

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Pronto Pilates, Maroochydore

Noise Impact Assessment

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Attention To	Pronto Pilates Pty Ltd

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1 INTRODUCTION AND PROJECT DESCRIPTION

Acoustic Logic has been engaged to carry out an assessment of the noise impacts associated with the proposed pilates studio development located at A1, 41 First Avenue, Maroochydore City Centre, Maroochydore.

As part of this report, noise from general onsite activities has been assessed to the closest noise sensitive receivers in accordance with the criteria specified by Sunshine Coast Council.

2 SITE DESCRIPTION

2.1 SITE LOCATION

The project site is for a pilates studio located at A1, 41 First Avenue, Maroochydore City Centre, Maroochydore. The proposal is comprised of the following:

- Proposed operating hours of 5:15am to 10:45pm, 7 days a week
- 8 reformer machines located within the area with site access via First Avenue

Refer to [Figure 1](#) for site location.



Figure 1 – Site location

A comprehensive site survey was carried out which identified the following:

- The site is bounded by First Avenue to the west separating the development from short term accommodation and mixed use buildings.
- Gaba Lane bounds the site to the east, separating the development from commercial/retail land uses.
- Aerodrome Road is located approximately 70 metres northeast of the development.

2.2 ACOUSTIC ENVIRONMENT

The site and surrounding area are primarily affected by road traffic noise from surrounding road network.

3 NOISE MEASUREMENTS

3.1 EQUIPMENT

The following equipment was used for the unattended noise monitoring:

- Acoustic Research Labs NGARA Environmental Noise Monitor
- Norsonic Nor1256 Calibrator

3.2 NOISE MEASUREMENT LOCATIONS

Unattended noise monitoring was conducted in the vicinity of the site at the location shown in [Figure 2](#).

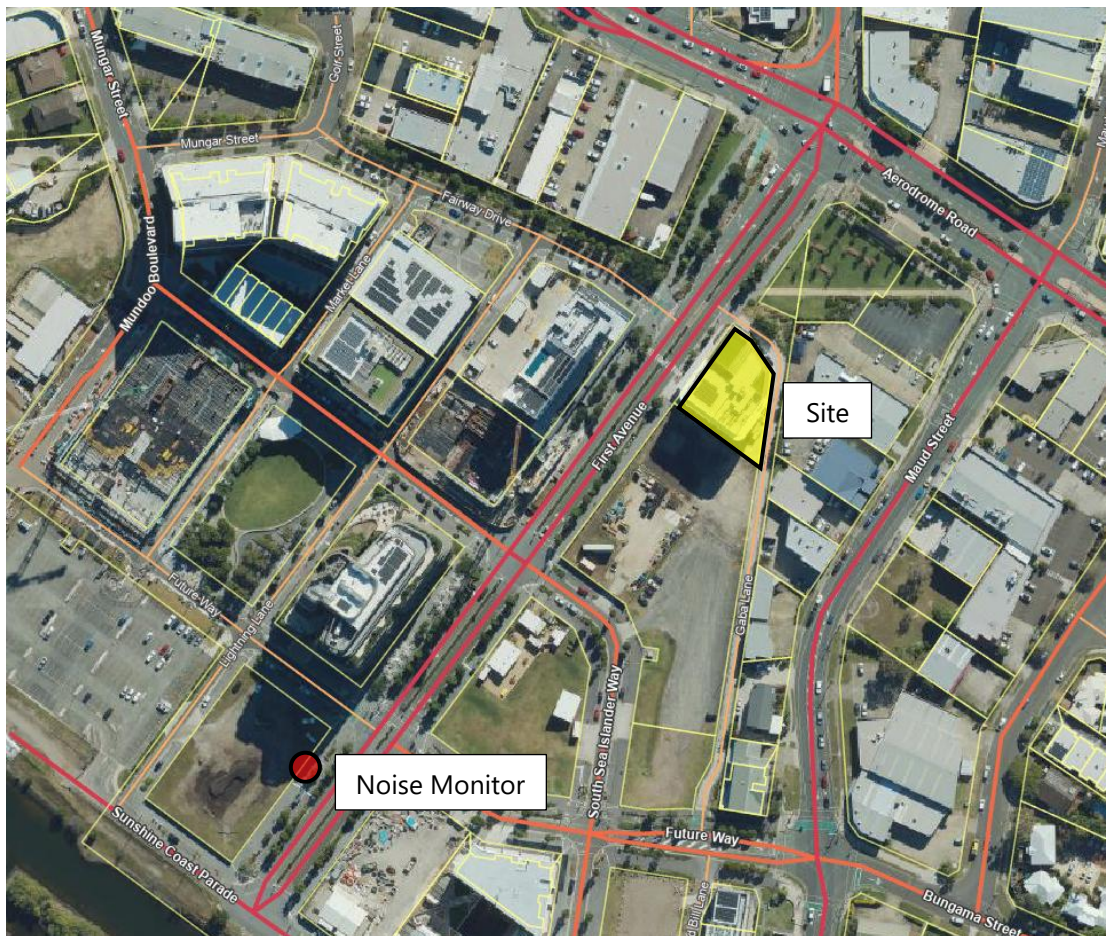


Figure 2 – Noise Monitoring Location

3.3 UNATTENDED NOISE MONITORING

Unattended monitoring of ambient noise was conducted using an Acoustic Research Labs NGARA environmental noise monitor. The monitor was placed in a free-field position, at a distance of 4 metres from the nearest lane of First Avenue, and at a height of 1.5 metres above the ground surface level. The noise monitor was set to record noise levels between 4 February and 8 February 2021 (inc.).

Given the surrounding construction activities at the time of assessment, the measurements were not repeated in 2025 and were compared against the background noise values in approval MCU22/0145 (Approved on the 2nd of August 2023).

The ambient noise monitoring was conducted in general accordance with the Australian Standard AS1055 *Acoustics – Description and measurement of environmental noise* and the Transport Noise Management Code of Practice and Noise Measurement Manual Qld.

Refer to [Figure 2](#) for the unattended noise monitoring location.

3.4 NOISE RESULTS

3.4.1 Unattended Noise Measurement Results

The ambient and road traffic noise monitoring results are presented in [Table 1](#).

Table 1 – Unattended Noise Measurement Results

Day	RBL L ₉₀ dB(A)		
	Day	Evening	Night
Thursday	-	45	42
Friday	51	45	41
Saturday	46	43	39
Sunday	44	45	40
Monday	52	-	-
Average	48	44	40

The background noise values in approval MCU22/0145 (Approved on the 2nd of August 2023) were as follows:

1. Day: 45dB(A)L90 RBL (slightly lower than Table 1);
2. Evening 46dB(A)L90 RBL (higher than Table 1); and
3. Night 41dB(A)L90 RBL (higher than Table 1).

Given that the ambient noise values of evening and night in the nearby approved development were higher, the monitoring values in Table 1 have been maintained for these periods and the assessment uses the following background noise levels (RBL L90 dB(A));

1. Day: 45dB(A)
2. Evening 44dB(A); and
3. Night 40dB(A).

4 NOISE SENSITIVE RECEIVERS

The closes noise sensitive receivers (residential/accommodation) are the following:

1. Northwest: Holiday Inn Express Hotel at 42 First Avenue.
2. Onsite: Residential units are located onsite above the proposed development.

Refer to [Figure 3](#) for receiver locations.

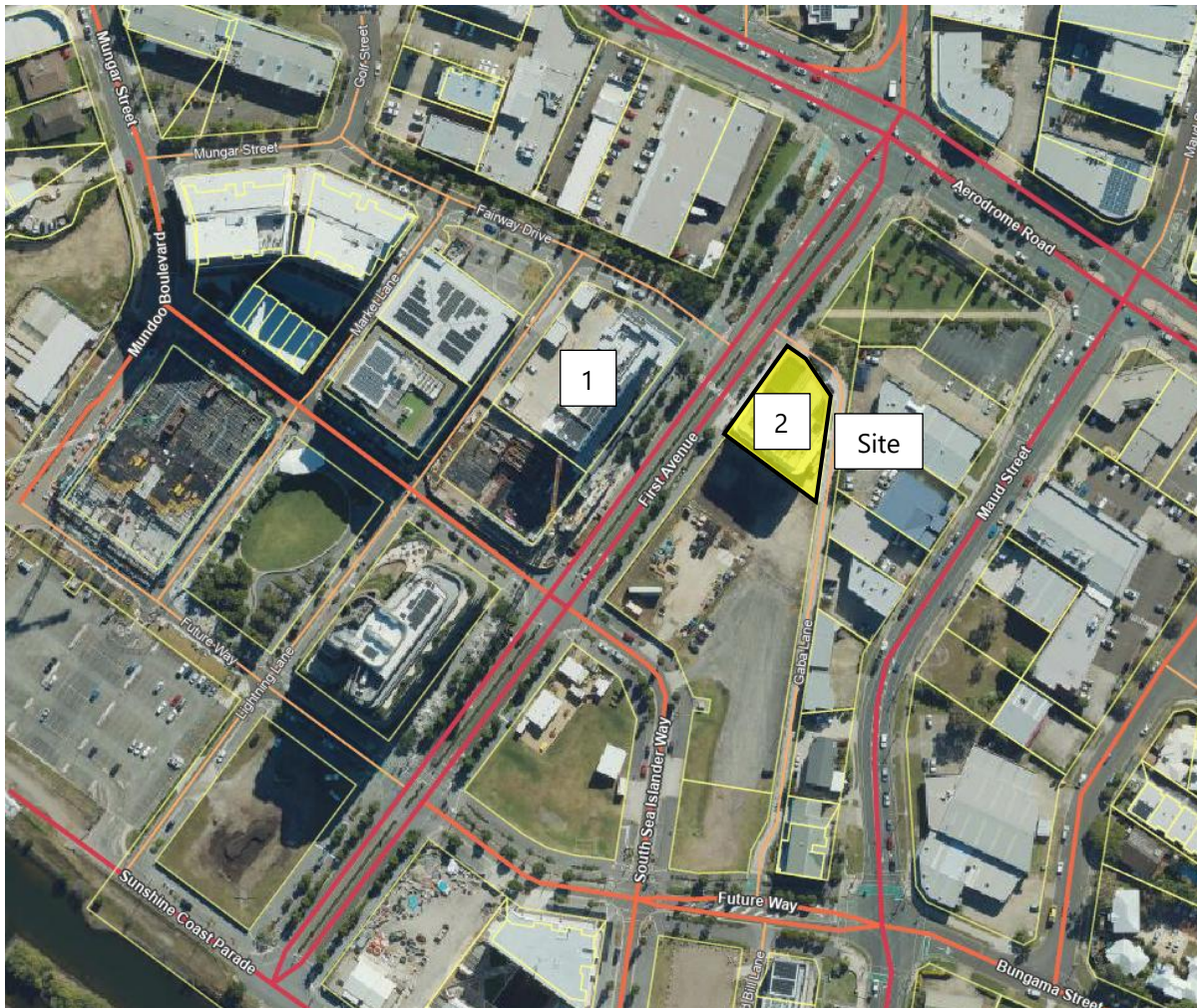


Figure 3 – Noise Sensitive Receivers Location

5 ENVIRONMENTAL NOISE CRITERIA

5.1 SC6.15 PLANNING SCHEME POLICY

SC6.15 Planning Scheme Policy for the Nuisance Code states in Section SC6.15.4:

(a) compliance with Performance Outcomes PO1 and PO2 of Table 9.4.3.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Nuisance code may be demonstrated in part or aided by the submission of a noise impact assessment report prepared by a competent person, which properly addresses, describes or includes the following:-

(i) a location plan identifying the subject site and sensitive land uses or the nearest potentially sensitive land uses to the subject site and any significant features such as topographic variation, barriers and intervening buildings;

(ii) the results of measurements of background LA90 noise levels using an appropriate methodology at a location representative of the nearest potentially affected sensitive land uses to the subject site in the absence of noise emissions from the subject site, with:-

(A) the background noise levels to include time periods that are most likely to be sensitive from a noise perspective (generally at night); and

(B) the background noise monitoring to be completed for a sufficient period of time to establish 'the average minimum background noise levels' for the locality;

(iii) comparison of the background noise level with predicted source noise levels using an appropriately recognised methodology and criteria, from the proposed activity at the nearest potentially affected sensitive land uses to determine compliance with criteria as defined in Schedule 1 of the Environmental Protection (Noise) Policy 2008; and

(iv) specification of appropriate control and mitigation measures as necessary;

Further reference is made to the Environmental Protection (Noise) Policy 2008.

5.2 ENVIRONMENTAL PROTECTION (NOISE) POLICY

5.2.1 Acoustic Quality Objectives

The Queensland Environmental Protections (Noise) Policy contains the following acoustic quality objectives.

Table 2 – Acoustic Quality Objectives

Sensitive Receptor	Time of Day	Acoustic quality objectives (measured at the receptor) dB(A)			Environmental Value
		L _{Aeq,adj,1hr}	L _{A10,adj,1hr}	L _{A1,adj,1hr}	
Dwelling (for outdoors)	daytime and evening	50	55	65	Health and wellbeing
Dwelling (for indoors)	daytime and evening	35	40	45	Health and wellbeing
	Night-time	30	35	40	Health and wellbeing, in relation to the ability to sleep

5.2.2 Controlling Background Creep

The background creep noise limits proposed for the development are presented in Table 3.

Table 3 – Background Creep Noise Limits

Type of Noise	Time of Day	Measured Existing Noise Level (Logger)	Noise limit (at the receptor) dB(A)	
		L _{A90,T}	L _{Aeq,adj,T}	L _{A90,T}
Continuous Noise	Day	45	NA	45
	Evening	44	NA	44
	Night	40	NA	40
Intermittent Noise	Day	45	50	N/A
	Evening	44	49	N/A
	Night	40	45	N/A

6 ENVIRONMENTAL NOISE ASSESSMENT

6.1 GENERAL NOISE EMISSIONS

Assessment of the general noise activities onsite to the nearest sensitive receivers was carried out with the results presented in the following sections.

Note the noise impacts consider building screening, distance attenuation, and barrier attenuation.

The following table indicates predictions of noise emissions from the site operations at closest sensitive receivers.

Table 4 – West Receiver (1) – 42 First Avenue – Background Creep

Activity	Noise Source	Single Event Duration	No. Events per 15 min			Distance	Screening/TL Reduction	Noise Impacts L _{Aeq,T}			Intrusive Noise Compliance		
	L _{Aeq,adj}	(seconds)	Day	Evening	Night	(m)	(dB)	Day	Evening	Night	Day	Evening	Night
Criteria											50	49	45
Internal Patron Activities	75	900	1	1	1	30	-5	32	32	32	Yes	Yes	Yes
Internal Amplified Music	80	900	1	1	1	30	-5	37	37	37	Yes	Yes	Yes
Total								40	40	40	Yes	Yes	Yes

Table 5 – West Receiver (1) – 42 First Avenue – Acoustic Quality Objectives

Activity	Noise Source	Single Event Duration	No. Events per 1hr			Distance	Screening/TL Reduction	Noise Impacts L _{Aeq} , 1hr						Acoustic Amenity Compliance		
	L _{Aeq,adj}	(seconds)	Day	Evening	(dB)	(m)	(dB)	Day		Evening		Night		Day/Eve	Day/Eve Indoor	Night Indoor
								Outdoor	Indoor	Outdoor	Indoor	Outdoor	Indoor			
Criteria														50	35	30
Internal Patron Activities	75	900	4	4	4	30	-5	32	22	32	22	32	22	Yes	Yes	Yes
Internal Amplified Music	80	900	4	4	4	30	-5	37	27	37	27	37	27	Yes	Yes	Yes
Total								39	29	39	29	39	29	Yes	Yes	Yes

Table 6 – Onsite Receiver (2) – A1, 41 First Avenue – Background Creep

Activity	Noise Source	Single Event Duration	No. Events per 15 min			Distance	Screening/TL Reduction	Noise Impacts $L_{Aeq,T}$			Intrusive Noise Compliance		
	$L_{Aeq,adj}$	(seconds)	Day	Evening	Night	(m)	(dB)	Day	Evening	Night	Day	Evening	Night
Criteria											50	49	45
Internal Patron Activities	75	900	1	1	1	4.5	-20	34	34	34	Yes	Yes	Yes
Internal Amplified Music	80	900	1	1	1	4.5	-20	39	39	39	Yes	Yes	Yes
Total								40	40	40	Yes	Yes	Yes

Table 7 – Onsite Receiver (2) – A1, 41 First Avenue – Acoustic Quality Objectives

Activity	Noise Source	Single Event Duration	No. Events per 1hr			Distance	Screening/TL Reduction	Noise Impacts L _{Aeq} , 1hr						Acoustic Amenity Compliance		
	L _{Aeq,adj}	(seconds)	Day	Evening	(dB)	(m)	(dB)	Day		Evening		Night		Day/Eve	Day/Eve Indoor	Night Indoor
								Outdoor	Indoor	Outdoor	Indoor	Outdoor	Indoor			
Criteria														50	35	30
Internal Patron Activities	75	900	4	4	4	4.5	-20	34	24	34	24	34	24	Yes	Yes	Yes
Internal Amplified Music	80	900	4	4	4	4.5	-20	39	29	39	29	39	29	Yes	Yes	Yes
Total								40	30	40	30	40	30	Yes	Yes	Yes

Based on the predicted noise impacts from general onsite activities at the nearest sensitive receivers, on the condition the recommendations in Section 7 are implemented, compliance is predicted with the adopted noise limits.

7 RECOMMENDATIONS

The following management controls are recommended for the development:

- Waste collection is limited to the day time period or to be in line with the current Council waste collection hours to reduce the potential for additional disturbance to surrounding residents.
- During the night time period (10pm to 7am), external facades of the tenancy are to remain closed, except for the purposes of ingress and egress.

Note that the assessment takes into consideration noise levels from patron activities and amplified music that are predicted to exceed the real-world operational conditions onsite and should thus be considered to be a conservative assessment.

As compliance is achieved with these elevated noise levels, it is assumed that the real-world operation of the development would subsequently comply with the noise criteria contained within the Environmental Protection Policy 2008.

7.1 MECHANICAL PLANT

Selection of plant and acoustic treatment must be added if required in order to achieve compliance with Council noise emission limits. Assessment is required by a qualified acoustic consultant and such requirement must be conditioned by Council.

8 CONCLUSION

Acoustic Logic Consultancy carried out an acoustic assessment of the proposed pilates studio development located at A1, 41 First Avenue, Maroochydore City Centre, Maroochydore. As part of the assessment, impacts from environmental noise were assessed.

Based on the results of the assessment, noise impacts from the proposed pilates studio are predicted to comply with the Sunshine Coast Council criteria without the need for further treatment.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Pty Ltd
Benjamin Cox

APPENDIX A: ARCHITECTURAL PLANS USED IN ASSESSMENT



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- A1 - VICINITY MAP, INTERIOR PERSPECTIVES
- A2 - SITE PLAN
- A3 - FURNISHED FLOOR PLAN



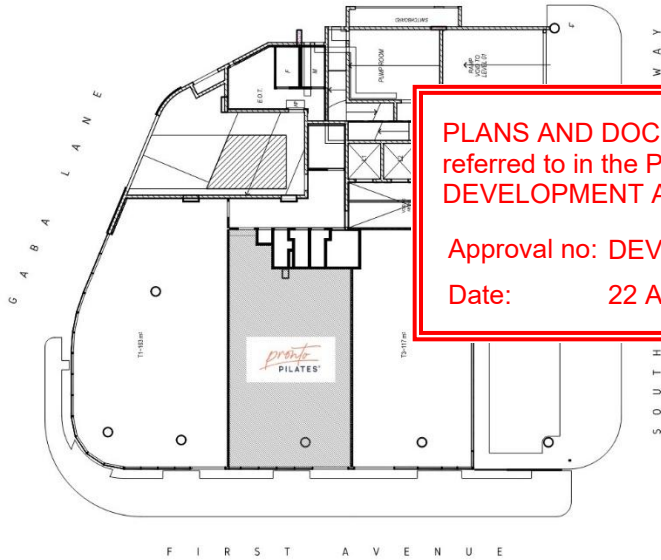
2 VICINITY MAP
A1 SCALE : NTS

1 INTERIOR PERSPECTIVE
A1 SCALE : NTS



A1, 41 First Avenue, Maroochydore City Centre,
Maroochydore QLD 4558

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1 SITE PLAN
A2 SCALE : NTS

MAROOCHYDORE
A1, 41 First Avenue, Maroochydore City
Centre, Maroochydore QLD 4558

DA SUBMISSION

1:100

A2

REVISIONS

SITE PLAN

REVISION

JUNE 26, 2025

DRAWN BY

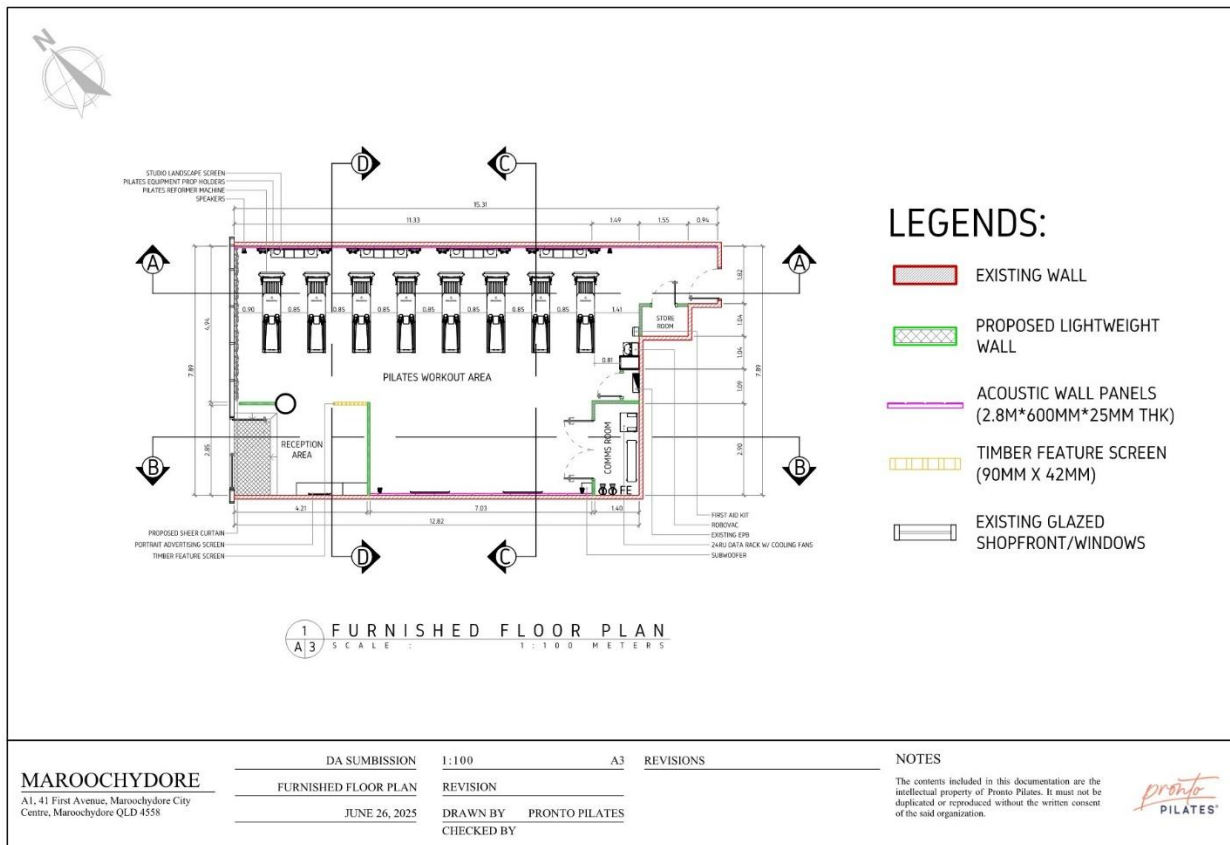
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