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20/05/2026

APPLICATION REF

A007026963

2026

Noise & Vibration Management Plan

240 Queen St Lobby Upgrade
240 Queen STREET BRISBANE CITY

240 Queen St - Noise & Vibration Management Plan

1.0 DESCRIPTION OF THE WORKS

ATG Projects proposes to undertake an upgrade of the internal finishing surfaces within the main entrance corridor of Bowman House, a commercial building located at 276 Edward Street, Brisbane City.

The scope of works includes the following:

1.1 Demolition Works

The demolition works will include:

- Removal of existing floor and wall finishes (ceramic tiles and render).
- Grinding of wall surfaces following tile removal to expose existing brickwork.
- Removal of the existing glazed door to the corridor.
- Demolition of existing glass awing and soffit
- Demolition of main entry stairs to building (in 2 x stages)

Demolition equipment will be used sequentially, as required, as follows:

- Elevated work platform
- Jackhammer
- Concrete saw
- cranes

1.2 New Construction Works

The new construction works will include:

- Installation of new concrete stairs and block work
- Installation of new DDA lift
- Installation of new Structural steel awning
- Roofing works
- Installation of new balustrade
- Façade cladding works
- Internal joinery works.
- Installation of new floor tiles to the corridor entrance and stairs, including bedding.
- Installation of new wall tiles to the external front entrance.
- Installation of a new glazed entrance door.
- Installation of new electrical light fittings, intercoms, and signage.

1.3 Proposed Work Hours

Works are proposed during the following hours:

- Sunday to Thursday nights
- 6:30 pm to 6:30 am

The bulk of demolition works is proposed to commence at 6:30 pm and be completed by 3:30 am.

All remaining internal construction works within the corridor and building are considered low risk and are expected to generate minimal noise and disruption.

All external works will be required to be completed off the Queen St footpath, with a foot path closure and line diversion permits in place with traffic control.

The proposed working hours have been developed in consultation with the Client to enable after-hours completion. 240 Queen is a fully operational commercial building during standard business hours (7:30 am to 5:30 pm), and access to the tenancies on all levels is only via the main entrance corridor. Due to the corridor's limited size and access constraints, and to avoid disruption to daily building operations, after-hours construction is the

only practical method to complete the works. Most of the demolition will occur internally inside the corridor and noisy works should not dissipate and provide nuisance to the surrounding environment.

2.0 CONSTRUCTION STAGING

Following receipt of relevant approvals, it is currently planned that construction will commence as per the attached proposed programme. The construction staging is summarised below as follows:

2.1 Stage 1

2.1.1 External Works – Demolition

Construction Start Date 2th June 2026

- Demolition of existing awning and first stage of stair case.
- Concrete works .
- Rigging of structural steel awning .
- Roofing works.
- Cladding works.
- Demolition/noisy works to occur between 6.30pm to 6.30am .

Pedestrian Works:

- Footpath envisaged to be closed with a full foot path closure and public diversion.
- Lane closure for crane in of new materials.
- Concrete pump for new stair infill.
- Material movements

Expected Completion 23rd November 2026

2.2 Stage 2

2.2.1 Works – External Front Façade & Remaining Internal Items

Construction Anticipated Start Date 23rd November 2026

- External tiling and cladding works to front façade
- Roofing works
- Concrete works
- Works to occur between the hours of 6.30pm to 6.30am

Pedestrian Works:

- Footpath envisaged to be closed with a full foot path closure and public diversion.
- Lane closure for crane in of new materials.
- Concrete pump for new stair infill.
- Material movements.

Expected Completion 23rd December 2026

3.0 MANAGEMENT OF CONSTRUCTION (NOISE, VIBRATION & DUST)

Noise and vibration associated with construction activities will be identified and assessed prior to commencement of works. Mitigation controls will be documented, implemented, and communicated to all relevant personnel. This includes:

- Documenting anticipated noise and vibration impacts in the project's environmental assessment.
- Developing and implementing a noise and vibration monitoring program (where required).
- Undertaking noise and vibration monitoring at appropriate times, including in response to complaints.
- Providing all site personnel with induction training covering:
 - Project-specific and standard noise and vibration mitigation measures,
 - Relevant licences/approvals and any conditions,
 - Permissible work hours,
 - Restrictions on high-noise activities, and
 - The location of the nearest sensitive receivers.
- Providing awareness training to personnel on vibration requirements and the importance of minimising vibration near operational areas.
- Ensuring noise and vibration controls are documented within subcontractor SWMS.
- Reviewing activities during pre-starts, including proposed methodologies, to ensure all workers understand the requirements and controls.

4.0 WORK HOURS AND OUT-OF-HOURS APPROVAL

No work is to be undertaken outside approved / nominated site hours without prior approval. Approved hours of operation will be communicated to all personnel during site inductions and ongoing construction briefings.

An out-of-hours approval protocol will be established, documented, and communicated (as required) in accordance with local authority conditions of approval, environmental requirements, and/or the Client's out-of-hours approval process. This may include:

- Obtaining written approval prior to commencing out-of-hours works from the relevant authority and/or Client.
- Providing advance notification to potentially affected persons or occupiers prior to commencement of out-of-hours works.
- Including contact details for the responsible site representative in all notifications.
- Ensuring work activities occur only within approved site areas.

5.0 NOISE MANAGEMENT

Noise management requirements contained within the project's environmental assessment and conditions of approval will be reviewed and incorporated into ATG's project management systems.

Where practical, ATG will substitute excessively noisy processes with lower-noise alternatives. All reasonable and feasible mitigation measures will be implemented to minimise noise impacts.

5.1 Noise Sources

Primary noise sources for these works include:

- 5.1.1 Grinding works
- 5.1.2 Jackhammering (if required)
- 5.1.3 General construction activities and plant operation

5.2 Performance Criteria

- 5.2.1 No substantiated noise complaints are received from surrounding tenants or premises.

5.3 Implementation Strategy

To minimise potential noisy environment, ATG will implement the following controls:

- 5.3.1 All equipment will be maintained in good working order (maintained in accordance with relevant Australian Standards and manufacturer requirements).
- 5.3.2 Activities will be undertaken in compliance with applicable environmental protection legislation and noise

regulations.

5.3.3 Where required, equipment will be fitted with appropriate noise reduction devices, maintained accordingly, or substituted with quieter alternatives.

5.3.4 Works will be planned with consideration of:

- Weather conditions,
- Proximity to noise-sensitive receivers, and
- Site constraints, to minimise the likelihood of nuisance noise or vibration.
- Devices and equipment to aid in reduction of noise

5.3.5 Demolition works are expected to be limited to no more than two consecutive nights, noting the overall scope and duration of the project.

5.4 Monitoring

5.4.1 The ATG site supervisor will conduct periodic checks throughout the works.

5.4.2 Where a potential noise issue is identified, the site supervisor will determine the source and, where practical, instruct workers to cease or adjust works until appropriate controls are implemented.

5.4.3 ATG will reassess noise compliance and mitigation controls to ensure works remain consistent with expected noise restrictions.

5.5 Complaints and Reporting

5.5.1 Any noise complaints will be recorded in Procore and responded to immediately.

5.5.2 All actions and investigations will be documented in accordance with ATG procedures.

If monitoring is required following a complaint, records will:

5.5.3 Capture the results of all measurements, analysis, and observations.

5.5.4 Record the date and time of monitoring.

5.5.5 Be endorsed by a suitably qualified and experienced person.

5.5.6 Be reviewed and signed off by the Project Manager.

5.5.7 Be made available upon request to an authorised person.

Where required, monitoring will be undertaken in accordance with the EPA noise measurement guidance and AS 1055:2018 (Acoustics — Description and Measurement of Environmental Noise).

5.6 Corrective Actions

If a substantiated noise complaint is received, ATG will:

5.6.1 Investigate site operations and activities to identify the likely source of noise.

5.6.2 Implement appropriate mitigation measures, adjust methodology, or cease the activity as required.

5.6.3 Review and update noise controls and procedures to prevent recurrence.

6.0 VIBRATION MANAGEMENT

6.1 Pre-Works Requirements

Where construction vibration has the potential to impact nearby premises or structures, dilapidation surveys will be completed (as applicable). Structural vibration limits will be established, and monitoring will be undertaken where there is a risk of impact.

6.2 Controls

6.2.1 Plant, equipment, and construction methods will be selected to minimise vibration.

6.2.2 Vibration-generating activities will be planned and managed to reduce impacts to operational areas and sensitive receivers.

6.3 Response to Vibration Issues

If vibration is found to be causing disturbance or risk of impact:

6.3.1 Works will cease (where required).

6.3.2 Monitoring will be undertaken to confirm vibration levels.

6.3.3 Construction methodologies will be reviewed and modified to reduce vibration impacts where practicable.

7.0 DUST MANAGEMENT

Dust generation during construction is expected to be minimal, as the demolition equipment proposed has been selected to limit the production of airborne dust. Notwithstanding this, the following control measures will be implemented to further mitigate dust impacts:

- Use of vacuum-assisted tools
- Installation of dust suppression devices on relevant equipment
- Provision and use of appropriate PPE, including respiratory protection where required
- Implementation of subcontractor SWMS detailing dust control measures
- Thorough cleaning of the work area at the end of each shift to remove dust and construction debris