

Noise Treatment Implementation Guideline

EHTM Attachment 7C

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Department for Infrastructure
and Transport

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Abbreviations

Term / Acronym	Meaning
Contract Documentation	Contract Scope and Technical Requirements; Functional and Operational Requirements; Contract or Project Scope
DIT – the Department	Department for Infrastructure and Transport
EHTM	Environment and Heritage Technical Manual
GARNI	SA EPA Guidelines for the Assessment of Noise from Rail Infrastructure
RTNG	The Department’s Road Traffic Noise Guidelines

1 Introduction

Consideration of the process detailed in this document is applicable when noise assessments as detailed in Road Traffic Noise Guidelines (RTNG) and the EPA's Guideline for the Assessment of Noise from Rail Infrastructure (GARNI) have determined that the installation of noise mitigation treatments is required as part of a project. This process does not apply to noise treatment provided at the source, rather it applies to noise treatment along the transmission path, where barriers/mounds are to be located on the property boundary of a third party as well as noise treatments to be installed at the receiver (for example, local barriers or façade treatments). This process facilitates a consistent approach to the installation of the noise treatments.

Noise treatments implemented on land owned by the Department for Infrastructure and Transport (the Department) or associated Commissioners or Ministers shall be in accordance with the Contract Documentation or as otherwise agreed with the Principal/ the Department's Contract Manager.

This Guideline forms Attachment 7C of the Environment and Heritage Technical Manual (EHTM).

2 Performance Outcomes

In order to meet the performance requirements under this Section, unless specified otherwise in the Contract documentation, the following shall be achieved:

- Installation of noise treatment in accordance with noise assessments undertaken; and
- Completion certificates or noise treatment waiver obtained.

3 Supporting Documentation

The following Departmental documentation support/ form part of assessments undertaken under this Guideline and are available via the Department's website:

- Road Traffic Noise Guidelines

The following supporting document is available to Professional and Technical Services Prequalified companies by request (email: DPTI.SSDTechnicalServices@sa.gov.au):

- Noise Treatment Implementation Legal Agreement Templates.
- Property Noise Mitigation: Façade Treatment Package Specification.

4 Process for Noise Treatment Implementation

The process for implementing or installing noise treatments on third party land or properties (e.g. private dwellings or Council land) is outlined below.

4.1 Property Owner Agreement

Prior to implementing any noise treatment measures on third party land the following shall apply:

- Obtain a Deed of Consent and Agreement signed by the property owner(s) and co-signed or executed by the Commissioner of Highways or Rail Commissioner (or as otherwise agreed with the Department) prior to undertaking the works, including seeking agreement on details such as finishes and make good provisions. The Contractor shall not undertake property works until the Deed of Consent and Agreement has been executed.

Note:

Deed of Consent and Agreement

A template for a Deed of Consent and Agreement is provided as a supporting document to this Guideline. The Deed forms a formal agreement between the relevant Commissioner and the property owner agreeing on access arrangements and the scope of works and enabling the works to be undertaken. Once signed by the property owner, provide to the Department's Project/Contract Manager to arrange the co-signing by the Commissioner of Highways or Rail Commissioner (or Delegates).

4.2 Noise Barrier Implementation

Where noise assessments have determined that noise barriers or mounds are required to be located on the property boundary (private, Local Government, etc), the following shall apply:

- The barrier/ mound shall be installed as per the design requirements (including acoustic, structural and architectural);
- Consultation and/ or negotiation with the community or property owners to enable noise barrier implementation;
- Obtain a signed Deed of Consent and Agreement (refer Section 4.1);
- Schedule works and arrange access to the property with the owner(s) identified in the Deed of Consent and Agreement or the owner(s) representative (e.g. property management person) as nominated by the owner(s). This will also require seeking an access agreement with any property tenants;
- Ensure the property is secured to 'lock up' standard overnight or when the Contractor(s) are not on site; and
- Obtain a signed Completion of Works certificate (refer Section 4.6).

Note:

Barrier consistency

In order to ensure equity, barriers of consistent height, acoustic performance and urban design shall be provided to noise catchment areas or grouping of receivers (refer to the Department's Road Traffic Noise Guidelines).

4.3 Façade and Property Treatment Implementation

Where noise assessments have determined that façade and property treatments are required to be implemented, the following shall apply:

- Obtain Consent and Agreement for the Treatment Implementation
 - The Project's stakeholder engagement team is to be involved throughout this process;
 - Engage with the property owner(s) to discuss and, where necessary, negotiate the details in a Façade Treatment Scope Report (refer to the Department's Road Traffic Noise Guidelines);
 - Façade and property treatments shall be installed as per the design requirements and Façade Treatment Scope Report; and
 - Obtain a Deed of Consent and Agreement (refer Section 4.1) signed by the property owner.
- Contractor to Implement the Agreed Treatment
 - Schedule works and arrange access to the property with the owner(s) identified in the Deed of Consent and Agreement or the owner(s) representative (e.g. property management person) as nominated by the owner(s). This should be undertaken in consultation with the Project's stakeholder engagement team;
 - Provide full time on-site supervision to manage work crews and interfacing trades. This includes supervision of unloading, storage, movement and installation of all materials on site;
 - Allow for the preliminary site preparation, full reinstatement (where applicable) and clean-up of the property during and prior to demobilisation. This includes the removal and management of all rubbish and recyclables from the property and returning furniture to original positions;
 - Only use products that have been approved by the Principal;
 - Ensure access ways within and external to the property are kept free of materials and safe for entry/egress; and
 - Ensure the property is secured to 'lock up' standard overnight or when the Contractor is not on site. In cases where a window or door has been temporarily removed temporary boarding of windows or doors shall be completed, if necessary.
- Completion of Works

- The Contractor is required to address the requirements of Section 4.6
- The Project's stakeholder engagement team should be consulted during the process of obtaining a Completion of Works certificate (refer Section 4.6) to be signed by the property owner(s).

Depending on the Contract Documentation, responsibility for the above activities may vary. Generally, the Project's stakeholder engagement team would lead communications with property owner(s) and the Contractor would be responsible to executing all on ground works.

4.4 Property Owner Waiver of Noise Treatment

Property owners have the right to elect to decline the offer for noise treatment. A signed 'Election To Decline Offer To Undertake Noise Reduction Treatment To Residence' form shall be provided to the Principal or the Department's Contract Manager and identified in the Noise Treatment Validation and Closure Report. Refer to the Department's Noise Treatment Implementation Legal Agreement Templates.

Reasonable efforts to obtain a signed 'Election To Decline Offer To Undertake Noise Reduction Treatment To Residence' from the property owner and these shall be made and documented in the Project's community engagement tracking system.

4.5 Noise Treatment Implementation Constraints

In negotiating the noise treatment to be provided on third party land, the following applies:

- Under no circumstances will the Department or its Contractors offer monetary compensation to property owners instead of noise mitigation treatments;
- A property owner can reject offered noise mitigation treatments but must sign a form indicating their election to decline noise mitigation treatment (refer Section 4.4);
- Alternative treatments providing less acoustic attenuation may be provided where the property owner prefers the alternative and understands they will not be provided with an equivalent level of noise mitigation. In this case, a waiver must be signed by the property owner. Refer to the Department's Road Traffic Noise Guidelines for information on suitable alternative treatments; and
- Mitigation treatments should consist of constructions and materials that are deemed by the Department to be reasonable and practicable. If the property owner desires an alternative construction or material, any additional cost will be the responsibility of the owner.

4.6 Completion

Upon completion of the works the following shall apply:

- Undertake an inspection of the works;
- Issue a Certificate of Compliance with the Building Code of Australia for all works undertaken. The builder shall be appropriately qualified to issue the Certificate of Compliance in accordance with the Australian Building Code;
- Obtain a signed Completion of Works certificate when the works have been accepted as complete and co-signed by the property owner(s) and Contractor's Representative; and
- The Completion of Works certificates and the Certificate of Compliance shall be provided to the property owner(s) and the Principal or the Department's Contract Manager within two weeks of being signed.

Note:

Warranty period

Upon co-signing of the Completion of Works certificate by the property owner for all property façade treatments, a warranty period of two (2) years (or as otherwise required in the Contract Documentation) will be initiated.