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13 July 2009

ATT: Steve Brett
Town Planner – MCU South
Gold Coast City Council
PO Box 5042 GCMC
NERANG QLD 9729



Dear Steve:

REFERENCE: RESPONSE TO ASSESSMENT MANAGER INFORMATION REQUEST - GOLD COAST CITY COUNCIL DEVELOPMENT APPLICATION (CODE ASSESSABLE) FOR DEVELOPMENT PERMIT FOR MATERIAL CHANGE IN USE FOR RESTAURANT AT 101 OLD BURLEIGH ROAD, BROADBEACH - REAL PROPERTY DESCRIPTION BEING LOT 70 ON PLAN B8383 - PN75152/01/DA1.

Pursuant to the provisions of s3.3.8(a) of the *Integrated Planning Act 1997*, all information requested by the Assessment Manager in Council's Information Request of 16 April 2009 is provided herewith. It is noted that as the Development Application was lodged in response to a Show Cause Notice, the Applicant had 3 months to respond to Council's formal Information Request, with this notice being provided within the statutory timeframes.

The following representations and details provided in response are listed as per Council's Information Request correspondence. In addition to the formal process of this Development Application, the Applicant has prudently utilised this opportunity and IDAS response to the Information Request mechanism to meet with Council Environmental Health Compliance Officers as well as residents of the neighbouring property whom have provided previous complaints to the Council. This has been undertaken in order to ascertain specifics and extents of any previous on-going impacts of the use and to seek some resolution to these impacts at this time through the inclusion of these elements in appropriate conditions of approval allowing parameters of the development, as well as enforceable requirements.

Accordingly, following the formal response to Council's requests, a discussion of the compliant history, issues raised in discussions, and proposed actions to remedy and mitigate ongoing concerns from complainants is provided for the adjoining residents' and Council perusal and consideration. As discussed later in item 7 of this correspondence, a list of requests have been provided by the adjoining neighbours whom have provided this in discussions with the Applicant in relation to their concerns. It is considered that the requests shall be included as conditions of approval, at Council's discretion, unless replaced with reasonable and relevant Council standard conditions which would require the same outcome. It has been

advised that inclusion and maintenance of these requests and conditions would largely satisfy the adjoining residents.

Town Planning

1. This point relates to the inconsistencies of the shade structure located within the frontage setback to Old Burleigh Road. It should be noted that hand drawn plans as well as previous approval plans were provided in the initial Development Application in order to facilitate lodgement within the Show Cause Notice timeframes. Accordingly, formally drafted site plans are now provided showing the limits of the tenancy, the car parking area, and the location of on-site toilets and the existing and previously approved shade structure. It should be noted in this regard that the approved shade structure overhangs over a portion of the footpath, though the support structure is located within the subject site, with no vertical supports located outside of the property boundary, accordingly considered appropriate.
2. Please note the proposal plans including the location of two existing toilets, freely available for the use of site staff, patrons and visitors to the site tenancies. The toilets are subject of some concern to adjoining neighbours in relation to noise, and complaints of people urinating in the car park. In this regard the following details are relevant:
 - a. As per the proposed plans, two toilets are provided. A relevant condition of approval is anticipated to enforce that these be retained and maintained as available.
 - b. Issue has arisen from complaints from neighbours whom have witnessed people urinating in the car parking area. In this regard, the Applicant has met with Anna Cahill and Terry Bowman of Council's Environmental Health Compliance Department, and Steve O'Rourke of Council Environmental Health Department, on 29 June 2009, and with the adjoining neighbours on 2 July 2009 to fully appreciate the situation and understand the complainant concerns. As well as public urination, adjoining neighbours were also concerned with the associated noise of congregating of patrons waiting to use the toilets.
 - c. It has been witnessed by the Applicant and by Council Compliance Officers that the signed toilets located adjacent to the car park do also attract the usage of passing pedestrians and people not utilising any of the three site tenancies. This has been witnessed by the Applicant, and was witnessed by Anna Cahill, Terry Bowman and Steve O'Rourke of Council, during our meeting on 30 June.
 - d. As discussed later in item 7 of this correspondence, the proposed conditions are requested to include that the two toilets are to remain accessible and operational. It is also requested that these be locked, accessed only by staff and patrons through the use of keys. This should

be managed by staff of the premises in a way that staff are aware of the previous issues and that only one person be allowed outside to each toilet at any time. It is considered that whilst it is impossible to stop any passing pedestrian from public urination, this will allow the maintenance of amenity due to restaurant patrons' use of the toilets and is intended to also discourage congregations of patrons within the car park.

- e. It is also included in the item 7, below that the car park and toilets shall be appropriately signed that the facilities are for site usage only and that trespassers will be prosecuted.
3. In relation to the mitigation of Odour as prescribed in the Planning Scheme, Performance Criteria 32 of the Broadbeach LAP, the following details are considered relevant:
- a. The LAP includes two Performance Criteria in this regard, one being PC32, as stated in the Information Request, which assesses the impacts the new use would create against the amenity of the existing surrounds; though secondly, PC33 which the introduced use must assess the existing amenity of the area to ensure that it would not be impacted by any existing development. The existing commercial building at 101 Old Burleigh Road was established following approval in 1987, including self-assessable introduction of Take-Away Food and Restaurant tenancies, which have operated in the history of the subject tenancy. The Apartment building at 99 Old Burleigh Road was constructed in 1996, whilst the subject tenancy was operating at as a Restaurant / Take Away Food premises. The orientation of 99 Old Burleigh Road includes open areas and balconies orientated toward the east and the greater portion of the buildings located at the southern side, within Council's setback requirements to the property boundary to the subject site. It should be noted that both buildings are lawfully established, though the precedent of the impacts between the interface of a residential use and the operations area of a non-residential use are considered historical and not sourced solely from the current Restaurant use, subject of this approval.

It is considered that this planning and approvals context is very relevant in this regard.

- b. Specifically regarding odours, odours noted by adjoining owners were listed from several sources throughout the site. Discussions with Council's Environmental Health Officers as well as the adjoining neighbours have identified that the following list provides the sources of the odour issues.
 - i. The previous tenants of the site had established a grease trap / oil waste pit adjacent to the side property boundary within obvious proximity to the adjacent apartment building. The current operator has had this removed, removing this odour source and replacing it with the appropriate contracted waste collection and

removal methods as requested and endorsed by Environmental Health Officers.

- ii. The odours from the rubbish bins have been mitigated through the relocation of the bin storage area to provide a separation of at least 4 metres to the general refuse bin from the property boundary; the enclosure of the bins within a proposed screened area with access to a hose for cleaning; and the inclusion of specifically requested mitigation methods in the regard in section 7 below.
 - iii. One exhaust outlet has been relocated from the roof adjacent to the side property boundary to a part of the roof adjacent to the rear of the site as requested by Environmental Health Officers.
- c. The main remaining concern in relation to odour is the filtration of the exhaust fans from the kitchen and the perceived expulsion of cooking odours from the site. In summary in this regard, the Applicant has undertaken some assessments of the existing and inherited kitchen air and filtration system and independent filtration consultants have advised that the exhaust filtration installation does provide code compliance. The relevant Australian Standards 5.10.1 – 5.10.3, as attached, specify the requirement for any non-objectionable air flow (such as cooking odours) of a discharge rate of 1000L/s to be removed via an exhaust system with a separation of 5 metres to the property boundary, which has been provided. It is understood that there have been issues resulting from the lack of appropriate filters being utilised, though it is anticipated that the recent installation of appropriate grease trap mesh filters will mitigate the emission of the majority of cooking odours from the kitchen.

Notwithstanding, the Applicant acknowledges that this is to be formally assessed, and accordingly, it is proposed that a condition of approval provided by Council include that the proposed use be subject to an independent assessment of the requirement of the implementation of a mixed filtration system including charcoal lined filters or additional filtration as required, and alternate ducting and exhaust locations to ensure and to document code compliance. This process has been commenced through site inspections and assessment of approved plans and existing plant by qualified experts, though is unable to have been completed due to the timeframes of the IDAS period within which a response to the Information Request is to be provided to Council. As demonstrated in works to date rectifying most inherited odour source issues, the Applicant is committed to meeting the compliance of the code to achieve compliance with any required works and conditions of approval.

- d. The information request did not include the requirement of an odour assessment, however the Applicant sought this avenue in order to rectify the issues. The applicant was advised that this type of assessment is generally required for industrial processes and the scale of the proposed

kitchen is not near capable of creating odours which would warrant it inappropriate against the relevant EP Act guidelines for odour modelling. Further, in our meeting, Environmental Health Officers suggested a Community Survey / Complaint History Assessment would likely be more appropriate. Council advised that a total of eight written submissions were received from four persons. It was later identified that the complainants were all located in the adjoining building to the north. The applicant met with the adjoining residents, and discussions were held with regard to odour, detailed in response further in this correspondence in item 7, below, forming a specifically orientated complaint history assessment.

Transport Planning

4. In relation to car parking provision, it is noted that the existing building was constructed following an approval dated 18 September 1987, which allowed for the cash in lieu payment of car parking spaces not provided for on the site. This shortfall is considered as previously paid for at that time, allowing for the building approval to take place and the construction of many on street public car parking spaces in the immediate vicinity of Old Burleigh Road and Armrick Avenue. The relevant condition clearly includes that the cash in lieu payment for the shortfall in spaces would have to be provided prior to the building approval, accordingly it is considered that the 6 spaces provided shall be maintained as previously approved. Council Transport Planning have been provided with a copy of the previous approval, though it is again digitally provided for your reference.

In response to the Information Request correspondence, the temporary cold rooms have been removed from the rear of the site, allowing clear and uninhibited use of the car parking area. The only other structure is a relocatable bin enclosure area which is located as per the proposal plan to attempt to separate it as far as possible from the adjoining property boundary at the preference of the adjoining neighbour.

5. As mentioned above, the existing car parking spaces located on the site are intended to be maintained. Council Transport Officers have identified concern with regard to the proposed additional 2 car parking spaces which are now not proposed. It should be noted that hand drawn plans as well as previous approval plans were provided in the initial Development Application in order to facilitate lodgment prior to the Show Cause Notice timeframes. Accordingly, formally drafted site plans are now provided showing the limits of the tenancy and the car parking area. It should be noted in this regard that the six previously approved and constructed spaces are maintained.

Environmental Health and Regulatory Services

6. As requested, please note the Acoustic Assessment provided by CRG Consultants and submitted for Council Assessment in this regard. The recommendations listed in Section 6 of this report are relevant and are anticipated to be included in reasonable and relevant conditions of approval.

Compliant Review and Impact Mitigation Methods

7. As mentioned above, the Applicant has utilised this opportunity to meet with Council Environmental Health Compliance Officers as well as residents of the neighbouring property whom have provided previous complaints to the Council. Whilst the IDAS process does not provide a relevant Public Notification Period, or opportunity for formal submissions, this has been undertaken in order to ascertain specifics and extents of any previous on-going impacts of the use and to seek some resolution to these impacts.

A list of requests have been provided by the adjoining neighbours whom have provided this in discussions with the Applicant in relation to their concerns. It is considered that the requests shall be included as conditions of approval, at Council's discretion, unless replaced with reasonable and relevant Council standard conditions that would demand the same outcome.

It has been advised that inclusion and maintenance of these requests and conditions would largely satisfy the adjoining residents.

- a. The recommendations listed in Section 6 of the CRG Acoustic Assessment are to be implemented in relation to operating hours, hours of goods delivery and waste collection services, glass rubbish disposal methods, and the installation of hoods to all plant located on the roof associated with the subject tenancy.
- b. In accordance with the proposal plans, the use shall operate only within the subject tenancy and approved areas, and the two toilets annotated on these plans shall be retained and maintained as available.
- c. Cleaning of mats and clothing shall not be undertaken within the car parking area.
- d. The car park and toilets shall be appropriately signed and annotated that the facilities are for site patrons' usage only and that trespassers will be prosecuted.
- e. Staff and management shall be aware of the potential of noise generation through congregation of patrons in the car park and this shall be discouraged. In this regard, the toilets are to be locked with a key, and made available to staff and patrons so that at only one person be allowed outside to each toilet at any time. The key is to be returned to the counter and collected from there by the next patron.
- f. The implemented grease and oil removal systems are to be maintained to ensure that waste products are not stored in the car park area.

- g. The bins are to be enclosed in a bin storage area as shown on the plans, and screened on three sides. This area is to be able to be hosed out when required. The cardboard recycling bin is to be located closest to the adjoining property boundary to provide additional buffering and all cardboard is to be flattened prior to being put into the bin. The general refuse bin is to remain closed at all times and regularly collected and cleaned through the relevant contracted services.
- h. Rubber stoppers are to be fitted to all external doors to the rear of the tenancy to reduce door closing noise.
- i. The side area adjacent to the boundary wall is to be clean at all times and all equipment stored there stacked neatly and in a manner to ensure that water is not able to be collected and become stagnant.
- j. People are not to be permitted to congregate in the car park. Smoking is to be encouraged to be located on the footpath outside the Butcher tenancy which is closed during peak restaurant times.
- k. Any beverages in glasses, glass bottles or containers are not to leave the approved areas of the restaurant.
- l. Patrons attending the restaurant on bicycles are to park them in the car parking area and not chain them to the fence of 99 Old Burleigh Road.
- m. Council are requested to impose a Condition of Approval to ensure that the filtration system is assessed to be absolutely code compliant and that that be documented by an independent assessment consultant to ensure the implementation of appropriate mitigating filter systems, and assessment of required maintenance and monitoring.
- n. All staff are to be briefed on the previous amenity issues and are to be made aware of the relevant requirements of the development approval and of the above list of requirements. Management must ensure staff knowledge and must be responsible for patron behaviour on the premises and in the car parking area. Management are to provide a single point of contact with a phone contact to allow mitigation of any specific future concerns, should they arise.

Conclusion

The Applicant has provided a response to all matters requested by Council in its Information Request. The information provided in this correspondence and research undertaken through meetings with Council Environmental Health Officers and neighbouring residents has allowed the establishment of a use considered appropriate by the Planning Scheme to be able to be implemented with due consideration of operational parameters and mitigation of potential and previously noted impacts. The amendments and works already undertaken are in a clear

response to the guided preferred outcomes prescribed by Council Environmental Health Officers.

Further, it is considered that the proposed use (being the re-establishment of a previous use within an existing and lawfully established commercial building) is appropriate for the subject site, and specifically considered as appropriate within the parameters of the Broadbeach Local Area Plan. The subject site continues a strip of non-residential uses in the immediate vicinity, however, the applicant has undertaken extensive efforts to ensure the mitigation of potential and previously noted impacts to adjacent residential development.

The proposed development is consistent with sound planning practice and accordingly, it is considered that the proposal demonstrates appropriate planning grounds for Approval.

As requested in the Information Request, 5 copies of this correspondence, supporting documents, and the updated plans have been provided for Council assessment. A digital copy has also been provided to the assessing Planner. Prudently, a copy of this correspondence has also been provided to the residents of the neighbouring property as per our agreement to ensure that their concerns have been included as discussed in our meeting.

Council is requested to proceed with the assessment of this Development Application. Following Council Assessment, it is requested that a copy of Draft Conditions be sent via email for review prior to the formal issue of a Decision Notice.

Please do not hesitate to contact me on the above telephone numbers or email address should you have any further queries.

Yours faithfully

PATRICK HEFFERAN



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Proposed Restaurant
'Lola's Restaurant'
101 Old Burleigh Road, Broadbeach
(Lot 70 on B8383)

ENVIRONMENTAL NOISE IMPACT REPORT

Prepared for:

Shipaway

C/- PMH Planning

9 July 2009

crgref: 09147a report



1.0 INTRODUCTION

This report is in response to a request from PMH Planning on behalf of Shipaway for an environmental noise impact assessment of a restaurant, which is located along Old Burleigh Road at Broadbeach.

This report is intended to form part of an application to Gold Coast City Council, in accordance with the Council's Planning Scheme.

In undertaking the above, unattended noise monitoring was conducted, and through modelling, predictions restaurant activity noise emissions were produced. Based upon the predicted noise impact levels, recommendations regarding acoustic treatment to the development have been provided.

2.0 SITE & DEVELOPMENT DESCRIPTION

The commercial building at the subject site is currently occupied by a restaurant, butcher and liquor store, on land described as Lot 70 on B8383, 101 Old Burleigh Road, Broadbeach. The site is bounded Old Burleigh Road to the east, Armrick Avenue to the south, and privately owned properties to the north and west. The topography of the site and surrounding land is generally flat.

The proposal is for a restaurant with alfresco dining area on the Old Burleigh Road side of the existing restaurant. Hours of operation are proposed to be between 6am and 11pm 7 days per week.

From onsite observation, line of sight is cut between the alfresco dining area and the unit dwellings at 9 Armrick Avenue. The restaurant building will provide physical screening of noise from the alfresco dining area and the receiver at 9 Armrick Avenue. We note that onsite car parking will be provided for staff. Patron car parking will most likely occur offsite in Armrick Avenue.

The nearest noise sensitive receivers to the restaurant and alfresco dining area are as follows:

- A three-storey unit building to the west of the subject site (9 Armrick Avenue);
- A three storey unit building to the north of the site (99 Armrick Avenue); and
- A multi-storey unit building to the east across Old Burleigh Road (100 Old Burleigh Road).

The acoustic environment of the subject site and surrounding properties is dominated by traffic noise from Old Burleigh Road.

For site location refer to Appendix A of this report; and for an indication of the development plans refer to Appendix B.

3.0 AMBIENT NOISE SURVEY

3.1 Instrumentation

The following equipment was used to record ambient noise levels at the subject site locale.

- Rion NC 73 Calibrator; and
- Rion NL 21 Sound level meter.

All instrumentation used in this assessment hold current calibration certificate from a certified NATA calibration laboratory.

3.2 Methodology

A logger was located to the southeast of the subject site. The logger location was chosen to represent to existing noise environment of the nearest dwellings to the restaurant (i.e. units at 99 Old Burleigh Road). The microphone was in a reflective-field location and was approximately 1.2m above ground and 40m from the nearest boundary of the subject site and 15m from the nearest northbound lane of Old Burleigh Road. Refer to Figure 2 in Appendix A for the logger location.

The logger was set to record noise statistics in 15 minute blocks continually between Friday 15/05/09 and Monday 18/05/09. The statistical interval was chosen to allow application of AS/NZS 2107:2000 'Acoustics – Recommended Design Sound Level and Reverberation Times for Building Interiors'.

Noise measurements were conducted generally in accordance with Australian Standard AS1055 1997 'Acoustics – Description & Measurement of Environmental Noise'.

The operation of the sound level equipment was field calibrated before and after the measurement session, with no significant drift from the reference signal recorded.

Weather conditions during the survey were generally fine and stable.

3.3 Results

Table 1 below presents the ambient noise levels recorded at the measurement location. Graphical presentation of the measured levels is presented in Appendix C of this report.

Noise Level Descriptor	Time Period	Measured Level dB(A)
Background Noise Descriptor		
L _{90 15 min} Night-time	6am to 7am	48
L _{90 15 min} Daytime	7am to 6pm	49
L _{90 15 min} Evening	6pm to 10pm	48
L _{90 15 min} Between 10pm and midnight	10pm to Midnight	48
L _{90 15 min} Night-time	Midnight to 6am	47

Table 1: Measured ambient noise levels at the measurement location.

4.0 NOISE CRITERION

Gold Coast City Council noise limits under the current Town Plan for all activities associated with onsite activities impacting on noise sensitive properties (i.e. surrounding dwellings) are pursuant to the Environmental Protection Act 1994 (as amended) and the Environmental Protection (Noise) Policy 1997 (as amended). Noise criteria may be assessed at the noise sensitive property boundary, and inside potentially affected dwellings.

Council typically require assessment of noise intruding into outdoor recreation spaces by comparing the average maximum noise level of noise generated by the use, to the average minima background noise levels as follows:

Time Period	Noise Limit, SPL L_{A10} dB(A)
Night 6am to 7am	51 (Background level 48 + 3 dB)
Day 7am to 6pm	54 (Background level 49 + 5 dB)
Evening 6pm to 10pm	53 (Background level 48 + 5 dB)
Between 10pm and midnight	51 (Background level 48 + 3 dB)
Night 10pm to 7am	50 (Background level 47 + 3 dB)

Table 2: Noise limit criteria for commercial activity based upon ambient noise levels.

Graphical presentation of the measured background noise levels from the logger is presented in the Appendix C to this report.

Further to the above, criteria for sleep disturbance under the EPP (Noise) is addressed in the User's Guide to the EPP, and states the following:

'In the case of fluctuating noise, the maximum level is correlated to sleep disturbance, rather than the ambient level. For good sleep, maximum noise levels of 45 dB(A) to 50 dB(A) should not be heard in a bedroom more than 10 to 15 times a night.'

As the research concerning the effect of maximum noise levels of 45 to 50 dB(A) and the number of events is not complete, there is still debate between acousticians about their application. This is because people are variable in their reactions to noise and how well they acclimatise to noise from new activities. The maximum level does not mean a person is awakened at these levels, but sleep may be disturbed. A person may awaken at a higher maximum level of around 55 dB(A) in a quiet environment.

5.0 PREDICTED NOISE IMPACTS

All noise source levels used in the assessment have been collected from similar previous investigations. All noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055:1997 - 'Acoustics-Description and measurement of environmental noise'.

The following noise sources are typically associated with a restaurant and have the potential to cause annoyance:

Activity/Noise Source	Noise Level, SPL L_{A10} dB(A) at 1m
Car bypass @ 5km/hr	77 dB(A)
Car door closure	83* dB(A)
Goods Delivery	87* dB(A)
Waste Collection	97* dB(A)
Refrigeration plant	80** dB(A)
A/C unit	75** dB(A)
Background music	75 dB(A)
People talking at the proposed alfresco dining area	75 dB(A)

* Denotes + 5 dB correction for impulsiveness in accordance with AS1055. ** Denotes + 5 dB correction for tonality in accordance with AS1055.

Table 3: Typical noise source levels associated with a restaurant.

It should be stressed that mechanical plant selection have yet to be undertaken given that the development is at the development approval stage. For this reason, we have applied a nominal noise levels. **Noise levels associated with mechanical plant are purely illustrative, and should be reviewed upon determination of types of plant.**

Based upon the location of proposed alfresco dining activities in relation to surrounding noise sensitive receivers (façades and inside rooms assuming open windows), we predict the following noise impact levels as presented in Table 4 below.

Predicted impact levels assume that the acoustic treatments recommended in Section 6 have been incorporated into the development.

Noise source	Predicted Noise Impact, SPL L_{A10} dB(A)	
	Nearest Façade to Development	Inside with Windows Open
Unit Dwellings at No. 9 Armrick Avenue		
Car bypass @ 5km/hr (offsite)	53	46
Car Door closure (offsite)	58	50
Car bypass @ 5km/hr (staff)	63	55
Car Door closure (staff)	76	69
Goods Delivery	62	54
Waste Collection	74	66
Refrigeration plant	51	44
A/C unit	43	36
Background Music	37	30
People talking at the proposed alfresco dining area	37	29
Criterion dB(A)	6am to midnight: 51	Inside: 45

Table 4: Predicted noise impact levels at surrounding noise sensitive dwellings.

Noise source	Predicted Noise Impact, SPL L _{A10} dB(A)	
	Nearest Façade to Development	Inside with Windows Open
Unit Dwellings at No. 99 Old Burleigh Road		
Car bypass @ 5km/hr (offsite)	51	43
Car Door closure (offsite)	55	47
Car bypass @ 5km/hr (staff)	61	53
Car Door closure (staff)	71	64
Goods Delivery	52	44
Waste Collection	88	80
Refrigeration plant	48	41
A/C unit	50	43
Background Music	51	43
People talking at the proposed alfresco dining area	48	41
Unit Dwellings at No. 100 Old Burleigh Road		
Car bypass @ 5km/hr (offsite)	46	38
Car Door closure (offsite)	51	44
Car bypass @ 5km/hr (staff)	33	25
Car Door closure (staff)	39	32
Goods Delivery	55	47
Waste Collection	66	58
Refrigeration plant	33	26
A/C unit	43	36
Background Music	44	36
People talking at the proposed alfresco dining area	44	37
Criterion dB(A)	6am to midnight: 51	Inside: 45

Table 4 (Continued): Predicted noise impact levels at surrounding noise sensitive dwellings.

For point source calculation sheets, refer to the Appendix C of this report.

6.0 RECOMMENDED ACOUSTIC TREATMENTS

We recommend that the following acoustic treatments be incorporated at the proposed alfresco dining area to mitigate noise emissions:

- Onsite car parking spaces (six in total) should be designated staff spaces. Staff members should be advised of the need to consider adjacent residential dwellings so as to further minimise activity at the car spaces and the potential for noise annoyance. This management strategy could be easily managed through regular notification of the staff and signage at the car spaces.
- Hours of operation for alfresco dining be limited to 6am to midnight.
- No live entertainment or amplified music should be conducted at the alfresco dining area.
- Goods deliveries and waste collection be limited to the daytime hours of 7am to 6pm
- Staff observe patron behaviour, and if patrons are behaving in a rowdy manner, they be asked to quiet down or move inside the building.
- Amplified music or live entertainment (inside areas of the restaurant) should be limited to a maximum of 75 dB(A) at 1m from any speaker within the alfresco dining area.
- Bottle collection should be undertaken by hand at the alfresco dining area and disposed of into bins inside the restaurant.
- Management be vigilant regarding patron behaviour. If patron behaviour is rowdy or noisy, Management should ask the Patrons to quiet down or leave the premises.
- Mechanical plant be designed and installed to comply with the noise criterion presented in Section 4. As final plant selection has not been completed, additional acoustic assessment/s should be undertaken once plant selections are finalised. Such assessments should be undertaken prior to Building Approval; and be conditioned within the Development Approval.

Based upon predicted impact levels, Refrigeration plant be enclosed by a roofed 3 sided enclosure as per Sketch No. 1 in Appendix A of this report.

It should be stressed that mechanical plant selection have yet to be undertaken given that the development is at the development approval stage. For this reason, we have applied a nominal noise levels. **Noise levels associated with mechanical plant are purely illustrative, and should be reviewed upon determination of types of plant.**

7.0 DISCUSSION

Based upon the assumed source levels and recommended treatments and management principles, noise impacts at surrounding residential dwellings are predicted to be generally within 2 dB(A) of the 'Background +' criterion of 51 dB(A) (between 6am and midnight) and the internal noise limit of 45 dB(A), with the exception of vehicle activity, goods delivery and waste collection. Given that the average person cannot typically detect a 3 dB(A) variance in sound pressure level a 2 dB(A) exceedance is unlikely to cause annoyance.

Given that waste collection and goods delivery activities are infrequent in nature (generally once or twice per week) and of short duration they are unlikely to cause annoyance. Further, to minimise the potential for annoyance we have recommended that such activities be limited to the daytime period between 7am and 6pm. We also note that all deliveries will be occurring at the existing street delivery bay which services other existing commercial tenancies.

With regards to the six at-grade car spaces, we have recommended that the spaces be designated staff spaces to limit the number of events which would occur during a typical day. Staff members should also be advised of the need to consider adjacent residential dwellings so as to further minimise activity at the car spaces and the potential for noise annoyance. This management strategy could be easily managed through regular notification of the staff and signage at the car spaces.

We also note that onsite and street car parking for the commercial building (and restaurant tenancy) are existing and allocating the onsite car spaces to staff would be providing a more beneficial outcome to the existing scenario (i.e. resulting in a lower number of vehicle events at the onsite car park).

We also note that noise from activity in the alfresco dining area is dependant upon the behaviour of the patrons. If patrons are behaving in a boisterous or rowdy manner, they will generate noise levels above that presented in this report. A key in minimising noise from patron activity is that Staff maintain observations of patron activity, and control patrons that are behaving in a boisterous or rowdy manner. Given that the proposal is for a restaurant, the likelihood of boisterous behaviour is relatively low.

We have provided an indication of potential noise impact levels, and likely acoustic treatments, for onsite mechanical plant; although, the levels are merely a guide as no plant selections have yet been completed. For this reason, further more detailed assessment/s should be conducted upon determination of plant. Such assessments should be undertaken prior to Building Approval; and be conditioned within the Development Approval.



8.0 CONCLUSIONS

This report is in response to a request from PMH Planning on behalf of Shipaway for an environmental noise impact assessment of a restaurant, which is located along Old Burlcigh Road at Broadbeach.

Overall, the proposed development will generally be within acceptable levels of the adopted criterion, subject to the acoustic treatments recommended in Section 6 being integrated into the design and construction of the development.

Report Reviewed By:

A handwritten signature in black ink, appearing to read 'J. Carter', is positioned above the name of the reviewer.

JAY CARTER BSc
Director

Report Compiled by:

A handwritten signature in black ink, appearing to read 'Matthew Lopez', is positioned above the name of the compiler.

Matthew Lopez BEng
Consultant



CARTER RYTENSKILD GROUP
Traffic and Acoustical Consultants

APPENDIX A

Subject Site and Measurement Location



CARTER RYTENSKILD GROUP
Traffic and Acoustical Consultants

Figure No. 1: Subject Site Location (UBD Version 4)

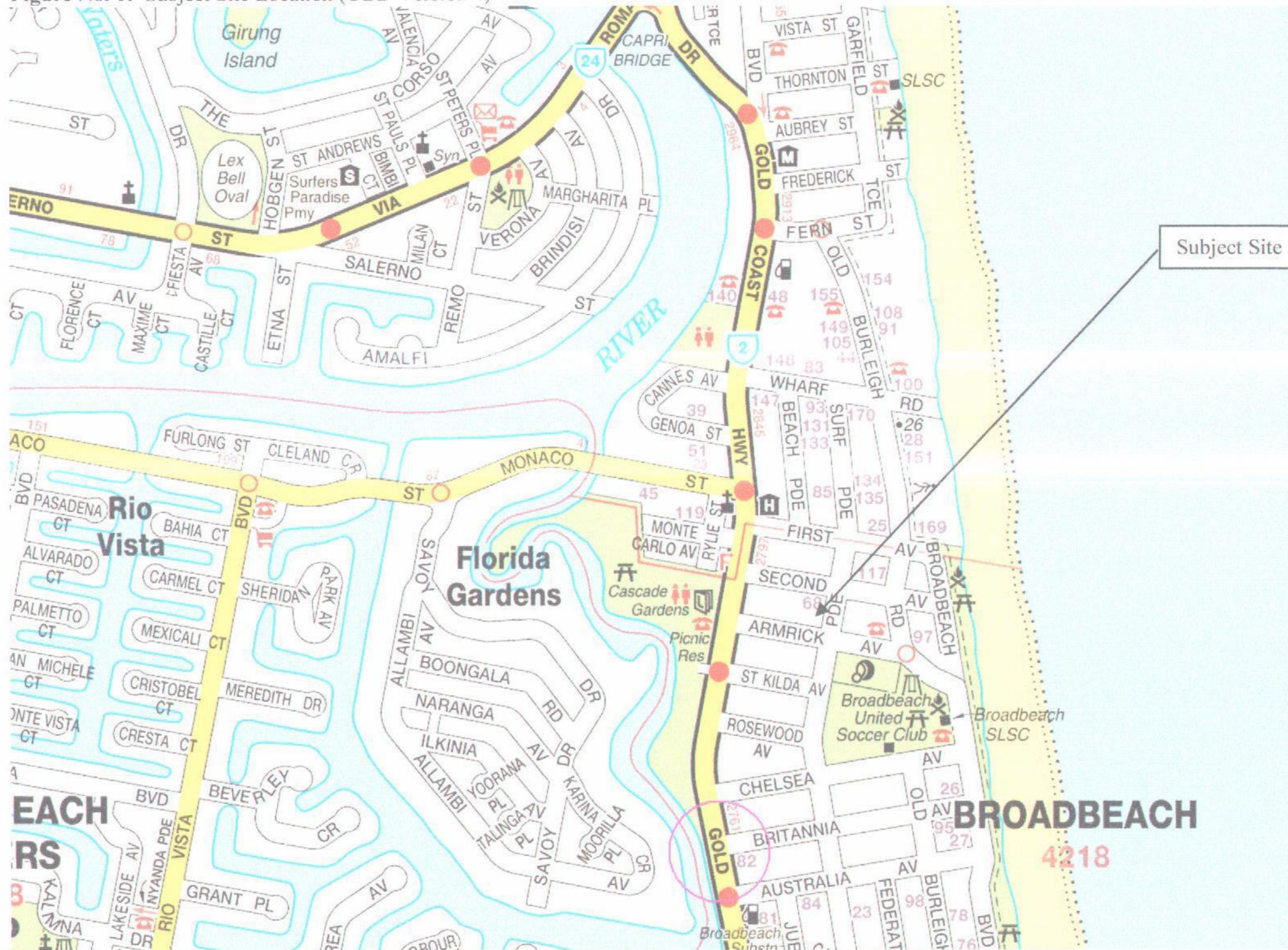
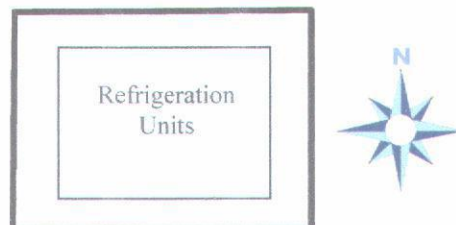


Figure No. 2: Subject Site, Logger Location and Surrounding Environs

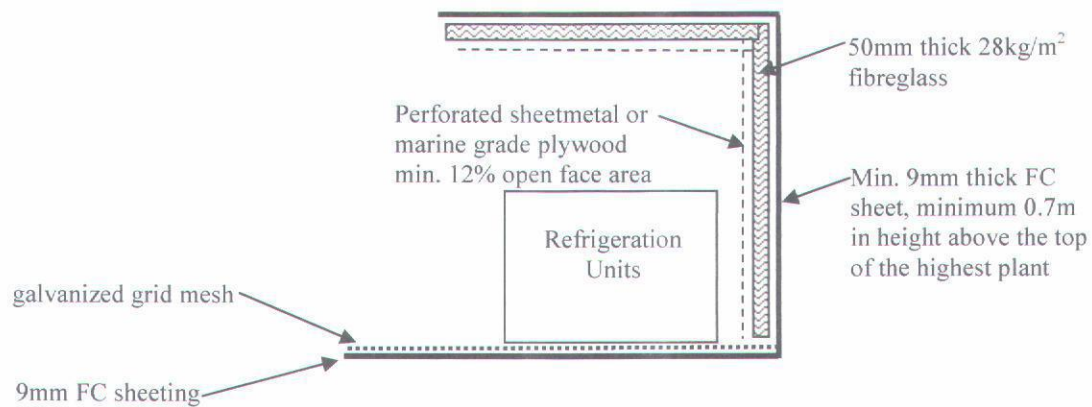


Sketch No. 1: Refrigeration Plant Enclosure

Top View:



Sectional View:



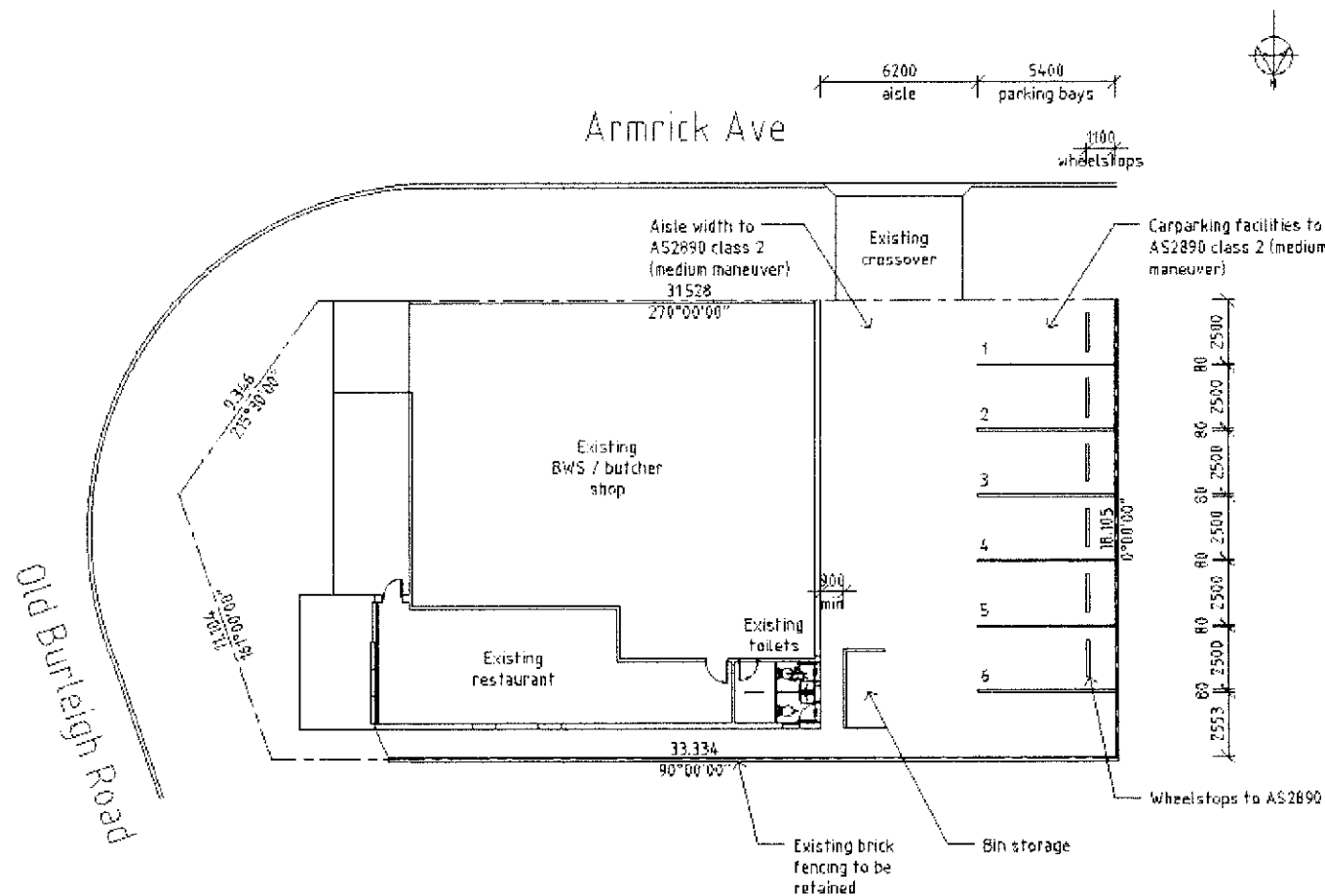


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APPENDIX B

Site Plans

1. The builder / owner is responsible for checking each drawing as provided prior to issuing for approval / construction. The undertaking of any construction work shall deem that the builder / owner have verified the plans as correct and suitable for construction.



1. Site setback has been designed using survey map purchased from The Department of Natural Resources and Water. EOB Consulting takes no responsibility for any discrepancy in setback due to errors in survey plan.

THIS DRAWING HAS BEEN PREPARED BY THE DESIGNER FROM A SINGLE SOURCE. THE ACCURACY OF THE DATA AND INFORMATION OF THESE DRAWINGS, INCLUDING THE POSITION OF ALL WORK, SHALL BE THE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION OF THESE DRAWINGS.		DESIGNER MR W. PORFITT	EDS CONSULTING PTY LTD 40/105 ST. ST. P.O. BOX 1000, MELB. VIC. 3000 TEL: 03 9594 1111 FAX: 03 9594 1112	PROJECT PROPOSED SHOP FITOUT 101 OLD BURGESS ROAD BROADBEACH, QLD	DRAWING PARKING BAY SETOUT	DATE: 01-01-94 DRAWN: PG CHECKED: H246 DESIGNED: H246	DEGREE: 0 AREA: 0
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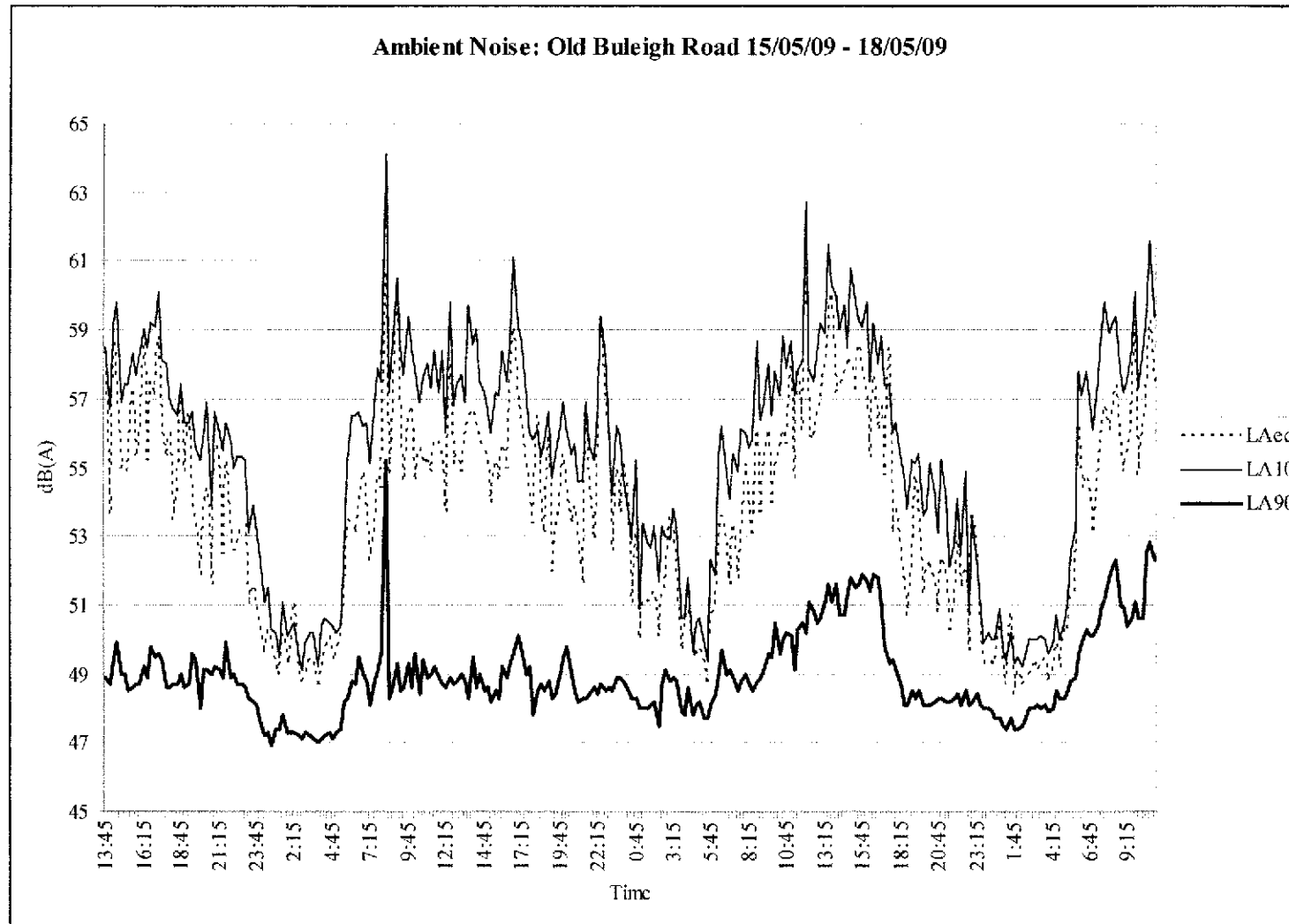
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APPENDIX C

Measurement Results and Model Calculations / Predictions

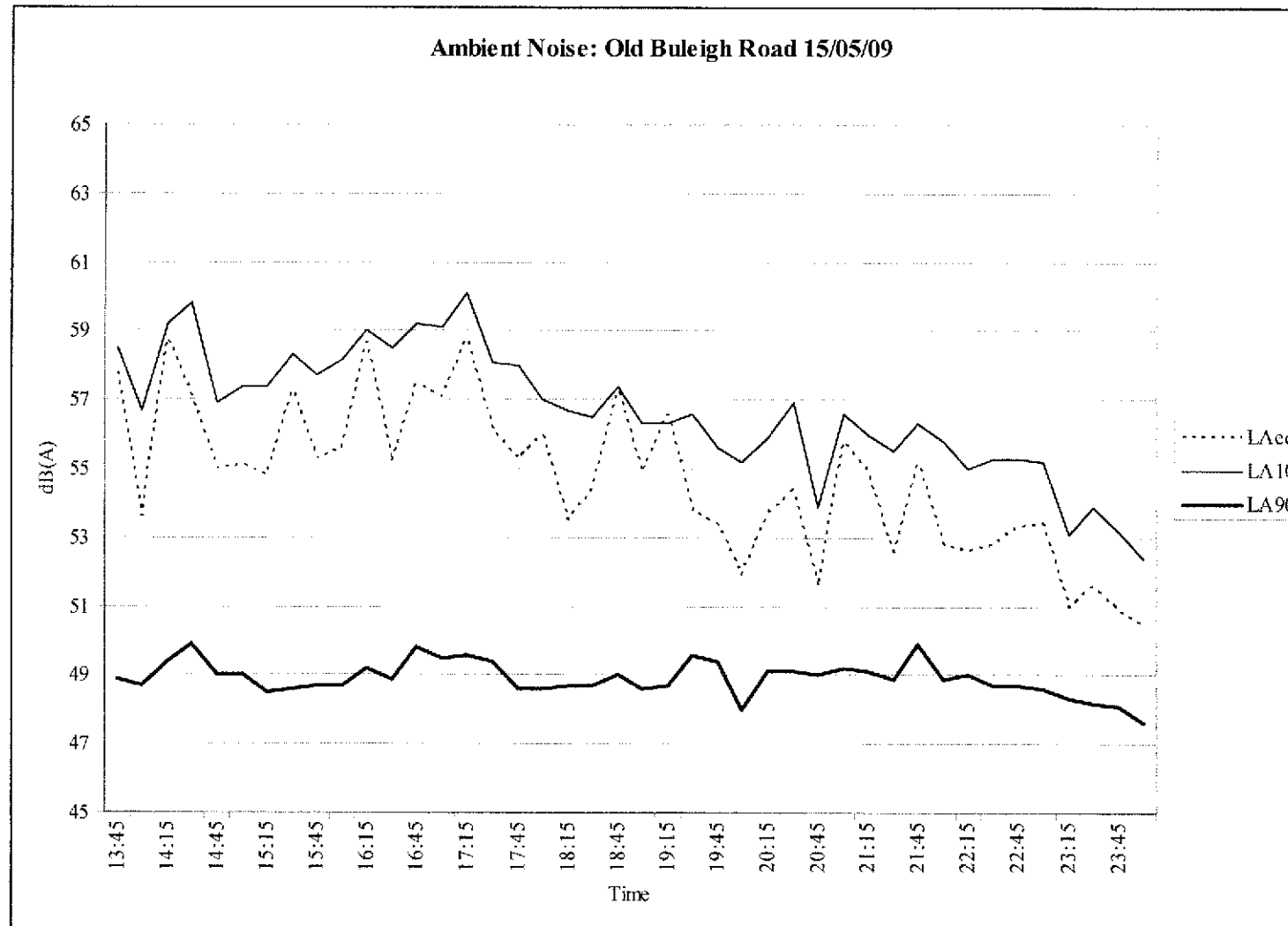


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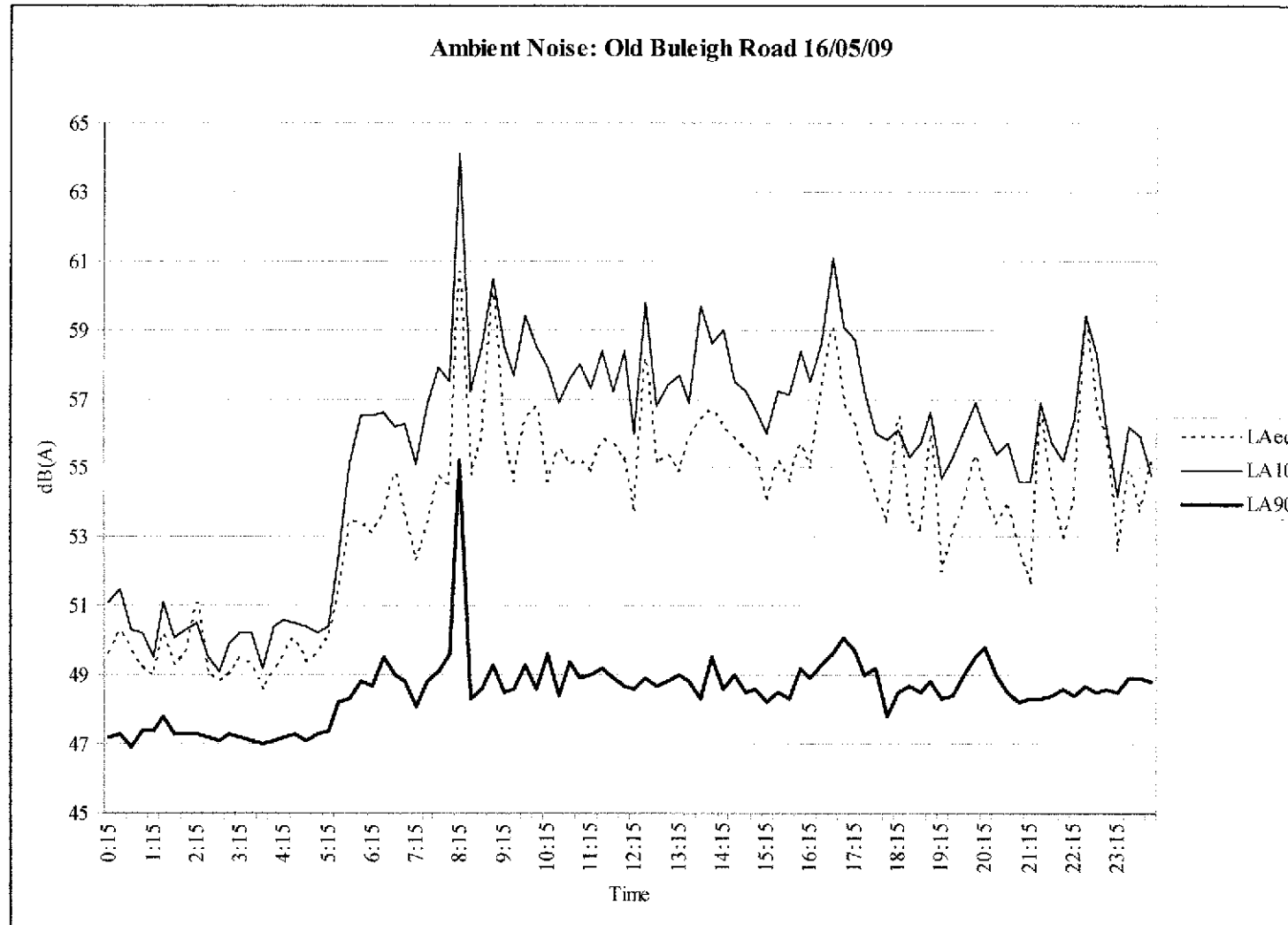


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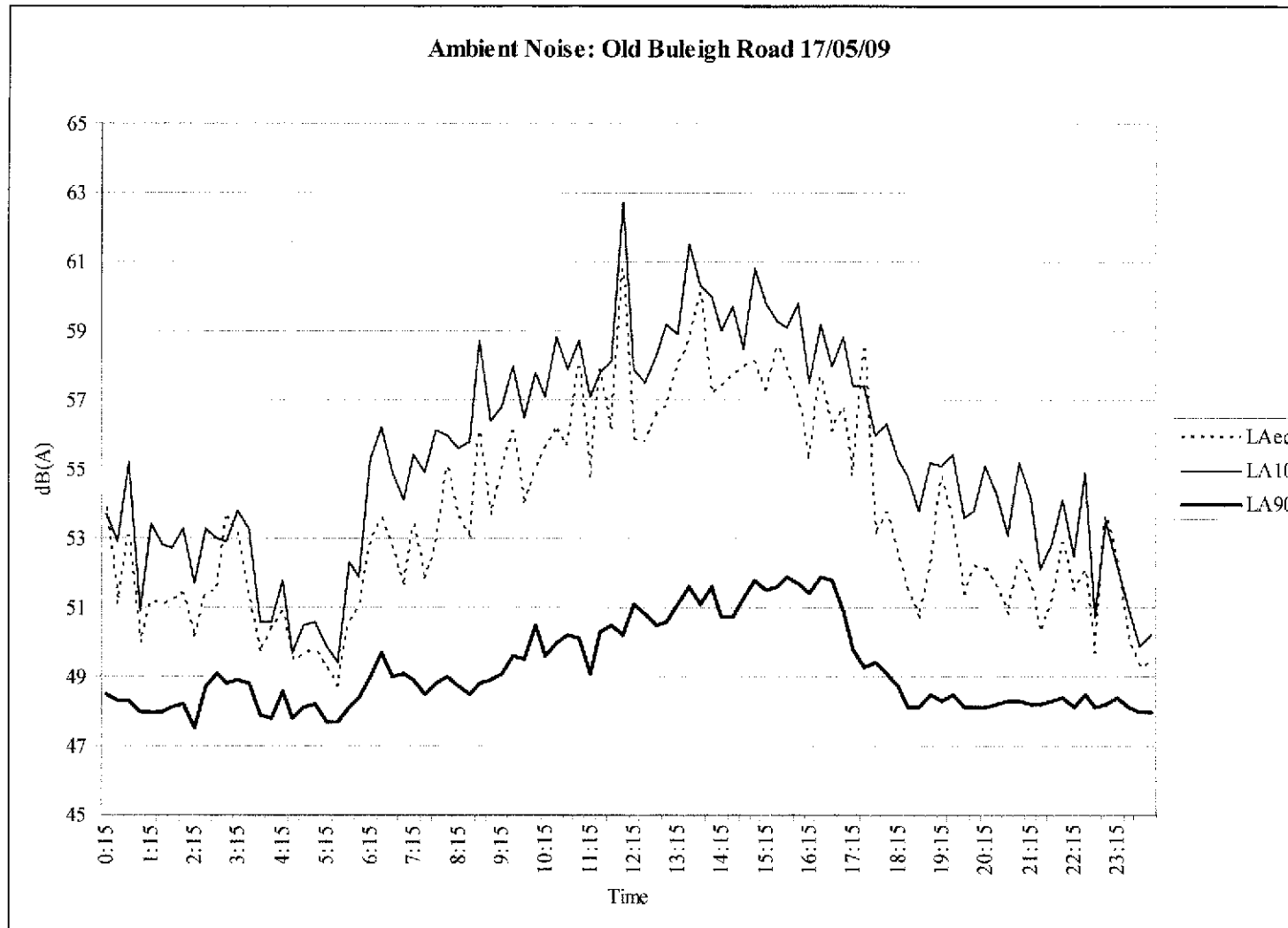


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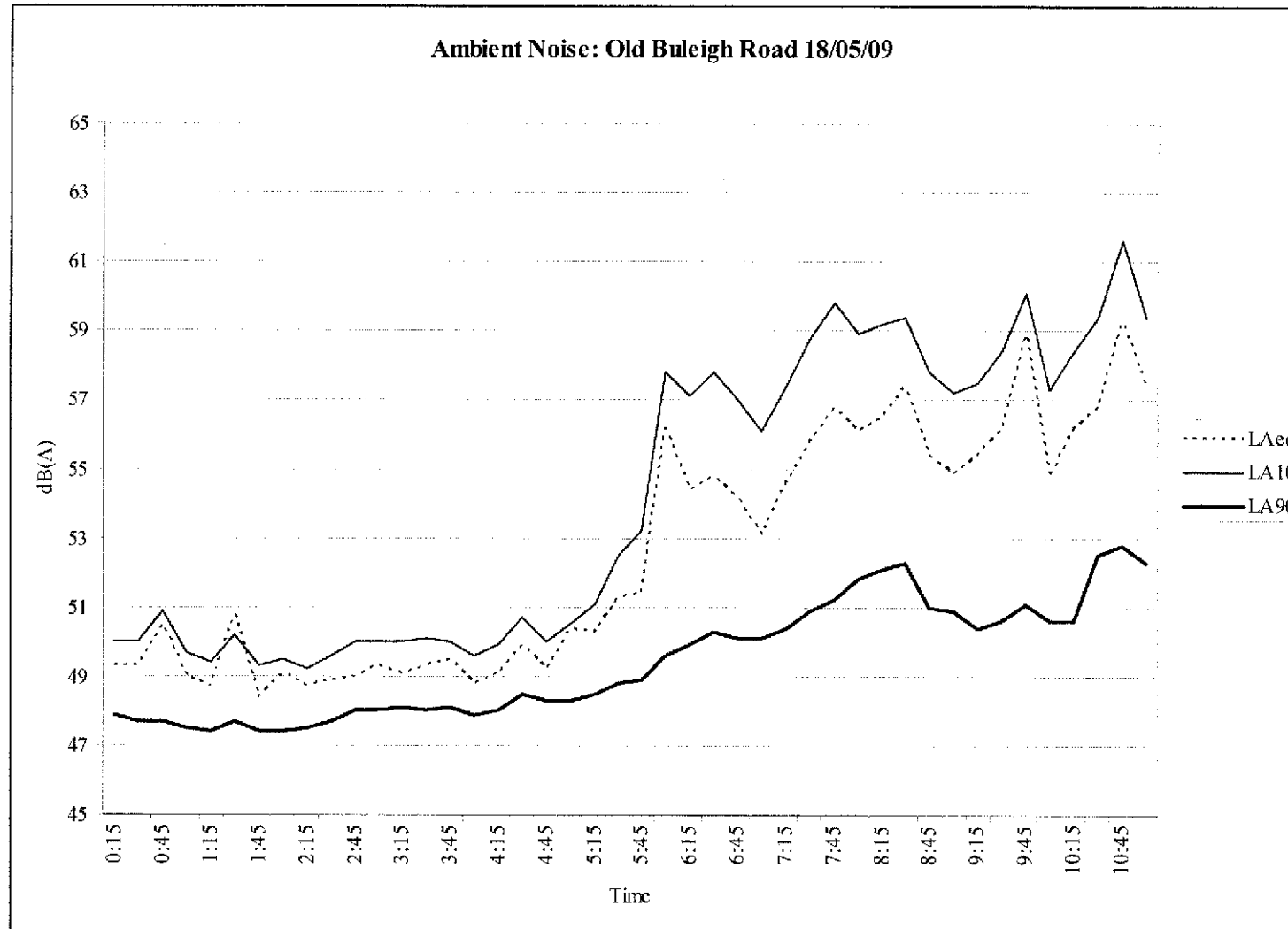


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OFFSITE ACTIVITIES IMPACTING ONSITE:

North 99 Old Burleigh Road		East 100 Old Burleigh Road		West 9 Armourick Avenue	
Car door closure	83 dBA @ 1m	Car door closure	83 dBA @ 1m	Car door closure	83 dBA @ 1m
Distance source to receiver	34 m	Distance source to receiver	51 m	Distance source to receiver	25 m
Distance attenuation	-30.6 dBA	Distance attenuation	-34.2 dBA	Distance attenuation	-28.0 dBA
Building Screening	0 dBA	Building Screening	0 dBA	Building Screening	0 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	54.9 dBA	Impact at facade	51.3 dBA	Impact at facade	57.5 dBA
Impact inside open window	47.4 dBA	Impact inside open window	43.8 dBA	Impact inside open window	50.0 dBA
Car bypass		Car bypass		Car bypass	
Distance source to receiver	77 dBA @ 1m	Distance source to receiver	77 dBA @ 1m	Distance source to receiver	77 dBA @ 1m
Distance attenuation	28 m	Distance attenuation	50 m	Distance attenuation	21 m
Distance attenuation	-29.9 dBA	Distance attenuation	-34.0 dBA	Distance attenuation	-26.4 dBA
Building screening	0 dBA	Building screening	0 dBA	Building screening	0 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	50.6 dBA	Impact at facade	45.5 dBA	Impact at facade	53.1 dBA
Impact inside open window	43.1 dBA	Impact inside open window	38.0 dBA	Impact inside open window	45.6 dBA
Car door closure staff		Car door closure staff		Car door closure staff	
Distance source to receiver	83 dBA @ 1m	Distance source to receiver	83 dBA @ 1m	Distance source to receiver	83 dBA @ 1m
Distance attenuation	3 m	Distance attenuation	55 m	Distance attenuation	3 m
Distance attenuation	-9.5 dBA	Distance attenuation	-36.3 dBA	Distance attenuation	-9.5 dBA
Barrier Screening	-5 dBA	Building Screening	-10 dBA	Building Screening	0 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	71.0 dBA	Impact at facade	39.2 dBA	Impact at facade	76.0 dBA
Impact inside open window	63.5 dBA	Impact inside open window	31.7 dBA	Impact inside open window	68.5 dBA
Car bypass staff		Car bypass staff		Car bypass staff	
Distance source to receiver	77 dBA @ 1m	Distance source to receiver	77 dBA @ 1m	Distance source to receiver	77 dBA @ 1m
Distance attenuation	5 m	Distance attenuation	68 m	Distance attenuation	7 m
Distance attenuation	-14.0 dBA	Distance attenuation	-36.7 dBA	Distance attenuation	-16.9 dBA
Building screening	-5 dBA	Building screening	-10 dBA	Building screening	0 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	60.5 dBA	Impact at facade	32.8 dBA	Impact at facade	62.6 dBA
Impact inside open window	53.0 dBA	Impact inside open window	25.3 dBA	Impact inside open window	55.1 dBA
Goods Delivery		Goods Delivery		Goods Delivery	
Distance source to receiver	87 dBA @ 1m	Distance source to receiver	87 dBA @ 1m	Distance source to receiver	87 dBA @ 1m
Distance attenuation	25 m	Distance attenuation	56 m	Distance attenuation	25 m
Distance attenuation	-28.0 dBA	Distance attenuation	-35.0 dBA	Distance attenuation	-28.0 dBA
Building Screening	-10 dBA	Building Screening	0 dBA	Building Screening	0 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	51.5 dBA	Impact at facade	54.5 dBA	Impact at facade	61.5 dBA
Impact inside open window	44.0 dBA	Impact inside open window	47.0 dBA	Impact inside open window	54.0 dBA
Waste Collection		Waste Collection		Waste Collection	
Distance source to receiver	97 dBA @ 1m	Distance source to receiver	97 dBA @ 1m	Distance source to receiver	97 dBA @ 1m
Distance attenuation	4 m	Distance attenuation	50 m	Distance attenuation	20 m
Distance attenuation	-12.0 dBA	Distance attenuation	-34.0 dBA	Distance attenuation	-26.0 dBA
Building screening	0 dBA	Building screening	0 dBA	Building screening	0 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	87.5 dBA	Impact at facade	65.5 dBA	Impact at facade	73.5 dBA
Impact inside open window	80.0 dBA	Impact inside open window	58.0 dBA	Impact inside open window	66.0 dBA
Cool Room Plant		Cool Room Plant		Cool Room Plant	
Distance source to receiver	80 dBA @ 1m	Distance source to receiver	80 dBA @ 1m	Distance source to receiver	80 dBA @ 1m
Distance attenuation	13 m	Distance attenuation	75 m	Distance attenuation	9 m
Distance attenuation	-22.3 dBA	Distance attenuation	-37.3 dBA	Distance attenuation	-19.1 dBA
Enclosure screening	-12 dBA	Enclosure screening	-12 dBA	Enclosure screening	-12 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	48.2 dBA	Impact at facade	33.2 dBA	Impact at facade	51.4 dBA
Impact inside open window	40.7 dBA	Impact inside open window	25.7 dBA	Impact inside open window	43.9 dBA
Rooftop A/C Plant		A/C Plant		A/C Plant	
Distance source to receiver	75 dBA @ 1m	Distance source to receiver	75 dBA @ 1m	Distance source to receiver	75 dBA @ 1m
Distance attenuation	13 m	Distance attenuation	53 m	Distance attenuation	30 m
Distance attenuation	-22.3 dBA	Distance attenuation	-34.5 dBA	Distance attenuation	-29.5 dBA
Building screening	-5 dBA	Building screening	0 dBA	Building screening	-5 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	50.2 dBA	Impact at facade	43.0 dBA	Impact at facade	43.0 dBA
Impact inside open window	42.7 dBA	Impact inside open window	35.5 dBA	Impact inside open window	35.5 dBA
Background Music		Background Music		Background Music	
Distance source to receiver	75 dBA @ 1m	Distance source to receiver	75 dBA @ 1m	Distance source to receiver	75 dBA @ 1m
Distance attenuation	12 m	Distance attenuation	49.5 m	Distance attenuation	33 m
Distance attenuation	-21.6 dBA	Distance attenuation	-33.9 dBA	Distance attenuation	-30.4 dBA
Inside to outside Attenuation	-5 dBA	Building screening	0 dBA	Building screening	-10 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	50.9 dBA	Impact at facade	43.6 dBA	Impact at facade	37.1 dBA
Impact inside open window	43.4 dBA	Impact inside open window	36.1 dBA	Impact inside open window	29.6 dBA
Alfresco Dining		Alfresco Dining		Alfresco Dining	
Distance source to receiver	75 dBA @ 1m	Distance source to receiver	75 dBA @ 1m	Distance source to receiver	75 dBA @ 1m
Distance attenuation	16 m	Distance attenuation	47.5 m	Distance attenuation	35 m
Distance attenuation	-24.1 dBA	Distance attenuation	-33.5 dBA	Distance attenuation	-30.9 dBA
Building screening	-5 dBA	Building screening	0 dBA	Building screening	-10 dBA
Facade reflection	2.5 dBA	Facade reflection	2.5 dBA	Facade reflection	2.5 dBA
Impact at facade	48.4 dBA	Impact at facade	44.0 dBA	Impact at facade	36.6 dBA
Impact inside open window	40.9 dBA	Impact inside open window	36.5 dBA	Impact inside open window	29.1 dBA

5.8.4 Electrical interlocking of exhaust and make-up

When a local exhaust system requires a mechanical supply air system for its make-up air, the system shall be interlocked so that the supply system will always run when the exhaust system is operated.

5.9 COMBINATION OF EXHAUST SYSTEMS

Exhaust-air systems that serve different types of enclosures shall be kept separate unless they are of a similar nature. Enclosures that are similar in nature may be served by common exhaust systems, and are grouped in Table 5.2.

C5.9 It should be understood that duct connections between enclosures in different groupings may present a problem when the exhaust system is not in operation. It may also be unacceptable to combine process exhausts or exhausts from laboratory fume cupboards during system operation.

TABLE 5.2

ENCLOSURES THAT MAY BE SERVED BY A COMMON EXHAUST SYSTEM

Group	Typical use
1	Airlock, bathroom, change room, laundry, locker room, privacy lock, service sink closet, shower room, urinal compartment, washroom, water closet compartment
2	Areas where food and beverages are prepared or consumed, e.g., dining room, dishwashing area, food preparation area, hotel bar, reception area
3	Plant enclosures, e.g., boiler, machinery, refrigeration enclosures
4	Compatible process enclosures, e.g., document copying, plan printing, photographic processing enclosures
5	Automotive vehicle delivery, parking, pick-up, repair and servicing areas
6	Boundary trap, garbage room, grease trap, sewage ejector enclosures

NOTES:

- Where an airlock or privacy lock is provided between an exhausted enclosure and another adjacent occupied enclosure, make-up air for the exhaust system may be drawn from the adjacent enclosure through the airlock or privacy lock. Make-up air and relief openings should comply with Clause 5.8. An airlock or privacy lock need not be exhausted separately.
- Table 5.2 is not intended to be an exhaustive list of possible enclosures.

5.10 AIR DISCHARGES

5.10.1 General

All exhaust air shall be discharged to atmosphere in such a manner as not to cause danger or nuisance to occupants in the building, occupants of neighbouring buildings or members of the public. For the purpose of this Standard, any of the discharges at the flow rates specified in Table 5.3 shall be deemed to contain objectionable effluent.

Discharges that are not deemed to contain objectionable effluent shall comply with Clause 5.10.2 and discharges that are deemed to contain objectionable effluent shall comply with Clause 5.10.3.

TABLE 5.3
OBJECTIONABLE EFFLUENT DISCHARGES

Exhaust-air discharge	Flow rate
Type A effluent as defined in Clause 5.3.1(a)	Any flow rate
Type B effluent as defined in Clause 5.3.1(b)	> 1000 L/s (see Clause 5.10.3)

5.10.2 Discharges not deemed objectionable

Air discharges that are not deemed to contain objectionable effluent (see Clause 5.10.1) shall be—

- (a) located and arranged so that the effects of wind, adjacent structures or other factors do not cause the exhaust airflow rates to be reduced below the minimum requirement of this Standard;
- (b) not less than the distance given in Table 5.4 from any outdoor-air intake opening, natural ventilation device or opening;
- (c) emitted to the outside at velocities and in a direction that will ensure, to the extent practicable, a danger to health or a nuisance will not occur; and
- (d) not less than the distance given in Table 5.4 from the boundary to an adjacent allotment, except that where the dimensions of the allotment make this impossible, then the greatest possible distance shall apply.

NOTES:

- 1 The choice of a suitable method of discharging air depends on a number of local and environmental factors as well as the nature and quality of the effluent and the direction and velocity of the discharge. Generally, it is preferable to discharge exhaust air upwards in a vertical or near vertical direction above the roof. Discharges that extend less than 2 m above a thoroughfare or roof subject to regular traffic are not recommended. Where discharge extends less than 3 m above a pedestrian thoroughfare, the discharge should not create a nuisance.
- 2 Where large, relatively clean or high velocity discharges are soundly engineered, separations less than specified in Table 5.4 may be acceptable if it can be proved that any such engineered discharge does not significantly pollute the outdoor air.

TABLE 5.4
MINIMUM SEPARATION DISTANCES FROM
DISCHARGES TO INTAKES, BOUNDARY
OR NATURAL VENTILATION DEVICE

Airflow rate L/s	Minimum distance m
< 200	1
< 400	2
< 600	3
< 800	4
< 1000	5
≥ 1000	6

5.10.3 Discharges deemed objectionable

Air discharges that are deemed to contain objectionable effluent (see Clause 5.10.1) shall be in accordance with Clause 5.10.2 and—

- (a) be arranged vertically with discharge velocities not less than 5 m/s;
- (b) for a Type A effluent (see Clause 5.3.1 which excludes cooking effluents), be situated—
 - (i) at least 3 m above the roof at point of discharge;
 - (ii) above any part of the building (or adjacent building) that is within 15 m (horizontally) or the discharge point; and
 - (iii) at least 3 m above a thoroughfare or roof subject to regular traffic, but within 15 m of the discharge point.

In the case of a pitched roof, at least 1 m above the ridge.

- (c) located not less than 6 m from a property boundary, any outdoor air intake opening or any natural ventilation device or opening; and
- (d) treated to reduce the concentration of contaminants when required.

Where it can be demonstrated that special filtration processes will remove the contaminants from the cooking process exhaust gas and prevent exhaust operation if filters are not in place, horizontal discharge of kitchen exhaust of flow rates greater than 1000 L/s may be acceptable. In these cases, the flow rate may be taken as the actual flow rate multiplied by the lowest fractional efficiency of the filtration process.

NOTE: Where the outdoor air is liable to be significantly polluted, Item (d) may be invoked. Reference to pollution control authorities is recommended for control requirements relating to concentration of contaminants.

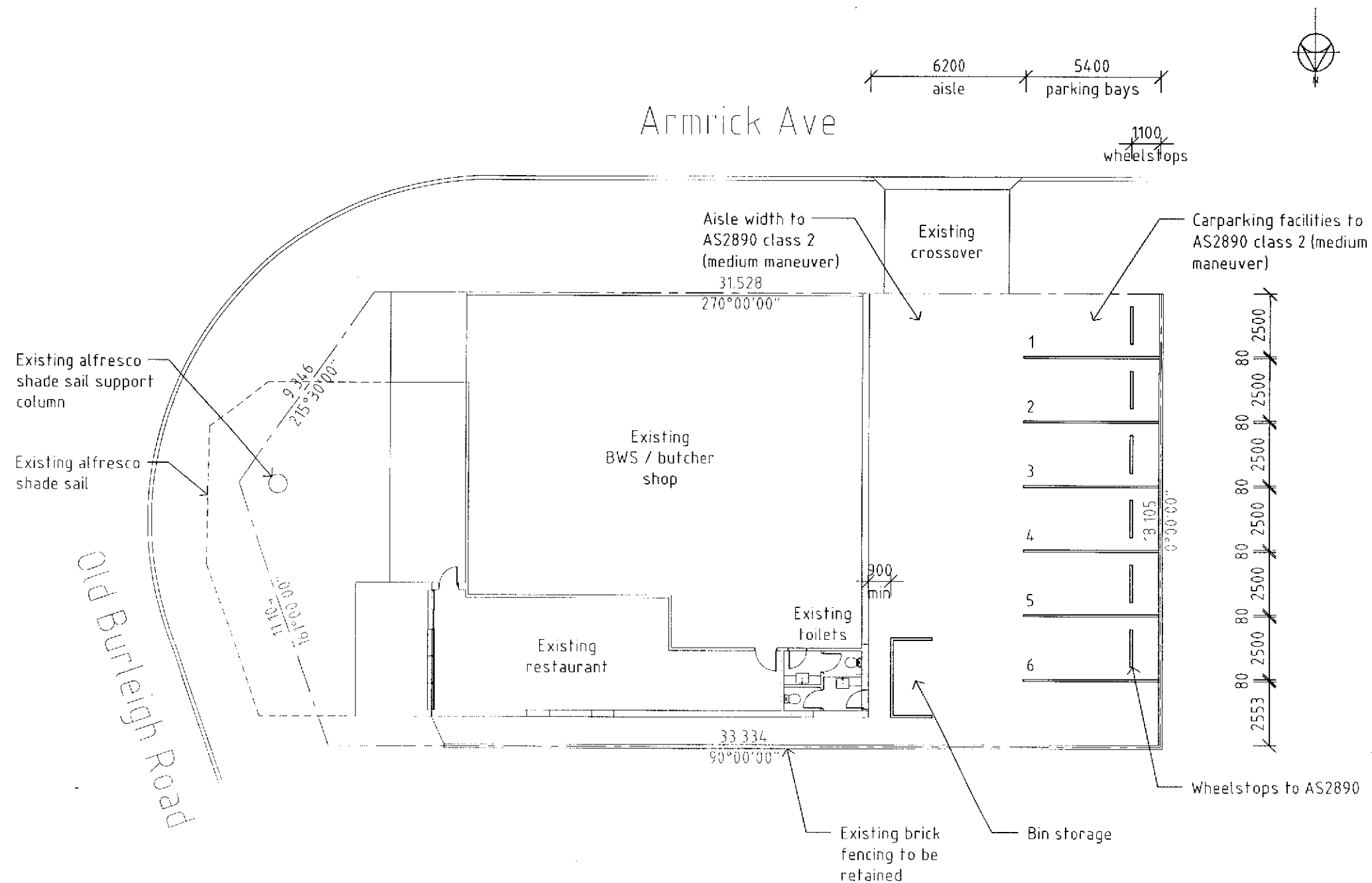
5.10.4 Non-required discharges

Spill air and relief air shall be discharged to atmosphere in such a manner as not to cause nuisance to occupants in the building, occupants of neighbouring buildings or members of the public.

Where air that has ventilated enclosures within the building is discharged from the building, it may re-enter the ventilation system provided that the net inflow of uncontaminated outdoor air is not less than that required by Section 4.

C5.10.4 This provision allows a non-required air discharge point to be located closer to an outdoor air intake point than would be allowed for a required exhaust air discharge point and would apply to non-required design provisions such as those applied to an economy air cycle.

1. The builder / owner is responsible for checking each drawing as provided prior to issuing for approval / construction. The undertaking of any construction work shall deem that the builder / owner have verified the plans as correct and suitable for construction.



1. Site setout has been designed using survey map purchased from The Department of Natural Resources and Water. EDB Consulting takes no responsibility for any discrepancy in setout due to errors in survey plan.

THIS DRAWING HAS BEEN PREPARED BY EDB CONSULTING & SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN CONSENT FROM EDB CONSULTING. THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS.			BUILDOR MR W.PORFITT		CLIENT MR W.PORFITT		EDB CONSULTING PTY LTD ABN 25 125 105 544 P.O. Box 1544, Queensland, QLD, 4210 0415 316 741 QBSA License No. 1118359		PROJECT PROPOSED SHOP FITOUT 101 OLD BURLEIGH ROAD BROADBEACH, QLD		DRAWING PARKING BAY SETOUT		DATE 18-01-09 DRAWN PG CHECKED	
B 08-07-09 GENERAL AMENDMENTS														
A 01-07-09 FOR CONSTRUCTION														
REV DATE AMENDMENT														
CONTRACTOR SHOULD VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ANY DISCREPANCIES SHOULD BE CHECKED WITH THIS OFFICE.														

Figure 10 is a geological cross-section diagram. On the left, there is a vertical scale with markings at 0, 20, and 40 meters. The diagram shows a fault system with two main fault segments. The upper segment has a dip of 4.6° and the lower segment has a dip of 3.4°. The text "Days at 30°" is written at the bottom of the diagram.

Figure 1 shows a 3D coordinate system with axes labeled x , y , and z . The z -axis is vertical, the x -axis is horizontal, and the y -axis points into the page. Each axis has a tick mark at the value 1. The origin is marked with a 0.

PROJECT	
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Compliance Certificate for building Design or Specification

15

NOTE	A Compliance Certificate states building work complies with the building assessment provisions. To be used for all classes of building and structures to certify a material, system, method of building or building element complies with SCA or a provision of the QDC. RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the QDC. A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.												
1. Property description This section need only be completed if details of street address and property description are applicable. EG. In the case of (standard/generic) pool designs/shell manufacture and/or patio and carport systems this section may not be applicable. The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	Street address (include no., street, suburb / locality & postcode) <table border="1"><tr><td colspan="2">101 Old Burleigh Rd,</td></tr><tr><td>Broadbeach, QLD</td><td>Postcode 4218</td></tr><tr><td colspan="2">Lot & plan details (attach list if necessary)</td></tr><tr><td colspan="2">Lot 70 on RP B8383</td></tr><tr><td colspan="2">In which local government area is the land situated?</td></tr><tr><td colspan="2">Gold Coast City Council</td></tr></table>	101 Old Burleigh Rd,		Broadbeach, QLD	Postcode 4218	Lot & plan details (attach list if necessary)		Lot 70 on RP B8383		In which local government area is the land situated?		Gold Coast City Council	
101 Old Burleigh Rd,													
Broadbeach, QLD	Postcode 4218												
Lot & plan details (attach list if necessary)													
Lot 70 on RP B8383													
In which local government area is the land situated?													
Gold Coast City Council													
2. Description of components certified Clearly describe the extent of work covered by this certificate.	<table border="1"><tr><td>Architectural Design</td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>	Architectural Design											
Architectural Design													
3. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.	<table border="1"><tr><td>BCA</td></tr><tr><td>Australian Standards</td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>	BCA	Australian Standards										
BCA													
Australian Standards													

LOCAL GOVERNMENT USE ONLY

Date received		Reference Numbers		Approved form 15 Version 1, 08/05
---------------	--	-------------------	--	--------------------------------------

4. Reference documentation
Clearly identify any relevant documentation,
eg. Numbered structural engineering plans.

M246-08
M246-09

5. Building certifier reference number

Building certifier reference number

6. Competent person details

A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

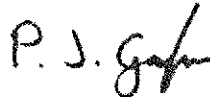
If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)		
Peter Gosper		
Company name (if applicable)		Contact person
EDB Consulting		Peter Gosper
Phone no. business hours	Mobile no.	Fax no.
(07) 5563 1501	0415 314 741	(07) 5571 5628
Email address		
peter@edb.com.au		
Postal address		
P.O. Box 1544		
Oxenford, QLD		Postcode 4210
Licence or registration number (if applicable)		
BSA licence 1118359		

7. Signature of competent person

This certificate must be signed by the individual assessed by the building certifier as competent.

I certify that the item/s described above, if installed or carried out under the certificate, including any referenced documentation, will comply with the *Building Act 1975*.

Signature	Date
	08-07-09