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Proposed Warehouse and Self Storage Facility
836-842 Waterworks Road
The Gap

ACOUSTIC REPORT



Client:

Pradella Property
ATTN: Micheal Pradella

Reference:

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1. Introduction

This report is in response to a request by Pradella Property for an environmental noise assessment of a proposed self-storage and warehouse development to be located at 836-842 Waterworks Road, The Gap. To facilitate the assessment, unattended noise monitoring was conducted to determine the criteria for the assessment of onsite activities to sensitive receivers. Based on the outcomes of the assessment, recommendations for acoustic treatments and management controls are specified.

2. Site Description

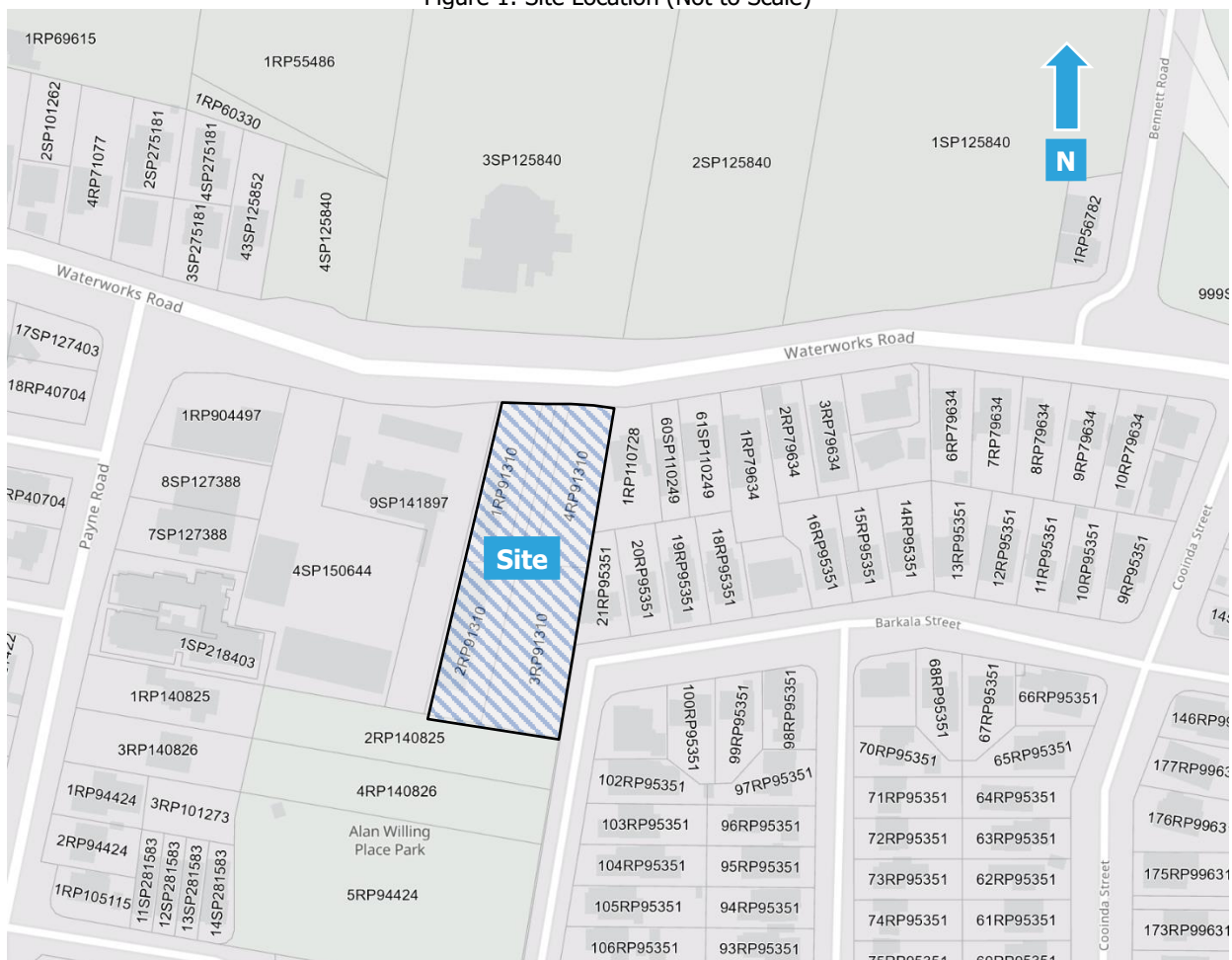
2.1 Site Location

The site is described by the following:

836-842 Waterworks Road, The Gap
Lot 1, 2, 3 and 4 on RP91310

Refer to Figure 1 for site location.

Figure 1: Site Location (Not to Scale)



A comprehensive site survey was conducted on the 31st July 2026 and identified the following:

- a) The site is currently occupied by two sheds and a 3-storey residential dwelling which will be demolished to make way for the proposed development.
- b) The surrounding area consists of commercial and residential land uses.
- c) Waterworks road is adjacent to the northern site boundary.

2.2 Proposal

The proposal seeks to construct a storage development as follows:

- Total site area of 5,400m².
- 38 parking spaces and 3 loading docks on ground floor.
- 3 buildings which will be comprised of:
 - Building A: 676 self-storage units over 5 levels.
 - Building B: 8 warehouses also used for storage with amenities.
 - Building C: 9 warehouses also used for storage with amenities.
- Proposed hours of operation: 24-hour operation 7 days a week for storage activities and 7am to 7pm Monday to Saturday when tenancies are used for commercial Warehousing activities.
- Site access will be via Waterworks Road.

Refer to the Appendices for development plans and building numbering.

2.3 Warehouse Building Construction

The proposed warehouses will be constructed using:

- Concrete Tilt Panels.
- Sheet metal roofing

2.4 Zoning

A review of the Brisbane City Council (BCC) Interactive Mapping indicates that the development is located within a Low Density Residential and District Centre Zone. Refer to Figure 2 for the land zoning of the site and surroundings.

Figure 2: Council Zoning



2.5 Acoustic Environment

The surrounding area is primarily affected by traffic noise from the local road network and industrial/commercial land uses.

3. Equipment

The following equipment was previously used to record ambient noise levels:

- Rion NL42 Environmental Noise Monitor
- BSWA Technology Co. Ltd Sound Calibrator

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

4. Receivers and Noise Monitoring Location

4.1 Receiver Locations

The nearest residential receiver location was identified as follows;

1. Two-storey residential dwellings are located adjacent the eastern site boundary at 834 Waterworks Road and 42-44 Barkala Street (Low Density Residential Zone).
2. A two-storey dwelling is located to the southeast of the site at 39 Barkala Street (Low Density Residential Zone).
3. A single storey dwelling is located to the west of site at 28 Payne Road (Low Density Residential Zone).
4. A single storey dwelling is located to the northeast of the site at 865 Waterworks Road (Low Density Residential Zone).

These locations were chosen as being representative of the nearest residential receivers to the development.

Refer to Figure 3 for receiver locations.

Figure 3: Receiver and Noise Monitoring Locations



4.2 Unattended Noise Monitoring

A Rion NL42 environmental noise monitor was placed at 12 Bernarra Street, The Gap, to measure ambient noise levels. This location was selected as it was considered representative of the nearest residential receivers. The monitor was located in a free field position with the microphone approximately 1.4 metres above ground surface level. The noise monitor was set to record noise levels between the 31st of July and 10th August 2026.

The environmental noise monitor was set to record noise levels in "A" Weighting, Fast response using 15-minute statistical intervals. Ambient noise monitoring was conducted generally in accordance with Australian Standard AS 1055:2018 *Acoustics – Description and measurement of environmental noise*.

For the unattended noise monitoring location refer to Figure 2.

5. Measured Noise Levels

The following tables present the measured ambient noise levels from the unattended noise survey. Any periods of inclement weather or extraneous noise were omitted from the measured data prior to determining the results.

5.1 Meteorological Conditions

Meteorological observations during the unattended noise monitoring survey were obtained from the Bureau of Meteorology website (<http://www.bom.gov.au/climate/data>), shown in Table 1 below.

Table 1: Meteorological Conditions – Archerfield

Day	Date	Rainfall (mm)	Wind			
			9am		3pm	
			Speed (km/h)	Direction	Speed (km/h)	Direction
Friday	31/07/26	0	6	SW	13	E
Saturday	01/08/26	0	6	SSW	11	SE
Sunday	02/08/26	1.8	6	S	11	ESE
Monday	03/08/26	0.2	7	WSW	11	ENE
Tuesday	04/08/26	0.2	2	SW	6	NNE
Wednesday	05/08/26	0	2	WSW	16	NNE
Thursday	06/08/26	0	4	SSW	7	NE
Friday	07/08/26	0	6	SW	4	NNW
Saturday	08/08/26	0	6	SSW	11	ENE
Sunday	09/08/26	0	6	SSW	11	NNE
Monday	10/08/26	0	7	N	11	WSW

5.2 Ambient Noise Levels

The ambient noise levels measured at the monitoring location are as follows:

Table 2: Measured ambient noise levels - all time periods

Day	Date	L _{Aeq,(9h)} dB(A)	L ₉₀ dB(A) (Rating Background Level)		
			Day	Evening	Night
Friday	31/07/26	-	42	38	34
Saturday	01/08/26	47	40	35	30
Sunday	02/08/26	40	40	34	29
Monday	03/08/26	46	40	33	27
Tuesday	04/08/26	43	40	35	26
Wednesday	05/08/26	43	39	35	27
Thursday	06/08/26	42	39	35	25
Friday	07/08/26	42	39	36	28
Saturday	08/08/26	42	41	37	27
Sunday	09/08/26	39	41	34	28
Monday	10/08/26	-	42	-	26
Overall value		43	40	35	28

6. Noise Criteria

6.1 BCC - Environmental Noise Criteria

To ensure a reasonable acoustic amenity is maintained, Council requires environmental noise be assessed in accordance with Noise Impact Assessment PSP (2014). To accurately assess environmental noise, the noise must first be classified as to the type and its duration. Sections 6.1.1 to 6.1.2 breakdown the assessment requirements in relation to the project and consider the criteria in relation to the type of noise being assessed.

6.1.1 Onsite Activities - Industry Code

To ensure a reasonable amenity is maintained, the following criteria shall be applied for the assessment of onsite activities to sensitive receivers. The noise criteria as applied by Brisbane City Council in accordance the Brisbane City Plan 2014 are as follows;

Table 3: Noise (Planning) Criteria

Criteria Location	Intrusive Noise Criteria	Acoustic Amenity 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	Day, evening and night $L_{Aeq,adj,T}$ are not greater than the values in the column below for the relevant criteria location, where T equals: - Day - 11hr - Evening - 4hr - Night - 9hr		
		Day	Evening	Night
Low density residential zone boundary	3 dB(A)	55 dB(A)	45 dB(A)	40 dB(A)

The intrusive noise criteria applicable to this development are as follows:

Table 4: Applicable Intrusive Noise Criteria

Time Period	Criteria dB(A) (Rating $L_{90} + 3$ dB(A))	Criteria dB(A) (Rating $L_{90} + 5$ dB(A))
Day 7am – 6pm	43	45
Evening 6pm – 10pm	38	40
Night 10pm – 7am	31	33

The night time noise criteria as applied by Brisbane City Council in accordance the Brisbane City Plan 2014 are as follows;

Table 5: 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-7pm) 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 the zone boundary of:	<45dB(A)	50dB(A)	55dB(A)
Low Density Residential Zone	45 to 60dB(A)	$L_{Aeq,9hr\ night} + 5$ dB(A)	$L_{Aeq,9hr\ night} + 10$ dB(A)
	>60dB(A)	65dB(A)	70dB(A)

The night-time noise criteria applicable to this development are as follows:

Table 6: Applicable Night-time Noise Criteria

Criteria Location	Measured $L_{Aeq,9h \text{ night}}$ dB(A)	Average 15 events Criteria L_{Amax} dB(A)	Absolute highest single event Criteria L_{Amax} dB(A)
At the zone boundary of: Low Density Residential Zone	43	50	55

The low frequency noise criteria as applied by Brisbane City Council in accordance the Brisbane City Plan 2014 are as follows;

Table 7: Low Frequency Noise Criteria

Criteria Location	Low Frequency Noise Criteria		
	Day, evening and night $L_{Ceq,adj,T}$ are not greater than the values in the column below for the relevant criteria location, where T equals: - Day - 11hr - Evening - 4hr - Night - 9hr		
	Day	Evening	Night
Emerging community zone boundary	65 dB(C)	65 dB(C)	60 dB(C)

6.1.2 Mechanical Plant

Development that included mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria:

$L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development.

Where T is:

- (7am to 6pm): 11hr
- (6pm to 10pm): 4hr
- (10pm to 7am): 9hr.

Where $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.

The noise criteria applicable to this development are as follows:

Table 8: Applicable Mechanical Plant Noise Criteria

Time Period	Criteria dB(A) (Rating $L_{90} + 3$ dB(A))
Day 7am – 6pm	43
Evening 6pm – 10pm	38
Night 10pm – 7am	31

7. Environmental Assessment

7.1.1 Intrusive Noise, Acoustic Amenity and LA_{Max} Assessment

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

Table 9: Noise Emission Standards (Receivers 1 to 4)

Receivers	Description	Source @1m dB(A)	Correction dB(A)*	Corrected dB(A)	Number of events day	Number of events eve	Number of events night	Duration per event	Distance (m)	No Barrier (height (m))	Barrier screening dB	Building Screening dB	Building TL + room correction dB	Dist atten. @ -6dB/dd	L _{Aeq} adj, T ext. dB(A) Day	L _{Aeq} adj, T ext. dB(A) Eve	L _{Aeq} adj, T ext. dB(A) Night	Average L _{Amax} dBA	Absolute L _{Amax} dBA	Intrusive Compliance L _{Aeq}			Amenity Compliance L _{Aeq}			L _{Amax} Compliance	
																				Day	Eve	Night	Day	Eve	Night	Night Average	Night Absolute
																				43	38	31	55	45	40	50	55
1	Criteria																			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Storage unit activiteiten	70		70	11	4	9	3600	20			-17	-5	-26	22	22	22	29	33	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Warehouse Activities	75	2	77	11	4	9	3600	35			-17	-5	-31	24	24	24	24	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Waste collection	94	2	96	1			240	22			-9		-27	38					Yes	n/a	n/a	Yes	n/a	n/a		
	Car passby	69		69	400	250	150	15	22			-9		-27	25	27	21	39	43	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car start	74	2	76	400	250	9	2	22			-17		-27	15	17		39	43	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car door closure	75	2	77	400	250	9	2	22			-17		-27	16	18		39	42	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Voice conversation	70		70	11	4	9	900	20			-17		-26	21	21	21	27	27	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Deliveries	78		78	11	4	1	900	22			-9		-27	36	36	26	42	42	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Total														40	37	31	60	60	Yes	Yes	Yes	Yes	Yes	Yes		
2	Criteria																			43	38	31	55	45	40	50	55
	Storage unit activiteiten	70		70	11	4	9	3600	60			-11	-5	-36	18	18	18	25	29	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Warehouse Activities	75	2	77	11	4	9	3600	60			-11	-5	-36	25	25	25	25	25	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Waste collection	94	2	96	1			240	47			-13		-33	28					Yes	n/a	n/a	Yes	n/a	n/a		
	Car passby	69		69	400	250	150	15	56			-9		-35	17	19	13	31	35	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car start	74	2	76	400	250	9	2	70			-11		-37	11	13		35	39	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car door closure	75	2	77	400	250	9	2	70			-11		-37	12	14		35	38	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Voice conversation	70		70	11	4	9	900	82			-11		-39	14	14	14	20	20	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Deliveries	78		78	11	4	1	900	47			-13		-34	25	25	15	31	31	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Total														31	29	26	50	50	Yes	Yes	Yes	Yes	Yes	Yes		
3	Criteria																			43	38	31	55	45	40	50	55
	Storage unit activiteiten	70		70	11	4	9	3600	115			-14	-5	-41	10	10	10	17	21	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Warehouse Activities	75	2	77	11	4	9	3600	115			-14	-5	-41	17	17	17	17	17	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Waste collection	94	2	96	1			240	95			-14		-40	20					Yes	n/a	n/a	Yes	n/a	n/a		
	Car passby	69		69	400	250	150	15	120			-14		-42	5	7	1	19	23	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car start	74	2	76	400	250	9	2	127			-14		-42	3	5		27	31	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car door closure	75	2	77	400	250	9	2	127			-14		-42	4	6		27	30	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Voice conversation	70		70	11	4	9	900	127			-14		-42	8	8	8	14	14	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Deliveries	78		78	11	4	1	900	95			-14		-40	18	18	8	24	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Total														24	22	19	42	42	Yes	Yes	Yes	Yes	Yes	Yes		
4	Criteria																			43	38	31	55	45	40	50	55
	Storage unit activiteiten	70		70	11	4	9	3600	130			-20	-5	-42	3	3	3	10	14	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Warehouse Activities	75	2	77	11	4	9	3600	130			-20	-5	-42	10	10	10	10	10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Waste collection	94	2	96	1			240	160			-19		-44	11					Yes	n/a	n/a	Yes	n/a	n/a		
	Car passby	69		69	400	250	150	15	123					-42	19	21	15	33	37	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car start	74	2	76	400	250	9	2	130			-20		-42				21	25	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car door closure	75	2	77	400	250	9	2	130			-20		-42				21	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Voice conversation	70		70	11	4	9	900	130			-20		-42	2	2	2	8	8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Deliveries	78		78	11	4	1	900	160			-19		-44	9	9		15	15	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Total														21	22	18	33	37	Yes	Yes	Yes	Yes	Yes	Yes		

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

Compliance is predicted for 24/7 operation on the condition waste collection is limited to the daytime period (7:00am to 6:00pm). Refer to Section 8 for further recommendations.

7.1.2 Low Frequency Noise

The low frequency noise source levels and predicted impacts at the receiver locations are shown in Table 10 as follows.

Table 10: Low Frequency Noise Levels from Site Activities

Receivers 1. 834 Waterworks Road & 42-44 Barkala Street (E) 2. 12 Bernarra Street (S) 3. 28 Payne Road (SW) 4. 865 Waterworks Road (NW)																					
		Source @1m dB(C)	Correction dB(C)*	Corrected dB(C)	Number of events day	Number of events eve	Number of events night	Duration per event	Distance (m)	No	Barrier (height (m))	Barrier screening dB	Building Screening or room correction dB	Building Transmission Loss dB	Dist atten. @-6dB/dd	Leq adj, T ext. dB(C) Day	LAeq adj, T ext. dB(C) Eve	LAeq adj, T ext. dB(C) Night	LCEq Compliance		
																			Day	Eve	Night
Description																					
	Criteria																		65	65	60
1	Storage unit actiivites	80		80	11	4	9	3600	20			-17	-5	-26	32	32	32	Yes	Yes	Yes	
	Warehouse Activities	85	2	87	11	4	9	3600	35			-17	-5	-31	34	34	34	Yes	Yes	Yes	
	Waste collection	104	2	106	1			240	22			-9		-27	48			Yes	n/a	n/a	
	Car passby	77		77	400	250	150	15	22			-9		-27	33	35	29	Yes	Yes	Yes	
	Car start	82	2	84	400	250	9	2	22			-17		-27	23	25	7	Yes	Yes	Yes	
	Car door closure	83	2	85	400	250	9	2	22			-17		-27	24	26	8	Yes	Yes	Yes	
	Voice conversation	78		78	11	4	9	900	20			-17		-26	29	29	29	Yes	Yes	Yes	
	Deliveries	88		88	11	4	1	900	22			-9		-27	46	46	36	Yes	Yes	Yes	
Total															50	47	40	Yes	Yes	Yes	
	Criteria																	65	65	60	
2	Storage unit actiivites	80		80	11	4	9	3600	60			-11	-5	-36	28	28	28	Yes	Yes	Yes	
	Warehouse Activities	85	2	87	11	4	9	3600	60			-11	-5	-36	35	35	35	Yes	Yes	Yes	
	Waste collection	104	2	106	1			240	47			-13		-33	38			Yes	n/a	n/a	
	Car passby	77		77	400	250	150	15	56			-9		-35	25	27	21	Yes	Yes	Yes	
	Car start	82	2	84	400	250	9	2	70			-11		-37	19	21	3	Yes	Yes	Yes	
	Car door closure	83	2	85	400	250	9	2	70			-11		-37	20	22	4	Yes	Yes	Yes	
	Voice conversation	78		78	11	4	9	900	82			-11		-38	23	23	23	Yes	Yes	Yes	
	Deliveries	88		88	11	4	1	900	47			-13		-33	36	36	26	Yes	Yes	Yes	
Total															42	39	37	Yes	Yes	Yes	
	Criteria																	65	65	60	
3	Storage unit actiivites	80		80	11	4	9	3600	115			-14	-5	-41	20	20	20	Yes	Yes	Yes	
	Warehouse Activities	85	2	87	11	4	9	3600	115			-14	-5	-41	27	27	27	Yes	Yes	Yes	
	Waste collection	104	2	106	1			240	95			-14		-40	30			Yes	n/a	n/a	
	Car passby	77		77	400	250	150	15	120			-14		-42	13	15	9	Yes	Yes	Yes	
	Car start	82	2	84	400	250	9	2	127			-14		-42	11	13		Yes	Yes	Yes	
	Car door closure	83	2	85	400	250	9	2	127			-14		-42	12	14		Yes	Yes	Yes	
	Voice conversation	78		78	11	4	9.0	900	127			-14		-42	16	16	16	Yes	Yes	Yes	
	Deliveries	88		88	11	4	1	900	95			-14		-40	28	28	18	Yes	Yes	Yes	
Total															34	31	29	Yes	Yes	Yes	
	Criteria																	65	65	60	
4	Storage unit actiivites	80		80	11	4	9	3600	130			-20	-5	-42	13	13	13	Yes	Yes	Yes	
	Warehouse Activities	85	2	87	11	4	9	3600	130			-20	-5	-42	20	20	20	Yes	Yes	Yes	
	Waste collection	104	2	106	1			240	160			-19		-44	21			Yes	n/a	n/a	
	Car passby	77		77	400	250	150	15	123					-42	27	29	23	Yes	Yes	Yes	
	Car start	82	2	84	400	250	9	2	130			-20		-42	5	7		Yes	Yes	Yes	
	Car door closure	83	2	85	400	250	9	2	130			-20		-42	6	8		Yes	Yes	Yes	
	Voice conversation	78		78	11	4	9	900	130			-20		-42	10	10	10	Yes	Yes	Yes	
	Deliveries	88		88	11	4	1	900	160			-19		-44	19	19	9	Yes	Yes	Yes	
Total															29	30	26	Yes	Yes	Yes	

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

On the condition the recommendations in Section 8 are implemented, compliance with the low frequency noise criteria is predicted at all receivers across all time periods.

8. Recommendations

8.1 Existing Acoustic Barrier

Retain the existing acoustic barrier on the eastern boundary of the site as noted in Figure 4. During the inspection, the height of the acoustic barrier was noted to be 2m above the RL of the ground level of the receiver. Refer to Figure 4 for a visual representation of the existing acoustic barrier.

Figure 4: Current Acoustic Barrier Location



2m existing acoustic barrier above the approximate 5.8m retaining wall.

8.2 Onsite Activities

Compliance is predicted with the assessment criteria at the nearest receivers on the condition the following recommendations are implemented:

- Waste collection is only conducted during the daytime period from 7:00am to 6:00pm Monday to Sunday.
- All building will be constructed using tilt concrete panel construction with metal deck roof.

8.3 Onsite Mechanical Plant

No information regarding mechanical services was available at the time of the assessment. We recommend that any new mechanical plant is designed to comply with the criteria stated in Section 6.1.2 with an assessment by qualified acoustic consultant to be conducted prior to installation.

9. Conclusion

An environmental noise assessment was conducted for the proposed self-storage facility located at 836-842 Waterworks Road, The Gap. On the condition the recommendations detailed in Section 8 are implemented, compliance is predicted with BCC assessment criteria.

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

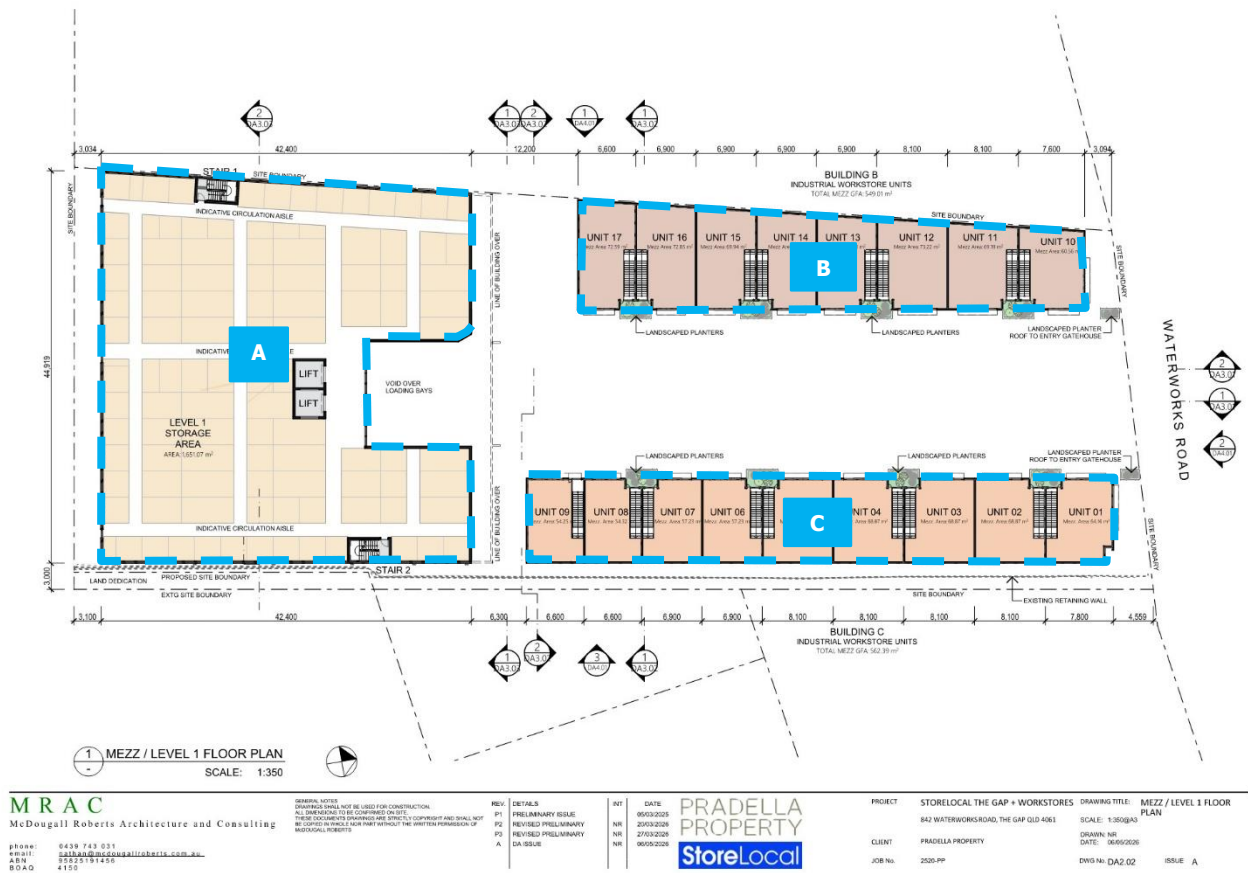
Report Prepared By



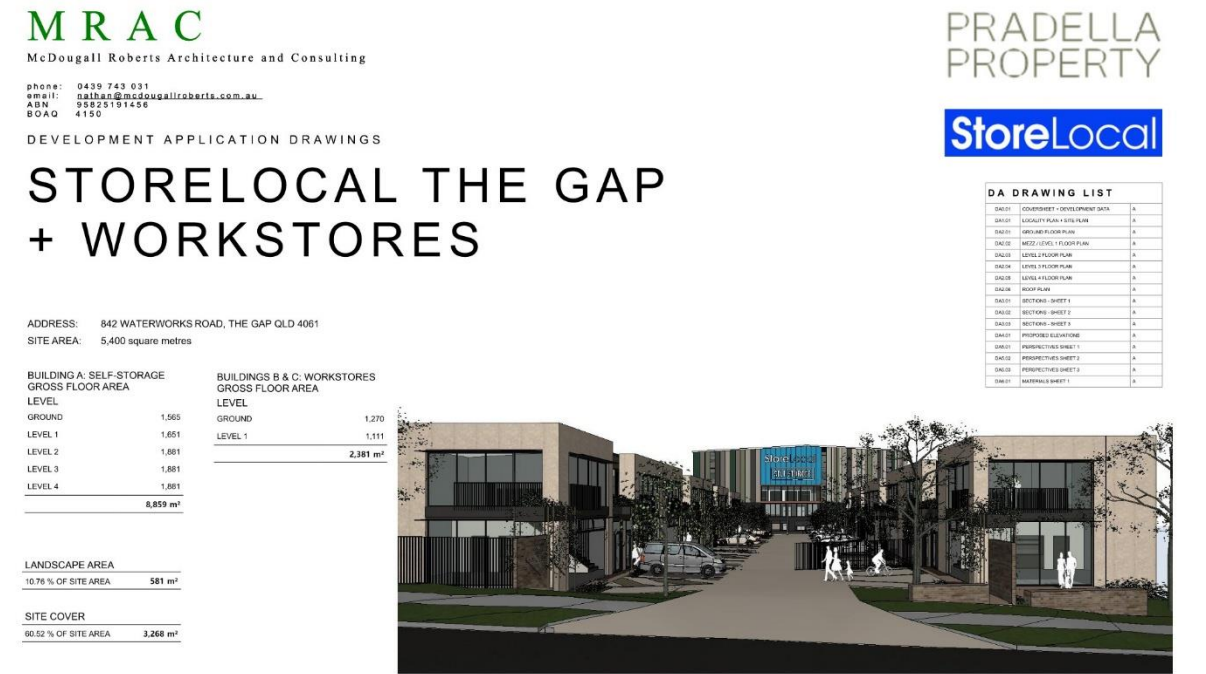
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Acoustic Consultant
acousticworks)))

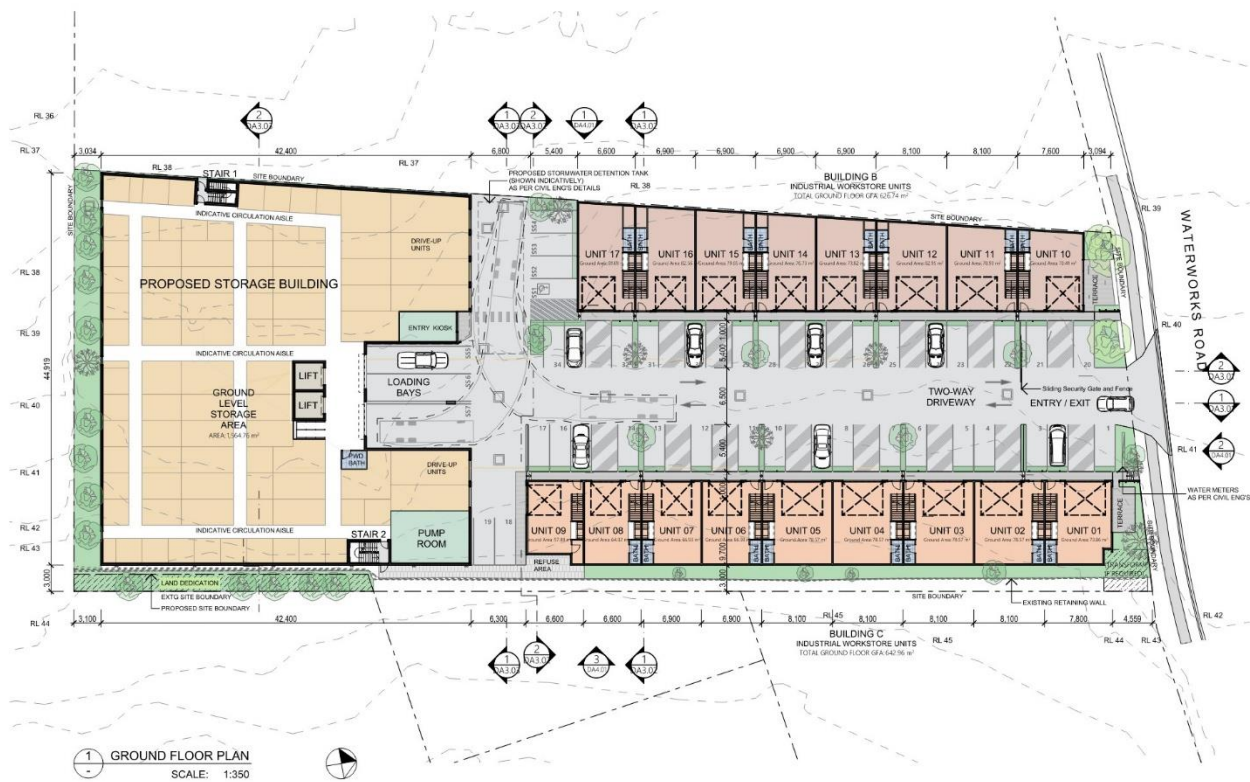
10. Appendices

10.1 Building Numbering



10.2 Development Plans





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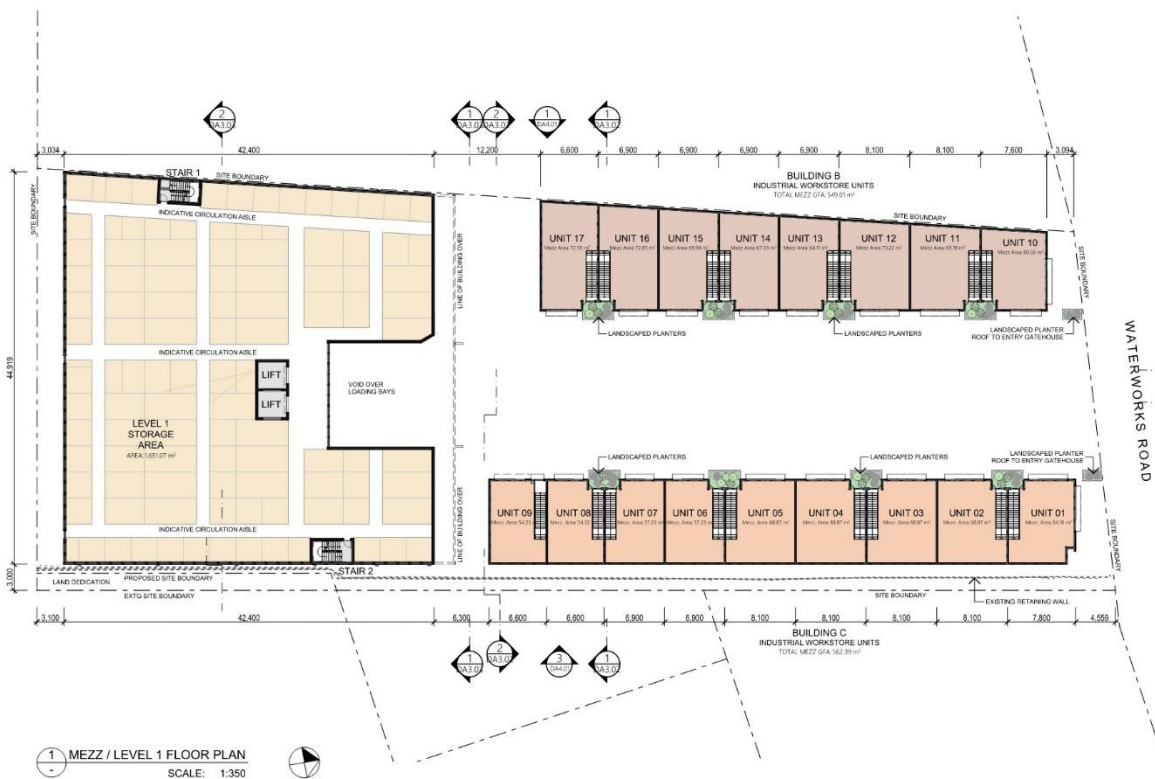
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NR 27/03/2025
NR 30/04/2025

PRADELLA PROPERTY
StoreLocal

PROJECT STORELOCAL THE GAP + WORKSTORES
842 WATERWORKS ROAD, THE GAP QLD 4081
CLIENT PRADELLA PROPERTY
JOB No. 2525-PP
DRAWING TITLE: GROUND FLOOR PLAN
SCALE: 1:350 (A3)
DRAWN: NR
DATE: 30/04/2025
DWG No: DA2.01
ISSUE: A



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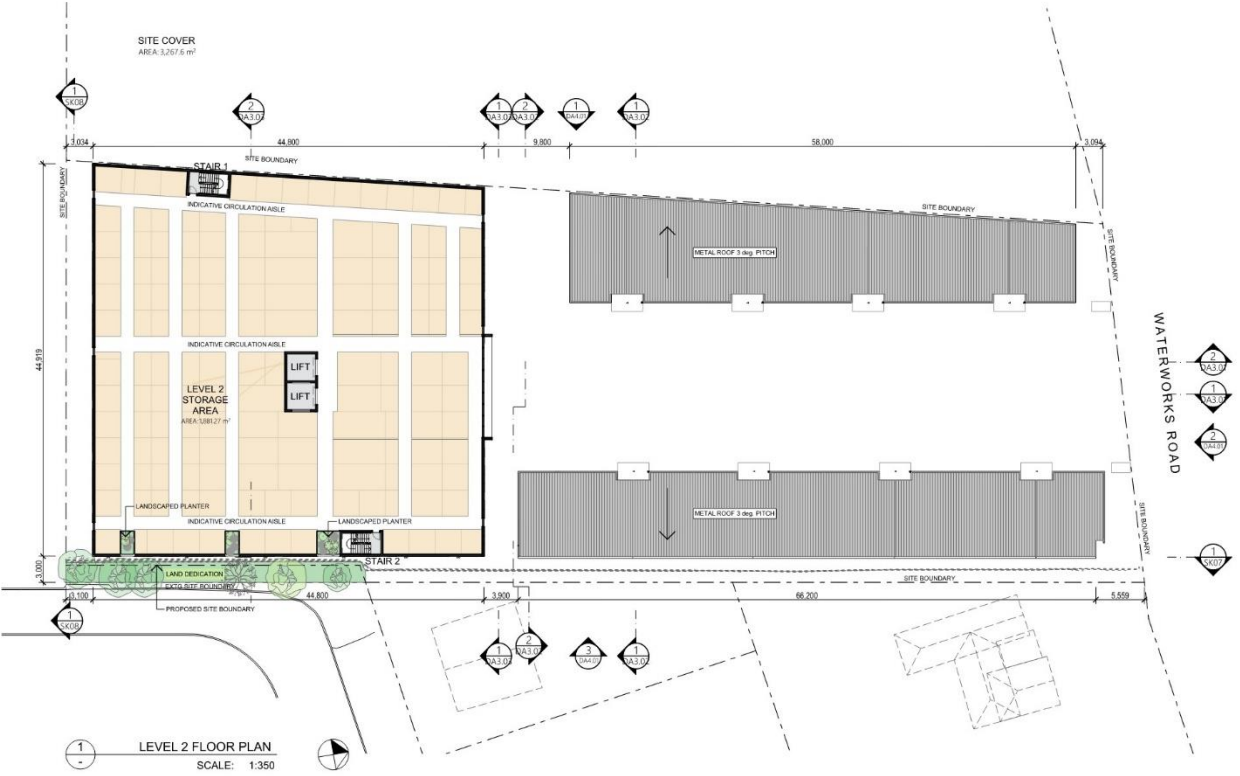
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842 WATERWORKS ROAD, THE GAP QLD 4081
CLIENT PRADELLA PROPERTY
JOB No. 2525-PP
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SCALE: 1:350 (A3)
DRAWN: NR
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DWG No: DA2.02
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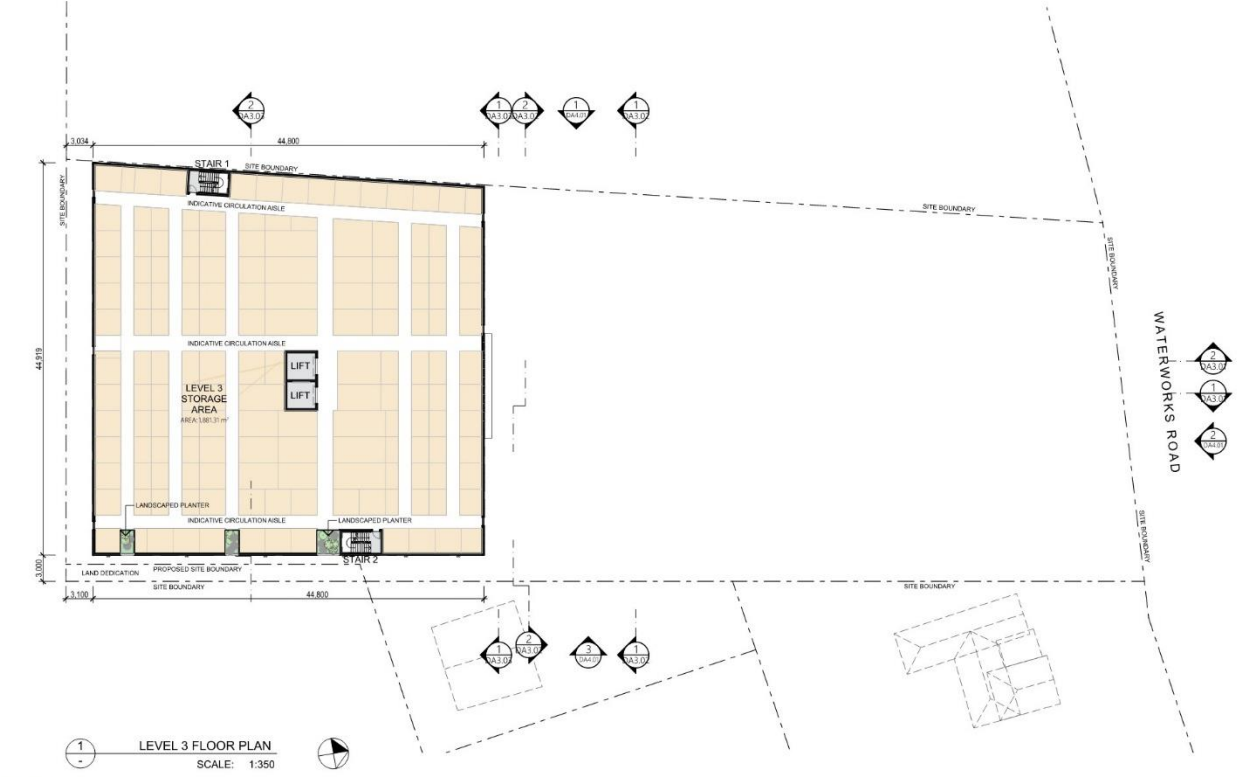
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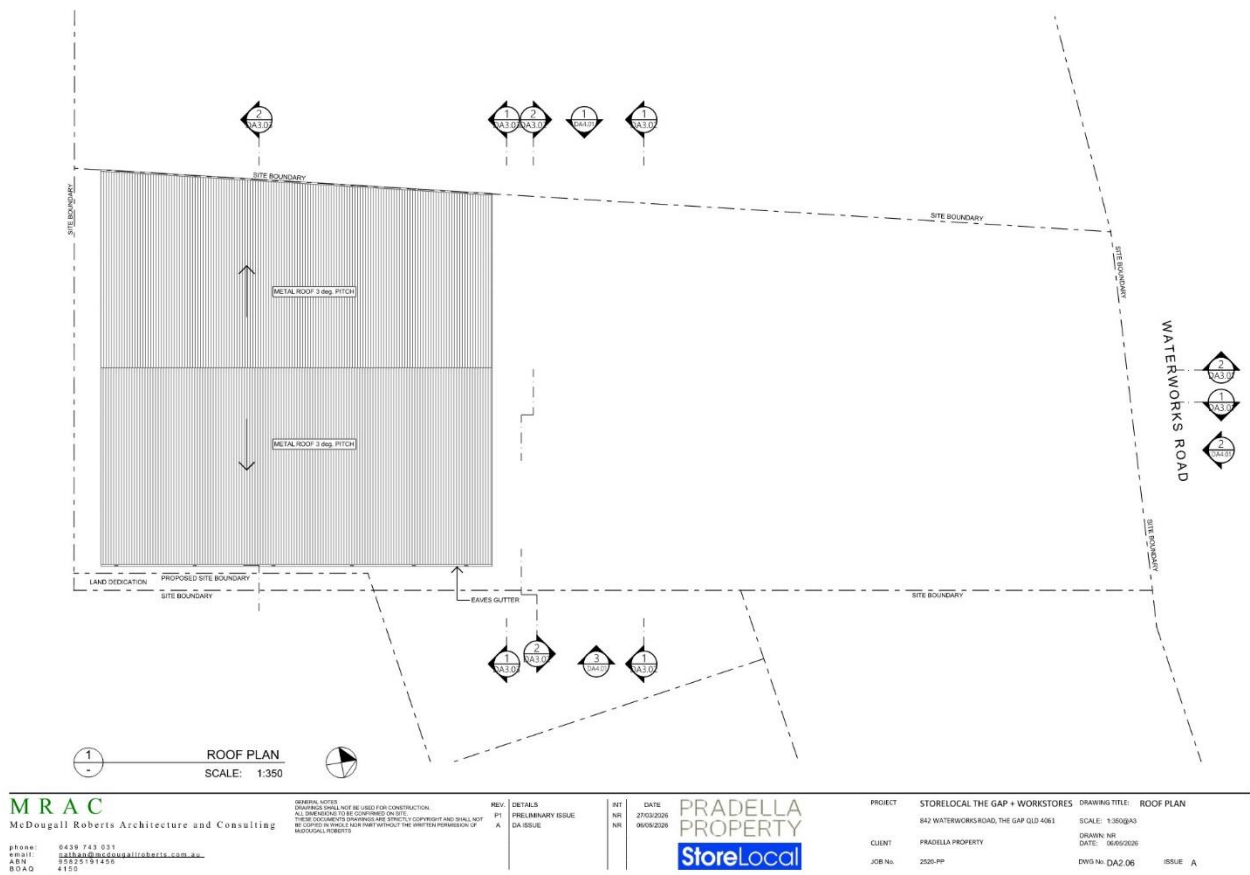
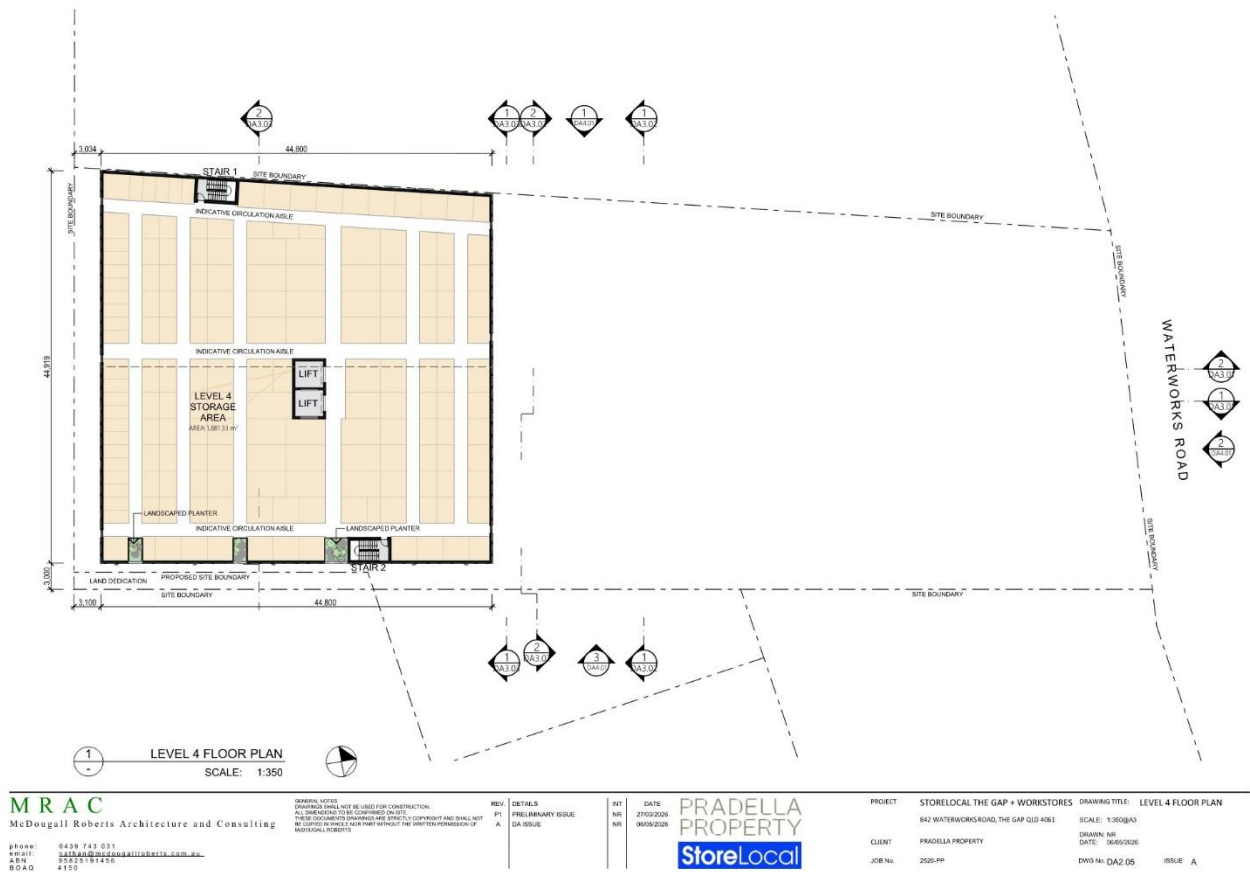
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JOB No: 2526-PP

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SCALE: 1:350@A3
DRAWN: NR
DATE: 06/06/2025
DWG No: DA2.04
ISSUE: A



GENERAL LEGEND	
D	GLAZED DOOR
EO	EAVES OUTTER
MC	METAL CLADDING
MR	METAL ROOF SHEETING
PC	PAINTED CONCRETE PANEL
RS	METAL ROLLER SHUTTER
W	GLAZED WINDOW



SECTION A-A
SCALE: 1:350



SECTION B-B
SCALE: 1:350

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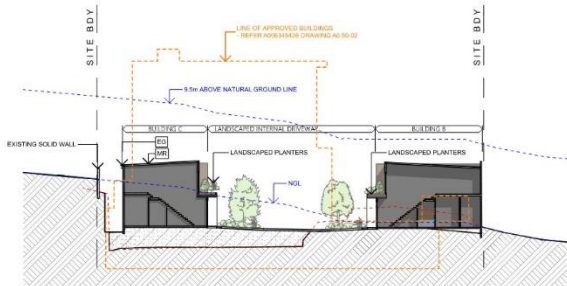
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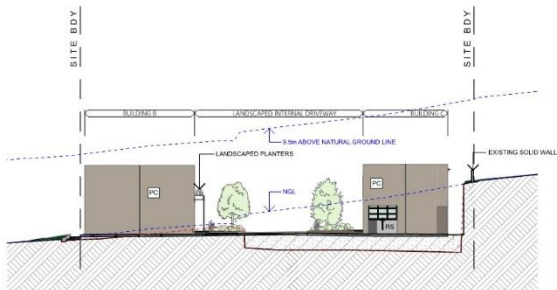
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DRAWING TITLE: SECTIONS - SHEET 1
SCALE: @A3
DRAWN: NR
DATE: 06/05/2026
DWG No: DA3.01
ISSUE: A

GENERAL LEGEND	
D	GLAZED DOOR
EO	EAVES OUTTER
MC	METAL CLADDING
MR	METAL ROOF SHEETING
PC	PAINTED CONCRETE PANEL
RS	METAL ROLLER SHUTTER
W	GLAZED WINDOW



SECTION C-C
SCALE: 1:350



SECTION D-D
SCALE: 1:350

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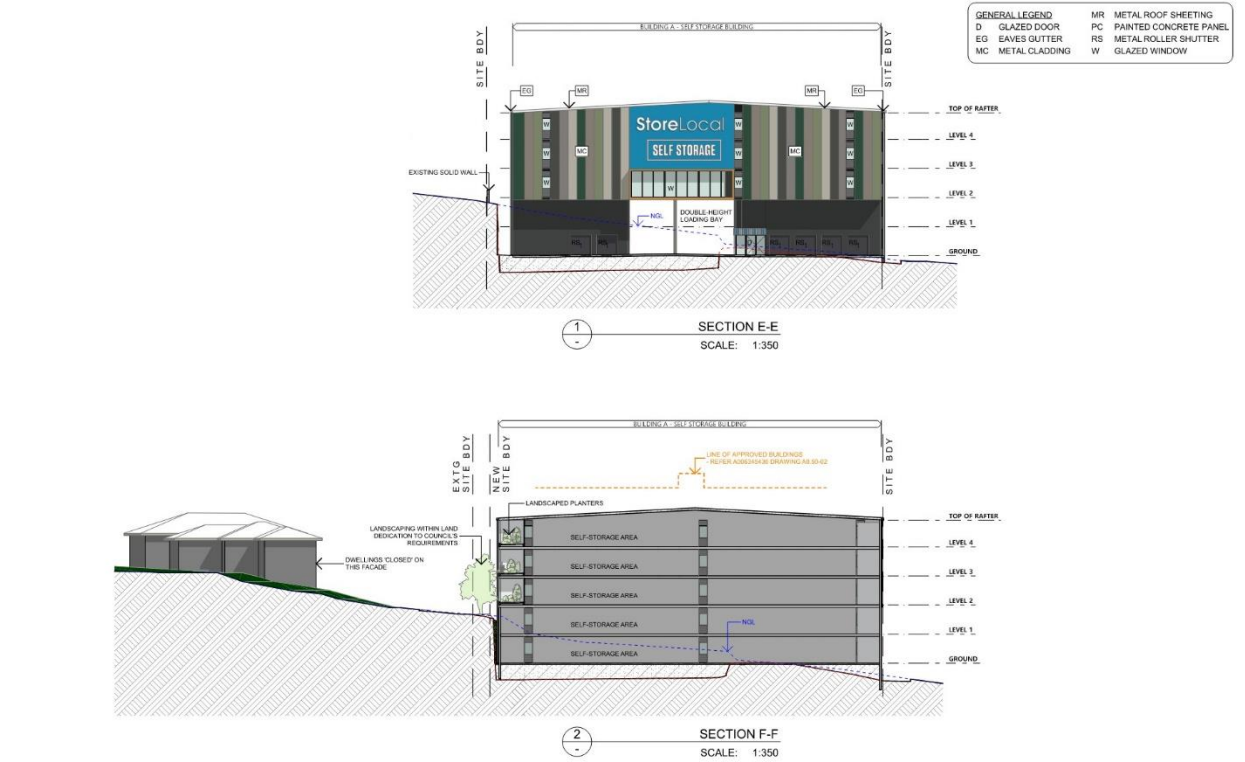
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1
VIEW FROM WATERWORKS RD



2
LANDSCAPED DRIVEWAY VIEW

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1
VIEW OF BUILDING B FROM ENTRY



2
DRIVEWAY VIEW OF BUILDING C

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SCALE: 1:217.22, 1:100A3
DRAWN: NR
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ISSUE: A



1 VIEW OF BUILDING A ENTRY



2 BUILDING C FROM SOUTH

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CLIENT: PRADELLA PROPERTY
JOB No: 2526-PP
DRAWING TITLE: PERSPECTIVES SHEET 3
SCALE: 1:100A3
DRAWN BY: NR
DATE: 06/05/2025
DWG No: DAE.03
ISSUE: A

INDUSTRIAL WORKSTORE EXTERNAL MATERIALS



PAINTED TEXTURED CONCRETE
+ BRICK PAVERS



PAINTED TEXTURED CONCRETE



METAL BALUSTRADE



Olive
#5B5546
PAINTED CONCRETE



BRICK PAVERS

INDUSTRIAL WORKSTORE INTERNAL MATERIALS



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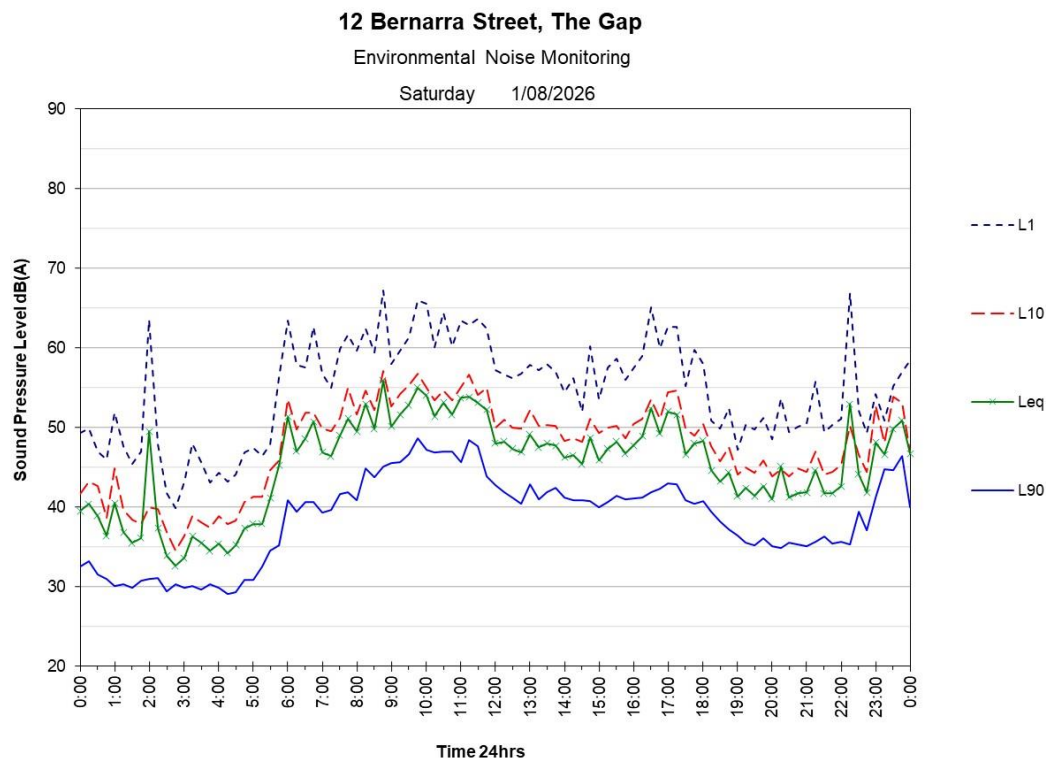
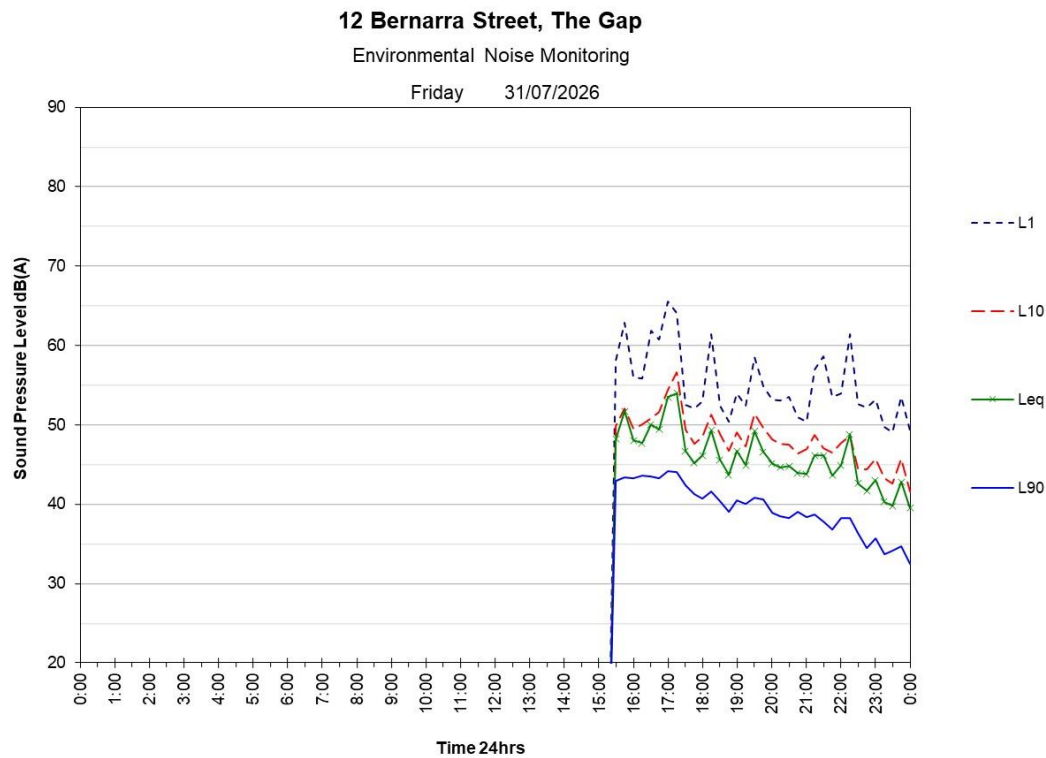
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ISSUE: A

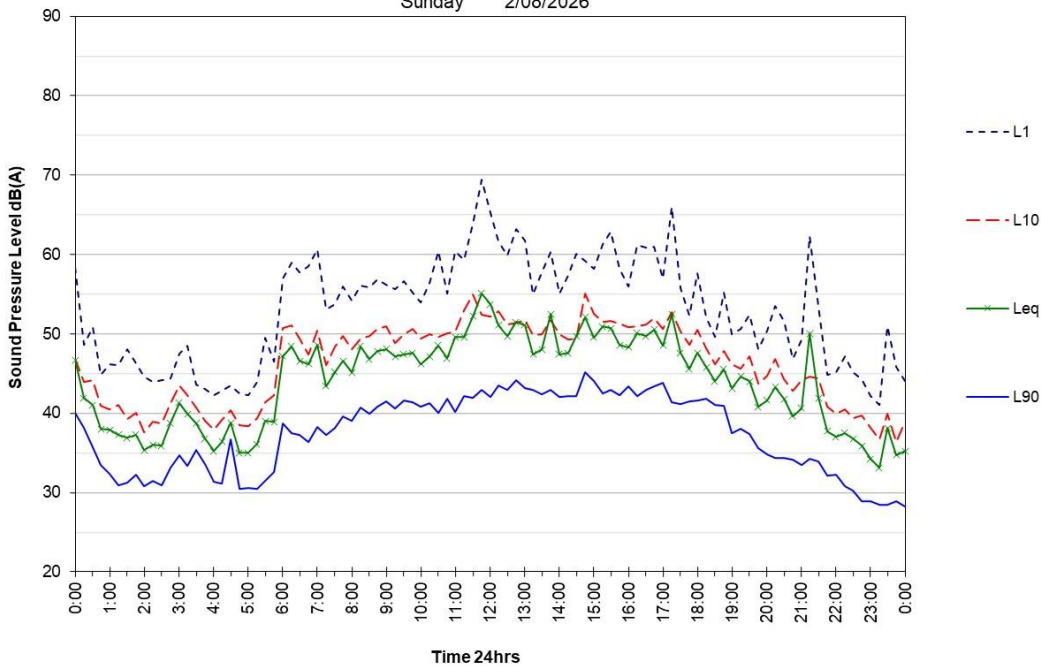
10.3 Noise Monitoring Charts



12 Bernarra Street, The Gap

Environmental Noise Monitoring

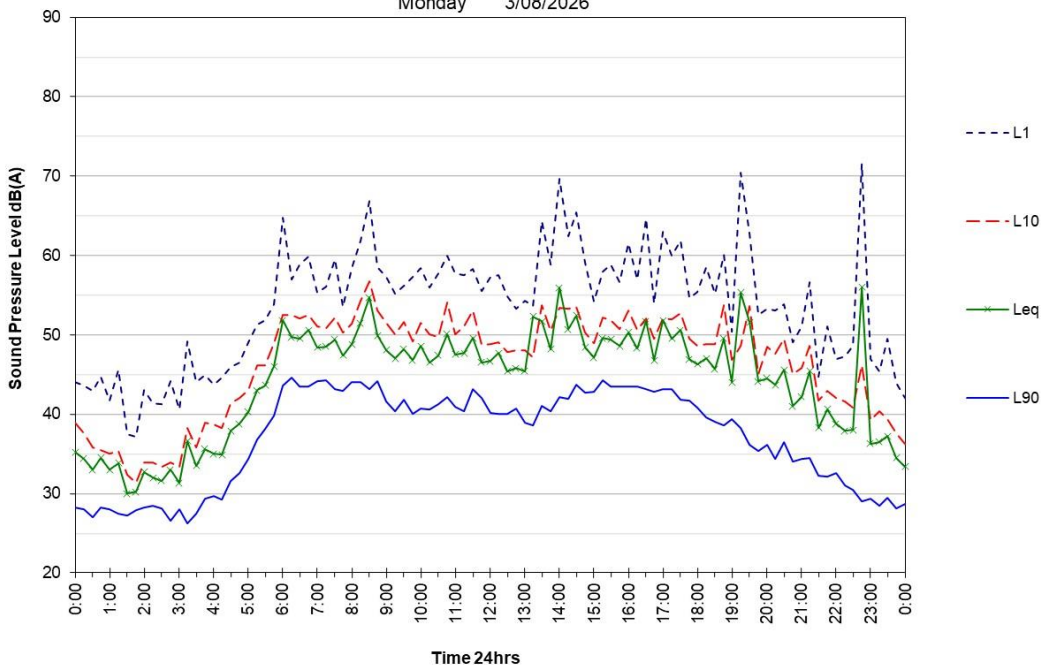
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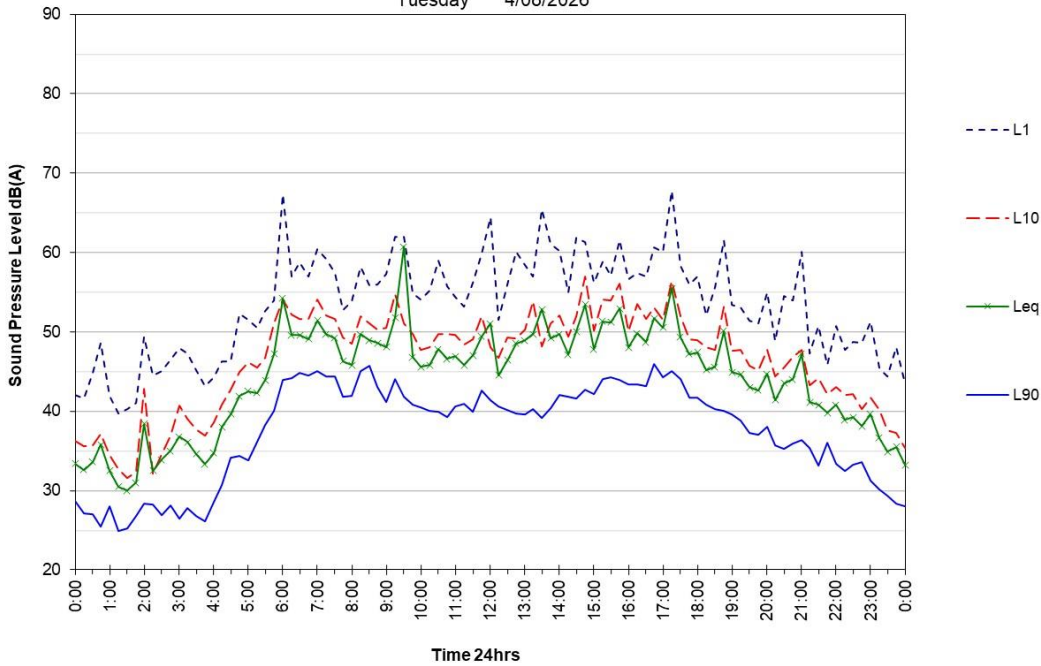
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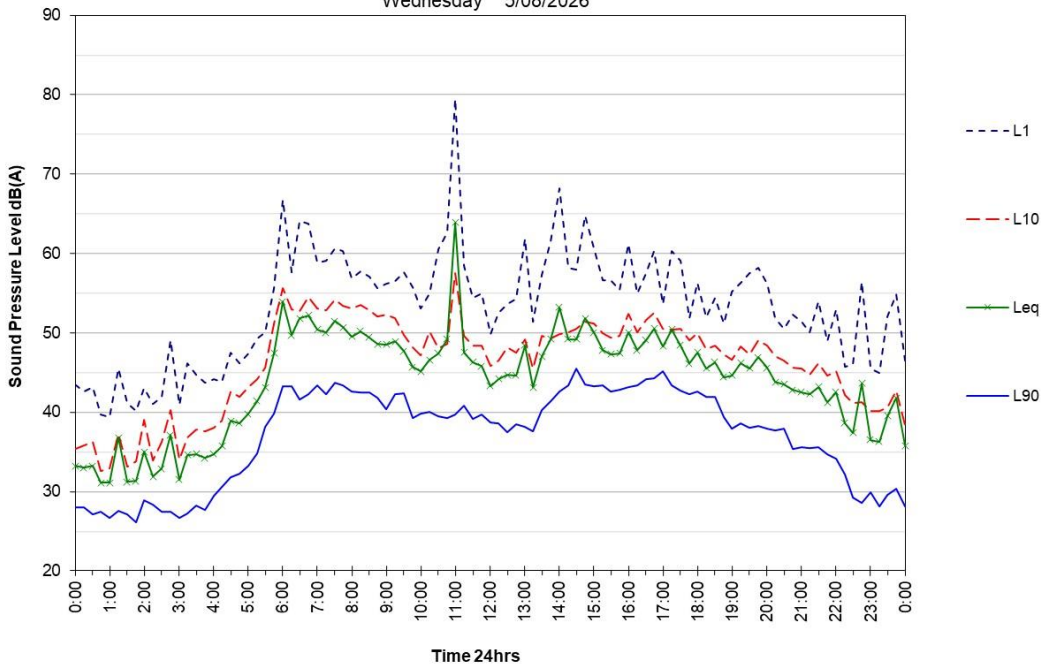
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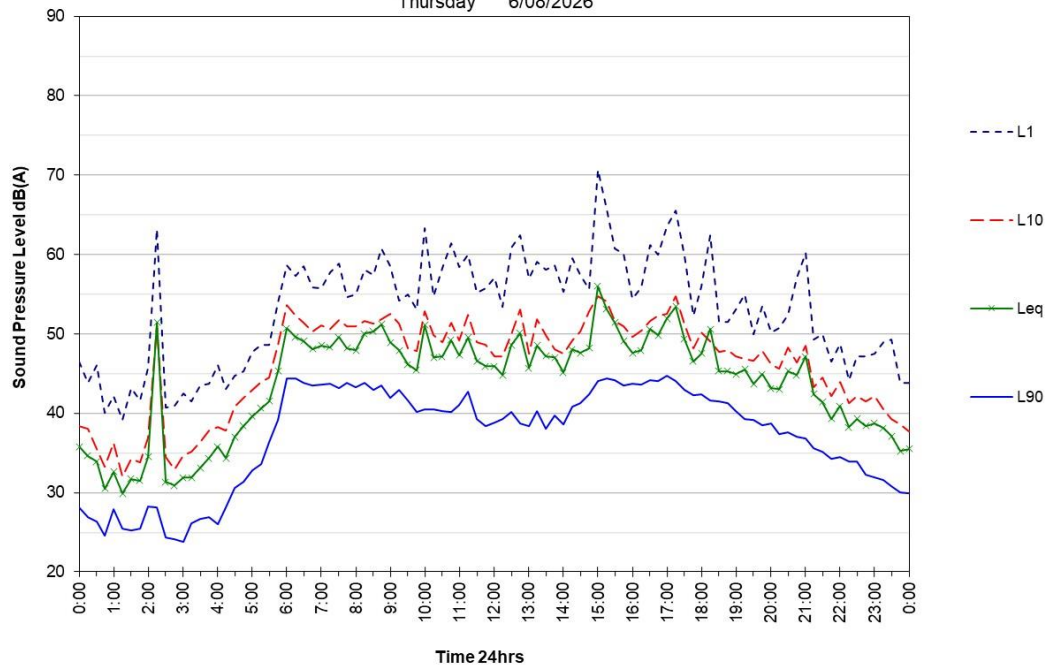
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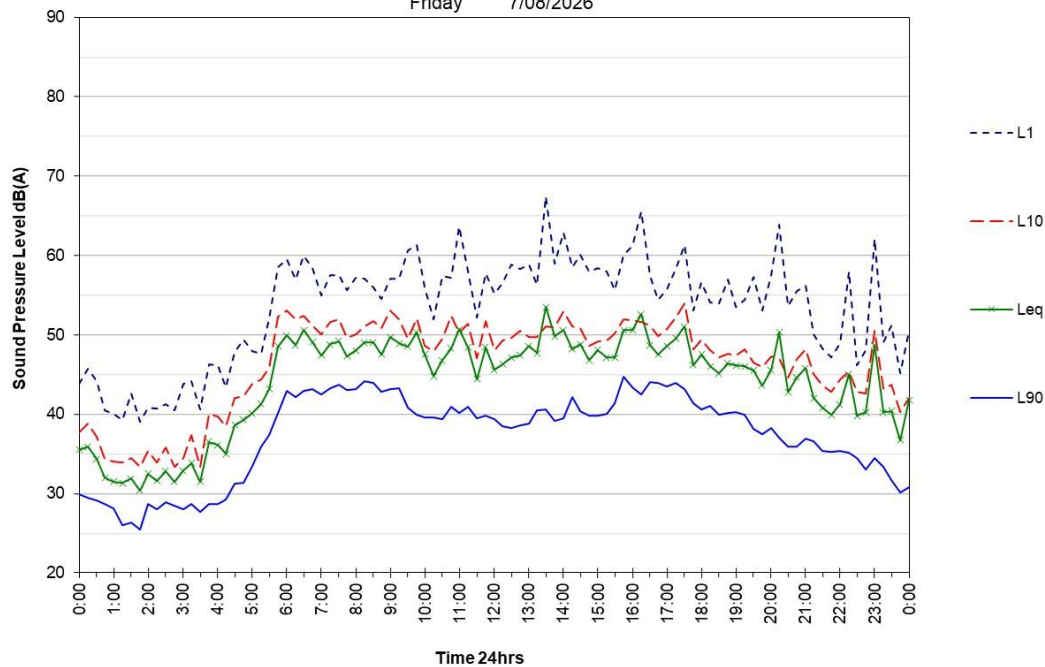
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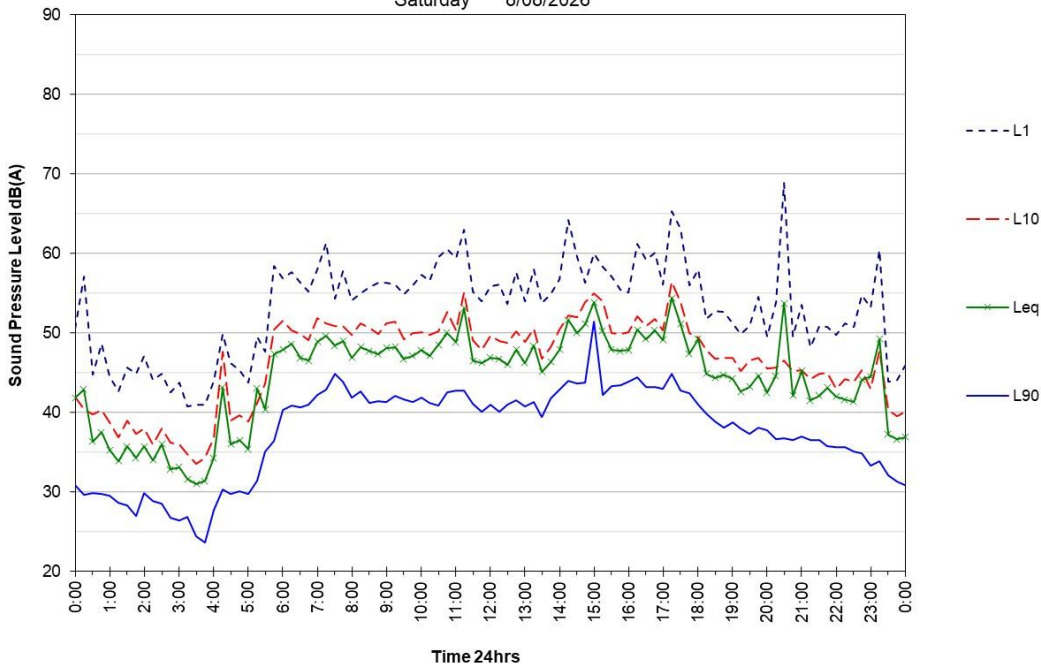
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12 Bernarra Street, The Gap

Environmental Noise Monitoring

Saturday 8/08/2026



12 Bernarra Street, The Gap

Environmental Noise Monitoring

Sunday 9/08/2026

