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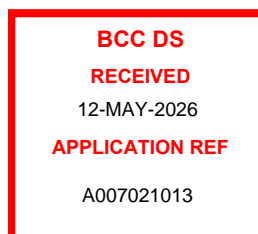
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ENVIRONMENTAL NOISE ASSESSMENT

**Food and Drink Outlet
in Mixed Use Development with extended hours at
80-88 Victoria Street, West End QLD 4101**



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0	25/02/2026	Noise Impact Assessment	MF	MF
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The integrity of acoustic structures is very dependent on installation techniques. For example, a small crack between the top of a wall and a ceiling can reduce the effective sound transmission loss of a wall from R_w 50 to R_w 40. Therefore, the use of contractors that are experienced in acoustic construction is encouraged. Furthermore, two insulation products may have the same thermal R rating but the sound absorption of one may be entirely deficient, therefore the use of materials and equipment that are supported by acoustic laboratory test data is encouraged.



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EXECUTIVE SUMMARY

This acoustic report has been prepared to support a Development Application for a proposed Minor Change Development Application for consideration by Brisbane City Council. This report is submitted in response to a request by the CSDG Constructions Pty Ltd for an environmental noise impact assessment of a minor change (extended hours) for a food and drink outlet in a building constructed at 80-88 Victoria St, West End.

On-site noise logging and attended noise measurement were conducted and Potential noise emissions from the development have been forecast in a noise modelling program called SoundPLAN to determine future noise emission impacts of the proposed development. Noise control recommendations are recommended where necessary.

This report is prepared in accordance with the following policy documents and standards:

- Brisbane City Council
- The Department of Environment and Heritage Protection – Environmental Protection Act 1994 (EPA 94)
- The Department of Environment and Heritage Protection – Environmental Protection (Noise) Policy 2008.
- Australian Standard AS1055:1 – Acoustics: Description and measurement of environmental noise.

Conclusions

- Noise emissions from the operation of the proposed development (extended hours for a food and drink outlet) were forecast to comply with the noise criteria.
- Noise emissions from the operation of the food and drink outlet were forecast to comply with the noise criteria provided noise controls were applied.

Recommendations

- Acoustic noise controls are recommended in Section 7 of this report.

1 INTRODUCTION

This acoustic report has been prepared to support a Development Application for a proposed Minor Change Development Application for consideration by Brisbane City Council. This report is submitted in response to a request by the CSDG Constructions Pty Ltd for an environmental noise impact assessment of a minor change (extended hours) for a food and drink outlet in a building constructed at 80-88 Victoria St, West End.

On-site noise logging and attended noise measurement were conducted and Potential noise emissions from the development have been forecast in a noise modelling program called SoundPLAN to determine future noise emission impacts of the proposed development. Noise control recommendations are recommended where necessary.

In this change application it is proposed to extend the operating hours of the already approved food and drink outlet at ground level of the building constructed at 80-88 Victoria St, West End. The proposed new hours of operation for the food and drink outlet will be from **7 am to Midnight**.

In this report possible noise impacts from the Food and Drink outlet on the residential component of the development as well as surrounding residential buildings will be considered during the proposed new hours.

2 SITE DESCRIPTION

The development has the potential to generate noise emissions at neighbouring dwellings due to music and people noise .

The general location layout is shown in **Figure 2.1**.

Current Site Zone Code and surrounds shown in **Figure 2.2**.

Active Frontage shown in **Figure 2.3**.

A photograph of the noise logger setup and locale is presented in **Figures 2.4**

Figure 2.1 Location Map of The subject site and surrounds (Brisbane City Council)

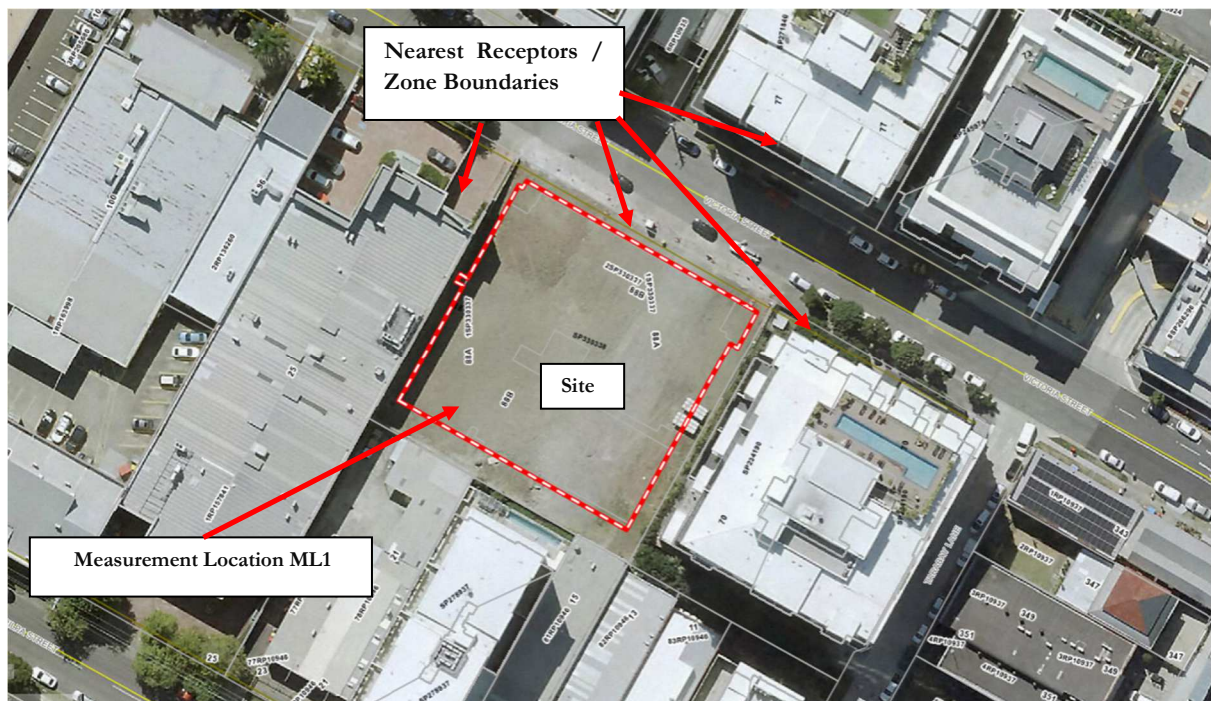


Table 2.1 Receiver Description

Receiver	Type	Address
R1	Residential	North West Zone Boundary - Ground Floor
R2	Residential	South East Zone Boundary – Ground Floor
R3	Residential	North East Boundary – Ground Floor
R4	Residential	First Floor units above food and drink outlet

Figure 2.2 Site Map Overlays and Zoning (HDR1 – High Density Residential (up to 8 storeys))

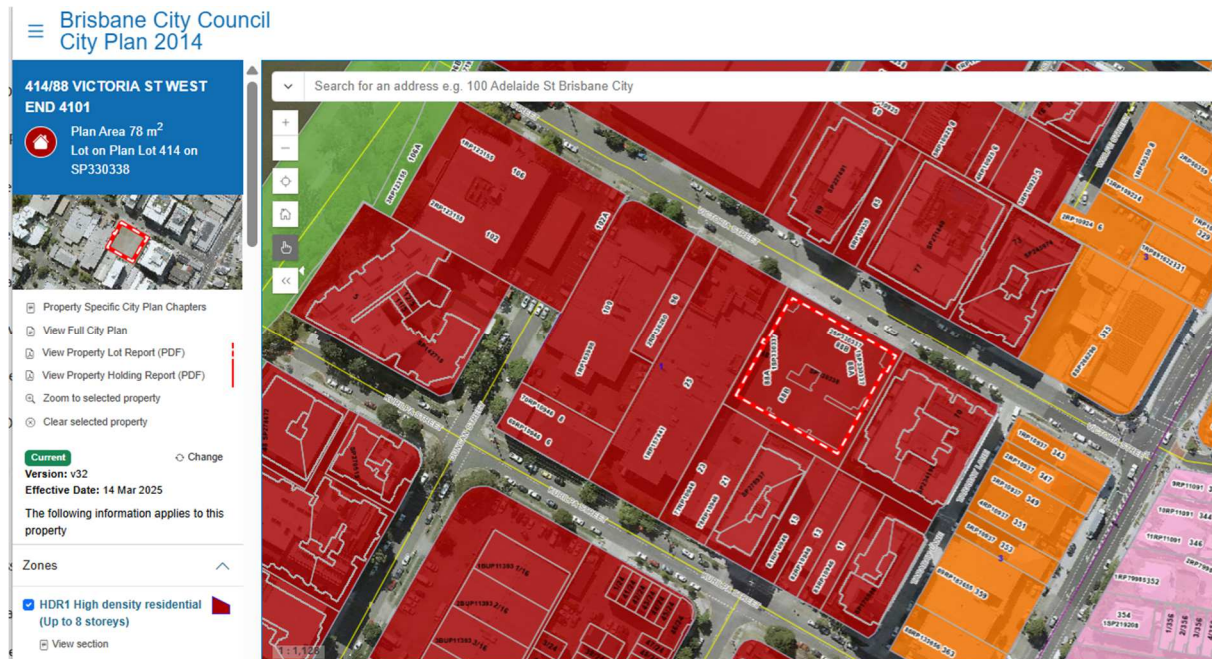


Figure 2.3 Site Map Overlays Active Frontage

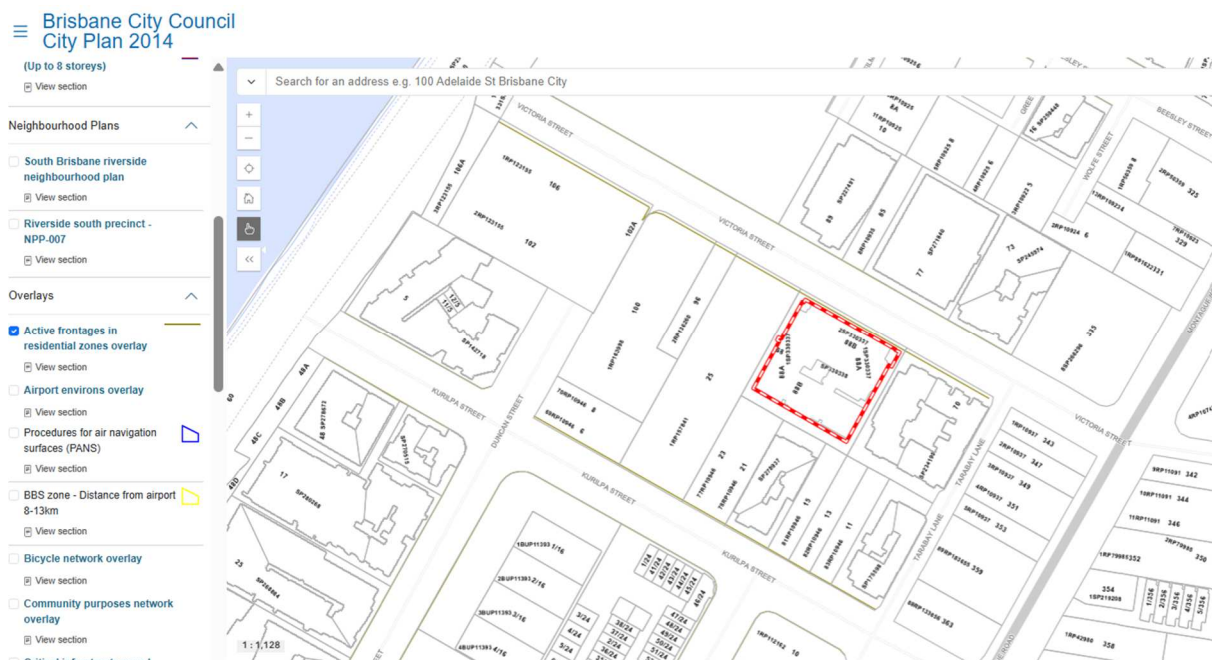


Figure 2.4 Noise Assessment Measurement Location – ML1



3 EXISTING ACOUSTIC ENVIRONMENT

An on-site survey was conducted for a period of 10 days, between Wednesday 2nd April 2025 and Saturday 12th April 2025. The measurement location (ML1) was located on the rooftop of the site at 80 to 88 Victoria Street, West End, which is representative of the nearest residential receptors (upper floor residences nearby).

The microphone was placed at a height of 1.5 m at ML1 (see **Figure 2.4**). The measured levels are considered free field. Measurement at this location is considered indicative of the noise environment of the residential properties adjacent to the measurement location. The background noise was predominantly made up of traffic noise, distant industry noise and birds and other flora and fauna.

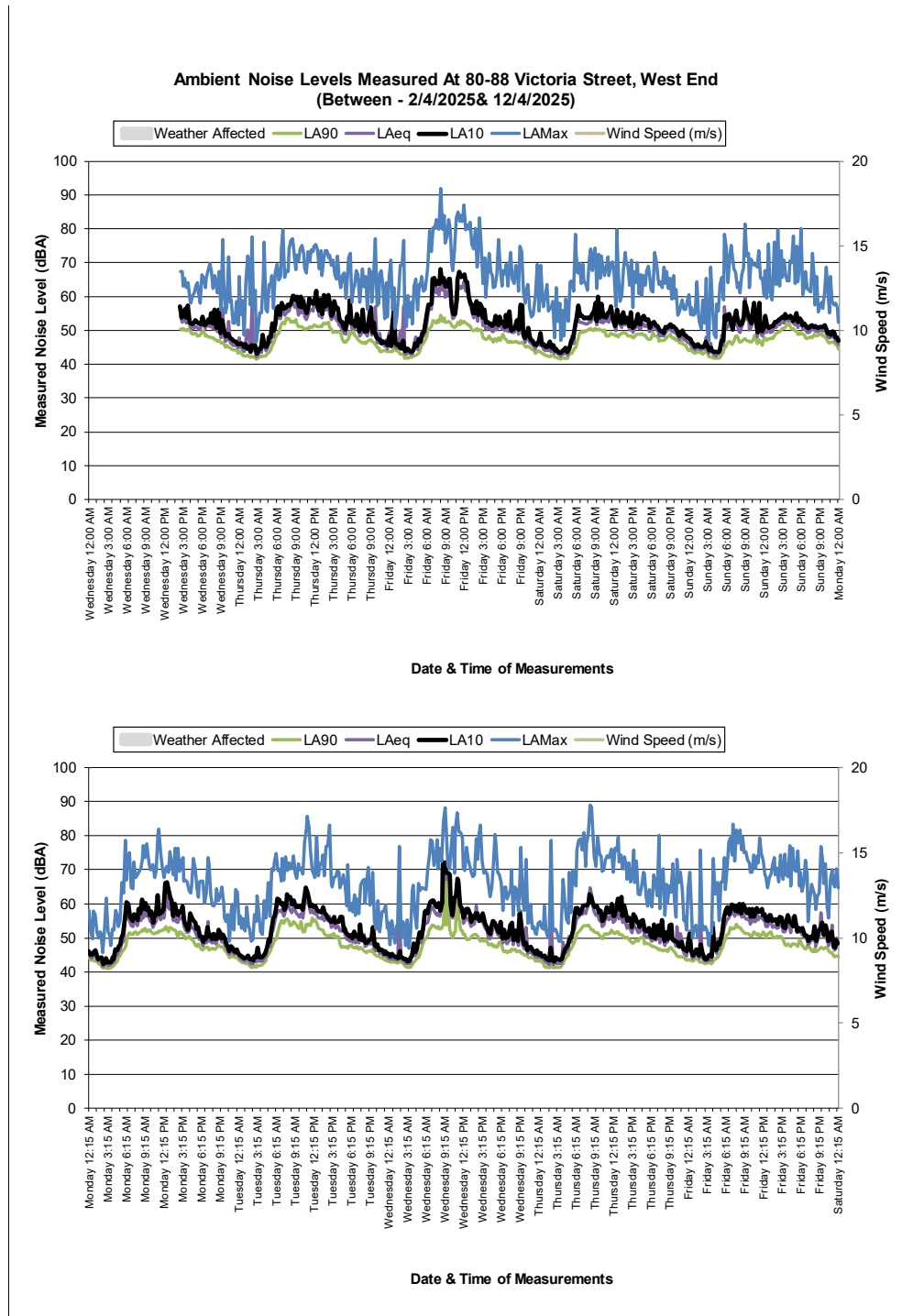
All instrumentation used in this assessment holds a current calibration certificate from a certified NATA calibration laboratory. The following instruments were used to measure the ambient noise levels-

Table 3.1 Noise Instrumentation

Description	Model No.	Serial No.
Rion Noise Logger	NL-21	01273552
Condenser Microphone 0.5” diameter	UC-52	133662
Acoustical Calibrator	B&K 4231	267 1553
Microphone Windscreen	Acoustically transparent foam	

Ambient sound pressure levels were measured generally in accordance with Australian Standard AS1055.1:1997 - ‘Acoustics-Description and measurement of environmental noise - Part 1: General procedures’. Ambient noise levels were recorded at continuous 15 minute intervals. (**Figure 4.1**). The Rating Background Noise Level (RBL) was calculated in accordance with Brisbane City Council requirements set out in the SC6.21 Noise Impact Assessment Planning Scheme Policy.

Figure 3.1 Measured Ambient Noise Levels at ML1 (free field)



Summary of averaged noise levels, dB(A) from logging on site.

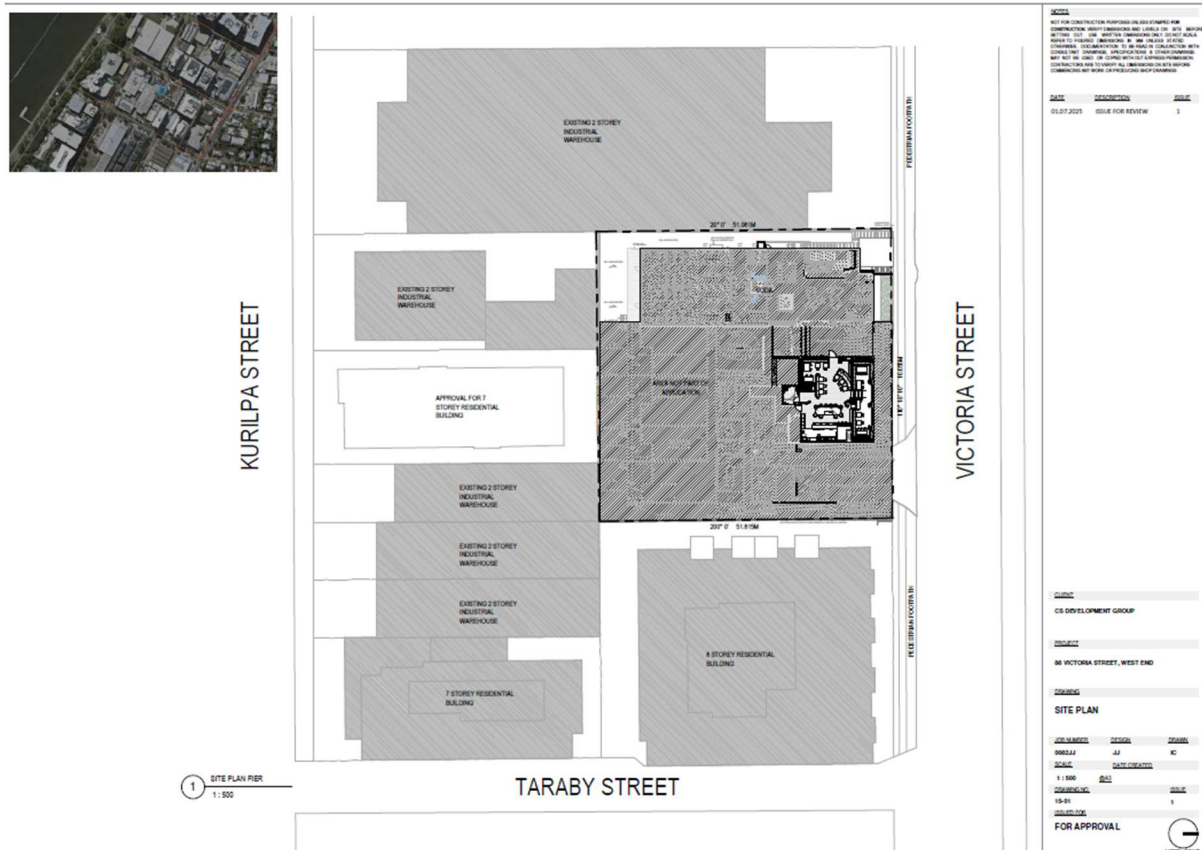
Period	LA1	LA10	LAeq	LAmx	Rating Background Noise Level LA90, dB(A)
Day (7am to 6pm)	71	57	56	81	48
Evening (6pm to 10pm)	65	51	50	72	47
Night (10pm to 7am)	67	48	49	77	42

4 PROPOSED USE

The proposed food and drink outlet will include background music, coffee machine and people noise. The front windows are proposed to be open during the daytime and closed at night time.

There are 60 patrons used in sound modelling to represent an estimated maximum number of patrons in a peak period

Figure 4.1 Proposed Site Layout



5 NOISE CRITERIA

5.1 Brisbane City Council City Plan 2014

The City Plan 2014 Centre or Mixed Use Code Code provides acoustic criteria to assess the suitability of proposed activities, and is summarized (in part) in **Table 5.1** below. Assessment to these criteria has been conducted in accordance with the City Plan 2014 Noise Impact Assessment Planning Scheme Policy.

Table 5.1: BCC Centre or Mixed Use Code Noise Criteria (in part)

Table 9.3.3.3.F – Noise (planning) Criteria				
Criteria Location	Intrusive Noise Criteria		Acoustic Amenity Criteria	
		Day, evening and night $L_{Aeq,adj,T}$ are not greater than the RBL plus the value in this column for the relevant criteria location, where T equals: <ul style="list-style-type: none"> day – 11hr evening – 4hr night – 9hr 	Day, evening and night $L_{Aeq,adj,T}$ are not greater than the values in the columns below for the relevant criteria location, where T equals: <ul style="list-style-type: none"> day – 11hr evening – 4hr night – 9hr 	
High Density Residential Zone Boundary	3 dB(A)	Day	Evening	Night
		55 dB(A)	50 dB(A)	50 dB(A)
Table 9.3.3.3.G – Low Frequency Noise Criteria				
Criteria Location	Day $L_{Ceq,adj,11hr}$ is not greater than the following values at the relevant criteria location	Evening $L_{Ceq,adj,4hr}$ is not greater than the following values at the relevant criteria location	Night $L_{Ceq,adj,9hr}$ is not greater than the following values at the relevant criteria location	
High Density Residential Zone Boundary	70 dB(C)	65 dB(C)	65 dB(C)	
Table 9.3.3.3.H – Night Time Noise Criteria				
Criteria Location	Where the existing $L_{Aeq,9hr}$ night at the criteria location is:	Average of the highest 15 single L_{Amax} events over a given night (10pm–7am) period is not greater than the following values at the relevant criteria location	The absolute highest single L_{Amax} event over a given night (10pm–7am) period is not greater than the following values at the relevant criteria location	
High Density Residential Zone Boundary	<45dB(A)	50dB(A)	55dB(A)	
	45 to 60dB(A)	Leq,9hr night+5dB(A)	Leq,9hr night+10dB(A)	
	>60dB(A)	65dB(A)	70dB(A)	

Note: The Criteria from *Performance Outcome 7 the Active Frontages in Residential Zones Overlay Code* require that the $L_{Aeq,adj,T}$ noise levels are not greater than the RBL plus 3 dB(A). This criteria is addressed in the 9.3.3.3.F of the high density residential zone above.

5.2 Environmental Protection (Noise) Policy

The Acoustic Quality Objectives and the Background Creep requirements of the Environmental Protection (Noise) Policy 2008 (EPP Noise) have been used as the assessment criteria for the development. Operational activities for the proposed use have been assessed against the Acoustic Quality Objectives as shown in **Table 5.2.1**.

Table 5.2.1 Acoustic Quality Objectives of the Environmental Protection Policy 2008

Sensitive Receptor	Time of Day	Acoustic Quality Objective (Measured at the Receptor) dB(A)			Environmental Value
		LA _{eq,adj,1hr}	LA _{10,adj,1hr}	LA _{01,adj,1hr}	
Dwellings (for outdoors)	Daytime and evening (7am to 10pm)	50	55	65	Health and wellbeing
Dwellings (for indoors)	Daytime and evening (7am to 10pm)	35	40	45	Health and wellbeing
Dwellings (for indoors)	Night-time (10pm to 7am)	30	35	40	Health and wellbeing in relation to the ability to sleep

Introduced plant have the potential to increase background noise levels in the area. These have been assessed against the Background Creep requirements of EPP Noise.

To the extent that it is reasonable to do so, noise from an activity must not be:

- For continuous noise (e.g. fan noise) – Measured by LA_{90,T} more than nil dB(A) greater than the existing acoustic environment measured by LA_{90,T}.
- For noise that varies over time (i.e. vehicle movements,) – Measured by LA_{eq,adj,T} more than 5 dB(A) greater than the existing acoustic environment measured by LA_{90,T}.

Noise emission limits for the control of background creep, based on measured background levels are shown in **Table 5.2.2** below.

Table 5.2.2 Background Creep Requirements of the Environmental Protection Policy 2008

Time of Day	Measured Background Level LA ₉₀ dB(A)	Permitted Noise Emission dB(A)	
		Continuously Operating Plant LA _{90,T}	Time Varying Noise LA _{eq,adj,T}
Daytime (7am to 6pm)	48	48	53
Evening (6pm to 10pm)	47	47	52
Night (10pm to 7am)	42	42	47

5.3 Sleep Disturbance

The World Health Organisation (WHO) set out a Sleep disturbance noise criteria in the “WHO Guidelines for community noise”. Table 1 of that guideline establishes that sleep disturbance can occur inside bedrooms when the maximum noise level is at L_{Amax} 45 dB(A) (10pm to 7am). In practice, with a bedroom window open, this internal noise level will be equivalent to an outside maximum noise level of L_{Amax} 50 to 55 dB(A) [depending on building construction].

5.4 Project Specific Noise Criteria

Considering the criteria discussion above, the project specific noise criteria is summarised in **Table 5.5.1** below.

Table 5.5.1 – Summary of all relevant Noise Assessment Criteria

Time of Day	Recommended Noise Limits dB(A)			
	Continuously Operating Plant $L_{A90,T}$, dB(A)	Time Varying Noise $L_{Aeq,adj,T}$, dB(A)	Time Varying Noise $L_{Ceq,adj,Period}$, dB(A)	Maximum Noise $L_{AMax,Period}$, dB(A)
Daytime (Outdoors)	48	53	70	n/a
Evening (Outdoors)	47	52	65	n/a
Nighttime (Outdoors)	42	47	65	55

Considering the proposed operating hours are 7am to 12am the applicable assessment criteria to ensure all activities comply with noise criteria at all times is

- **L_{Aeq} 42 dBA.**
- **L_{AMax} 55 dBA.**

6 NOISE ASSESSMENT

Operation of the proposed development has the potential to generate noise emissions. The noise emissions used in this assessment are shown below in Table 6.1.

The sound sources have been modelled in SoundPLAN. The noise emissions used for the various noise sources (taken from previous similar noise measurement noise data from Alpha Acoustics Pty Ltd and SoundPlan Sound Library) are presented in **Table 6.1** below as sound power levels.

Table 6.1 Summary of Noise Emissions On Site

Descriptor	Freq (Hz)	63	125	250	500	1000	2000	4000	8000	dB(A)
L _{Aeq}	Background music	83	83	78	73	73	66	64	60	77
L _{AMax}		89	89	84	79	79	72	70	66	83
L _{Aeq}	people talking in raised voices	50	60	67	68	60	57	51	45	67
L _{AMax}		58	68	75	76	68	65	59	53	75
L _{Aeq}	60 people talking (MJ Hayne et al)	63	73	80	81	73	70	64	58	80
L _{AMax}		68	78	85	86	78	75	69	63	85
L _{Aeq}	coffee machine	50	60	67	65	60	57	51	45	66
L _{AMax}		55	65	72	70	65	62	56	50	71

Knowing the source sound power level (see above Table 6.1), the sound pressure level can be calculated at a remote location using suitable formulae to account for distance losses, ground absorption, sound barriers, atmospheric effects, etc.

Noise modelling has been conducted using SoundPLAN v8.2 and the prediction methodology CONCAWE incorporating manufacturer published sound emission data. We would expect the order of uncertainty to be in the range of +/- 2 dB(A). The noise model presents all plant operating simultaneously, accordingly the predictions should be considered a worst-case scenario, assuming constant noise levels.

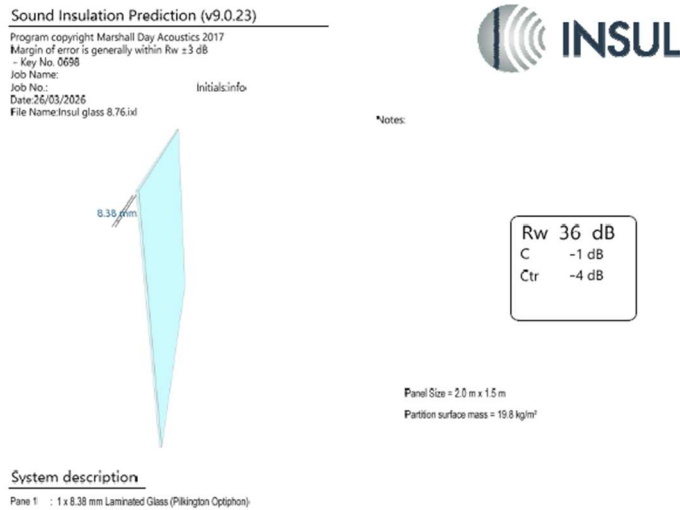
Noise modelling results are presented in Appendix A of this report.

Table 6.2 Night Noise Levels – No controls open windows

Receiver	Address	LAeq, dBA	LAMax, dBA	Pass / Fail
R1	North West Zone Boundary - Ground Floor	33	43	Pass
R2	South East Zone Boundary – Ground Floor	42	52	Pass
R3	North East Boundary – Ground Floor	51	61	Fail
R4	First Floor units above food and drink outlet	66	76	Fail

Table 6.2 above shows noise levels do not comply with the night time noise criteria when windows are open. Therefore noise controls are required. Placing a 8.76mm glass windows with acoustic seals and allowing for a 5 dBA field tolerance the modelled noise levels at the receives is calculated as follows:

8.76mm laminated glass windows sound transmission loss



freq.(Hz)	R(dB)	R(dB)
50	21	
63	21	21
80	21	
100	22	
125	23	23
160	25	
200	26	
250	28	27
315	29	
400	31	
500	32	32
630	34	
800	35	
1000	36	36
1250	37	
1600	38	
2000	39	39
2500	41	
3150	44	
4000	47	47
5000	50	

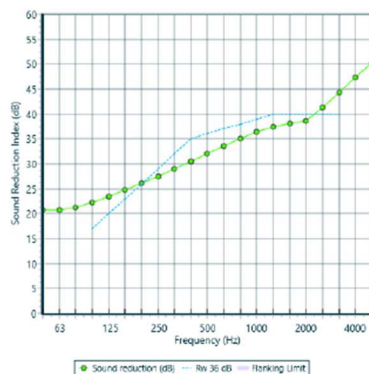


Table 6.3 shows the calculated noise level outside the closed windows with a 35 dBA sound function that can be applied to all modelled levels

Table 6.3 – Calculated noise levels after glass at calibration point

Freq (Hz)	63	125	250	500	1000	2000	4000	8000	dB(A)
soundplan open cal point	35	46	57	63	59	57	51	43	64
8.38 laminated glass doors with acoustic seals	21	23	27	32	36	39	47	47	TL
Resultant	14	23	30	31	23	18	4	-4	30
allowing for field tolerance	5	5	5	5	5	5	5	5	
resultant level at just outside glass windows	19	28	35	36	28	23	9	1	35

The resultant calculated noise levels (from Table 6.3 the glass provides $64-35 = 29$ dBA reduction) at the nearest and most sensitive receivers are shown in Table 6.4 below

Table 6.4 Calculated noise levels at receivers after glass noise controls

Receiver	Address	LAeq, dBA	LAMax, dBA	Pass / Fail
R1	North West Zone Boundary - Ground Floor	<20	<20	Pass
R2	South East Zone Boundary – Ground Floor	<20	23	Pass
R3	North East Boundary – Ground Floor	22	32	Pass
R4	First Floor units above food and drink outlet	37	47	Pass

7 NOISE CONTROL RECOMMENDATIONS

The noise emissions from the operation of the food and drink outlet are calculated to comply with the noise criteria provided the following noise controls are implemented

1. The entry to the restaurant is via a foyer and as such the combination of the street entry door to the foyer then the restaurant entry door makes a sound lock provided the restaurant door is not left in the open position.
2. The openable windows are closed after 8pm. (windows open approval up to 8pm has already been established). The windows should be 8.38mm laminated glass with acoustic seals.
3. The background noise levels should be no more than listed in this report and consistent with a normal restaurant background music noise level
4. Rubbish removal should be carried out in the day time hours.



8 CONCLUSION

This acoustic report has been prepared to support a Development Application for a proposed Minor Change Development Application for consideration by Brisbane City Council. This report is submitted in response to a request by the CSDG Constructions Pty Ltd for an environmental noise impact assessment of a minor change (extended hours) for a food and drink outlet in a building constructed at 80-88 Victoria St, West End.

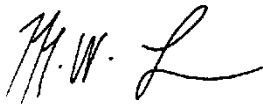
Potential noise emissions from the development have been forecast in a noise modelling program called SoundPLAN to determine future noise emission impacts of the proposed development.

Conclusions

- Noise emissions from the operation of the proposed development (extended hours for a food and drink outlet) were forecast to comply with the noise criteria.
- Noise emissions from the operation of the food and drink outlet were forecast to comply with the noise criteria provided noise controls were applied.

Recommendations

- Acoustic noise controls are recommended in Section 7 of this report.



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Principal Consulting Acoustical Engineer

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APPENDIX A – GLOSSARY OF ACOUSTIC TERMS

The following is a brief description of the technical terms used to describe traffic noise to assist in understanding the technical issues presented in this document.

Event maximum sound pressure level ($L_{A\%,adj,T}$), L01

The L01 level is calculated as the noise level equalled and exceeded for 1% of the measurement time, for example 9 seconds in any 15 minute interval. L01 is an appropriate level to characterise single events, such as from impulsive or distinctive pass-by noise. In this Report, the measured L01 levels for day/evening/night are not averaged but are arranged from low to high in the relevant day/evening/night interval and the value that is found at the 90th percentile (L10 of L01 sample) in the interval is recorded as its “L01” level. The level can be adjusted for tonality or impulsiveness.

Average maximum sound pressure level ($L_{A\%,adj,T}$), L10

The “L10” level is an indicator of “steady-state” noise or intrusive noise conditions from traffic, music and other relatively non-impulsive noise sources. The L10 level is calculated as the noise level equalled and exceeded for 10% the measurement time, for example 90 seconds in any 15 minute interval. The measured L10 time-intervals for day/evening/night are arithmetically averaged to present the “average maximum” levels of the environment for day/evening/night. The level can be adjusted for tonality or impulsiveness.

Background sound pressure level ($L_{A90,T}$), L90

Commonly called the "L90" or "background" level and is an indicator of the quietest times of day, evening or night. The L90 level is calculated as the noise level equalled and exceeded for 90% the measurement time. The measured L90 time-intervals are arithmetically averaged to present the “average background” levels of the environment for day/evening/night. The level is recorded in the absence of any noise under investigation. The level is not adjusted for tonality or impulsiveness.

Equivalent Continuous or time average sound pressure level ($L_{Aeq,T}$), Leq

Commonly called the "Leq" level it is the logarithmic average noise level from all sources far and near. The maximum 1-hour levels within the day/evening/night time intervals are referenced for building design. The level can be adjusted for tonality.

Façade-adjusted level

A sound level that is measured at a distance of 1.0 metre from a wall or facade. The level is nominally 2.5 dB higher than the free-field level.

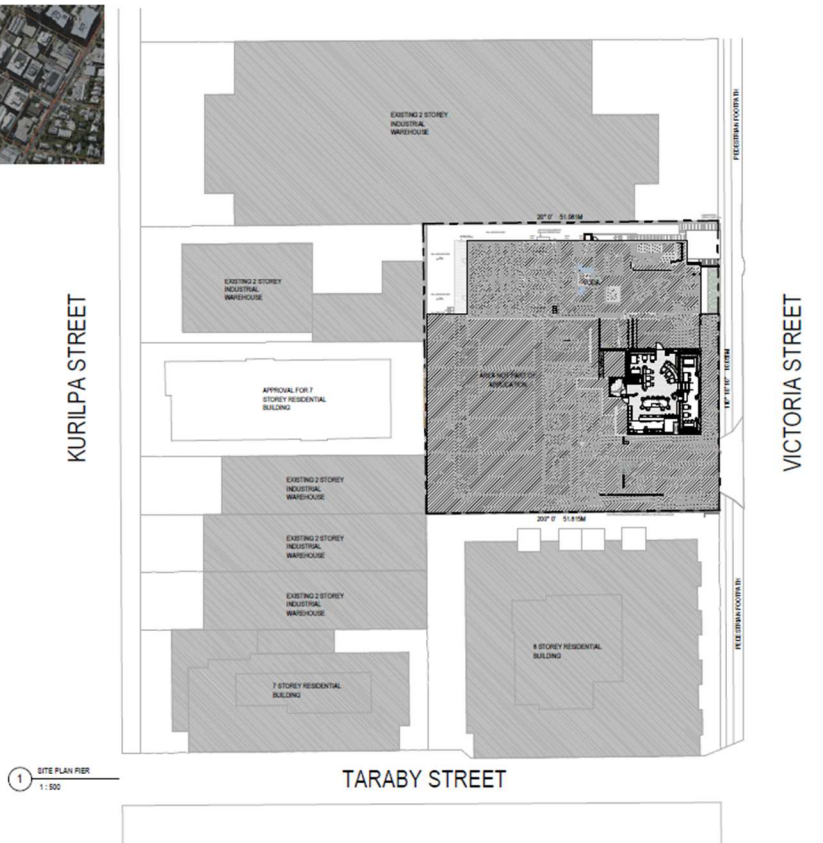
Free-field level

A sound level that is measured at a distance of more than 3.5 metres from a wall or facade.

Weighted Sound Reduction Index, R_w

A single number value used to compare the sound reduction index of building elements. Similar to the Sound Transmission Class (STC) rating that is still in common use. R_w and STC are not identical though may be considered, for most applications, as being interchangeable. A high R_w indicates high sound reduction.

APPENDIX B – PLANS



1 SITE PLAN FIER
1:500

NOTES
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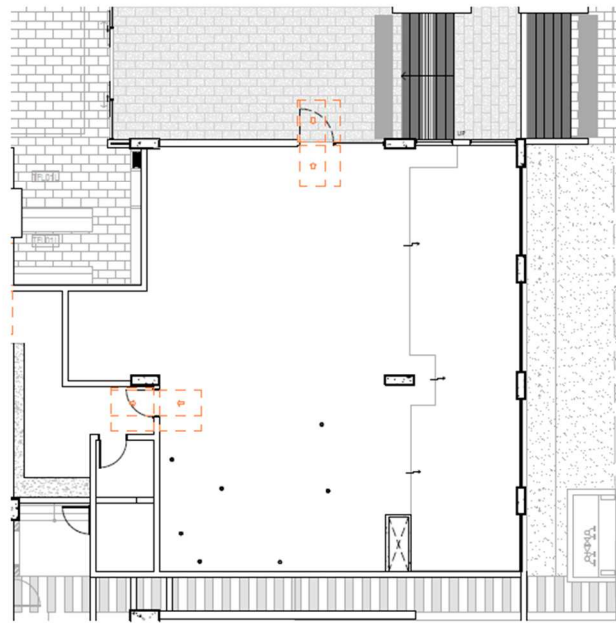
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PROJECT
88 VICTORIA STREET, WEST END

DRAWING
SITE PLAN

DATE	DESCRIPTION	BY
09.03.24	ISSUE FOR REVIEW	1
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1 EXISTING FIER
1:100

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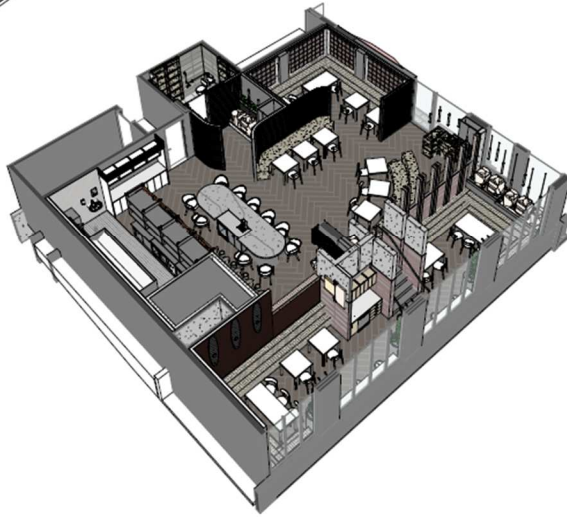
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LOCATION
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DATE	DESCRIPTION	BY
03.07.2025	ISSUE FOR REVIEW	1

PROJECT
CS DEVELOPMENT GROUP

LOCATION
88 VICTORIA STREET, WEST END

DRAWING
PROPOSED GF PLAN - FIER

PREPARED	DESIGN	CHECKED
0902AJ	AJ	IC

SCALE	DATE APPROVED
1:100	03.07.2025

15-10
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1 DETAIL PLAN - FIER RESTAURANT
1:100

