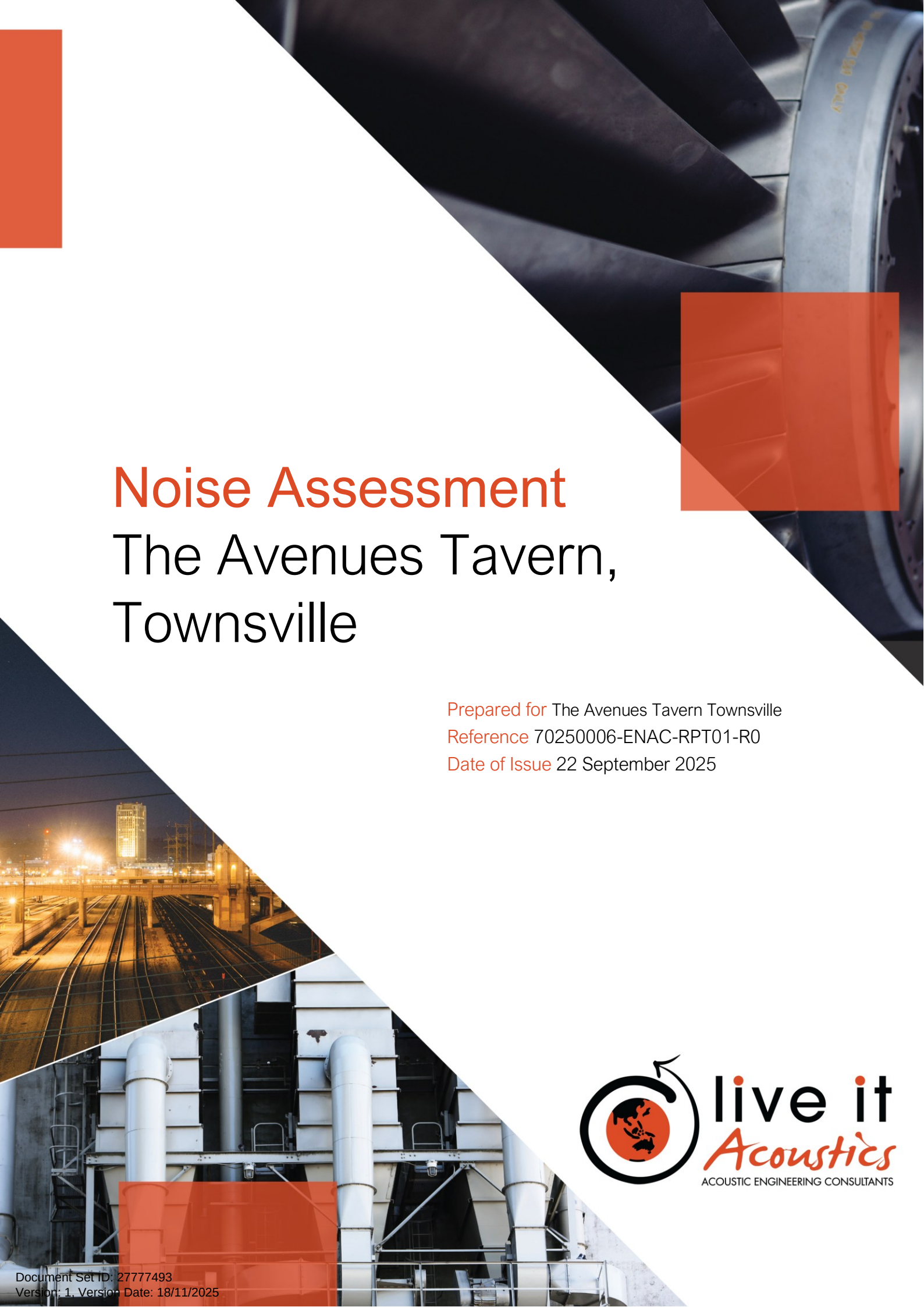




Noise Assessment

The Avenues Tavern, Townsville

Prepared for The Avenues Tavern Townsville

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Executive Summary

Migaloo Qld Pty Ltd, owner and operator of The Avenues Tavern at Kirwan, is seeking approval from Townsville City Council to extend trading hours from 2:00 am to 4:00 am.

This Noise Impact Assessment, prepared by Live It Acoustics, evaluates the potential noise impacts of the proposed extension with reference to the Townsville City Plan (Version 2024/01), the Environmental Protection Act 1994, and the Environmental Protection (Noise) Policy 2019.

Key Findings

- The Gaming DOSA is the only outdoor patron area relevant to the extended trading hours. Predicted patron noise levels at the most affected residences (31, 33 & 35 Dundas Court) are within 4 dB of the adopted night-time criteria under a conservative worst-case scenario.
- Vehicle noise associated with late-night departures is predicted to comply with the adopted project criteria, with LAeq levels well below 38 dBA.
- Amplified music, staff activity, and fixed plant are expected to remain compliant, as operations in these areas are unchanged from existing approvals.
- The background environment during the 2:00 to 4:00 am period is very quiet (measured 33 dBA LA90), meaning nearby receptors are highly sensitive to noise, particularly outdoor patron activity.

Recommendations

- Maintain signage and security supervision in the Gaming DOSA during extended hours to minimise raised voices.
- Implement a staged closing strategy to spread vehicle departures and avoid peak noise at 4:00 am.
- Provide staff training on late-night low-noise practices, including management of patrons in car parks.

Conclusion

With the implementation of these management controls, the extension of trading hours is expected to be manageable and acceptable in terms of noise amenity. Patron noise remains the dominant risk, but predicted levels are within close proximity of compliance criteria and can be further mitigated through operational measures.

1 Introduction

Migaloo Qld Pty Ltd owns and operates The Avenues Tavern Townsville (hereafter 'The Avenues'), located at 270 Kern Brothers Drive, Kirwan QLD 4817. Migaloo Qld Pty Ltd intends to submit an application to Townsville City Council seeking an extension of trading hours from 2:00 am to 4:00 am.

Live It Acoustics previously undertook a noise assessment to satisfy the requirements of the Office of Liquor and Gaming Regulation (OLGR). The report prepared for OLGR was, however, subsequently provided to Townsville City Council in error. Following this, Council has requested a dedicated noise impact assessment to address its specific requirements.

This report has been prepared by Live It Acoustics to meet Council's requirements and to assess the potential noise impacts associated with the proposed extension of trading hours at The Avenues.

2 Development Overview

The Avenues Tavern is an established licensed venue located at 270 Kern Brothers Drive, Kirwan, QLD 4817, owned and operated by Migaloo Qld Pty Ltd. The venue is situated within a suburban setting, with residential land uses located to the south of the venue across Elphinstone Dr.

The Tavern currently operates as a multi-functional hospitality venue incorporating a bistro, sports bar, gaming lounge, function spaces, and outdoor patron areas. Existing trading hours extend to 2:00 am daily.

Migaloo Qld Pty Ltd proposes to extend trading hours from 2:00 am to 4:00 am. The proposal does not include new built form, additional facilities, or changes to the scale or intensity of the operation beyond the extended hours of use. The key effect of the change is that patron activity including vehicle arrivals/departures and the use of the designated outdoor smoking area may extend from 2:00am to 4:00am.

Given the close proximity of surrounding dwellings, late-night patron noise (particularly from outdoor areas) is identified as the most significant potential source of amenity impact. Other sources, such as amplified music, mechanical plant, and waste collection, are already present under current operations and are not expected to materially change as a result of the proposed extension.

Accordingly, this assessment focuses on characterising and assessing the risk of patron and venue-related noise emissions during the additional two-hour trading period, with reference to applicable planning provisions.

2.1 Noise Source Characterisation and Risk Assessment

The Avenues Tavern already operates as a licensed venue with a range of potential noise sources. Most of these are unchanged by the proposed extension of trading hours, as no new facilities, plant, or built form are introduced. The assessment therefore focuses on those sources most relevant to the extended two-hour period (2:00 am to 4:00 am).

- Patron Noise (outdoor)
 - Associated with conversations, laughter, and raised voices in the Gaming DOSA.
 - Risk: Moderate – most sensitive during early morning hours when background noise is at its lowest.
- Vehicle Noise
 - Car park movements, engines, doors, and rideshare/taxi pick-ups.
 - Risk: Low–Moderate – movements already occur under current operations, with only a minor increase expected in the later hours.
- Amplified Music

- Generated indoors from playback of recorded entertainment.
- Risk: Low – no change in source levels is proposed; existing building fabric provides control.
- Mechanical Plant
 - Includes air conditioning, refrigeration, and exhaust fans.
 - Risk: Low – operation is independent of trading hours and unchanged by the proposal.
- Waste Collection and Deliveries
 - Involving trucks and bins.
 - Risk: Low – occur outside of the proposed extended hours.
- Staff Activity
 - Cleaning, pack-down, and staff departures.
 - Risk: Low – timing and scale of activity remain unchanged.

Table 1. Summary of Noise Risks During Extended Hours

Noise Source	Risk During Extended Hours
Patron Noise	Moderate
Vehicle Noise	Low-Moderate
Amplified Entertainment	Low
Fixed Mechanical Plant	Low
Waste Collection/Deliveries	Low
Staff Noise	Low

3 Existing Environment

3.1 Sensitive Receptors

The surrounding land uses include both residential housing and a childcare centre. These are considered sensitive receptors in accordance with relevant noise assessment guidelines. Figure 1 identifies the location of these receptors relative to the existing venue.



Figure 1. Sensitive Receptor Map

As shown in Figure 1, the residential receptors are clustered to the south of the venue, while the childcare centre is located across vacant land to the west. Of these, the residences at 31, 33, and 35 Dundas Court are expected to be the most affected due to the venue's layout and their proximity. If noise emissions can be effectively managed at these residences, it is expected that levels at other residential properties will be suitably controlled because of increased distance separation and screening. Table 2 below presents the assessed sensitive receptors.

Table 2. Sensitive Receptors

Address	Type / zoning	Use	Description
2 Lapin Place	Low density residential	Residential	Single storey residential dwelling
4 Lapin Place			
29 Dundas Court	Low density residential	Residential	Single storey residential dwelling
26 Dundas Court	Low density residential	Residential	Single storey residential dwellings
31 Dundas Court			
33 Dundas Court			
35 Dundas Court			
15 Elphinstone Drive	Neighbourhood Centre	Childcare Centre	Two two-storey buildings with an outdoor playground between

3.2 Existing Acoustic Environment

The Avenues Tavern is located within a predominantly residential area of Kirwan. The existing acoustic environment is typical of suburban residential settings, with daytime, evening and morning shoulder-period noise influenced by local road traffic, residential activity, while night-time periods are characterised by lower ambient noise levels with occasional vehicle movements.

Background noise measurements were previously conducted (see report #1930d1-A) to establish the lowest background noise level for the nighttime assessment period to 4:00am. No noise was emanating from the venue at the time of the measurements. It was found that:

- LA90,10min 39 dBA at 11:51pm 12/12/2022
- LA90,10min 33 dBA at 04:01am 20/05/2025.

The measurements were conducted in accordance with the standard AS1055:2018.



Figure 2. Background Monitoring Location Map

It is expected that the background noise level between 2:00am and 4:00am would be similar to the levels between 1:00am and 2:00am. Thus, no new noise impacts are expected from the venues proposed extended trading hours.

4 Noise Criteria

Due to the changes only taking place in the night time assessment period. Only, night time criteria will be presented.

4.1 Townsville City Plan (Version 2024/01)

The Townsville City Plan (SC6.4.19 Noise and Vibration) seeks to protect human health, wellbeing, and amenity from noise and vibration impacts.

Key criteria include:

- Intrusive noise limit – site noise must not exceed the rating background level (RBL) + 5 dB (LAeq,15min).
- Amenity levels – for suburban areas:
 - Night: 40 dBA LAeq,15min

Based on background levels (Section 3.2), the applicable project noise trigger level is 38 dBA LAeq,15min.

Additional limits include:

- Sleep disturbance (residences): 53 dBA L_{Amax} (average of 15 events), 60 dBA L_{Amax} (absolute).
- Low frequency noise (residences): 65 dBC day/evening, 60 dBC night. Note: there are not significant sources of low frequency noise and therefore this will not be considered in the assessment.

4.2 Environmental Protection Act 1994

The EP Act defines noise as a contaminant and imposes a general environmental duty to take all reasonable measures to prevent or minimise harm.

4.3 Environmental Protection (Noise) Policy 2019

The EPP (Noise) 2019 supports the EP Act by:

- Establishing environmental values (ecosystem, health, amenity).
- Requiring a noise management hierarchy: avoid, minimise, manage.
- Providing Acoustic Quality Objectives (AQOs), e.g.:
 - Residences (outdoors): 40 dBA LAeq,1hr night.
 - Residences (indoors): 30 dBA LAeq,1hr night.
 - Childcare centres: 35 dBA LAeq,1hr when in use, 30 dBA during sleep periods.

An external façade adjustment of +7 dB is applied for indoor objectives (open windows).

The EPP 2008 “background creep” provisions remain relevant: night-time noise should not exceed the background (33 dBA) by more than 5 dB (38 dBA LAeq).

4.4 Adopted Noise Criteria

Based on the above instruments, the following project criteria have been adopted (night-time only, as relevant to this minor change in operations):

Table 3. Adopted Noise Criteria

Assessment Location	Noise Source	Descriptor	Limit (dB)	Reference
Residence (façade)	All sources	LAeq,15min	38	Townsville City Plan
Residence (façade)	All sources	LAeq,1hr	37	EPP (Noise) 2019
Residence (façade)	Continuous sources	LAeq,1hr	33	EPP (Noise) 2008
Residence (façade)	Specified sources ¹	LAm _{ax} (15 event avg.)	53	Townsville City Plan
Residence (façade)	Specified sources ¹	LAm _{ax} (absolute)	60	Townsville City Plan

¹ LAm_{ax} assessment only applies to ‘specified noise sources’ which are defined as impact noises; hammering; loading/unloading; dropping items; beepers, alarms, bells, phones, sirens; power tools; valve releases; air brakes; door slamming. Note – People noise and vehicle pass-by noise (engine, exhaust, induction, tyres) are specifically excluded.

5 Assessment of Noise Impacts

5.1 Noise Prediction Methodology

Noise predictions were undertaken to assess the potential impacts associated with extending trading hours from 2:00 am to 4:00 am. The following approach was adopted:

- Patron Noise
 - Outdoor patron noise was assessed for the Gaming DOSA, which remains open during the proposed extended hours.
 - The maximum capacity of the Gaming DOSA is 14 patrons.
 - Sound power levels were estimated using the methodology outlined in Prediction of Noise from Small to Medium Sized Crowds (Hayne et al., 2011), giving a total sound power level of 84 dBA SWL.
 - No shielding or orientation adjustments were applied, representing a conservative worst-case.
- Vehicle Noise
 - Car park activity was assumed to include 1 vehicle movement per 15mins between 2:00 am and 4:00 am.
 - Cars were predicted to be travelling at 10 km/hr.
 - A travelled path level of levels of 47 (dB/m) LAeq was applied.
- Amplified Music
 - Internal amplified entertainment remains subject to existing approvals and controls.
 - No increase in music level is proposed and no outdoor music during 2:00am and 4:00am is proposed.
- Staff and Operational Noise
 - Bottle disposal, deliveries, and waste collection were excluded from assessment as these occur outside the proposed extended trading hours.

5.2 Results and Compliance Assessment

The worst case predicted noise levels at the nearest receptors (31, 33 & 35 Dundas Court) are summarised below.

Table 4. Compliance Results

Noise Source	Predicted Level LAeq,15min	Criteria (dBA)	Compliance
Gaming DOSA (14 patrons)	34	38	Yes
Vehicle noise (departures)	11	38	Yes

5.3 Discussion

- Outdoor patron noise from the Gaming DOSA represents the primary exceedance risk, with predicted levels within 4dB of the project trigger level. It is expected that this is a worst case scenario and there is likely to be less than 14 patrons in the DOSA during the proposed extended hours.
- Vehicle noise and staff noise are predicted to comply with adopted criteria.
- Indoor amplified music is expected to remain controlled by the existing operations and building envelope.
- No additional impacts from fixed mechanical plant are expected.

6 Recommendations

To ensure noise emissions are appropriately managed during the extended trading period, the following measures are recommended:

6.1 Patron Noise Controls

- Install signage in outdoor areas reminding patrons to keep noise to a minimum.
- Require security staff to actively monitor outdoor areas during extended hours.

6.2 Vehicle Noise Controls

- Implement a staged closing strategy to spread vehicle departures and reduce peak car park noise at 4:00 am.
- Encourage staff to manage late-night conversations in car parks.

6.3 Operational Practices

- Provide late-night operations training for staff to reinforce low-noise practices.

7 Conclusion

This assessment has considered the potential noise impacts of extending The Avenues Tavern's trading hours from 2:00 am to 4:00 am. The key findings are:

- Patron noise from the Gaming DOSA is the dominant risk, with predicted levels within 4dB of the compliance level.
- All other sources (vehicles, music, staff activity, mechanical plant) are expected to comply with relevant criteria.

With the current proposed operation controls in place, noise emissions can be managed to minimise impacts on nearby sensitive receptors.

It is therefore concluded that the proposed extension of trading hours can be considered acceptable.