PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Queensland Government

Acoustic Assessment Report

Carseldine Urban Village – Stage 1

532 Beams Road, Carseldine

Economic Development Queensland

17BRA0109 R02_0 - Stage 1

About TTM

For 30 years, we've been at the centre of the Australian development and infrastructure industry. Our unique combination of acoustics, data, traffic and waste services is fundamental to the success of any architectural or development project.

We have over 50 staff, with an unrivalled depth of experience. Our industry knowledge, technical expertise and commercial insight allow us to deliver an exceptional and reliable service.

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Revision Record

No.	Author	Reviewed/Approved	Description	Date
A	S Yorke		Internal draft	29/07/2019
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1 Executive Summary

TTM was engaged by Economic Development Queensland to undertake a noise assessment of Stage 1 of the proposed Carseldine Urban Village development located at 532 Beams Road, Carseldine. The assessment was based upon relevant planning scheme and transport noise development codes.

Unattended noise monitoring was conducted to determine the current road traffic and rail noise levels at the development location. Noise modelling of road traffic noise from Beams Road and rail noise was conducted. Some lots are noise affected by road traffic and rail noise and future dwellings will require acoustic treatment.

Compliance with the relevant planning scheme and State transport noise requirements is predicted based on the implementation of the recommendations outlined in this report.

2 Introduction

2.1 Background

TTM was engaged by Economic Development Queensland to undertake a noise assessment of Stage 1 of the proposed Carseldine Urban Village development located at 532 Beams Road, Carseldine. This report will form part of the development application for consideration by Economic Development Queensland (EDQ) and relevant State authorities.

2.2 References

This report is based on the following:

- Fitzgibbon Urban Development Area Development Scheme.
- Urban Land Development Authority, *Fitzgibbon Interim Land Use Plan*, July 2008, Version 1.
- State Development Assessment Provisions (SDAP) Version 2.5.
- Queensland Development Code (QDC) MP4.4 – *Buildings in a Transport Noise Corridor* (August 2015).
- Development plans shown in Appendix A.
- Site inspection, noise measurements, analysis and calculations conducted by TTM.

2.3 Scope

The assessment includes the following:

- Description of the site.
- Measurement of existing road traffic, rail and ambient noise levels.
- Statement of assessment criteria relating to road traffic and rail noise impacts.
- Prediction of future road traffic and rail noise onto the development.
- Analysis of measured and predicted noise levels.
- Details of noise control recommendations to be incorporated to achieve predicted compliance.

3 Site Description

3.1 Site Location

The site is described by the following:

- Lot 322 SP172124
- 532 Beams Road, Carseldine

The site locality is shown in Figure 1.

Figure 1: Site Locality

3.2 Current Site Conditions

The site is bound by Beams Road to the north, Dorville Road to the west, bushland to the south and a rail line to the east. The current acoustic environment at the site is primarily comprised of noise from road traffic on Beams Road and rail noise from the rail line.

4 The Proposed Development

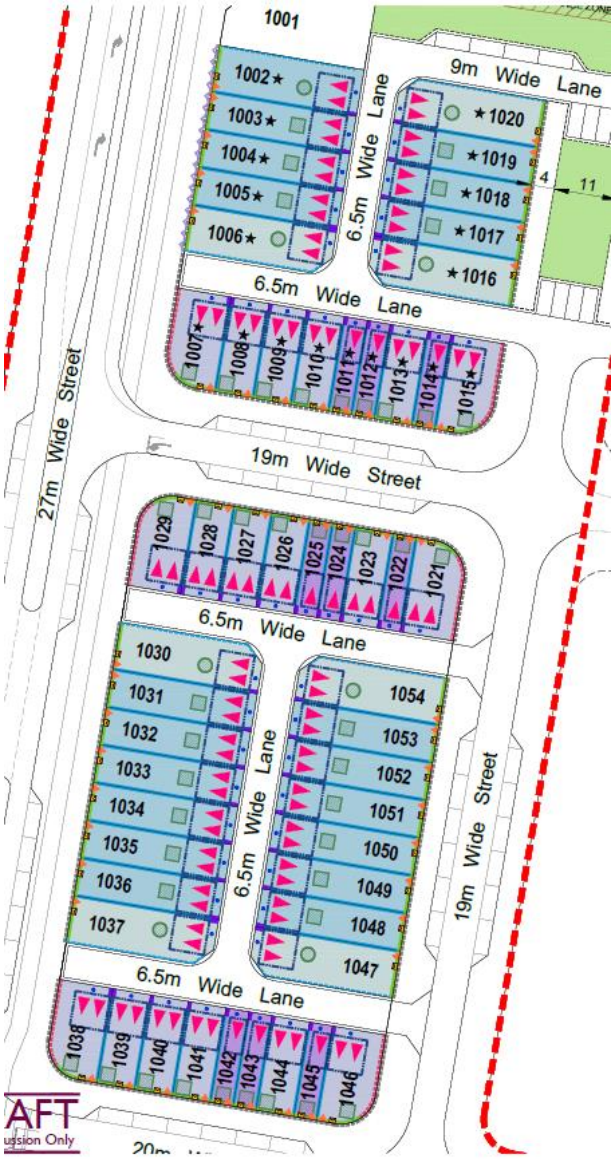
4.1 Development Description

The Stage 1 proposal is to develop the site into residential townhouses, one mixed-use allotment (Lot 1001), a designated lot for future retirement living (Lot 3) and associated internal roads. A possible future busway is designated through part of the site. Site plans of the lot subdivision and townhouse plan of development are presented in Figure 2. Further samples of the development plans are shown in Appendix A.

Figure 2: Site Plans

Lot Subdivision

Plan of Development



4.2 Future Busway

A possible future busway has been identified as shown in Figure 2. It is currently unknown whether the future busway will be located in this location or whether the busway will be located on Beams Road in conjunction with a future proposed overpass. It is recommended that the assessment of potential future busway noise is undertaken as part of the development assessment of future nearby built form of a sensitive use when busway details are known. Hence no further assessment of the busway was undertaken for this assessment.

5 Measurements

5.1 Equipment

The following equipment was used to measure existing noise levels:

- ARL EL 315 Environmental noise logger (SN#15-302-489) – Road traffic noise
- Norsonic Nor140 noise logger (#1406504) – Rail noise
- Norsonic Nor131 Sound Level Meter (SN#1313158)
- RION Sound Calibrator type NC73 (SN# TTMNC73-01)

All equipment was calibrated by a National Association of Testing Authorities (NATA) accredited laboratory. The equipment was field calibrated before and after the measurement session. No significant drift from the reference signal was recorded.

5.2 Unattended Noise Monitoring

Unattended noise monitoring was conducted to establish the existing road traffic and rail noise levels between Tuesday 11th July, 2017 to Tuesday 18th July, 2017. The noise monitoring locations are shown in Figure 3. The road traffic noise monitor was placed approximately 17 metres from the edge of Beams Road. The rail noise monitor was located a distance of approximately 17 meters from the centre of the nearest rail line. The monitoring locations were chosen to best represent the relevant noise environment with consideration given to both access and security requirements.

Figure 3: Unattended Noise Monitoring Locations

The microphones were in a free-field location and 1.5m above ground level. The road traffic noise monitor was set to measure statistical noise levels in 'A'-weighting, 'Fast' response, over 15 minute intervals. The rail noise monitor was set to a 5 minute interval.

The rail noise logger was also set up to record audio when a trigger noise level of 75dB(A) or greater was measured. Audio was recorded for 10 - 15 seconds following each trigger event. The audio recordings were used to confirm that the L_{Amax} levels were from a train pass-by event.

Attended noise measurements were undertaken at each noise logger location on Tuesday 11th July 2017 and were used to verify the unattended noise logging data.

Road traffic noise levels were measured in accordance with Australian Standard *AS2702:1984 Acoustics – Methods for the measurement of road traffic noise* (AS2702). Rail noise measurements were conducted in accordance with Australian Standard *AS2377:2002 Acoustics – Methods for the Measurement of Railbound Vehicle Noise.*

Weather during the monitoring period was generally fine with rainfall on 16th July and temperatures ranging between 9-20°C (source: Bureau of Meteorology). Data affected by rainfall was excluded from the results.

5.3 Results of Measurements

5.3.1 Road Traffic Noise Levels

Table 1 presents the measured road traffic noise levels at the unattended noise monitoring location on Beams Road. Graphical presentation of the measured noise levels is presented in Appendix B.

Table 1: Measured Road Traffic Noise Levels

Location	Road Traffic Noise Descriptor	Time Period	Measured Level dB(A)
Beams Road	$L_{A10,18hr}$	6am to midnight	64
	Noisiest day-time $L_{Aeq,1\ hour}$	6pm to 7pm	64
	Noisiest night-time $L_{Aeq,1\ hour}$	11pm to 12am	60
	$L_{Aeq,24\ hour}$	Midnight to midnight	60
	$L_{90,\ 8\ hour}$	10pm to 6am	41
	$L_{90,\ 18\ hour}$	6am to midnight	52

5.3.2 Rail Noise Measurements

After analysing the noise logging data and audio recordings, 54 valid train pass-by measurements were captured during a 24 hour period. Measurement data was discarded from the analysis where audio recordings identified inclusion of train horns and other extraneous noise sources. Rail timetables provided by Queensland Rail (QR) indicate approximately 250 trains per day passed the site during the measurement period including approximately 15 freight trains. The Queensland Rail *Code of Practice – Railway Noise*

Management defines the single event maximum (SEM) sound pressure level as the arithmetic average of the highest 15 single maximum noise level events over a 24-hour period.

Table 2 presents the highest 15 free-field L_{Amax} and associated L_{Aeq} rail noise levels during the measured 24-hour period. The calculated $L_{Aeq,24hr}$ is based on these measured L_{Aeq} results (logarithmic average) and number of trains over a 24 hour period, and is therefore a conservative approach. This approach is required as the proximity of road traffic, results in a significant portion of measured road traffic noise and it is not practical to identify and remove all non-train event measurement data over the 24 hour period.

Table 2: Measured Rail Noise Levels (Highest 15)

Train Type	Maximum Noise Level L_{MAX} dB(A)	Noise Level L_{eq} dB(A)	Warning Device
Passenger	89.4	67.0	No
Passenger	89.3	71.2	No
Passenger	88.3	66.9	No
Passenger	87.8	64.7	No
Passenger	87.5	66.3	No
Passenger	87.2	68.7	No
Passenger	85.8	64.5	No
Passenger	84.8	65.0	No
Passenger	83.9	63.2	No
Passenger	83.8	62.7	No
Freight	83.3	63.0	No
Passenger	83.3	63.5	No
Passenger	82.7	66.5	No
Passenger	82.2	63.3	No
Passenger	82.0	64.2	No
Single event maximum noise level (SEM) dB(A)	**85.4**		
Leq,24hour dB(A)		**58.6**	

6 Noise Criteria

Assessment criteria for road traffic noise and rail noise are outlined in the following sections.

6.1 Road Traffic Noise

The site is located in the local government transport noise corridor of Beams Road. To ensure a satisfactory level of acoustic amenity is provided for the development, an assessment has been conducted to achieve compliance with the requirements of QDC MP4.4.

6.1.1 Queensland Development Code MP4.4 – Road Traffic Noise

The *Queensland Development Code Part MP 4.4 - 'Buildings in a Transport Noise Corridor'* August 2015 (QDC) specifies Noise Categories to ensure that habitable rooms of residential buildings are adequately protected from transport noise over a 10-year planning horizon.

The Noise Categories list the minimum acoustic R_W ratings for each building component to comply with the indoor sound levels as outlined in Australian Standard AS2107[1]. Details regarding the noise categories and acceptable forms of construction can be found within Schedule 1 and 2 of the QDC document. The triggers for each noise category are summarised in Table 3.

Table 3: Road Traffic Noise Category Levels – QDC MP4.4 (Schedule 3)

Noise Category	Level of Transport Noise* $L_{A10,18Hour}$ for State-Controlled Roads and Designated Local Government Roads
Category 4	≥ 73 dB(A)
Category 3	68 – 72 dB(A)
Category 2	63 – 67 dB(A)
Category 1	58 – 62 dB(A)
Category 0	≤ 57 dB(A)

*Measured at 1 metre from the façade of the proposed or existing building.

6.2 Rail Noise

The assessment of rail noise is considered under the following criteria.

6.2.1 Fitzgibbon Interim Land Use Plan

The *Fitzgibbon Interim Land Use Plan* specifies acoustic amenity criteria for rail noise in Part 6 section 2(a) as follows:

To the extent determined appropriate by the ULDA, a noise-sensitive use i.e. detached and multi-unit dwellings, child care facility and community facility, within 100m of the north south rail line must meet indoor

[1] AS NZS 2107:2016. Acoustics - Recommended design sound levels and reverberation times for building interiors

design level noise criteria to achieve average maximum sound level (10 pm - 6 am) not greater than 50dB(A). The noise criteria should be achieved within bedrooms, living areas and noise-sensitive areas of non residential uses.

We would expect the above stated internal sound level criteria of 50dB(A) L_{max} to take precedence over the SDAP internal criteria.

6.2.2 State Development Assessment Provisions (SDAP)

The noise criteria for land affected by emissions from rail activities are contained in State Code 2 of the State Development Assessment Provisions (SDAP). The criteria are reproduced in Table 4.

Table 4: SDAP Noise Criteria - Rail Noise

Performance Outcomes	Acceptable Outcomes
PO24 Development involving: 1. an accommodation activity; or 2. land for a future accommodation activity minimises noise intrusion from a railway or type 2 multi-modal corridor in habitable rooms.	AO24.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria at all facades of the building envelope: a. ≤65 dB(A) Leq (24 hour) façade corrected b. ≤87 dB(A) (single event maximum sound pressure level) façade corrected 2. in accordance with the Civil Engineering Technical Requirement – CIVIL-SR-014 Design of noise barriers adjacent to railways, Queensland Rail, 2011. Habitable rooms of relevant residential buildings located within a transport noise corridor must comply with the Queensland Development Code MP4.4 Buildings in a transport noise corridor, Queensland Government, 2015. Transport noise corridors are mapped on the State Planning Policy Interactive Mapping System.
PO25 Development involving an accommodation activity minimises noise intrusion from a railway or type 2 multimodal corridor in outdoor spaces for passive recreation	AO25.1 A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria in outdoor spaces for passive recreation: a. ≤62 dB(A) Leq (24 hour) free field b. ≤84 dB(A) (single event maximum sound pressure level) free field 2. in accordance with the Civil Engineering Technical Requirement – CIVIL-SR-014 Design of noise barriers adjacent to railways, Queensland Rail, 2011. OR AO26.2 Each dwelling has access to an outdoor space for passive recreation which is shielded from a railway or type 2 multi-modal corridor by a building, a solid gap-free fence, or other solid gap-free structure. AND

Performance Outcomes	Acceptable Outcomes
	AO26.3 Each dwelling with a balcony directly exposed to noise from a railway or type 2 multi-modal corridor has a continuous solid gap-free balustrade (other than gaps required for drainage purposes to comply with the Building Code of Australia).

6.2.3 Queensland Development Code MP4.4 - Rail

The *Queensland Development Code Part MP 4.4 - 'Buildings in a Transport Noise Corridor* August 2015 (QDC) specifies Noise Categories to ensure that habitable rooms of residential buildings are adequately protected from transport noise over a 10-year planning horizon.

The Noise Categories list the minimum acoustic R_W ratings for each building component to comply with the indoor sound criteria. Details regarding the noise categories and acceptable forms of construction can be found within Schedule 1 and 2 of the QDC document. The triggers for each noise category are summarised in Table 5.

Table 5: Rail Noise Category Levels – QDC MP4.4 (Schedule 3)

Noise Category	Single event maximum noise* (L_{Amax}) for Railway Land
Category 4	≥ 85
Category 3	80 – 84
Category 2	75 – 79
Category 1	70 – 74
Category 0	≤ 69

* Measured at 1metre from the façade of the proposed or existing building.

7 Analysis – Road Traffic Noise

An assessment of road traffic noise onto the proposed development was conducted to determine the acoustic treatment requirements for predicted compliance with the relevant criteria.

7.1 Traffic Volumes

Existing traffic volumes and growth rates were obtained from Cardno traffic engineers. The traffic volumes used in the noise model are presented in Table 6.

Table 6: Traffic Volumes used in the Noise Model

Road	Traffic Volumes (AADT)			Heavy Vehicles (%)	Growth Rate (%)
	2016	2017	2031		
Beams Road	13,500	13,770	17,261	5.0%	2.0%

The 18 hour traffic volumes used in the noise model are taken to be 95% of the AADT (Annual average daily traffic).

7.2 Noise Model

7.2.1 Noise Modelling Parameters

Road traffic noise predictions were conducted using 'SoundPLAN v8.1', a CoRTN based modelling program. The basis of the 'SoundPLAN' model is presented in Table 7.

Table 7: Road Traffic Noise Modelling Parameters

Description	Value
Noise modelling standard	CoRTN (UK)
Grid spacing (noise maps)	2m
Road surface type	Impervious (+0 dB(A))
Ground contours	Natural ground level data from Land Partners
Beams Road Speed limit	60 km/h
Noise source height above grade	0.5m
Floor heights	2.8m
Receiver heights	1.5m above floor level
Façade correction	+2.5 dB(A)

7.2.2 Noise Model Verification

To verify the road traffic noise model, the $L_{A10,\ 18hour}$ noise levels were modelled and compared to the measured levels as presented in Table 8. As the noise monitor was in a free-field location, the predicted noise level is also shown as free-field.

Table 8: Comparison of Measured and Predicted Road Traffic Noise Levels

Location	Measured $L_{A10,\ 18\ hour}$	Predicted $L_{A10,\ 18\ hour}$	Required Correction
Beams Road	64	64	0

The modelled level is within the allowable tolerance of 2 dB(A) of the measured level, therefore no correction is required to the model.

7.3 Predicted Noise Levels

Modelling was conducted to determine road traffic noise levels at the development in the 10 year planning horizon from a forecast completion date of 2021. The predicted future noise levels take into account the 2031 traffic volumes.

Predicted road traffic noise contour maps illustrated as QDC noise categories at the ground floor and first floor are presented in Figure 4 and Figure 5 respectively.

Figure 4: Predicted Road Traffic Noise Levels – Ground Level

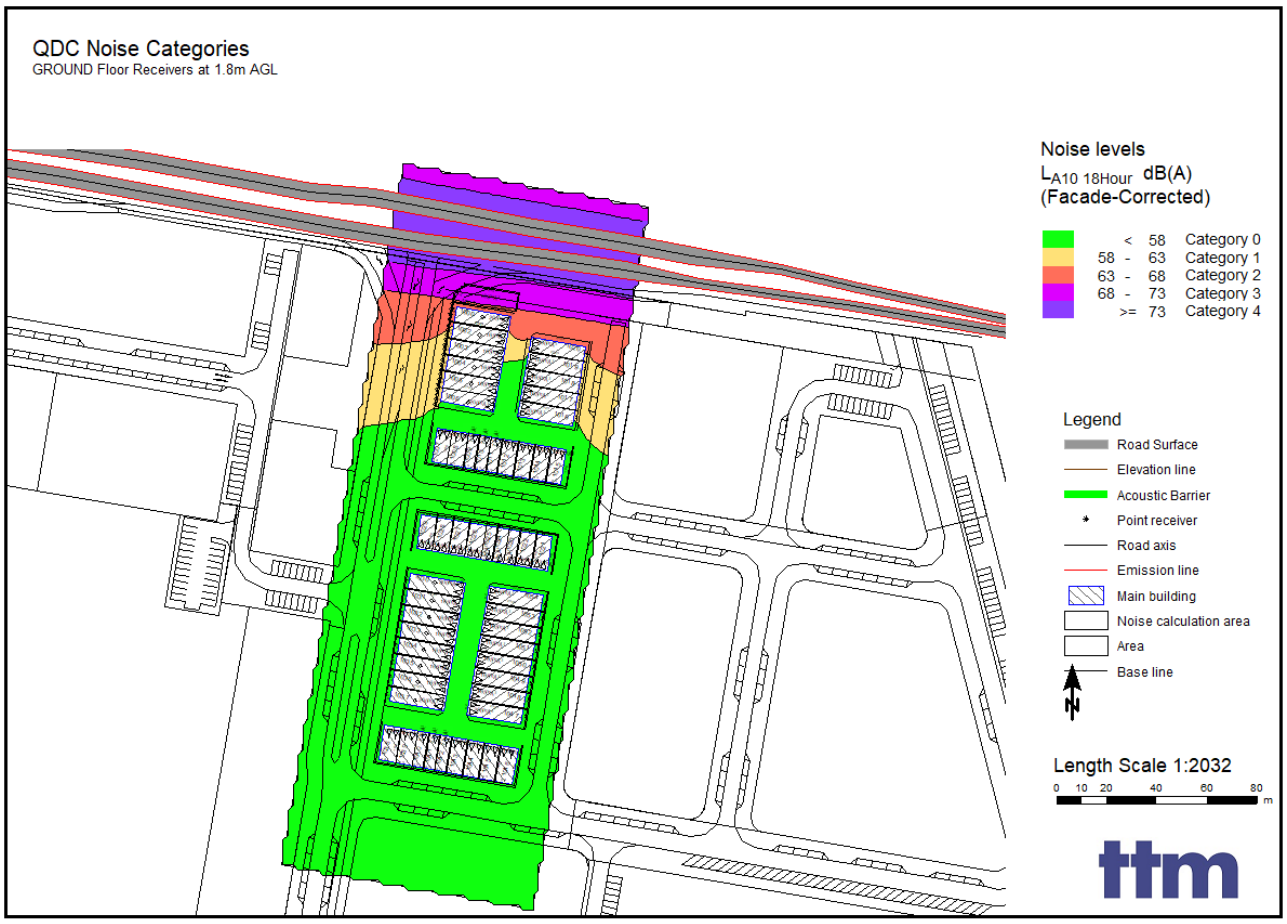
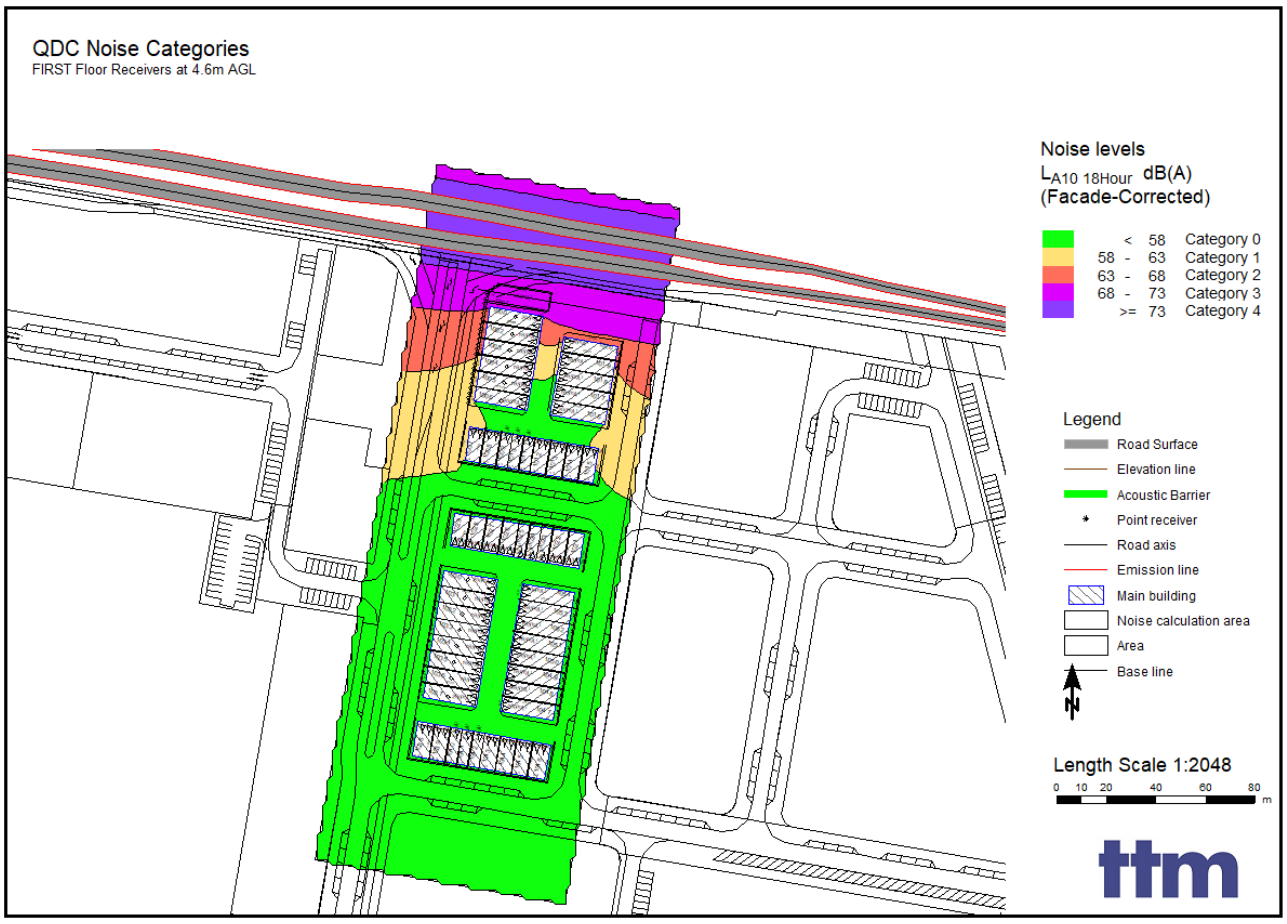


Figure 5: Predicted Road Traffic Noise Levels – First Floor



Based on the noise modelling results, the development is predicted to be impacted by road traffic noise at QDC noise category 0 – 3 for ground and first floor levels. SoundPLAN receiver point results are shown in Appendix C.

Facade acoustic treatments will be recommended in order to comply with QDC MP4.4 internal criteria for habitable rooms.

QDC noise categories and associated acoustic treatment requirements for each façade and floor level are detailed in Section 9.

8 Rail Noise Assessment

An assessment of rail noise onto the proposed development was conducted to determine the acoustic treatment requirements for predicted compliance with the relevant criteria.

8.1 Rail Volumes

Rail timetables provided by Queensland Rail (QR) indicate approximately 250 trains per day pass the site (including approximately 15 freight trains). We were advised that all services are subject to alteration, addition and cancellation which may vary the number of actual trains passing daily.

8.2 Noise Model

8.2.1 Noise Modelling Parameters

Rail noise predictions were conducted using 'SoundPLAN' v8.1. The basis of the 'SoundPLAN' model is as follows:

Table 9: Rail Noise Modelling Parameters

Description	Value
Prediction methodology	Nordic Rail Prediction (Kilde Rep. 130)
Grid spacing (noise maps)	2m
Train Frequency (daily) passenger / freight	235 / 15 (approximate)
Train speed	Passenger: 60km/h (estimated) Freight: 80km/h (standard reference speed)
Train length	Passenger: 144m Freight: 1000m Diesel engine: 36m (dual locomotive)
Rail track head height	0.6m above ground
Rail noise source height	0.5m (wheels) and 4.0m (diesel engine) above track head height (includes Kilde +0.5m addition)
L1 train type corrections	Passenger electric: -4.6dB Diesel engine: +4.4dB Freight wagons: -6.5dB
L2 correction (dLtype engine)	-100dB (removes contribution)
Rail noise measurement distance	17m from the nearest line
Ground contours	Elevation data from Land Partners
Floor heights	2.8m
Residential receiver height	1.5m above each floor level
Façade correction	+2.5 dB(A)

8.2.2 Noise Model Verification

The measured single event maximum sound pressure level L_{Amax} noise level at the monitoring location was verified in the noise model prior to modelling noise impacts at the development. Table 10 presents the results of the rail noise model verification.

Table 10: Verification of the Rail Noise Model

Descriptor	Measured dB(A)	Predicted dB(A)	Required Correction
L_{Amax}	85.4	89.2	-1.8
$L_{Aeq,24hr}$	58.6	60.5	0

A correction was applied to the L_{Amax} rail noise source to bring the model within +2dB of the measured level. The over prediction is considered to possibly be caused by freight locomotives with a lower engine noise emission on site (ie. notch setting).

8.3 Predicted Noise Levels - L_{Amax}

Predicted rail noise contour maps illustrated as QDC noise categories for ground floor and first floor are presented in the following figures.

An acoustic barrier was recommended as part of a previous masterplan noise assessment. The barrier is located along the length of the eastern boundary of the site (shown in the below figures) with a height of 3.6m. The recommended acoustic barrier was included in the analysis.

Figure 6: Predicted L_{Amax} Rail Noise Levels – Ground Floor

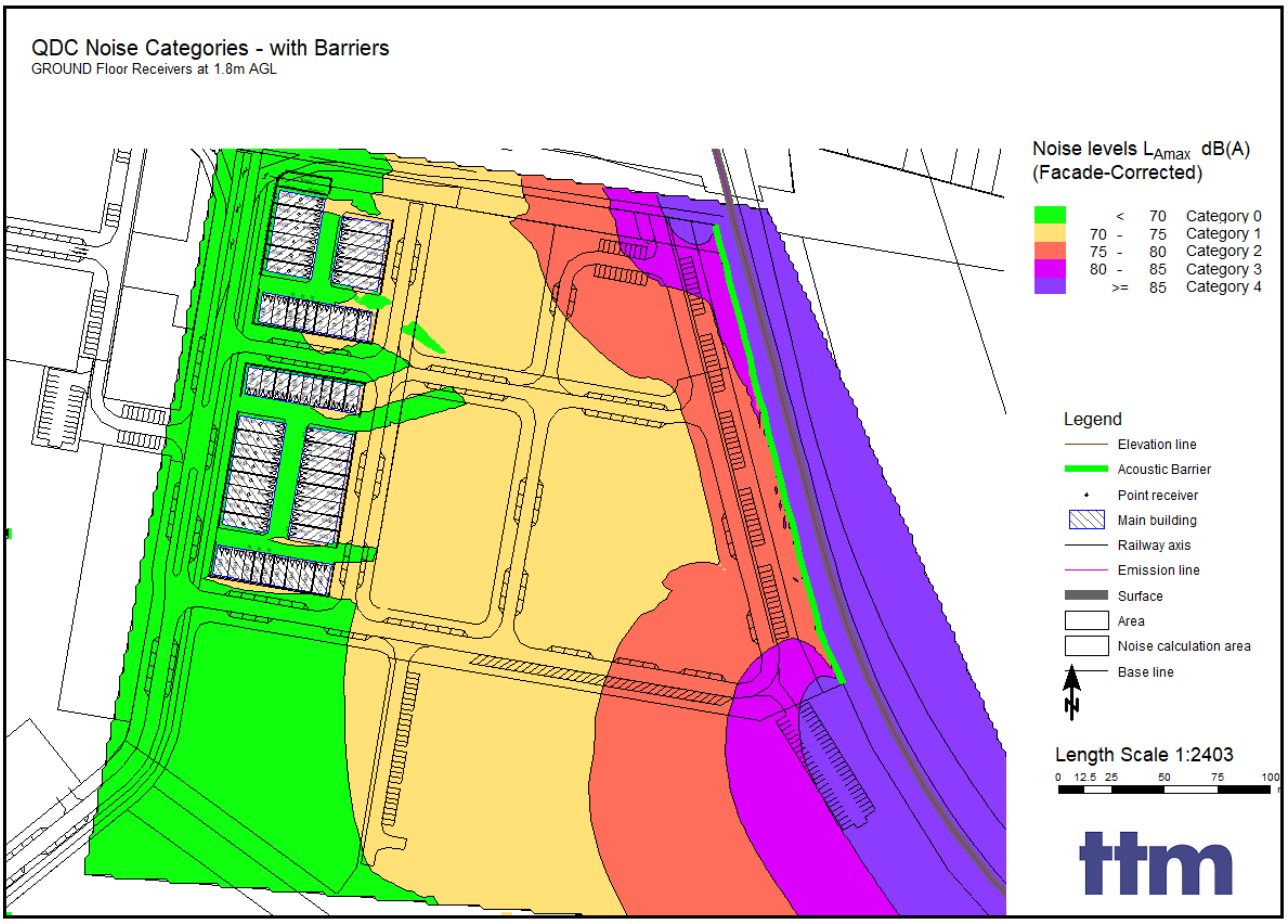
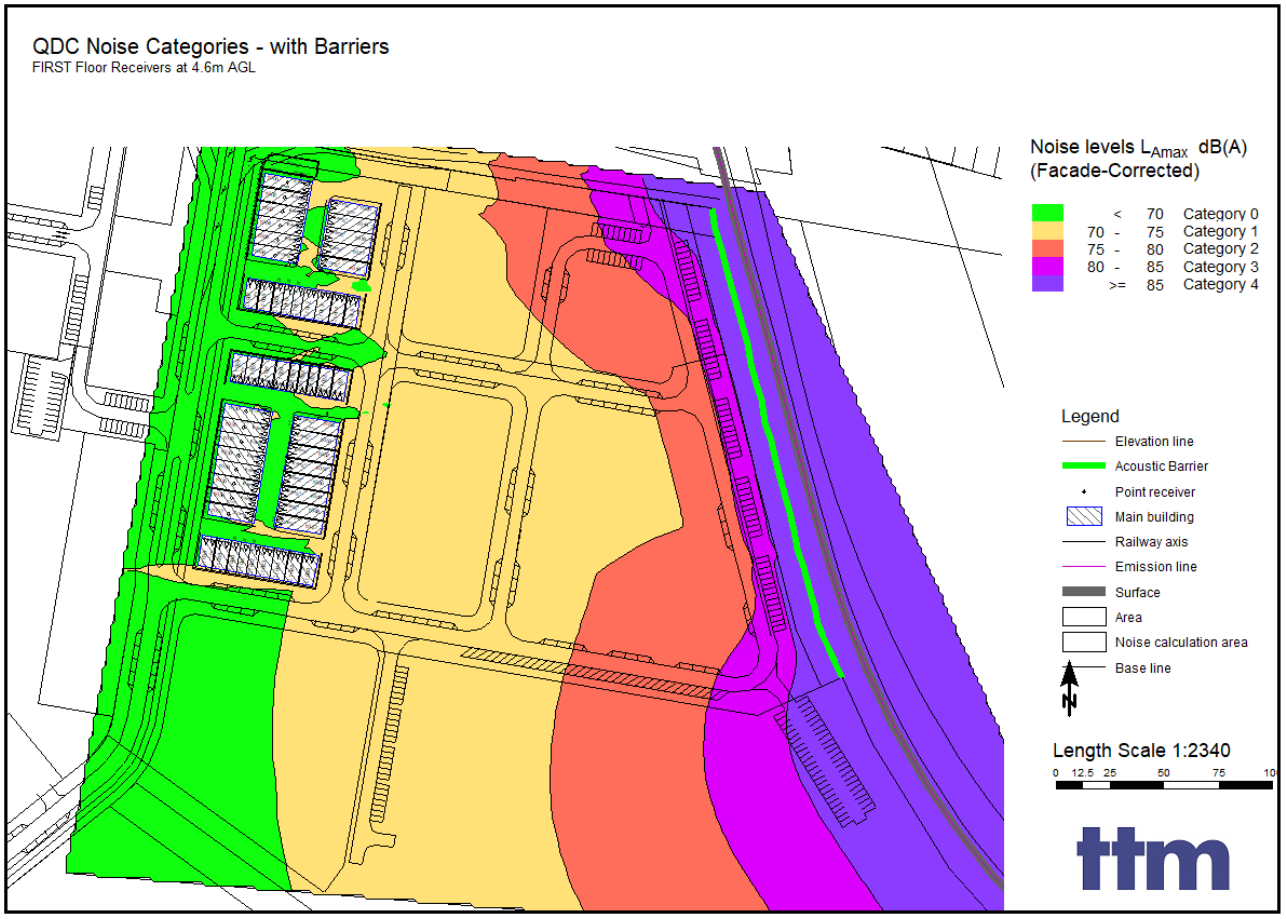


Figure 7: Predicted L_{Amax} Rail Noise Levels – First Floor



Based on the noise modelling, the development is predicted to be impacted by rail noise at a level of QDC noise category 0 – 1 for some ground and first floor levels. Receiver point modelling results are presented in Appendix C.

L_{Amax} rail noise levels are predicted to comply with the SDAP external façade (PO25.1) and outdoor passive recreation (PO26.1) criteria for all lots.

Facade acoustic treatments will be recommended in order to comply with QDC MP4.4 internal criteria for habitable rooms.

QDC noise categories and associated acoustic treatment requirements for noise affected façades and floor levels are detailed in Section 9.

8.4 Predicted Noise Levels – $L_{Aeq\ (24hr)}$

The predicted $L_{Aeq\ (24\ hour)}$ rail noise level at the nearest facade to the rail line is 40dB(A) (free-field) based on 250 trains per day. This complies with the SDAP criteria for both external façade and private open space. As compliance is achieved at the nearest facade to the rail line, compliance is also predicted at all other facades.

9 Recommendations

The recommended acoustic treatments are presented in the sections below to achieve predicted compliance with the relevant assessment criteria.

9.1 Built Form Treatments

9.1.1 Road Traffic and Rail Noise

This section summarises the combined building form treatment required for habitable rooms for road traffic and rail noise to achieve compliance with the Queensland Development Code (QDC) MP4.4. For the purposes of the development application, the QDC provides a conservative design approach and is applied for this assessment.

The QDC MP4.4 requires that habitable rooms in residential buildings located in a transport noise corridor are adequately protected from transport noise to safeguard occupant's health and amenity.

In order to achieve the performance requirements of the QDC MP4.4, the external envelope of habitable rooms must comply with the minimum R_W for each building component specified in Schedule 1 to achieve a minimum transport noise reduction level for the relevant noise category by either one of the following:

a. Using materials specified in Schedule 2 of the QDC MP4.4;

OR

b. Using materials with manufacturer's specifications that achieve the minimum R_W value for the relevant building component and applicable noise category.

For application of Point (b), possible alternative constructions can be determined by the glazier (for glazing) and construction manuals such as 'The Red Book' by CSR (for walls and roof/ceiling).

Table 11 presents the acoustic treatment requirements for habitable rooms in accordance with the QDC MP4.4 policy. The treatments are based on the predicted impacts from road traffic and rail noise.

Table 11: QDC Noise Category Treatments - Combined Road Traffic and Rail Noise

Townhouses	Floor Level	Road Traffic and Rail Noise QDC Noise Categories for Habitable Rooms By Façade and Floor			
		E	N	S	W
Terrace 1000 - 1006	Ground	1	2	0	1
	First Floor	1	3	0	2
Terrace 1007 - 1015	Ground	0	0	0	0
	First Floor	1	0	0	1
	Ground	1	2	0	1

Townhouses	Floor Level	Road Traffic and Rail Noise QDC Noise Categories for Habitable Rooms By Façade and Floor			
		E	N	S	W
Terrace 1016 - 1020	First Floor	1	2	0	1
Terrace 1021 - 1029	Ground	0	0	0	0
	First Floor	0	0	0	0
Terrace 1030 - 1037	Ground	0	0	0	0
	First Floor	0	0	0	0
Terrace 1038 - 1046	Ground	1	0	0	0
	First Floor	1	0	0	0
Terrace 1047 - 1054	Ground	0	0	0	0
	First Floor	1	0	1	0

Details regarding noise categories and associated sound reduction (R_w) requirements for habitable rooms can be found within Schedule 1 of the QDC MP4.4. QDC Schedule 1 is reproduced in Table 12.

Table 12: QDC Rail Noise Categories and Associated Sound Reduction Requirements (QDC MP4.4 - Schedule 1)

QDC Noise Category	Required Sound Reduction Rating (R_w) for Habitable Rooms			
	Glazing > 1.8m²	Glazing ≤ 1.8m²	External Walls	Roof and Ceiling
Category 4	Rw 43	Rw 43	Rw 52	Rw 45
Category 3	Rw 38	Rw 35	Rw 47	Rw 41
Category 2	Rw 35	Rw 32	Rw 41	Rw 38
Category 1	Rw 27	Rw 24	Rw 35	Rw 35
Category 0	None	None	None	None

Details regarding sound reduction ratings (Rw) and acceptable forms of construction can be found within QDC MP 4.4 Schedule 2. QDC Schedule 1 and 2 are provided in Appendix D of this report.

9.2 Further Assessment

It is recommended that further acoustic assessment is conducted for Lot 3 when building plans are available to determine any noise attenuation measures that may be required.

10 Conclusion

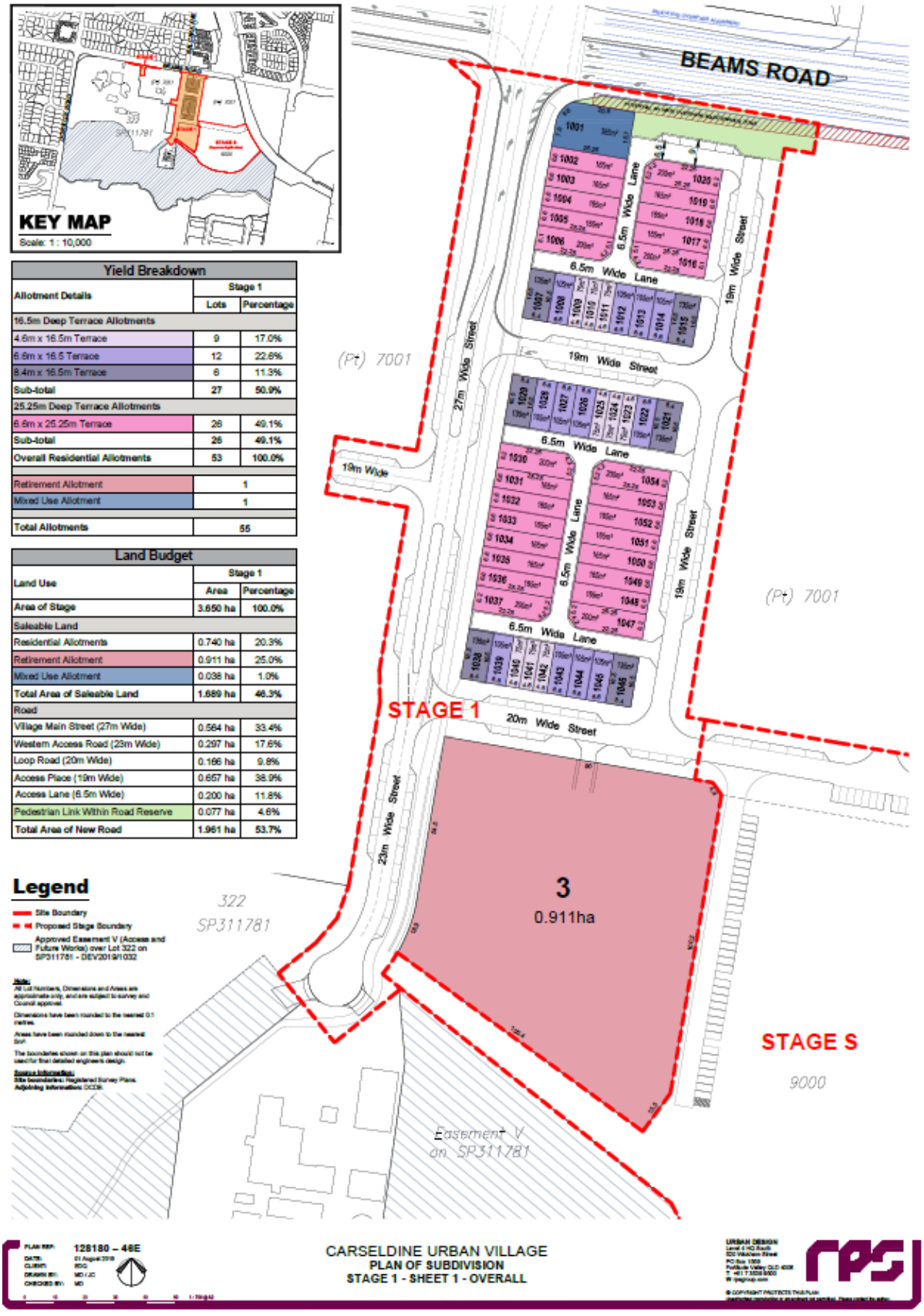
TTM was engaged by Economic Development Queensland to undertake a noise assessment of Stage 1 of the proposed Carseldine Urban Village development located at 532 Beams Road, Carseldine. The assessment was based upon relevant planning scheme and transport noise development codes.

Compliance with the relevant planning scheme and State transport noise requirements is predicted based on the implementation of the recommendations outlined in this report.

Appendix A Development Plans

Yield Breakdown		
Allotment Details	**Stage 1**	
	Lots	**Percentage**
16.5m Deep Terrace Allotments		
4.6m x 16.5m Terrace	9	17.0%
6.6m x 16.5 Terrace	12	22.6%
8.4m x 16.5m Terrace	6	11.3%
Sub-total	**27**	**50.9%**
25.25m Deep Terrace Allotments		
6.6m x 25.25m Terrace	26	49.1%
Sub-total	**26**	**49.1%**
Overall Residential Allotments	**53**	**100.0%**
Retirement Allotment	1	
Mixed Use Allotment	1	
Total Allotments	**55**	

Land Budget		
Land Use	**Stage 1**	
	Area	**Percentage**
Area of Stage	**3.650 ha**	**100.0%**
Saleable Land		
Residential Allotments	0.740 ha	20.3%
Retirement Allotment	0.911 ha	25.0%
Mixed Use Allotment	0.038 ha	1.0%
Total Area of Saleable Land	**1.689 ha**	**46.3%**
Road		
Village Main Street (27m Wide)	0.564 ha	33.4%
Western Access Road (23m Wide)	0.297 ha	17.6%
Loop Road (20m Wide)	0.166 ha	9.8%
Access Place (19m Wide)	0.657 ha	38.9%
Access Lane (6.5m Wide)	0.200 ha	11.8%
Pedestrian Link Within Road Reserve	0.077 ha	4.6%
Total Area of New Road	**1.961 ha**	**53.7%**



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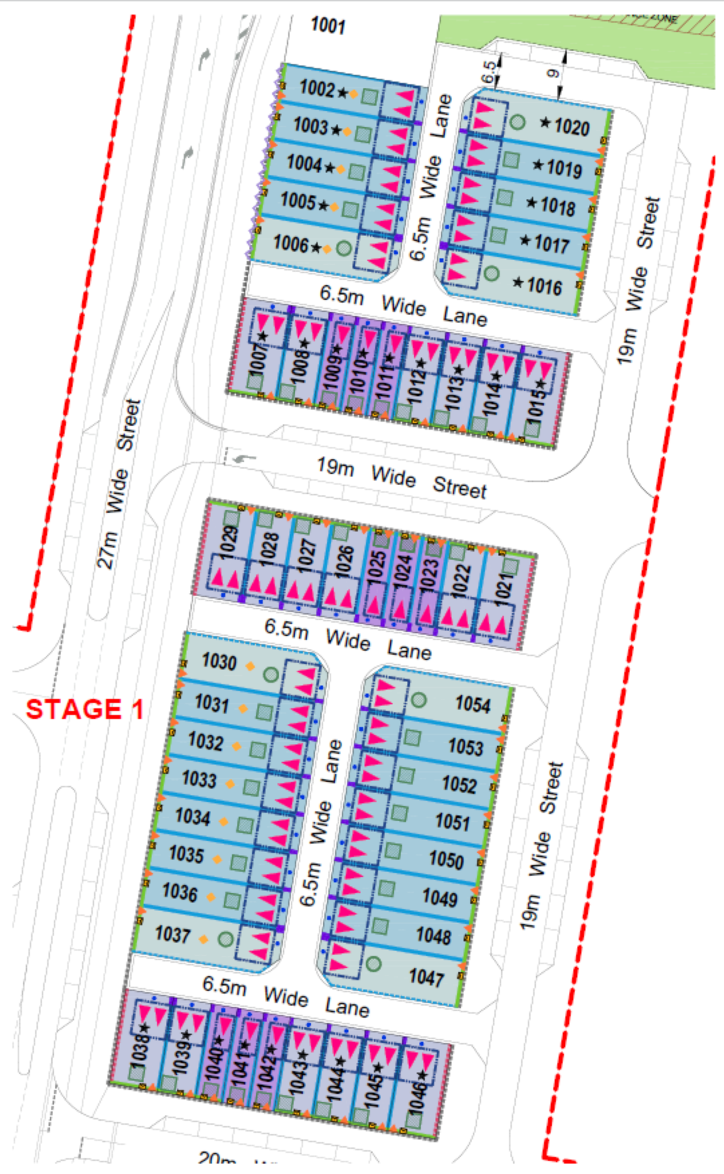


Plan of Development Table

	Terrace Allotment < 99m²		Terrace Allotment 100m² - 149m²		Terrace Allotment 150m² - 199m²		Terrace Allotment 200m² +	
	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor	Ground Floor	First / Second Floor
Setback Requirements								
Primary Frontage (minimum)	1.5m *	1.0m *	1.5m *	1.0m *	1.5m *	1.0m *	1.5m *	1.0m *
Garage (minimum)	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a
Rear (minimum)	1.5m	0.0m	1.5m	0.0m	1.5m	0.0m	1.5m	0.0m
Side								
Built to Boundary (maximum)	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m
Mandatory BTB Wall Length (maximum) (% of boundary length)	100%		100%		100%		100%	
Non Built to Boundary (minimum)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Corner Lots - Secondary Frontage to Street (minimum)	n/a	n/a	1.2m	1.2m	n/a	n/a	n/a	n/a
Corner Lots - Secondary Frontage to Lane (minimum)	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m
Other Requirements								
Site Cover (maximum)	95%		90%		85%		80%	
Primary Private Open Space Requirements (minimum)	Studio / 1 Bedroom - 5m² (minimum dimension of 1.2m); 2 Bedroom - 9m² (minimum dimension of 2.4m); 3+ Bedroom - 12m² (minimum dimension of 2.4m).							
Street Frontage Landscape Requirements (minimum)	1% of lot area; vertical solution at front entry required.		5% of lot area; minimum 1.5% on ground at Street frontage, vertical solutions encouraged for remaining 3.5%.		7.5% of lot area; minimum 2.5% on ground at Street frontage, vertical solutions encouraged for remaining 5%.		10% of lot area; minimum 4% on ground at Street frontage, vertical solutions encouraged for remaining 6%.	

Notes: * 0.0 metres to verandah/balcony

Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
2. The *Stage 1 Carseldine Urban Village Design Guidelines* apply.
3. All Class 1A dwellings are mandated to achieve a minimum Silver Final Certification under the Australian *Liveable Housing Design Guidelines*.
4. A home based business up to 50m² is allowed within each dwelling. A gross floor area (GFA) in excess of 50m² will require additional EDQ approval.
5. The relevant Acoustic Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier.
6. The relevant Bushfire Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier.
7. Carseldine Village does not have a reticulated gas supply. Gas bottles serving a dwelling are strictly prohibited.
8. Refer to *Stage 1 Landscape Plans* for locations and extent of footpaths.
9. High-density Development Easements (HDEs) will be registered by Economic Development Queensland on mandatory built to boundary walls on lots under 250m². HDEs are not shown on this Plan of Development.
10. The minimum building height is two (2) storeys.
11. The maximum building height is three (3) storeys.
12. Ground floor height (finished floor level to ceiling) must be a minimum of 2.7m and subsequent floor heights (finished floor level to ceiling) must be a minimum of 2.55m.

Setbacks

13. Setbacks are as per the Plan of Development Table unless otherwise dimensioned.
14. Setbacks are measured to the wall of the structure.
15. The location of built to boundary walls are indicated on the Plan of Development.
16. Feature end treatment of the built to boundary wall is required where abutting the site boundary at the primary frontage.
17. Where optional built to boundary walls are not adopted, the following applies:
    - side setbacks shall be in accordance with the Plan of Development Table;
    - to provide privacy for residents, only high level linear windows are permitted;
    - EDQ approved solid fencing is installed where providing privacy for residents in their private open space areas, and must positively contribute to the streetscape.
18. Mandatory built to boundary walls must have a maximum setback of 25mm to facilitate a gutter overhang.
19. Where two neighbouring build to boundary walls are not adopted, EDQ approved privacy screening must be erected.

Building Articulation

20. All Street facades must be articulated as detailed in the *Stage 1 Carseldine Urban Village Design Guidelines*.
21. All dwellings must include a clearly identifiable and addressed front door. Front door must be visible from the Street. Front door access must not be via a Lane. Sliding doors do not constitute a front door.
22. Front door must be sufficiently sheltered from the elements, preferably utilising the structure of the first floor.
23. Activated frontages (refer to *Definitions*) must be provided where identified on the Plan of Development.
24. Buildings must be designed to ensure the privacy of occupants, but also allow for overlooking of the Street and Lane to promote casual surveillance.
25. If provided, privacy screening must be either of solid material (e.g. timber, steel), opaque screens, perforated panels, or trellises that are permanently fixed, and are to have a maximum of 50 per cent openings.
26. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
27. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
28. Dwellings must include landscaping along the Street frontage to reinforce the dwelling entry, and to positively contribute to the streetscape. Turf is prohibited; ground covers are required where turf would typically be installed.
29. Air-conditioners, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to the Street. Services may be visible from the lane, but must be screened.
30. Bin storage is to be provided where identified on the Plan of Development. Specifications are outlined in the *Stage 1 Carseldine Urban Village Design Guidelines*.

Private Open Space

31. Primary private open space must be provided in accordance with the Plan of Development Table. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
32. Primary private open space must be directly accessible from a living space. There must be adequate space to accommodate a table and chairs, planting and a BBQ. Shade should also be provided.
33. Secondary private open space may be accessed off a bedroom, multi-purpose area or a home-based business.

On-site Car Parking and Driveways

34. On-site car parking is to be provided in accordance with the following minimum requirements:
    a. Studio, 1 and 2 Bedrooms - 1 space per dwelling;
    b. 3 or more Bedrooms - 2 spaces per dwelling;
    c. Work / Live Dwellings (see *Definitions*) - requirements as per 34a and 34b, plus 1 space per 30m² of non-residential GFA.
35. Car parking may only be provided in tandem on lots 25m deep or greater.
36. At least one car park per dwelling must be covered. Carports are permitted.
37. Where a carport is proposed, additional articulation is required. Refer to Note 26 and the *Stage 1 Carseldine Urban Village Design Guidelines*.
38. Garages / carports are to be located as indicated on this Plan of Development.
39. Vehicle access to a dwelling is only permitted from a Lane; vehicle access from a Street is prohibited.

Fencing

40. Fencing erected by Economic Development Queensland must not be altered, modified or removed without prior written approval from Economic Development Queensland.
41. Feature fencing identified on the Plan of Development is mandatory.
42. Fencing on Street frontages should be in the form of planter boxes and/or privacy screening for residents, in particular where there is a front open space, and form part of the EDQ Design Guideline Approval.
43. Fencing on Lane frontages must be solid fencing and be compatible with the main building design in terms of height, form, detailing, materials and colour, and will form part of the EDQ Design Guideline Approval.

Definitions

Street - A public road (generally 14m wide or greater) providing vehicle access and services to the wider community and open space.

Lane (or Laneway) - A narrow public road (6.5m wide) providing vehicle access and services to the wider community and open space.

Activated Frontage - Ground level Street frontage must be a minimum of 70% transparent to facilitate a suitable articulated home-based business or shop-front use.

Work / Live Dwellings - Refers to dwellings nominated as such on the POD, and are primarily used as a residential dwelling with a flexible space included at Ground Level from which a separate retail or commercial business can be operated. The commercial / retail component is not necessarily operated or owned by the resident and may employ additional staff and attract additional customers.

The approved uses for commercial/retail components on Work / Live Dwellings are:

Commercial uses - where for *Medical Centre* or *Office*;

Industrial uses - where for *Research and technology facility* or *Service industry*;

Retail uses - where for *Food premises*, *Garden centre*, *Hardware and trade supplies* or *Shop*; and

Service, community and other uses - where for *Educational establishment*.

0 2 4 6 8 10 12 14 1:500 @ A2

CARSELDINE URBAN VILLAGE

STAGE 1 - PLAN OF DEVELOPMENT RESIDENTIAL LOTS

PLAN REF: 128180 – 47D
DATE: 17 JULY 2019
CLIENT: EDQ
DRAWN BY: MD / JC
CHECKED BY: MD

Legend

- Site Boundary
- Stage Boundary
- Pedestrian Link

Allotment Controls

- Work / Live Dwelling
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Feature Fencing
- Activated Frontage
- Double Garage Location
- Single Garage Location
- Preferred Primary Private Open Space Location (Ground Level)
- Preferred Primary Private Open Space Location (Upper Levels)
- Indicative Letterbox Location
- Indicative Front Door Location
- Bin Storage Location
- Proposed Sewer Access Point
- ★ Acoustic Treatment may be required - refer TTM Acoustic Report

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

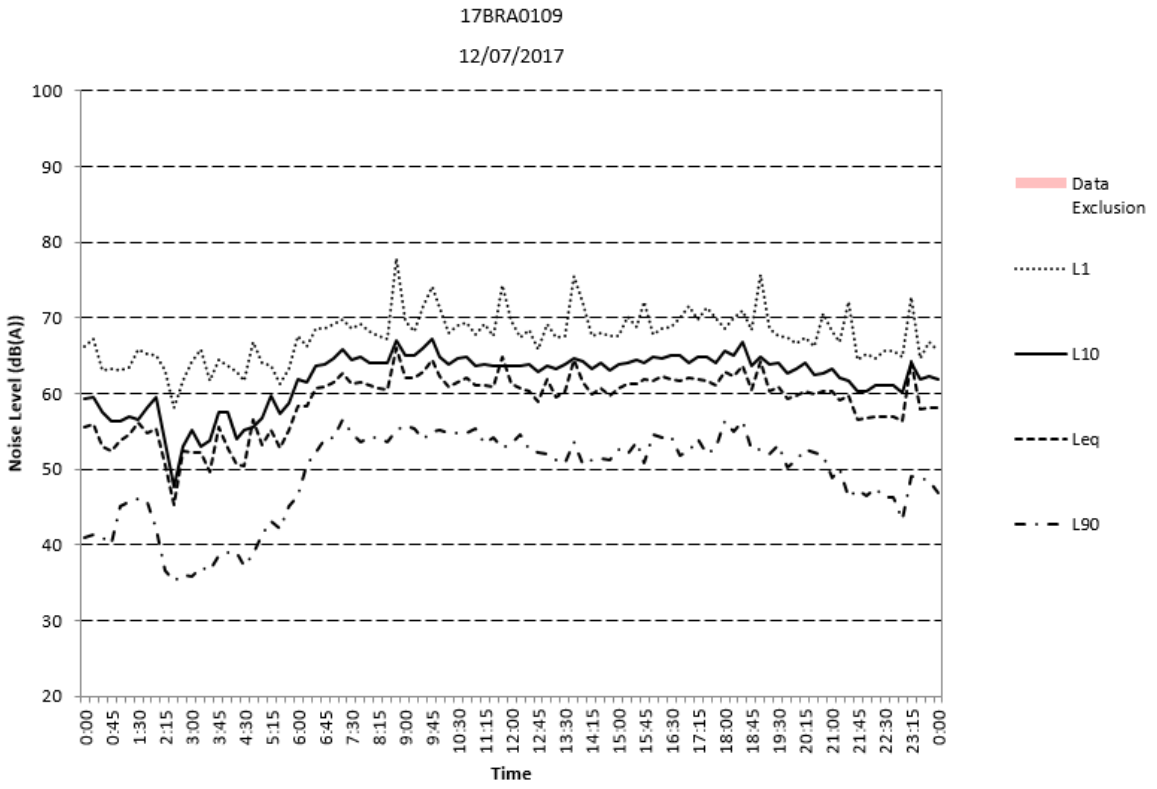
The boundaries shown on this plan should not be used for final detailed engineers design.

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

rps

Appendix B Unattended Noise Monitoring Graphs

Road Traffic Noise Monitor



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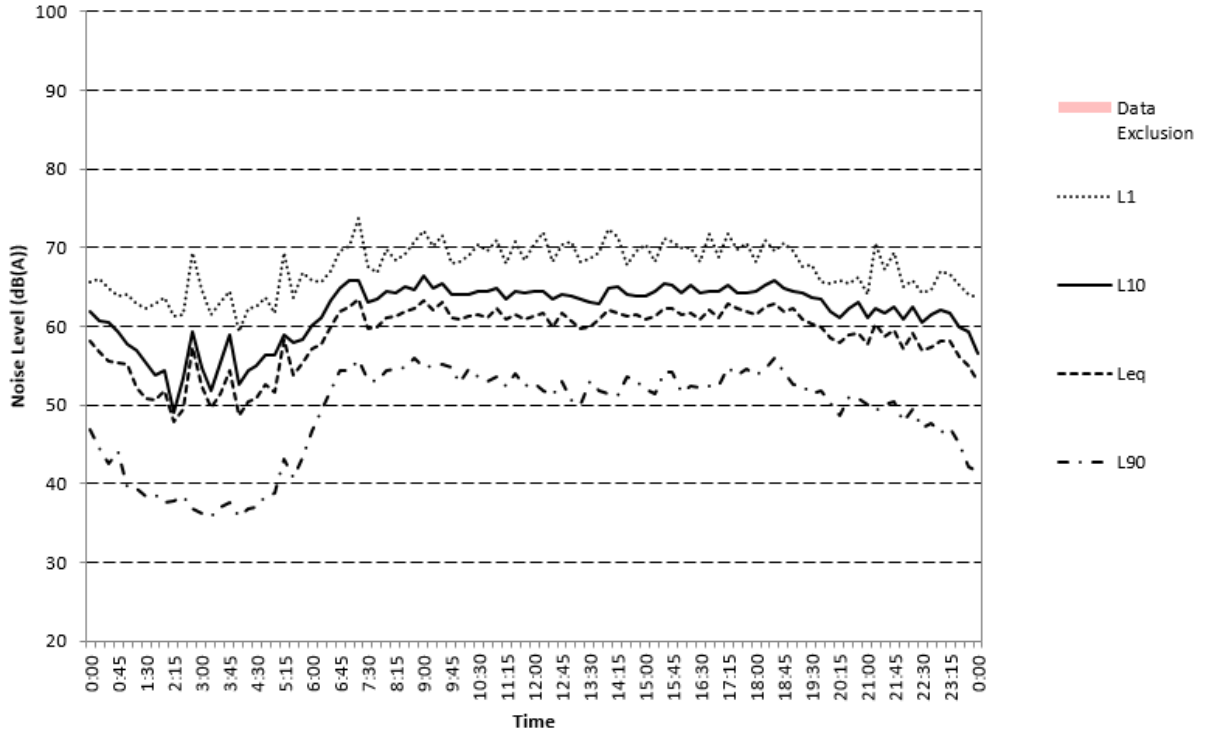

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14/07/2017

Appendix C SoundPLAN Noise Modelling

532 Beams Rd, Carseldine Urban Village
Assessed receiver levels
RTN - Verification 2017

Receiver	Fl	L10(18h) Free Field dB(A)	
Logger Receiver - Road	GF	64.0	

490 Beams Rd, Fitzgibbon
Rail - Verification

Lot Number	LAMax Free Field dB(A)	Leq24hr Free Field dB(A)	
Logger Receiver - Rail (85.4dB)	87.4	60.5	

532 Beams Rd, Carseldine Urban Village
Road Traffic Noise Assessment
RTN - Prediction 2031 - Stage 1

Receiver	Direction	Floor	L10(18h) Facade Corrected dB(A)
Terrace 1000 - 1006	E	GF	57.4
		F 1	59.6
Terrace 1000 - 1006	N	GF	67.4
		F 1	69.3
Terrace 1000 - 1006	S	GF	45.0
		F 1	50.7
Terrace 1000 - 1006	W	GF	60.9
		F 1	63.0
Terrace 1007 - 1015	E	GF	55.9
		F 1	58.0
Terrace 1007 - 1015	N	GF	53.6
		F 1	56.3
Terrace 1007 - 1015	S	GF	43.6
		F 1	49.3
Terrace 1007 - 1015	W	GF	56.5
		F 1	58.6
Terrace 1016 - 1020	E	GF	59.7
		F 1	61.8
Terrace 1016 - 1020	N	GF	65.4
		F 1	67.3
Terrace 1016 - 1020	S	GF	44.9
		F 1	50.6
Terrace 1016 - 1020	W	GF	55.4
		F 1	57.9
Terrace 1021 - 1029	E	GF	53.1
		F 1	55.3
Terrace 1021 - 1029	N	GF	52.9
		F 1	55.0
Terrace 1021 - 1029	S	GF	42.0
		F 1	47.7
Terrace 1021 - 1029	W	GF	54.0
		F 1	56.1
Terrace 1030 - 1037	E	GF	44.7
		F 1	48.7
Terrace 1030 - 1037	N	GF	49.9
		F 1	52.9
Terrace 1030 - 1037	S	GF	39.8
		F 1	45.6
Terrace 1030 - 1037	W	GF	51.4
		F 1	53.6
Terrace 1038 - 1046	E	GF	48.5
		F 1	50.9
Terrace 1038 - 1046	N	GF	45.2

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SoundPLAN 8.1

532 Beams Rd, Carseldine Urban Village
Road Traffic Noise Assessment
RTN - Prediction 2031 - Stage 1

Receiver	Direction	Floor	L10(18h) Facade Corrected dB(A)
Terrace 1038 - 1046	S	F 1	49.2
		GF	39.1
		F 1	44.9
Terrace 1038 - 1046	W	GF	49.4
		F 1	51.7
Terrace 1047 - 1054	E	GF	50.5
		F 1	52.8
Terrace 1047 - 1054	N	GF	48.2
		F 1	52.0
Terrace 1047 - 1054	S	GF	39.6
		F 1	45.5
Terrace 1047 - 1054	W	GF	45.1
		F 1	49.3

532 Beams Rd, Carseldine Urban Village
Assessed receiver levels
Rail - Prediction with barrier - Stage 1

Receiver	Dir	Fl	Lmax Facade corrected dB(A)	Leq,24hr Facade corrected dB(A)	
Terrace 1000 - 1006	E	GF	61.4	34.2	
		F 1	66.4	39.4	
Terrace 1000 - 1006	N	GF	66.1	37.7	
		F 1	67.4	39.0	
Terrace 1000 - 1006	S	GF	64.8	37.9	
		F 1	66.4	39.8	
Terrace 1000 - 1006	W	GF	51.9	24.5	
		F 1	56.1	28.8	
Terrace 1007 - 1015	E	GF	68.0	42.1	
		F 1	68.8	42.8	
Terrace 1007 - 1015	N	GF	66.1	38.2	
		F 1	67.0	39.8	
Terrace 1007 - 1015	S	GF	67.5	39.4	
		F 1	68.3	40.4	
Terrace 1007 - 1015	W	GF	52.1	24.7	
		F 1	56.3	29.0	
Terrace 1016 - 1020	E	GF	69.9	42.2	
		F 1	70.8	43.1	
Terrace 1016 - 1020	N	GF	69.7	40.7	
		F 1	70.8	42.0	
Terrace 1016 - 1020	S	GF	67.3	39.0	
		F 1	68.2	40.2	
Terrace 1016 - 1020	W	GF	61.1	33.9	
		F 1	64.8	38.0	
Terrace 1021 - 1029	E	GF	68.6	42.0	
		F 1	69.4	42.7	
Terrace 1021 - 1029	N	GF	66.9	37.3	
		F 1	67.7	38.5	
Terrace 1021 - 1029	S	GF	64.9	36.5	
		F 1	65.8	38.2	
Terrace 1021 - 1029	W	GF	52.1	25.2	
		F 1	56.3	29.5	
Terrace 1030 - 1037	E	GF	61.2	34.4	
		F 1	64.9	39.3	
Terrace 1030 - 1037	N	GF	66.3	37.9	
		F 1	67.3	39.5	
Terrace 1030 - 1037	S	GF	66.7	37.2	
		F 1	67.7	39.0	
Terrace 1030 - 1037	W	GF	52.8	25.1	
		F 1	57.3	29.5	
Terrace 1038 - 1046	E	GF	69.5	41.7	
		F 1	70.3	42.4	
Terrace 1038 - 1046	N	GF	61.6	35.0	

	TTM Consulting (Qld) Pty Ltd Level 1 - 129 Logan Rd Woolloongabba, QLD 4102	1

SoundPLAN 8.1

532 Beams Rd, Carseldine Urban Village
Assessed receiver levels
Rail - Prediction with barrier - Stage 1

Receiver	Dir	Fl	Lmax Facade corrected dB(A)	Leq,24hr Facade corrected dB(A)	
		F 1	63.4	37.3	
Terrace 1038 - 1046	S	GF	68.4	38.8	
		F 1	69.2	39.9	
Terrace 1038 - 1046	W	GF	49.6	23.8	
		F 1	53.9	28.1	
Terrace 1047 - 1054	E	GF	69.2	41.8	
		F 1	69.9	42.5	
Terrace 1047 - 1054	N	GF	65.9	36.4	
		F 1	66.8	37.7	
Terrace 1047 - 1054	S	GF	69.1	40.5	
		F 1	69.8	41.6	
Terrace 1047 - 1054	W	GF	61.0	34.1	
		F 1	64.0	38.2	

	TTM Consulting (Qld) Pty Ltd Level 1 - 129 Logan Rd Woolloongabba, QLD 4102	2

SoundPLAN 8.1

Appendix D QDC MP4.4 Schedules 1 and 2

Schedule 1

Noise category	Minimum *transport noise reduction* (*dB (A)*) required for *habitable rooms*	Component of building's *external envelope*	Minimum R_w required for each component
Category 4	40	Glazing	43
		External walls	52
		Roof	45
		Floors	51
		Entry doors	35
Category 3	35	Glazing	38 (where total area of glazing for a *habitable room* is greater than 1.8m²)
			35 (where total area of glazing for a *habitable room* is less than or equal to 1.8m²)
		External walls	47
		Roof	41
		Floors	45
		Entry doors	33

Noise category	Minimum *transport noise reduction* (*dB (A)*) required for *habitable rooms*	Component of building's *external envelope*	Minimum R_w required for each component
Category 2	30	Glazing	35 (where total area of glazing for a *habitable room* is greater than 1.8m²)
			32 (where total area of glazing for a *habitable room* is less than or equal to 1.8m²)
		External walls	41
		Roof	38
		Floors	45
		Entry doors	33
Category 1	25	Glazing	27 (where total area of glazing for a *habitable room* is greater than 1.8m²)
			24 (where total area of glazing for a *habitable room* is less than or equal to 1.8m²)
		External walls	35
		Roof	35
		Entry Doors	28
Category 0	No additional acoustic treatment required – standard building assessment provisions apply.		

Schedule 2

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
Glazing	43	Double glazing consisting of two panes of minimum 5mm thick glass with at least 100mm air gap and full perimeter *acoustically rated seals*.
	38	Minimum 14.38mm thick laminated glass, with full perimeter *acoustically rated seals*; OR Double glazing consisting of one pane of minimum 5mm thick glass and one pane of minimum 6mm thick glass with at least 44mm air gap, and full perimeter *acoustically rated seals*
	35	Minimum 10.38mm thick laminated glass, with full perimeter *acoustically rated seals*.
	32	Minimum 6.38mm thick laminated glass with full perimeter *acoustically rated seals*.
	27	Minimum 4mm thick glass with full perimeter *acoustically rated seals*
	24	Minimum 4mm thick glass with standard weather seals

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
External walls	52	Two leaves of clay brick masonry, at least 270mm in total, with subfloor vents fitted with noise attenuators.
	47	Two leaves of clay brick masonry at least 110mm thick with: (i) cavity not less than 50mm between leaves; and (ii) 50mm thick mineral insulation or 50mm thick glass wool insulation with a density of 11kg/m³ or 50mm thick polyester insulation with a density of 20kg/m³ in the cavity. OR Two leaves of clay brick masonry at last 110mm thick with: (i) cavity not less than 50mm between leaves; and (ii) at least 13mm thick cement render on each face OR Single leaf of clay brick masonry at least 110mm thick with: (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and (ii) Mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m³ positioned between studs; and (iii) One layer of plasterboard at least 13mm thick fixed to outside face of studs. OR Single leaf of minimum 150mm thick masonry of hollow, dense concrete blocks, with mortar joints laid to prevent moisture bridging.

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
	41	Two leaves of clay brick masonry at least 110mm thick with cavity not less than 50mm between leaves OR Single leaf of clay brick masonry at last 110mm thick with: (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and (ii) mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m³ positioned between studs; and (iii) One layer of plasterboard at least 10mm thick fixed to outside face of studs OR Single leaf of brick masonry at least 110mm thick with at least 13mm thick render on each face OR Concrete brickwork at least 110mm thick OR In-situ concrete at least 100mm thick OR Precast concrete at least 100mm thick and without joints.

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
	35	Single leaf of clay brick masonry at least 110mm thick with: (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and (ii) One layer of plasterboard at least 10mm thick fixed to outside face of studs OR Minimum 6mm thick fibre cement sheeting or weatherboards or plank cladding externally, minimum 90mm deep timber stud or 92mm metal stud, standard plasterboard at least 13mm thick internally.
Roof	45	Concrete or terracotta tile or sheet metal roof with sarking, *acoustically rated plasterboard* ceiling at least 13mm thick fixed to ceiling joists, cellulose fibre insulation at least 100mm thick with a density of at least 45kg/m³ in the cavity. OR Concrete or terracotta tile or sheet metal roof with sarking, 2 layers of *acoustically rated plasterboard* at least 16mm thick fixed to ceiling joists, glass wool insulation at least 50mm thick with a density of at least 11kg/m³ or polyester insulation at least 50mm thick with a density of at least 20kg/m³ in the cavity.
	41	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling joists, glass wool insulation at least 50mm thick with a density of at least 11kg/m³ or polyester insulation at least 50mm thick with a density of at least 20kg/m³ in the cavity. OR Concrete suspended slab at least 100mm thick.
	38	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling cavity, mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m³.

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
	35	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling cavity.
Floors	51	Concrete slab at least 150mm thick.
	45	Concrete slab at least 100mm thick OR Tongued and grooved boards at least 19mm thick with: (i) timber joists not less than 175mm x 50mm; and (ii) mineral insulation or glass wool insulation at least 75mm thick with a density of at least 11kg/m³ positioned between joists and laid on plasterboard at least 10mm thick fixed to underside of joists; and (iii) mineral insulation or glass wool insulation at least 25mm thick with a density of at least 11kg/m³ laid over entire floor, including tops of joists before flooring is laid; and (iv) secured to battens at least 75mm x 50mm; and (v) the assembled flooring laid over the joists, but not fixed to them, with battens lying between the joists.
Entry Doors	35	Solid core timber not less than 45mm thick, fixed so as to overlap the frame or rebate of the frame by not less than 10mm, with full perimeter *acoustically rated seals*.
	33	Fixed so as to overlap the frame or rebate of the frame by not less than 10mm, fitted with full perimeter *acoustically rated seals* and constructed of - (i) solid core, wood, particleboard or blockboard not less than 45mm thick; and/or (ii) acoustically laminated glass not less than 10.38mm thick.

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
	28	Fixed so as to overlap the frame or rebate of the frame, constructed of - (i) Wood, particleboard or blockboard not less than 33mm thick; or (ii) Compressed fibre reinforced sheeting not less than 9mm thick; or (iii) Other suitable material with a mass per unit area not less than 24.4kg/m²; or (iv) Solid core timber door not less than 35mm thick fitted with full perimeter *acoustically rated seals*.