



NOISE IMPACT ASSESSMENT

**PROPOSED LOW IMPACT, MEDIUM IMPACT AND
WAREHOUSE DEVELOPMENT**

254 ROCHEDALE ROAD

ROCHEDALE

Prepared for:
254 Rochedale Pty Ltd
C/- Astute Consulting Works

Prepared by:
MWA Environmental

7 September 2026

DOCUMENT CONTROL SHEET

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	Date of Issue: 7 September 2026
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DOCUMENT DETAILS

Title:	Noise Impact Assessment – Proposed Low Impact, Medium Impact and Warehouse Development – 254 Rochedale Road, Rochedale
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REVISION/CHECKING HISTORY

Version Number	Date	Issued By		Checked By	
1 Report	07/09/2026	DS		BH	
2					
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5					
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DISTRIBUTION RECORD

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1.0 INTRODUCTION

1.1 STUDY BRIEF

MWA Environmental has been engaged to prepare a Noise Impact Assessment report for a proposed Low Impact, Medium Impact Industry and Warehouse (“**the proposed development**”) at 254 Rochedale Road, Rochedale (“**the subject site**”).

The assessment has considered the potential noise amenity impacts of the proposed development upon noise sensitive receptors located in surrounding zones.

The assessment is based on ambient noise monitoring conducted on site, noise measurements previously conducted of typical sources associated with anticipated future uses at the development and detailed noise propagation modelling using the SoundPLAN 9.1 software.

1.2 SITE DESCRIPTION

The proposed development is to be located on 254 Rochedale Road, Rochedale and has a real property description of Lot 1 on RP127005.

The proposed development will be accessed by Rochedale Road. The location of the subject site is shown on **Figure 1**. The subject site is zoned *EC Emerging Community*.

1.3 SURROUNDING LAND USES

The subject site and adjoining properties are zoned *EC Emerging Community* under the BCC CityPlan 2014 Planning Scheme Policy but are in the Business Park 3A Sub-Precinct of the Rochedale Urban Community Neighbourhood Plan.

The subject site is 220 m southeast from the Rochedale landfill site and 1.08 km east of the Austral Bricks facility. Surrounding land use comprises:

To the North: Adjacent properties are zoned *EC Emerging Community* and *EM Environmental Management*.

To the East: Properties to the east are zoned *EC Emerging Community*, *RR Rural Residential*, and *EM Environmental Management*.

To the South: Properties to the south are zoned *EC Emerging Community*.

To the West: Properties to the south are zoned *EC Emerging Community*.

The CityPlan Rochedale Urban Community Neighbourhood Plan intends the *EC Emerging Community* zone to be developed as business parks, low density residential and very low density residential and flood mitigation areas precincts. The site and surrounding land zoning is shown on **Figure 2**.

1.4 OVERVIEW OF PROPOSED DEVELOPMENT

It is proposed to develop the subject site as an industrial warehouse complex including, Low Impact Industry, Medium Impact Industry and Warehouse.

The development consists of ninety-two (92) warehouse units typically two-storey of varying footprint. The development is proposed in five (5) stages delivering 13, 30, 18, 15 and 14 units at Stage 1, Stage 2, Stage 3, Stage 4 and Stage 5, respectively.

Access is via two (2) site entries from Rochedale Road with four (4) parallel driveways providing access to individual warehouses and carparks.

External mechanical plant (e.g. air conditioning) has been assumed to be located on the administration area roof for each warehouse building.

The development is proposed to operate 24 hours per day, seven days per week.

In practice, operations will generally be substantially less intensive during the evening and night periods compared the day period within industrial precincts.

The proposed development plans for the site are included as **Attachment 1**.

Advice from the project traffic engineering consultant¹ is that the proposed development is expected to generate the following approximate numbers of daily vehicle movements:

Light vehicle trips		Heavy vehicle trips	
Daily:	967	Daily:	48

¹ Q Traffic Engineering Consultant, Warehouse / Industrial Development, 254 Rochedale Road, Rochedale, RevA, Ref: 2315TPA39

2.0 EXISTING NOISE ENVIRONMENT

2.1 EXISTING NOISE ENVIRONMENT

The site is located in a developing urban area with a mix of large scale and contemporary industry uses/approvals and residential subdivision development.

Ambient background noise levels at the site are currently dominated by Rochedale Road and more distant traffic noise but increase ambient noise is anticipated as the area develops.

2.2 EXISTING BACKGROUND NOISE LEVELS

MWA Environmental has conducted long-term noise measurements within the site at a representative location with similar setback from Rochedale Road to nearest sensitive zones to the west, as shown on **Figure 3**.

The Norsonic NOR139 sound level meter was programmed to provide a statistical noise level analysis based on 15-minute sampling periods. The datalogger monitored over the period 24 July to 31 July May 2026. The dataloggers were pre-calibrated to 94 dB at 1kHz using a Bruel & Kjaer Sound Level Calibrator, Type 4231, and displayed a deviation of less than ± 0.2 dB from this level at post-calibration.

The recorded noise levels are presented as statistical components, which are described as:

- L₁: Noise level exceeded for 1 percent of the measurement period, referred to as the adjusted maximum sound pressure level.
- L₁₀: Noise level exceeded for 10 percent of the measurement period, referred to as the averaged maximum sound pressure level.
- L₉₀: Noise level exceeded for 90 percent of the measurement period. AS1055.1–1997² notes that the L₉₀ is described as the background sound pressure level.
- L_{eq}: An “average” measurement, and as per AS1055.1–1997 defined as the value of the sound pressure level of a continuous steady sound state, that within a measurement period, has the same mean square sound pressure as a sound under consideration whose level varies with time.

Tables 1 below provides the minimum, maximum and average statistical noise levels recorded by the noise datalogger.

² Australian Standard AS 1055.1-1997 *Acoustics – Description and measurement of environmental noise, Part 1: General procedures*

**Table 1: Recorded Noise Levels - dB(A)
24 July to 31 July 2026**

PARAMETER	PERIOD	RECORDED NOISE LEVELS - dB(A)		
		Minimum	Maximum	Average
L ₁	Daytime (7am-6pm)	53	82	62
	Evening (6pm-10pm)	52	70	59
	Nighttime (10pm-7am)	37	68	52
L ₁₀	Daytime (7am-6pm)	50	77	56
	Evening (6pm-10pm)	45	57	52
	Nighttime (10pm-7am)	31	61	44
L ₉₀	Daytime (7am-6pm)	36	68	43
	Evening (6pm-10pm)	30	45	37
	Nighttime (10pm-7am)	28	50	36
L _{eq}	Daytime (7am-6pm)	46	73	53
	Evening (6pm-10pm)	42	55	49
	Nighttime (10pm-7am)	30	57	42

The datalogger recorded noise levels are included as graphical traces of noise level versus time for the statistical noise level descriptors L₁, L₁₀, L₉₀ and L_{eq} in **Attachment 2**.

The Rating Background Levels (RBLs) measured at each noise monitoring location are summarised below:

- Rating Background Level (RBL) Day = 38 dBA
- Rating Background Level (RBL) Evening = 35 dBA
- Rating Background Level (RBL) Night = 31 dBA

3.0 ASSESSMENT CRITERIA

3.1 CITYPLAN 2014 INDUSTRY CODE

The CityPlan Industry Code applies to the development and provides the following relevant noise criteria for the use as per Performance Outcome PO2:

PO2

Development complies with the noise (planning) criteria in [Table 9.3.12.3.E](#), low frequency noise criteria in [Table 9.3.12.3.F](#) and night-time noise criteria in [Table 9.3.12.3.G](#).

Note—A noise impact assessment report prepared in accordance with the [Noise impact assessment planning scheme policy](#) can assist in demonstrating achievement of this performance outcome.

The following noise criteria from the Industry Code (PO2) are applicable to the development:

Table 9.3.12.3.E—Noise (planning) criteria

Criteria Location	Intrusive noise Criteria Day, evening and night $L_{Aeq,adj,T}$, are not greater than the RBL plus the value in this column for the relevant criteria location, where T equals: - day - 11hr - evening - 4hr - night - 9hr	Amenity noise Criteria Day, evening and night $L_{Aeq,adj,T}$, are not greater than the values in this column for the relevant criteria location, where T equals: - day - 11hr - evening - 4hr - night - 9hr		
		Day	Evening	Night
Environmental management zone boundary	0dB(A)	40dB(A)	40dB(A)	40dB(A)
At a sensitive use in the Rural Residential zone	5dB(A)	55dB(A)	50dB(A)	45dB(A)
Low density residential zone boundary (LDR / VLDR)	3dB(A)	55dB(A)	45dB(A)	40dB(A)
Emerging community zone boundary	5dB(A)	55dB(A)	50dB(A)	45dB(A)

With respect to night-time noise criteria, the following extract from Table 9.3.12.3G applies:

Table 9.3.12.3G – Night-time Noise Criteria

Criteria location	Where the existing $L_{Aeq,9hr}$ night at the criteria location is:	Average of the highest 15 single L_{Amax} events over a given night (10pm–7am) period is not greater than the following values at the relevant criteria location	The absolute highest single L_{Amax} event over a given night (10pm–7am) period is not greater than the following values at the relevant criteria location
At External to sensitive use	<45dB(A)	50dB(A)	55dB(A)
Rural residential zone			
At the zone boundary of	45 to 60dB(A)	$L_{Aeq,9hr}$ night + 5dB(A)	$L_{Aeq,9hr}$ night + 10dB(A)
- Low density residential zone - Emerging Community Zone	>60dB(A)	65dB(A)	70dB(A)

3.2 NOISE CRITERIA

The development is located within an emerging community zone with nearby zones consisting of Environmental Management and Rural Residential. The Emerging community zone is partly within the Rochedale Urban Community Neighbourhood planning area. The adjoining and nearby land is within the Business Park precinct which supports industrial land use or is otherwise constrained by waterway and/or environmental issues. With regard to the intent of the neighbourhood plan, the noise criteria have been applied at the surrounding land intended for Low Density Residential and Very Low Density Residential uses and also at existing sensitive uses within the Environmental Management and Rural Residential zones.

Based upon the ambient noise levels measured (refer **Section 2.0**) and the CityPlan 2014 Industry Code noise criteria, the relevant noise (planning) criteria and night-time noise criteria for the surrounding sensitive land use zones are specified in **Table 2** and **Table 3** below.

Table 2: Adopted BCC Noise Criteria at Receiver & Zone Type – dBA

Period	Receiver / Zone Type	Intrusive Noise Criteria - $L_{Aeq,adj,T}$	Acoustic Amenity Criteria - $L_{Aeq,adj,T}$
Day (7am to 6pm)	EMZ	38	40
	RRZ / EC	43	50
	LDR/VLDR	41	55
Evening (6pm to 10pm)	EMZ	35	40
	RRZ / EC	40	45
	LDR/VLDR	38	45
Night (10pm to 7am)	EMZ	31	40
	RRZ / EC	36	40
	LDR/VLDR	34	40

Table 3: Adopted BCC Night Noise Criteria at Receiver & Zone Type – dBA

Period	Receiver / Zone Type	Average of 15 highest L_{Amax} events	Absolute highest L_{Amax} event
Night (10pm to 7am)	EMZ	-	-
	LDR / EC	50	55
	RRZ	65	70

The lower of the Intrusive Noise Criteria / Acoustic Amenity Criteria is adopted for each assessment period.

4.0 NOISE IMPACT ASSESSMENT

4.1 NOISE MODELLING ASSESSMENT

Noise emissions from the proposed development have been assessed using the SoundPLAN 9.1 computer noise model based upon local topographical data for the surrounding land in addition to the proposed building structures and design finished surface levels for the development as per the architectural drawings included as **Attachment 1**.

The SoundPLAN model includes façade reflections from the proposed buildings.

4.2 METHODOLOGY

The following methodology was applied to evaluate the 24 hour operations:

- Noise sources considered include internal noise breakout from warehouse structure - wall, roof & roller doors (open all hours), office mechanical plant, truck movements & loading activities including forklifts.
- Input of sound power levels to represent key noise sources which were derived from industry standards or based on the MWA noise library from comparable past projects as outlined in **Table 6**, **Table 7** and **Table 8**.
- The SoundPLAN model layout of proposed development and nearby residences is outlined in **Attachment 3**.
- A summary of the software configuration is outlined in **Table 4**.

Table 4: General Noise Model Configuration

#	Type	Value	Description
1	Software	S-PLAN 9.1	Sound Plan 9.1 (64bit) used for environmental and indoor noise predictions and mapping
2	Standard	ISO9613	International standard for calculating attenuation of sound as it propagates outdoors considering ground effect, screening and meteorological effects
3	Weather	70% relative Humidity, & 10°C	ISO9613-1996 considers downwind propagation and moderate temperature inversion conditions (relevant to night periods)
4	Ground Absorption	0.3 - Industrial zone 0.8 - other	Refers to a single value that describes interaction of sound with ground. Sound absorption & reflection occurs at different levels for different ground types.
5	Foliage	No	Foliage effects are not included for this assessment
6	Elevation	Yes	Elevation data sourced from client based on Queensland Government Q-Spatial and from client based on proposed design ³ .

³ Site Design Contour Lines, "DS TIN_2026.08.11.dwg", received 13th August 2026

4.3 NEAREST NOISE SENSITIVE RECEPTORS

Eight (8) sensitive receivers closest to the proposed development were selected for the assessment, as identified in **Figure 2** and **Figure 4** and **Table 5**. Receiver heights considered varied depending on zone or existing sensitive uses as relevant.

Table 5 Sensitive Receiver ID, Address, Zone & Location

Zonal Sensitive Receiver (refer Figure 4)					
#	Floor	Zone/ Direction	X-UTM	Y-UTM	Height Above Ground (m)
R01 224 Rochedale Rd EM	GF	EMZB - NNW	512699.9	6951405.3	1.5
R02 160 Rochedale Rd EM	GF	EMZB - NNE	512829.2	6951429.0	1.5
R03 396 Grieve Rd EM	GF/F1	EMZB - ENE	512951.5	6951311.7	1.5 / 4.3
R04 567 Grieve Rd RR	GF/F1	RRZ - ESE	513468.2	6951016.2	1.5 / 4.3
R05 270 Rochedale Rd VLDL	GF/F1	LDR - ESE	513030.5	6951102.7	1.5 / 4.3
R06 326 Rochedale Rd LDR	GF/F1	LDR - S	512850.6	6950864.4	1.5 / 4.3
R07 323 Rochedale Rd LDR	GF/F1	LDR - SW	512366.2	6950871.0	1.5 / 4.3
R08 32 Farley Rd EC	GF/F1	ECZ - WSW	512530.1	6951212.1	1.5 / 4.3

The locations of the nominated receptors are shown on the grid noise map result plots included as **Attachment 4**.

4.4 SOURCE NOISE DATA

Source noise data was derived from the MWA Environmental past project database and published values. Details of the source noise levels and operating equipment are outlined below.

A model layout showing the locations of the modelled noise sources has been included as **Attachment 3**.

4.4.1 INTERNAL WAREHOUSE NOISE

Internal Warehouse noise represents noise emissions from indicative high noise emission warehouse activities within the industrial buildings based on noise measurements conducted by MWA Environmental at representative facilities.

The adopted reverberant internal noise level within the proposed industrial tenancies is provided in **Table 6** below conservatively based upon a level appropriate for a moderate scale and activity rate freight depot. It is expected that the modelled internal noise level is a conservative representation of actual noise emissions from the typical / average end uses across the development.

Table 6: Modelled Internal Noise Levels

NOISE SOURCE	SOUND PRESSURE LEVEL - dB(A)									dB(A)
	FREQUENCY BAND (Hz)									
	31.5	63	125	250	500	1k	2k	4k	8k	
Reverberant Level Within Industrial Building	32	48	52	59	61	66	65	63	54	70.7

4.4.2 MECHANICAL PLANT

No detailed specification for mechanical plant associated with the development is available at this stage. However, mechanical plant is likely to include air-conditioning units for the proposed ancillary offices. Mechanical plants are assumed to be located on the roof of each tenancy office space.

Based upon typical requirements for mechanical plant for similar developments, the following indicative mechanical plant items have been represented in the SoundPLAN model:

- 2 x package air-conditioning units per office 72.7 dB(A) SWL

Appropriate low noise modern plant selections, which may include variable speed drives to reduce noise emissions, are available to achieve the above sound power levels.

Experience dictates that appropriate noise controls are feasible to achieve the noise limit using modern plant, ensuring that residential amenity is not adversely impacted by the required mechanical plant and equipment.

It is noted that the noise limits do not apply to a single item of plant but rather should constitute the additive noise component levels of all plant and equipment proposed, measured at the nearest sensitive use.

4.4.3 WAREHOUSE & TRAFFIC

Q Traffic Engineering Consultants, the project traffic engineers, provided advice on the estimated daily traffic volumes for light and heavy vehicles (refer **Section 1.4**).

Light and heavy vehicle trips were distributed across the daytime (0700-1800), evening (1800-2200) and night time (2200-0700) periods based upon indicative general industry use diurnal operational profiles from past projects.

Measured noise levels for various noise generating activities that will occur at external areas of the development have been recorded by MWA Environmental and others and are summarised in **Table 7**.

Table 7: Sound Power Level of Noise Sources

NOISE SOURCE	SOURCE TYPE	SOURCE HEIGHT (mAGL)	SOUND POWER LEVEL L _{Aeq,1hr} - dB(A)	SOUND POWER LEVEL L _{Amax} - dB(A)	COMMENT
Truck / heavy vehicle movements on site access driveways and hardstand areas	Line Source	2.5	59/metre/trip	101	Based on a single truck / heavy vehicle travelling at an average speed of 10km/hr
Passenger vehicle movements on site driveways accessing car parking areas	Line Source	0.5	49/metre/trip	89	Based on a single passenger vehicle travelling at an average speed of 10km/hr. Traffic volume splits to each car parking area distributed based on advised site traffic volumes
Car parking activities at site car parking spaces	Area source	0.5	67/turnover	89	Includes noise from car starts and car door slams. Number of turnover events based on advised site traffic volumes
Loading noise at hardstand areas	Point source	1.5	76 dB/trip	101	Noise source level adopted from measurements of typical loading activities per event
Reversing beepers at hardstand areas	Area source	1.0	79dB/trip	103	L _{Aeq,1hr} per truck / heavy vehicle. Based on 30 seconds of beeper noise per truck for heavy vehicles
Forklifts working on external hardstand areas	Area Source	1.5	90	101	Working cycle L _{Aeq,1hr} per forklift based upon MWA data for forklift operations. Conservatively a forklift has been assessed working external to each roller door

An octave band spectrum for each sound power level is outlined in **Table 8**.

Table 8: Octave Band Spectrum Noise Levels

Description	Octave Band (Hz-Lin)								A-weight
	63	125	250	500	1k	2k	4k	8k	
Truck movement Lw ⁵	105	104	97	96	97	94	87	84	101
Forklift Lw ⁶	91	82	79	78	46	81	80	68	90
Unloading / Loading Truck/Trailer Lw	78	74	70	69	70	71	67	59	76
Reverse alarm Lw	-	-	-	106	-	-	-	-	103

4.4.4 WAREHOUSE OPERATION

The assessment has conservatively considered 24 hour operation of all tenancies at the development. This is conservative as the majority of end users will operate lesser hours.

The warehouses are assessed to operate 24 hours but it is expected that the highest overall activity rates take place in the daytime. A breakdown of the evaluated noise sources and their overall activity rates is outlined in **Table 9** commensurate with the traffic engineering advice.

Table 9: Operational Histogram for Warehouse 1 to Warehouse 92

Description	Unit	Per Period		
		Day	Evening	Night
Truck movements	One way trips / hour (Total #)	4 (41)	1 (2)	1 (6)
Car movements	One way trips / hour (Total #)	74 (815)	10 (38)	13 (115)
External forklift	Operation distributed across tenants and time period ⁷	4	1	1
External unloading	Operation distributed across tenants and time period ⁷	4	1	1
Rev beep	sec/per hour ⁸	60	15	15
Aircon unit	% operation time	100	75	50
Warehouse operation	% of peak operation rate as period average	100	75	50
Roller Door	Open	All	All	All

⁵ Overall sound power level applied at 10km/h with L_{max} of 101dBA

⁶ Sound Power Level based on MWA or publicly available database

⁷ Conservative assumption given internal loading areas are provided so external forklift operations /unloading are expected to be minimal

⁸ Distributed across the loading bays

4.5 WAREHOUSE TRANSMISSION LOSS

The warehouse plans are detailed in **Attachment 1** and indicate a typical concrete tilt panel wall construction and sheet metal roof and roller doors. **The model considers all roller doors to be open at all times.**

The Sound Transmission Losses through the building walls, roofs and open roller doors of the industrial building sources are outlined in **Table 10**.

Table 10: Modelled Building Component Sound Transmission Loss

CONSTRUCTION ELEMENT	SOUND TRANSMISSION LOSS - dB								Rw
	FREQUENCY BAND (Hz)								
	63	125	250	500	1k	2k	4k	8k	
Roof (metal sheeting)	10	15	20	28	37	43	40	45	32
Concrete Tilt Panel Wall Sections	22	36	36	41	51	59	65	85	47
Roller doors (Open)	0	0	0	0	0	0	0	0	0

4.6 PREDICTED NOISE LEVELS

The predicted overall noise levels from the development at the relevant sensitive receptors are summarised in **Table 11**.

The noise predictions are presented as noise contour maps of the predicted L_{Aeq} and L_{Amax} noise levels in **Attachment 4**.

The results presented in **Attachment 4** demonstrate that the adopted noise criteria are achieved at the relevant sensitive receptors.

The modelling undertaken demonstrates that noise emissions from the proposed development will comply with the relevant CityPlan 2014 Industry Code noise criteria for 24 hour operation.

No specific noise mitigation measures are required for the development.

Table 11: Predicted Noise Levels at Sensitive Receptors (Refer Figure 4)

Receiver			Day		Eve		Night		Sleep				Complies?
			LAeq,11hr		LAeq,4hr		LAeq,9hr		LAmax				
Floor	H	Predicted	Criteria	Predicted	Criteria	Predicted	Criteria	Predicted max,avg	Predicted max	Criteria			
R01 224 Rochedale Rd EM	GF	1.5	35	38	32	35	30	31	45	50	0	0	Yes
R02 160 Rochedale Rd EM	GF	1.5	34	38	30	35	29	31	43	49	0	0	Yes
R03 396 Grieve Rd EM	GF	1.5	34	38	31	35	29	31	39	50	0	0	Yes
R04 567 Grieve Rd RR	GF	1.5	22	43	19	40	18	36	30	36	65	70	Yes
	F 1	4.3	23	43	20	40	18	36	30	36	65	70	Yes
R05 270 Rochedale Rd VLDL	GF	1.5	35	41	33	38	31	34	44	48	50	55	Yes
	F 1	4.3	36	41	34	38	32	34	46	48	50	55	Yes
R06 326 Rochedale Rd LDR	GF	1.5	28	41	26	38	24	34	33	43	50	55	Yes
	F 1	4.3	30	41	27	38	25	34	35	43	50	55	Yes
R07 323 Rochedale Rd LDR	GF	1.5	24	41	22	38	20	34	26	36	50	55	Yes
	F 1	4.3	26	41	24	38	21	34	28	37	50	55	Yes
R08 32 Farley Rd EC	GF	1.5	34	43	32	40	31	36	40	46	50	55	Yes
	F 1	4.3	36	43	33	40	31	36	43	46	50	55	Yes

5.0 CONCLUSION

MWA Environmental has been engaged to prepare a Noise Impact Assessment report for a proposed industrial warehouse development at 254 Rochedale Road, Rochedale.

The assessment has considered the potential noise amenity impacts of the proposed development upon sensitive receptors located in surrounding zones in accordance with Performance Outcome PO2 of the CityPlan 2014 Industry Code with due regard to the Business Park precinct intent of the Rochedale Urban Community Neighbourhood Plan.

The assessment is based on ambient noise monitoring conducted on site, published and measured noise sources and detailed noise propagation modelling using the SoundPLAN 9.1 software.

The assessment undertaken demonstrates that noise emissions from the proposed development will comply with the relevant CityPlan 2014 Industry Code noise criteria at the surrounding sensitive receptors during all periods of the day for 24 hour / 7 day operations.

The outcomes of the noise assessment support the proposed 24 hour / 7 day operating hours for the proposed development.

MWA Environmental

7 September 2026

FIGURES



LEGEND

SITE LOCATION

DRAWING REFERENCE

© THE STATE OF QUEENSLAND 2026
(DEPARTMENT OF NATURAL RESOURCES
AND MINES, MANUFACTURING AND
REGIONAL AND RURAL DEVELOPMENT)
QLDGLOBE.

N

050100150m

CLIENT

254 ROCHEDALE PTY LTD
C/- ASTUTE CONSULTING WORKS

PROJECT

**NOISE IMPACT
ASSESSMENT**
PROPOSED WAREHOUSE
& FOOD & DRINK OUTLET
254 ROCHEDALE ROAD
ROCHEDALE QLD

TITLE

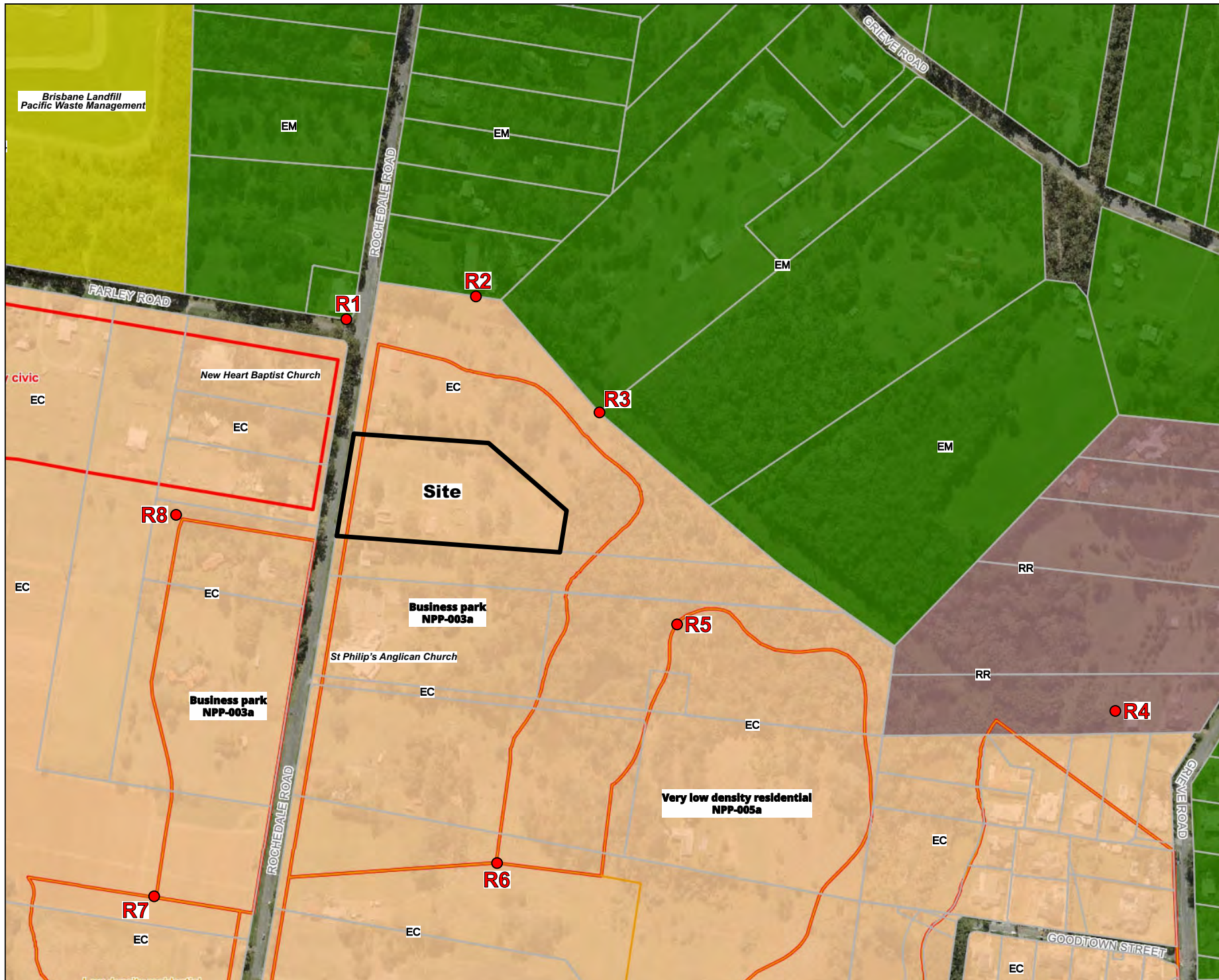
**SITE LOCATION
AND SURROUNDING
LAND USES**

JOB	ROCHEDALE	FIGURE 1
JOB NO.	26119	
DATE	24/08/26	DWG NUMBER
SCALE	1:5000 (A4)	26119-1
REV.		

mwa

ENVIRONMENTAL

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LEGEND

- SITE LOCATION
- ROCHEDALE URBAN COMMUNITY PRECINCT BOUNDARY
- ROCHEDALE URBAN COMMUNITY SUB-PRECINCT BOUNDARY
- **R8** SENSITIVE RECEIVER LOCATIONS (R1-R8)

BCC CITY PLAN 2014 ZONING

- EC Emerging Community
- RR Rural Residential
- SP4 Special Purpose (Utility services)
- EM Environmental Management

DRAWING REFERENCE
BRISBANE CITY COUNCIL CITY PLAN 2014, INTERACTIVE MAPPING, ZONING & NEIGHBOURHOOD PLANS.

CLIENT
254 ROCHEDALE PTY LTD
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PROJECT
NOISE IMPACT ASSESSMENT
PROPOSED WAREHOUSE & FOOD & DRINK OUTLET
254 ROCHEDALE ROAD
ROCHEDALE QLD

TITLE
BCC ZONING MAP

JOB	ROCHEDALE	FIGURE 2
JOB NO.	26119	
DATE	24/08/26	DWG NUMBER
SCALE	1:5000 (A4)	26119-2
REV.		

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LEGEND
SITE LOCATION
NOISE DATALOGGER
LOCATION (UNATTENDED)

DRAWING REFERENCE
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(DEPARTMENT OF NATURAL RESOURCES
AND MINES, MANUFACTURING AND
REGIONAL AND RURAL DEVELOPMENT)
QLDGLOBE.

0 20 40 60m

CLIENT
254 ROCHEDALE PTY LTD
C/- ASTUTE CONSULTING WORKS

PROJECT
**NOISE IMPACT
ASSESSMENT**
PROPOSED WAREHOUSE
& FOOD & DRINK OUTLET
254 ROCHEDALE ROAD
ROCHEDALE QLD

TITLE
**NOISE MONITORING
LOCATION**

JOB	ROCHEDALE	FIGURE 3
JOB NO.	26119	
DATE	24/08/26	DWG NUMBER
SCALE	1:2000 (A4)	26119-3
REV.		

Max Winders & Associates Pty Ltd t/as MWA Environmental
Level 8, 241 Adelaide St, Brisbane, GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084



LEGEND

SITE LOCATION

SENSITIVE RECEIVER LOCATIONS (R1-R8)

DRAWING REFERENCE

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(DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT)
QLDGLOBE.

0 50 100 150m

CLIENT

254 ROCHEDALE PTY LTD
C/- ASTUTE CONSULTING WORKS

PROJECT

NOISE IMPACT ASSESSMENT
PROPOSED WAREHOUSE & FOOD & DRINK OUTLET
254 ROCHEDALE ROAD
ROCHEDALE QLD

TITLE

SENSITIVE RECEIVER LOCATIONS

JOB	ROCHEDALE	FIGURE 4
JOB NO.	26119	
DATE	24/08/26	DWG NUMBER
SCALE	1:5000 (A4)	26119-4
REV.		

Max Winders & Associates Pty Ltd t/as MWA Environmental
Level 8, 241 Adelaide St, Brisbane, GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084

ATTACHMENT 1

Proposed Development Plan

WAREHOUSE / STORAGE

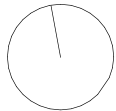
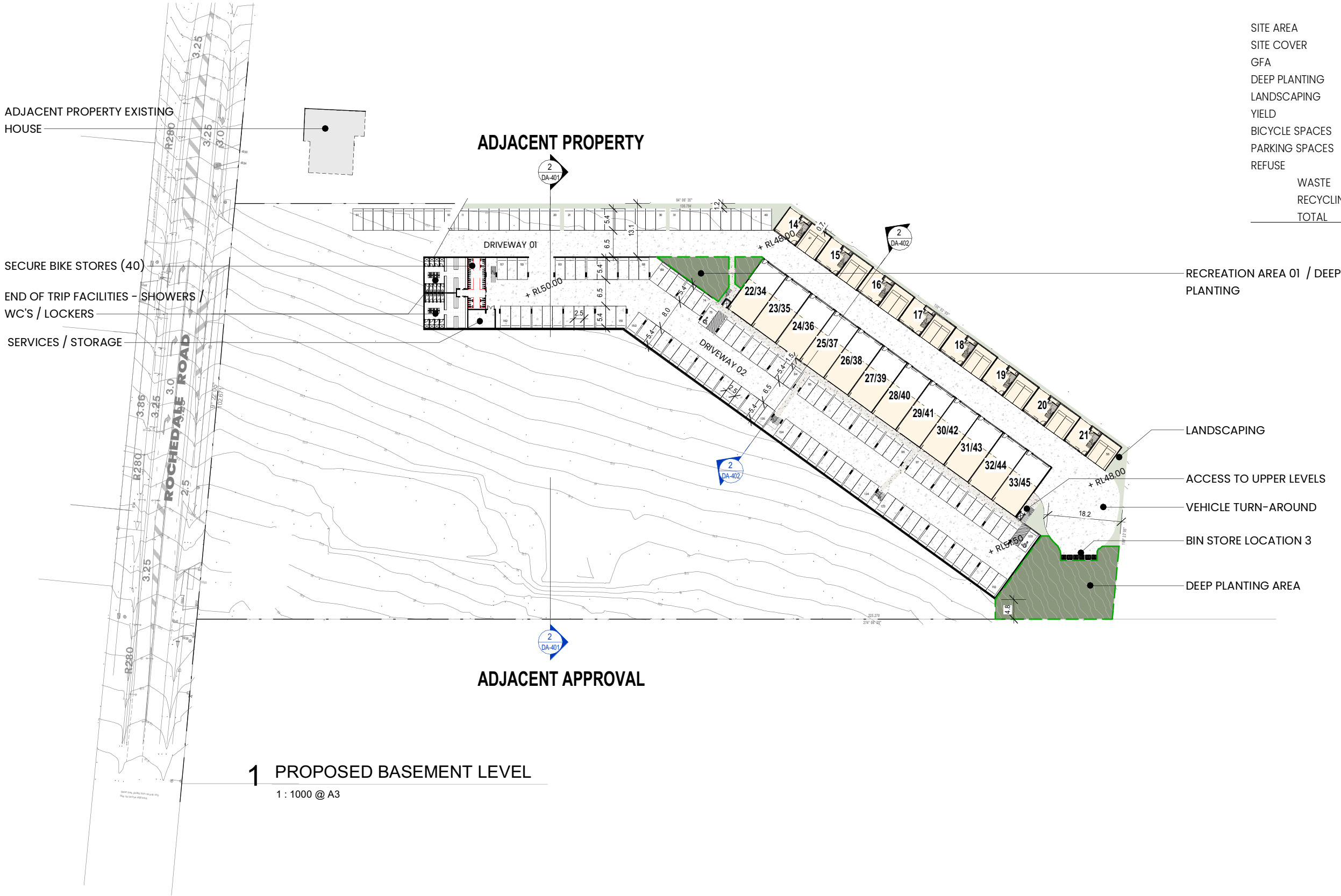
DEVELOPMENT
APPLICATION PACKAGE

FLOOR PLANS

DEVELOPMENT
APPLICATION PACKAGE

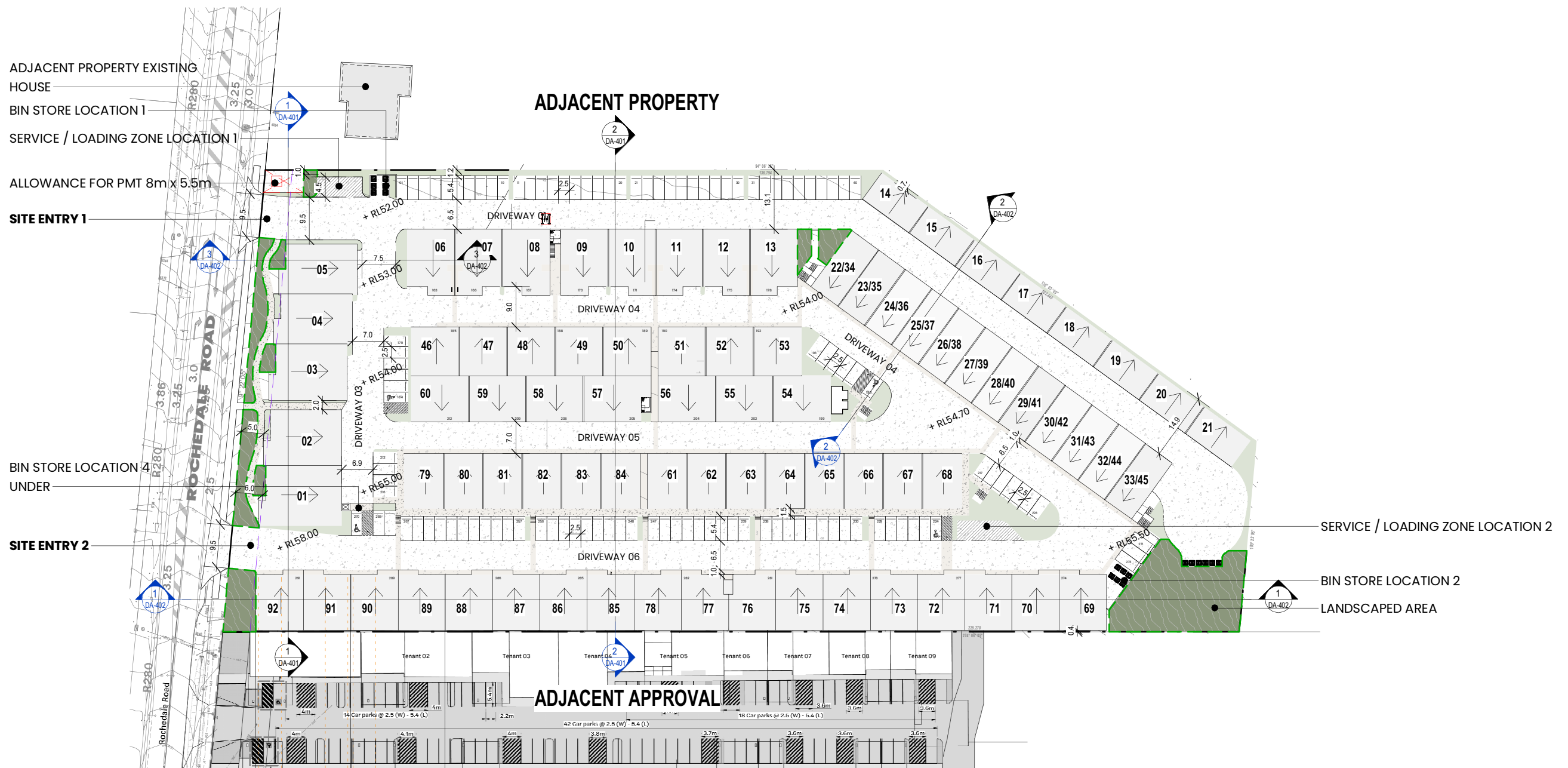
PROPOSED DEVELOPMENT SUMMARY:

SITE AREA	20,358 ha
SITE COVER	10,026m2 (49.2%)
GFA	17,300m2
DEEP PLANTING	1018m2
LANDSCAPING	790m2
YIELD	92 x UNITS
BICYCLE SPACES	40
PARKING SPACES	291 (INCL 6 x PWD)
REFUSE	
WASTE	12 x 1100L
RECYCLING	12 x 1100L
TOTAL	24



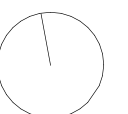
SITE AREA	20,358 ha
SITE COVER	10,026m2 (49.2%)
GFA	17,300m2
DEEP PLANTING	1018m2
LANDSCAPING	790m2
YIELD	92 x UNITS
BICYCLE SPACES	40
PARKING SPACES	291 (INCL 6 x PWD)
REFUSE	
WASTE	12 x 1100L
RECYCLING	12 x 1100L
TOTAL	24





1 PROPOSED ROOF PLAN

1: 1000 @ A3



PROPOSED DEVELOPMENT STAGING SUMMARY:

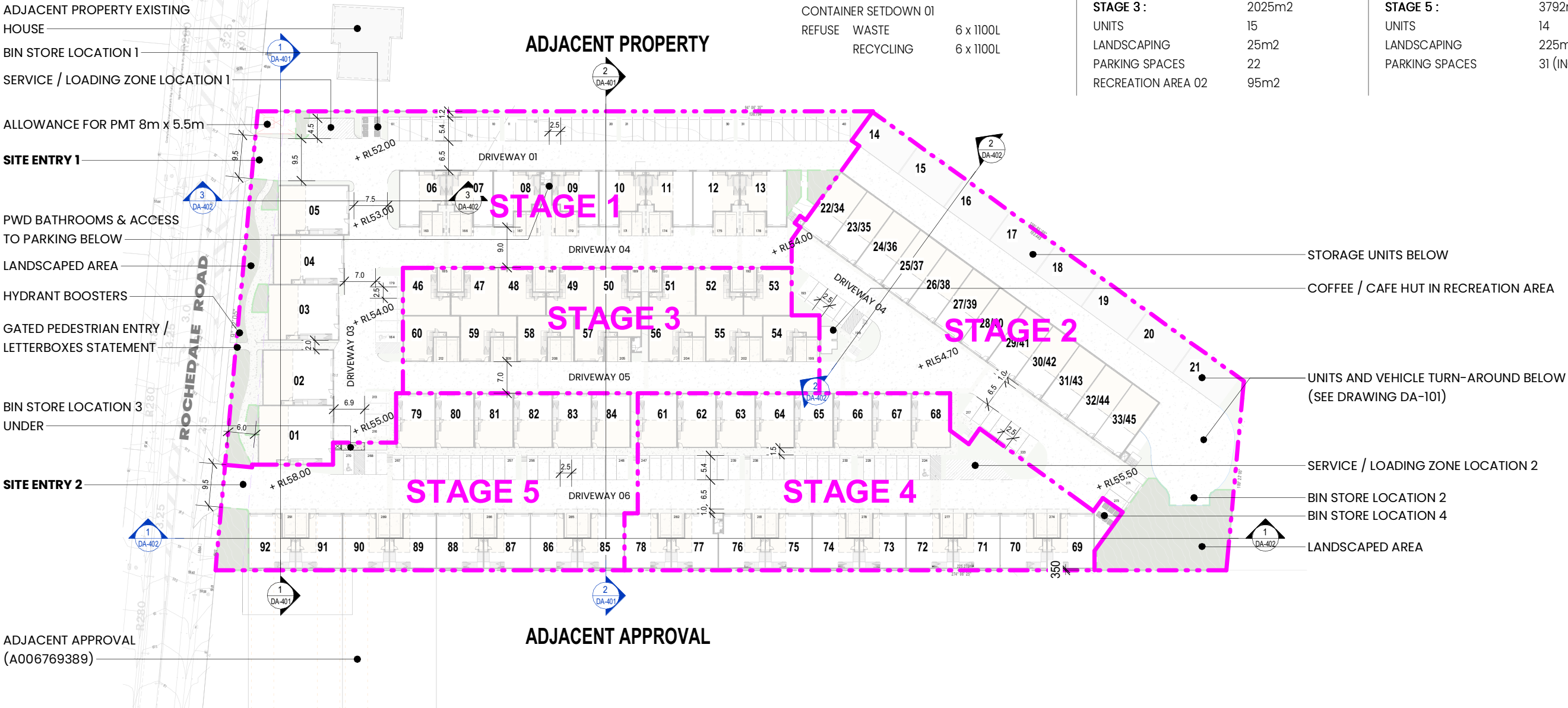
STAGE 1 :	5888m2
UNITS	13
LANDSCAPING	510m2
RECREATION AREA 01	100m2
PARKING SPACES	120 (INCL 2 x PWD)
BIKE STORES	
END OF TRIP FACILITIES	
CONTAINER SETDOWN 01	
REFUSE WASTE	6 x 1100L
RECYCLING	6 x 1100L

STAGE 2 :	5025m2
UNITS	30
LANDSCAPING	655m2
PARKING SPACES	84 (INCL 2 x PWD)
REFUSE WASTE	6 x 1100L
RECYCLING	6 x 1100L

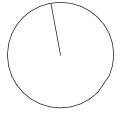
STAGE 3 :	2025m2
UNITS	15
LANDSCAPING	25m2
PARKING SPACES	22
RECREATION AREA 02	95m2

STAGE 4 :	3670m2
UNITS	18
LANDSCAPING	69m2
PARKING SPACES	34 (INCL 1 x PWD)
CONTAINER SETDOWN 02	

STAGE 5 :	3792m2
UNITS	14
LANDSCAPING	225m2
PARKING SPACES	31 (INCL 1 x PWD)

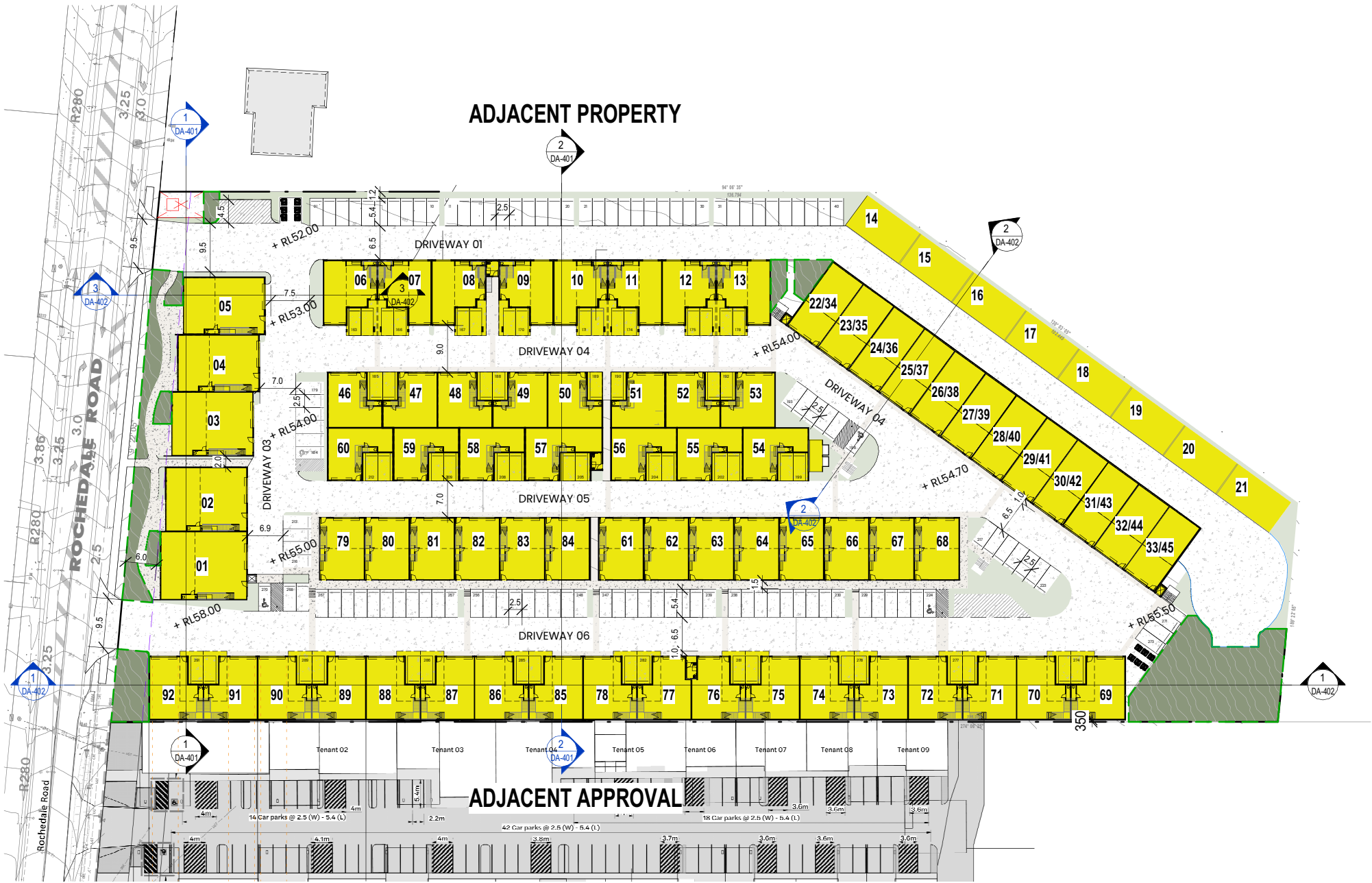


1 STAGING PLAN PART 1
1 : 1000 @ A3

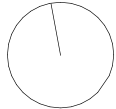


PROPOSED DEVELOPMENT SUMMARY:

SITE AREA	20,358 ha
SITE COVER	10,026m2 (49.2%)
GFA	17,300m2
DEEP PLANTING	1018m2
LANDSCAPING	790m2
YIELD	92 x UNITS
BICYCLE SPACES	40
PARKING SPACES	291 (INCL 6 x PWD)
REFUSE	
WASTE	12 x 1100L
RECYCLING	12 x 1100L
TOTAL	24



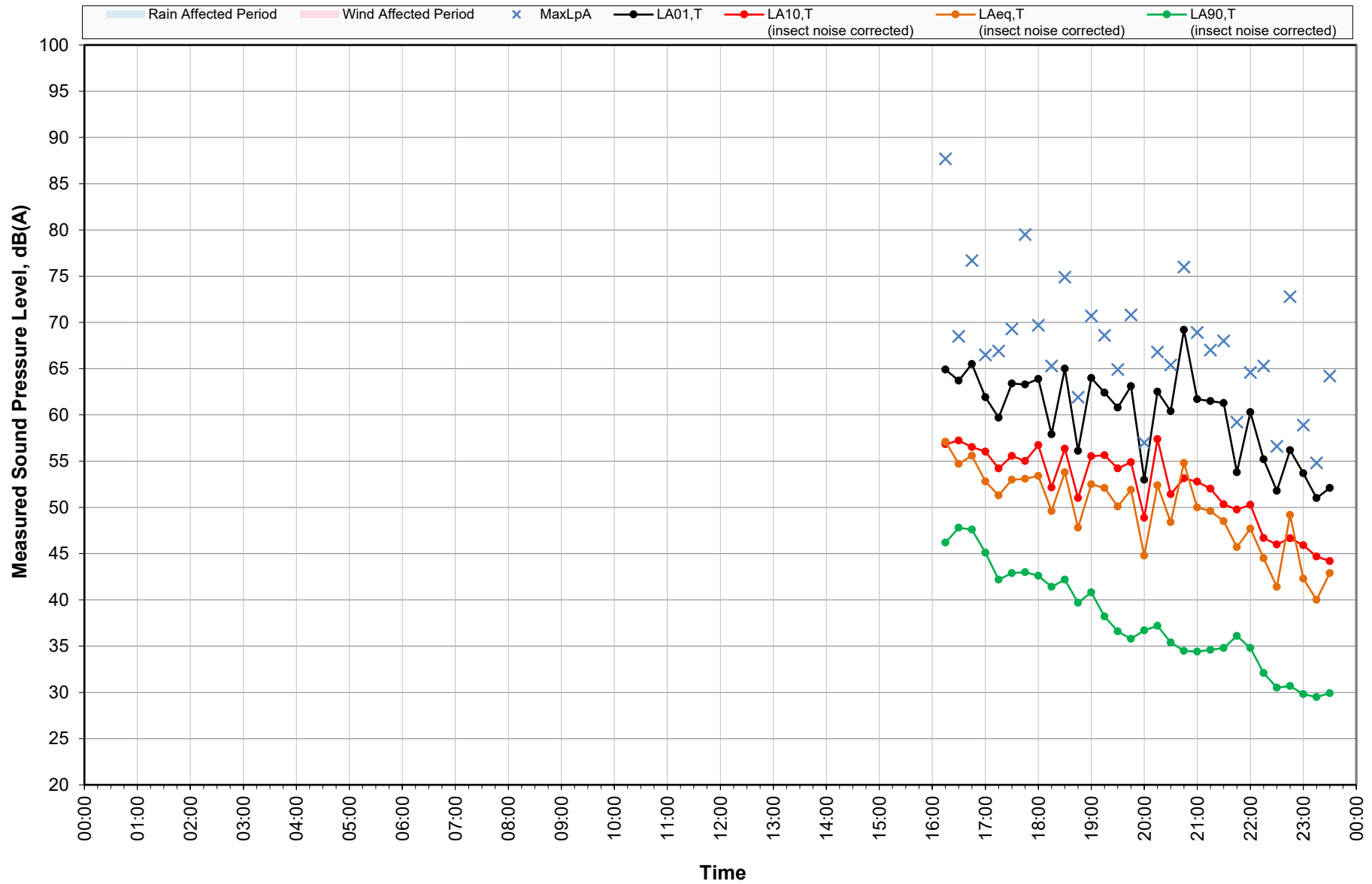
1 PROPOSED SITE COVER PLAN
1 : 1000 @ A3



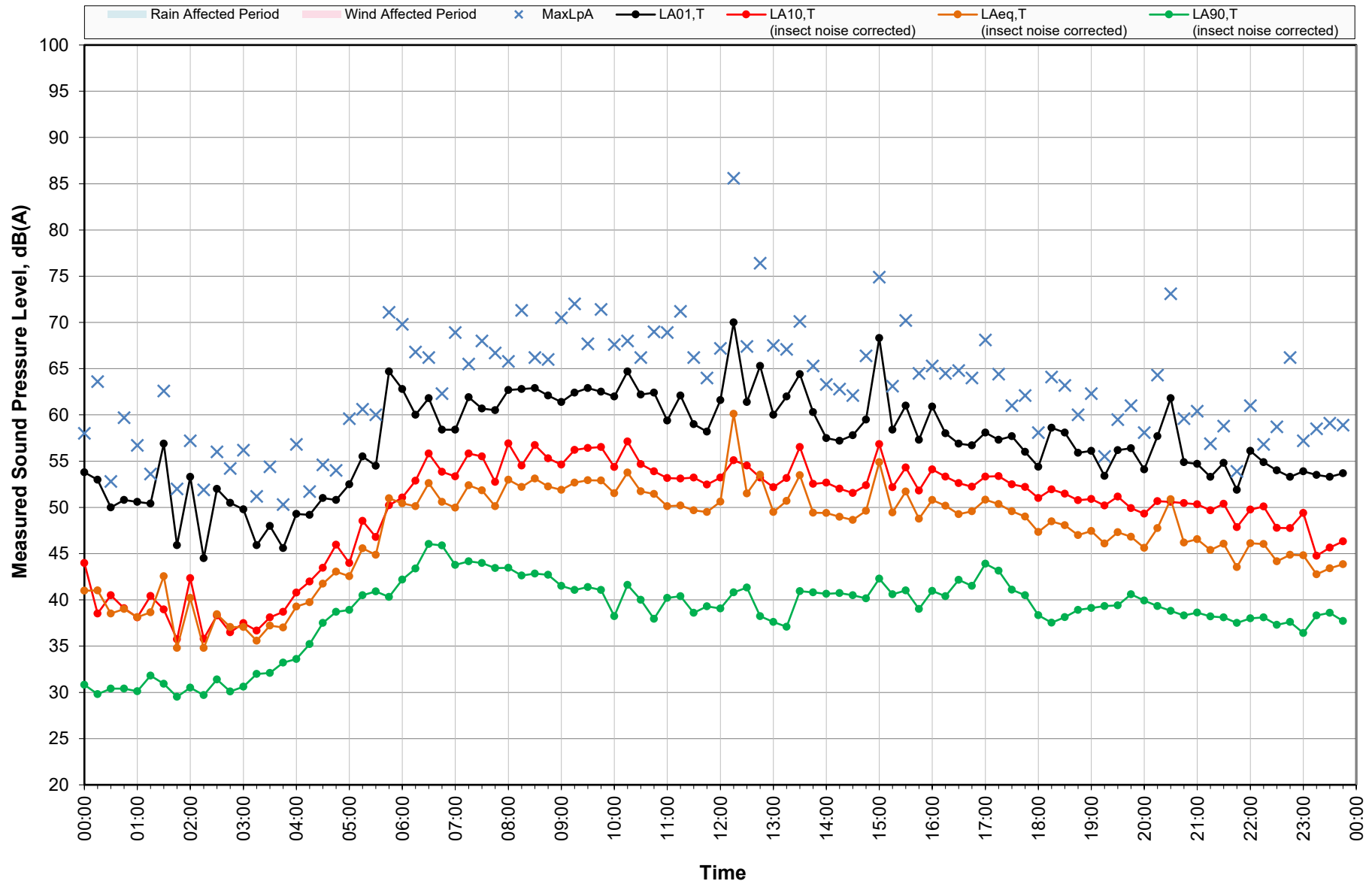
ATTACHMENT 2

Data Logger Results

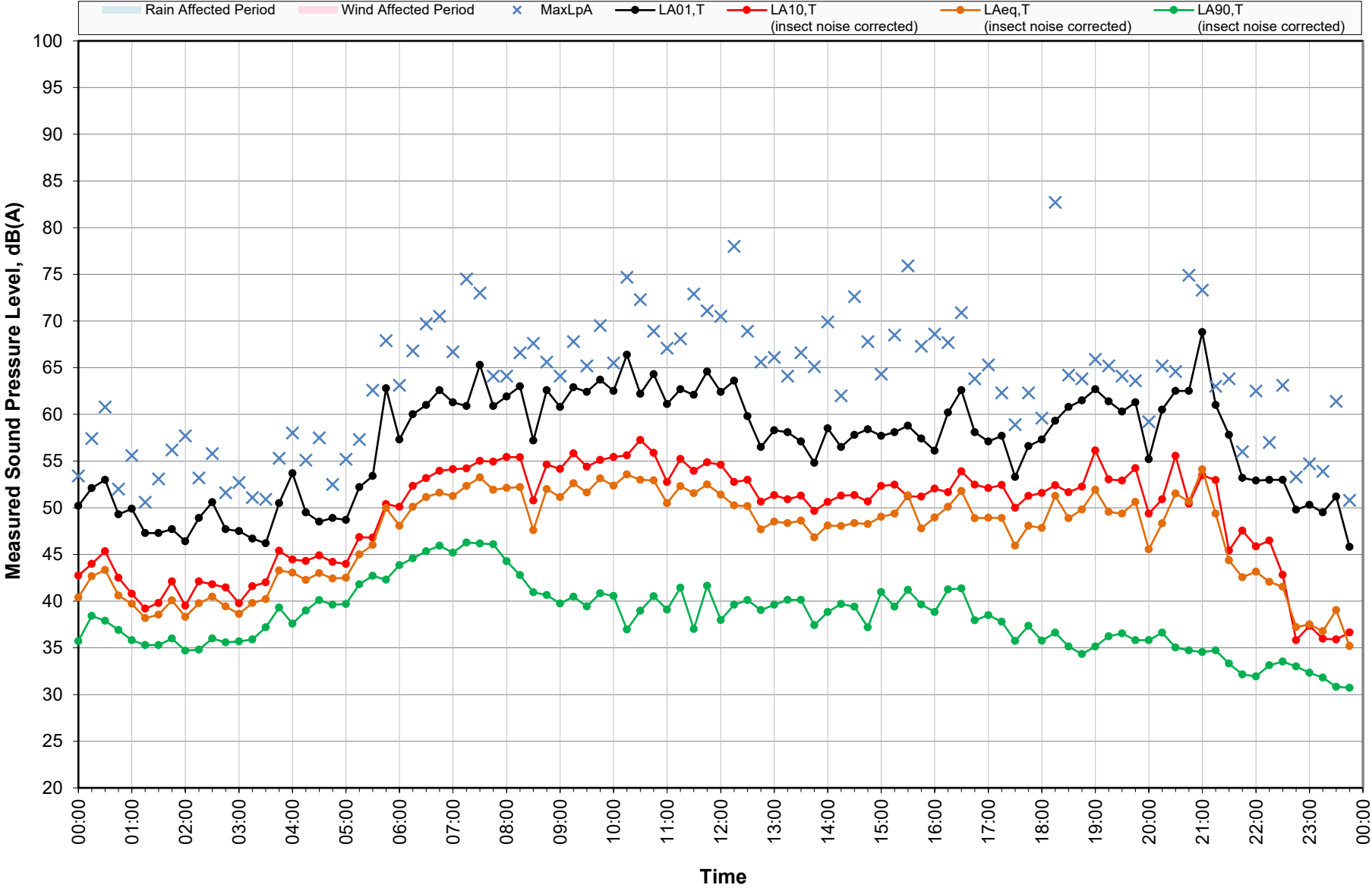
26119 Rochedale - Statistical Noise Levels at Logger - Friday, 24/07/2026



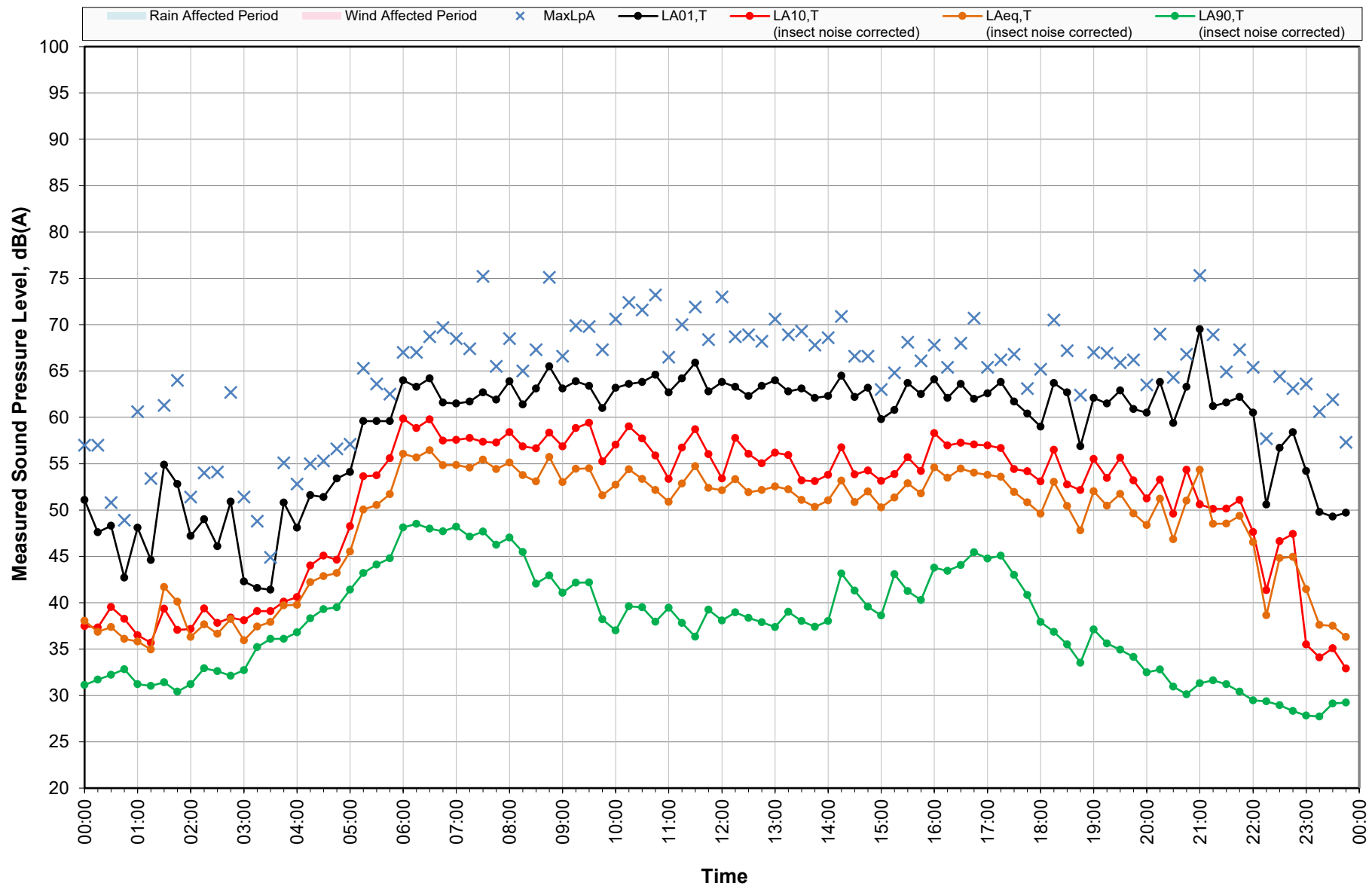
26119 Rochedale - Statistical Noise Levels at Logger - Saturday, 25/07/2026



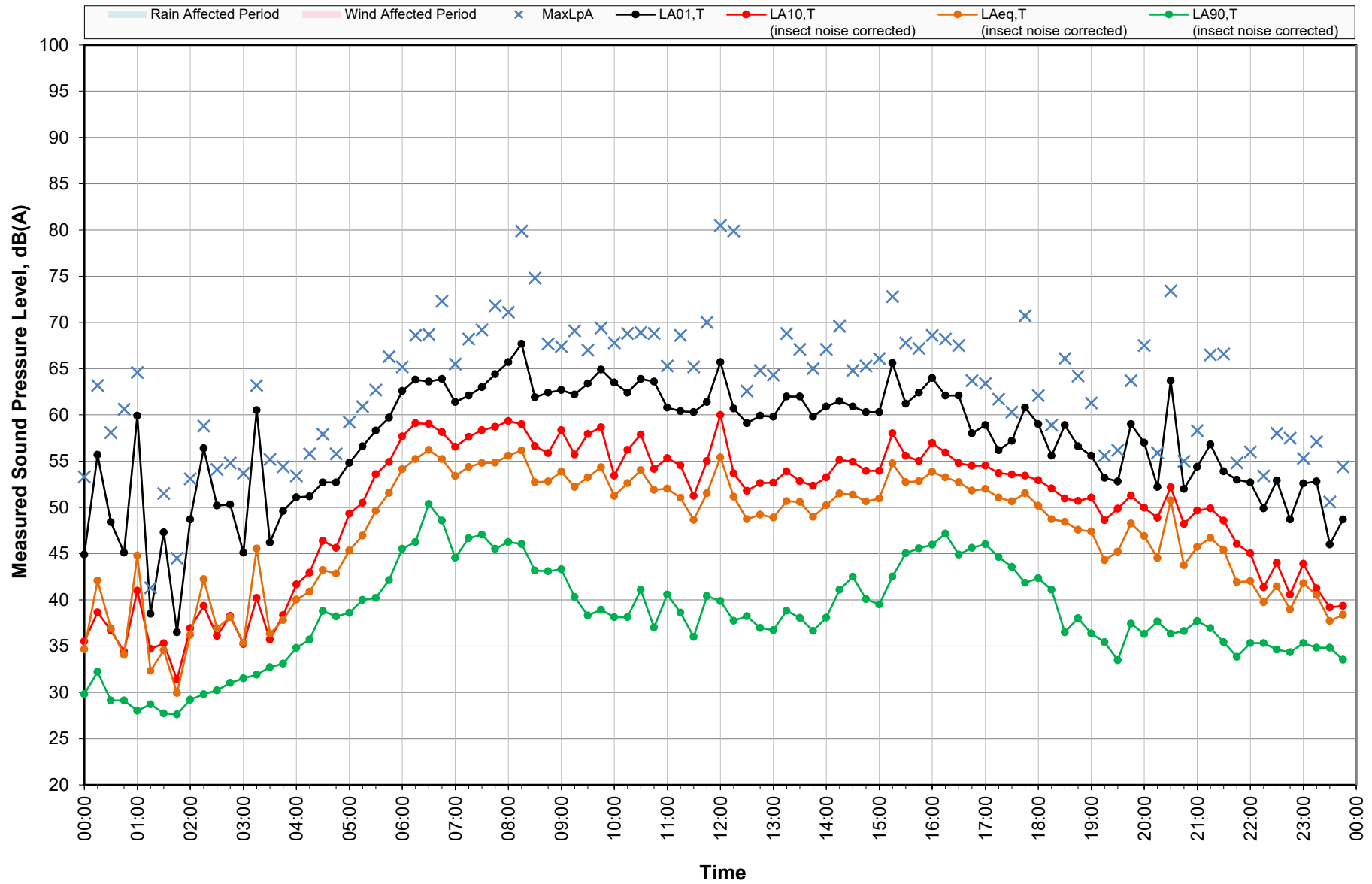
26119 Rochedale - Statistical Noise Levels at Logger - Sunday, 26/07/2026



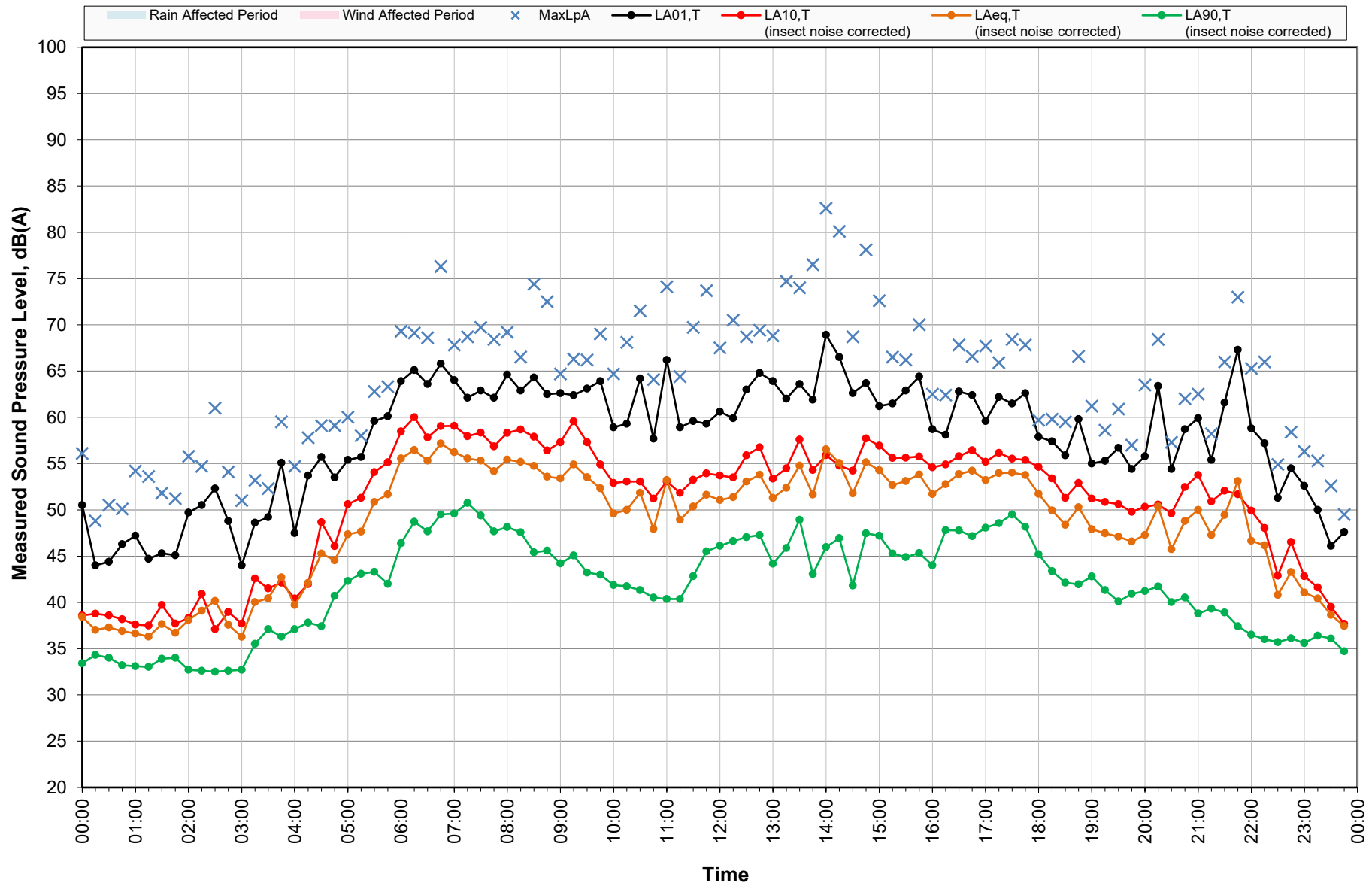
26119 Rochedale - Statistical Noise Levels at Logger - Monday, 27/07/2026



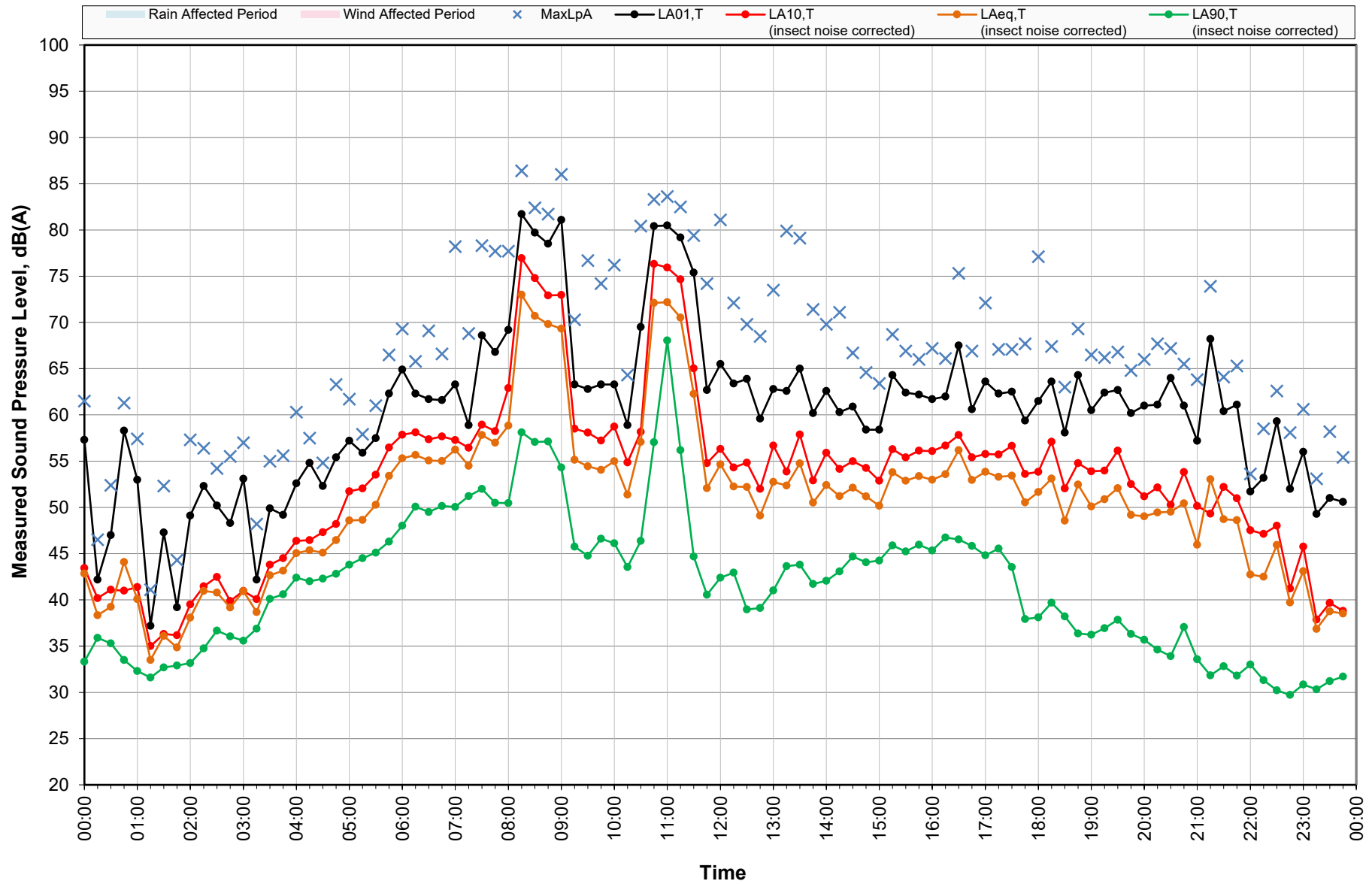
26119 Rochedale - Statistical Noise Levels at Logger - Tuesday, 28/07/2026



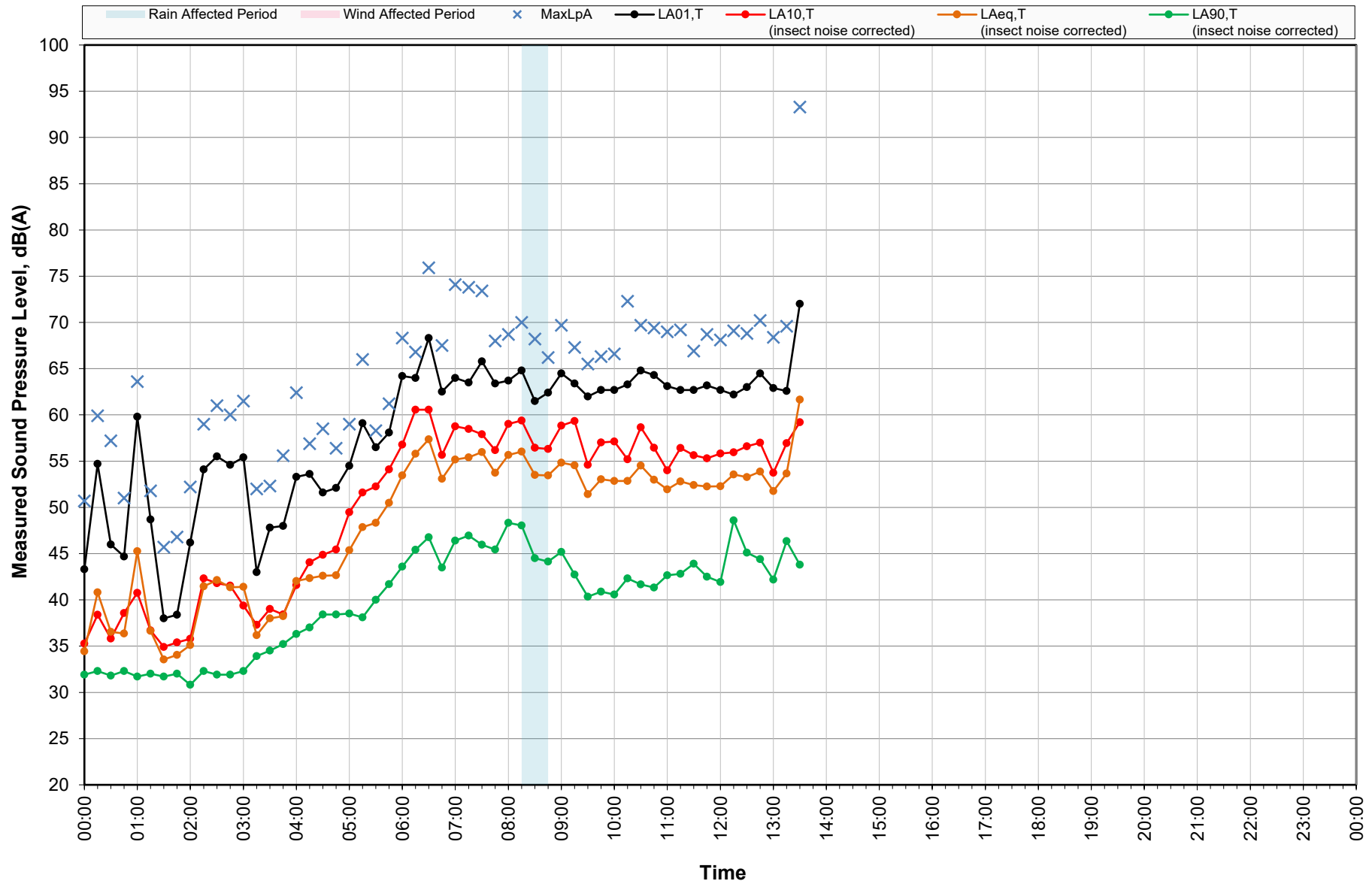
26119 Rochedale - Statistical Noise Levels at Logger - Wednesday, 29/07/2026



26119 Rochedale - Statistical Noise Levels at Logger - Thursday, 30/07/2026

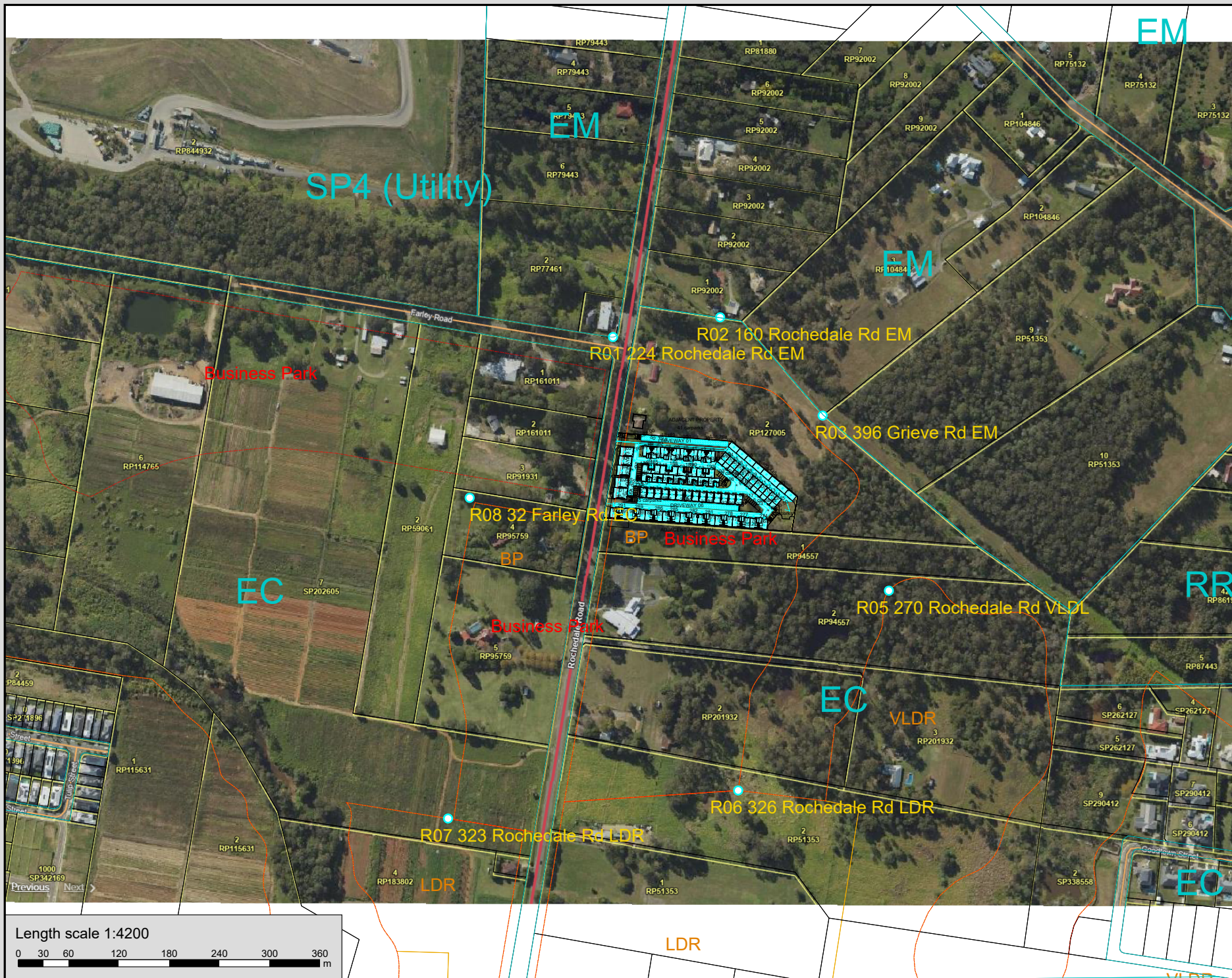


26119 Rochedale - Statistical Noise Levels at Logger - Friday, 31/07/2026



ATTACHMENT 3

SoundPLAN Model Layout



Legend

- Cadastre
- BCC N-Hood
- BCC subN-Hood
- BCC Zone
- Site
- Building
- Warehouse Source
- Forklift/Loading Noise
- Warehouse
- Point receiver
- Truck / Car Movement
- Existing Fence
- Barrier
- Parking lot

26119 Rochedale
254 Rochedale Rd

Free Field

1.5m height

September 2026

ATTACHMENT 4

SoundPLAN Model Results

