

BCC DS
RECEIVED
19/06/2026
APPLICATION REF
A007053194

acousticworks)))

Proposed Bob Jane Service Centre
437 Stafford Road
Stafford

ACOUSTIC REPORT



Client:
Sarris International Pty Ltd
Attn: Allister Sarris

Reference:
2026074 R01B 437 Staffor Road, Stafford ENV.docx

Date Issued:
24 June 2026

Document Information

Contact Details

Acoustic Works
17/10 Benson St
Toowong QLD 4066
(07) 3393 2222
ABN: 56 157 965 056

Greg Pearce
Email: gpearce@acousticworks.com.au

Mark Enersen
Email: menersen@acousticworks.com.au

Report Register

Date	Revision	Author	Reviewer
27/03/26	R01A	Marco Scoca	Greg Pearce
24/06/26	R01B	Marco Scoca	Greg Pearce

Disclaimer

Reports produced by Acoustic Works are prepared for a particular Client’s objective and are based on a specific scope, conditions, and limitations, as agreed between Acoustic Works and the Client. Under no circumstances shall information and/or report(s) prepared by Acoustic Works be used by other parties other than the Client without first obtaining written permission from Acoustic Works.

TABLE OF CONTENTS

- 1.Introduction 4**
- 2.Site Description 4**
 - 2.1 Site Location 4
 - 2.2 Land Zoning..... 5
 - 2.3 Proposal 5
 - 2.4 Acoustic Environment 6
- 3.Equipment 6**
- 4.Receivers and Noise Monitoring Location..... 7**
 - 4.1 Receiver Locations..... 7
 - 4.2 Unattended Noise Monitoring 8
- 5.Measured Noise Levels 8**
 - 5.1 Meteorological Conditions..... 8
 - 5.2 Ambient Noise Levels..... 9
- 6.Noise Criteria..... 10**
 - 6.1 BCC - Environmental Noise Criteria 10
 - 6.1.1 Onsite Activities 10
 - 6.1.2 Mechanical Plant 11
- 7.Environmental Assessment 12**
 - 7.1 Onsite Activities..... 12
 - 7.1.1 Intrusive Noise and Acoustic Amenity..... 12
- 8.Recommendations..... 13**
 - 8.1 Onsite Activities..... 13
 - 8.2 Acoustic Barriers 13
 - 8.3 Waste Collection..... 14
 - 8.4 Onsite Mechanical Plant 14
- 9.Conclusion 15**
- 10. Appendices 16**
 - 10.1 Development Plans..... 16
 - 10.2 Noise Monitoring Charts 25

TABLE INDEX

- Table 1 Meteorological Conditions – Brisbane QLD..... 8*
- Table 2 Measured Ambient Noise Levels - All Time Periods..... 9*
- Table 4: Noise (Planning) Criteria (Table 9.3.21.3.B) – Service Station code..... 10*
- Table 5: Applicable Intrusive Noise Criteria..... 11*
- Table 6: Applicable Mechanical Plant Noise Criteria 11*
- Table 7: Predicted Noise Impacts..... 12*

FIGURE INDEX

- Figure 1: Site location (not to scale) 4*
- Figure 2: Land Use Zones..... 5*
- Figure 3: Receivers and Noise Monitoring Locations 7*
- Figure 4: Proposed Acoustic Barriers..... 14*

1. Introduction

This report is in response to a request by Sarris International Pty Ltd for an environmental noise assessment of a proposed Bob Jane service centre to be located at 437 Stafford Road, Stafford. To facilitate the assessment, unattended noise monitoring was conducted at a nearby residential receiver to measure existing ambient noise levels and determine the criteria for onsite activities. Based on the outcomes of the assessment, acoustic treatments and control measures are recommended.

2. Site Description

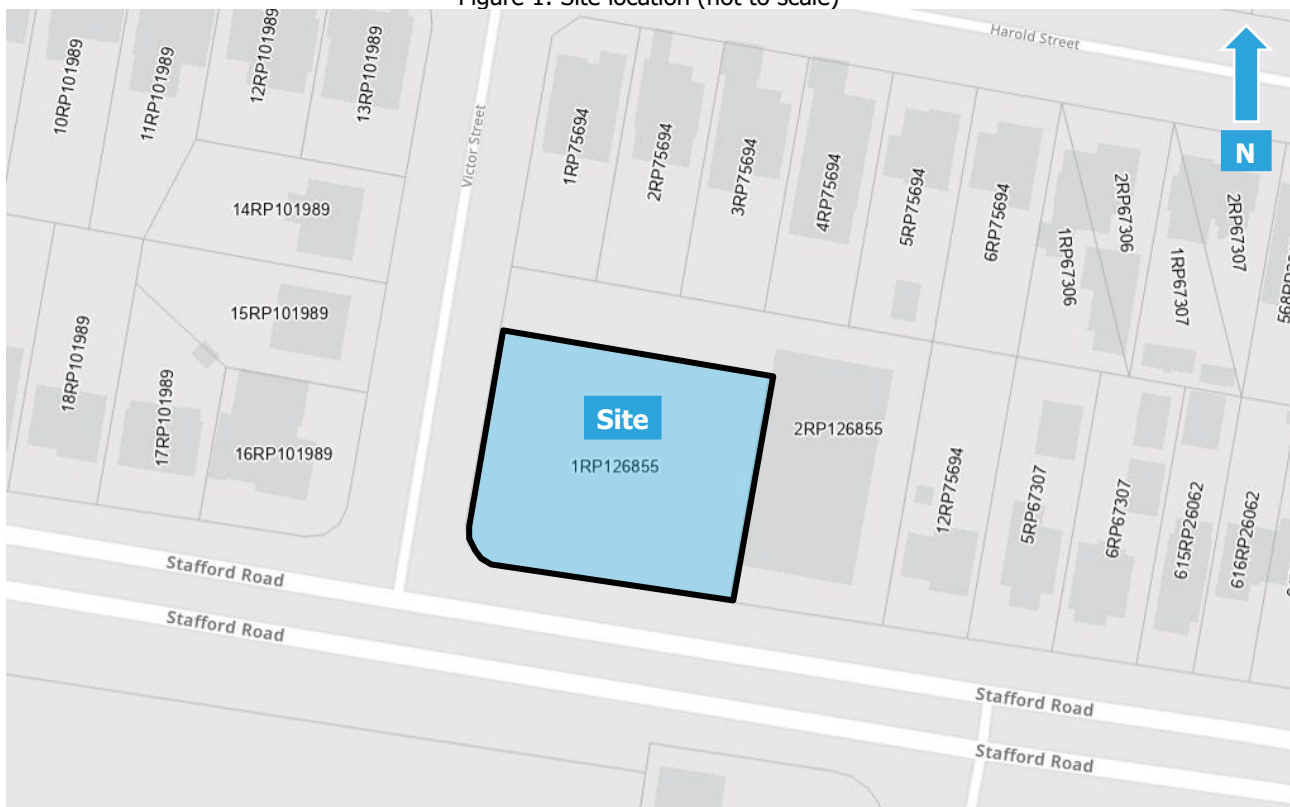
2.1 Site Location

The site is described by the following:

437 Stafford Road, Stafford
Lot 1 on RP126855

Refer to Figure 1 for site location.

Figure 1: Site location (not to scale)



A site survey was conducted on the 4th of March 2026 and identified the following:

- The site is currently vacant.
- The site is located in a Low Density Residential Zone as defined in the Brisbane City Plan 2024.
- Residential land uses are located to the east, north and west of the site, with commercial land uses located to the south, across Stafford Road.

2.2 Land Zoning

The land use zones of the site and surrounding area is presented in Figure 2.

Figure 2: Land Use Zones



2.3 Proposal

The proposal is to construct a Bob Jane service centre as follows:

- Site area of 1774m²
- 10 Car parking spaces
- Ground floor: Bob Jane customer sales area (Separate building), workshop and storage building.
- Mezzanine Floor: Storage area.
- Proposed operating hours: 8:00am to 5:30pm (Monday to Friday), 8:00am to 4:00pm (Saturdays).
- Site access via Stafford Road.

Refer to the Appendix for development plans.

2.4 Acoustic Environment

The surrounding area is primarily affected by noise from Stafford road and the commercial land uses to the south of Stafford Road.

3. Equipment

The following equipment was used to record noise levels:

- Rion NL-42 Environmental Noise Monitor
- BSWA Technology Co. Ltd Sound Calibrator

The Rion NL-42 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 sensitive receiver locations were identified as follows:

1. Two storey residential dwellings are located to the west of the site at 4, 8 and 12 Victor Street (Low Density Residential zone).
2. Two storey residential dwellings are located to the north of the site at 50 to 58 Harold Street (Low Density Residential zone).
3. A 2 storey commercial building (ANFE Italian Club) is located to the east of the site at 429 Stafford Road (Low Density Residential zone).

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

Figure 3: Receivers and Noise Monitoring Locations



4.2 Unattended Noise Monitoring

A Rion NL-42 environmental monitor was placed at 12 Victor Street to measure ambient noise levels. This location was chosen as it was considered representative of the nearest sensitive receivers to the site. The monitor was 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 4th and 16th March 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 AS1055:2018 *Acoustics – Description and measurement of environmental noise*.

Refer to Figure 3 for the noise monitoring location.

5. Measured Noise Levels

The following tables present the existing ambient noise levels from the unattended noise survey and meteorological conditions. Any periods of inclement weather or extraneous noise were omitted from the measurements 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 – Brisbane QLD

Day	Date	Rainfall (mm)	Wind			
			9am		3pm	
			Speed (km/h)	Direction	Speed (km/h)	Direction
Wednesday	4/03/26	2.6	7	ESE	9	ENE
Thursday	5/03/26	0.6	7	SE	7	ESE
Friday	6/03/26	13.6	11	E	13	E
Saturday	7/03/26	1.4	6	SE	11	ESE
Sunday	8/03/26	2.6	7	SE	9	SE
Monday	9/03/26	37.8	4	SW	6	SSE
Tuesday	10/03/26	12.6	6	SSE	13	ESE
Wednesday	11/03/26	0.2	6	SSE	7	NE
Thursday	12/03/26	0	4	WSW	9	ENE
Friday	13/03/26	0	7	SE	9	SSE
Saturday	14/03/26	2.8	17	SE	15	SE
Sunday	15/03/26	0.2	7	S	9	ESE
Monday	16/03/26	1.2	4	SE	13	ENE

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	RBL L90 dB(A)		
		Day	Eve	Night
Wednesday	4/03/26	-	40	43
Thursday	5/03/26	45	44	41
Friday	6/03/26	45*	47*	42*
Saturday	7/03/26	43	41	39
Sunday	8/03/26	44	50	43
Monday	9/03/26	49*	44*	45*
Tuesday	10/03/26	47*	48*	45*
Wednesday	11/03/26	43	44	44
Thursday	12/03/26	43	45	44
Friday	13/03/26	44	43	39
Saturday	14/03/26	48*	43*	41*
Sunday	15/03/26	44	42	40
Monday	16/03/26	45	-	-
Overall value		44	44	42

*Noise monitoring data affected by inclement weather has been omitted.

Refer to the appendix for graphical representation of ambient noise monitoring data.

6. Noise Criteria

6.1 BCC - Environmental Noise Criteria

In accordance with the Brisbane City Plan 2014, the development shall be assessed based on the Service Station code. The performance and acceptable outcomes for Service Stations in accordance with the Brisbane City Plan 2014 are as follows;

Table 3: 9.3.21 Service Station Code – Performance outcomes and acceptable outcomes

Performance Outcome	Acceptable Outcome
<p>PO10 Development:</p> <ol style="list-style-type: none"> has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents; ensures that noise generated does not exceed the noise (planning) criteria in Table 9.3.21.3.B and night-time noise criteria in Table 9.3.21.3.C. <p>Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome 10b.</p>	<p>AO10 Development:</p> <ol style="list-style-type: none"> is not located within 50m of a sensitive use or sensitive zone; or ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses; provides a 2m high acoustic fence along any boundary with a sensitive use; ensures car parking areas are acoustically screened from adjoining residential dwellings; has hours of operation, including for deliveries, which are limited to 6am to 8pm. <p>Note—Mechanical plant includes generators, motors, compressors and pumps, e.g. air conditioning, refrigeration or coldroom motors.</p>

6.1.1 Onsite Activities

In accordance with PO10 of the Service Station code (Brisbane City Plan 2014), onsite activities are assessed against the criteria from Table 9.3.21.3.B as shown below;

Table 4: Noise (Planning) Criteria (Table 9.3.21.3.B) – Service Station code

Criteria Location	Intrusive Noise Criteria	Acoustic Amenity Criteria		
	<p>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:</p> <ul style="list-style-type: none"> Day - 11hr Evening - 4hr Night - 9hr 	<p>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:</p> <ul style="list-style-type: none"> 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 the nearest sensitive receivers are reported below:

Table 5: Applicable Intrusive Noise Criteria

Time Period	Ambient RBL $L_{A90,T}$	Criteria dB(A) (RBL $L_{90} + 3$ dB(A))
Day 7am – 6pm	44	47
Evening 6pm – 10pm	44	47
Night 10pm – 7am	42	45

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 6: Applicable Mechanical Plant Noise Criteria

Time Period	Criteria dB(A) (Rating $L_{90} + 3$ dB(A))
Day 7am – 6pm	47
Evening 6pm – 10pm	47
Night 10pm – 7am	45

7. Environmental Assessment

7.1 Onsite Activities

Noise associated with the development was assessed based on previous measurements of similar activities. The calculations assume that the nominated activities are located at the closest representative point within the development site to each receiver location. Any relevant shielding or building transmission loss is taken into account for these activities.

7.1.1 Intrusive Noise and Acoustic Amenity

Predicted noise impacts at the nearest residential receivers are presented in Table 7.

Table 7: Predicted Noise Impacts

Receiver	Receivers													Intrusive LAeq Compliance	Acoustic Amenity LAeq Compliance
	Description														
	Source @1m dB(A)	Correction dB(A)*	Corrected dB(A)	Number of events day	Duration per event	Distance (m)	No Barrier (height (m))	Barrier screening dB	Building TL/Directivity dB	Building screening dB	Dist atten. @-6dB/dd	LAeq adj. T ext. dB(A) Day	Day	Day	
1	1. 4, 8 and 12 Victor Street (W) 2. 50 to 58 Harold Street (N) 3. 423 and 425 Stafford Road (E)													47	55
Criteria															
Car passby	69		69	50	15	49					-34	18	Yes	Yes	
Car door closure	75	2	77	50	2	49					-34	17	Yes	Yes	
Car start	74	2	76	50	2	49					-34	16	Yes	Yes	
Air Ratchet	90	3	93	1	900	44			-12		-33	32	Yes	Yes	
Impact Wrench	95	3	98	1	900	44			-12		-33	37	Yes	Yes	
Hand Tools	80	2	82	1	1800	44			-12		-33	24	Yes	Yes	
Scissor Lift	80		80	1	1800	44			-12		-33	22	Yes	Yes	
Voice conversation	70		70	3	3600	44					-33	31	Yes	Yes	
Deliveries	79		79	1	900	49					-34	29	Yes	Yes	
Total												39	Yes	Yes	
2	1. 4, 8 and 12 Victor Street (W) 2. 50 to 58 Harold Street (N) 3. 423 and 425 Stafford Road (E)													47	55
Criteria															
Car passby	69		69	50	15	34				-18	-31	3	Yes	Yes	
Car door closure	75	2	77	50	2	34				-18	-31	2	Yes	Yes	
Car start	74	2	76	50	2	34				-18	-31	1	Yes	Yes	
Air Ratchet	90	3	93	1	900	21			-20		-26	30	Yes	Yes	
Impact Wrench	95	3	98	1	900	21			-20		-26	35	Yes	Yes	
Hand Tools	80	2	82	1	1800	21			-20		-26	22	Yes	Yes	
Scissor Lift	80		80	1	1800	21			-20		-26	20	Yes	Yes	
Voice conversation	70		70	3	3600	25				-18	-28	18	Yes	Yes	
Deliveries	79		79	1	900	34				-18	-31	14	Yes	Yes	
Total												37	Yes	Yes	
3	1. 4, 8 and 12 Victor Street (W) 2. 50 to 58 Harold Street (N) 3. 423 and 425 Stafford Road (E)													47	55
Criteria															
Car passby	69		69	50	15	7	2	-6			-17	29	Yes	Yes	
Car door closure	75	2	77	50	2	20	2	-6			-26	19	Yes	Yes	
Car start	74	2	76	50	2	20	2	-6			-26	18	Yes	Yes	
Air Ratchet	90	3	93	1	900	17	2	-6	-12		-25	34	Yes	Yes	
Impact Wrench	95	3	98	1	900	17	2	-6	-12		-25	39	Yes	Yes	
Hand Tools	80	2	82	1	1800	17	2	-6	-12		-25	26	Yes	Yes	
Scissor Lift	80		80	1	1800	17	2	-6	-12		-25	24	Yes	Yes	
Voice conversation	70		70	3	3600	20	2	-6			-26	32	Yes	Yes	
Deliveries	79		79	1	900	20	2	-6			-26	31	Yes	Yes	
Total												42	Yes	Yes	

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

Compliance is predicted for all onsite activities at the sensitive receivers' locations for the daytime period on the condition the recommendations in Section 8 are implemented.

8. Recommendations

8.1 Onsite Activities

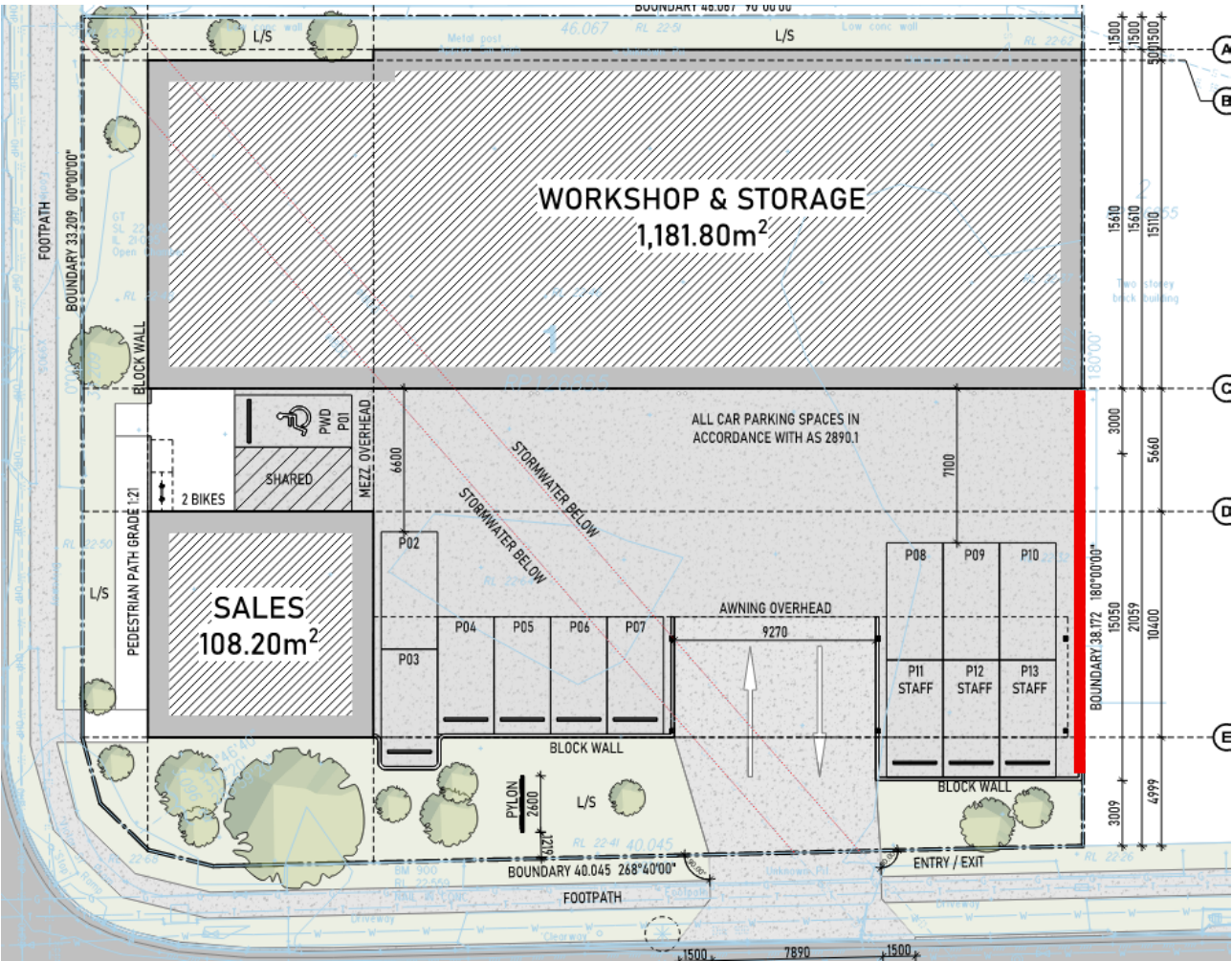
Compliance is predicted with the Brisbane City Council assessment criteria at the nearest sensitive receivers on the condition that the following treatments are implemented:

- Acoustic Barriers as per Section 8.2.
- Car park finished surfaces should consist of materials which provide low tyre squeal characteristics such as trowel fished concrete. Any traversable drainage grates must be securely fastened.
- Deliveries shall only be conducted during the proposed hours of operation (Daytime period).
- The building shall be constructed using minimum 150mm concrete tilt panels (Except for the customer sales area).

8.2 Acoustic Barriers

Acoustic barriers are recommended to be constructed to the height and extent shown in Figure 4 using materials that achieve a minimum surface density of 12.5kg/m². Suitable materials include 16mm thick lapped timber (minimum 40% overlap), 6.38mm laminate glazing, masonry, 9mm fibre cement sheeting, Hebel, 15mm Perspex, 16mm plywood, or other material which satisfy the minimum surface density requirement. The barrier shall be constructed to the specified height above the finished relative ground level. A combination of retaining wall and acoustic barrier is acceptable to achieve the height requirements.

Figure 4: Proposed Acoustic Barriers



Acoustic Barrier 2m Above Ground Level

8.3 Waste Collection

We recommend that waste collection be conducted in accordance with the surrounding residential receivers to minimise disturbances.

8.4 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 noise criteria stated in Section 6.1.2 with an assessment by a qualified acoustic consultant to be conducted prior to installation.

9. Conclusion

An environmental noise assessment was conducted for the proposed Bob Jane centre located at 437 Stafford Road, Stafford. On the condition the recommendations detailed in Section 8 are implemented, general compliance is predicted with Brisbane City Council assessment criteria at the closest sensitive receivers.

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

Report prepared by,



Marco Scoca
Acoustic Consultant
BEng (Civil Eng. Hons)
GradDipEngSc (Mechanical Eng.)
acousticworks)))

10. Appendices

10.1 Development Plans

PROPERTY DESCRIPTION

437 STAFFORD ROAD, STAFFORD
QLD 4053.

LOT 437 AREA: 1774.00m²

PROPOSED SITE COVER: 834.20m²
47.02%

GFA CALCULATIONS

SALES AREA: 108.20m²

WORKSHOP AREA: 664.40m²

MEZZANINE AREA: 515.40m²

TOTAL GFA: 1290.00m²

GFA / SITE COVER: 72.71%

CAR PARKING CALCULATIONS

1 SPACE PER 100m² of GFA
+ 2 PER TENANCY

1290.00m² / 100 = 12.9

12.9 + 2 = 14.9

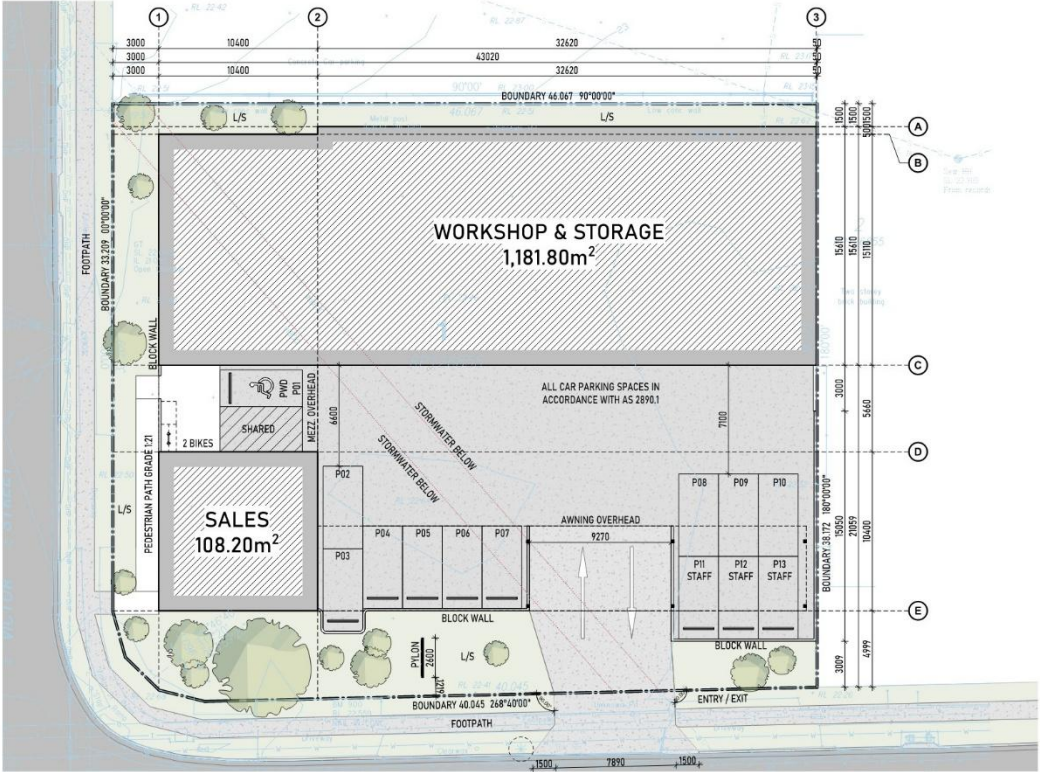
REQUIRED: 15

PROVIDED: 15

BIKE PARKING CALCULATIONS

REQUIRED: 02

PROVIDED: 02



GENERAL NOTES

1. All work to be done in accordance with relevant Australian Standards, Building Code of Australia, and all applicable Council and State legislation.

2. The design is based on the information provided by the client and is subject to change without notice.

3. The design is based on the information provided by the client and is subject to change without notice.

4. The design is based on the information provided by the client and is subject to change without notice.

No.	AMENDMENT	DATE
B	CLIENT AMENDMENTS	12.03.2006
C	REVISED ISSUE	23.03.2006
D	CAR PARKING AMENDMENTS	23.04.2006
E	REVISED ISSUE	21.05.2006
F	PYLON REVISION	28.05.2006

SARRIS

BOB JANE T MART
437 STAFFORD ROAD, STAFFORD, QLD

Site Plan Drawing No.

PROJECT	437 STAFFORD ROAD, STAFFORD, QLD
DATE	28.05.2006
SCALE	AS SHOWN

SARRIS

PRELIMINARY

AS88

Page No. 43

PROPERTY DESCRIPTION

437 STAFFORD ROAD, STAFFORD
QLD 4053.

LOT 437 AREA: 1774.00m²

PROPOSED SITE COVER: 834.20m²
47.02%

GFA CALCULATIONS

SALES AREA: 108.20m²

WORKSHOP AREA: 664.40m²

MEZZANINE AREA: 515.40m²

TOTAL GFA: 1290.00m²

GFA / SITE COVER: 72.71%

CAR PARKING CALCULATIONS

1 SPACE PER 100m² of GFA
+ 2 PER TENANCY

1290.00m² / 100 = 12.9

12.9 + 2 = 14.9

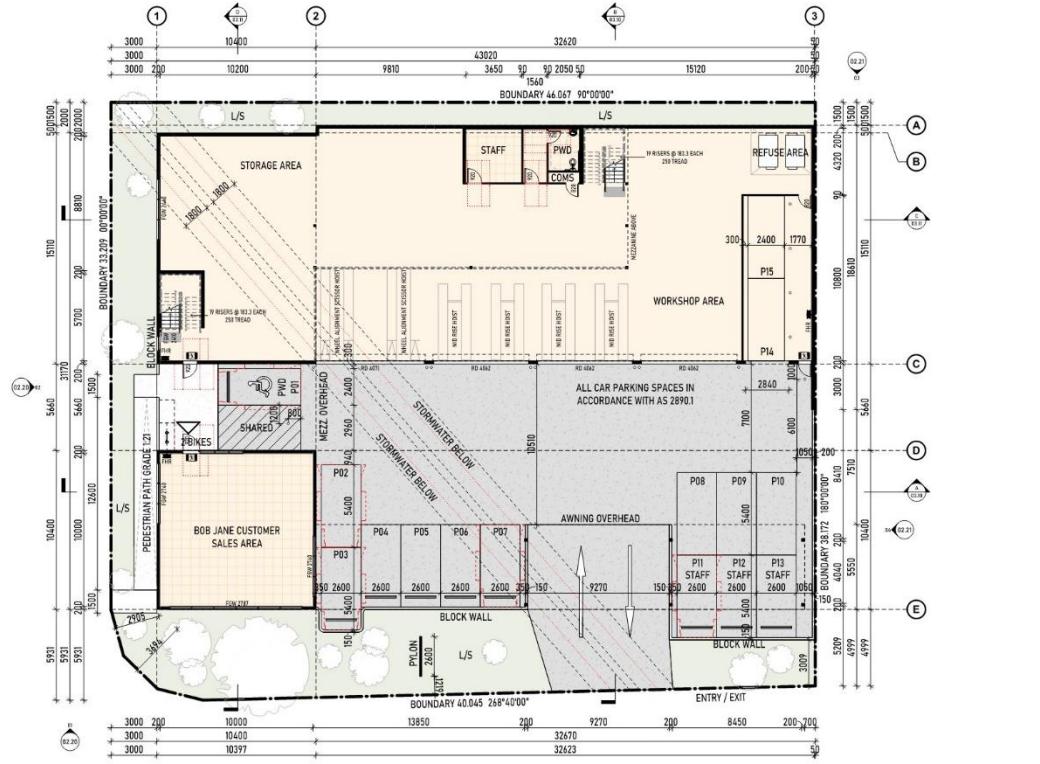
REQUIRED: 15

PROVIDED: 15

BIKE PARKING CALCULATIONS

REQUIRED: 02

PROVIDED: 02



GENERAL NOTES

1. All work to be done in accordance with relevant Australian Standards, Building Code of Australia, and all applicable Council and State legislation.

2. The design is based on the information provided by the client and is subject to change without notice.

3. The design is based on the information provided by the client and is subject to change without notice.

4. The design is based on the information provided by the client and is subject to change without notice.

No.	AMENDMENT	DATE
B	CLIENT AMENDMENTS	12.03.2006
C	REVISED ISSUE	23.03.2006
D	CAR PARKING AMENDMENTS	23.04.2006
E	REVISED ISSUE	21.05.2006
F	PYLON REVISION	28.05.2006

SARRIS

BOB JANE T MART
437 STAFFORD ROAD, STAFFORD, QLD

Ground Floor Drawing No.

PROJECT	437 STAFFORD ROAD, STAFFORD, QLD
DATE	28.05.2006
SCALE	AS SHOWN

SARRIS

PRELIMINARY

AS88

Page No. 43

PROPERTY DESCRIPTION

437 STAFFORD ROAD, STAFFORD
QLD 4053.

LOT 437 AREA: 1774.00m²

PROPOSED SITE COVER: 834.20m²
47.02%

GFA CALCULATIONS

SALES AREA: 108.20m²

WORKSHOP AREA: 666.40m²

MEZZANINE AREA: 515.40m²

TOTAL GFA: 1290.00m²

GFA / SITE COVER: 72.71%

CAR PARKING CALCULATIONS

1 SPACE PER 100m² OF GFA
+ 2 PER TENANCY
1290.00m² / 100 = 12.9
12.9 + 2 = 14.9

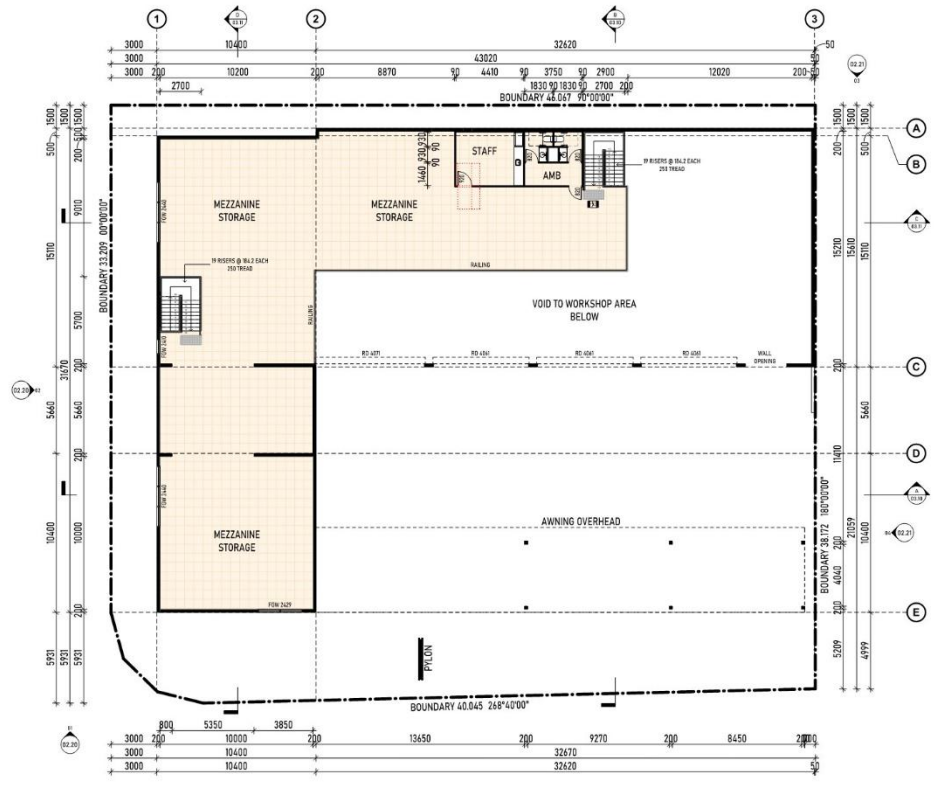
REQUIRED: 15

PROVIDED: 15

BIKE PARKING CALCULATIONS

REQUIRED: 02

PROVIDED: 02



GENERAL NOTES

1. This drawing is to be read in conjunction with relevant Australian, New Zealand, British and AS/NZS standards. The Project Engineer is responsible for ensuring that all drawings comply with applicable codes of practice and standards.

2. Contractors are to ensure that all work is completed in accordance with the approved drawings and specifications.

3. All work is to be completed in accordance with the approved drawings and specifications.

4. All work is to be completed in accordance with the approved drawings and specifications.

5. All work is to be completed in accordance with the approved drawings and specifications.

6. All work is to be completed in accordance with the approved drawings and specifications.

7. All work is to be completed in accordance with the approved drawings and specifications.

8. All work is to be completed in accordance with the approved drawings and specifications.

9. All work is to be completed in accordance with the approved drawings and specifications.

10. All work is to be completed in accordance with the approved drawings and specifications.

No.	AMENDMENT	DATE
B	CLIENT AMENDMENTS	12.03.2006
C	REVISED ISSUE	23.03.2006
D	CAR PARKING AMENDMENTS	23.04.2006
E	REVISED ISSUE	21.05.2006
F	PYLON REVISION	28.05.2006

SARRIS

BOB JANE T MART
437 STAFFORD ROAD, STAFFORD, QLD
Mezzanine Drawing Title

PROJECT NO.	819917
CLIENT NO.	443943
DRAWING NO.	81910141
DATE	28/05/2006
SCALE	As Shown

SARRIS

PRELIMINARY

AS88

Page No. 43

Sheet No. 43

PROPERTY DESCRIPTION

437 STAFFORD ROAD, STAFFORD
QLD 4053.

LOT 437 AREA: 1774.00m²

PROPOSED SITE COVER: 834.20m²
47.02%

GFA CALCULATIONS

SALES AREA: 108.20m²

WORKSHOP AREA: 666.40m²

MEZZANINE AREA: 515.40m²

TOTAL GFA: 1290.00m²

GFA / SITE COVER: 72.71%

CAR PARKING CALCULATIONS

1 SPACE PER 100m² OF GFA
+ 2 PER TENANCY
1290.00m² / 100 = 12.9
12.9 + 2 = 14.9

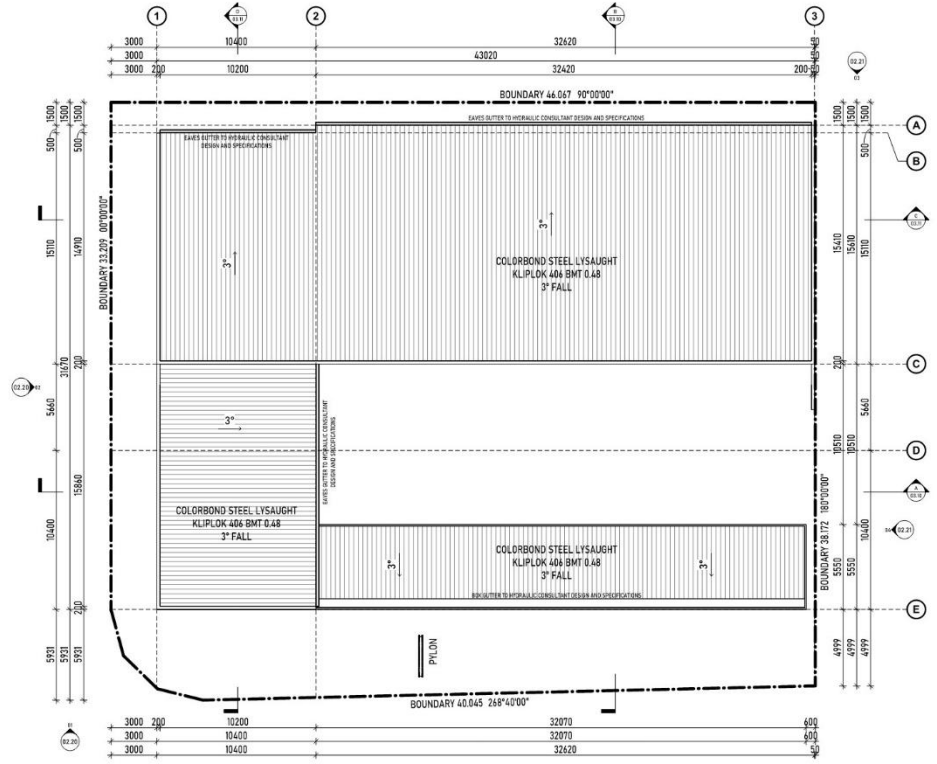
REQUIRED: 15

PROVIDED: 15

BIKE PARKING CALCULATIONS

REQUIRED: 02

PROVIDED: 02



*** Allow for fall arrestor anchor points in accordance with Australian standards.

GENERAL NOTES

1. This drawing is to be read in conjunction with relevant Australian, New Zealand, British and AS/NZS standards. The Project Engineer is responsible for ensuring that all drawings comply with applicable codes of practice and standards.

2. Contractors are to ensure that all work is completed in accordance with the approved drawings and specifications.

3. All work is to be completed in accordance with the approved drawings and specifications.

4. All work is to be completed in accordance with the approved drawings and specifications.

5. All work is to be completed in accordance with the approved drawings and specifications.

6. All work is to be completed in accordance with the approved drawings and specifications.

7. All work is to be completed in accordance with the approved drawings and specifications.

8. All work is to be completed in accordance with the approved drawings and specifications.

9. All work is to be completed in accordance with the approved drawings and specifications.

10. All work is to be completed in accordance with the approved drawings and specifications.

No.	AMENDMENT	DATE
B	CLIENT AMENDMENTS	12.03.2006
C	REVISED ISSUE	23.03.2006
D	CAR PARKING AMENDMENTS	23.04.2006
E	REVISED ISSUE	21.05.2006
F	PYLON REVISION	28.05.2006

SARRIS

BOB JANE T MART
437 STAFFORD ROAD, STAFFORD, QLD
Roof Plan Drawing Title

PROJECT NO.	819917
CLIENT NO.	443943
DRAWING NO.	81910141
DATE	28/05/2006
SCALE	As Shown

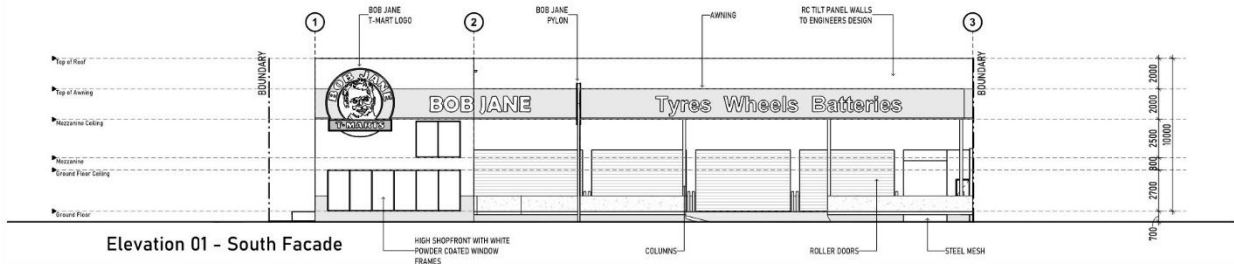
SARRIS

PRELIMINARY

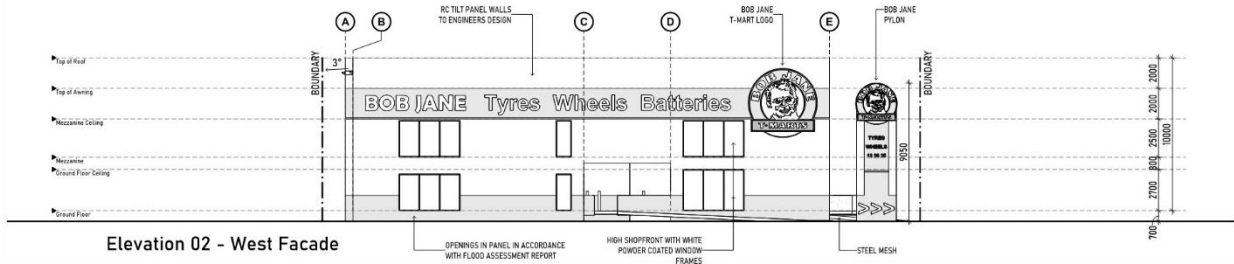
AS88

Page No. 43

Sheet No. 43

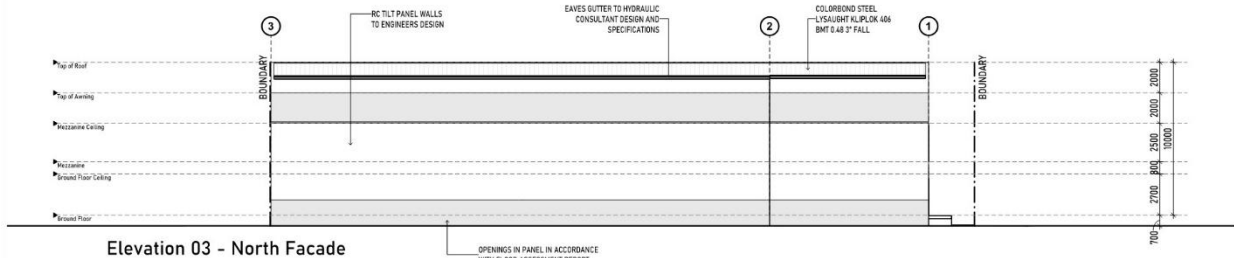


Elevation 01 - South Facade

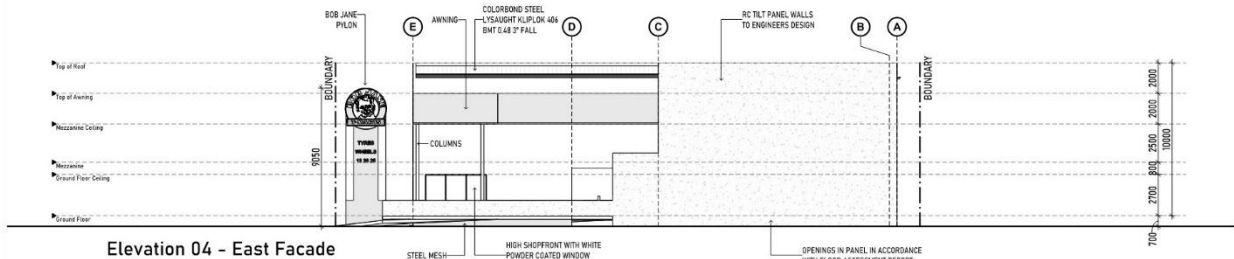


Elevation 02 - West Facade

<p>GENERAL NOTES</p> <p>1. This drawing is to be used in conjunction with relevant Structural, Fire Services, Mechanical, Electrical, Plumbing, Civil and landscaping drawings. Technical drawings to be used in conjunction with appropriate codes of technical regulations.</p> <p>2. Contractors to verify all dimensions, conditions or site prior to commencement of works. Contractors to seek confirmation of all dimensions and areas of site prior to commencement of works and to confirm that all dimensions and areas are as shown on this drawing. Contractors to verify all dimensions and areas of site prior to commencement of works and to confirm that all dimensions and areas are as shown on this drawing.</p> <p>3. All dimensions are to be in millimetres unless otherwise stated. Dimensions are to be taken to the face of the work unless otherwise stated.</p> <p>4. All dimensions are to be in millimetres unless otherwise stated. Dimensions are to be taken to the face of the work unless otherwise stated.</p> <p>5. All dimensions are to be in millimetres unless otherwise stated. Dimensions are to be taken to the face of the work unless otherwise stated.</p> <p>6. All dimensions are to be in millimetres unless otherwise stated. Dimensions are to be taken to the face of the work unless otherwise stated.</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>AMENDMENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>CLIENT AMENDMENTS</td> <td>12.03.2006</td> </tr> <tr> <td>C</td> <td>REVISED ISSUE</td> <td>23.03.2006</td> </tr> <tr> <td>D</td> <td>CAR PARKING AMENDMENTS</td> <td>23.04.2006</td> </tr> <tr> <td>E</td> <td>REVISED ISSUE</td> <td>21.05.2006</td> </tr> <tr> <td>F</td> <td>PYLON REVISION</td> <td>28.05.2006</td> </tr> </tbody> </table>	No.	AMENDMENT	DATE	B	CLIENT AMENDMENTS	12.03.2006	C	REVISED ISSUE	23.03.2006	D	CAR PARKING AMENDMENTS	23.04.2006	E	REVISED ISSUE	21.05.2006	F	PYLON REVISION	28.05.2006	<p style="text-align: center;">SARRIS</p> <p>437 STAFFORD ROAD, STAFFORD, QLD 4057</p> <p>Ph: 07 559 9999 Fax: 07 559 9998</p> <p>www.sarris.com.au</p>	<p>BOB JANE T MART</p> <p>437 STAFFORD ROAD, STAFFORD, QLD</p> <p>Elevations Drawing Title</p>	<p style="text-align: center;">SARRIS</p> <p>CONSULTANTS (AUSTRALIA) PTY LTD</p>	<p>PRELIMINARY</p> <p>AS88</p> <p>Page No. 43</p>
	No.	AMENDMENT	DATE																				
	B	CLIENT AMENDMENTS	12.03.2006																				
	C	REVISED ISSUE	23.03.2006																				
	D	CAR PARKING AMENDMENTS	23.04.2006																				
	E	REVISED ISSUE	21.05.2006																				
F	PYLON REVISION	28.05.2006																					

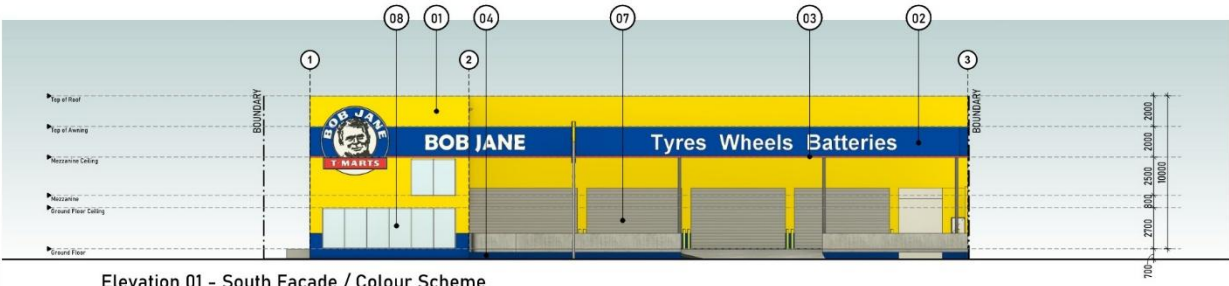


Elevation 03 - North Facade

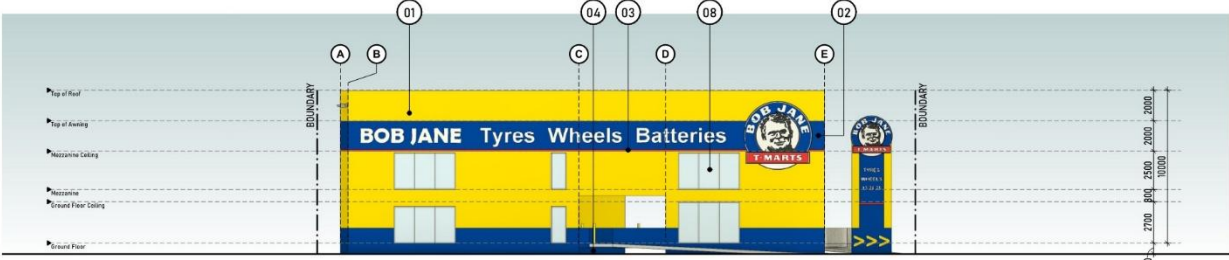


Elevation 04 - East Facade

<p>GENERAL NOTES</p> <p>1. This drawing is to be used in conjunction with relevant Structural, Fire Services, Mechanical, Electrical, Plumbing, Civil and landscaping drawings. Technical drawings to be used in conjunction with appropriate codes of technical regulations.</p> <p>2. Contractors to verify all dimensions, conditions or site prior to commencement of works. Contractors to seek confirmation of all dimensions and areas of site prior to commencement of works and to confirm that all dimensions and areas are as shown on this drawing. Contractors to verify all dimensions and areas of site prior to commencement of works and to confirm that all dimensions and areas are as shown on this drawing.</p> <p>3. All dimensions are to be in millimetres unless otherwise stated. Dimensions are to be taken to the face of the work unless otherwise stated.</p> <p>4. All dimensions are to be in millimetres unless otherwise stated. Dimensions are to be taken to the face of the work unless otherwise stated.</p> <p>5. All dimensions are to be in millimetres unless otherwise stated. Dimensions are to be taken to the face of the work unless otherwise stated.</p> <p>6. All dimensions are to be in millimetres unless otherwise stated. Dimensions are to be taken to the face of the work unless otherwise stated.</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>AMENDMENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>CLIENT AMENDMENTS</td> <td>12.03.2006</td> </tr> <tr> <td>C</td> <td>REVISED ISSUE</td> <td>23.03.2006</td> </tr> <tr> <td>D</td> <td>CAR PARKING AMENDMENTS</td> <td>23.04.2006</td> </tr> <tr> <td>E</td> <td>REVISED ISSUE</td> <td>21.05.2006</td> </tr> <tr> <td>F</td> <td>PYLON REVISION</td> <td>28.05.2006</td> </tr> </tbody> </table>	No.	AMENDMENT	DATE	B	CLIENT AMENDMENTS	12.03.2006	C	REVISED ISSUE	23.03.2006	D	CAR PARKING AMENDMENTS	23.04.2006	E	REVISED ISSUE	21.05.2006	F	PYLON REVISION	28.05.2006	<p style="text-align: center;">SARRIS</p> <p>437 STAFFORD ROAD, STAFFORD, QLD</p> <p>Ph: 07 559 9999 Fax: 07 559 9998</p> <p>www.sarris.com.au</p>	<p>BOB JANE T MART</p> <p>437 STAFFORD ROAD, STAFFORD, QLD</p> <p>Elevations Drawing Title</p>	<p style="text-align: center;">SARRIS</p> <p>CONSULTANTS (AUSTRALIA) PTY LTD</p>	<p>PRELIMINARY</p> <p>AS88</p> <p>Page No. 43</p>
	No.	AMENDMENT	DATE																				
	B	CLIENT AMENDMENTS	12.03.2006																				
	C	REVISED ISSUE	23.03.2006																				
	D	CAR PARKING AMENDMENTS	23.04.2006																				
	E	REVISED ISSUE	21.05.2006																				
F	PYLON REVISION	28.05.2006																					



Elevation 01 - South Facade / Colour Scheme



Elevation 02 - West Facade / Colour Scheme

01	BOB JANE YELLOW	T MART - FACADE WALLS	05	COLORBOND POWDERCOATED BLACK	FASCIAS AND CAPPINGS ACOUSTIC SCREEN
02	BOB JANE BLUE	T MART - FACADE WALLS	06	LYSAUGHT KLIPLOK 40# BMT 0.48 COLOUR: COLORBOND SURFM	ROOF
03	BOB JANE RED	T MART - FACADE WALLS	07	DULUX COLORBOND: BLACK	ROLLER DOOR
04	STEEL MESH	UNDERSIDE OF CONCRETE SLAB	08	GRD: DARK TINTED FST: DARK TINTED POWDERCOAT FRAME: BLACK	GLASS WINDOWS

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING. THE BUILDING CODE OF AUSTRALIA & UPDATES AS WELL AS THE S.A.A CODES SHALL BE THE MINIMUM STANDARDS OF COMPLIANCE. CHECK COUNCIL STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL CONDITIONS.
ROOFING MATERIALS ARE TO BE PRE COLOURED AND NON-REFLECTIVE. GLAZING TREATMENT MUST USE NON-REFLECTIVE MATERIALS/PRODUCTS.

GENERAL NOTES
1. All work to be done in accordance with relevant Australian Standards, Building Code of Australia, and all applicable codes of practice.
2. All work to be done in accordance with the approved plans and specifications.
3. All work to be done in accordance with the approved plans and specifications.
4. All work to be done in accordance with the approved plans and specifications.
5. All work to be done in accordance with the approved plans and specifications.
6. All work to be done in accordance with the approved plans and specifications.
7. All work to be done in accordance with the approved plans and specifications.
8. All work to be done in accordance with the approved plans and specifications.

No.	AMENDMENT	DATE
B	CLIENT AMENDMENTS	12.03.2026
C	REVISED ISSUE	23.03.2026
D	CAR PARKING AMENDMENTS	23.04.2026
E	REVISED ISSUE	21.05.2026
F	PYLON REVISION	28.05.2026

SARRIS

BOB JANE T MART
437 STAFFORD ROAD, STAFFORD, QLD

Elevations - Colour Scheme Drawing Title

PROJECT	BOB JANE T MART
ADDRESS	437 STAFFORD ROAD, STAFFORD, QLD
DATE	28.05.2026
DRAWING NO.	Elevations - Colour Scheme

SARRIS

PRELIMINARY

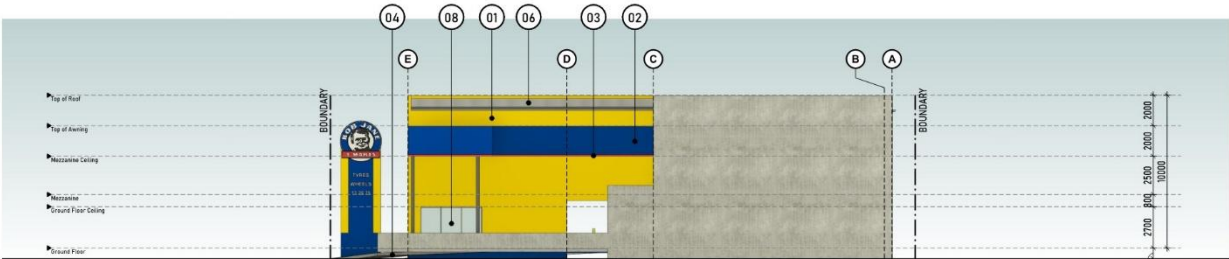
AS88

Scale: 1:100

Sheet: 03



Elevation 03 - North Facade / Colour Scheme



Elevation 04 - East Facade / Colour Scheme

01	BOB JANE YELLOW	T MART - FACADE WALLS	05	COLORBOND POWDERCOATED BLACK	FASCIAS AND CAPPINGS ACOUSTIC SCREEN
02	BOB JANE BLUE	T MART - FACADE WALLS	06	LYSAUGHT KLIPLOK 40# BMT 0.48 COLOUR: COLORBOND SURFM	ROOF
03	BOB JANE RED	T MART - FACADE WALLS	07	DULUX COLORBOND: BLACK	ROLLER DOOR
04	STEEL MESH	UNDERSIDE OF CONCRETE SLAB	08	GRD: DARK TINTED FST: DARK TINTED POWDERCOAT FRAME: BLACK	GLASS WINDOWS

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK. THE SUPERVISOR IS TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES AND TO AWAIT FUTURE INSTRUCTIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALING. THE BUILDING CODE OF AUSTRALIA & UPDATES AS WELL AS THE S.A.A CODES SHALL BE THE MINIMUM STANDARDS OF COMPLIANCE. CHECK COUNCIL STAMPED PLANS TO ENSURE COMPLIANCE WITH ALL CONDITIONS.
ROOFING MATERIALS ARE TO BE PRE COLOURED AND NON-REFLECTIVE. GLAZING TREATMENT MUST USE NON-REFLECTIVE MATERIALS/PRODUCTS.

GENERAL NOTES
1. All work to be done in accordance with relevant Australian Standards, Building Code of Australia, and all applicable codes of practice.
2. All work to be done in accordance with the approved plans and specifications.
3. All work to be done in accordance with the approved plans and specifications.
4. All work to be done in accordance with the approved plans and specifications.
5. All work to be done in accordance with the approved plans and specifications.
6. All work to be done in accordance with the approved plans and specifications.
7. All work to be done in accordance with the approved plans and specifications.
8. All work to be done in accordance with the approved plans and specifications.

No.	AMENDMENT	DATE
B	CLIENT AMENDMENTS	12.03.2026
C	REVISED ISSUE	23.03.2026
D	CAR PARKING AMENDMENTS	23.04.2026
E	REVISED ISSUE	21.05.2026
F	PYLON REVISION	28.05.2026

SARRIS

BOB JANE T MART
437 STAFFORD ROAD, STAFFORD, QLD

Elevations - Colour Scheme Drawing Title

PROJECT	BOB JANE T MART
ADDRESS	437 STAFFORD ROAD, STAFFORD, QLD
DATE	28.05.2026
DRAWING NO.	Elevations - Colour Scheme

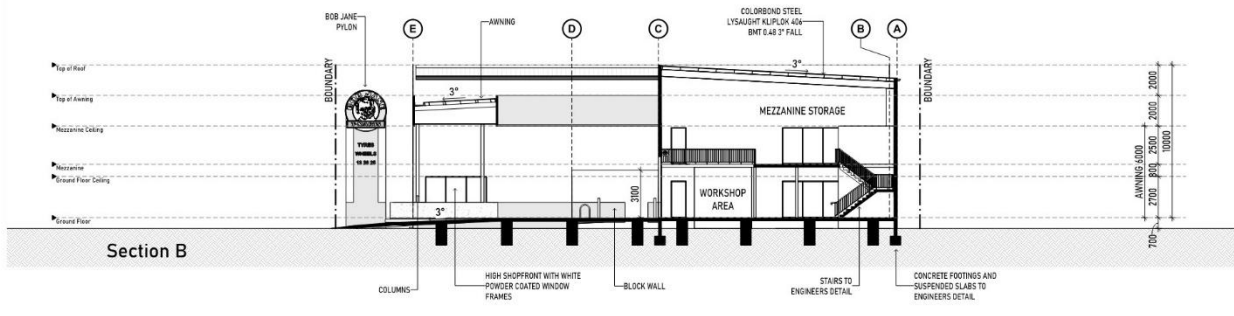
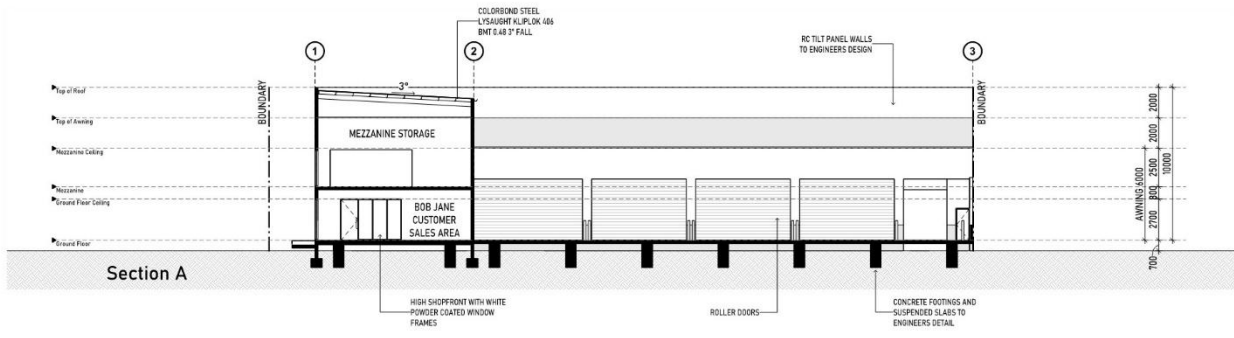
SARRIS

PRELIMINARY

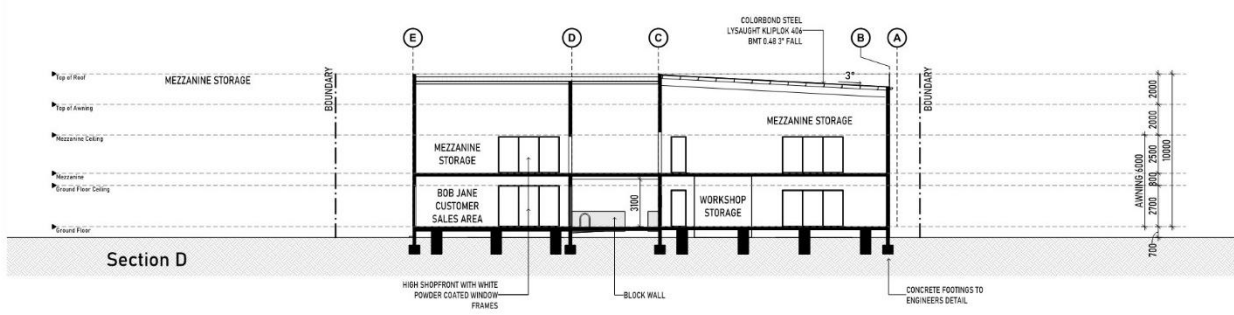
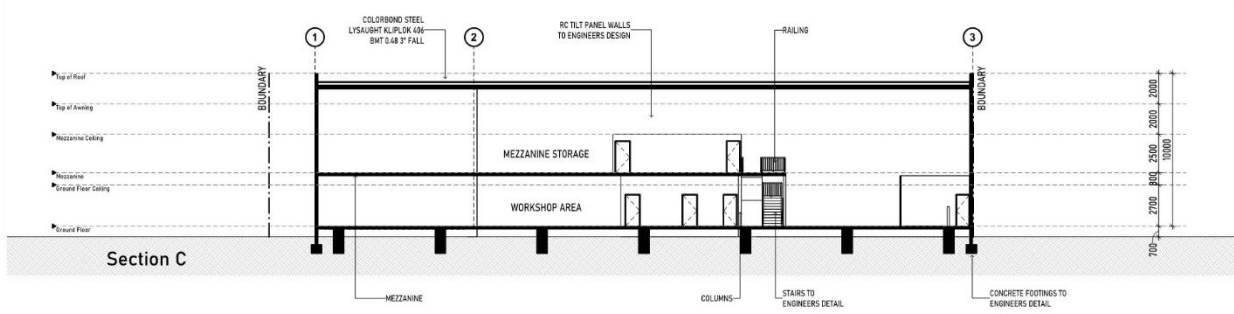
AS88

Scale: 1:100

Sheet: 03

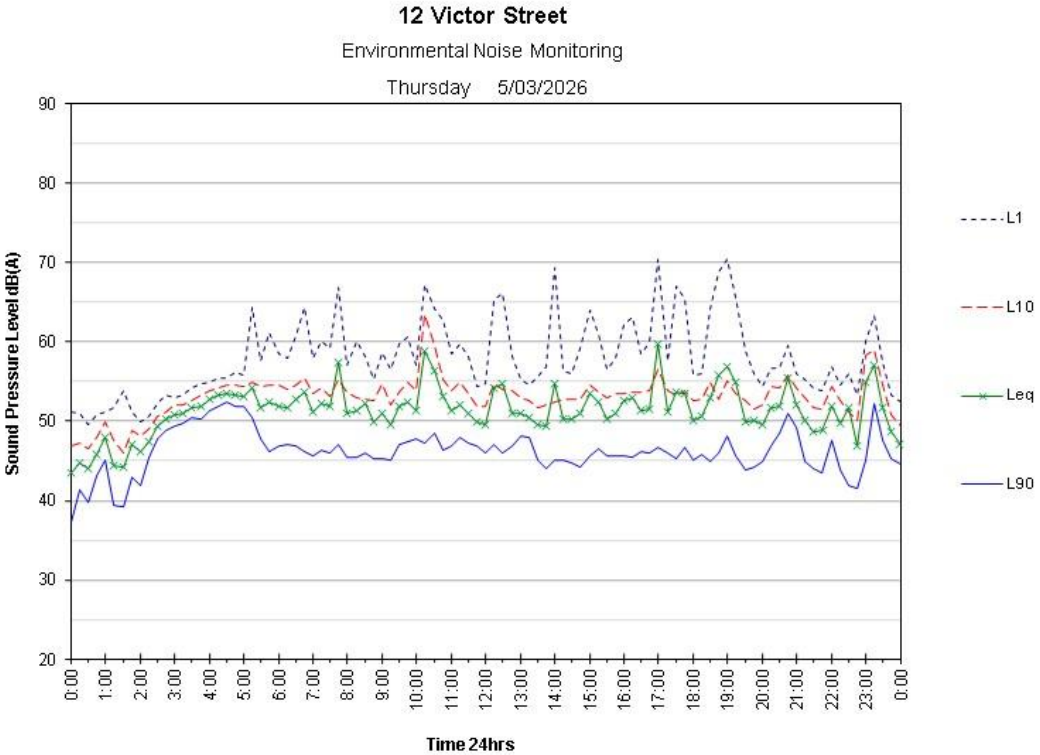
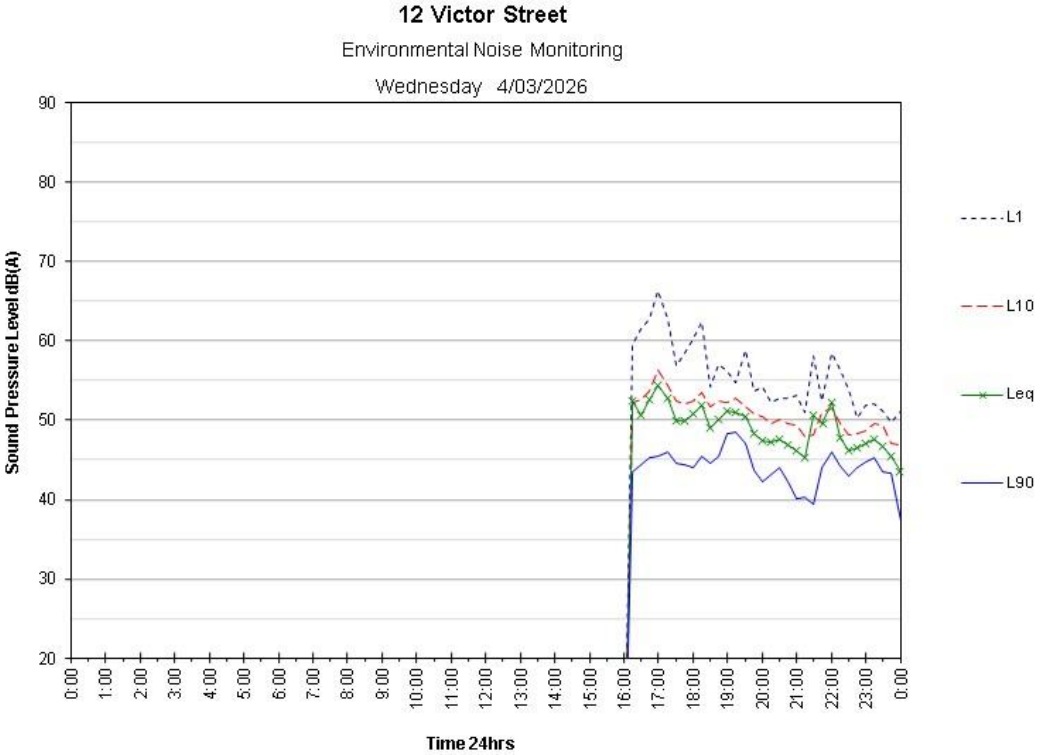


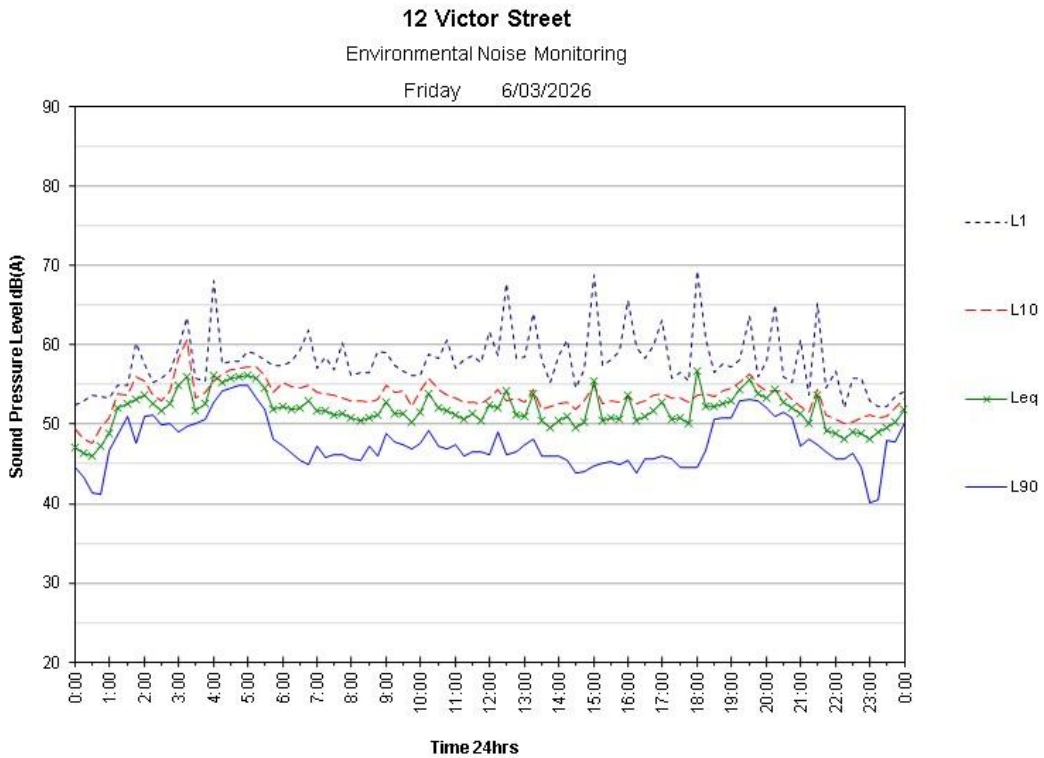
<p>GENERAL NOTES</p> <p>1. This document is to be used in conjunction with relevant Australian, New Zealand, Malaysian, and other applicable codes and standards. It is not intended to be used in isolation.</p> <p>2. The design is based on the information provided by the client. SARRIS is not responsible for any errors or omissions in the information provided.</p> <p>3. The design is based on the information provided by the client. SARRIS is not responsible for any errors or omissions in the information provided.</p> <p>4. The design is based on the information provided by the client. SARRIS is not responsible for any errors or omissions in the information provided.</p> <p>5. The design is based on the information provided by the client. SARRIS is not responsible for any errors or omissions in the information provided.</p> <p>6. The design is based on the information provided by the client. SARRIS is not responsible for any errors or omissions in the information provided.</p>	<p>No. AMENDMENT</p> <p>B CLIENT AMENDMENTS</p> <p>C REVISED ISSUE</p> <p>D CAR PARKING AMENDMENTS</p> <p>E REVISED ISSUE</p> <p>F PYLON REVISION</p>	<p>DATE</p> <p>12.03.2026</p> <p>23.03.2026</p> <p>23.04.2026</p> <p>21.05.2026</p> <p>28.05.2026</p>	<p>SARRIS</p> <p>437 STAFFORD ROAD, STAFFORD, QLD</p> <p>BOB JANE T MART</p> <p>437 STAFFORD ROAD, STAFFORD, QLD</p> <p>PRELIMINARY</p> <p>AS88</p> <p>Page No. 63</p>	<p>SARRIS</p> <p>CONSULTING ENGINEERS ARCHITECTS</p>	<p>PRELIMINARY</p> <p>AS88</p> <p>Page No. 63</p>
--	--	--	---	---	--

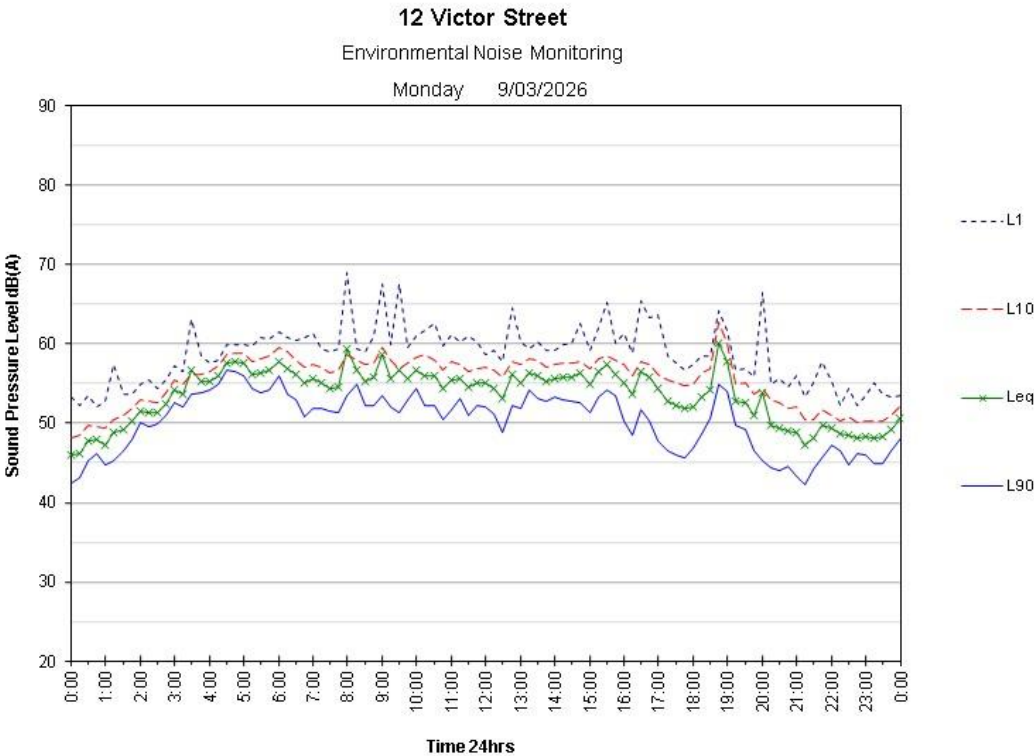
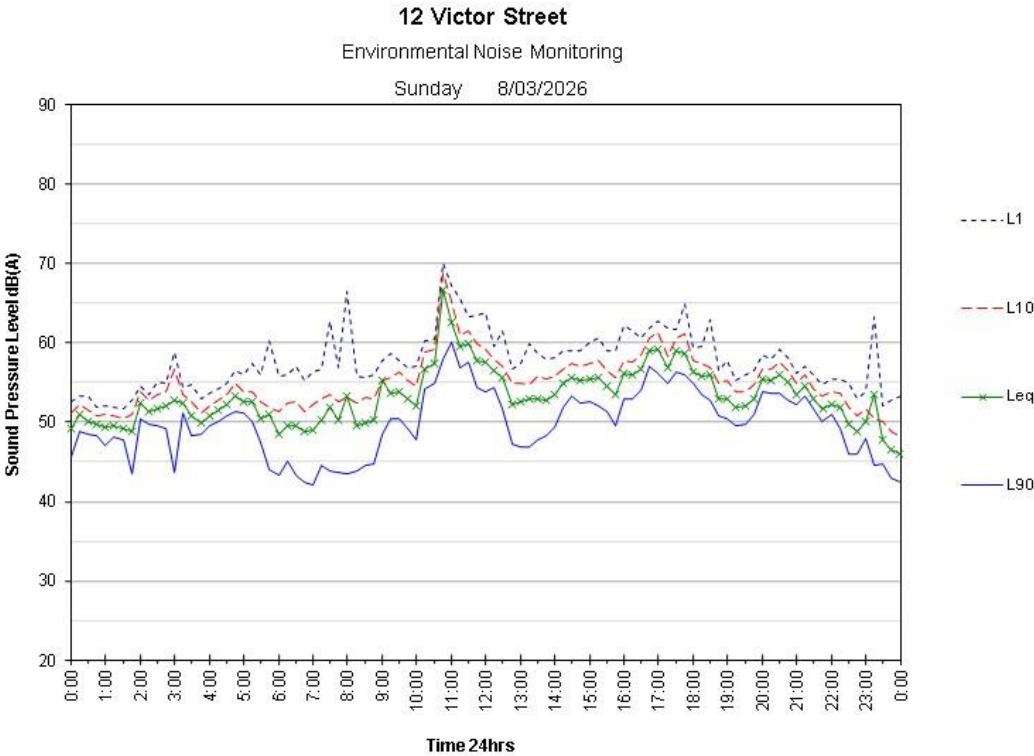


<p>GENERAL NOTES</p> <p>1. This document is to be used in conjunction with relevant Australian, New Zealand, Malaysian, and other applicable codes and standards. It is not intended to be used in isolation.</p> <p>2. The design is based on the information provided by the client. SARRIS is not responsible for any errors or omissions in the information provided.</p> <p>3. The design is based on the information provided by the client. SARRIS is not responsible for any errors or omissions in the information provided.</p> <p>4. The design is based on the information provided by the client. SARRIS is not responsible for any errors or omissions in the information provided.</p>	<p>No. AMENDMENT</p> <p>A REVISED DESIGN ISSUE</p> <p>B CLIENT AMENDMENTS</p> <p>C REVISED ISSUE</p> <p>D REVISED ISSUE</p>	<p>DATE</p> <p>02.03.2026</p> <p>12.03.2026</p> <p>23.03.2026</p> <p>21.05.2026</p>	<p>SARRIS</p> <p>437 STAFFORD ROAD, STAFFORD, QLD</p> <p>BOB JANE T MART</p> <p>437 STAFFORD ROAD, STAFFORD, QLD</p> <p>PRELIMINARY</p> <p>AS88</p> <p>Page No. 63</p>	<p>SARRIS</p> <p>CONSULTING ENGINEERS ARCHITECTS</p>	<p>PRELIMINARY</p> <p>AS88</p> <p>Page No. 63</p>
--	--	--	---	---	--

10.2 Noise Monitoring Charts



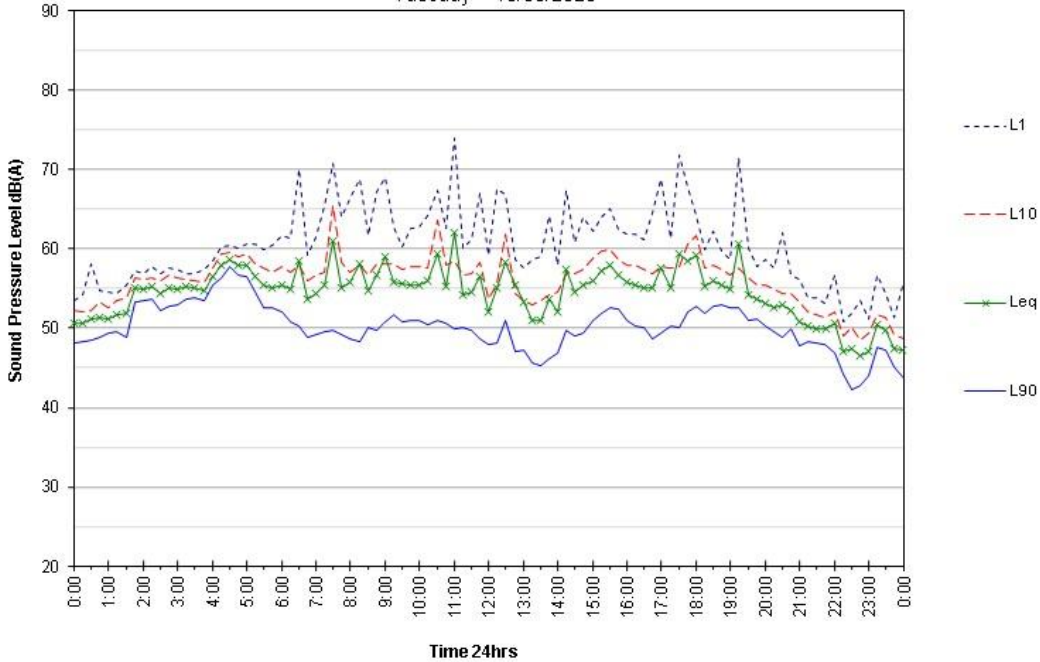




12 Victor Street

Environmental Noise Monitoring

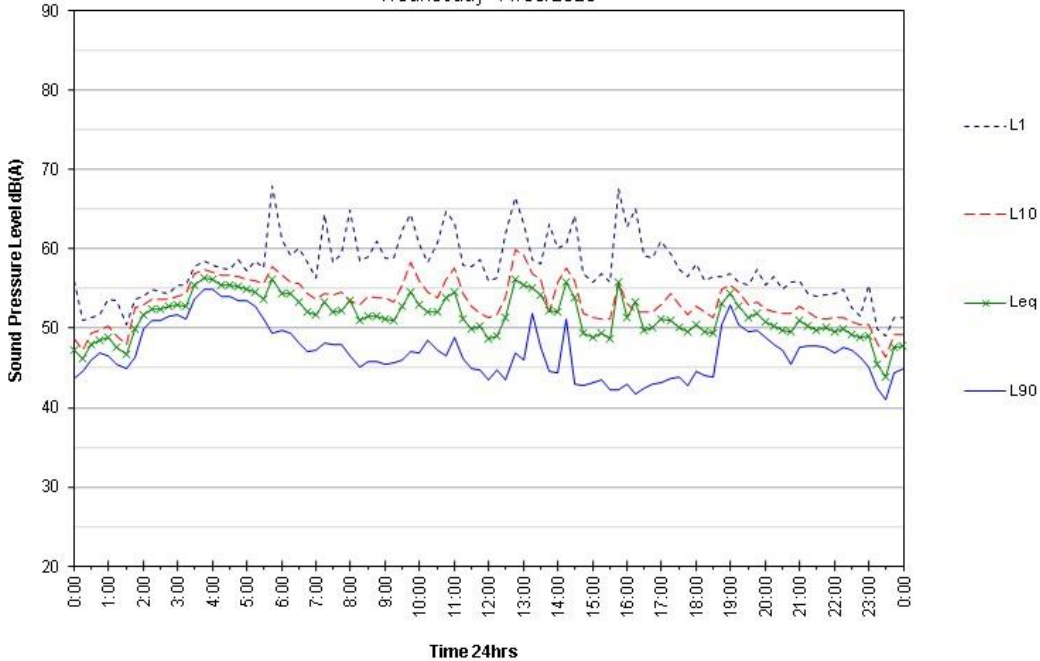
Tuesday 10/03/2026



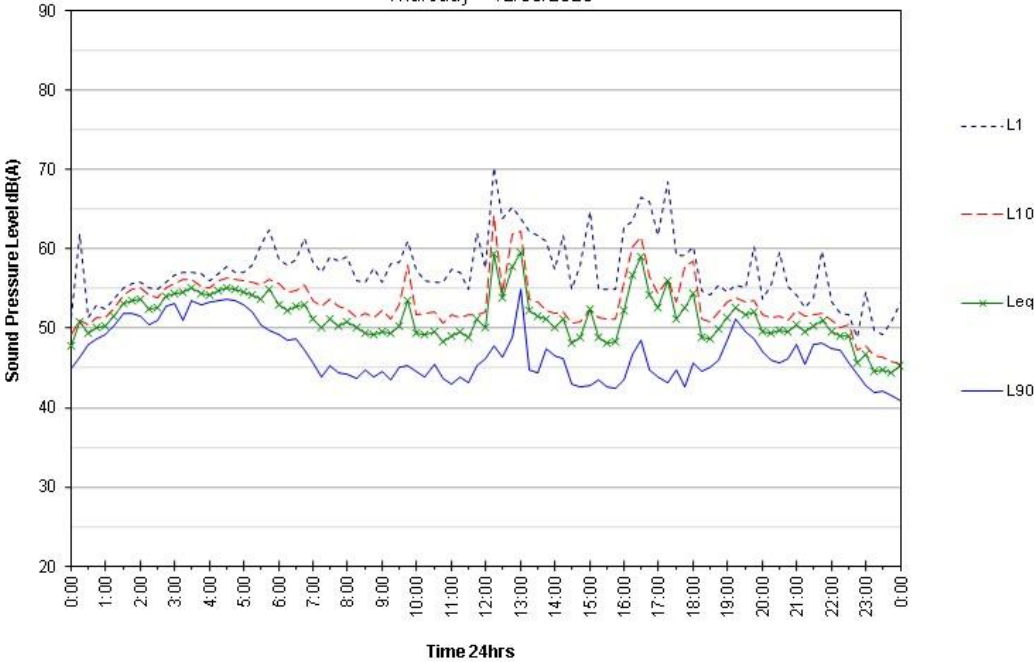
12 Victor Street

Environmental Noise Monitoring

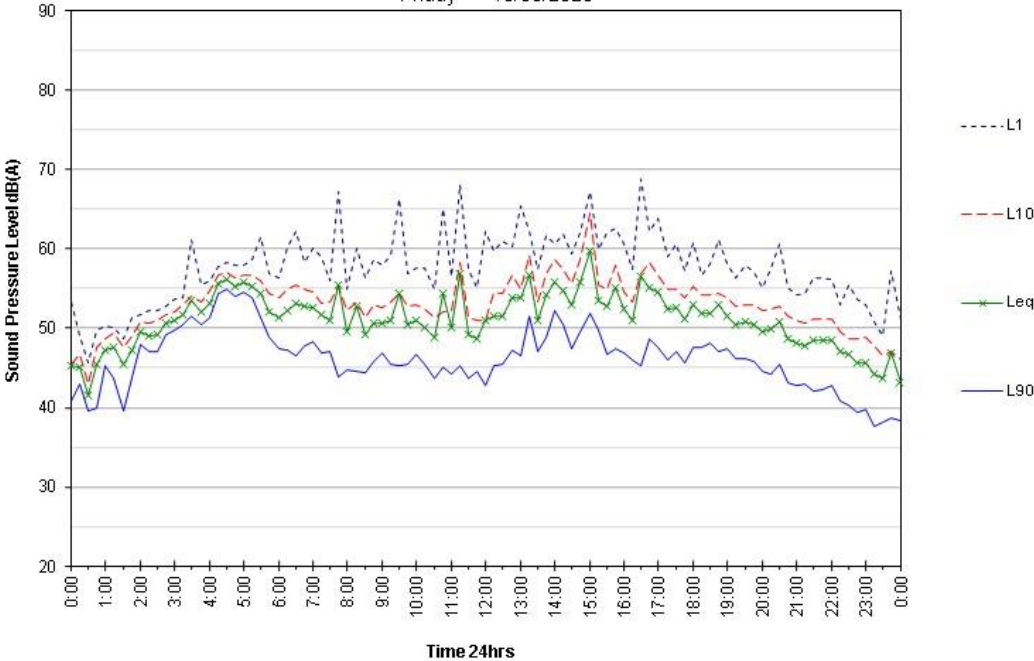
Wednesday 11/03/2026



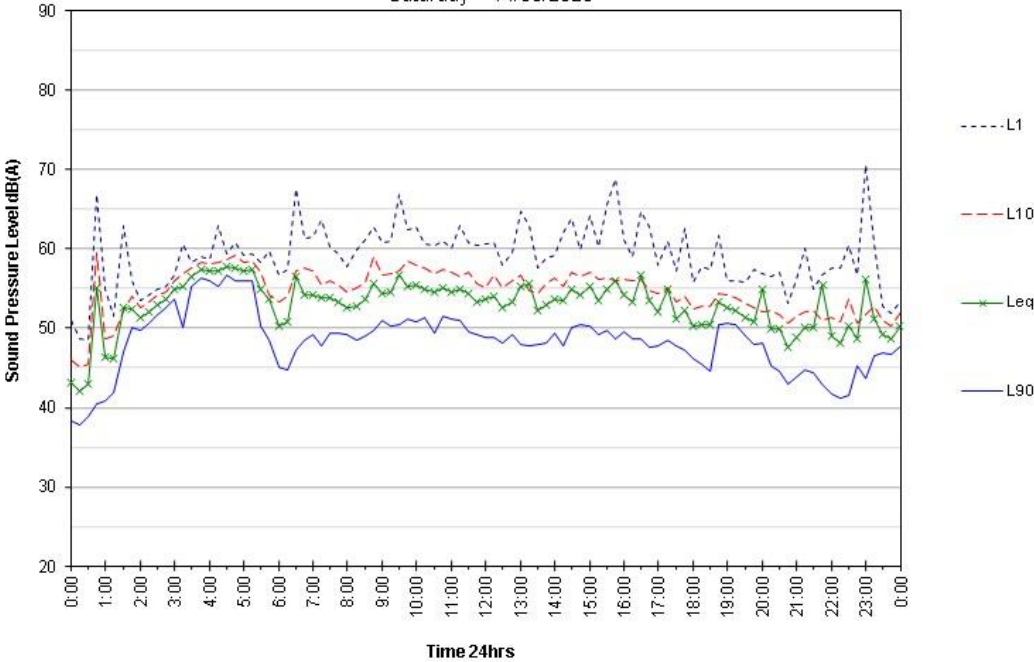
12 Victor Street
Environmental Noise Monitoring
Thursday 12/03/2026



12 Victor Street
Environmental Noise Monitoring
Friday 13/03/2026



12 Victor Street
Environmental Noise Monitoring
Saturday 14/03/2026



12 Victor Street
Environmental Noise Monitoring
Sunday 15/03/2026

