



Proposed Early Learning Centre
260 Wuraga Road
Holmview

ACOUSTIC REPORT



Client:

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1. Introduction

This report is in response to a request by JLF Corporation Pty Ltd for an environmental noise assessment of a proposed childcare centre located at 260 Wuraga Road, Holmview. To facilitate the assessment, unattended noise monitoring was conducted to determine the criteria and assess impacts to sensitive receivers in proximity to the development. Based on the outcomes of the assessment, recommendations for acoustic treatments and management strategies are specified.

2. Site Description

2.1 Site Location

The site is described by the following:

260 Wuraga Road, Holmview
Lot 2 on RP109012

Refer to Figure 1 for site location.

Figure 1: Site Location (Not to Scale)



A comprehensive site survey was conducted on 4th March 2026 and identified the following:

- The site is currently under construction.
- There is a proposed school being constructed on the land adjoining the eastern boundary of the site.
- There are residential land uses adjoining the western boundary of the site and to the north of the site separated from the development by Tallagandra Road.

2.2 Proposal

The proposal seeks to configure a childcare centre which will be comprised of the following:

- Ground Floor:
 - Room 1: 12 children (aged 6 months-12 months)
 - Room 2: 12 children (aged 6 months-24 months)
 - Room 3: 15 children (aged 2-3 years)
 - Room 4: 20 children (aged 2-3 years)
 - Room 7: 22 children (aged 3-5 years)
 - Room 8: 22 children (aged 3-5 years)
 - Toilet, preparation, kitchen, office, store and cleaning room.
- First floor:
 - Staff, toilet, plant/drying, laundry and program room.
- Outdoor area consisting of:
 - 28 car parking spaces with site access via Tallagandra Road.
 - Outdoor play area 1 with the capacity for 24 children (aged 6 months-12 months).
 - Outdoor play area 2 with the capacity for 35 children (aged 2-3 years).
 - Outdoor play area 2a with the capacity for 44 children (aged 3-5 years).

The proposed hours of operation are from 6.30am to 6.30pm, Monday to Friday.

2.3 Acoustic Environment

The surrounding area is primarily affected by road traffic noise from the surrounding road network.

3. Equipment

The following equipment was used to record noise levels:

- 1x Rion NL42 Environmental Noise Monitor
- Pulsar Model 105 Sound Calibrator

The Rion NL42 Environmental Noise Monitors hold current NATA Laboratory Certification and were field calibrated before and after the monitoring period, with no significant drift from the reference signal recorded.

4. Noise Monitoring and Receiver Locations

4.1 Receiver Locations

The nearest sensitive receiver locations were identified as follows:

1. Proposed residential lots are to be located on site.
2. Single storey residential dwellings are located to the west of the site fronting Tallangandra Road, Fitzroy Street and Macintyre Street.
3. Single and two-storey dwellings are located to the north of the site in Goundry Drive.
4. A proposed state school is to be located on the land adjoining the eastern boundary of the site.

These locations were chosen as being representative of the nearest sensitive receivers to the proposed development. Refer to Figure 2 for these locations.

Figure 2: Noise Monitoring and Receiver Locations

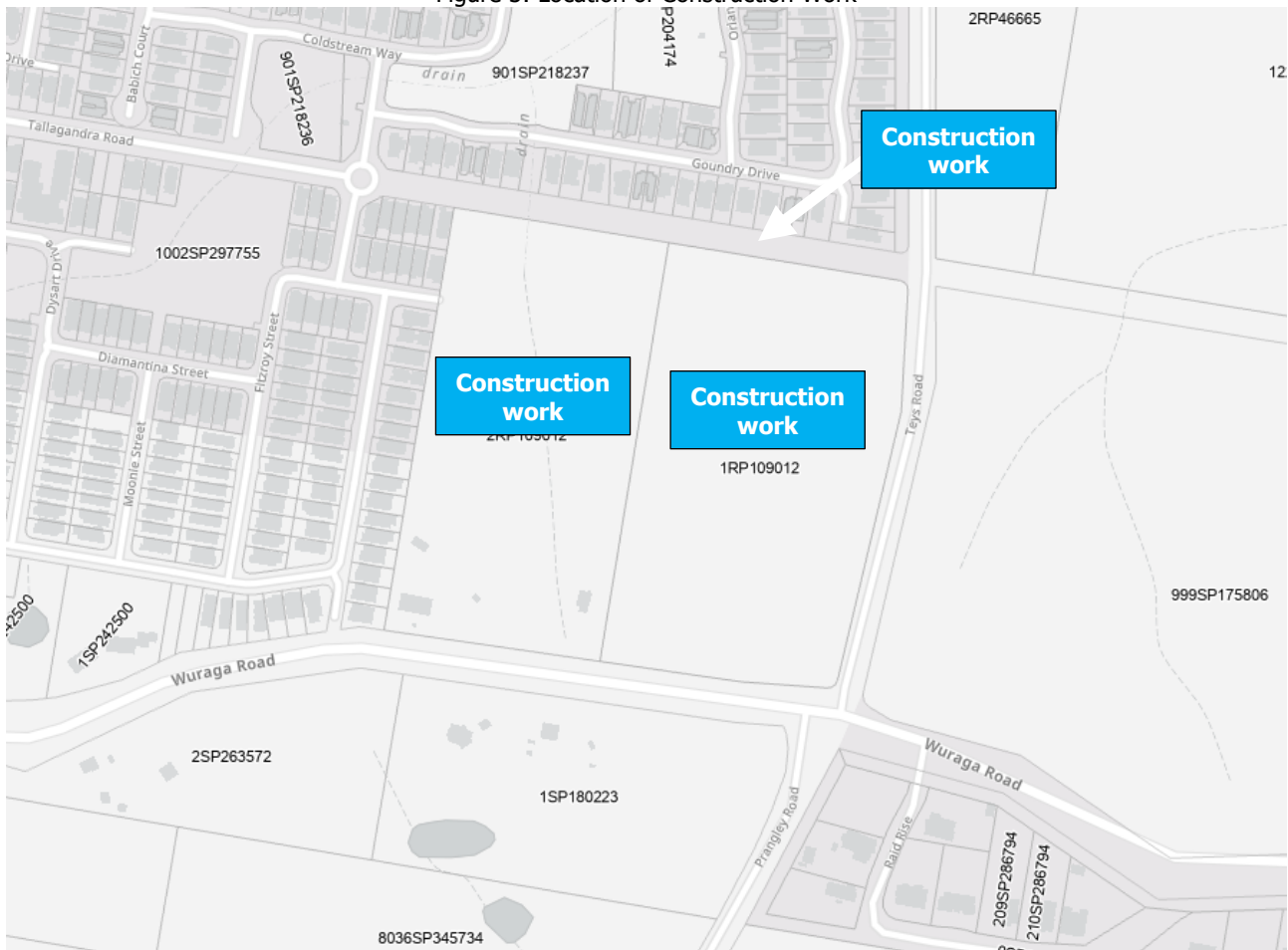


4.2 Unattended Ambient Noise Monitoring

A Rion NL42 environmental noise monitor was placed at 38 Clermont Street, Holmview to measure ambient noise levels. The monitor was located in a free field position with the microphone approximately 1.4 metres above ground surface level. The noise monitor was set to record noise levels between the 26th June to the 3rd July 2023.

Existing data was utilised as the area surrounding the development was under construction, with construction noise clearly audible at the nearby sensitive receivers. Refer to Figure 3 for the location of construction work within the area:

Figure 3: Location of Construction Work

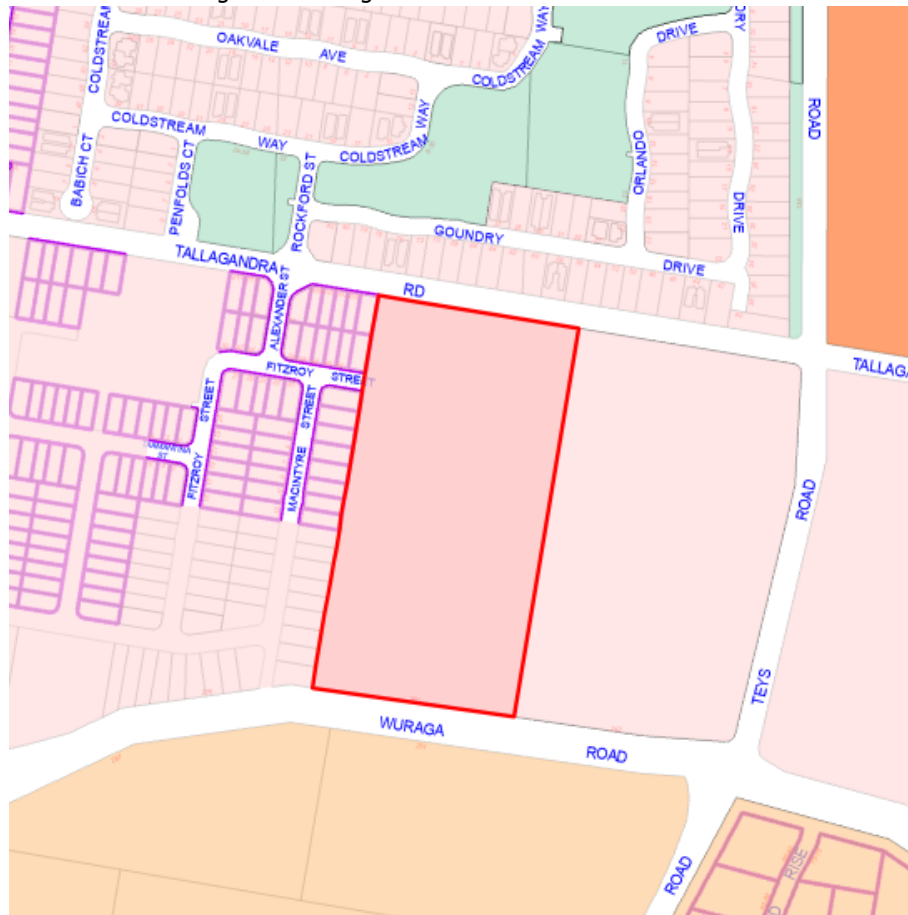


The environmental noise monitor was set to record noise levels in "A" Weighting, Fast response using 15-minute statistical intervals. Ambient noise monitoring was conducted generally in accordance with Australian Standard AS1055:2018 *Acoustics – Description and measurement of environmental noise*. Refer to Figure 2 for noise monitoring location.

4.3 Zoning

Logan City Council has zoned the proposed site and surrounding receivers as 'low density residential'. Refer to Figure 4 for the zoning categories.

Figure 4: Zoning of site and receivers



5. Measured Noise Levels

This section presents the measured background noise levels during the monitoring period. Any periods of inclement weather or extraneous noise were omitted from the measured data prior to determining the overall results.

5.1 Ambient Noise Levels

Table 1: Measured ambient noise levels – Monday to Saturday, all time periods

Day	Date	L90 dB(A)		
		Day	Evening	Night
Monday	26/06/23	44	40	36
Tuesday	27/06/23	43	42	37
Wednesday	28/06/23	47	43	37
Thursday	29/06/23	44	41	38
Friday	30/06/23	42	39	37
Saturday	1/07/23	44	42	37
Monday	3/07/23	49	43	40
Tuesday	4/07/23	44	-	36
Overall value		45	41	37

Table 2: Measured ambient noise levels – Sunday, all time periods

Day	Date	L90 dB(A)		
		Day	Evening	Night
Sunday	2/07/23	47	42	40
Overall value		47	42	40

Refer to the appendix for a graphical representation of the noise monitoring.

6. Noise Criteria

As per the Logan City Council information request dated 23rd December 2025 (*ref: 1458446-1*) the proposed development will be assessed in accordance with Planning scheme policy 3—Environmental management 3.2 Emission and immission standards of the Logan Planning Scheme 2015.

6.1 Noise Emission Standards

Table 3 details the noise criteria for the protection of residential amenity.

Nearby receivers are all located within a Low-Density Residential Zone, therefore the Residential Amenity criteria as contained in Table 3.2.1.1 is applicable:

Table 3: Table 3.2.1.1 - Noise emission standards for the protection of residential amenity

Noise Type	Time Period	Monday to Saturday	Sunday and Public Holidays
Non-steady sound	Daytime (7am - 6pm)	$L_{Aeq\ adj,T} \leq L_{A90} \text{ plus } 5dB(A)$	$L_{Aeq\ adj,T} \leq L_{A90} \text{ plus } 5dB(A)$
	Evening (6pm - 10pm)	$L_{Aeq\ adj,T} \leq L_{A90} \text{ plus } 5dB(A)$	$L_{Aeq\ adj,T} \leq L_{A90} \text{ plus } 5dB(A)$
	Night (10pm - 7am)	$L_{Aeq\ adj,T} \leq L_{A90} \text{ plus } 0dB(A) \text{ and } L_{Amax} \leq 60dB(A)$	$L_{Aeq\ adj,T} \leq L_{A90} \text{ plus } 0dB(A) \text{ and } L_{Amax} \leq 60dB(A)$
Continuous noise	Anytime	$L_{A90,T} \text{ plus } 0dB(A)$	$L_{A90,T} \text{ plus } 0dB(A)$

6.2 Applicable Noise Emission Noise Criteria

Based on the measured ambient noise levels in Section 5, Table 4 details the applicable criteria for noise sensitive uses within the relevant zone.

Table 4: Applicable Noise Criteria – Residential Amenity

Noise Type	Time Period	Monday to Friday $L_{Aeq\ dB(A)}$
Non-steady sound	Daytime (7am - 6pm)	50
	Evening (6pm - 10pm)	46
	Night (10pm - 7am)	37
Continuous noise	Anytime	37
Night Time L_{Amax}	Night (10pm – 7am)	60 $L_{max\ dBA}$

As the site only operates Monday to Friday, the site was not assessed for compliance with the Sunday and Public Holiday criteria.

6.3 Noise Immission Standards

The following noise imission criteria is applicable:

Table 5: Noise Imission Standards

Noise level measured at a sensitive land use
Indoor acoustic quality objectives* as outlined in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i>

The indoor acoustic quality objectives as outline in the Environmental Protection (Noise) Policy 2008 are as follows:

Table 6: Acoustic Quality Objectives at Noise Sensitive Properties

Sensitive Receptor	Time of Day	Acoustic Quality Objectives, dB(A)		
		L _{Aeq,adj,1hr}	L _{A10,adj,1hr}	L _{A1,adj,1hr}
Dwelling (Outdoors)	Day and Evening (7am – 10pm)	50	55	65
Dwelling (for indoors)	Day and Evening (7am – 10pm)	35	40	45
	Night (10pm - 7am)	30	35	40
Library and educational institution (including a school, college and university) (for indoors)	When open for business or when classes are being offered	35	-	-
School or playground (for outdoors)	When the children usually play outside	55	-	-

6.4 Barrier Calculation Criteria

To determine barrier treatments for the development located within the Logan Council area, reference was made to a previous advice note from LCC in relation to the variables for the calculation method, which is as follows:

Advice Note: Generally, noise receivers of 1.5 meter (1.5m) high and 1 meter (1m) in from the acoustic barrier can be considered appropriate to determine the noise levels at the boundary of the premises.

Given this advice for all barrier calculations included within this assessment, the noise receiver will be considered to be 1.5 metres high and 1 metre in from the boundary of the receiver site.

7. Environmental Assessment

7.1 Onsite Activities

Noise associated with the development was assessed based on existing play area activities. The calculations assume that the nominated activities are located at the closest representative point within the centre to the receiver location. Any relevant shielding or building transmission loss is taken into account for these activities.

7.2 Noise Levels Due to Children Playing – Indoors

The noise source levels for childcare centres are based on the *Guideline for Child Care Centre Acoustic Assessment* v.3 by the Association of Australian Acoustical Consultants. As described in the guideline, the noise level of children playing can vary widely depending on the age of the children and the activity being performed by the children. Sound power levels of children are presented in the guideline as follows;

Table 7: Sound power levels of children playing

Age group	Number of children	Sound power level dB(A) (Leq 30sec)
0 to 2 years	10	78
2 to 3 years	10	85
3 to 6 years	10	87

Based on omnidirectional radiation into free space, the equivalent source sound pressure levels when measured at 1m are taken to be 8dB(A) lower than the sound power levels presented. This has been calculated using the methodology contained in Chapter 6 of *Engineering Noise Control Theory and Practice* (Fourth Edition) by David A. Bies and Colin H. Hansen. These levels are presented in Table 12.

The proposed development will cater to children 0 to 6 years old. Based on the number of children proposed for the centre, the noise levels detailed in the table below would apply for sound power levels and sound pressure levels measured at 1 metre within the inside of the centre.

Note: The outdoor play areas have been split into different categories to better represent the activities on site. Refer to Appendix 10.1 for the categories used.

Table 8: Noise Levels of Children Playing used in the assessment

Age group	Room	Number of children	Sound Power level dB(A)	Sound Pressure level at 1 metre dB(A)
6 weeks to 12 months	1	12	79	71
6 weeks to 24 months	2	12	79	71
2 to 3 years	3	15	87	79
2 to 3 years	4	20	88	80
3 to 5 years	7	22	90	82
3 to 5 years	8	22	90	82
6 weeks to 24 months	Outdoor Play 1	24	82	74
2 to 3 years	Outdoor Play 2	35	90	82
2 to 5 years	Outdoor Play 2a	44	93	85

7.2.1 Onsite Activities – Outdoor Play Area (Noise Emission)

The average noise source levels and predicted impacts at the receiver locations are shown in Table 9 as follows. L_{Aeq} results are not shown where the calculated total is less than 0dBA.

Refer to appendix 10.3 for the barrier calculations used in the assessment.

Table 9: Outdoor Play Area Noise Impacts Noise Emission

Source	Receiver																			L _{Aeq} 15 min Intrusive Noise Criteria		
	1. Proposed residential lots within Lot 2 RP109012 (South) 2. Proposed residential lots within Lot 2 RP109012 (West) 3. Dwellings in Goundary Drive (North) 4. Proposed School (East)																					
	Source Leq@1m dB(A)	Correction dB(A) *	Corrected Leq@1m dB(A)	No. of events per 15min Day	No. of events per 15min Eve	No. of events per 15min Night	Duration per event	Distance (m)	No Barrier (height (m))	Barrier screening dB	Building TL or shield dB	Topo screening dB	Dist atten. @-6dB/dd	L _{Aeq} adj,T ext. dB(A) Day	L _{Aeq} adj,T int. dB(A) Day	L _{Aeq} adj,T ext. dB(A) Eve	L _{Aeq} adj,T int. dB(A) Eve	L _{Aeq} adj,T ext. dB(A) Night	L _{Aeq} adj,T int. dB(A) Night			
1	Criteria																		50	46	37	
	Car passby	69		69	20	20	10	61					-36	26	16	26	16	23	13	Yes	Yes	Yes
	Car door closure	75	2	77	20	20	10	2	52				-34	29	19	29	19	26	16	Yes	Yes	Yes
	Car start	74	2	76	20	20	10	2	52				-35	27	17	27	17	24	14	Yes	Yes	Yes
	Outdoor Play 1	74	2	76	1			900	26	2.3	-12		-29	35	25					Yes	n/a	n/a
	Outdoor Play 2	82	2	84	1			900	13	2.3	-17		-23	44	34					Yes	n/a	n/a
	Outdoor Play 2a	82	2	84	1			900	13	2.3	-17		-23	44	34					Yes	n/a	n/a
	Total												47	37	33	23	30	20	Yes	Yes	Yes	
2	Criteria																		50	46	37	
	Car passby	69		69	20	20	10	10	121				-42	20	10	20	10	17	7	Yes	Yes	Yes
	Car door closure	75	2	77	20	20	10	2	120				-42	21	11	21	11	18	8	Yes	Yes	Yes
	Car start	74	2	76	20	20	10	2	120				-42	20	10	20	10	17	7	Yes	Yes	Yes
	Outdoor Play 1	74	2	76	1			900	115		-10		-42	24	14					Yes	n/a	n/a
	Outdoor Play 2	82	2	84	1			900	103				-41	43	33					Yes	n/a	n/a
	Outdoor Play 2a	82	2	84	1			900	83	1.8	-9		-39	36	26					Yes	n/a	n/a
	Total												44	34	26	16	23	13	Yes	Yes	Yes	
3	Criteria																		50	46	37	
	Car passby	69		69	20	20	10	10	24				-28	34	24	34	24	31	21	Yes	Yes	Yes
	Car door closure	75	2	77	20	20	10	2	24				-28	35	25	35	25	32	22	Yes	Yes	Yes
	Car start	74	2	76	20	20	10	2	24				-28	34	24	34	24	31	21	Yes	Yes	Yes
	Outdoor Play 1	74	2	76	1			900	42	1.8	-12		-33	31	21					Yes	n/a	n/a
	Outdoor Play 2	82	2	84	1			900	67	1.8	-12		-37	35	25					Yes	n/a	n/a
	Outdoor Play 2a	82	2	84	1			900	53	1.8	-12		-35	37	27					Yes	n/a	n/a
	Total												42	32	40	30	37	27	Yes	Yes	Yes	
4	Criteria																		50	46	37	
	Car passby	69		69	20	20	10	10	8	2.5	-21		-19	22	12	22	12	19	9	Yes	Yes	Yes
	Car door closure	75	2	77	20	20	10	2	10	2.5	-19		-20	24	14	24	14	21	11	Yes	Yes	Yes
	Car start	74	2	76	20	20	10	2	10	2.5	-19		-20	23	13	23	13	20	10	Yes	Yes	Yes
	Outdoor Play 1	74	2	76	1			900	8	3.5	-15		-18	43	33					Yes	n/a	n/a
	Outdoor Play 2	82	2	84	1			900	8	4.5	-17		-18	49	39					Yes	n/a	n/a
	Outdoor Play 2a	82	2	84	1			900	30	4.5	-13	-5	-30	36	26					Yes	n/a	n/a
	Total												50	40	28	18	25	15	Yes	Yes	Yes	

*Correction due to tonality and impulsiveness as per AS1055:2018.

Compliance is predicted for all onsite activities at the sensitive receiver locations on the condition the recommendations in Section 8 are implemented.

7.2.2 Onsite Activities – Indoor Play Areas (Noise Emission)

The average noise source levels and predicted impacts at the receiver locations are shown in Table 11 as follows. L_{Aeq} results are not shown where the calculated total is less than 0dBA.

Refer to appendix 10.3 for the barrier calculations used in the assessment.

Table 11: Indoor Play Area Noise Impacts

Source	Receiver																			L _{Aeq} 15 min Intrusive Noise Criteria		
	1. Proposed residential lots within Lot 2 RP109012 (South) 2. Proposed residential lots within Lot 2 RP109012 (West) 3. Dwellings in Goundary Drive (North) 4. Proposed School (East)																					
	Source Leq@1m dB(A)	Correction dB(A)*	Corrected Leq@1m dB(A)	No. of events per 15min Day	No. of events per 15min Eve	No. of events per 15min Night	Duration per event	Distance (m)	No Barrier (height (m))	Barrier screening dB	Building Tl dB	Building screening dB	Dist atten. @ -6dB/dd	L _{Aeq} adj,T ext. dB(A) Day	L _{Aeq} adj,T int. dB(A) Day	L _{Aeq} adj,T ext. dB(A) Eve	L _{Aeq} adj,T int. dB(A) Eve	L _{Aeq} adj,T ext. dB(A) Night	L _{Aeq} adj,T int. dB(A) Night			
Criteria																				50	46	37
1 Car passby	69		69	20	20	10	10	61					-36	26	16	26	16	23	13	Yes	Yes	Yes
Car door closure	75	2	77	20	20	10	2	52					-34	29	19	29	19	26	16	Yes	Yes	Yes
Car start	74	2	76	20	20	10	2	52					-35	27	17	27	17	24	14	Yes	Yes	Yes
Room 1 (12 kids 6 weeks-12 months)	71		71	1	1	1	900	44			-15		-33	23	13	23	13	23	13	Yes	Yes	Yes
Room 2 (12 kids 6 weeks-24 months)	71		71	1	1	1	900	35			-15		-31	25	15	25	15	25	15	Yes	Yes	Yes
Room 3 (15 kids 2-3 years)	79		79	1	1	1	900	27			-20		-29	30	20	30	20	30	20	Yes	Yes	Yes
Room 4 (20 kids 2-3 years)	78		78	1	1	1	900	19	2.3	-8	-20		-26	24	14	24	14	24	14	Yes	Yes	Yes
Room 7 (22 kids 3-5 years)	82		82	1	1	1	900	31			-20		-30	32	22	32	22	32	22	Yes	Yes	Yes
Room 8 (22 kids 3-5 years)	82		82	1	1	1	900	19	2.3	-13	-20		-26	23	13	23	13	23	13	Yes	Yes	Yes
Total														37	27	37	27	37	27	Yes	Yes	Yes
Criteria																				50	46	37
2 Car passby	69		69	20	20	10	10	88					-39	23	13	23	13	20	10	Yes	Yes	Yes
Car door closure	75	2	77	20	20	10	2	86					-39	24	14	24	14	21	11	Yes	Yes	Yes
Car start	74	2	76	20	20	10	2	86					-39	23	13	23	13	20	10	Yes	Yes	Yes
Room 1 (12 kids 6 weeks-12 months)	71		71	1	1	1	900	107			-10		-41	20	10	20	10	20	10	Yes	Yes	Yes
Room 2 (12 kids 6 weeks-24 months)	71		71	1	1	1	900	109			-10		-41	20	10	20	10	20	10	Yes	Yes	Yes
Room 3 (15 kids 2-3 years)	79		79	1	1	1	900	107			-10		-41	28	18	28	18	28	18	Yes	Yes	Yes
Room 4 (20 kids 2-3 years)	78		78	1	1	1	900	104			-10		-41	27	17	27	17	27	17	Yes	Yes	Yes
Room 7 (22 kids 3-5 years)	82		82	1	1	1	900	93	1.8	-5	-7		-40	30	20	30	20	30	20	Yes	Yes	Yes
Room 8 (22 kids 3-5 years)	82		82	1	1	1	900	93	1.8	-5	-7		-40	30	20	30	20	30	20	Yes	Yes	Yes
Total														36	26	36	26	36	26	Yes	Yes	Yes
Criteria																				50	46	37
3 Car passby	69		69	20	20	10	10	29					-30	32	22	32	22	29	19	Yes	Yes	Yes
Car door closure	75	2	77	20	20	10	2	24					-28	35	25	35	25	32	22	Yes	Yes	Yes
Car start	74	2	76	20	20	10	2	24					-28	34	24	34	24	31	21	Yes	Yes	Yes
Room 1 (12 kids 6 weeks-12 months)	71		71	1	1	1	900	43			-15		-33	23	13	23	13	23	13	Yes	Yes	Yes
Room 2 (12 kids 6 weeks-24 months)	71		71	1	1	1	900	53			-15		-35	21	11	21	11	21	11	Yes	Yes	Yes
Room 3 (15 kids 2-3 years)	79		79	1	1	1	900	62			-20		-36	23	13	23	13	23	13	Yes	Yes	Yes
Room 4 (20 kids 2-3 years)	78		78	1	1	1	900	68			-20		-37	21	11	21	11	21	11	Yes	Yes	Yes
Room 7 (22 kids 3-5 years)	82		82	1	1	1	900	66			-15	-10	-37	20	10	20	10	20	10	Yes	Yes	Yes
Room 8 (22 kids 3-5 years)	82		82	1	1	1	900	56			-15	-10	-35	22	12	22	12	22	12	Yes	Yes	Yes
Total														39	29	40	30	37	27	Yes	Yes	Yes
Criteria																				50	46	37
4 Car passby	69		69	20	20	10	10	7	2.5	-21			-17	24	14	24	14	21	11	Yes	Yes	Yes
Car door closure	75	2	77	20	20	10	2	5	2.5	-19			-14	30	20	30	20	27	17	Yes	Yes	Yes
Car start	74	2	76	20	20	10	2	5	2.5	-19			-14	29	19	29	19	26	16	Yes	Yes	Yes
Room 1 (12 kids 6 weeks-12 months)	71		71	1	1	1	900	12	3.5	-14	-10		-22	25	15	25	15	25	15	Yes	Yes	Yes
Room 2 (12 kids 6 weeks-24 months)	71		71	1	1	1	900	12	3.5	-14	-10		-22	25	15	25	15	25	15	Yes	Yes	Yes
Room 3 (15 kids 2-3 years)	79		79	1	1	1	900	12	4.5	-16	-15		-22	26	16	26	16	26	16	Yes	Yes	Yes
Room 4 (20 kids 2-3 years)	78		78	1	1	1	900	12	4.5	-16	-15		-22	25	15	25	15	25	15	Yes	Yes	Yes
Room 7 (22 kids 3-5 years)	82		82	1	1	1	900	23			-15	-10	-27	30	20	30	20	30	20	Yes	Yes	Yes
Room 8 (22 kids 3-5 years)	82		82	1	1	1	900	23			-15	-10	-27	30	20	30	20	30	20	Yes	Yes	Yes
Total														38	28	38	28	37	27	Yes	Yes	Yes

*Correction due to tonality and impulsiveness as per AS1055:2018.

Compliance is predicted for all onsite activities at the sensitive receiver locations on the condition the recommendations in Section 8 are implemented.

7.2.1 Onsite Activities – Indoor Play Areas (Noise Imission)

The average noise source levels and predicted impacts at the receiver locations are shown in Table 12 as follows. L_{Aeq} results are not shown where the calculated total is less than 0dBA.

Refer to appendix 10.3 for the barrier calculations used in the assessment.

Table 12: Indoor Play Area Noise Impacts

Source	Receiver																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	1 Proposed residential lots within Lot 2 RP109012 (South)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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	3 Dwellings in Goundary Drive (North)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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Description																												Source Leq @ 1m dB(A)	Correction dB(A)*	No. of events per 1hr Day				No. of events per 1hr Eve				No. of events per 1hr Night				Duration per event				Distance (m)				No	Barrier height (m)	Barrier screening dB	Building TL or shield dB				Topo screening dB				Dist atten. @ 60ft/d				Leq adj. 1hr ext. dB(A) Day				Leq adj. 1hr ext. dB(A) Day				Leq adj. 1hr ext. dB(A) Eve				Leq adj. 1hr ext. dB(A) Eve				Leq adj. 1hr ext. dB(A) Night				Leq adj. 1hr ext. dB(A) Night				Leq adj. 1hr ext. dB(A) Day				Leq adj. 1hr ext. dB(A) Day				Leq adj. 1hr ext. dB(A) Eve				Leq adj. 1hr ext. dB(A) Eve				Leq adj. 1hr ext. dB(A) Night				Leq adj. 1hr ext. dB(A) Night				Leq adj. 1hr ext. dB(A) Day				Leq adj. 1hr ext. dB(A) Day				Leq adj. 1hr ext. dB(A) Eve				Leq adj. 1hr ext. dB(A) Eve				Leq adj. 1hr ext. dB(A) Night				Leq adj. 1hr ext. dB(A) Night				Amenity Leq				Compliance				LA10				Compliance				LA1				Compliance																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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8. Recommendations

8.1 Onsite Activities

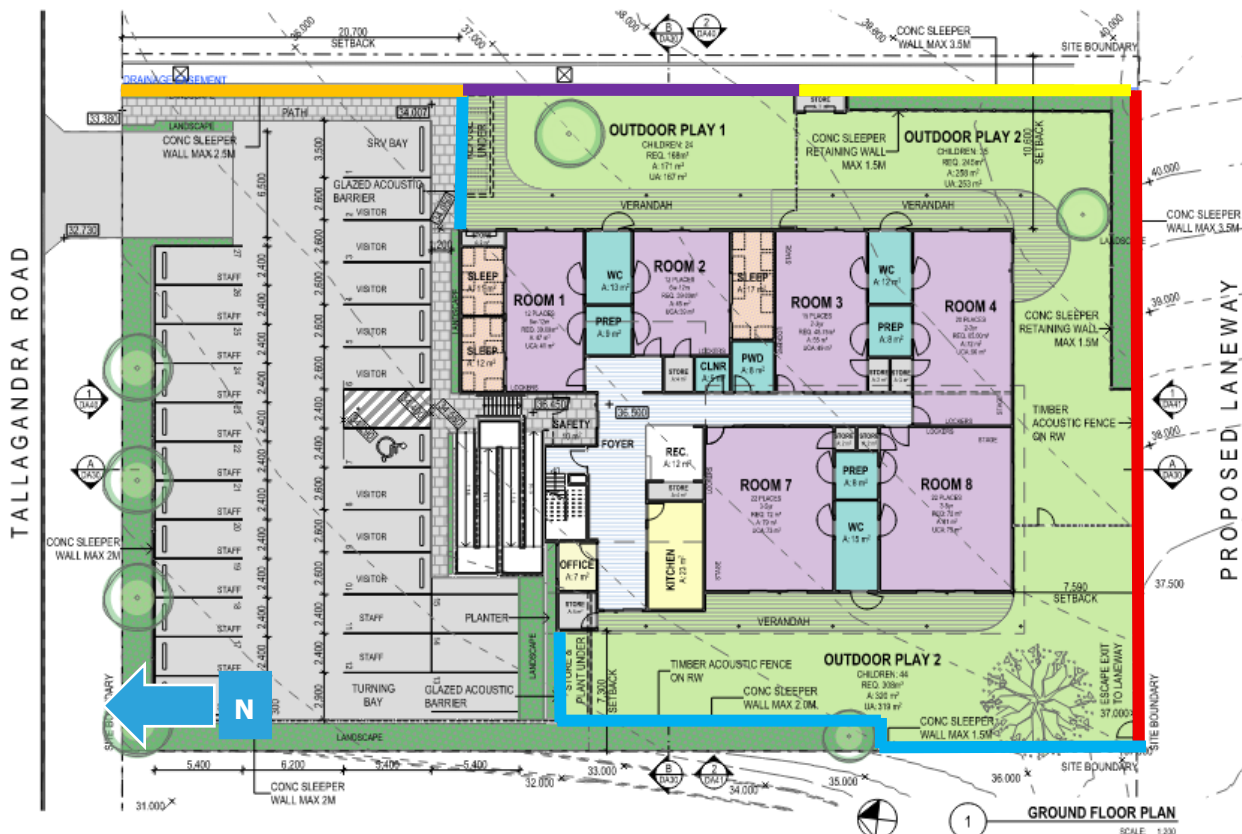
Compliance is predicted with Logan City Council assessment criteria at the nearest receivers for the proposed hours of operation on the condition the following recommendations are implemented:

- The outdoor play area shall only be used during the daytime period only, between the hours of 7am and 6pm.
- Deliveries shall be limited to the daytime period (7am-6pm).
- The acoustic barrier as specified in 8.1.1 shall be constructed.
- The northern, eastern and southern facades of all indoor activity rooms shall remain closed with alternative means of ventilation utilised.
- Glazing for the building shall be constructed using 4mm glass with acoustic seals (Rw 27). All walls and roof/ceiling shall be Rw 35.

8.1.1 Acoustic Barrier

Acoustic barriers are recommended to be constructed to the height and extent shown in Figure 4. The barriers shall be constructed using materials that achieve a minimum surface density of 12kg/m². Suitable materials may include 16mm thick lapped timber (minimum 50% overlap), 10.38mm laminate glazing, masonry, 9mm fibre cement sheeting, Hebel, 15mm Perspex, 16mm plywood, or other material which satisfy the minimum surface density requirement. The barriers shall be free of gaps and holes.

Figure 5: Recommended Acoustic Barriers



- 1.8 metre acoustic barrier (based on RL of 36.5)
- 2.4 metre acoustic barrier (based on RL of 37.5)
- 2.5 metre acoustic barrier or retaining wall (based on RL of 33.38)
- 3.5 metre acoustic barrier (based on RL of 36.5)
- 1 metre acoustic barrier on top of the 3.5m retaining wall (based on RL of 36.5)

Once the finished floor levels for the dwellings in the residential subdivision to the south of the development have been finalised, it is recommended that the barrier heights be reviewed to determine whether they can be reduced in height.

8.2 Onsite Mechanical Plant

No information regarding mechanical services was available at the time of the assessment. We recommend that any new mechanical plant is designed to comply with the noise criteria stated in Section 6 with an assessment by a qualified acoustic consultant to be conducted prior to installation.

9. Conclusion

An environmental noise assessment was conducted for the proposed extension of a childcare centre located at 260 Wuraga Road, Holmview. On the condition the recommendations detailed in Section 8 are implemented, compliance is predicted with Logan City Council assessment criteria.

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

Report Prepared By



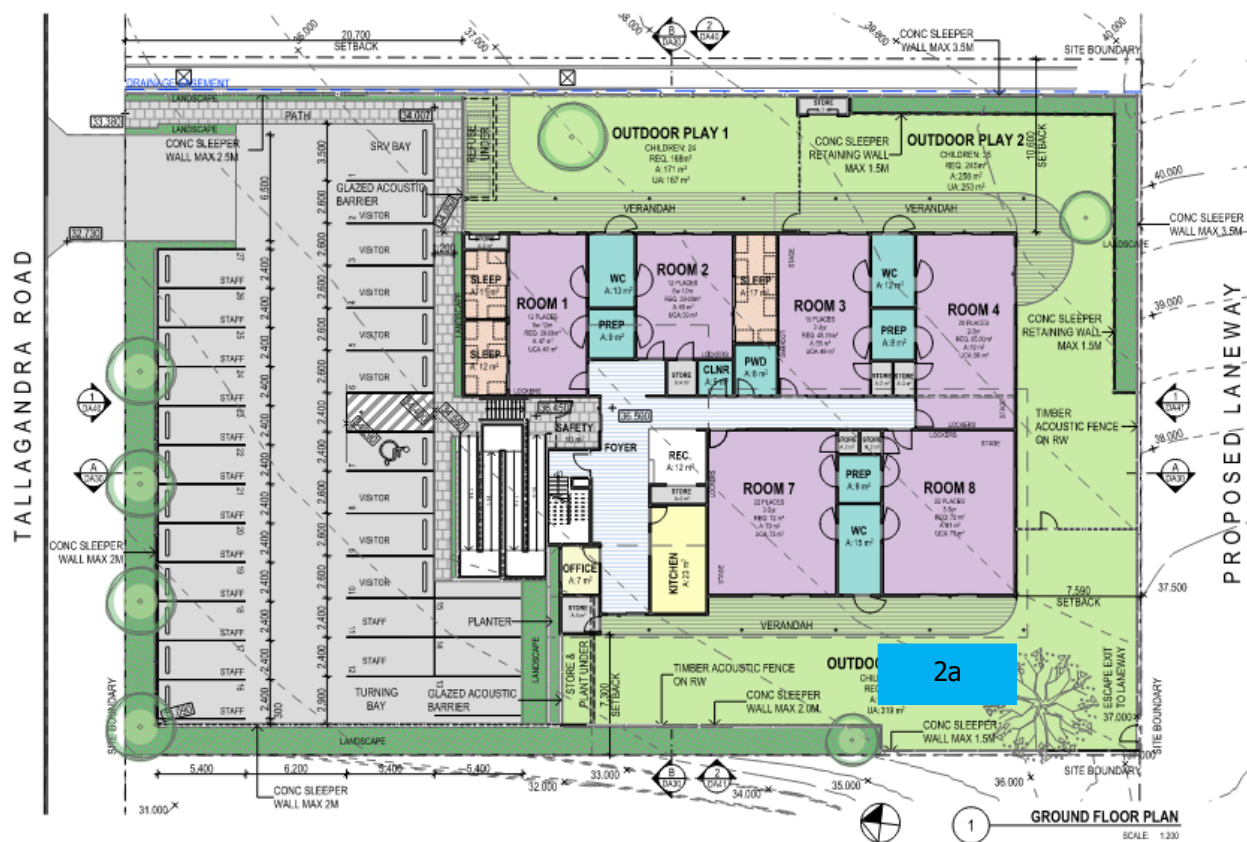
Shauna Livingstone

Acoustic Consultant

acousticworks)))

10. Appendices

10.1 Outdoor play area



10.2 Development Plans

DEVELOPMENT APPLICATION

PROPOSED EARLY LEARNING CENTRE
LOTS 4-11 260 WURUGA ROAD, HOLMVIEW QLD 4207



DA DRAWINGS		
DA01	COVER SHEET	B
DA10	SITE PLAN	B
DA20	GROUND FLOOR PLAN	B
DA21	FIRST FLOOR PLAN	B
DA22	ROOF PLAN	B
DA30	SECTIONS - SHEET 1	B
DA31	SECTIONS - SHEET 2	B
DA32	SECTIONS - SHEET 3	B
DA33	SECTIONS - SHEET 4	A
DA40	ELEVATIONS - SHEET 1	B
DA41	ELEVATIONS - SHEET 2	B
DA50	PERSPECTIVES SHEET 1	B
DA51	PERSPECTIVES SHEET 2	B

JOB NO. 1895
DATE: 27/05/2026



DEVELOPMENT SCHEDULE

ADDRESS:
LOTS 4-11 260 WURUGA ROAD, HOLMVIEW QLD 4207

RPD DATA:
LOT 2 ON RP109012

SITE AREA:
2670m²

COUNCIL:
LOGAN CITY COUNCIL

ZONE:
LOW DENSITY RESIDENTIAL

ZONE	AREA (m ²)	% OF SITE
Building_GFA	756	28%
Site Cover	701	26%

CHILDCARE SCHEDULE

ROOM	AGE GROUP	NOMINAL CAPACITY	UCA (M ²)
ROOM 1	6w-12m	12 PLACES	41
ROOM 2	6w-12m	12 PLACES	39
ROOM 3	2-3yr	15 PLACES	49
ROOM 4	2-3yr	20 PLACES	66
ROOM 7	3-5yr	22 PLACES	73
ROOM 8	3-5yr	22 PLACES	75
193 PLACES			343 m ²

NOTE: UCA DENOTES UNENCUMBERED AREA

CARPARKING SCHEDULE

REQUIRED CAR PARKING:

STAFF @ 1/STAFF: 18

VISITORS @ 1/10 CHILDREN: 10.3

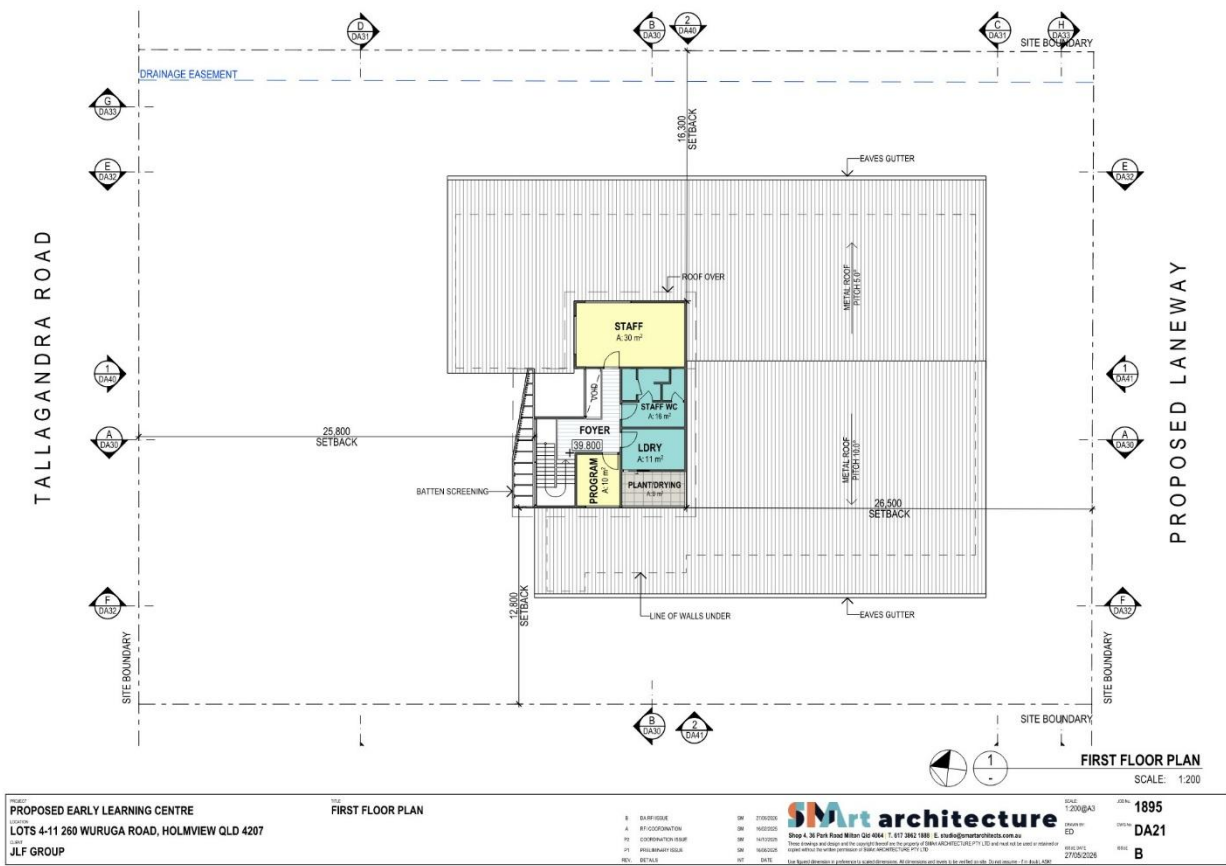
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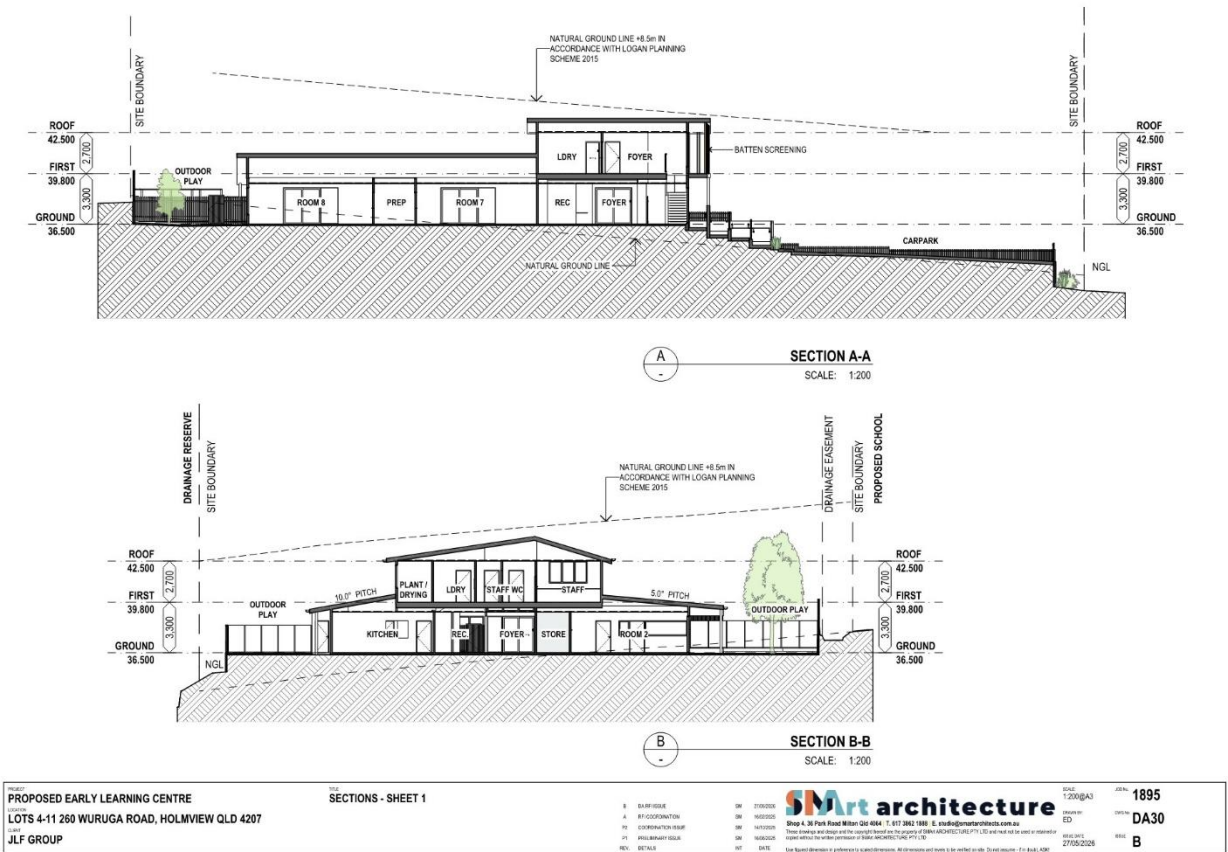
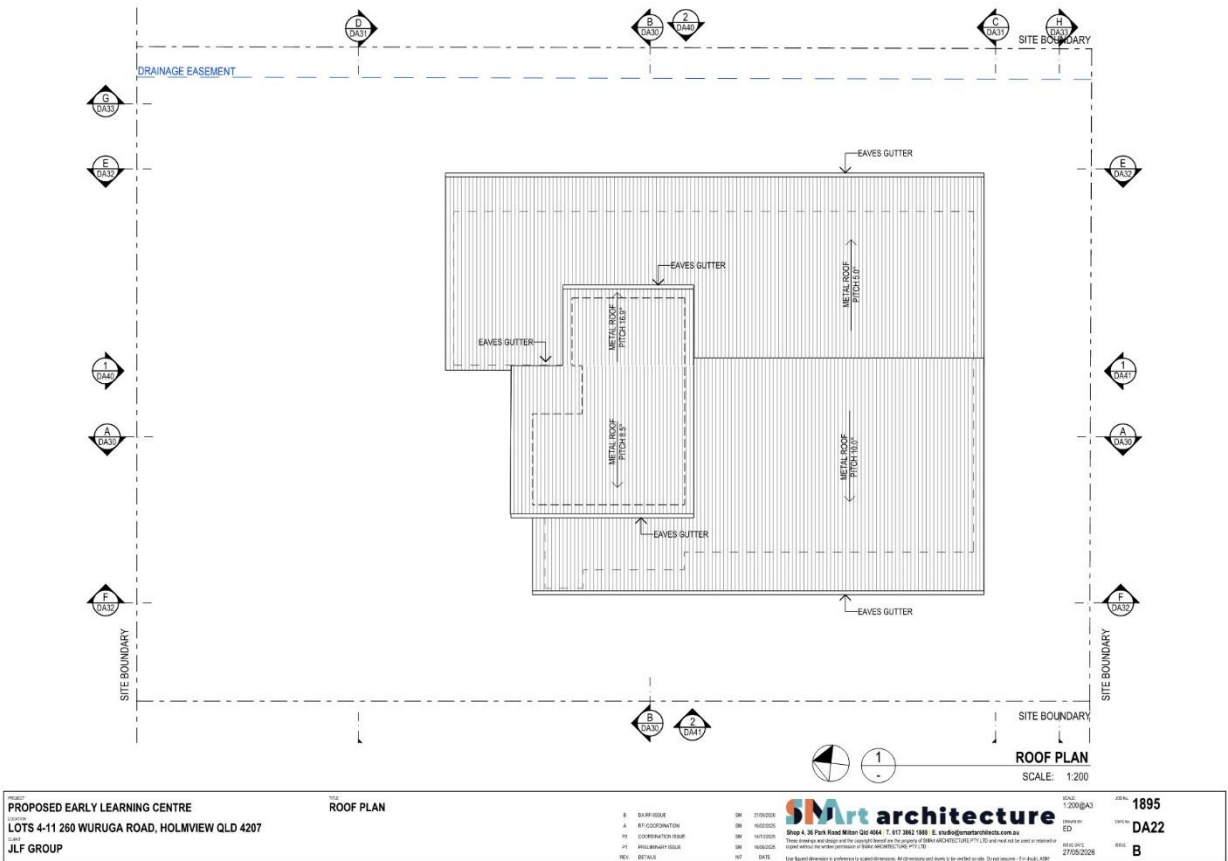
PROVIDED CAR PARKING:

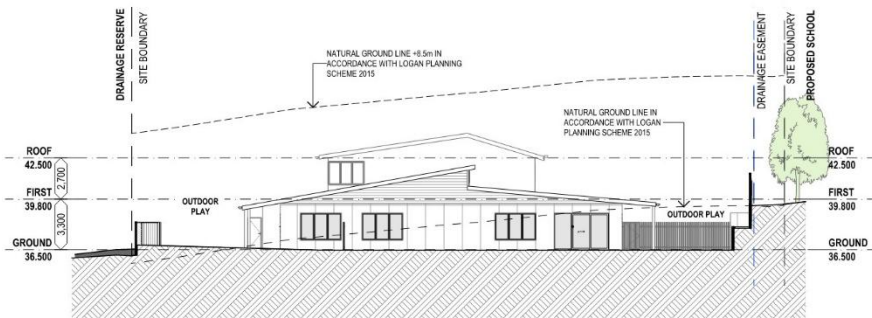
TOTAL SPACES PROVIDED: 28



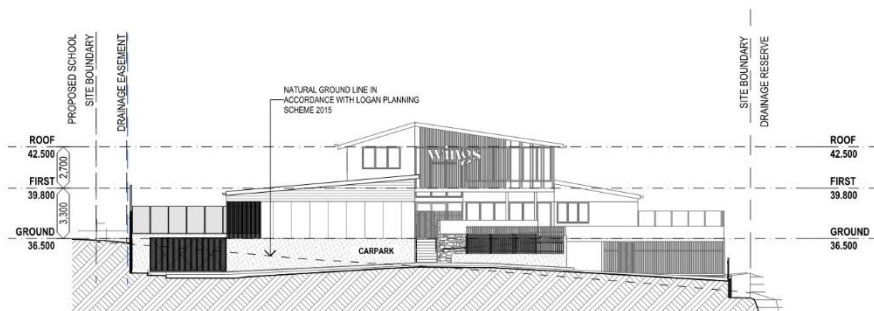
PROJECT PROPOSED EARLY LEARNING CENTRE LOTS 4-11 260 WURUGA ROAD, HOLMVIEW QLD 4207 CLIENT JLF GROUP	TITLE SITE PLAN	REVISIONS R. DAFFIN/LEE A. RYAN/ROBINSON P. COOPER/TOM RYAN P. RYAN/ROBINSON REV. DETAILS	DATE 27/05/2026 28/05/2026 29/05/2026 30/05/2026 31/05/2026	BY SMArt architecture SMArt architecture SMArt architecture SMArt architecture SMArt architecture	SCALE 1:500 (A3) 1:500 (A3) 1:500 (A3) 1:500 (A3) 1:500 (A3)	JOB NO. 1895 DA10 B
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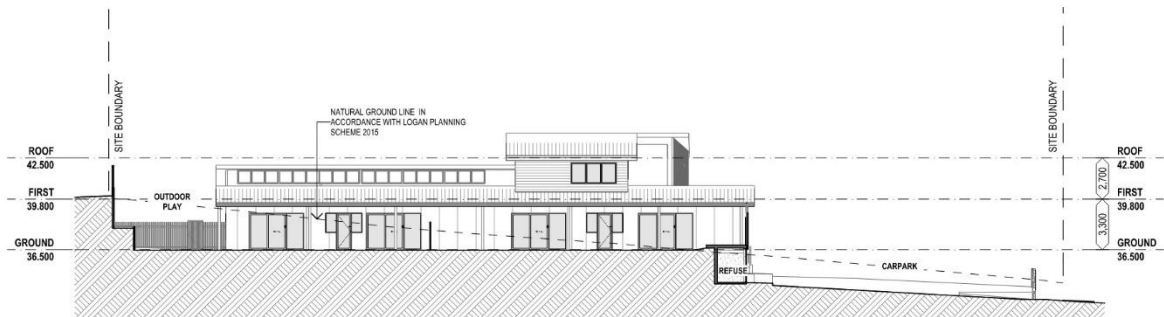


SECTION C-C
SCALE: 1:200

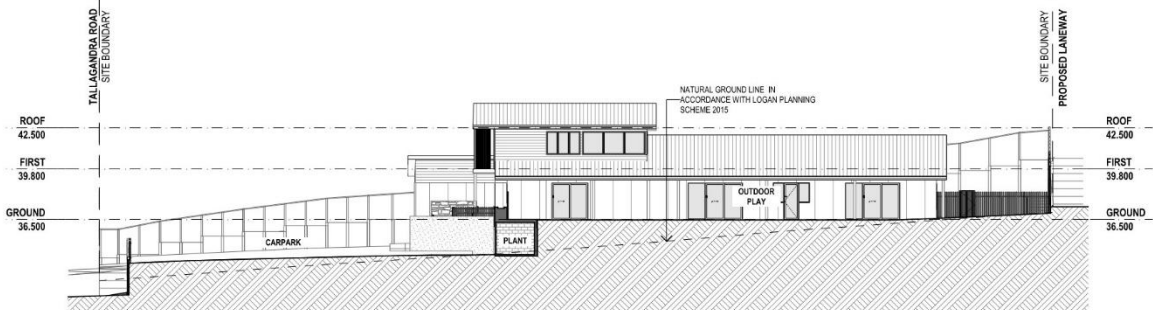


SECTION D-D
SCALE: 1:200

PROJECT PROPOSED EARLY LEARNING CENTRE LOTS 4-11 260 WURUGA ROAD, HOLMVIEW QLD 4207 CLIENT JLF GROUP	SHEET SECTIONS - SHEET 2	DATE 18/05/2026	SCALE 1:200 (A3)	REVISION ED 27/05/2026	1895 DA31 B
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SECTION E-E
SCALE: 1:200



SECTION F-F
SCALE: 1:200

PROJECT PROPOSED EARLY LEARNING CENTRE LOTS 4-11 260 WURUGA ROAD, HOLMVIEW QLD 4207 CLIENT JLF GROUP	SHEET SECTIONS - SHEET 3	DATE 18/05/2026	SCALE 1:200 (A3)	REVISION ED 27/05/2026	1895 DA32 B
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PROPOSED SCHOOL SITE BOUNDARY

DRAINAGE EASEMENT

ACQUSTIC BARRIER ON RETAINING WALL MIN. 2M ABOVE FINISHED LANEWAY LEVEL

LINE OF FINISHED GROUND TO LANEWAY OUTSIDE BARRIER

MINIMUM 2.4M ACQUSTIC BARRIER HEIGHT ABOVE RL37.5 IN ACCORDANCE WITH ACQUSTIC REPORT HATCHED RED

3.000

OUTDOOR PLAY 2

OUTDOOR PLAY 2A

SITE BOUNDARY

DRAINAGE RESERVE

ROOF 42.500

FIRST 39.800

GROUND 36.500

ROOF 42.500

FIRST 39.800

GROUND 36.500

PROPOSED EARLY LEARNING CENTRE	SECTIONS - SHEET 4	 Shop 4 38 Park Road Milton Qld 4064 T: 07 2842 1880 E: info@smartarchitecture.com.au These drawings and all the content is based on the property of SMart Architecture Pty Ltd and not sold or used in relation to any other project or other business of SMart Architecture Pty Ltd. Layout and drawings are prepared in accordance with the Australian Standards, National Standards, and all other relevant codes and regulations.	DATE: 12/09/2023 DRAWN: SM CHECKED: SM SCALE: 1:100 PROJECT: 1895
LOCATION LOTS 4-11 260 WURUGA ROAD, HOLMVIEW QLD 4207		A FOR INFORMATION ONLY B FOR PERMIT	DATE: 06/01/2024 SCALE: 1:100 PROJECT: DA33 DRAWN: A



1 NORTH ELEVATION
SCALE: 1:200

SITE BOUNDARY

ACOUSTIC BARRIER ON RETAINING WALL

ROOF 42.500

FIRST 39.800

GROUND 36.500

2.700

3.300

OUTDOOR PLAY

BATTEN SCREENING

GLAZED ACOUSTIC BARRIER

NGL CARPARK

REFUSE STORE

SITE BOUNDARY

TALLAGANDRA ROAD

ROOF 42.500

FIRST 39.800

GROUND 36.500

2.700

3.300

2 EAST ELEVATION
SCALE: 1:200

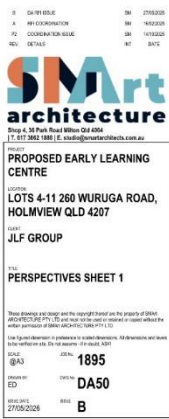
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2 PERSPECTIVE 2



1 PERSPECTIVE 1





2
- PERSPECTIVE 3



1
- ENTRY PERSPECTIVE

DA 191 ISSUE

NO 27/05/2023

NO 10/05/2023

NO 10/05/2023

NO 10/05/2023

NO 10/05/2023

NO 10/05/2023

NO 10/05/2023

SMart

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T: 02 9422 1888 | E: info@smartarchitecture.com.au

PROPOSED EARLY LEARNING CENTRE

LOTS 4-11 260 WURUGA ROAD, HOLMVIEW QLD 4207

JLF GROUP

PERSPECTIVES SHEET 2

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DATE: 27/05/2023

BY: DA 191

NO: 1895

ED: DA51

REV: B

10.3 Noise Monitoring Charts

