultimate completed Stages 1 and 2 proposed.

All other parts of the site (being Function space, carparking, kitchen, function room and bowling greens) are retained in the current form and usage, with the exception being removal of a limited number of car spaces adjacent to the building. Further, hours of operation are retained from current arrangement, being a maximum of 10am to midnight, 7 days per week.

Changes to activity noise associated the alterations have been assessed to ensure an acceptable level of acoustical amenity can be achieved at the nearest noise sensitive receivers. The nearest offsite noise sensitive receivers to the development include a dwelling to the northeast across Johnston Rd, dwellings to the southeast and south to the rear of the site, and a dwelling to the western boundary. For offsite noise sensitive receiver locations refer to Figure 2 in Appendix A.

We are advised that the Club has been in operation for over 80 years on the subject site.

## 3.0 AMBIENT NOISE SURVEY

### 3.1 Instrumentation

The following equipment was used to record ambient noise levels at the subject site locale:

- Svantec SV36 Calibrator;
- Svantec 971 Sound Level Meter with octave band recording.

All instrumentation used in this assessment hold current calibration certificate from a certified NATA calibration laboratory.

### 3.2 Unattended Background Measurement Methodology

A logger was located in the backyard of the dwelling to the south of the subject site, at 32 Riflebird Crescent. The microphone was in a free-field location approximately 1.4m above ground. Refer to Figure 2 in Appendix A for the logger location.

The logger was set to record noise statistics in 15-minute blocks continually between Tuesday 02/05/2023 and Wednesday 10/05/2023.

All measurements were conducted generally in accordance with Australian Standard AS 1055 *"Acoustics-Description and measurement of environmental noise"*. The operation of the sound level logging equipment was field calibrated before and after the measurement session with no significant drift from the reference signal recorded.

Daily weather observations were obtained from the Bureau of Meteorology's website at the Cairn's Aero weather station. Weather conditions during the noise monitoring period were fine with <1mm of rain on 04/05/2023 and 6mm on 07/05/2023 which didn't affect noise levels, a temperature range between 21 to  $31^{\circ}$ C and a relative humidity between 49 and 75%.

### 3.3 Unattended Background Measurement Results

Table 1 below presents the Rating Background noise levels (RBLs) calculated from the logger. The RBL for each period was calculated in accordance with the methodology detailed in the QLD EPA guideline "*Planning for noise control*". Graphical presentation of the measured noise levels is presented in the Appendix C.

Background Noise Descriptor	Time Period	Measured Level dB(A)
L <sub>90</sub> RBL Daytime	7am to 6pm	37
L90 RBL Evening	6pm to 10pm	35
L90 RBL Night-time	10pm to 7am	33

**Table 1:** Rating Background noise levels calculated from measured background noise levels.

Sho	Short-term SPL dB(lin) Hz Octave Band Centre Frequencies											
63	125	250	500	1k	2k	AP						
15	18	21	29	25	18	33						
Sho	rt-term	SPL dB	(C) Hz (	Octave I	Band Ce	ntre Frequencies						
63	125	250	500	1k	2k	AP						
14	20	23	30	27	26	33						

Table 2 below presents the measured background noise levels recorded at the logger location. Measured Linear levels were converted to "C" Weight levels for presentation in Table 2.

 Table 2: Measured octave band ambient noise levels at the logger location.

## 4.0 NOISE CRITERIA

The Acceptable Outcomes of Performance Outcome PO3 of the Environmental Performance Code, within the Cairns Plan 2016, cites the Environmental Protection (Noise) Policy 2008 as presented below:

Noise	
<b>PO3</b> Potential noise generated from the development is avoided through design, location and operation of the activity.	<b>AO3.1</b> Development does not involve activities that would cause noise related environmental harm or nuisance;
Note – Planning Scheme Policy – Environmental Management Plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.	or
	<b>AO3.2</b> Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.
	and
	<ul> <li>AO3.3</li> <li>The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: <ul> <li>(a) car parking is located away from adjacent sensitive land uses;</li> <li>(b) car parking is enclosed within a building;</li> <li>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</li> <li>(d) incorporating a densely vegetated buffer adjacent to car parking areas.</li> </ul> </li> </ul>
	Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including
	nuisance) is avoided.

It is noted that the Environmental Protection (Noise) Policy 2008 has now been superceded by the Environmental Protection (Noise) Policy 2019, which has been applied to assess noise emissions from the proposed alterations and additions.

Further, in relation to AO3.3, there are no plans to redevelop the carparking areas, therefore, assessment of onsite carparking has not been undertaken.

Section 6 of the Environmental Protection (Noise) Policy 2019 provides the following framework for environmental values to be enhanced or protected:

### 6 Environmental values

The environmental values to be enhanced or protected under this policy are—

- (a) the qualities of the acoustic environment that are conducive to protecting the health and biodiversity of ecosystems; and
- (b) the qualities of the acoustic environment that are conducive to human health and wellbeing, including by ensuring a suitable acoustic environment for individuals to do any of the following—
  - (i) sleep;
  - (ii) study or learn;
  - (iii) be involved in recreation, including relaxation and conversation; and
- (c) the qualities of the acoustic environment that are conducive to protecting the amenity of the community.

Section 9 of the Environmental Protection (Noise) Policy 2019 provides the following framework for management intent for noise:

### 9 Management intent for noise

(1) This section states the management intent for an activity involving noise that affects, or may affect, an environmental value to be enhanced or protected under this policy.

Note-

See section 35 of the Environmental Protection Regulation 2019.

- (2) To the extent it is reasonable to do so, noise must be dealt with in a way that ensures—
  - (a) the noise does not have any adverse effect, or potential adverse effect, on an environmental value under this policy; and
  - (b) background creep in an area or place is prevented or minimised.
- (3) Despite subsection (2)(b), if the acoustic quality objectives for an area or place are not being achieved or maintained, the noise experienced in the area or place must, to the extent it is reasonable to do so, be dealt with in a way that progressively improves the acoustic environment of the area or place.
- (4) In this section—

*background creep*, for noise in an area or place, means a gradual increase in the total amount of background noise in the area or place as measured under the document called the 'Noise measurement manual' published on the department's website.

Column 1	Column 2	Column 3	Column 3					
Sensitive receptor	Time of day	Acoustic (measured	Environmental value					
		L <sub>Aeq,adj,1hr</sub>	L <sub>A10,adj,1hr</sub>	$L_{A1,adj,1hr}$				
residence (for outdoors)	daytime and evening	50	55	65	health and wellbeing			
residence (for indoors)	daytime and evening	35	40	45	health and wellbeing			
	night-time	30	35	40	health and wellbeing, in relation to the ability to sleep			

Schedule 1 of the Environmental Protection (Noise) Policy 2019 provides the following specific *"Acoustic Quality Objectives"* to ensure that the above is achieved:

**Table 3:** Criterion from Schedule 1 of the Environmental Protection (Noise) Policy 2019.

It is noted that the EPP Noise 2019 provides no numeric criteria for control of background creep. For this reason, we have applied the previous criteria applied under the EPP Noise 2008, as follows. Based upon the measured RBL levels presented in Section 3.3, the *"Background Creep"* criterion (as previously defined under the Environmental Protection (Noise) Policy 2008) equates to the following levels at the nearest offsite receivers:

Time Varying Noise Source	Noise Limit, SPL dB(A) L <sub>eq</sub>
Daytime 7am to 6pm	42 (RBL L <sub>90</sub> level 37 + 5 dB)
Evening 6pm to 10pm	40 (RBL L <sub>90</sub> level 35 + 5 dB)
Night-time 10pm to 7am	38 (RBL L <sub>90</sub> level 33 + 5 dB)
Continuous Noise Source	Noise Limit, SPL dB(A) L <sub>90</sub>
Daytime 7am to 6pm	37 (RBL L <sub>90</sub> level 37 + 0 dB)
Evening 6pm to 10pm	35 (RBL L <sub>90</sub> level 35 + 0 dB)
Night-time 10pm to 7am	33 (RBL L <sub>90</sub> level 33 + 0 dB)

Table 4: Noise limit criterion for "Background Creep".

## 5.0 PREDICTED NOISE IMPACTS

All noise source levels used in the assessment have been collected from similar assessments, including assessments of gaming rooms in Chinderah, Gympie, Murwillumbah and Surfers Paradise. All *"Acoustic Quality Objective"* noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055 *"Acoustics-Description and measurement of environmental noise*".

For patron noise in the lounge and DOSA, we have applied the  $L_{eq}$ ,  $L_{10}$  and  $L_{01}$  source levels calculated from the formulas within the technical paper "*Prediction of Noise from Small to Medium Sized Crowds*" (Hayne et al, 2011). Patron numbers are generally based upon available seating.

The following noise source levels would typically occur as part of the proposed alterations and additions and have been assessed within this report.

A stivity /Naiss Courses	Distance	Event Durat	Event Duration Noise Level, SPL dB(A)				
Activity/Noise Source	To Source	Leq	L <sub>10</sub>	L <sub>01</sub>			
DOSA (10 patrons daytime & evening & night)	1m	68	71	77			
New Sports Lounge (50 patrons) Daytime / evening	1m	77	80	84			
New Sports Lounge (20 patrons) Night	1m	73	76	80			
Gaming Room (50 machines)	1m	68**	74**	80**			
Loading activity	1m	79*	83*	85*			
Patrons BBQ terrace (56 patrons) Day/Evening	1m	79	82	85			
Patrons BBQ terrace (20 patrons) Night	1m	73	76	80			

\* Denotes + 5 dB correction for impulsiveness in accordance with AS1055. \*\* Denotes + 5 dB correction for tonality in accordance with AS1055.

 Table 5: Typical noise source levels associated with the proposed alterations and additions.

For the  $L_{Aeq}$  levels we have presented both the adjusted 15 minute duration and also the adjusted one hour duration. For assessment of the "*Background Creep*" criterion we have adopted the  $L_{Aeq 15 minute}$  duration levels.

Based upon the location of the proposed onsite activities in relation to the nearest offsite noise sensitive receivers (building façades and inside rooms with windows open), we predict the following noise impact levels as presented in Table 6. Note that we have assumed a single storey dwelling will be built, in keeping with other dwellings on Riflebird Crescent, and our combined impacts do not include loading, as this is an existing activity, occurs irregularly, and only during the daytime.

The predicted levels assume that the recommended treatments detailed in Section 6 are incorporated into the development.

For offsite noise sensitive receiver locations refer to Figure 2 in Appendix A.

For point source calculations refer to Appendix C.

It is noted that no changes are proposed to carparking, deliveries or waste collection, therefore, these activities have not been assessed.

		Predicted	Noise Impa	ct, SPL dB(A	A) DAY / EV	VENING	
Noise Source		Nearest	Façade		Inside	Windows (	OPEN
	L <sub>eq 15min</sub>	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>
R1: Dwelling to the northeast 3 Johnst	on Road (Lot	1 RP70625	9)				
Southeastern DOSA	32	32	35	41	25	28	34
New Sports Lounge day / evening	35	35	38	41	27	30	34
Gaming Room (50 machines)	< 15	19	25	31	< 15	18	24
Loading new dock	39	44	48	50	37	41	43
Northern DOSA	35	35	38	44	27	30	36
Patrons on BBQ Terrace day/evening	< 15	< 15	< 15	17	< 15	< 15	< 15
COMBINED IMPACTS (excl. dock)	39	39	42	44	31	34	36
R2: Dwelling to the southeast 61 Capta	in Cook Higl	way (Lot 1	0 RP707030	))			
Southeastern DOSA	27	27	30	36	20	23	29
New Sports Lounge day / evening	24	24	27	30	16	19	22
Gaming Room (50 machines)	25	30	36	42	23	29	35
Loading new dock	< 15	< 15	15	17	< 15	< 15	< 15
Northern DOSA	< 15	< 15	< 15	< 15	< 15	< 15	< 15
Patrons on BBQ Terrace day/evening	36	36	39	42	29	32	35
COMBINED IMPACTS (excl. dock)	37	38	41	42	30	34	35
R3: Dwellings to the south-southwest 3	0 - 32 Riflebi	rd Crescent	t (Lots 19 SI	P186233; Lo	t 20 SP1862	31)	
Southeastern DOSA	35	35	38	44	27	30	36
New Sports Lounge day / evening	26	26	29	32	19	22	25
Gaming Room (50 machines)	24	29	35	41	22	28	34
Loading new dock	29	34	38	40	26	30	32
Northern DOSA	< 15	< 15	< 15	< 15	< 15	< 15	< 15
Patrons on BBQ Terrace day/evening	40	40	43	46	32	35	38
COMBINED IMPACTS (excl. dock)	41	41	45	46	34	37	38
R4: Dwelling to the west 10 Johnston F	Road (Lot 3 R	P707030)					
Southeastern DOSA	35	35	38	44	28	31	37
New Sports Lounge day / evening	30	30	33	36	23	26	29
Gaming Room (50 machines)	25	30	36	42	22	285	34
Loading new dock	36	41	45	47	33	37	39
Northern DOSA	< 15	< 15	< 15	15	< 15	< 15	< 15
Patrons on BBQ Terrace day/evening	42	42	45	48	34	3.8	40
COMBINED IMPACTS (excl. dock)	43	43	46	48	36	39	40
7am - 10pm Criterion (day/evening)	42 / 40	50	55	65	35	40	45

 Table 6:
 Predicted day / evening onsite activity noise impacts at noise sensitive receivers.

		Pred	icted Noise l	Impact, SPL	dB(A) NIG	HT	
Noise Source		Nearest	Façade		Inside	e Windows (	OPEN
	L <sub>eq 15min</sub>	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>	L <sub>eq 1hr</sub>	L <sub>10 1hr</sub>	L <sub>01 1hr</sub>
R1: Dwelling to the northeast 3 Johnst	ton Road (Lot	t 1 RP70625	9)				
Southeastern DOSA	32	32	35	41	25	28	34
New Sports Lounge night	29	29	32	37	21	24	29
Gaming Room (50 machines)	< 15	19	25	31	< 15	18	24
Northern DOSA	35	35	38	44	27	30	36
Patrons on BBQ Terrace night	< 15	< 15	< 15	< 15	< 15	< 15	< 15
COMBINED IMPACTS	37	37	40	44	30	33	36
R2: Dwelling to the southeast 61 Capt	ain Cook Hig	hway (Lot 1	0 RP707030	)			
Southeastern DOSA	27	27	30	36	20	23	29
New Sports Lounge night	18	18	21	26	< 15	< 15	18
Gaming Room (50 machines)	25	30	36	42	23	29	35
Northern DOSA	< 15	< 15	< 15	< 15	< 15	< 15	< 15
Patrons on BBQ Terrace night	29	29	32	37	22	25	30
COMBINED IMPACTS	33	34	38	42	26	31	35
R3: Dwellings to the south-southwest 3	30 - 32 Riflebi	ird Crescent	t (Lots 19 SI	P186233; Lo	t 20 SP1862	31)	
Southeastern DOSA	35	35	38	44	27	30	36
New Sports Lounge night	20	20	23	28	< 15	16	21
Gaming Room (50 machines)	24	29	35	41	22	28	34
Northern DOSA	< 15	< 15	< 15	< 15	< 15	< 15	< 15
Patrons on BBQ Terrace night	33	33	36	41	25	28	33
COMBINED IMPACTS	37	38	41	44	30	34	36
R4: Dwelling to the west 10 Johnston	Road (Lot 3 R	RP707030)					
Southeastern DOSA	35	35	38	44	28	31	37
New Sports Lounge night	24	24	27	32	117	20	24
Gaming Room (50 machines)	25	30	36	42	22	285	34
Loading new dock	36	41	45	47	33	37	39
Northern DOSA	< 15	< 15	< 15	15	< 15	< 15	< 15
Patrons on BBQ Terrace night	35	35	38	43	28	31	35
COMBINED IMPACTS	39	39	42	44	31	35	37
10pm to Midnight Criterion (night)	38	N/A	N/A	N/A	30	35	40

 Table 7: Predicted night onsite activity noise impacts at noise sensitive receivers.

Continuous activity noise source levels have been compiled from similar previous investigations. All noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055:1997 – "Acoustics-Description and measurement of environmental noise".

It should be stressed that mechanical plant requirements for the proposed alterations and extensions are not yet known, for this reason; we have applied noise levels from other similar sites as follows:

- New toilet exhaust fans generating 52 dB(A) at 3m.
- Large condenser units each generating 56 dB(A) at 3m.
- Small condenser units each generating 48 dB(A) at 3m.

Based upon the locations of the plant decks in relation to the nearest offsite noise sensitive receivers (building façades and inside rooms with windows open), we predict the following noise impact levels as presented in Table 8.

The predicted levels assume that the recommended treatments detailed in Section 6 are incorporated into the development.

For offsite noise sensitive receiver locations refer to Figure 2 in Appendix A. For point source calculations refer to Appendix C.

Continuer Nation Comme	Predicted Noise I	Impact, SPL L <sub>eq</sub> dB(A)
Continuous Noise Source	Nearest Façade	Inside Windows OPEN
R1: Dwelling to the north		
Combined mechanical plant (2 plant decks)	33	26
R2: Dwellings to the southeast		
Combined mechanical plant (2 plant decks)	34	27
R3: Dwellings to the south-southeast		
Combined mechanical plant (2 plant decks)	34	27
R4: Dwellings to the south		
Combined mechanical plant (2 plant decks)	36	29
7am to 10pm Residential Criterion	37 / 35	35
10pm to 7am Residential Criterion	33	30

 Table 7: Predicted onsite mechanical plant noise impacts at noise sensitive receivers.

## 6.0 RECOMMENDED ACOUSTIC TREATMENTS

#### 6.1 Onsite Activity Acoustic Treatment Recommendations

We recommend that the following acoustic treatments be incorporated into the development to mitigate onsite activity noise:

- Staff should be diligent in maintaining acceptable activities and noise levels from the patrons at outdoor DOSA areas, alfresco and terrace areas, particularly after 10pm.
- Goods delivery and waste collection be limited to 7am to 6pm.
- Acoustically absorptive lining be applied on the underside of the ceiling of the southeastern DOSA to achieve a Noise Reduction Coefficient greater than NRC 0.8.
- Solid wall to the western side of the BBQ Terrace. Refer to Sketch No. 3, attached. This is only required at Stage 2 of the development.
- Acoustically absorptive lining be applied on the underside of the ceiling of the BBQ Terrace to achieve a Noise Reduction Coefficient greater than NRC 0.8. Refer to Sketch No. 3, attached. This is only required at Stage 2 of the development.
- New ceilings be solid set plasterboard.
- A 2.2m high acoustical screen be extended along the western side of the loading area. Refer to Sketch No. 1, attached. This is only required at Stage 2 of the development.
- A 2.5m high acoustical screen be extended along the southern boundary. Refer to Sketch No. 4, attached. This is only required at Stage 2 of the development.
- New Café/lounge wall be rated to minimum R<sub>w</sub> 38 (e.g. fixed 10.38mm laminated glass).
- Gaming Room to be carpeted or an acoustically absorptive ceiling (Noise Reduction Coefficient greater than NRC 0.8) be hung below the solid set plasterboard ceiling.
- New or relocated mechanical plant be designed and installed to comply with the noise criterion presented in Section 4.2. As final plant selection has not been completed, an assessment of plant should be conducted during the design phase, and a Certificate provided to the Building Certifier confirming that installed plant achieves the noise limit criteria. Based upon assumed source levels, acoustical screens may be required to the east, west and southern sides of the roof plant decks. Refer to Sketch No. 2, attached for an indicative design that may be revised upon detailed design. Note that the western plant screen is only required at Stage 2 of the development, but the eastern plant screen is required at Stage 1.

## 7.0 **DISCUSSION**

Onsite activity noise associated with the alterations and additions has been assessed to ensure an acceptable level of acoustical amenity can be achieved at the nearest noise sensitive receivers, which include a dwelling to the northeast, detached dwellings to the southeast and south-southeast, and to the west.

Based upon the worst case scenarios, assumed source levels and acoustic treatments, onsite activity noise emissions associated with the alterations and additions are predicted to impact the nearest offsite noise sensitive receivers within 3 dB of the relevant "*Acoustic Quality Objectives*" and "*Background Creep*" criterion. As the average person cannot detect a 3 dB shift in sound pressure level, an exceedance of 3 dB is not deemed significant.

To minimise noise emissions to the offsite noise sensitive receivers, we have recommended that staff to be diligent in maintaining acceptable activities and noise levels from the patrons at the reconfigured DOSA, particularly after 10pm. Management of patron behaviour is key in ensuring compliance with the noise limits for patron voice, as boisterous behaviour will result in exceedances at nearest dwellings. Further, acoustical screens, barriers and sound absorption has been recommended to mitigate noise impacts – such treatments are viewed as best practice .

We have also provided an indication of potential noise impact levels of likely new or relocated mechanical plant; although the levels are merely a guide as no plant selections have yet been completed. For this reason, additional more detailed assessment/s should be conducted upon determination of plant. Such assessments should be undertaken prior to Building Approval; and be conditioned within the Development Approval.

## 8.0 CONCLUSIONS

This report is in response to a request by Rubicon Design + Construct for an environmental noise assessment of proposed alterations and additions to the existing Mossman Memorial Bowls Club.

Based upon the assessed attached Development Plans, the proposal can be shown to be within acceptable levels of the adopted noise criterion subject to the recommended treatments detailed in Section 6 being incorporated into the development.

Report Compiled By:

JAY CARTER BSc Director

## APPENDIX A

Subject Site, Measurement Location and Surrounding Noise Sensitive Receivers

Figure No. 1: Subject Site Location (Google Maps).

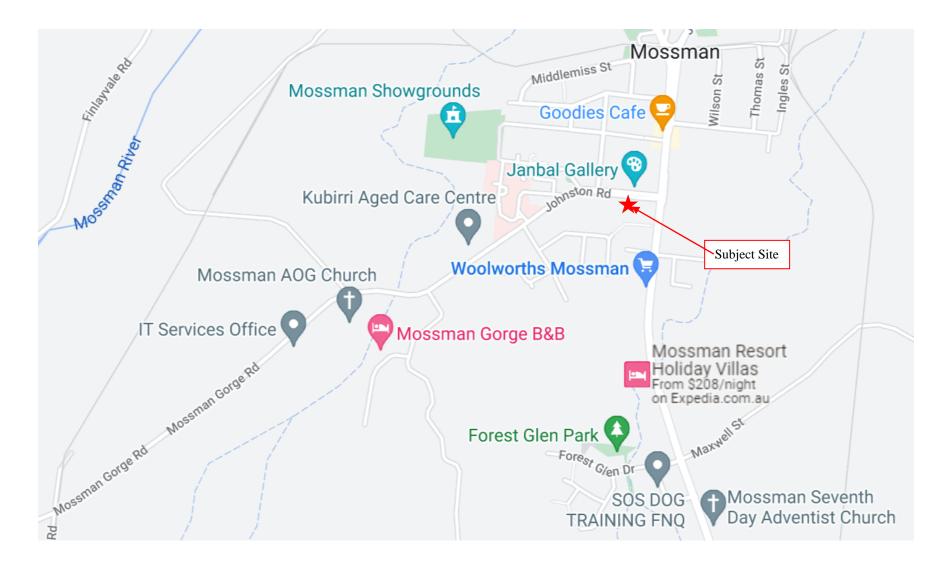




Figure No. 2: Subject Site, Noise Monitoring Location and Surrounding Receivers (QLD Globe).

## Photograph Sheet 1



**Photograph 1:** View looking north from Riflebird Crescent looking across R3 at western dwelling (R4)



Photograph 2: View looking north from Riflebird Crescent looking at subject site across R3

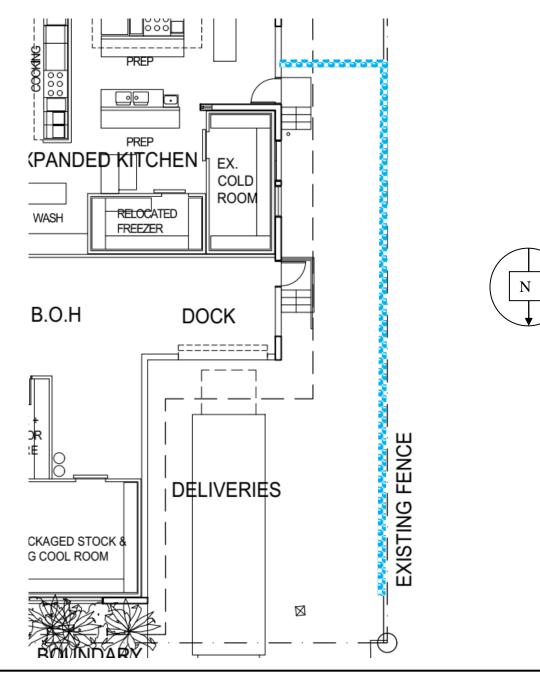
# Photograph Sheet 2



**Photograph 3:** Dwelling at R3



Photograph 4: Logger in backyard of dwelling at 32 Riflebird Crescent

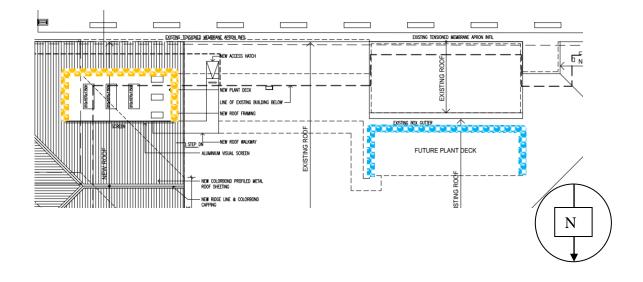


#### Sketch No. 1: Recommended Acoustical Barrier – STAGE 2

#### ACOUSTIC TREATMENT LEGEND

Recommended 2.2m high acoustical barrier constructed above the existing or finished carpark grade, whichever is higher.

Barriers are to be free of gaps and holes, including no gaps between the ground and the base of the barrier. Typical materials include 2 layers of colourbond metal sheet, 19mm lapped timber fence (40% overlap), 9mm FC sheet, toughened glass, Perspex, masonry, or a combination of the above (a minimum surface mass of 11kg/m<sup>2</sup> is required).



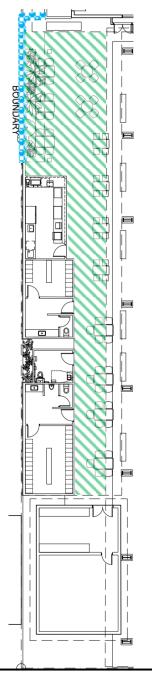
#### Sketch No. 2: Indicative Acoustical Screens to Roof Plant Decks – STAGES 1 & 2

#### ACOUSTIC TREATMENT LEGEND

Indicative acoustical barrier extending 300mm above top edge of tallest plant on deck. STAGE 2 Indicative acoustical barrier extending 300mm above top edge of tallest plant on deck. STAGE 1

Barriers are to be free of gaps and holes, including no gaps between the ground and the base of the barrier. Typical materials include 2 layers of colourbond metal sheet, 9mm FC sheet, toughened glass, Perspex, masonry, or a combination of the above (a minimum surface mass of  $11 \text{kg/m}^2$  is required).



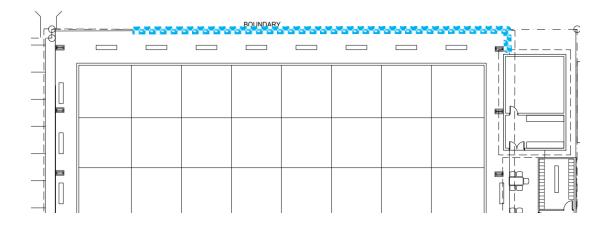


Sketch No. 3: Recommended Acoustical Treatment to BBQ Terrace – STAGE 2

### ACOUSTIC TREATMENT LEGEND

Recommended solid wall, may be constructed of 9mm FC sheet, 6mm toughened glass, masonry or combination (a minimum surface mass of 11kg/m<sup>2</sup> is required).

Acoustically absorptive ceiling lining under roof (min NRC 0.8). Typical treatments include Megasorber PN, or fibreglass with an NRC of greater than 0.8, with a hard perforated sheet facing (e.g. plywood or FC sheet) min 12% open face area.



#### Sketch No. 3: Recommended Acoustical Treatment to Southern Boundary - STAGE 2

#### ACOUSTIC TREATMENT LEGEND

Recommended 2.5m high acoustical barrier constructed above the existing or finished BBQ Terrace level, whichever is higher.

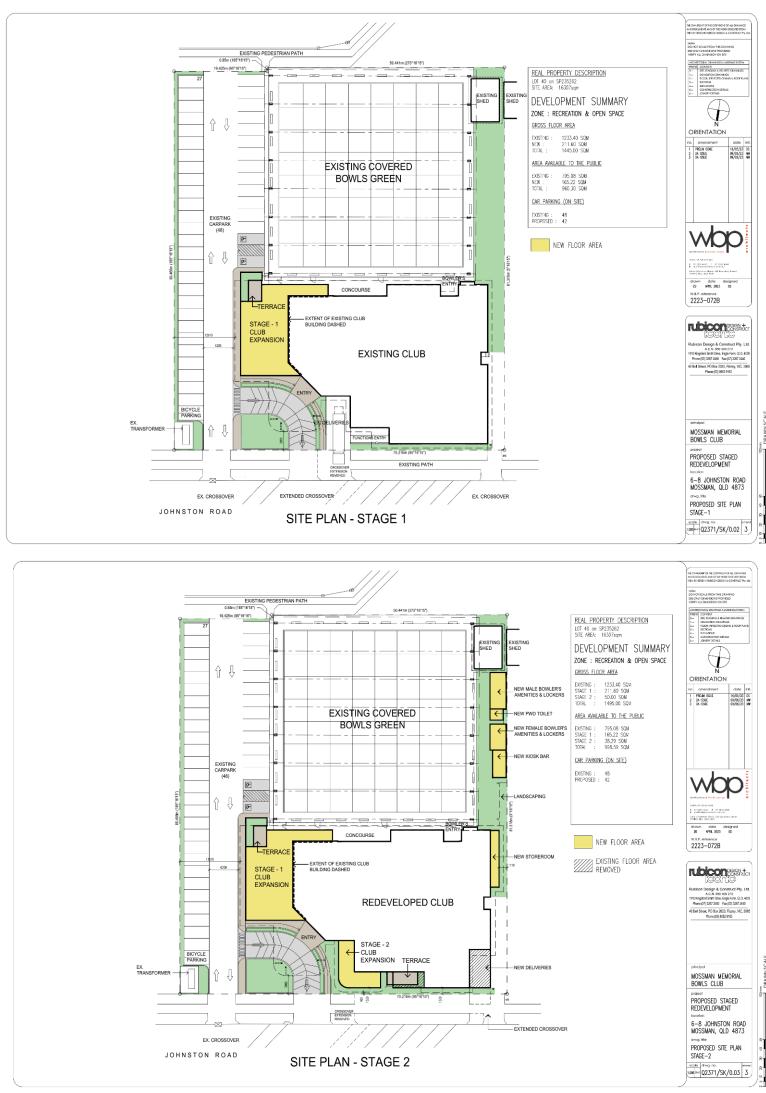
Barriers are to be free of gaps and holes, including no gaps between the ground and the base of the barrier. Typical materials include 2 layers of colourbond metal sheet, 19mm lapped timber fence (40% overlap), 9mm FC sheet, toughened glass, Perspex, masonry, or a combination of the above (a minimum surface mass of  $11 \text{kg/m}^2$  is required).

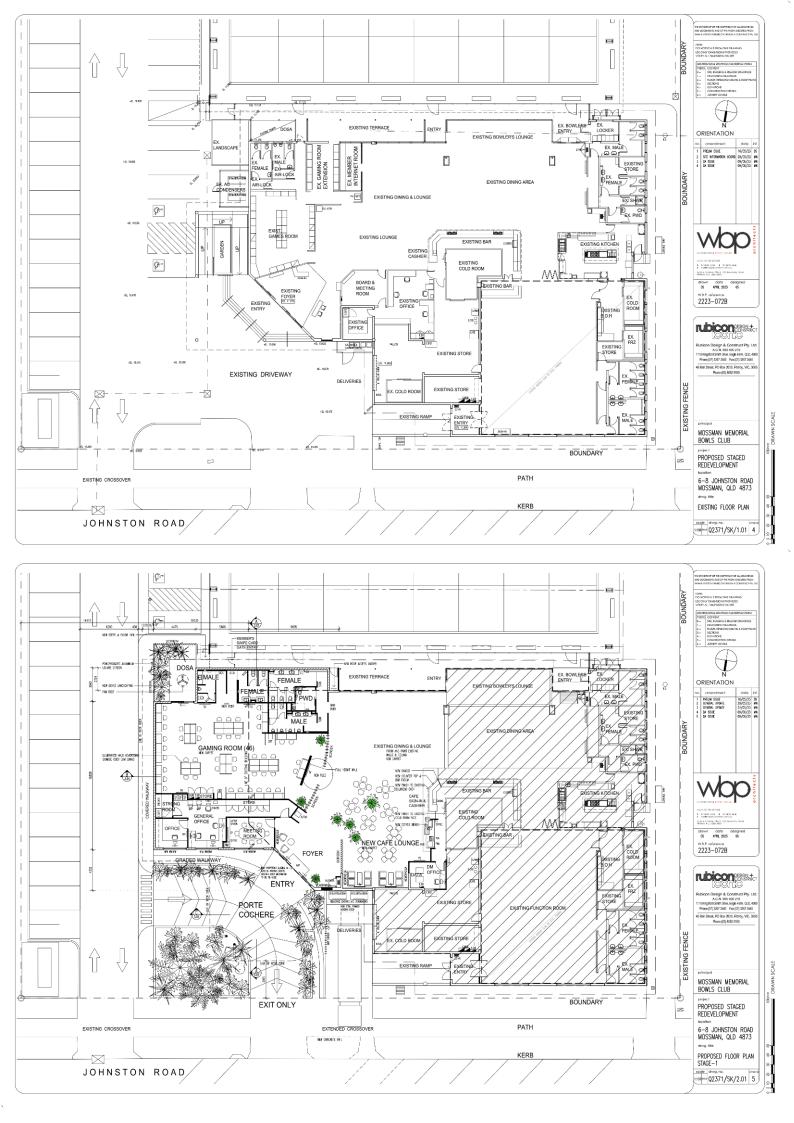


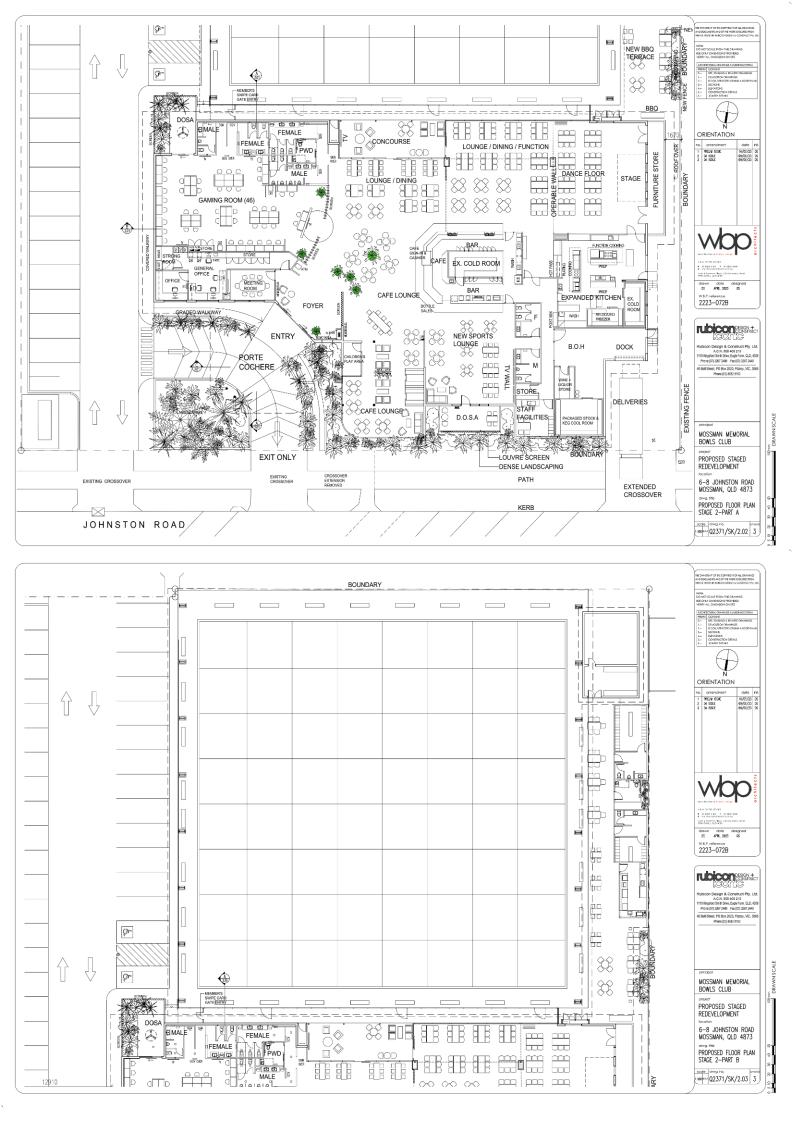


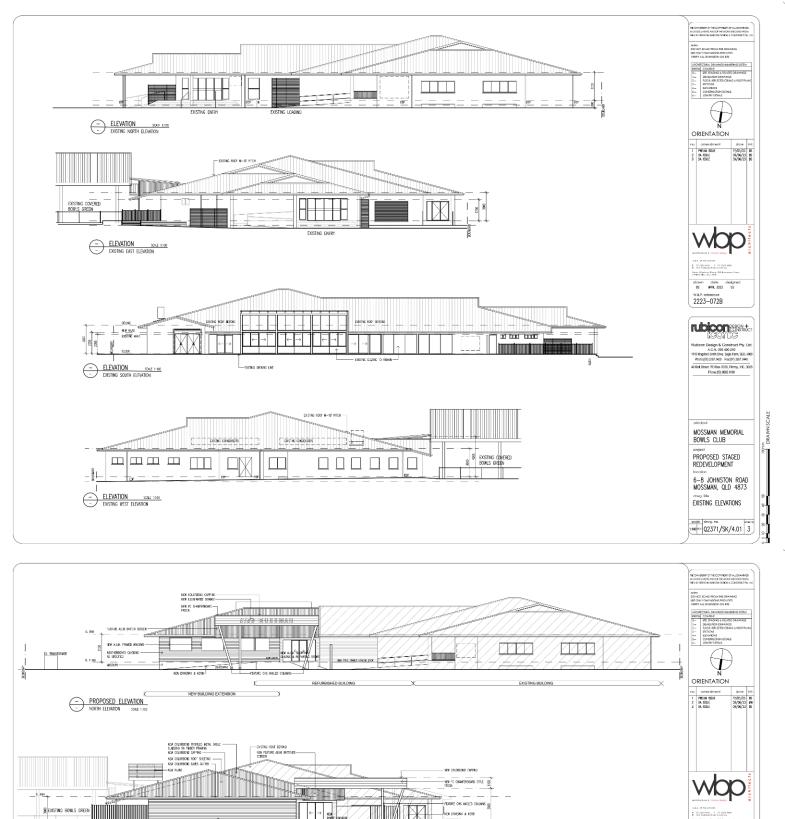
### **APPENDIX B**

**Development Plans** 









EXISTING COVERED BOWLS

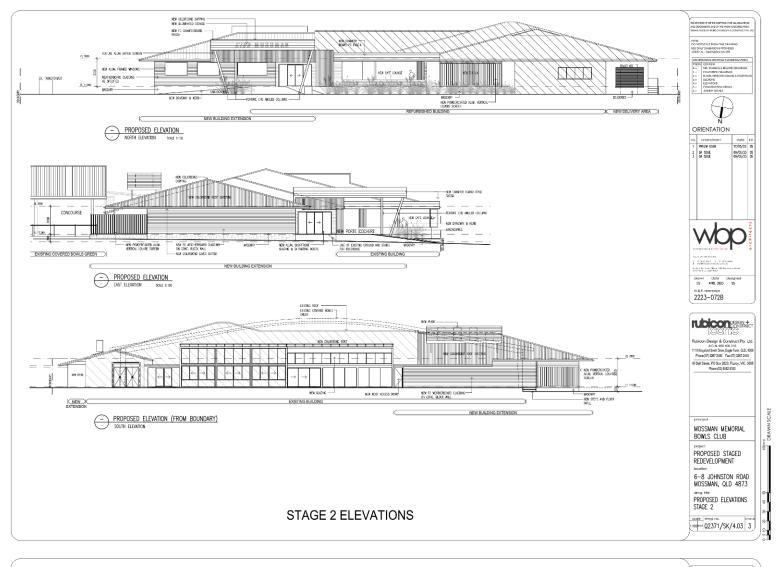
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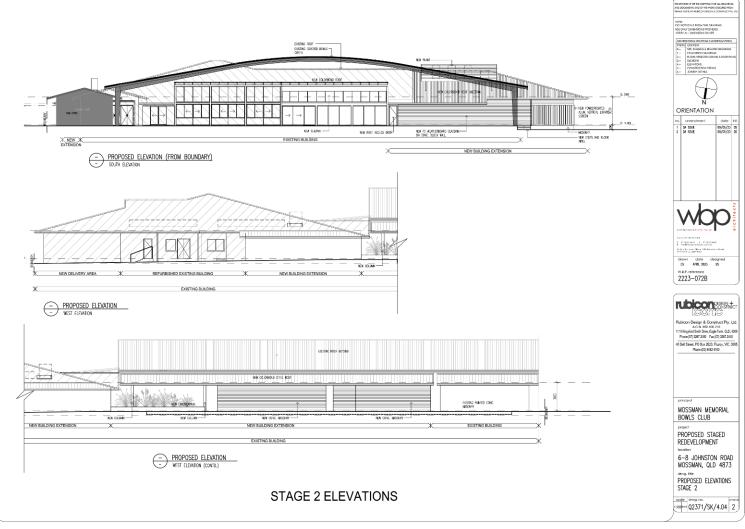
- PROPOSED ELEVATION

- PROPOSED ELEVATION - SOUTH ELEVATION SOLE 1:100

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Balle 4 Pattern Phys. 20 570951 (K. G.D 408 drawn date design BS APRI 2023 CS NEW POWERSONED AUX, MERICAL DONNE SOBEIN CONC BLOCK WALL CONC BLOCK WALL CONC BLOCK WALL NEW TO FINSH -Line of Existing Ground and Stars for Reference NEW AURL SHOPPIONT GLAZING & EL PARTING AUTO ENTRY GOORS EXISTING BUILDING 2223-072B NEW BUILDING EXTENSION Rubicon Design & Construct Pty. Lb A.C.N. 050 400 210 http://apstot.Snith.Dhe, Eagle Fam, OLD, 40 Phote(07) 3267 3400 Fam(07) 3267 3440 EXISTING ROOF-EXISTING DOVERED BOALS GREEN IN FRONT OF ELEVATION Boll Street, PO Box 2020, Fitzmy, VIC, 30 Fitzme (03) 8682 9160 NEN' COUSTBOND, ROCK M414 44 NEW POWDERCOATED AULW. VERTICAL LODINE SCREEN *\*⊬}≯ MOSSMAN MEMORIAL BOWLS CLUB NEW ROOF ACCESS DOOR NEW FC ARATHERSDARD ON DONC HUGGE AND NFA: KISTING BUIL PROPOSED STAGED REDEVELOPMENT NEW BUILDING EX 6-8 JOHNSTON ROAD MOSSMAN, QLD 4873 PROPOSED ELEVATIONS STAGE 1 ELEVATIONS scole drwg.no. 1908 \*\*1 Q2371/SK/4.02 3



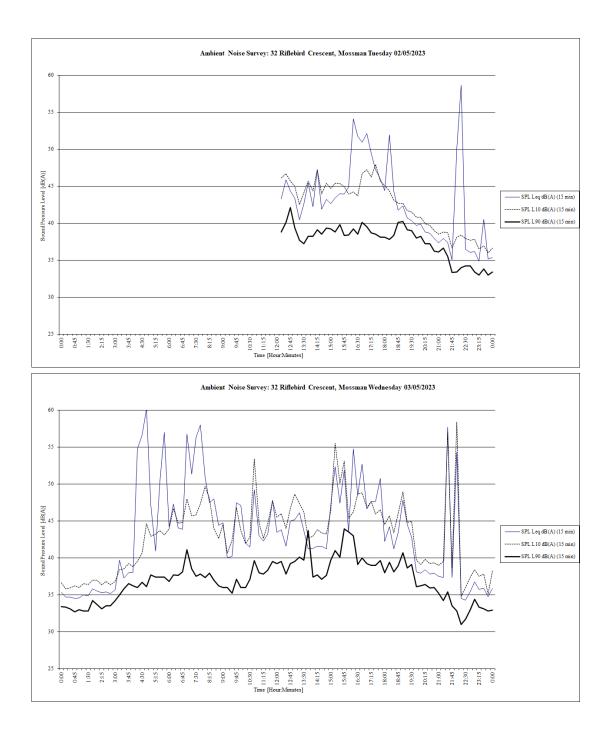




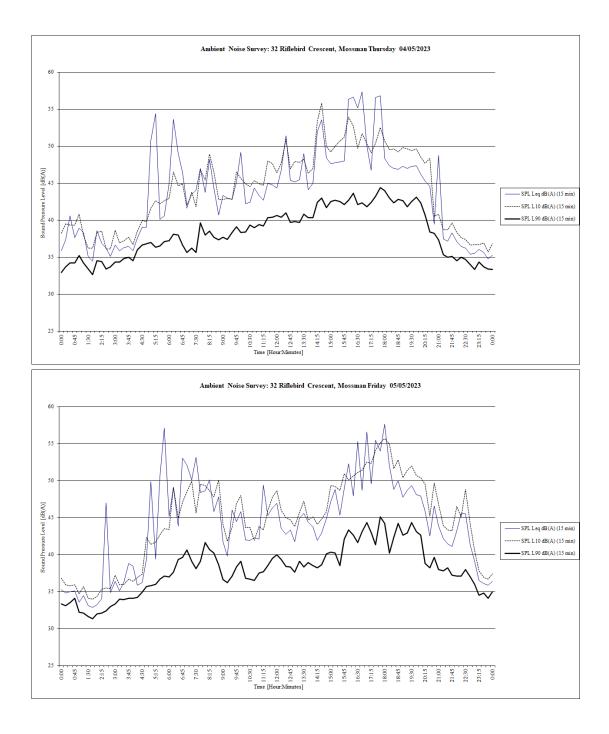
### APPENDIX C

Measurement Results and Model Calculations / Predictions

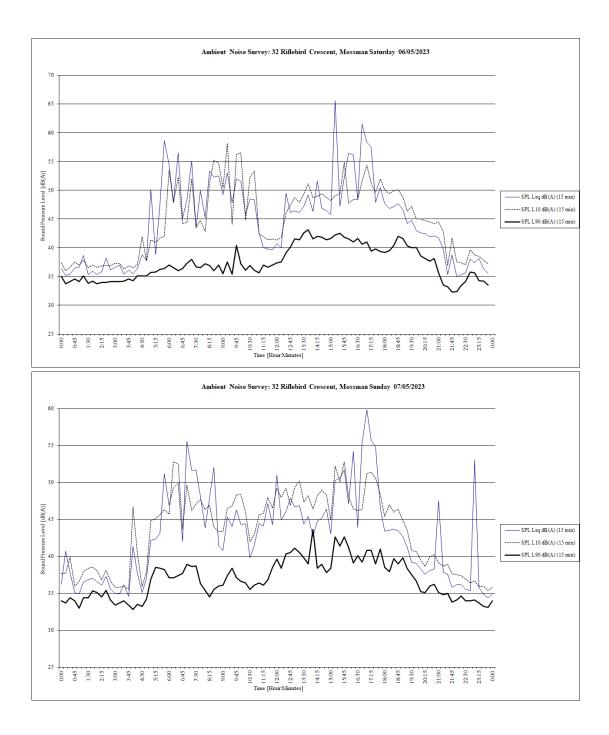




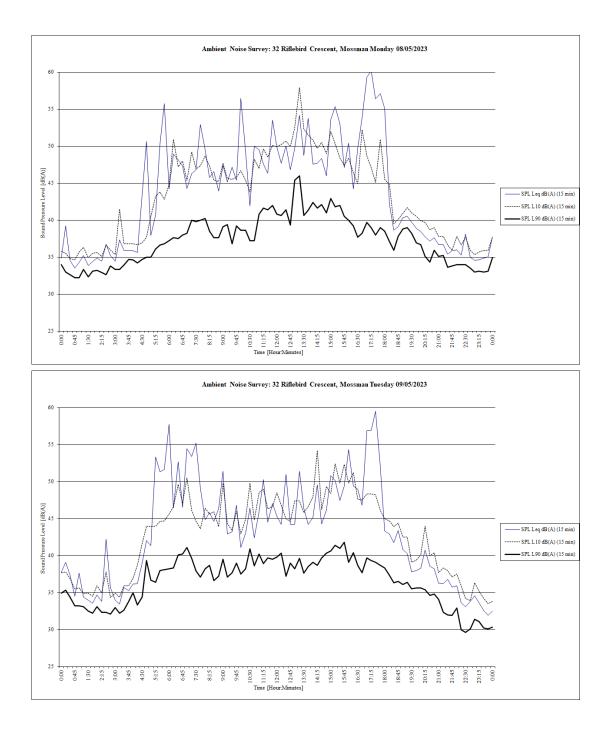














ONSITE ACTIVITY NOISE PREDICTION CALCULA DAY / EVENING SCENARIO	TIONS: (L										
R1: Dwelling to the north						R2: Dwelling to the southeast					
PATRONS SOUTHEAST DOSA	Creep LAeq	Acousti LAeq	Quality C	Dbjectives LA01	-	PATRONS SOUTHEAST DOSA	Creep LAeq	Acoustic LAeq	Quality C LA10	Dbjectives LA01	-
Noise source level for single event		58	71	77	dB(A)	Noise source level for single event		58	71	77	dB(A)
Duration of single event Number of events in the measurement period	1	9	00 4		Seconds Events	Duration of single event Number of events in the measurement period	1	9	00 4		Seconds Events
Total time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seconds
NT 1 15	LAeq	LAeq 1hr 68	LA10 1hr	LA01 1hr			LAeq 68	LAeq 1hr 68	LA10 1hr 71	LA01 1hr 77	
Noise source level for assessment time period Tonality / Impulsiveness correction	68 0	08	0	11	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	08	08	0	11	dB(A) dB
Minimum distance to receiver			34		m	Minimum distance to receiver			8		m
Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation			38 0		dB dB	Distance attenuation (-6 dB per doubling of distance) Offsite building screening			85 8		dB dB
Building screening			0		dB	Inside to outside attenuation			0		dB
Façade reflection Impact at nearest facade	32	32	5 35	41	dB	Façade reflection	27	27	.5 30	36	dB
Reduction through OPEN window	32	-5	-5	-5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	21	-5	-5	-5	dB(A) dB
Impact inside open window (excludes façade correction	1)	25	28	34	dB(A)	Impact inside open window (excludes façade correctio	n)	20	23	29	dB(A)
	Creep	1593.8659 Acousti	Quality C	Diectives			Creep	529.85175 Acoustic	Quality C	Diectives	
SPORTS LOUNGE DAY/EVENING	LAeq	LAeq	LA10	LA01		SPORTS LOUNGE DAY/EVENING	LAeq	LAeq	LA10	LA01	
Noise source level for single event Duration of single event	1	78	81 00	85	dB(A) Seconds	Noise source level for single event Duration of single event		78	81 00	85	dB(A) Seconds
Number of events in the measurement period	1	,	4		Events	Number of events in the measurement period	1	9	4		Events
Total time duration of combined events	900.0		3600.0	1	Seconds	Total time duration of combined events	900.0		3600.0		Seconds
Noise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81	LA01 1hr 85	dB(A)	Noise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81	LA01 1hr 85	dB(A)
Tonality / Impulsiveness correction	0		0	05	dB	Tonality / Impulsiveness correction	0	70	0	05	dB
Minimum distance to receiver			54		m	Minimum distance to receiver	-		3		m
Distance attenuation (-6 dB per doubling of distance)			36 10		dB dB	Distance attenuation (-6 dB per doubling of distance) Inside to outside attenuation	-		37 20		dB dB
Building screening			0		dB	Onsite building screening			0		dB
Façade reflection Impact at nearest façade	35	35	.5 38	41	dB dB(A)	Façade reflection Impact at nearest façade	24	24	.5 27	30	dB dB(A)
Reduction through OPEN window		-5	-5	-5	dB(A) dB	Reduction through OPEN window		-5	-5	-5	dB(A) dB
Impact inside open window (excludes façade correction	a)	27	30	34	dB(A)	Impact inside open window (excludes façade correctio	n)	16	19	22	dB(A)
	3069.767 Creep	Acousti	Quality C	Objectives		CINENCE BOOM	235.94982 Creep	Acoustic	Quality C	bjectives	
GAMING ROOM	LAeq	LAeq	LA10	LA01	1	GAMING ROOM	LAeq	LAeq	LA10	LA01	1
Noise source level for single event Duration of single event	(	53 Q	69 00	75	dB(A) Seconds	Noise source level for single event Duration of single event	(	63	69 00	75	dB(A) Seconds
Number of events in the measurement period	1	,	4		Events	Number of events in the measurement period	1	,	4		Events
Total time duration of combined events	900.0		3600.0	1	Seconds	Total time duration of combined events	900.0		3600.0	1	Seconds
Noise source level for assessment time period	LAeq 63	LAeq 1hr 63	LA10 1hr 69	LA01 1hr 75	dB(A)	Noise source level for assessment time period	LAeq 63	LAeq 1hr 63	LA10 1hr 69	LA01 1hr 75	dB(A)
Tonality / Impulsiveness correction	0		5		dB	Tonality / Impulsiveness correction	0		5		dB
Minimum distance to receiver			54 36		m dB	Minimum distance to receiver			9 35		m dB
Distance attenuation (-6 dB per doubling of distance) Inside to outside attenuation			15		dB dB	Distance attenuation (-6 dB per doubling of distance) Inside to outside attenuation			5		dB dB
Absorptive ceiling mitigation			0		dB	Absorptive ceiling mitigation			0		dB
Building screening Façade reflection			0		dB dB	Offsite building screening Façade reflection			5		dB dB
Impact at nearest façade	14	19	25	31	dB(A)	Impact at nearest façade	25	30	36	42	dB(A)
Reduction through OPEN window		-5	-5					-5		-5	dB
	0			-5	dB	Reduction through OPEN window	2)		-5		an(a)
Impact inside open window (excludes façade correction	1) 27.393029	-3 12 86.624363	-5 18 344.8578	-5 24	dB dB(A)	Reduction through OPEN window Impact inside open window (excludes façade correction	n)  322.32647	-3 23 1019.2858	-3 29 4057.8499	35	dB(A)
	27.393029 Creep	12 86.624363 Acousti	18 344.8578 Quality C	24 Dbjectives			322.32647 Creep	23 1019.2858 Acoustic	29 4057.8499 Quality C	35 Dbjectives	dB(A)
LOADING NEW AREA	27.393029 Creep LAeq	12 86.624363	18 344.8578	24		Impact inside open window (excludes façade correctio	322.32647 Creep LAeq	23 1019.2858	<b>29</b> 4057.8499	35	-
LOADING NEW AREA Noise source level for single event Duration of single event	27.393029 Creep LAeq	12 86.624363 Acoustio LAeq 74	18 344.8578 Quality C LA10 78 00	24 Dbjectives LA01	dB(A) dB(A) Seconds	Impact inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event	322.32647 Creep LAeq	23 1019.2858 Acoustic LAeq 74	29 4057.8499 Quality C LA10 78 00	35 Dbjectives LA01	dB(A) Seconds
LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period	27.393029 Creep LAeq 1	12 86.624363 Acoustio LAeq 74	18 344.8578 2 Quality C LA10 78 00 4	24 Dbjectives LA01	dB(A) dB(A) Seconds Events	Impact inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event Number of event is in the measurement period	322.32647 Creep LAeq 1	23 1019.2858 Acoustic LAeq 74	29 4057.8499 Quality C LA10 78 00 4	35 Dbjectives LA01	dB(A) Seconds Events
LOADING NEW AREA Noise source level for single event Duration of single event	27.393029 Creep LAeq	12 86.624363 Acoustio LAeq 74	18 344.8578 Quality C LA10 78 00	24 Dbjectives LA01 80	dB(A) dB(A) Seconds	Impact inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event	322.32647 Creep LAeq	23 1019.2858 Acoustic LAeq 74	29 4057.8499 Quality C LA10 78 00	35 Dbjectives LA01 80	dB(A) Seconds
LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period	27.393029 Creep LAeq 1 900.0 LAeq 74	12 86.624363 Acoustio LAeq 74 9	18 344.8578 Quality C LA10 78 00 4 3600.0 LA10 1hr 78	24 Dbjectives LA01 80	dB(A) dB(A) Seconds Events Seconds dB(A)	Impact Inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period	322.32647 Creep LAeq 1 900.0 LAeq 74	23 1019.2858 Acoustic LAeg 74 9	29 4057.8499 2 Quality C LA10 78 00 4 3600.0 LA10 1hr 78	35 Dbjectives LA01 80	dB(A) Seconds Events Seconds dB(A)
LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction	27.393029 Creep LAeq 1 900.0 LAeq	12 86.624363 Acousti LAeq 9 LAeq Ihr 74	18 344.8578 2 Quality C LA10 78 00 4 3600.0 LA10 1hr	24 Dbjectives LA01 80 LA01 1hr	dB(A) dB(A) Seconds Events Seconds	Impact inside open window (excludes façade correctio LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events	322.32647 Creep LAeq 1 900.0 LAeq	23 1019.2858 Acoustic LAeq 74 9 LAeq Ihr 74	29 4057.8499 2 Quality C LA10 78 00 4 3600.0 LA10 1hr	35 Dbjectives LA01 80 LA01 1hr	dB(A) Seconds Events Seconds
LOADING NEW AREA Noise source level for single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Durate attemusition (< dB per doubling of distance)	27.393029 Creep LAeq 1 900.0 LAeq 74	12 86.624363 Acoustic LAeq 74 9 LAeq 1hr 74	18 344.8578 2 Quality C LA10 78 00 4 3600.0 LA10 Ihr 78 5 72 87	24 Dbjectives LA01 80 LA01 1hr	dB(A) dB(A) Seconds Events Seconds dB(A) dB m dB	Impact Inside open window (excludes façade correction           LOADING NEW AREA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Tonality / Impulsiveness correction           Minimum distance to receiver           Distance attention (< 6d B) per doubling of distance)	322.32647 Creep LAeq 1 900.0 LAeq 74	23 1019.2858 Acoustic LAeq 74 9 LAeq Ihr 74 1	29 4057.8499 2 Quality C LA10 78 00 4 3600.0 LA10 Ihr 78 5 11 41	35 Dbjectives LA01 80 LA01 1hr	dB(A) Seconds Events Seconds dB(A) dB m dB
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2000           1000 - 2000         1000           1000 - 4         3600.00           111         111           113         111           114         1000           1000 - 5         15           15         -5           1600 - 1000         2000           111         111           111         111           111         111           115         -5           115         -5           116         -5           117         1000           1000         4           300         -5           120000         4           -5         -5           120000         4           -5         -20000           100         0           100         -2           100         -4           -5         -4           2010005         -4           201005         -4           4         -4000           4         -4000           36000.00         -4	38         38           Dbjective:         LA01           80         38           LA01 lhr         80           17         -5           -5         9           Dbjective:         LA01           77         LA01 lhr           77         10           -5         2           Dbjective:         LA01 lhr           5         2           LA01 lhr         85	dB(A)           Seconds           Events           Seconds           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           dB           dB(A)
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Ihr</td> <td>dB(A)           dB(A)           dB(A)           Evends           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           dB           dB(A)           dB(A)</td>	Impact inside open window (excludes façade correctio           LOADING NEW AREA           Noise source level for single event           Duration of single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attenuation (-6 dB per doubling of distance)           Absorptive colling mitigation           Building screening           Façade reflection           Impact at nearest façade     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 13           14           15           16           17           18           19           10           11           12           13           14           15           15           160	24           Dbjectives           LA01           S0           S1           LA01 Ihr           T           S2           LA01 Ihr           LA01 Ihr           LA01 Ihr	dB(A)           dE(A)           Seconds           Events           Seconds           dB(A)           dB           dB           dB(A)           dB           dB      <	Impact inside open window (excludes façade correctio           LOADING NEW AREA         Noise source level for single event           Duration of single event         Duration of single event           Duration of single event in the massurement period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)           Absorptive coding mitigation         Building screening           Façade reflection         Impact inside open window (excludes façade correction           Noise source level for single event         Duration of single event           Number of events in the measurement period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           ParRO	NL126471 Creep 1 1 900.0 LAeq 74 0 6 6 0 Creep LAeq 74 7 1 0 0 0 1 1 900.0 LAeq 7 7 1 900.0 1 1 900.0 1 1 1 900.0 1 1 1 1 1 1 1 1 1 1 1 1 1	23 1010-281 Acoustic LAeq 74 9 LAeq Ihr 74 1	9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	35           35           bbjectives           LA01 Ihr           80           17           -5           9           bbjectives           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           2           bbjectives           LA01 Ihr           2           LA01 Ihr           LA01 Ihr	dB(A)           dB(A)           Seconds           Events           seconds           dB(A)           dB           dB           dB           dB           dB           dB(A)           dB           dB           dB(A)           dB           dB(A)           Seconds           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB           dB           dB(A)           dB           dB           dB           dB(A)           dB           dB(A)           dB           dB(A)           dB           dB(A)           seconds           dB(A)           dB           dB </td
Noise source level for single event Duration of single event Duration of single event Total time duration of combined events Total time duration of combined events Noise source level for assessment time period Totality //mpulsiveness correction Minimum distance to receiver Distance artemation (-d B per doubling of distance) Absorptive ceiling mitigation Building screening Façae reflection Impact at searcer façade Reduction through OPEN window RATRONS NORTHERN DOSA Noise source level for single event Duration of single event Duration of single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration Hunged Total State Reduction through OPEN window Impact in statewert façade Reduction through OPEN window Impact in statewert façade Reduction through OPEN window Impact in statewert façade Reduction for single event Noise source level for single event Duration of single event Duration o	27.393029 Creep 1 1 1 900.0 LAeg 74 0 	12 362-2535 4 4 9 1 1 1 4 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1	is           344.857           344.857           LAI0           78           3600.0           4           3600.0           4           3600.0           4           3600.0           4           3600.0           5           48           -5           300           4           3600.0           1           3600.0           5           38           -5           30           0           0           11           36           0           5           30           0           0           0           0           0           5           30           410 Ibr           82           0           0           30	24           Dbjectives           LA01           S0           S1           LA01 Ihr           T           S2           LA01 Ihr           LA01 Ihr           LA01 Ihr	dB(A)           dB(A)           Seconds           Events           Seconds           dB(A)           dB           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           Seconds           Events           Seconds           Seconds           Seconds           Seconds           Seconds           Seconds	Impact inside open window (excludes façade correction           LOADING NEW AREA           Noise source level for single event           Duration of single event           Duration of single event           Duration of single event           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Noise source level for assessment time period           Total time duration of combined events           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           Absorptive colling unitigation           Building screening           Face and through OPEN window           Impact 1 macarent facade           Reduction through OPEN window           PATRONS NORTHERN DOSA           Noise source level for single event           Duration of single event           Number of events in the measurement period           Total time duration of combined events           Noise source level for assessment time period           Totally screening           Facade correction           Minimum distance to receiver           Distance attemation (-6 dB per doubling of distance)           <	NL126471 Creep 1 1 900.0 LAeq 74 0 6 6 0 Creep LAeq 74 7 1 0 0 0 1 1 900.0 LAeq 7 7 1 900.0 1 1 900.0 1 1 1 900.0 1 1 1 1 1 1 1 1 1 1 1 1 1	23 1019-282 Acoustic LAeq 74 9 LAeq lhr 74 1 1	29           212	35           35           bbjectives           LA01 Ihr           80           17           -5           9           bbjectives           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           2           bbjectives           LA01 Ihr           2           LA01 Ihr           LA01 Ihr	dB(A)           Seconds           Evensis           Seconds           dB(A)           dB           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB           dB           dB           dB           dB           dB           dB           dB           dB           dB(A)           Seconds           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)
LOADING NEW AREA Noise source level for single event Number of events in the measurement period Total time duration of combined events Total time duration of combined events Total time duration of combined events Noise source level for assessment time period Totality / Impulsiveness correction Minimum distance to receiver PARONS NORTHERN DOSA Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Totality / Impulsiveness correction Minimum distance to receiver PARONS BBQ TERRACE Noise source level for single event Duration of single event Duration of single event Number of events in the measurement period Total time duration of Combined events Noise source level for assessment time period Total time duration of Combined events Noise source level for assessment time period Totalty / Impulsiveness correction Minimum distance to receiver PARONS BBQ TERRACE Noise source level for single event Duration of single event Duration of single event Duration of single event Number of events in the measurement period Total time duration of Combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Totalty / Impulsiveness correction Minimum distance to receiver Distance termation (-6 dB per doubling of distance) Absorptive celling mitigation Building screening Distance termation (-6 dB per doubling of distance) Distance termation (-6 dB per doubling of distance) Dist	27.99.029 Creep 1 1 000.0 1 200.0 1 200.0	12 13 14 14 14 2 14 2 14 2 2 14 2 2 44 -5 -7 -74 -74 -74 -74 -74 -74 -74	is           144.327           144.327           144.327           144.327           178           3600.0           1410 Ihr           78           5           43           5           5           43           5           5           43           5           5           44           101           71           0           15           3600.0           141           141           141           141           141           141           141           141           141           141           141           141           141           141           142           143           143           144           140           141           142           143           144           140           141           142	24 Dbjectives LA01 Ihr 80 50 50 5 5 5 5 5 5 5 5 5 5 5 5 5	dB(A)           dE(A)           Seconds           Events           dE(A)           dB           dB <td>Impact inside open window (excludes façade correctio           LOADING NEW AREA         Noise source level for single event           Duration of single event         Duration of single event           Duration of single event         Number of events in the measurement period           Total time duration of combined events         Noise source level for assessment time period           Total time duration of combined events         Noise source level for assessment time period           Total time duration of combined events         Noise source level for assessment time period           Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)           Absorptive colling mitigation         Building screening           Façade reflection         Impact at nearest façade           Inpact at nearest façade         Correction           PATRONS NORTHERN DOSA         Noise source level for single event           Noise source level for single event         Duration of single event           Number of events in the measurement period         Total time duration (-6 dB per doubling of distance)           Absorptive colling mitigation         Building screening           Façade reflection         Impact 1 antide open window (excludes façade correction           Minimum distance to receiver         Distance attenation (-6 dB per doubling of distance)           Absorptive colling mitigation</td> <td>Millord           Creep           1           900.0           LAcq           1           900.1           6           3           Creep           LAcq           1           0           6           1           0           1           1           1           1           1           1           1           1           1           1           1           1           1</td> <td>23 1019-282 Acoustic LAeq 74 9 LAeq lhr 74 1 1</td> <td>ip           1452         1450           1452         1450           1452         1400           140         140           3600.0         141           0         13           30         5           11         141           0         2           153         7           200,792,100         18           300,000         11           300,000         11           130,000,000         11           141,000         141           141,000         141           300,000         141           140         141           140         141           140         141           141         141           140         141           140         141           141         141           141         141           141         141           141         141           150         0           150         140           140         140           140         140           140         140           140<td>35           35           bbjectives           LA01           80           17           -5           9           bbjectives           LA01           77           LA01           77           LA01           77           LA01           77           LA01           77           LA01           2           LA01           85           LA01</td><td>BE(A)     BE(A)     BE(A)     BE(A)     BE(A)     Evends     Beonds     Beonds</td></td>	Impact inside open window (excludes façade correctio           LOADING NEW AREA         Noise source level for single event           Duration of single event         Duration of single event           Duration of single event         Number of events in the measurement period           Total time duration of combined events         Noise source level for assessment time period           Total time duration of combined events         Noise source level for assessment time period           Total time duration of combined events         Noise source level for assessment time period           Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)           Absorptive colling mitigation         Building screening           Façade reflection         Impact at nearest façade           Inpact at nearest façade         Correction           PATRONS NORTHERN DOSA         Noise source level for single event           Noise source level for single event         Duration of single event           Number of events in the measurement period         Total time duration (-6 dB per doubling of distance)           Absorptive colling mitigation         Building screening           Façade reflection         Impact 1 antide open window (excludes façade correction           Minimum distance to receiver         Distance attenation (-6 dB per doubling of distance)           Absorptive colling mitigation	Millord           Creep           1           900.0           LAcq           1           900.1           6           3           Creep           LAcq           1           0           6           1           0           1           1           1           1           1           1           1           1           1           1           1           1           1	23 1019-282 Acoustic LAeq 74 9 LAeq lhr 74 1 1	ip           1452         1450           1452         1450           1452         1400           140         140           3600.0         141           0         13           30         5           11         141           0         2           153         7           200,792,100         18           300,000         11           300,000         11           130,000,000         11           141,000         141           141,000         141           300,000         141           140         141           140         141           140         141           141         141           140         141           140         141           141         141           141         141           141         141           141         141           150         0           150         140           140         140           140         140           140         140           140 <td>35           35           bbjectives           LA01           80           17           -5           9           bbjectives           LA01           77           LA01           77           LA01           77           LA01           77           LA01           77           LA01           2           LA01           85           LA01</td> <td>BE(A)     BE(A)     BE(A)     BE(A)     BE(A)     Evends     Beonds     Beonds</td>	35           35           bbjectives           LA01           80           17           -5           9           bbjectives           LA01           77           LA01           77           LA01           77           LA01           77           LA01           77           LA01           2           LA01           85           LA01	BE(A)     BE(A)     BE(A)     BE(A)     BE(A)     Evends     Beonds
LOADING NEW AREA Noise source level for single event Number of events in the measurement period Total time duration of combined events Noise source level for assessment time period Totality / Impulsiveness correction Minimum distance to receiver Distance attemution (< dB per doubling of distance) Absorptive celling mitigation Building screening PATRONS NORTHERN DOSA Noise source level for single event Duration of single event Noise source level for assessment time period Totality / Impulsiveness correction Minimum distance to receiver Distance attemution (< dB per doubling of distance) Absorptive celling mitigation Building screening Faqade reflection Imager at nearest faqade Reduction through OPEN window Minimum distance to receiver Distance attemuation (< dB per doubling of distance) Absorptive celling mitigation Building screening Faqade reflection Imager at nearest faqade Reduction through OPEN window Imager Enside open window (scludes faqade correction Minimum distance to receiver Distance attemuation (< dB per doubling of distance) Absorptive celling mitigation Building screening Faqade reflection Imager ta nearest faqade Reduction for online events Noise source level for single event Duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of combined events Noise source level for assessment time period Total time duration of	27.393029 Creep 1 1 1 900.0 LAeg 74 0 	12 13 14 14 20 14 2 2 14 2 2 14 2 2 2 14 4 3 7 4 2 2 2 4 4 3 7 4 2 2 4 4 3 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 4 7 7 7 7 7 7 7 7 7 7 7 7 7	is           14.4570           LAIG           900           4.3500           78           00           4.36000           1.10 Har           78           0           5           4.36000           1.410 Har           77           0           -5           4.43           4.41           4.41           4.41           4.41           4.41           3600.0           71           0           4           36600.0           1.10           0           5           38           -5           300           0           1.410 Har           1.10           1.10           1.11           0           5           38           -5           300           0           1.410 Har           0           0           1.410 Har           1.410 Har	24 Dbjectives LA01 Ihr 50 50 50 51 43 50 50 51 43 50 77 1401 Ihr 77 77 1401 Ihr 77 1401 Ihr 1401 I	dB(A)           dE(A)           Seconds           Events           Seconds           dB(A)           dB	Impact inside open window (excludes façade correctio           LOADING NEW AREA         Noise source level for single event           Duration of single event         Duration of single event           Number of events in the masaurement period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Totality / Impulsiveness correction           Minimum distance to receiver         Distance attenuation (-6 dB per doubling of distance)           Absorptive coling mitigation         Building screening           Faqade reflection         Impact inide open window (excludes façade correction           Noise source level for single event         Duration of single event           Duration of single event         Duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for assessment time period         Total time duration of combined events           Noise source level for single event         Impact intacer façade           Reduction through OPEN window         Impact intace oreceiver <td>NL126471 Creep 1 1 900.0 LAeq 74 0 6 6 0 Creep LAeq 74 7 1 0 0 0 1 1 900.0 LAeq 7 7 1 900.0 1 1 900.0 1 1 1 900.0 1 1 1 1 1 1 1 1 1 1 1 1 1</td> <td>23 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-28 1019 1019-28 1019 1019-28 1019 1019-28 1019 1019 1019 1019 1019 1019 1019 101</td> <td>ip           190         1000 - 2000           1000 - 2000         1100           1100 - 1100         1100           111         111           111         111           1100         1100           111         111           111&lt;</td> <td>35           35           bbjectives           LA01 Ihr           80           17           -5           9           bbjectives           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           2           bbjectives           LA01 Ihr           2           LA01 Ihr           LA01 Ihr</td> <td>dB(A)           Seconds           Events           Seconds           GB(A)           dB           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB           dB(A)           dB           dB</td>	NL126471 Creep 1 1 900.0 LAeq 74 0 6 6 0 Creep LAeq 74 7 1 0 0 0 1 1 900.0 LAeq 7 7 1 900.0 1 1 900.0 1 1 1 900.0 1 1 1 1 1 1 1 1 1 1 1 1 1	23 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-284 1019-28 1019 1019-28 1019 1019-28 1019 1019-28 1019 1019 1019 1019 1019 1019 1019 101	ip           190         1000 - 2000           1000 - 2000         1100           1100 - 1100         1100           111         111           111         111           1100         1100           111         111           111<	35           35           bbjectives           LA01 Ihr           80           17           -5           9           bbjectives           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           77           LA01 Ihr           2           bbjectives           LA01 Ihr           2           LA01 Ihr           LA01 Ihr	dB(A)           Seconds           Events           Seconds           GB(A)           dB           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB(A)           dB           dB(A)           dB



DAY / EVENING SCENARIO R3: Dwellings to the south-southeast						f the duration of events do not occur for 10% or 1% of the R4: Dwelling to the west					
ATRONS SOUTHEAST DOSA	Creep	Acoustie	Quality C			PATRONS SOUTHEAST DOSA	Creep	Acousti	Quality C		
loise source level for single event	LAeq	LAeq 68	LA10 71	LA01 77	dB(A)	Noise source level for single event	LAeq	LAeq 68	LA10 71	LA01 77	dB(A)
Duration of single event			00		Seconds	Duration of single event			00		Second:
umber of events in the measurement period otal time duration of combined events	1 900.0	<u> </u>	4 3600.0		Events Seconds	Number of events in the measurement period Total time duration of combined events	900.0		4 3600.0		Events Second:
otal time duration of combined events	LAeq	LAeq 1hr		LA01 1hr		1 of ai time duration of combined events	LAeq	LAeq 1hr		LA01 1hr	
oise source level for assessment time period	68 0	68	71	77	dB(A)	Noise source level for assessment time period	68	68	71	77	dB(A)
onality / Impulsiveness correction /inimum distance to receiver	U	(	0 50		dB m	Tonality / Impulsiveness correction Minimum distance to receiver	0		0		dB m
vistance attenuation (-6 dB per doubling of distance)		4	36		đB	Distance attenuation (-6 dB per doubling of distance)			35		dB
bsorptive ceiling mitigation Offsite building screening	<u> </u>		0		dB dB	Absorptive ceiling mitigation Offsite building screening			0		dB dB
açade reflection		2	.5		dB	Façade reflection		2	.5		dB
mpact at nearest façade Reduction through OPEN window	35	35 -5	-5	-5	dB(A)	Impact at nearest façade Reduction through OPEN window	35	-5	38 -5	-5	dB(A)
mpact inside open window (excludes façade correction	4)	27	30	36	dB(A)	Impact inside open window (excludes façade correcti	on)	28	31	37	dB(A)
	3123.9772	3123.9772	6233.154	hi - dina			3343.1385	3343.1385	6670.4383	N. I. and Inco.	
SPORTS LOUNGE DAY/EVENING	Creep LAeq	LAeq	Quality C	LA01	-	SPORTS LOUNGE DAY/EVENING	Creep LAeq	LAeq	Quality C LA10	LA01	1
loise source level for single event		78	81 00	85	dB(A)	Noise source level for single event		78	81	85	dB(A)
Nuration of single event Number of events in the measurement period	1	9	4		Seconds Events	Duration of single event Number of events in the measurement period	1	9	4		Second Events
otal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Second
voise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81	LA01 1hr 85	dB(A)	Noise source level for assessment time period	LAeq 78	LAeq 1hr 78	LA10 1hr 81	LA01 1hr 85	dB(A)
Fonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0	05	dB
Ainimum distance to receiver Distance attenuation (-6 dB per doubling of distance)	<u> </u>	-	i5 35		m dB	Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)	+		35 31		m dB
Distance attenuation (-0 dB per doubling of distance) nside to outside attenuation			55 20		dB dB	Distance attenuation (-6 dB per doubling of distance) Inside to outside attenuation	$\perp$		20		dB
Onsite building screening			0		dB	Onsite building screening			0		dB
açade reflection mpact at nearest façade	26	26	.5 29	32	dB dB(A)	Façade reflection Impact at nearest façade	30	30	33	36	dB dB(A)
eduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correction	<b>1)</b> 415.66168	19 415.66168	22 829 35408	25	dB(A)	Impact inside open window (excludes façade correcti	on) 1026.4299	23	26	29	dB(A)
AMING ROOM	Creep		Quality C	bjectives		GAMING ROOM	Creep		Quality (	Objectives	
	LAeq	LAeq 62	LA10	LA01	40(*)		LAeq	LAeq 62	LA10 69	LA01	40000
loise source level for single event Duration of single event		63 9	69 00	75	dB(A) Seconds	Noise source level for single event Duration of single event		63 9	69 00	75	dB(A) Second
umber of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Events
otal time duration of combined events	900.0 LAeq	LAco lbr	3600.0	LA01 1hr	Seconds	Total time duration of combined events	900.0 LAeq	I Aco 11-	3600.0	LA01 1hr	Second
oise source level for assessment time period	63	LAeq Ihr 63	69	25 LA01 Thr	dB(A)	Noise source level for assessment time period	63	LAeq Ihr 63	69	75	dB(A)
onality / Impulsiveness correction	0		5		dB	Tonality / Impulsiveness correction	0		5		dB
finimum distance to receiver vistance attenuation (-6 dB per doubling of distance)	<u> </u>		55 36		m dB	Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance)	-		51 36		m dB
nside to outside attenuation			5		dB	Inside to outside attenuation	1		-5		dB
bsorptive ceiling mitigation Offsite building screening	<u> </u>		0		4B	Absorptive ceiling mitigation Offsite building screening			0		dB dB
açade reflection			5		dB dB	Façade reflection	-		5		dB
mpact at nearest façade	24	29	35	41	dB(A)	Impact at nearest façade	25	30	36	42	dB(A)
leduction through OPEN window mpact inside open window (excludes façade correction		-5 22	-5 28	-5	dB dB(A)	Reduction through OPEN window Impact inside open window (excludes façade correcti	on)	-5 22	-5 28	-5 34	dB dB(A)
······································	265.5665	839.795	3343.2841				301.53681	953.5431	3796.1235		
OADING NEW AREA	Creep LAeq	Acoustic LAeq	Quality C	bjectives LA01	-	LOADING NEW AREA	Creep LAeq	Acoustie LAeq	2 Quality C LA10	Dbjectives LA01	-
loise source level for single event		74	78	80	dB(A)	Noise source level for single event		74	78	80	dB(A)
Duration of single event	1	9	00 4		Seconds	Duration of single event	1	9	00 4		Second
Number of events in the measurement period Fotal time duration of combined events	900.0		3600.0		Events Seconds	Number of events in the measurement period Total time duration of combined events	900.0		3600.0		Events Second:
	LAeq	LAeq 1hr	LA10 lhr				LAeq	LAeq 1hr			
Voise source level for assessment time period Conality / Impulsiveness correction	74 0	74	5	80	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	0	74	78 5	80	dB(A) dB
Ainimum distance to receiver		1	79		m	Minimum distance to receiver	Ť	4	13		m
Distance attenuation (-6 dB per doubling of distance)	<u> </u>		38		dB	Distance attenuation (-6 dB per doubling of distance)			33		dB
Absorptive ceiling mitigation Building screening			0		dB dB	Absorptive ceiling mitigation Barrier screening			0 -8		dB dB
açade reflection		2	5		dB	Façade reflection	-	2	.5		dB
mpact at nearest façade Reduction through OPEN window	29	-5	38 -5	40 -5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	36	-5	45 -5	47 -5	dB(A)
eduction through OPEN window mpact inside open window (excludes façade correction	ı)	-5	-5	-3	dB dB(A)	Impact inside open window (excludes façade correcti	on)	-3	-3	-5 39	dB dB(A)
	715.72439	2263.3193	5685.2009				3828.8036	12107.74	30413.268		
ATRONS NORTHERN DOSA	Creep LAeq	Acoustic LAeq	2 Quality C LA10	bjectives LA01	1	PATRONS NORTHERN DOSA	Creep LAeq	Acoustie LAeq	2 Quality C LA10	Dbjectives LA01	1
oise source level for single event		68	71	77	dB(A)	Noise source level for single event		68	71	77	dB(A)
uration of single event umber of events in the measurement period	1	9	00 4		Seconds Events	Duration of single event Number of events in the measurement period	1	9	00 4		Second
otal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Second:
loise source level for assessment time period	LAeq 69	LAeq 1hr 68		LA01 1hr 77		Noise source level for assessment time period	LAeq	LAeq lhr		LA01 1hr	
onse source level for assessment time period onality / Impulsiveness correction	68 0	08	71 0	/	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	68 0	68	71 0	11	dB(A) dB
finimum distance to receiver			34		m	Minimum distance to receiver			53		m
Vistance attenuation (-6 dB per doubling of distance) bsorptive ceiling mitigation	<u> </u>		38 0		dB dB	Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation			34 0		dB dB
uilding screening		4	30		dB	Building screening			30		dB
açade reflection	-	2	5	11	dB	Façade reflection	6	-	5	15	dB
npact at nearest façade eduction through OPEN window	2	-5	-5	-5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	0	-5	9 -5	-5	dB(A) dB
npact inside open window (excludes façade correction	)	-5	-2	4	dB(A)	Impact inside open window (excludes façade correcti	on)	-1	2	8	dB(A)
TRONG BRO TERRICT	1.5938659 Creep	Acousti	Quality C	bjectives		DATIONS BRO TERRAST	4.0036732 Creep	4.0036732 Acoustic	Quality C	Objectives	
ATRONS BBQ TERRACE	LAeq	LAeq	LA10	LA01	1	PATRONS BBQ TERRACE	LAeq	LAeq	LA10	LA01	1
oise source level for single event uration of single event	1	79	82 00	85	dB(A)	Noise source level for single event Duration of single event	+	79	82 00	85	dB(A) Second:
uration of single event umber of events in the measurement period	1	9	4		Seconds Events	Number of events in the measurement period	1	y	4		Second Events
otal time duration of combined events	900.0	-	3600.0	1	Seconds	Total time duration of combined events	900.0		3600.0	1	Second
oise source level for assessment time period	LAeq 79	LAeq 1hr 79	LA10 1hr 82	LA01 1hr 85		Noise source level for assessment time period	LAeq 79	LAeq lhr 79	LA10 1hr 82	LA01 1hr 85	
onality / Impulsiveness correction	0	13	0	1 60	dB(A) dB	Tonality / Impulsiveness correction	0	19	0	1 00	dB(A) dB
- mponer careas correction	L		23	-	m	Minimum distance to receiver			10		m
finimum distance to receiver	i		27		dB	Distance attenuation (-6 dB per doubling of distance)	+		20		dB dB
Vinimum distance to receiver Distance attenuation (-6 dB per doubling of distance)	<u> </u>		5		dB	Absorptive ceiling mitigation			-5		
Vinimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Barrier screening		-	-5 10		dB dB	Absorptive ceiling mitigation Building screening			.5 15		dB
Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Barrier screening Fagade reflection	40	-1	10 .5	16	dB dB	Building screening Façade reflection		- 2	15 .5	40	dB dB
iomanty impussiveness correction Minimum distance to receiver Distance attenuation (.6 dB per doubling of distance) Absorptive ceiling mitigation Barries screening Façade reflection Impact at nearest façade Reduction through OPEN window	40	-	10	<b>46</b> -5	đB	Building screening	42		15	48 -5	dB

# CRGACOUSTICS

NIGHT TIME SCENARIO R1: Dwelling to the north						R2: Dwelling to the southeast					
ATRONS SOUTHEAST DOSA	Creep	Acoustic	c Quality C	Objectives		PATRONS SOUTHEAST DOSA	Creep	Acoustie	Quality C	bjectives	
ATRONS SOUTHEAST DOSA	LAeq	LAeq	LA10	LA01		PATRONS SOUTHEAST DOSA	LAeq	LAeq	LA10	LA01	
loise source level for single event		58	71	77	dB(A)	Noise source level for single event	(	58	71	77	dB(A)
uration of single event		9	00		Seconds	Duration of single event		9	00		Secon
umber of events in the measurement period	1 900.0		4 3600.0		Events	Number of events in the measurement period	1 900.0		4 3600.0		Events
'otal time duration of combined events	LAeq			7 4 61 11	Seconds	Total time duration of combined events	900.0 LAeq			LA01 1hr	Secon
Voise source level for assessment time period	68 68	LAeq Inr 68	71	LA01 1hr		Noise source level for assessment time period	68 68	LAeq 1hr 68	71	LA01 Inr	10/10
Tonality / Impulsiveness correction	08	08	0	11	dB(A) dB	Tonality / Impulsiveness correction	08	08	0	11	dB(A) dB
Animum distance to receiver	V		34		aB m	Minimum distance to receiver	v		58		m and
Distance attenuation (-6 dB per doubling of distance)			38		m dB	Distance attenuation (-6 dB per doubling of distance)			35		dB
Absorptive ceiling mitigation			0		dB	Offsite building screening			.8		dB
Building screening	-		0		dB	Inside to outside attenuation			0		dB
açade reflection			5		dB	Façade reflection			5		dB
mpact at nearest facade	32	32	35	41	dB(A)	Impact at nearest façade	27	27	30	36	dB(A
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correctio	n)	25	28	34	dB(A)	Impact inside open window (excludes façade correction	)	20	23	29	dB(A
	1593.8659	1593.8659	3180.1806				529.85175	529.85175	1057.1932		
PORTS LOUNGE NIGHT	Creep	Acoustic	c Quality C	Objectives		SPORTS LOUNGE NIGHT	Creep		Quality C	Objectives	
NORTS ECONGE MONT	LAeq	LAeq	LA10	LA01		SFORTS LOUNDE MOIT	LAeq	LAeq	LA10	LA01	1
Voise source level for single event	1	73	76	80	dB(A)	Noise source level for single event	1	13	76	80	dB(A)
Duration of single event		9	00		Seconds	Duration of single event		9	00		Secon
Number of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Events
Fotal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Secon
	LAeq	LAeq 1hr	LA10 1hr	LA01 1hr			LAeq	LAeq 1hr	LA10 1hr	LA01 1hr	
Noise source level for assessment time period	73	73	76	80	dB(A)	Noise source level for assessment time period	73	73	76	80	dB(A)
Fonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0		dB
dinimum distance to receiver			54		m	Minimum distance to receiver			73		m
Distance attenuation (-6 dB per doubling of distance)		-	36		dB	Distance attenuation (-6 dB per doubling of distance)		-	37		dB
nside to outside attenuation			10		dB	Inside to outside attenuation		-	20		dB
Building screening			0		dB	Onsite building screening			0		dB
Façade reflection			.5		dB	Façade reflection			5		dB
mpact at nearest façade	29	29	32	37	dB(A)	Impact at nearest façade	18	18	21	26	dB(A
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correctio	n)	21	24	29	dB(A)	Impact inside open window (excludes façade correction	)	10	13	18	dB(A
• • •	776.59646	776.59646	1549.5136				59.691107	59.691107	119.09942		
GAMING ROOM	Creep	Acoustic	c Quality C	Objectives		GAMING ROOM	Creep	Acoustie	Quality C	Objectives	
SAMING ROOM	LAeq	LAeq	LA10	LA01		GAMING ROOM	LAeq	LAeq	LA10	LA01	1
voise source level for single event		53	69	75	dB(A)	Noise source level for single event	(	53	69	75	dB(A)
Duration of single event		9	00		Seconds	Duration of single event		9	00		Secon
lumber of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Events
otal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Secor
	LAeq	LAeg lhr	LA10 lhr	LA01 1hr			LAeq	LAeq 1hr	LA10 1hr	LA01 1hr	
Noise source level for assessment time period	63	63	69	75	dB(A)	Noise source level for assessment time period	63	63	69	75	dB(A)
Fonality / Impulsiveness correction	0	0.5	5	1.3	dB dB	Tonality / Impulsiveness correction	0		5	13	dB
Minimum distance to receiver	-	· · · · · ·	54		m	Minimum distance to receiver	· ·		59		m
Distance attenuation (-6 dB per doubling of distance)			36		dB	Distance attenuation (-6 dB per doubling of distance)			35		dB
inside to outside attenuation			15		dB	Inside to outside attenuation			.5		dB
			0		dB				0		dB
Absorptive ceiling mitigation						Absorptive ceiling mitigation					
Building screening			0		dB	Offsite building screening			5		dB
Façade reflection		-	25		dB	Façade reflection	25		1.07		dB
impact at nearest façade	14	19		31	dB(A)	Impact at nearest façade	25	30	36	42	dB(A
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correctio	<u>n)</u>	12	18	24	dB(A)	Impact inside open window (excludes façade correction	)	23	29	35	dB(A
	Creep	80.024303	c Quality C	histing			Creep	1019.2858	Quality C	histing	<u> </u>
ATRONS NORTHERN DOSA	LAeq	LAeq	LA10	LA01		PATRONS NORTHERN DOSA	LAeq	LAeq	LA10	LA01	1
Voise source level for single event		58	71	77	dB(A)	Noise source level for single event		58	71	77	dB(A)
Duration of single event	<u> </u>		00		Seconds	Duration of single event	<u> </u>		00		Secor
Number of events in the measurement period	1	,	4		Events	Number of events in the measurement period	1	,	4		Event
Total time duration of combined events	900.0	1	3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Secon
our time controll of complice events	LAeq	LAes 1hr		LA01 1hr	scoolids	2 com tance deteriori or comonice events	LAeq	LAeg 1h-		LA01 1hr	Secon
loise source level for assessment time period	68	68	71	77	dB(A)	Noise source level for assessment time period	68	68	71	77	dB(A)
Conality / Impulsiveness correction	0	00	0		dB(A)	Tonality / Impulsiveness correction	0	50	0		dB(A)
Animum distance to receiver	, v	۱	51		dB m	Minimum distance to receiver	, v		00		-
Distance attenuation (-6 dB per doubling of distance)	1		36		m dB	Distance attenuation (-6 dB per doubling of distance)			40		m dB
Absorptive ceiling mitigation			0		dB	Absorptive ceiling mitigation			0		dB
Building screening			0		dB	Building screening			30		dB
açade reflection	1	-			dB	Facade reflection		-	.5	1.17	dB
mpact at nearest façade	35	35	38	44	dB(A)	Impact at nearest façade	1	1	4	10	dB(A
teduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correctio	n)	27	30	36	dB(A)	Impact inside open window (excludes façade correction	1 10/0010	-7	-4	2	dB(A
	Creep	Acousti	c Quality C	hiectives			Creep	Acousti	Quality C	hiectives	<u> </u>
ATRONS BBQ TERRACE	LAeq	LAeq	LA10	LA01	1	PATRONS BBQ TERRACE	LAeq	LAeq	LA10	LA01	1
Inice course lavel for single errort			76	80	dB(a)	Noise source level for single event			76	80	dip(A)
loise source level for single event	+	73	00	00	dB(A)		-	13	00	00	dB(A)
huration of single event	1	9	4		Seconds	Duration of single event	1	9	4		Secon
umber of events in the measurement period					Events	Number of events in the measurement period		l			Event:
otal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seco
	LAeq			LA01 1hr			LAeq			LA01 1hr	
Voise source level for assessment time period	73	73	76	80	dB(A)	Noise source level for assessment time period	73	73	76	80	dB(A)
Fonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0		dB
dinimum distance to receiver			03		m	Minimum distance to receiver			95		m
Distance attenuation (-6 dB per doubling of distance)			40		dB	Distance attenuation (-6 dB per doubling of distance)		-	40		dB
Absorptive ceiling mitigation			0		dB	Absorptive ceiling mitigation			0		dB
Building screening			30		dB	Building screening			-6		dB
	1		.5		dB	Façade reflection			.5		dB
											- <u>``</u>
açade reflection	5	-	8	13	dB(A)	Impact at nearest facade	29	29	32	37	dBrA
raçade reflection mpact at nearest façade Reduction through OPEN window	5	-5	8 -5	-5	dB(A) dB	Impact at nearest façade Reduction through OPEN window	29	-5	32 -5	-5	dB(A

# CRGACOUSTICS

R3: Dwellings to the south-southeast						R4: Dwellings to the south					
ATRONS SOUTHEAST DOSA	Creep		Quality C			PATRONS SOUTHEAST DOSA	Creep		Quality C		-
Voise source level for single event	LAeq	LAeq 58	LA10 71	LA01 77	dB(A)	Noise source level for single event	LAeq	LAeq 58	LA10 71	LA01 77	dB(A)
huration of single event	<u> </u>	9			Seconds	Duration of single event	Ť,		00		Seco
umber of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Event
otal time duration of combined events	900.0		3600.0	1	Seconds	Total time duration of combined events	900.0		3600.0	1	Seco
TT 4 47	LAeq			LA01 1hr		NT 1 1 17 11 1 1	LAeq			LA01 1hr	
Noise source level for assessment time period Conality / Impulsiveness correction	68 0	68	0	77	dB(A) dB	Noise source level for assessment time period Tonality / Impulsiveness correction	68	68	71 0	77	dB(A)
Ainimum distance to receiver	-	6			m	Minimum distance to receiver		-	58		m
Distance attenuation (-6 dB per doubling of distance)			36		dB	Distance attenuation (-6 dB per doubling of distance)			35		dB
Absorptive ceiling mitigation		(			dB	Absorptive ceiling mitigation			0		dB
Offsite building screening		(			dB	Offsite building screening			0		dB
Façade reflection mpact at nearest façade	35	35	.) 38	44	dB dB(A)	Façade reflection Impact at nearest façade	35	35	.5	44	dB dB(A
Reduction through OPEN window	35	-5	-5	-5	dB(A) dB	Reduction through OPEN window	35	-5	-5	-5	dB(F
mpact inside open window (excludes façade correction	n)	27	30	36	dB(A)	Impact inside open window (excludes façade correctio	n)	28	31	37	dB(#
	3123.9772	3123.9772	6233.154				3343.1385	3343.1385	6670.4383		
PORTS LOUNGE NIGHT	Creep LAeq	Acoustic LAeq	Quality C	bjectives LA01		SPORTS LOUNGE NIGHT	Creep	Acoustie	LA10	Dbjectives LA01	-
loise source level for single event		73	76	80	dB(A)	Noise source level for single event	LAeq	LAeq 73	76	80	dB(A)
Puration of single event		9			Seconds	Duration of single event			00	00	Seco
umber of events in the measurement period	1		4		Events	Number of events in the measurement period	1		4		Even
Total time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seco
	LAeq	LAeq 1hr		LA01 1hr			LAeq	LAeq 1hr	LA10 1hr	LA01 1hr	
voise source level for assessment time period	73	73	76	80	dB(A)	Noise source level for assessment time period	73	73	76	80	dB(A
Fonality / Impulsiveness correction	0		0		dB	Tonality / Impulsiveness correction	0		0		dB
Ainimum distance to receiver	+		5		m	Minimum distance to receiver			35		m
Distance attenuation (-6 dB per doubling of distance)	+		35		dB	Distance attenuation (-6 dB per doubling of distance)	<b> </b>		31		dB
nside to outside attenuation	+		20		dB	Inside to outside attenuation			20		dB
Dusite building screening Tacade reflection	+	2	0		dB dB	Onsite building screening Façade reflection			0		dB dB
açade reliection mpact at nearest façade	20	20	23	28	dB dB(A)	Impact at nearest façade	24	24	27	32	dB dB(/
Reduction through OPEN window		-5	-5	-5	dB dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correction	n)	13	16	21	dB(A)	Impact inside open window (excludes façade correction	n)	17	20	24	dB(/
· · ·	105.15501	105.15501	209.81183				259.6685	259.6685	518.10677		
SAMING ROOM	Creep		Quality C			GAMING ROOM	Creep		Quality C		-
loise source level for single event	LAeq	LAeq 53	LA10 69	LA01 75	dB(A)	Noise source level for single event	LAeq	LAeq 53	LA10 69	LA01 75	10/4
ouse source level for single event Duration of single event		90		15	dB[A] Seconds	Duration of single event			00	13	dB(A Seco
Jumber of events in the measurement period	1	91	4		Events	Number of events in the measurement period	1	9	4		Even
Fotal time duration of combined events	900.0		3600.0		Seconds	Total time duration of combined events	900.0		3600.0		Seco
	LAeq	LAeq 1hr		LA01 1hr	01001105	a cur une obtation of computer contra	LAeq	LAeq 1hr		LA01 1hr	-
voise source level for assessment time period	63	63	69	75	dB(A)	Noise source level for assessment time period	63	63	69	75	dB(A
Conality / Impulsiveness correction	0		5		dB	Tonality / Impulsiveness correction	0		5		dB
dinimum distance to receiver		6			m	Minimum distance to receiver			51		m
Distance attenuation (-6 dB per doubling of distance)			36		dB	Distance attenuation (-6 dB per doubling of distance)			36		dB
nside to outside attenuation			5		dB	Inside to outside attenuation			.5		dB
Absorptive ceiling mitigation Offsite building screening	-		0		dB dB	Absorptive ceiling mitigation Offsite building screening			0		dB dB
Facade reflection		2			dB	Façade reflection			5		dB
impact at nearest façade	24	29	35	41	dB(A)	Impact at nearest façade	25	30	36	42	dB(/
Reduction through OPEN window		-5	-5	-5	dB	Reduction through OPEN window		-5	-5	-5	dB
mpact inside open window (excludes façade correction	n)	22	28	34	dB(A)	Impact inside open window (excludes façade correctio	n)	22	28	34	dB(/
	265.5665	839.795	3343.2841				301.53681	953.5431	3796.1235		-
ATRONS NORTHERN DOSA	Creep LAeq	LAeq	Quality C	LA01		PATRONS NORTHERN DOSA	Creep LAeq	LAeq	2 Quality C	LA01	1
Voise source level for single event		58	71	77	dB(A)	Noise source level for single event		58	71	77	dB(A
	1	9(			Seconds	Duration of single event			00		Seco
									4		Even
Ouration of single event Number of events in the measurement period	1		4		Events	Number of events in the measurement period	1				Seco
Duration of single event Tumber of events in the measurement period	900.0		4 3600.0		Events Seconds	Number of events in the measurement period Total time duration of combined events	900.0		3600.0	_	
Duration of single event Tumber of events in the measurement period Total time duration of combined events	900.0 LAeq	LAeq lhr	4 3600.0 LA10 1hr		Seconds	Total time duration of combined events	900.0 LAeq	LAeq 1hr	3600.0 LA10 1hr	LA01 1hr	
buration of single event fumber of events in the measurement period "otal time duration of combined events Noise source level for assessment time period	900.0 LAeq 68	LAeq 1hr 68	4 3600.0 LA10 1hr 71	LA01 1hr 77	Seconds dB(A)	Total time duration of combined events Noise source level for assessment time period	900.0 LAeq 68	LAeq 1hr 68	3600.0 LA10 1hr 71	LA01 1hr	dB(A
Juration of single event iumber of events in the measurement period otal time duration of combined events loise source level for assessment time period onality / Impulsiveness correction	900.0 LAeq	68	4 3600.0 LA10 1hr 71 0		Seconds dB(A) dB	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction	900.0 LAeq	68	3600.0 LA10 1hr 71 0		dB(A dB
Juration of single event Juration of single event otal time duration of combined events loise source level for assessment time period onality ( Impulsiveness correction finimum distance to receiver	900.0 LAeq 68	68	4 3600.0 LA10 1hr 71 0		Seconds dB(A) dB m	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver	900.0 LAeq 68	68	3600.0 LA10 1hr 71 0		dB(A dB m
Varation of single event. 'umber of events in the measurement period old time duration of combined events 'oise source level for assessment time period onality / Impulsiveness correction finimum distance to receiver finimum distance to receiver	900.0 LAeq 68	68	4 3600.0 LA10 1hr 71 0 44 38		Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Distance attemution (-6 dB per doubling of distance)	900.0 LAeq 68	68	3600.0 LA10 1hr 71 0 53 34		dB(A dB m dB
Vurtion of single event Number of events in the measurement period of all time duration of combined events Voise source level for assessment time period Onainty / Impulsiveness correction Griminum distance to receiver Distance attenuation (-6 dB per doubling of distance) Distorptive ceiling mitigation	900.0 LAeq 68	68 8 -3	4 3600.0 LA10 1hr 71 0 44 38		Seconds dB(A) dB m	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver	900.0 LAeq 68	68	3600.0 LA10 1hr 71 0		dB(A dB m
Juantion of single event Number of events in the measurement period Solal lime duration of combined events Noise source level for assessment time period Conality' Impulsiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Distorptive ceiling mitigation Judiding screening	900.0 LAeq 68	68 8 -3	4 3600.0 LA10 lhr 71 0 44 38 0 30		Seconds dB(A) dB m dB dB	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation	900.0 LAeq 68	68	3600.0 LA10 1hr 71 0 53 34 0		dB(A dB m dB dB
Juration of single event Juration of single events Total time duration of combined events Noise source level for assessment time period Conality' Impulsiveness correction Minimum distance to receiver Distance attemation (-6 dB per doubling of distance) bisopritive ceiling mitigation Juding screening Tagade reflection mapart at nearest façade	900.0 LAeq 68	68 8 	4 3600.0 LA10 1hr 71 0 14 38 0 5 5 5	11	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Ingulaiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive coefing multigation Building screening Faqde reflection Impact at nearest faqde	900.0 LAeq 68	68 	3600.0 LA10 1hr 71 0 33 34 0 30 .5 9	15	dB(A dB m dB dB dB dB dB
Vuntion of single event Sumber of events in the measurement period Otal time duration of combined events Voise source level for assessment time period Oraniity' Impulsiveness correction Afinimum distance to receiver Statance attenuation (-6 dB per doubling of distance) Ustorptive ceiling mitigation Judiding screening Sepade reflection mpact at nearest facade Eduction through OPEN window	900.0 LAeq 68 0 2	68 8 -3 ( -3 2 2 2 -5	4 3600.0 LA10 lhr 71 0 4 38 0 5 5 -5	11 -5	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Impulsiveness correction Minimum distance to receiver Distance atternuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Building screening Fagade reflection Impact at nearest fagade Reduction through OPEN window	900.0 LAeq 68 0	68 	3600.0 LA10 1hr 71 0 33 34 0 30 .5 9 -5	77 15 -5	dB(A dB dB dB dB dB dB dB (A B (A B (A B
Juntion of single event Jumber of events in the measurement period Jumber of events in the measurement period otal time duration of combined events ioise source level for assessment time period onality / Impulsiveness correction Immum distance to receiver fishance attenuation (-5 dB per doubling of distance) bsopptive ceiling mitigation uiding screening agade reflection mpact at nearest façade eduction through OPEN window	900.0 LAeq 68 0 2	68 8 	4 3600.0 LA10 1hr 71 0 14 38 0 5 5 5	11	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Ingulaiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive coefing multigation Building screening Faqde reflection Impact at nearest faqde	900.0 LAeq 68 0	68 	3600.0 LA10 1hr 71 0 33 34 0 30 .5 9	15	dB(A dB dB dB dB dB dB dB (A B (A B (A B
Varation of single event Jumber of events in the measurement period otal time duration of combined events (oise source level for assessment time period onality / Impulsiveness correction finimum distance to receiver listance attermation (-6 dB per doubling of distance) bsorptive ceiling mitigation ulding screening scade reflection mpact at nearest ficade eduction through OPEN window mpact inside open window (excludes ficade correction	900.0 LAeq 68 0 2 n) 1.5938659	68 8 	4 3600.0 <b>LA10 1hr</b> 71 0 4 38 0 0 5 -5 -5 -2 3.1891806	11 -5 4	Seconds dB(A) dB m dB	Total time duration of combined events Noise source level for assessment time period Tonality / Ingulaiveness correction Minimum distance to receiver Distance attenuation (-6 dB per doubling of distance) Absorptive ceiling mitigation Building scorening Façade reflection Impact at nearest façade Reduction through OPEN window Impact inside open window (excludes façade correction	900.0 LAeq 68 0 6 6 1 6 1 4.0036732	68 	3600.0 LA10 lhr 71 0 33 34 0 30 .5 9 -5 2 7.0883783	77 15 -5 8	dB(A dB dB dB dB dB dB dB (A B (A B (A B
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R1: Dwelling to the north			R2: Dwelling to the southeast		
Southeast Deck Large condensers	56	dB(A) @ 3m	Southeast Deck Large condensers	56	dB(A) @ 3m
Number of units	3	units	Number of units	3	units
Southeast Deck Small condensers	48	dB(A) @ 3m	Southeast Deck Small condensers	48	dB(A) @ 3n
Number of units	40	units	Number of units	40	units
Total noise level	61	dB(A) @ 3m	Total noise level	61	dB(A) @ 3n
Distance to receiver	81	m	Distance to receiver	63	m
Distance attenuation (-6 dB per doubling of distance)	-29	dB(A)	Distance to receiver Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)
Acoustic enclosure	-29	dB(A)	Acoustic enclosure	-10	dB(A)
Building screening	-5	dB(A)	Building screening	-10	dB(A)
Facade reflection	2.5	dB(A)	Facade reflection	2.5	dB(A)
mpact at facade	30	dB(A)	Impact at facade	2.3	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
Impact inside open window (also minus 2.5 dB facade)	23	dB(A)	Impact inside open window (also minus 2.5 dB facade)	20	dB(A)
impact inside open window (also minus 2.5 db façade)	25	dD(A)	Impact inside open window (also minus 2.3 dB façade)	20	dD(A)
Southwest Deck Large condensers	56	dB(A) @ 3m	Southwest Deck Large condensers	56	dB(A) @ 3r
Number of units	4	units	Number of units	4	units
Southwest Deck Small condensers	48	dB(A) @ 3m	Southwest Deck Small condensers	48	dB(A) @ 3r
Number of units	5	units	Number of units	- +0	units
Total noise level	63	dB(A) @ 3m	Total noise level	63	dB(A) @ 3r
Distance to receiver	86	m	Distance to receiver	63	m
Distance attenuation (-6 dB per doubling of distance)	-29	dB(A)	Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)
Acoustic enclosure	-25	dB(A)	Acoustic enclosure	-10	dB(A)
Acoustic enclosure Building screening	-10	dB(A)	Building screening	-10	dB(A)
Facade reflection	2.5	dB(A)	Facade reflection	2.5	dB(A)
Impact at facade	2.5	dB(A)	Impact at facade	2.5	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
Impact inside open window (also minus 2.5 dB façade)	19	dB(A)	Impact inside open window (also minus 2.5 dB façade)	21	dB(A)
impact inside open window (also minus 2.5 db façade)	19	(A)	Impact inside open window (also minus 2.5 db façade)	21	CD(A)
New toilet exhaust fans	52	dB(A) @ 3m	New toilet exhaust fans	52	dB(A) @ 3n
Number of units	4	units	Number of units	4	units
Total noise level	58	dB(A) @ 3m	Total noise level	58	dB(A) @ 3r
Distance to receiver	78	m	Distance to receiver	61	m
Distance attenuation (-6 dB per doubling of distance)	-28	dB(A)	Distance to receiver Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)
Building screening	-20	dB(A)	Building screening	-20	dB(A)
Acoustic enclosure	0	dB(A)	Acoustic enclosure	0	dB(A)
Acoustic enclosure	2.5	dB(A)	Facade reflection	2.5	dB(A)
mpact at facade	2.5	dB(A)	Impact at facade	31	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
Impact inside open window (also minus 2.5 dB facade)	20	dB(A)	Impact inside open window (also minus 2.5 dB façade)		dB(A)

R3: Dwellings to the south-southeast			R4: Dwelling to the west		
Southeast Deck Large condensers	56	dB(A) @ 3m	Southeast Deck Large condensers	56	dB(A) @ 3m
Number of units	3	units	Number of units	3	units
Southeast Deck Small condensers	48	dB(A) @ 3m	Southeast Deck Small condensers	48	dB(A) @ 3m
Number of units	3	units	Number of units	3	units
Total noise level	61	dB(A) @ 3m	Total noise level	61	dB(A) @ 3m
Distance to receiver	57	m	Distance to receiver	47	m
Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)	Distance attenuation (-6 dB per doubling of distance)	-24	dB(A)
Acoustic enclosure	-10	dB(A)	Acoustic enclosure	-10	dB(A)
Building screening	0	dB(A)	Building screening	0	dB(A)
Façade reflection	2.5	dB(A)	Façade reflection	2.5	dB(A)
mpact at façade	28	dB(A)	Impact at façade	30	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
impact inside open window (also minus 2.5 dB façade)	21	dB(A)	Impact inside open window (also minus 2.5 dB façade)	23	dB(A)
outhwest Deck Large condensers	56	dB(A) @ 3m	Southwest Deck Large condensers	56	dB(A) @ 3m
Number of units	4	units	Number of units	4	units
outhwest Deck Small condensers	48	dB(A) @ 3m	Southwest Deck Small condensers	48	dB(A) @ 3m
Jumber of units	5	units	Number of units	5	units
Fotal noise level	63	dB(A) @ 3m	Total noise level	63	dB(A) @ 3m
Distance to receiver	59	m	Distance to receiver	27	m
Distance attenuation (-6 dB per doubling of distance)	-26	dB(A)	Distance attenuation (-6 dB per doubling of distance)	-19	dB(A)
Acoustic enclosure	-10	dB(A)	Acoustic enclosure	-15	dB(A)
Building screening	0	dB(A)	Building screening	0	dB(A)
Façade reflection	2.5	dB(A)	Façade reflection	2.5	dB(A)
mpact at façade	29	dB(A)	Impact at façade	31	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
impact inside open window (also minus 2.5 dB façade)	22	dB(A)	Impact inside open window (also minus 2.5 dB façade)	24	dB(A)
New toilet exhaust fans	52	dB(A) @ 3m	New toilet exhaust fans	52	dB(A) @ 3m
Number of units	4	units	Number of units	4	units
Fotal noise level	58	dB(A) @ 3m	Total noise level	58	dB(A) @ 3m
Distance to receiver	55	m	Distance to receiver	44	m
Distance attenuation (-6 dB per doubling of distance)	-25	dB(A)	Distance attenuation (-6 dB per doubling of distance)	-23	dB(A)
Building screening	-5	dB(A)	Building screening	-5	dB(A)
Acoustic enclosure	0	dB(A)	Acoustic enclosure	0	dB(A)
açade reflection	2.5	dB(A)	Façade reflection	2.5	dB(A)
mpact at façade	30	dB(A)	Impact at façade	32	dB(A)
Reduction through OPEN window	-5	dB(A)	Reduction through OPEN window	-5	dB(A)
Impact inside open window (also minus 2.5 dB façade)	23	dB(A)	Impact inside open window (also minus 2.5 dB facade)	25	dB(A)



## 8.2.1 Acid sulfate soils overlay code

#### 8.2.1.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Land at or below the 5m AHD sub-category;
  - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

#### 8.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.

(ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
  - (b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.





#### Criteria for assessment

#### Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	<ul> <li>AO1.1 No excavation or filling occurs on the site.</li> <li>or</li> <li>AO1.2 An acid sulfate soils investigation is undertaken.</li> <li>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</li> </ul>	The existing ground levels are in excess of 10m AHD and therefore Acid Sulfate Soils are of minimal risk in this instance given that excavation will be limited to no more than 400mm in all likelihood.
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	<ul> <li>AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: <ul> <li>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; <ul> <li>(c) not undertaking filling that results in:</li> <li>(i) actual acid sulfate soils being moved below the water table;</li> <li>(ii) previously saturated acid sulfate soils</li> <li>being aerated.</li> </ul></li></ul></li></ul>	The existing ground levels are in excess of 10m AHD and therefore Acid Sulfate Soils are of minimal risk in this instance given that excavation will be limited to no more than 400mm in all likelihood.





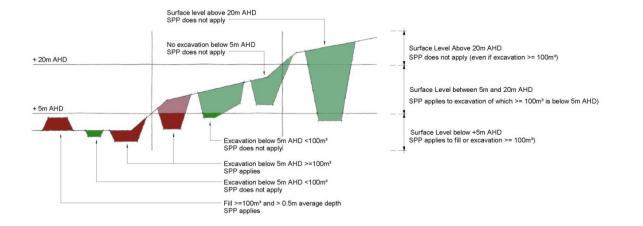
Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>AO2.2</li> <li>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: <ul> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> <li>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul> </li> </ul>	
<b>PO3</b> No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	AO3 No acceptable outcomes are prescribed.	The existing ground levels are in excess of 10m AHD and therefore Acid Sulfate Soils are of minimal risk in this instance given that excavation will be limited to no more than 400mm in all likelihood.



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#### Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)





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# 7.2.3 Mossman local plan code

### 7.2.3.1 Application

- (1) This code applies to development within the Mossman local plan area as identified on the Mossman local plan maps contained in Schedule
- (2) When using this code, reference should be made to Part 5.

# 7.2.3.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Mossman local plan code.

The Mossman local plan area is located at the northern end of the Captain Cook Highway where it continues on to the Daintree township as the Mossman-Daintree Road. The local plan area contains the rural and local administrative centre of Mossman.

The town of Mossman is located on a flat plain framed by the southern portion of the Daintree National Park to the west and Mount Beaufort to the east. The lush Daintree National Park dominates the town with striking views across to Mt Demi (Manjal Dimbi) and the spectacular Mossman Bluff above the Mossman Gorge. South Mossman River and North Mossman river provide significant natural entry and exit gateways to the town supported by Marrs Creek to the west. Parker Creek divides the town midway separating the commercial township from the more predominately residential areas in the southern half of the town.

Mossman developed as a strong sugar producing region at the end of the nineteenth century and quickly developed into a prosperous small town. From the mid-1930s the main commercial street was Mill Street. However Front Street, being the main access from Port Douglas and the Daintree also saw a concentration of commercial development from the 1930s onward. The town focusses on "the Triangle" and central grassed area at the five way junction at the northern end of the town providing a focal community hub that contributes significantly to the town's central setting.

The Mossman Sugar Mill in the north eastern part of the town is the northern most sugar mill in Queensland with its building and chimney stack dominating the town centre while forming part of an important vista along Mill Street looking toward Mount Beaufort. The mill is also the central focus of the cane rail network that radiates outward through the town adding an important character element that contributes to the appeal of the sugar town. Part of the cane rail network runs east-west through the Triangle occasionally delaying north-south vehicular traffic during cane harvesting months.

Mossman is a discrete linear township surrounded by sugar cane cultivation. The established business centre serves much of the northern part of the Shire with generally lower order goods and services. Service industries are concentrated at the southern end of the town providing for the general needs of the community. A limited area of expansion is available if the need arises.

Much of the township's character is derived from its picturesque rural setting and heritage character. Significant stands of mature vegetation (rain-trees and fig trees) dominate parts of the streetscape providing a much valued and identifiable feature to the town.



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At the southern end of town centre, Johnston Road heads west from Front Street providing access to the Mossman Gorge, a popular tourist attraction and small indigenous community in the Daintree National Park to the west of the town. This intersection is another important focal point, particularly for tourists finding their way to the gorge. Johnston Road also provides access to the hospital and showgrounds on the western side of the town and the developing residential area off Daintree Horizon Drive: currently the main expanding residential estate in the township.

A more contemporary shopping facility is available at the southern end of Front Street on the western side of the road. Expansion of this shopping precinct has recently been completed. It is not intended that this precinct be expanded any further, and any form of redevelopment of the older retail component, will occur as an integrated development.

On the south western side of the town, off Coral Sea Drive, is a rural residential subdivision providing a green backdrop to the town. It is not intended that further lot reconfiguration occur in this area in order to protect the appeal of the hillside on the western flank of the township.

The indigenous Mossman Gorge community is located approximately three kilometres to the west of Mossman township where improved infrastructure, housing and economic opportunities are to be facilitated.

The Mossman North community located approximately two kilometres north of the Mossman township will remain as a residential community.

## 7.2.3.3 Purpose

- (1) The purpose of the Mossman local plan code is to facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic character of the town.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Mossman will continue to develop as the major administrative, commercial and industrial centre in Douglas Shire.
  - (b) The key built form and main street character of the town centre is to be retained and reinforced.
  - (c) Mossman's identity as Queensland's northern-most sugar mill town is strengthened through the development of a distinct, ordered and attractive streetscape which responds to the tropical climate and the special features of the town's setting and layout.
  - (d) Mossman's distinct character is enhanced through appropriate building design and landscaping.
  - (e) The significant avenues of rain-trees and fig trees and other such vegetation that contribute significantly to township identity are protected.
  - (f) Residential development is encouraged within designated areas to consolidate Mossman's character as a permanent residential settlement.
  - (g) Residential areas are pleasant, functional, distinctive and well-defined and residential amenity is maintained and enhanced with all residential areas having good access to services and facilities, while minimising any land use conflicts associated with different urban activities or nearby rural activities.



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- (h) Development in the Low-medium density residential zone provides a range of housing options and contributes to a high standard of residential amenity, scale and design consistent with the character of Mossman.
- (i) Opportunities for a limited range of tourist accommodation and services are facilitated to cater for the requirements of tourists passing through Mossman or visiting the Mossman Gorge.
- (j) To provide the opportunity for an alternative truck route to by-pass the town centre for safer and less disruptive access between the sugar mill and Cairns (subject to further investigation as a local initiative).
- (k) Improved local land use planning, housing and infrastructure arrangements enable private home ownership, economic development and municipal service delivery for the Mossman Gorge community.
- (I) Mossman North will remain as a residential land use community only, with no further outward expansion intended.
- (m) Conflicts between alternative land uses are minimised.
- (n) Mossman's role as an industrial service centre is enhanced by facilitating the expansion of industrial development adjacent to existing industrial areas and protecting industrial areas from encroachment of incompatible land use activities.
- (o) Remnant vegetation areas, riverine corridors and natural features are protected by ensuring any adjacent development is low key and sensitive to its surroundings.
- (3) The purpose of the code will be further achieved through the following overall outcomes:
  - (a) Precinct 1 Mossman North precinct;
  - (b) Precinct 2 Foxton Avenue precinct;
  - (c) Precinct 3 Junction Road residential precinct;
  - (d) Precinct 4 Junction Road industry precinct;
  - (e) Precinct 5 Town Centre precinct;
  - (f) Precinct 6 Front Street precinct;
  - (g) Precinct 7 Emerging community precinct;
  - (h) Precinct 8 Mossman South industry precinct;
  - (i) Precinct 9 Mossman Gorge community precinct





### Precinct 1 – Mossman North precinct

- (4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) development is restricted to low density residential uses only.
  - (b) development reliant on exposure to the Mossman-Daintree Road does not occur.

#### **Precinct 2 – Foxton Avenue precinct**

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) development occurs that is compatible with the establishment of a botanical garden, including a range of ancillary tourist facilities (not tourist accommodation), educational facilities and research facilities.
  - (b) Development takes into account physical constraints with particular attention paid to flooding and vegetation.
  - (c) development is adequately separated from, and protects, the existing cane railway track along the south boundary of the land;
  - (d) development does not impact on the environmental values of Marrs Creek.

#### **Precinct 3 - Junction Road residential precinct**

- (6) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) land within the Junction Road residential precinct is developed taking into account the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes;
  - (b) development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots;
  - (c) development on the site does not impact on the environmental values of the North Mossman River.

#### **Precinct 4 - Junction Road industry precinct**

- (7) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) the Mossman Mill is located within Precinct 4 and is the catalyst for encouraging and accommodating further industrial development.
  - (b) low and medium impact industry uses are located within the Junction Road industry precinct to service the needs of the sugar mill and to consolidate allied industrial uses;
  - (c) residential areas on the western side of Junction Street are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.





#### **Precinct 5 - Town Centre precinct**

- (8) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) key elements which contribute to the character and integrity of the town centre are retained;
  - (b) the sense of place which characterises the main town intersection of Foxton Avenue, Mill Street and Junction Road is reinforced with new development or redevelopment contributing to the existing continuity of built form by being built up to the street frontage;
  - (c) the cane tram line which runs along Mill Street, the vista down Mill Street to Mount Beaufort and the sugar mill chimney are retained as unique features of the town and its sugar town heritage;
  - (d) views from Front Street of the mountains (from various vantage points) are maintained;
  - (e) avenue planting within the town centre along the centre median in Front Street is maintained and extended to reinforce the character of the town centre.

#### **Precinct 6 - Front Street precinct**

- (9) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that any expansion of the development is integrated with the existing shopping facilities incorporating the following design parameters:
  - (a) vehicular access is limited to:
  - (b) the existing access from Front Street opposite the Harper Street intersection;
  - (c) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.
  - (d) any expansion complements the existing development in scale, height, roof alignment and colour;
  - (e) any expansion is integrated with existing development such that the final development functions as one shopping/commercial development;
  - (f) any expansion takes into account adjacent (existing and future) residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.

#### **Precinct 7 – Emerging community precinct**

- (10) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure:
  - (a) development takes into account the provision of road links, cycle links, pedestrian connections and parkland allocation, generally in accordance with the local plan, to ensure that each land subdivision does not compromise the future development of adjoining land. Open space is provided with extensive road frontage for visibility / utility.



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## Precinct 8 - Mossman south industry precinct

(11) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) low impact industry uses are the predominant form of industry within the Mossman South industry precinct;
- (b) no uses that compete with the commercial and retail primacy of the town centre are established;
- (c) development protects the amenity of adjacent and nearby residential land uses.

#### Precinct 9 – Mossman Gorge community precinct

- (12) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
  - (a) existing commercial, community and residential uses are recognised within the discrete area contained by the Mossman Gorge community;
  - (b) a flexible approach to land use planning is advanced through the adoption of a structure plan for the community;
  - (c) a flexible approach to lot reconfiguration is permitted to advance home ownership aspirations for the community;
  - (d) infrastructure upgrading is undertaken and transitioned to Council for future maintenance.

#### **Criteria for assessment**

#### Table 7.2.3.4.a – Mossman local plan – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
<b>PO1</b> Building and structures complement the height of surrounding development	<b>AO1</b> Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.





Performance outcomes	Acceptable outcomes	Applicant response
For assessable development	AO1.1       The proposal is consistent with the intent of the adopted Townscape Plan and the proposal represents an improved address of the town, including:         (a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent;       The street.         (b) natural vegetation along watercourses, in particular the Mossman River, Parker Creek and Marrs Creek;       Landscaping elements are a feature of the plans.         (c) the avenue of planting in the town centre in Front Street;       (d) the Raintrees in Foxton Avenue;         (e) the trees on the eastern side of the Mossman Daintree Road, just north of the North Mossman       Forther Mossman	
Development in the Mossman local plan area gen	erally	
PO1 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).	<ul> <li>Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: <ul> <li>(a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent;</li> <li>(b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek;</li> <li>(c) the avenue of planting in the town centre in Front Street;</li> <li>(d) the Raintrees in Foxton Avenue;</li> <li>(e) the trees on the eastern side of the Mossman-</li> </ul> </li> </ul>	of the adopted Townscape Plan and the proposal represents an improved address of the street. Landscaping elements are a feature of the proposal as demonstrated in the attached





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>AO1.3</li> <li>Important landmarks, memorials and monuments are retained, including, but not limited to:</li> <li>(a) the cane tram line running east west through the town at Mill Street;</li> <li>(b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road</li> </ul>	
<b>PO2</b> Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.	<b>AO2</b> Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	The proposal in no way compromises this clause.
<b>PO3</b> Landscaping of development sites complements the existing tropical character of Mossman.	<b>AO3</b> Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.	Landscaping elements are a feature of the proposal as demonstrated in the attached plans.
<b>P04</b> Development does not compromise the safety and efficiency of the State-controlled road network.	AO4 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	The proposal in no way compromises this clause.





Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Additional requirements for Precinct 2 – Foxton A	venue precinct	
<b>PO5</b> Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation.	AO5 Buildings and structures are located outside areas subject to flooding. Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for development and avoid impacts on adjoining land.	The proposal seeks to maintain existing floor levels within the proposed alterations and additions.
<b>PO6</b> Development is adequately separated from and protects the existing cane railway track along the southern boundary of the land.	<ul> <li>PO6.1</li> <li>Buildings and structures are setback a minimum of 10 metres from the cane railway.</li> <li>PO6.2</li> <li>Pedestrian access to the cane railway is restricted.</li> </ul>	n/a
Additional requirements for Precinct 3 – Junction	Road residential precinct	
<b>PO7</b> Land within the Junction Road residential precinct is developed taking into account of the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes.	<b>A07</b> Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for residential development and avoid impacts on adjoining land.	n/a
<b>PO8</b> Development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots.	<ul> <li>AO8.1</li> <li>Lots have a minimum area of 800m<sup>2</sup>.</li> <li>AO8.2</li> <li>Lots have a minimum frontage of 20m.</li> </ul>	n/a





Performance outcomes	Acceptable outcomes	Applicant response
<b>PO9</b> Development on the site does not impact on the environmental values of the North Mossman River, with any land dedication along the creek provided with access to, at minimum, a partial esplanade road frontage.	<ul> <li>AO9.1</li> <li>Subject to any greater width requirement as a consequence of the studies required to satisfy AO8, a minimum riparian width of 30 metres is dedicated as open space along the frontage to the Mossman River.</li> <li>AO9.2</li> <li>Practical road access is available to the minimum riparian width of 30 metres along the frontage to the Mossman River.</li> </ul>	n/a
Additional requirements for Precinct 4 – Junction	Road industry precinct	
<b>PO10</b> Residential areas on the western side of Junction Road are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.	<ul> <li>AO10.1</li> <li>A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required.</li> <li>AO10.2</li> <li>No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation.</li> </ul>	n/a
Additional requirements for Precinct 5 – Town Ce	ntre precinct	
<ul> <li>PO11</li> <li>Buildings in the precinct are designed and sited to complement the existing distinctive and cohesive character of the retail and business area, including:</li> <li>(a) buildings built to the frontage to reinforce the existing built-form character;</li> <li>(b) buildings that address the street;</li> <li>(c) development that incorporates awnings and verandahs providing weather protection for pedestrians.</li> </ul>	<ul> <li>AO11</li> <li>With respect to Front Street, Foxton Avenue, Mill Street and Johnston Road, development incorporates buildings that front the street designed with non- transparent awnings that:</li> <li>(a) provide for pedestrian shelter that are consistent with the character and setting of the town centre;</li> <li>(b) are a minimum of 3.2 metres and a maximum of 3.5 metres above the finished footpath level;</li> <li>(c) extend and cover the adjoining footpath with a 1.5 metre setback to the kerb;</li> <li>(d) are continuous across the frontage of the site;</li> </ul>	





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>(e) are cantilevered from the main building and where posts are used, posts are non-load bearing;</li> <li>(f) include under awning lighting</li> </ul>	
PO12 Development in the precinct contributes positively to the character of the town and is complementary in scale to surrounding development.	<ul> <li>AO12 Development incorporates the following design features: <ul> <li>(a) built up to the front' alignment addressing the street frontage and continuing the scale of the existing built form and where necessary providing car parking spaces at the rear of the site;*</li> <li>(b) appropriate built form and roofing material;</li> <li>(c) appropriate fenestration in combination with roof form;</li> <li>(d) appropriate window openings, screens or eaves shading 80% of window openings;</li> <li>(e) minimum of 700mm eaves;</li> <li>(f) orientation of the building to address the street/s;</li> <li>(g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car park area/s to the development;</li> <li>(h) ground level façades facing streets consist of windows, wall openings or shop fronts;</li> <li>(i) vertical architectural elements a minimum of 3 metres along the length of the ground level façade;</li> <li>(j) inclusion of windows and balconies on the upper levels facing the street façade;</li> <li>(j) provision of lattice, battens or privacy screens;</li> <li>(k) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres;</li> </ul> </li> </ul>	The proposal is consistent with the intent of the adopted Townscape Plan and the proposal represents an improved address of the street. Landscaping elements are a feature of the proposal as demonstrated in the attached plans.





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>(I) Any air conditioning plant is screened from the street frontage and public view by use of architectural features.</li> <li>*Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.</li> </ul>	
<ul> <li>PO13</li> <li>Site coverage of all buildings: <ul> <li>(a) does not result in a built form that is bulky or visually intrusive to the streetscape;</li> <li>(b) respects the individual character of the town centre.</li> </ul> </li> </ul>	AO13 Site cover does not exceed 60%.	The proposal will result in a site coverage (inc. the approved bowling green coverings) of approximately 60%. It is noted that the greens roofing is of an open and transparent nature.
<ul> <li>PO14 <ul> <li>Side and rear setbacks:</li> <li>(a) are appropriate for the scale of the development and the character of the town centre;</li> <li>(b) provide adequate daylight for habitable rooms on adjoining sites;</li> <li>(c) adequate separation between residential and non-residential uses.</li> </ul> </li> </ul>	<ul> <li>AO14.1 For side boundary setbacks, no acceptable measures are specified.</li> <li>AO14.2 Buildings are setback a minimum of 6 metres from rear boundaries.</li> <li>Note: Building code requirements must be satisfied.</li> </ul>	The proposal maintains the existing setback from Johnston Road and where it has decreased (relative to the ex. building) it has done so in a manner that is consistent with achieving the intent of the adopted Mossman Townscape Plan.
<b>PO15</b> Development in the precinct is predominantly retail or office based in nature or has a service delivery function.	AO15 Development at street level is limited to retail, office or restaurant/cafe based activities or personal services, with residential development limited to minor ancillary residential uses or to tourist accommodation located above ground level, or to the rear of the site at ground level.	n/a





Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 6 – Front Street precinct		
<ul> <li>PO16</li> <li>Vehicular access is limited to: <ul> <li>(a) the existing access from Front Street opposite the Harper Street intersection;</li> <li>(b) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.</li> </ul> </li> </ul>	AO16 No acceptable outcomes are prescribed.	n/a
<b>PO17</b> Any expansion complements the existing development in scale, height, roof alignment and colour	<b>AO17</b> No acceptable outcomes are prescribed.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.
<b>PO18</b> Any expansion is integrated with existing development such that the final development functions as one shopping/commercial development.	AO18 No acceptable outcomes are prescribed.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.
<b>PO19</b> Any expansion takes into account adjacent residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.	<b>AO19</b> No acceptable outcomes are prescribed.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.
Additional requirements for Precinct 7 – Emerging Community precinct		
<b>PO20</b> Development provides road connections, pedestrian and cycling links and open space to establish integrated, connected communities with adjoining land.	<b>AO20</b> No acceptable outcomes are prescribed.	n/a





Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 8 – Mossman South industry		
<b>PO21</b> Low impact industry uses are the predominant form of industry.	AO21 Development for industrial purposes consists of service industry or low impact industry uses.	n/a
<b>PO22</b> No uses that compete with the commercial and retail primacy of the Mossman town centre are established.	<ul> <li>AO22</li> <li>Office or retail uses:</li> <li>(a) are ancillary to an industrial use; or</li> <li>(b) directly service the needs of the surrounding industrial precinct;</li> <li>(c) do not rely on passing trade from Alchera Drive.</li> </ul>	n/a
<b>PO23</b> Development protects the amenity of adjacent and nearby residential land uses.	AO23 No acceptable outcomes are prescribed.	The proposal demonstrates a suitable level of consideration with respect to preserving the amenity of the area and particularly where the proposal shares an interface with residential development.
Additional requirements for Precinct 9 – Mossman Gorge Community		
<b>PO24</b> No uses that compete with commercial and retail activities in Mossman town centre are established.	AO24 No acceptable outcomes are prescribed.	n/a





# 6.2.9 Recreation and open space zone code

#### 6.2.9.1 Application

- (1) This code applies to assessing development in the Industry zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.9.2 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for:
  - (a) Informal recreation where the built form is not essential to the enjoyment of the space;
  - (b) local and district scale parks that serve the recreational needs of a wide range of residents and visitors
  - (c) a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 1 : Settlement pattern, Element 3.4.5 Residential areas and activities.
    - (ii) Theme 4 Strong communities and identity, Element 3.7.3 Active communities, Element 3.7.6 Arts and culture.
  - (b) provide land for the recreational needs to enhance liveability and the health and well-being of the Douglas community.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Areas are provided for active sport and recreation to meet community needs, including playing fields, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts.
  - (b) Open space is accessible to the general public for a range of outdoor sport and recreation activities.
  - (c) A range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors.
  - (d) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary.
  - (e) Sport and recreation areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas.
  - (f) The use of sport and recreation areas does not unduly affect the amenity of adjacent areas, particularly residential areas.





## Criteria for assessment

Table 6.2.9.3.a - Recreation and open space zone code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
<b>PO1</b> The height of buildings and structures respects the low-scale character of the area.	AO1 Buildings and structures, other than pole structures, are not more than 10 metres in height. Note – Height is inclusive of roof height.	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.
<b>PO2</b> Buildings and structures are setback to ensure that they do not detract from the open character of the site or impact on any use in the Sensitive land use activity group.	<ul> <li>AO2</li> <li>Buildings and structures are setback a minimum of:</li> <li>(a) 8 metres from a State-controlled road;</li> <li>(b) 6 metres from road frontages;</li> <li>(c) 6 metres from land within a Residential zone; or</li> <li>(d) 3 metres from land in any other zone.</li> </ul>	The proposal attempts to maintain both the existing form and scale of the buildings on site, which in turn maintains a consistency with the character of the surrounding area.
<b>PO3</b> Car parking areas are setback from the boundaries of the site to ensure a high standard of amenity and to ensure the amenity of adjacent sensitive uses is protected.	<ul> <li>AO3</li> <li>Car parking areas are setback:</li> <li>(a) 6 metres from the road frontage of the site;</li> <li>(b) 3 metres from any other site boundary.</li> </ul>	The proposal maintains the existing car parking proximity to adjoining sites, however additional landscaping and acoustic treatment is proposed in this instance.
<b>PO4</b> The setbacks to car parking areas are landscaped to enhance the amenity of the site and to provide a buffer to adjacent residential land, residential uses or any other sensitive land uses.	<b>AO4</b> The setback between the road frontage and the car parking area is landscaped with dense planting.	The proposal maintains the existing car parking proximity to adjoining sites, however additional landscaping and acoustic treatment is proposed in this instance.
<b>PO5</b> Lighting of playing fields and club facilities do not adversely impact on the amenity of adjacent areas or uses.	<ul> <li>AO5.1</li> <li>Structures for lighting:</li> <li>(a) on a site greater than 5000m2 are not more than 25 metres in height.</li> <li>(b) on a site less than 5000m2 are not more than 8.5 metres in height.</li> </ul>	n/a





Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>AO5.2</li> <li>Structures for lighting poles are designed, constructed and operated in a manner which complies with:</li> <li>(a) AS4282-1997 Control of the obtrusive effects of outdoor lighting;</li> <li>(b) AS2560-2007 Sports lighting.</li> </ul>	
<b>PO6</b> Organised sporting activities and training ensure that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.	<b>AO6.1</b> Hours of operation of organised sporting and training activities are limited to between 6.00am and 10.00pm.	No change to operating hours is proposed.
For assessable development		
<b>PO7</b> The establishment of uses is consistent with the outcomes sought for the Recreation and open space zone and protects the zone from the intrusion of inconsistent uses.	<b>A07</b> Uses identified in Table 6.2.9.3.b are not established in the Recreation and open space zone.	The proposal is entirely consistent with the objectives of the zone.
<b>PO8</b> Reconfiguration does not prejudice the use of the land for open space and recreational purposes.	AO8 No acceptable outcomes are prescribed.	n/a





#### Table 6.2.9.3.b - Inconsistent uses within the Recreation and open space zone

Inconsistent uses		
<ul> <li>Adult store</li> <li>Agricultural supplies store</li> <li>Animal husbandry</li> <li>Aquaculture</li> <li>Brothel</li> <li>Bulk landscape supplies</li> <li>Cemetery</li> <li>Community care centre</li> <li>Community residence</li> </ul>	<ul> <li>High impact industry</li> <li>Home based business</li> <li>Hospital</li> <li>Hotel</li> <li>Intensive animal industry</li> <li>Intensive horticulture</li> <li>Low impact industry</li> <li>Major electricity infrastructure</li> <li>Marine industry</li> </ul>	<ul> <li>Renewable energy facility</li> <li>Research and technology industry</li> <li>Retirement facility</li> <li>Rooming accommodation</li> <li>Rural industry</li> <li>Rural workers accommodation</li> <li>Sales office</li> <li>Service industry</li> <li>Service station</li> </ul>
<ul> <li>Crematorium</li> <li>Cropping</li> <li>Detention facility</li> <li>Dual occupancy</li> <li>Dwelling house</li> <li>Environment facility</li> <li>Extractive industry</li> <li>Garden centre</li> <li>Hardware and trade supplies</li> </ul>	<ul> <li>Medium impact industry</li> <li>Multiple dwelling</li> <li>Non-resident workforce accommodation</li> <li>Nightclub entertainment facility</li> <li>Office</li> <li>Outdoor sales</li> <li>Outstation</li> <li>Port services</li> <li>Relocatable home park</li> <li>Residential care facility</li> </ul>	<ul> <li>Shopping centre</li> <li>Short-term accommodation</li> <li>Showroom</li> <li>Special industry</li> <li>Theatre</li> <li>Transport depot</li> <li>Veterinary services</li> <li>Warehouse</li> <li>Wholesale nursery</li> <li>Winery</li> </ul>

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.





# 8.2.10 Transport network overlay code

### 8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Transport network (Road Hierarchy) overlay sub-categories:
    - (i) State controlled road sub-category;
    - (ii) Sub-arterial road sub-category;
    - (iii) Collector road sub-category;
    - (iv) Access road sub-category;
    - (v) Industrial road sub-category;
    - (vi) Major rural road sub-category;
    - (vii) Minor rural road sub-category;
    - (viii) Unformed road sub-category;
    - (ix) Major transport corridor buffer area sub-category.
  - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
    - (i) Principal route;
    - (ii) Future principal route;
    - (iii) District route;
    - (iv) Neighbourhood route;
    - (v) Strategic investigation route.





#### 8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
    - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
  - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for transport infrastructure (including active transport infrastructure);
  - (b) development contributes to a safe and efficient transport network;
  - (c) development supports the existing and future role and function of the transport network;
  - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

#### **Criteria for assessment**

#### Table 8.2.10.3 a - Transport network overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response		
For assessable development				
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO1.1</li> <li>Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</li> <li>AO1.2</li> <li>Development does not compromise the safety and efficiency of the transport network.</li> </ul>	The Proposal demonstrates compliance in this regard.		





Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: <ul> <li>(a) the Transport network overlay maps contained in Schedule 2;</li> <li>(b) any relevant Local Plan.</li> </ul> </li> <li>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</li> </ul>	The Proposal demonstrates compliance in this regard.
<b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3 No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	The Proposal demonstrates compliance in this regard.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<ul> <li>AO4.1         Development is compatible with the role and function (including the future role and function) of major transport corridors.     </li> <li>AO4.2         Direct access is not provided to a major transport corridor where legal and practical access from another road is available.     </li> </ul>	The Proposal demonstrates compliance in this regard.





Performance outcomes	Acceptable outcomes	Applicant response		
	<ul> <li>AO4.3</li> <li>Intersection and access points associated with major transport corridors are located in accordance with: <ul> <li>(a) the Transport network overlay maps contained in Schedule 2; and</li> <li>(b) any relevant Local Plan.</li> </ul> </li> <li>AO4.4 <ul> <li>The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</li> </ul></li></ul>			
<b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	<b>AO5</b> No acceptable outcomes are prescribed.	The Proposal demonstrates compliance in this regard.		
Pedestrian and cycle network				
<b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	<ul> <li>AO6.1</li> <li>Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</li> <li>AO6.2</li> <li>The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</li> </ul>	The Proposal demonstrates compliance in this regard.		

