

20 August 2026

Reference: 2026110 L01B D'Albora East Coast Marina, Manly ENV - RFI.docx

Brisbane City Council  
266 George Street  
Brisbane  
QLD, 4000

RE: 570 Royal Esplanade, Manly  
Acoustic Response to Further Advice Notice A006949411

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This letter is in response to Brisbane City Council's further advice notice (ref: A006949411), dated 14 August 2026 in relation to the application for the marine industry development to be 570 Royal Esplanade, Manly. The acoustic issues raised by council, and the response from Acoustic Works are detailed as follows:

**Noise**

*5. The Acoustic Report has been reviewed and additional clarification is required to determine compliance against AO2 / PO2 of the Specialised centre code.*

**Issue**

- a. Figures 22 to 24 of the report include the term "LAmax Internal" in the titles. Clarify whether this refers to predicted internal noise levels at sensitive receptors. Note that the applicable criteria relate to external noise levels at the boundary of residential zones.*

**Response:**

The inclusion of the word "internal" in the figure headings was an error. The calculated noise levels were assessed as an external noise source in accordance with Brisbane City Planning Scheme. The results have been updated to assess the predicted noise levels at the boundary of the residential zones.

**Issue**

- b. Provide the predicted noise impacts at the residential zone boundary, including at potential building heights permissible under the zoning, including lots that are currently vacant.*

**Response:**

An assessment of noise impacts at the residential boundary has been conducted. Updated noise contour figures at the boundary have been included in the amended report.

The nearby sensitive receivers are zoned as low density residential. We have been advised by the town planner, that the zoning for low density residential allows for construction of up to two storey residential buildings. Existing and vacant lots have been assessed as 2 storey receivers on the boundary of nearby lots as requested by Council.

We trust this information meets your current requirements. If you should have any further queries, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'K Dawn'.

**Kaitlyn Dawn**

Acoustic Consultant

acousticworks)))