

16 February 2012

Reference: 2012018 L1 137 Abbotsford Road, Bowen Hills ENV

Simone De Sousa Roque
Blackwatch Project
PO Box 3220
Newstead QLD 4006

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 07/06/12

Dear Simone,

RE: Environmental Assessment of a Proposed Commercial Development– 137 Abbotsford Road, Bowen Hills

The following letter outlines the results of an investigation in relation to the acoustic requirements of the proposed commercial development for the above location. As identified by ULDA, consideration is required in relation to noise in regards to potential impacts from the development to sensitive uses in the area. In addition to the requirement of the development application, recommendations are provided for consideration at later stages of the development.

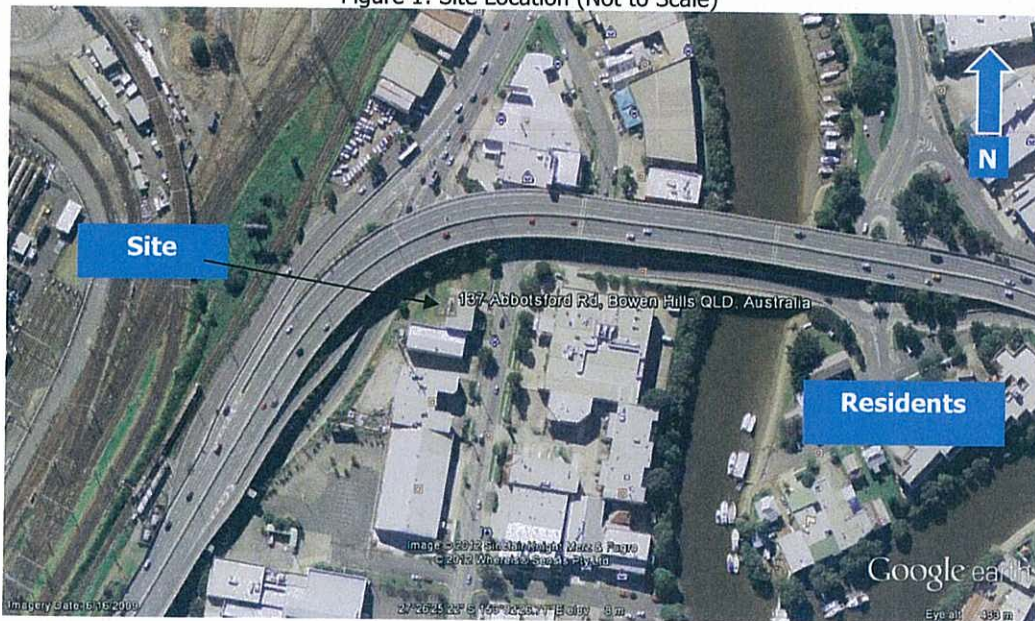
1. SITE DESCRIPTION

The site is described by the following:

137 Abbotsford Road, Bowen Hills
Lot 1 on SP172144

Refer to Figure 1 for site location.

Figure 1: Site Location (Not to Scale)



A comprehensive site survey was conducted on the 14th February, 2012 and identified the following:

- a) The area surrounding the site is primarily comprised of commercial land uses and light industrial.
- b) The Inner City Bypass is located near the northern and western property boundary, which carries high levels of traffic. The noise associated with road dominates the surrounding area.
- c) The nearest residential receivers to the site are located to the east across Breakfast Creek, 181m away. Between the site and the residents, there is considerable screening from existing commercial and industrial buildings.

2. RESULTS OF INVESTIGATION

Review of the proposed development and its location is an ideal location for commercial uses given the surrounding area. In addition as the site is not located within 150m of residential, under council guidelines an acoustic assessment wouldn't normally be required.

The proposed development is predicted to have no significant impact on the surrounding commercial uses, and would not affect the nearest residential receivers due to existing screen and separation distance. Based on the observation of the proposed development and surrounding area, it is our opinion no further assessment is required for development approval.

3. RECOMMENDATIONS

Although there are no acoustic requirements for the development during Development Approval, review of the site has identified the following issues that should be addressed during later stages to ensure a reasonable acoustic amenity is maintained. We therefore provided the following recommendation:

- As the site is in close proximity to the Inner City Bypass, it would be prudent of the developer to consider designing the building to attenuate road traffic noise. This process would ensure a reasonable acoustic amenity is maintained within any future building located onsite. The assessment should be conducted around BA.
- If the development is to be sold or rented at a later date, consideration may be required for the internal design of mechanical plant to ensure compliance with AS2107:2000. This would have the benefit of ensuring plant noise emission within the building occur at levels that provide a reasonable acoustic amenity for future occupants.

4. CONCLUSION

Based on the investigation of the proposed development, it is predicted to have no significant impact on the surrounding commercial uses, and would not affect the nearest residential receivers due to existing screen and separation distance. Based on the observation of the proposed development and surrounding area, it is our opinion no further assessment is required for development approval.

We trust this information meets with your current requirements. Should you have any queries please do not hesitate to contact us.

Yours faithfully,



GREG PEARCE B.Eng (Mech)
Director

acousticworks)))