



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Proposed Residential Development
Lot 8008 Corner of Aura Boulevard and
Central Avenue
Nirimba

ACOUSTIC REPORT



Client:

Devcon Investments Pty Ltd
Attn: Simon Drew

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Contact Details

Acoustic Works
Suite 17/10 Benson Street
Toowong QLD 4066
(07) 3393 2222
ABN: 56 157 965 056

PO Box 69
Toowong DC
QLD 4066

Greg Pearce
Email: gpearce@acousticworks.com.au

Mark Enersen
Email: menersen@acousticworks.com.au

Report Register

Date	Revision	Author	Reviewer	Manager
30/01/26	R01A	Shauna Livingstone	Greg Pearce	GP

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1. Introduction

This report is in response to a request by Devcon Investments Pty Ltd for a road traffic noise assessment of a proposed residential development to be located at the corner of Aura Boulevard and Central Avenue, Nirimba. As the area is still largely under development and traffic volumes do not reflect those of a fully developed suburb, it was not feasible to measure road traffic noise levels on site. To facilitate the assessment, traffic volumes were obtained from a previous report by ASK Consulting Engineers and the data was utilised to establish existing and future road traffic impacts to the proposed development. Based on the results of the assessment, recommendations for acoustic treatments and management controls are specified in this report.

2. Site Description

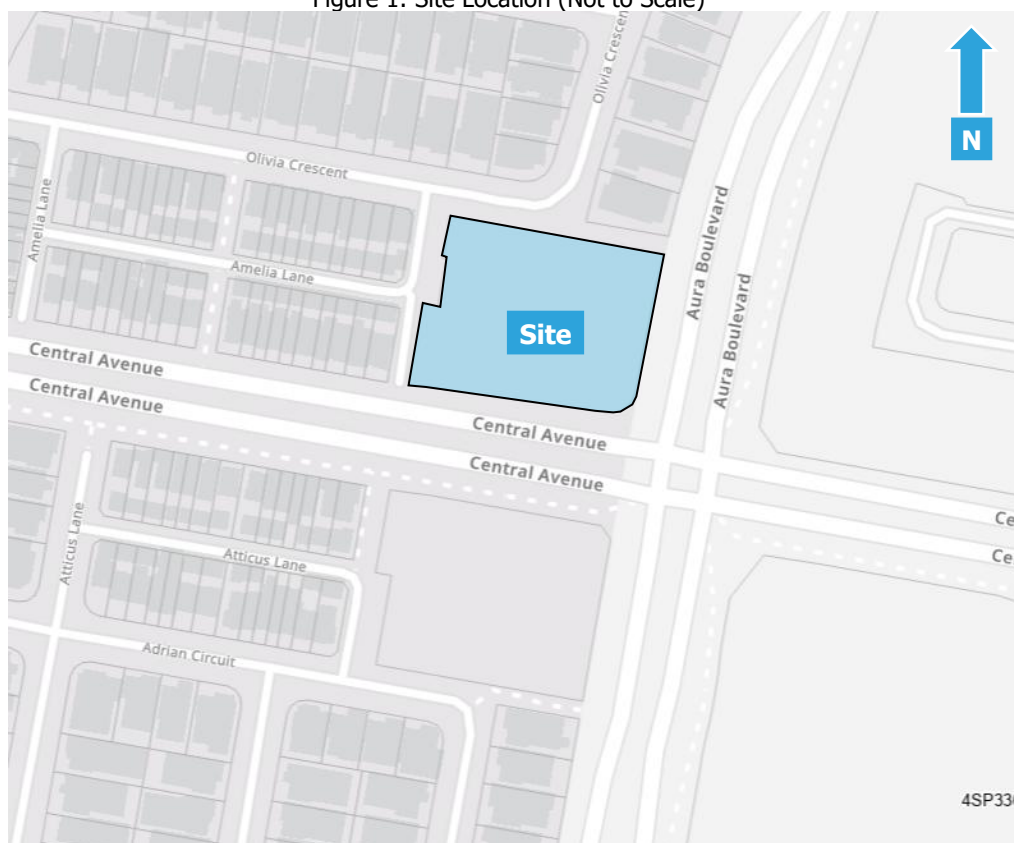
2.1 Site Location

The site is described by the following:

Lot 8008 Corner of Aura Boulevard and Central Avenue, Nirimba
Lot 4 on SP336559

Refer to Figure 1 for site location.

Figure 1: Site Location (Not to Scale)



A comprehensive site survey was conducted and identified the following:

- a) The site is currently vacant.
- b) The surrounding area consists of residential land uses.
- c) The suburb of Nirimba is mostly still under development.
- d) Aura Boulevard bounds the site to the east and Central Avenue bounds the site to the south.

2.2 Proposal

The proposal is to construct 32 residential units as follows:

- Total site area of 4011m².
- 1 three-bedroom, 16 two-bedroom and 15 one-bedroom units.
- 42 residents parking spaces will be located onsite.
- Site access via Olivia Crescent.

Refer to the Appendices for development plans.

3. Noise Criteria

3.1 Road Traffic Noise Criteria

3.1.1 Queensland Development Code MP4.4

To determine the minimum design requirements for any new buildings located within a transport corridor, the Queensland Development Code Part 4.4 may be applied if no alternative solutions are provided. In accordance with MP4.4, the noise categories are stated in Table .

Table 1: Queensland Development Code Part 4.4 Criteria

Queensland Development Code MP 4.4	
Category	L _{10(18h)} dBA
4	≥ 73
3	68-72
2	63-67
1	58-62
0	≤ 57

The building treatment for any future development onsite shall be determined at Building Approval stage, in general accordance with the Queensland Development Code. Alternative solutions may be provided on request.

6. Road Traffic Assessment

Road traffic noise associated with Aura Boulevard and Central Avenue for a ten-year planning horizon was assessed at the development to determine compliance with the criteria nominated in Section 3 and any requirements for acoustic treatments.

3.2 Traffic Volumes

Traffic data for Aura Boulevard was obtained from the Noise Impact Assessment prepared by ASK Consulting Engineers (*ref: 9342R01V01.docx dated 26th May 2016*), with traffic volumes provided by MWH Global and is presented in the table below. The traffic data includes 3% heavy vehicles and a growth rate of 1% per annum.

Table 1: Traffic Volumes

Location	2031 AADT	2036 Predicted AADT	Percentage of Heavy Vehicles
Central Avenue	17,521	18,414	3%
Aura Boulevard	25,264	26,552	3%

3.3 Predicted Road Traffic Noise Levels - 2036

Road traffic noise modelling for the proposed development was based on the following information:

- Site layout, floor plans and elevations provided by Sprout Architects, Revision F, dated 27 January 2026.
- Aura Boulevard and Central Avenue speed limit of 60km/h.
- Receiver heights were based on 1.5m above finished floor level.
- +2.5dB(A) Façade correction.

The CoRTN noise model predicted $L_{A10,1\text{hour}}$ levels are detailed in Table 2.

Table 2: Predicted Road Traffic Noise Impacts 2036

Location				Predicted Noise Impacts 2036	
Townhouse	Floor	FFL (m)	Room	$L_{10(18h)}$ dBA	QDC Category
1	GF	7	Living	52.4	0
3	GF	7	Living	51.3	0
4	GF	7	Living	54.6	0
6	GF	7	Living	69.7	3
9	GF	7	Living	69.9	3
10	GF	7	Living	70	3
13	GF	7	Living	70	3
14	GF	7	Living	70.1	3
17	GF	7	Living	70.3	3
18	GF	7	Living	70.5	3
20	GF	7	Bed 3	70.9	3
20	GF	7	Living	71.2	3
20	GF	7	Living	70.6	3
22	GF	7	Bed 1	49.5	0
22	GF	7	Living	56.4	0
23	GF	7	Living	48.5	0

Location				Predicted Noise Impacts 2036	
Townhouse	Floor	FFL (m)	Room	L _{10(18h)} dBA	QDC Category
26	GF	7	Living	48.9	0
27	GF	7	Living	70.1	3
30	GF	7	Bed 1	70.8	3
30	GF	7	Living	70.4	3
31	GF	7	Bed 1	70.8	3
31	GF	7	Living	70.5	3
1	1	10	Bed 1	56.3	0
1	1	10	Bed 2	56	0
2	1	10	Bed 1	52.6	0
2	1	10	Living	52.9	0
3	1	10	Bed 1	55.5	0
3	1	10	Bed 2	55.4	0
3	1	10	MPR	54.9	0
4	1	10	Bed 1	55.7	0
4	1	10	Bed 2	56.3	0
4	1	10	MPR	55.5	0
5	1	10	Bed 1	53.6	0
5	1	10	Living	53	0
6	1	10	Bed 1	71.7	3
6	1	10	Bed 2	71.9	3
6	1	10	MPR	69.6	3
7	1	10	Bed 1	54.9	0
8	1	10	Bed 1	55	0
8	1	10	Living	54.2	0
9	1	10	Bed 1	72	3
9	1	10	Bed 2	72	3
9	1	10	MPR	69.8	3
10	1	10	Bed 1	72	3
10	1	10	Bed 2	72.1	3
10	1	10	MPR	69.6	3
11	1	10	Bed 1	55.9	0
11	1	10	Living	54.1	0
12	1	10	Bed 1	56.5	0
12	1	10	Living	54.8	0
13	1	10	Bed 1	72.1	3
13	1	10	MPR	69.7	3
14	1	10	Bed 2	72.1	3
14	1	10	Bed 2	72.1	3
14	1	10	Bed 2	72.2	3
14	1	10	MPR	69.8	3
15	1	10	Bed 1	58.1	1
15	1	10	Living	54.7	0
16	1	10	Bed 1	58.9	1
16	1	10	Living	58.4	1
17	1	10	Bed 1	72.4	3
17	1	10	Bed 2	72.3	3
17	1	10	MPR	69.9	3
18	1	10	Bed 1	72.5	3
18	1	10	Bed 2	72.8	3
18	1	10	MPR	70.5	3
19	1	10	Bed 1	63.6	2
19	1	10	Living	55.8	0

Location				Predicted Noise Impacts 2036	
Townhouse	Floor	FFL (m)	Room	L _{10(18h)} dBA	QDC Category
20	1	10	Bed 1	71.3	3
20	1	10	Bed 2	64.7	2
21	1	10	Bed 1	60.7	1
21	1	10	Living	58.5	1
22	1	10	Bed 2	54.2	0
22	1	10	MPR	53.6	0
23	1	10	Bed 1	53.4	0
23	1	10	Bed 2	53.2	0
23	1	10	MPR	53.1	0
24	1	10	Bed 1	59.4	1
25	1	10	Bed 1	59.9	1
25	1	10	Living	61.2	1
25	1	10	Living	57	0
26	1	10	Bed 1	59.8	1
26	1	10	Bed 2	52.9	0
26	1	10	MPR	52.8	0
27	1	10	Bed 1	72.4	3
27	1	10	Bed 2	72.6	3
27	1	10	MPR	69.3	3
28	1	10	Bed 1	54.3	0
28	1	10	Living	65.6	2
29	1	10	Bed 1	54.5	0
29	1	10	Living	54.8	0
30	1	10	Bed 2	72.6	3
30	1	10	MPR	69.9	3
31	1	10	Bed 2	72.9	3
31	1	10	MPR	70.1	3
32	1	10	Bed 1	55.3	0
32	1	10	Living	54.9	0

Based on the predicted noise impacts, additional façade treatments are recommended to predict compliance with the internal assessment criteria, refer to Section 4 for further recommendations.

A graphical representation of the predicted road traffic noise is presented in Figure 2 and 3.

Figure 2: LA10 18hr Noise Contour for Ground Floor- Facade Corrected

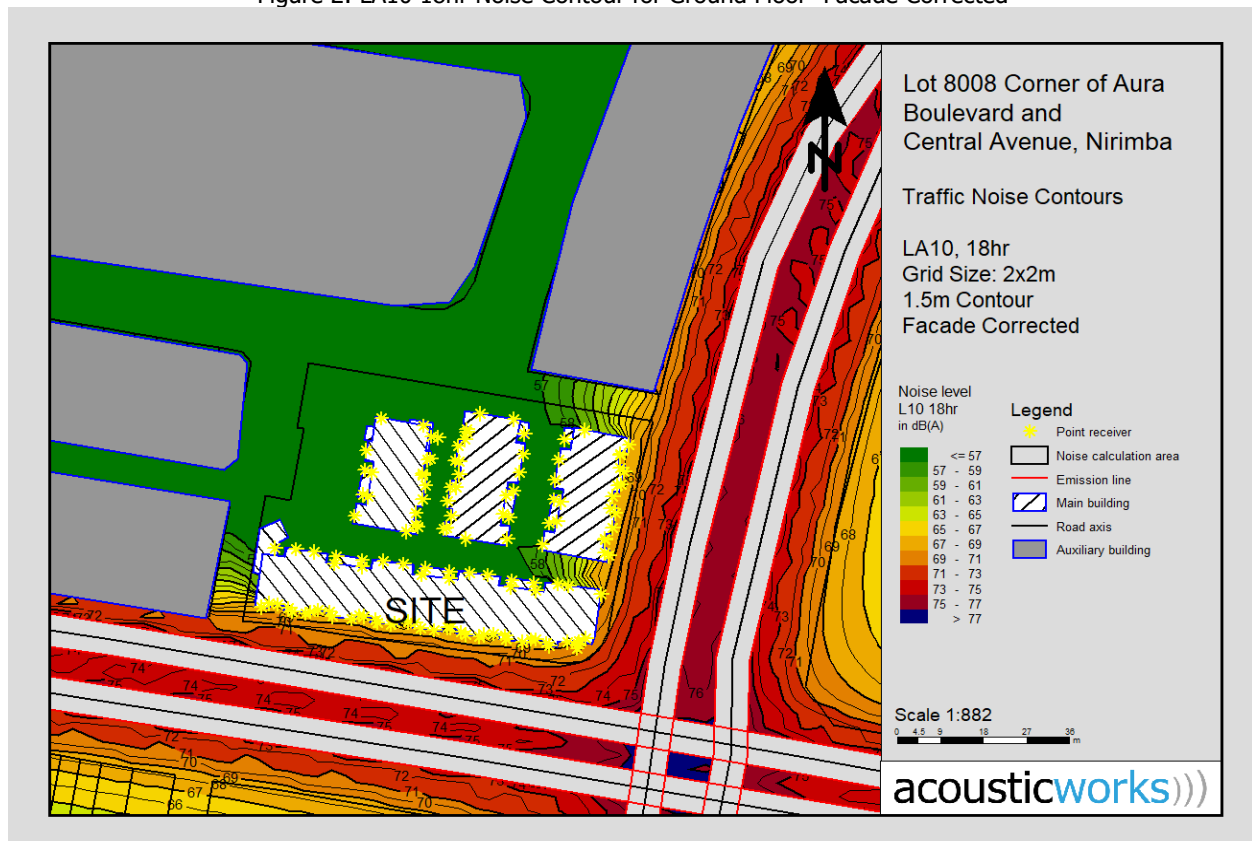
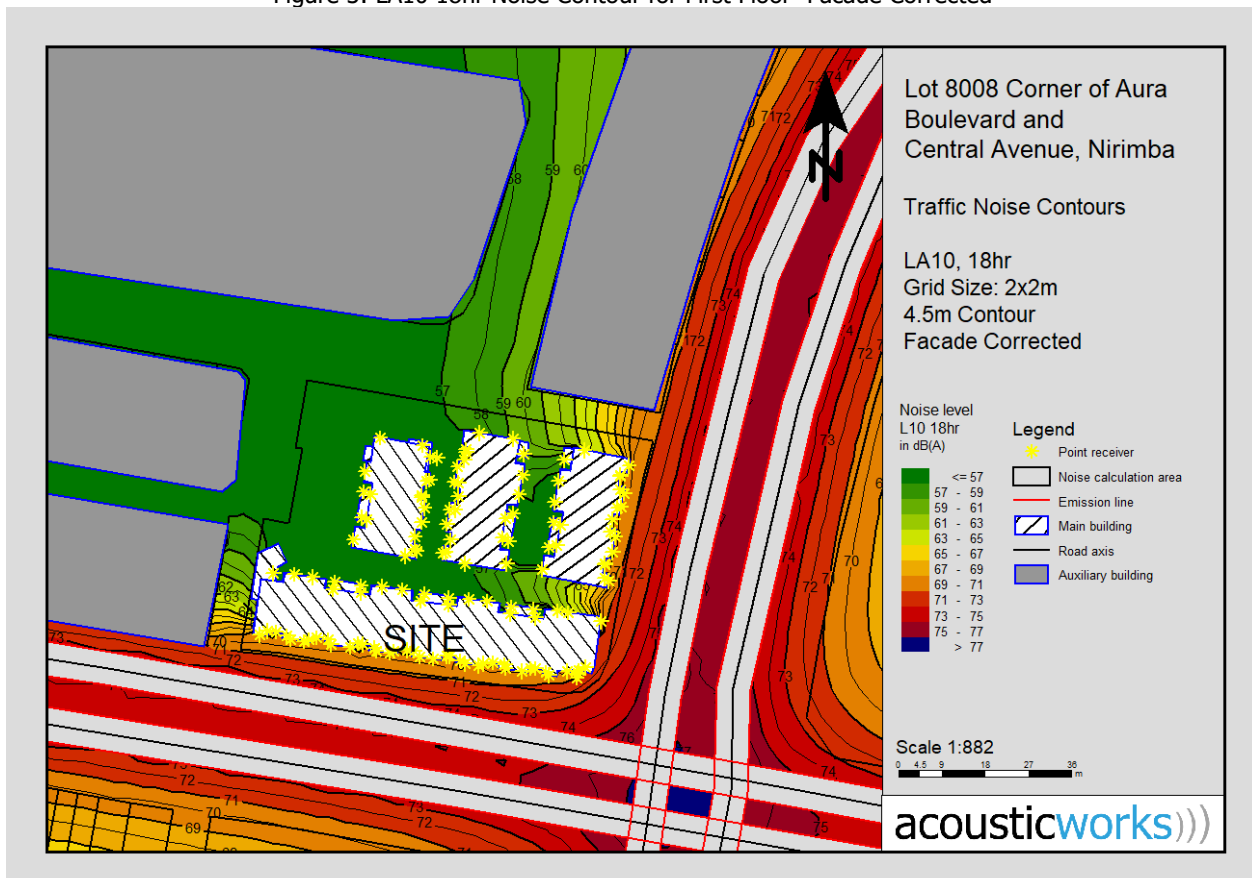


Figure 3: LA10 18hr Noise Contour for First Floor- Facade Corrected



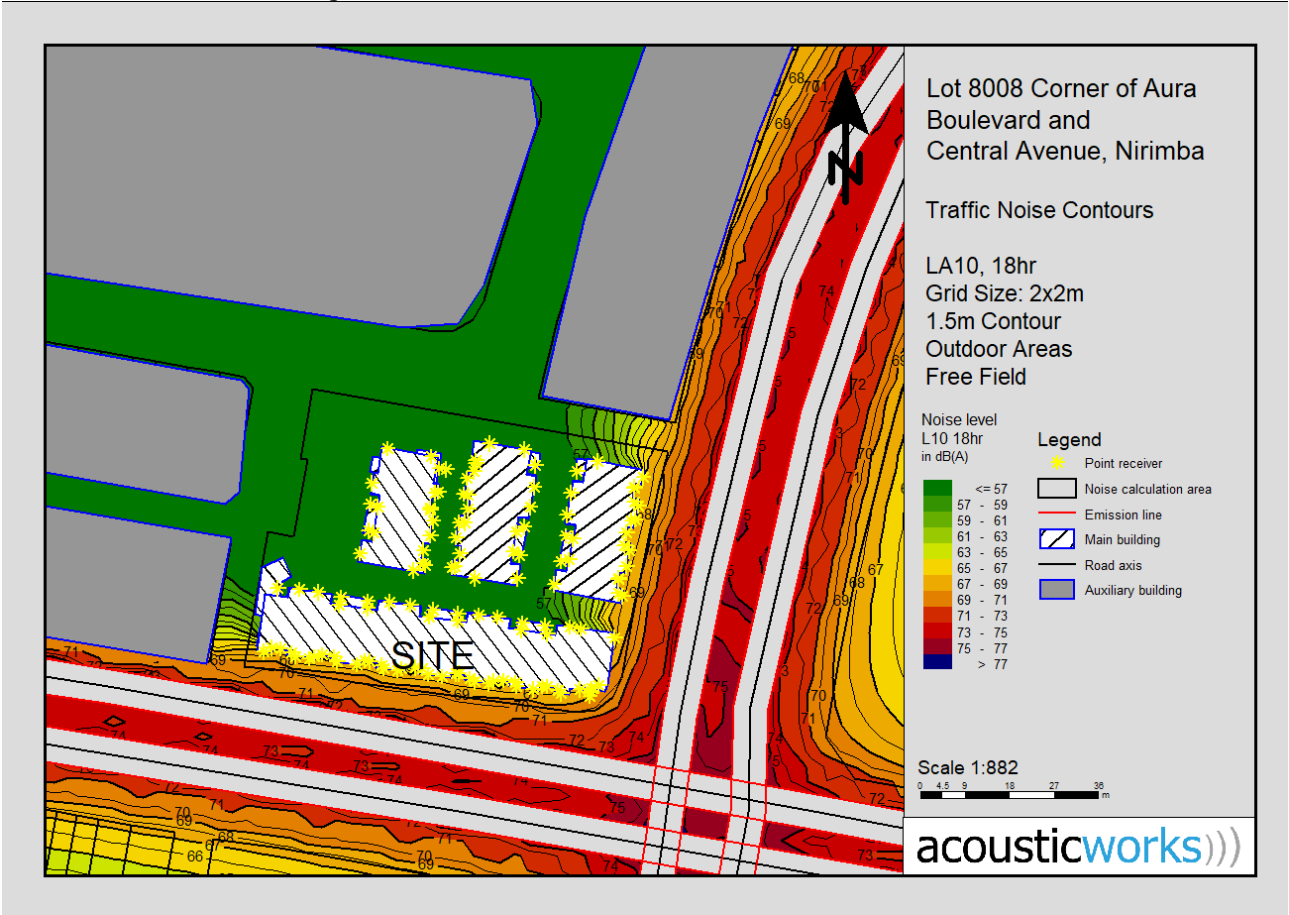
Noise impacts to private open space areas are presented in the following table:

Table 4: Predicted traffic noise levels – free field- year 2036

Location	Level	FFL (m)	Area	Predicted 2035 Noise Impacts Free Field L _{A10(18hr)} dB(A)
1	GF	7	Outdoor	51.8
3	GF	7	Outdoor	51.2
4	GF	7	Outdoor	54.2
6	GF	7	Outdoor	70.1
9	GF	7	Outdoor	70.2
10	GF	7	Outdoor	70.2
13	GF	7	Outdoor	70.2
14	GF	7	Outdoor	70.4
17	GF	7	Outdoor	70.4
18	GF	7	Outdoor	70.9
20	GF	7	Outdoor	71.7
22	GF	7	Outdoor	51
23	GF	7	Outdoor	48.7
26	GF	7	Outdoor	48.7
27	GF	7	Outdoor	70.3
30	GF	7	Outdoor	70.4
31	GF	7	Outdoor	70.7
2	1	10	Outdoor	54.2
5	1	10	Outdoor	54
7	1	10	Outdoor	55.5
8	1	10	Outdoor	56.2
11	1	10	Outdoor	55.6
12	1	10	Outdoor	57.4
15	1	10	Outdoor	56.3
16	1	10	Outdoor	60.2
19	1	10	Outdoor	60.2
20	1	10	Outdoor	72.1
21	1	10	Outdoor	57.4
24	1	10	Outdoor	59.2
25	1	10	Outdoor	61.4
28	1	10	Outdoor	59.6
29	1	10	Outdoor	56.3
32	1	10	Outdoor	56.3

A graphical representation of the predicted road traffic noise in the recreation areas is presented in Figure 4.

Figure 4: LA10 18hr Noise Contour for Ground Floor- Free Field



4. Recommendations

4.1 Road Noise

Based on the predicted road noise levels, acoustic treatments for the development were determined in accordance with QDC MP 4.4.

4.1.1 Glazing

The minimum glazing treatments presented in Table 5 are required to comply with the following:

- The minimum glass thickness specified shall not be reduced regardless of the R_w performance of the glass unless the glazier can provide a specific (non-generic) NATA Test report proving the proposed glazing system complies (the test report must be based on the same configuration proposed for the development). Note an estimation or calculated performance will not be accepted.
- If compliance cannot be achieved with the minimum R_w ratings, the glazing system shall be upgraded until compliance is achieved.
- Glazing specified with acoustic seals requires a seal that has been tested with a glazing system or door to achieve an R_w rating in accordance with AS/NZS ISO 717.1, mohair seals are not acceptable.
- The glazier shall provide NATA test reports on request to verify compliance with the minimum R_w ratings. Generic reports are not acceptable.
- Living areas are defined as habitable rooms other than bedrooms (excluding garages, kitchens, bathrooms & hallways).

Table 5: Minimum Glazing Treatments

Unit	Floor	Room	QDC Category	Rw Ratings			Glazing	Acoustic seals
				Wall	Roof	Window		
1	GF	Living	0	-	-	-	standard	no
3	GF	Living	0	-	-	-	standard	no
4	GF	Living	0	-	-	-	standard	no
6	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
9	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
10	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
13	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
14	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
17	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
18	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
20	GF	Bed 3	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
20	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
20	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
22	GF	Bed 1	0	-	-	-	standard	no
22	GF	Living	0	-	-	-	standard	no
23	GF	Living	0	-	-	-	standard	no
26	GF	Living	0	-	-	-	standard	no
27	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
30	GF	Bed 1	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
30	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
31	GF	Bed 1	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
31	GF	Living	3	45	-	39	12.5 Vlam or 13.52 lam or 14.38 lam	yes
1	1	Bed 1	0	-	-	-	standard	no
1	1	Bed 2	0	-	-	-	standard	no
2	1	Bed 1	0	-	-	-	standard	no

Unit	Floor	Room	QDC Category	Rw Ratings			Glazing	Acoustic seals
				Wall	Roof	Window		
2	1	Living	0	-	-	-	standard	no
3	1	Bed 1	0	-	-	-	standard	no
3	1	Bed 2	0	-	-	-	standard	no
3	1	MPR	0	-	-	-	standard	no
4	1	Bed 1	0	-	-	-	standard	no
4	1	Bed 2	0	-	-	-	standard	no
4	1	MPR	0	-	-	-	standard	no
5	1	Bed 1	0	-	-	-	standard	no
5	1	Living	0	-	-	-	standard	no
6	1	Bed 1	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
6	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
6	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
7	1	Bed 1	0	-	-	-	standard	no
8	1	Bed 1	0	-	-	-	standard	no
8	1	Living	0	-	-	-	standard	no
9	1	Bed 1	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
9	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
9	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
10	1	Bed 1	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
10	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
10	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
11	1	Bed 1	0	-	-	-	standard	no
11	1	Living	0	-	-	-	standard	no
12	1	Bed 1	0	-	-	-	standard	no
12	1	Living	0	-	-	-	standard	no
13	1	Bed 1	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
13	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
14	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
14	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
14	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
14	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
15	1	Bed 1	1	35	35	27	4mm float	yes
15	1	Living	0	-	-	-	standard	no
16	1	Bed 1	1	35	35	27	4mm float	yes
16	1	Living	1	35	35	27	4mm float	yes
17	1	Bed 1	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
17	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
17	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
18	1	Bed 1	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
18	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
18	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
19	1	Bed 1	2	41	38	35	10.38mm lam	Yes
19	1	Living	0	-	-	-	standard	no
20	1	Bed 1	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
20	1	Bed 2	2	41	38	35	10.38mm lam	Yes
21	1	Bed 1	1	35	35	27	4mm float	yes
21	1	Living	1	35	35	27	4mm float	yes
22	1	Bed 2	0	-	-	-	standard	no
22	1	MPR	0	-	-	-	standard	no
23	1	Bed 1	0	-	-	-	standard	no
23	1	Bed 2	0	-	-	-	standard	no
23	1	MPR	0	-	-	-	standard	no
24	1	Bed 1	1	35	35	27	4mm float	yes
25	1	Bed 1	1	35	35	27	4mm float	yes
25	1	Living	1	35	35	27	4mm float	yes

Unit	Floor	Room	QDC Category	Rw Ratings			Glazing	Acoustic seals
				Wall	Roof	Window		
25	1	Living	0	-	-	-	standard	no
26	1	Bed 1	1	35	35	27	4mm float	yes
26	1	Bed 2	0	-	-	-	standard	no
26	1	MPR	0	-	-	-	standard	no
27	1	Bed 1	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
27	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
27	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
28	1	Bed 1	0	-	-	-	standard	no
28	1	Living	2	41	38	35	10.38mm lam	Yes
29	1	Bed 1	0	-	-	-	standard	no
29	1	Living	0	-	-	-	standard	no
30	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
30	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
31	1	Bed 2	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
31	1	MPR	3	47	41	38	12.5 Vlam or 13.52 lam or 14.38 lam	yes
32	1	Bed 1	0	-	-	-	standard	no
32	1	Living	0	-	-	-	standard	no

4.1.2 Alternative Ventilation

We recommend that all locations nominated in Table 5 that require acoustic seals have the provision for an alternative ventilation system similar to air-conditioning or mechanical ventilation to allow doors and windows to be closed.

4.1.3 Wall Construction

The wall construction recommendations from QDC MP4.4 are included in the table below. Note that these are not the only allowable methods of construction for the development, and alternative constructions to achieve the required R_w ratings may also be provided.

Table 6: QDC Typical Wall Construction

QDC Noise Category	Wall Rw	Minimum Wall Treatments
3	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 least 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 11kg/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.
2	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 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 11kg/m ³ 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.
1	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.
0	N/A	Standard Construction

4.1.1 Roof/Ceiling Construction

The roof/ceiling construction recommendations from QDC MP4.4 are included in the table below. Note that these are not the only allowable methods of construction for the development, and alternative constructions to achieve the required R_w ratings may also be provided.

Table 7: QDC Typical Roof Construction

QDC Noise Category	Roof R_w	Minimum Roof Treatments
3	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/m ³ or polyester insulation at least 50mm thick with a density of at least 20kg/m ³ in the cavity. OR Concrete suspended slab at least 100mm thick.
2	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/m ³ .
1	35	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling cavity.
0	N/A	Standard Construction

4.1.1 Entry Doors

The door construction recommendations from QDC MP4.4 are included in the table below.

Table 8: QDC Typical Entry Door Construction

QDC Noise Category	Door Rw	QDC Acceptable forms of construction
2 & 3	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 – - solid core, wood, particleboard or blockboard not less than 45mm thick; and/or - acoustically laminated glass not less than 10.38mm thick.
1	28	Fixed so as to overlap the frame or rebate of the frame, constructed of – - wood, particleboard or blockboard not less than 33mm thick; or - compressed fibre reinforced sheeting not less than 9mm thick; or - other suitable material with a mass per unit area not less than 24.4kg/m²; or solid core timber door not less than 35mm thick fitted with full perimeter <i>acoustically rated seals</i> .
0	N/A	Standard Construction

5. Conclusion

A road traffic noise assessment was conducted for the proposed residential development to be located at the corner of Aura Boulevard and Central Avenue, Nirimba. On the condition the recommendations detailed in Section 4 are implemented, compliance is predicted with the assessment criteria.

If you should have any queries, please do not hesitate to contact us.

Report prepared by,



Shauna Livingstone
Acoustic Consultant

acousticworks)))

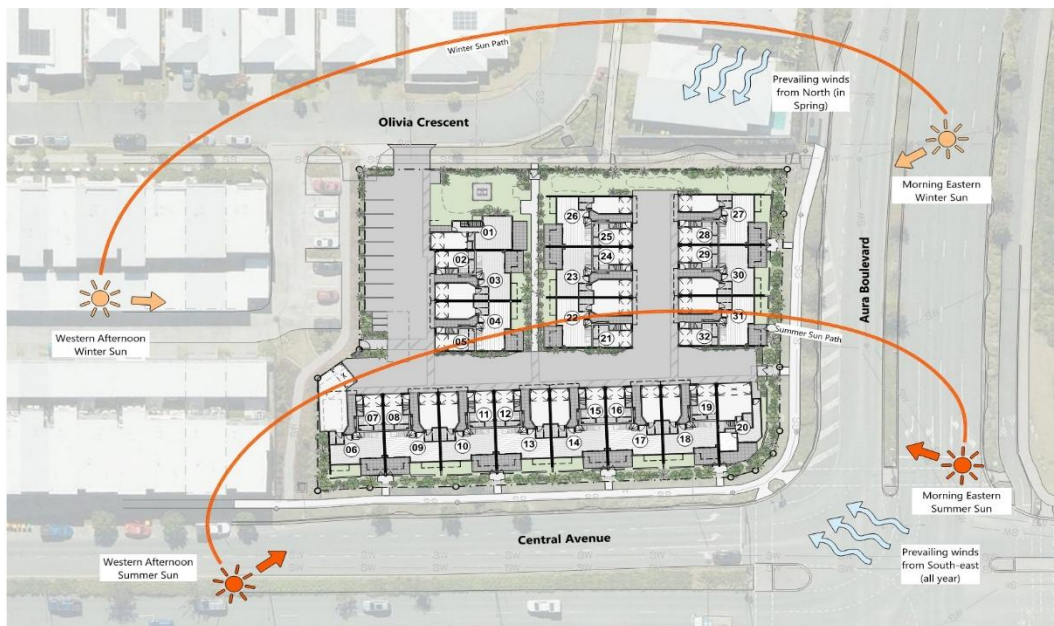
6. Appendices

6.1 Bedroom Numbering





6.2 Development Plans



SITE ADDRESS	ZONING	HEIGHT LIMIT	SITE AREA	NO. UNITS	NO. CARPARKS	COS	LANDSCAPING	SITE COVER
Lot 8006 Corner Central Avenue & Aura Boulevard Aura Precinct 10	Medium Density Residential	5 storeys allowed 2 storeys proposed	4,011 m ²	32 Units 3 Bed x 1 Unit 2 Bed x 16 Units 1 Bed x 15 Units	42 Car spaces on site 10 Visitor spaces 3 Motorbikes, 8 Bicycle spaces 1 Shared MRV, VAN & AMB.	401 m ² 10% of Site Area	667 m ² 16.6% of Site Area	2,146 m ² 53.5% of Site Area

This scheme has been prepared as an example of development potential. This to be used as a guide only.

REV	DESCRIPTION	DRN	DATE
P1	Prelim Concept	3H	22/10/25
P2	32 Units	3H	30/10/25
P3	Layout Update	3H	05/11/25
P4	Prelim Set	3H	07/11/25
P5	Full Set	3H	10/11/25
P6	Updated Riders	3H	11/11/25
P7	Visitor Cars & Corner	3H	27/11/25
P8	COS, POS, Sino, U06	3H	16/12/25
P9	BID/SCAD Base	3H	27/01/26



TENANCY QT26, LEVEL 1
103 SIPPY DOWNS DRIVE
SIPPY DOWNS, QLD, 4556
PO BOX 6232 MAROOCHYDORE BC, QLD, 4558
P 07 5443 5628 | F 07 5479 2300 | ABN 23 123 917 724
admin@sproutarch.com.au | www.sproutarchitects.com.au

project
PROPOSED 31 UNITS

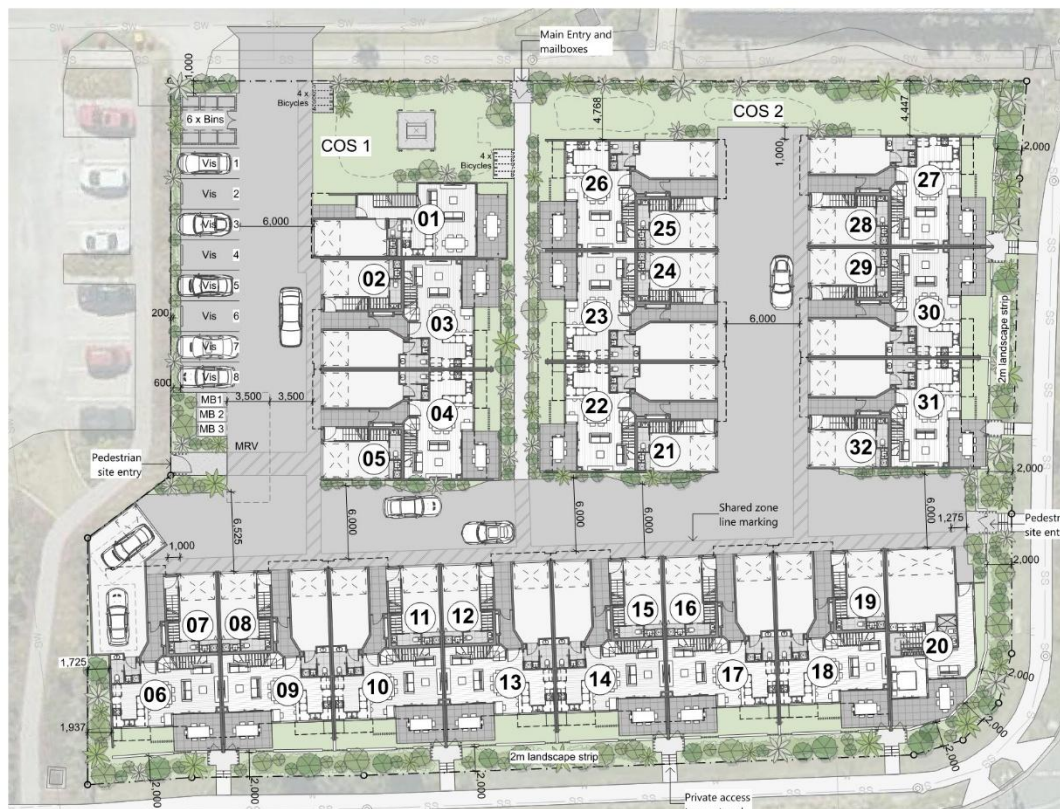
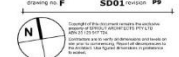
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DEVCON INVESTMENTS PTY LTD

LOX 8006 CENTRAL AVENUE

NIRIMBA (AURA)

LOCATION PLAN

Date 27/01/2026 Drawn JH Scale AS SHOW
GA1



REV	DESCRIPTION	DRN	DATE
P1	Prelim Concept	JH	22/10/25
P2	32 Units	JH	30/10/25
P3	Layout Update	JH	05/11/25
P4	Prelim Set	JH	07/11/25
P5	Full Set	JH	10/11/25
P6	Updated Renderers	JH	11/11/25
P7	Visitor Cars & Corner	JH	27/11/25
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26



TENANCY OT2b, LEVEL 1
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PO BOX 6232 MAROOCHYDORE BC, QLD, 4558
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project
PROPOSED 31 UNITS

for

DEVCON INVESTMENTS P...

LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)

drawing

SITE PLAN - GROUND

date 27/01/2026 drawn JH 1:40 @A1



REV	DESCRIPTION	DRN	DATE
P1	Prelim Concept	JM	22/10/25
P2	32 Units	JM	26/10/25
P3	Layout Update	JM	06/11/25
P4	Prelim Set	JM	07/11/25
P5	Full Set	JM	08/11/25
P6	Updated Standards	JM	11/11/25
P7	Visitor Cars & Corner	JM	27/11/25
P8	CDS, POS, Sign, USE	JM	16/12/25
P9	Site Storm/CAD Base	JM	27/01/26

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113 SUPPLY ROADS, SUITE 200
SPRUEY COWLING, QLD 4556
PO BOX 6232 MAROOCHDOORE BC QLD 4556
P 07 5443 8628 F 07 5479 2386 ARIA 22 123 917 724
aria@sproutarch.com.au www.sproutarch.com.au

PROPOSED 31 UNITS

for
DEVCON INVESTMENTS PTY LTD

at
LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)

drawing
SITE PLAN - LEVEL 1

date 27/01/2026 rev 3M scale: A41

drawing by F SD03 revision PP

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P5	Full Set	JM	08/11/25
P6	Updated Standards	JM	11/11/25
P7	Visitor Cars & Corner	JM	27/11/25
P8	CDS, POS, Sign, USE	JM	16/12/25
P9	Site Storm/CAD Base	JM	27/01/26

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PO BOX 6232 MAROOCHDOORE BC QLD 4556
P 07 5443 8628 F 07 5479 2386 ARIA 22 123 917 724
aria@sproutarch.com.au www.sproutarch.com.au

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at
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NIRIMBA (AURA)

drawing
SITE PLAN - ROOF

date 27/01/2026 rev 3M scale: A41

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CENTRAL AVE (SOUTH)
Scale 1:250



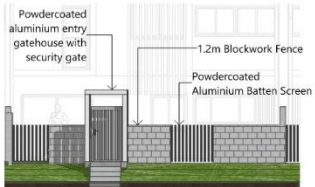
AURA BLVD (EAST)
Scale 1:250



NORTH ELEVATION
Scale 1:250



WEST ELEVATION
Scale 1:250



FENCE ELEVATION
Scale 1:100

REV	DESCRIPTION	DRN	DATE
P1	Prelim Concept	JH	22/10/25
P2	31 Units	JH	26/10/25
P3	Layout Update	JH	05/11/25
P4	Prelim Set	JH	07/11/25
P5	Full Set	JH	08/11/25
P6	Updated Renderings	JH	11/11/25
P7	Visitor Carri & Corner	JH	27/11/25
P8	CDs, PODs, Bms, USE	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26



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103 SUPER DOCKSIDE DRIVE
SPRUY DOWN, QLD 4058
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P 07 5443 9629 F 07 5476 2386 AURA 22 123 917 724
aura@sproutarch.com.au | www.sproutarch.com.au

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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
STREET ELEVATIONS

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P4	Prelim Set	JH	07/11/25
P5	Full Set	JH	08/11/25
P6	Updated Renderings	JH	11/11/25
P7	Visitor Carri & Corner	JH	27/11/25
P8	CDs, PODs, Bms, USE	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26



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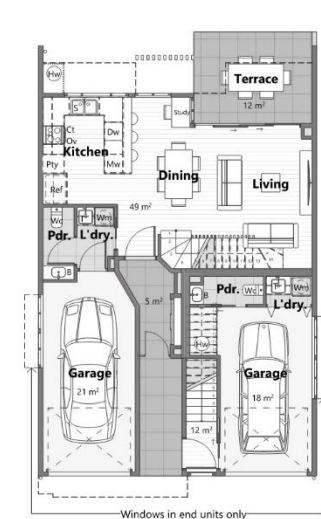
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NIRIMBA (AURA)**

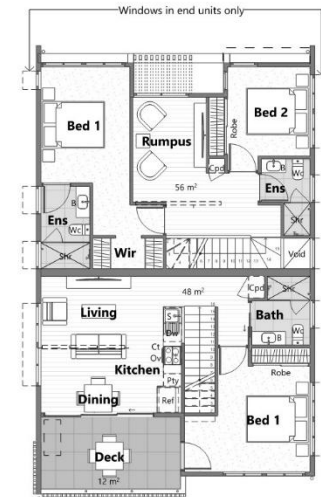
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UNIT TYPE 1 & 2

date 27/01/2026 issue JH scale A3 SHOWN
drawing no F SD06 revision PP

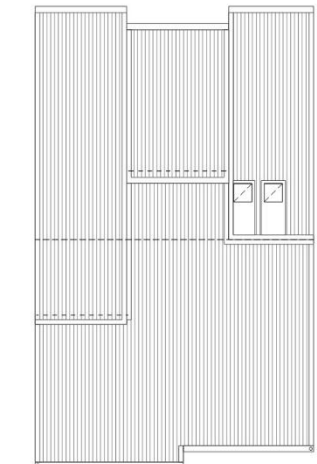
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GROUND FLOOR
Scale 1:100



LEVEL 1
Scale 1:100



ROOF
Scale 1:100

AREAS	
UNIT TYPE 1 1 Bed Standard Unit	
Internal	60 m ²
Garage	18 m ²
External (Deck)	12 m ²
Total	90 m ²
UNIT TYPE 2 2 Bed Standard Unit	
Internal	105 m ²
Garage	21 m ²
External (Tos + Entry)	17 m ² (min)
Total	143 m ²





AREAS

UNIT TYPE 3
2 Bed End Unit

Internal	107 m²
Garage	20 m²
External (Deck + Terrace)	20 m²
Total	147 m²

REV	DESCRIPTION	DRN	DATE
P1	Prelim Concept	JH	22/10/25
P2	32 Units	JH	26/10/25
P3	Layout Update	JH	06/11/25
P4	Prelim Set	JH	07/11/25
P5	Full Set	JH	07/11/25
P6	Updated Renderings	JH	11/11/25
P7	Visitor Care & Corner	JH	27/11/25
P8	COs, POS, Sigs, USE	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26



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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

Drawing
UNIT TYPE 3 (01)

Drawn 27/01/2026 Drawn JH Scale AS SHOWN
Drawing No **F SD07** Revision **P2**

AS SHOWN
0 5

Scale 1:100



AREAS

UNIT TYPE 4
3 Bed Corner Unit

Internal	125 m²
Garage	36 m²
External (Deck + Terrace)	29 m²
Total	190 m²

REV	DESCRIPTION	DRN	DATE
P1	Prelim Concept	JH	22/10/25
P2	32 Units	JH	26/10/25
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P4	Prelim Set	JH	07/11/25
P5	Full Set	JH	10/11/25
P6	Updated Renderings	JH	11/11/25
P7	Visitor Care & Corner	JH	27/11/25
P8	COs, POS, Sigs, USE	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26



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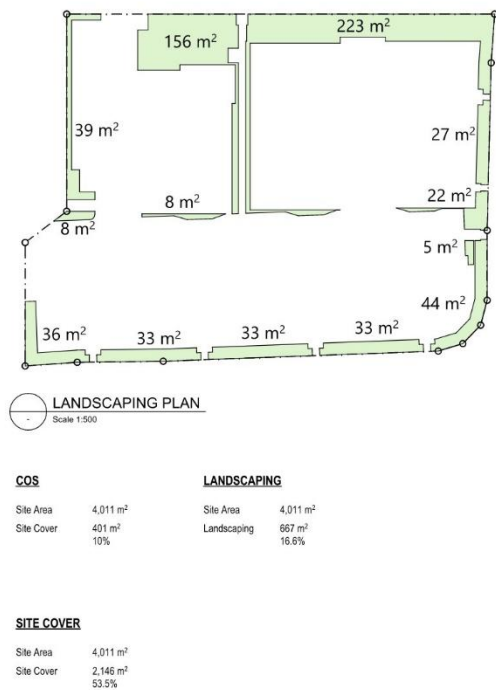
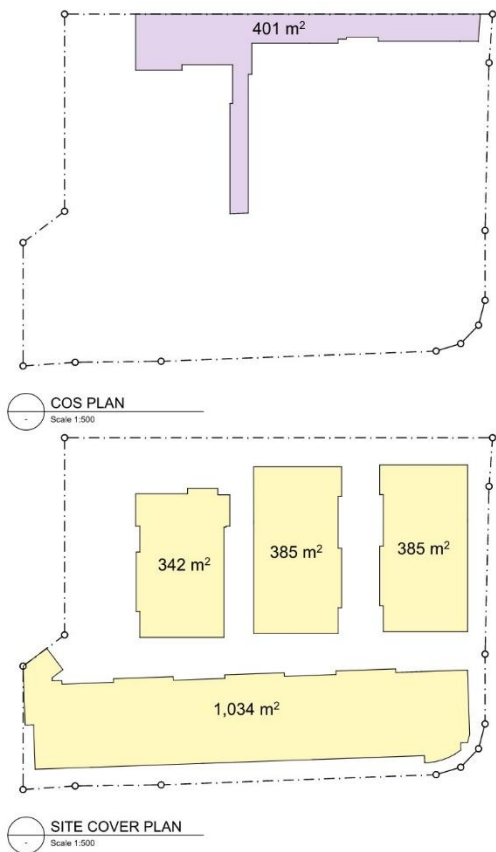
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NIRIMBA (AURA)**

Drawing
UNIT TYPE 4

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Drawing No **F SD08** Revision **P2**

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Scale 1:100



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P2	32 Units	JH	26/10/25
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P4	Prelim Set	JH	07/11/25
P5	Full Set	JH	07/11/25
P6	Updated Renderings	JH	11/11/25
P7	Visitor Carri & Corner	JH	27/11/25
P8	COS, POS, Site, USE	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26

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PO BOX 6232 MAROOCHDOORE BC, QLD, 4558
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NIRIMBA (AURA)**

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AREAS PLANS

date 27/01/2026 drawn JH scale AS SHOWN
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AS SHOWN
SD10

AS SHOWN
SD11



REV	DESCRIPTION	DRN	DATE
P1	Prelim Concept	JH	22/10/25
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P4	Prelim Set	JH	07/11/25
P5	Full Set	JH	07/11/25
P6	Updated Renderings	JH	11/11/25
P7	Visitor Carri & Corner	JH	27/11/25
P8	COS, POS, Site, USE	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26

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NIRIMBA (AURA)**

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RENDERS

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SD11

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SD12



REV	DESCRIPTION	DRN	DATE
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P2	32 Units	3M	26/10/25
P3	Layout Update	3M	06/11/25
P4	Prelim Set	3M	07/11/25
P5	Full Set	3M	08/11/25
P6	Updated Raster	3M	11/11/25
P7	Visitor Cars & Corner	3M	27/11/25
P8	CDS, POS, Sire, USE	3M	16/12/25
P9	Bn Store/CAD Base	3M	27/01/26

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THE BUILDING AND DESIGN

SPROUT
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admin@sproutarch.com.au | www.sproutarchitects.com.au

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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

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P3	Layout Update	3M	06/11/25
P4	Prelim Set	3M	07/11/25
P5	Full Set	3M	08/11/25
P6	Updated Raster	3M	11/11/25
P7	Visitor Cars & Corner	3M	27/11/25
P8	CDS, POS, Sire, USE	3M	16/12/25
P9	Bn Store/CAD Base	3M	27/01/26

DEVCON
THE BUILDING AND DESIGN

SPROUT
ARCHITECTS

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project
PROPOSED 31 UNITS

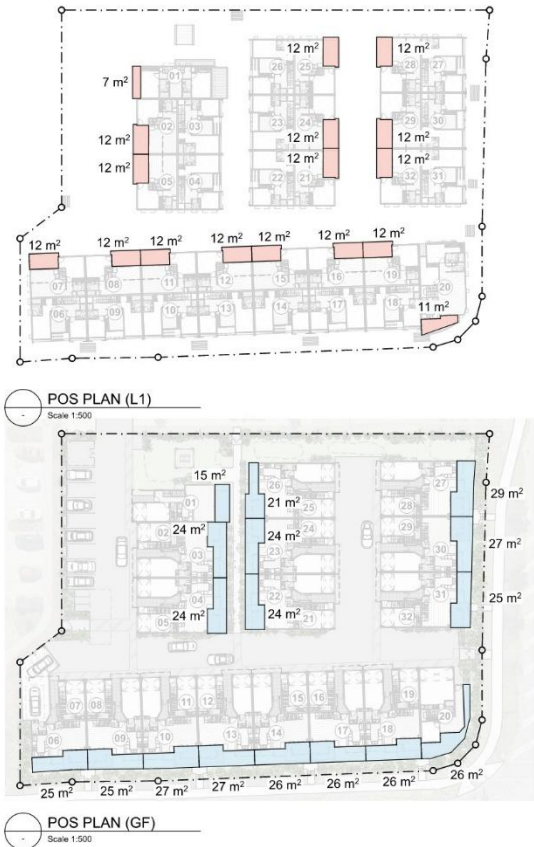
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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
PRIVATE OPEN SPACE

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PRIVATE OPEN SPACE

Unit No.	Type	Area
Unit 01	Terrace	15 m ²
Unit 02	Balcony	7 m ²
Unit 03	Terrace	12 m ²
Unit 04	Terrace	24 m ²
Unit 05	Balcony	12 m ²
Unit 06	Terrace	25 m ²
Unit 07	Balcony	12 m ²
Unit 08	Balcony	12 m ²
Unit 09	Terrace	25 m ²
Unit 10	Terrace	27 m ²
Unit 11	Balcony	12 m ²
Unit 12	Balcony	12 m ²
Unit 13	Terrace	27 m ²
Unit 14	Terrace	26 m ²
Unit 15	Balcony	12 m ²
Unit 16	Balcony	12 m ²
Unit 17	Terrace	26 m ²
Unit 18	Terrace	26 m ²
Unit 19	Balcony	12 m ²
Unit 20	Terrace	26 m ²
Unit 21	Balcony	11 m ²
Unit 22	Terrace	24 m ²
Unit 23	Terrace	24 m ²
Unit 24	Balcony	12 m ²
Unit 25	Balcony	12 m ²
Unit 26	Terrace	21 m ²
Unit 27	Terrace	29 m ²
Unit 28	Balcony	12 m ²
Unit 29	Balcony	12 m ²
Unit 30	Terrace	27 m ²
Unit 31	Terrace	25 m ²
Unit 32	Balcony	12 m ²