



Proposed Sporting Facility Development
210 Learoyd Road
Willawong

ACOUSTIC REPORT



Client:
Luzerong Pty Ltd

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1. Introduction

This report is in response to a request by Luzerong Pty Ltd for an environmental noise assessment of a proposed sporting facility development to be located at 210 Learoyd Road, Willawong. To facilitate the assessment, unattended noise monitoring was conducted to determine the criteria for onsite activities to sensitive receivers. Based on the outcomes of the assessment, recommendations for acoustic treatments and management controls are specified in this report.

The environmental impact assessment has been updated and included in this report revision (R01E) dated July 2026.

2. Site Description

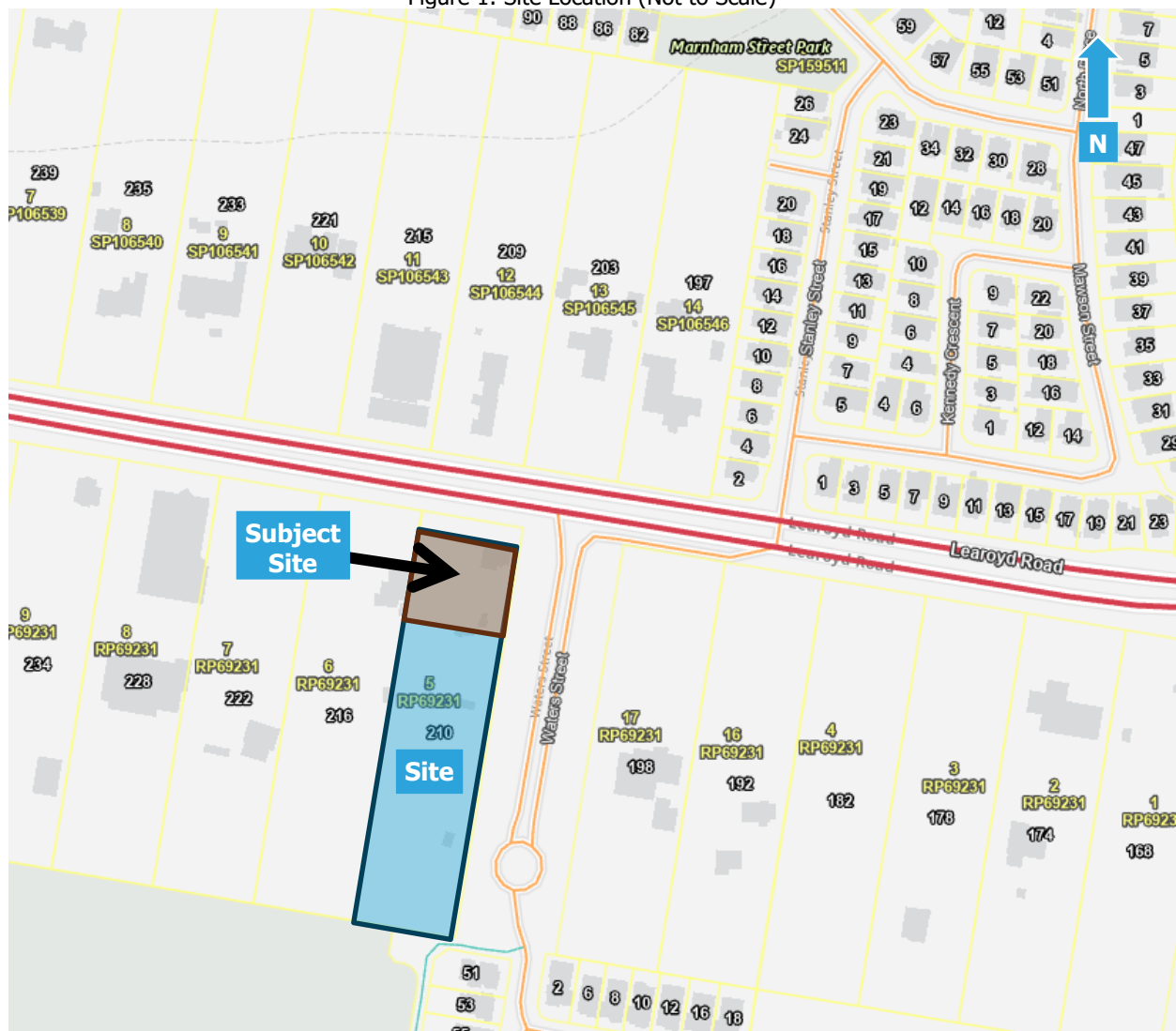
2.1 Site Location

The site is described by the following:

210 Learoyd Road, Willawong
Lot 5 on RP69231

Refer to Figure 1 for site location.

Figure 1: Site Location (Not to Scale)



A site survey was conducted on 17 February 2026 and identified the following:

- a) The site is currently occupied by a single storey residential dwelling and will be demolished to make way for the new development.
- b) Learoyd Road bounds the site to the north, separating it from residential land uses.
- c) Residential land uses are located adjacent to the western and southern boundaries of the site.
- d) Paradise Road Park is located to the southwest of the site.
- e) Waters Avenue bounds the site to the east, separating it from a community centre.

2.2 Proposal

The proposal is to construct a badminton centre comprised of the following:

- Total site area of 10,120m².
- Subject site area is approximately 4,628m².
- Ground level:
 - 14 badminton courts,
 - reception, 2 office areas, storage and amenities.
- Mezzanine level:
 - Internal observation deck, 1 office area.
- 61 car parking spaces are located to the south of the badminton centre on ground level.
- Proposed operating hours: 9am to 9pm, Monday to Sunday.
- Site access via Waters Avenue.

Refer to the Appendix for proposed development plans.

2.3 Zoning

Review of the Brisbane City Council (BCC) interactive mapping indicates that the area of the proposed development is zoned EC Emerging Community. The nearest receivers located to the north, east, south and west are zoned as EC Emerging Community.

Based on this information, the applicable criteria for onsite activities is specified in Section 8.

2.4 Acoustic Environment

The site is primarily affected by road traffic noise from Learoyd Road and flora & fauna.

3. Equipment

The following equipment was used to facilitate the ambient noise monitoring:

- Rion NL42 Environmental Noise Monitor
- Pulsar Model 105 Sound Calibrator

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

4. Noise Monitoring

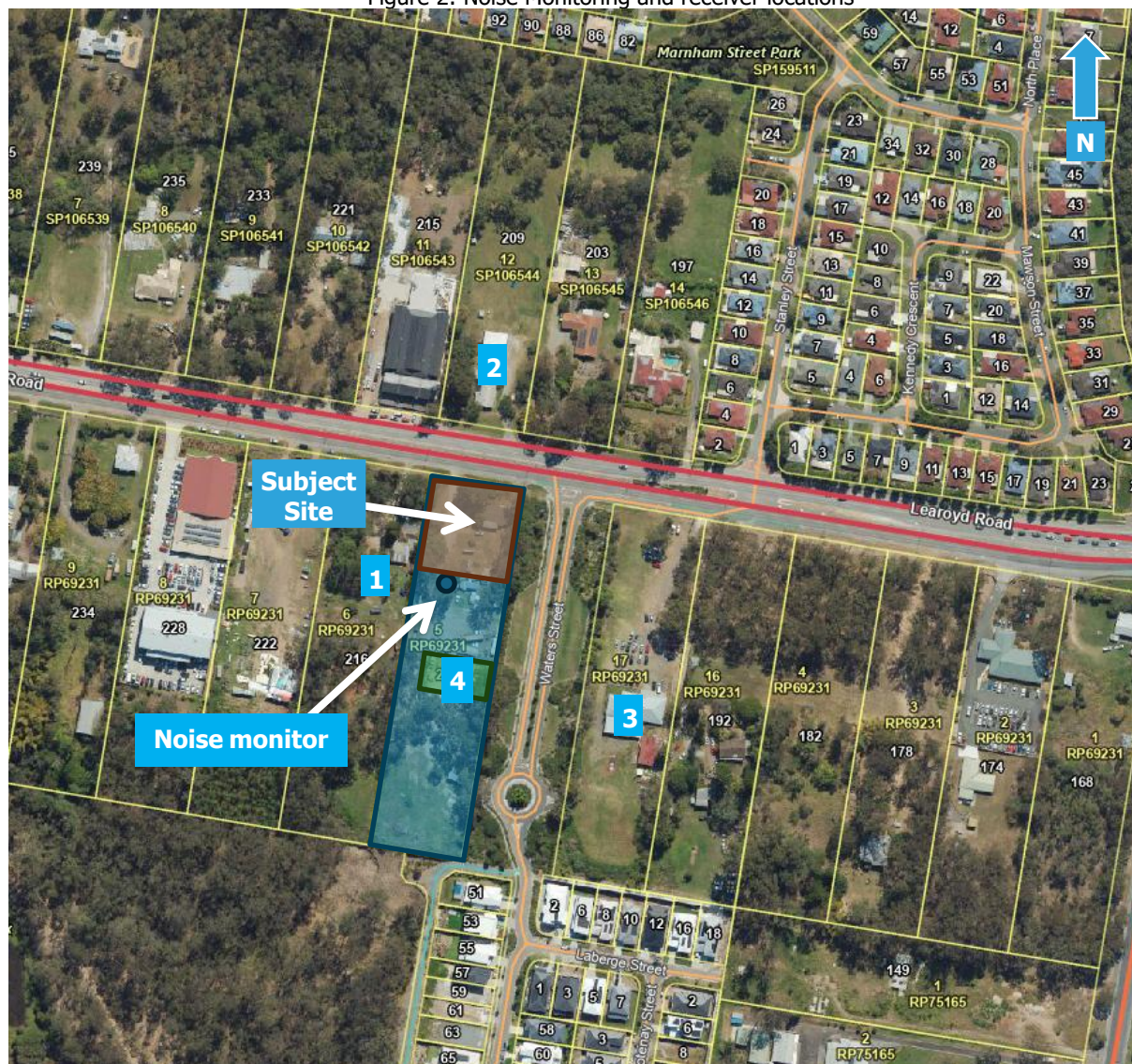
4.1 Receiver Locations

The nearest sensitive receiver locations were identified as follows;

1. A single storey residential dwelling is located adjacent to the western site boundary at 6 Learoyd Road, zoned as EC Emerging Community.
2. A single storey residential dwelling is located to the north of the site at 209 Learoyd Road, zoned as EC Emerging Community.
3. A community centre is located to the east of the site at 198 Learoyd Road, zoned as EC Emerging Community.
4. Proposed onsite residential subdivision lot 9 to be located to the south of the subject site at 210 Learoyd Road, zoned as EC Emerging Community.

These locations were chosen as being representative of the nearest sensitive receivers to the proposed development. Refer to Figure 2 for these locations.

Figure 2: Noise Monitoring and receiver locations



4.2 Unattended Ambient Noise Monitoring

A Rion NL42 noise monitor was placed onsite at 210 Learoyd Road to measure ambient noise levels. 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 17 and 26 February 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*.

For the unattended noise monitoring location refer to Figure 2.

5. Measured Noise Levels

The following tables present the measured road traffic and background 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	
			Direction	Speed (km/h)	Direction	Speed (km/h)
Tuesday	17/02/26	0	S	13	SE	22
Wednesday	18/02/26	0	W	9	NE	20
Thursday	19/02/26	0	NNE	2	NNE	22
Friday	20/02/26	0	E	11	E	19
Saturday	21/02/26	0	WSW	6	ENE	20
Sunday	22/02/26	0	S	6	ENE	9
Monday	23/02/26	0	SSE	9	E	22
Tuesday	24/02/26	0	SSE	11	E	26
Wednesday	25/02/26	0.4	S	9	ESE	20
Thursday	26/02/26	0	SE	28	SE	35

5.2 Environmental Noise Levels

The environmental 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
Tuesday	17/02/26	47	45	42
Wednesday	18/02/26	47	45	35
Thursday	19/02/26	47	44	34
Friday	20/02/26	46	44	33
Saturday	21/02/26	46	43	33
Sunday	22/02/26	45	43	31
Monday	23/02/26	47	42	36
Tuesday	24/02/26	47	43	34
Wednesday	25/02/26	47	45	32
Thursday	26/02/26	49	-	33
Overall value		47	44	34

Refer to the appendix for a graphical representation of the noise monitoring.

6. Noise Criteria

6.1 BCC - Environmental Noise Criteria

To ensure a reasonable acoustic amenity is maintained, Brisbane City Council (BCC) 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. Section 6.2.1 outlines the noise criteria based on the applicable zoning and overlay codes for the site.

6.1.1 Onsite Activities

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 with the Indoor sport and recreation code of the Brisbane City Plan 2014 are as follows;

Table 3: Noise (Planning) Criteria – Indoor sport and recreation code (Table 9.311.3.B)

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
Receivers 1 to 4 Emerging community zone boundary	5 dB(A)	55 dB(A)	50 dB(A)	45 dB(A)

Based upon the measured noise levels presented in Section 5.2, the intrusive noise criteria applicable to this development is provided in Table 4.

Table 4: Applicable Intrusive noise criteria

Time Period	Measured RBL $L_{A90,T}$	Receivers 1 to 4
		Intrusive Criteria dB(A) (RBL L_{90} + 5 dB(A))
Day (7am-6pm)	47	52
Evening (6pm-10pm)	44	49
Night (10pm-7am)	34	39

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 (Indoor sport and recreation code Table 9.3.11.3.C)

Criteria Location	Where the existing $L_{Aeq,9hr \text{ night}}$ 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 a zone boundary of a: Emerging Community zone (Receivers 1 to 4)	< 45dB(A)	50dB(A)	55dB(A)
	45 to 60dB(A)	$L_{eq,9hr \text{ night}} + 5\text{dB(A)}$	$L_{eq,9hr \text{ night}} + 10\text{dB(A)}$
	> 60dB(A)	65dB(A)	70dB(A)

Based on the measured noise levels in Section 5 the intrusive noise criteria and night-time noise criteria applicable to this development is as follows:

Table 6: Applicable Night-time Noise Criteria

Criteria Location	Time Period	Average highest 15 events L_{Amax} dB(A)	Highest single event L_{Amax} dB(A)
At a zone boundary of a: Emerging Community zone (Receivers 1 to 4)	Night 10pm – 7am	58	63

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 7: Applicable Noise Criteria

Time Period	Criteria dB(A) (RBL $L_{90} + 3 \text{ dB(A)}$)
Day 7am – 6pm	50
Evening 6pm – 10pm	47
Night 10pm – 7am	37

7. Environmental Assessment

7.1 Onsite Activities to Offsite Receivers

Noise associated with the development, such as car park activities etc., has been assessed based on measurements of similar activities for previous projects. The calculations assume that the activities are located at the closest 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

The average noise source levels and predicted impacts at the receiver locations are shown in Table 8 as follows. L_{Aeq} results are not shown where the calculated total is less than 0dBA.

Table 8: Average noise levels from site activities, all time periods

Receiver	Receivers										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 TL or shield dB	Building screening dB	Dist atten. @ 6dB/dd	L _{eq} adj, T ext. dB(A) Day	L _{eq} adj, T int. dB(A) Day	L _{eq} adj, T ext. dB(A) Eve	L _{eq} adj, T int. dB(A) Eve	L _{eq} adj, T ext. dB(A) Night	L _{eq} adj, T int. dB(A) Night	Intrusive Compliance L _{eq}			Amenity Compliance L _{eq}		
	Description																														Day	Eve	Night	Day	Eve	Night
1	Criteria																													52	49	39	55	50	45	
	Car passby	69		69	880	320		15	9	2	-9												-19	36	31	36	31			Yes	Yes	n/a	Yes	Yes	Yes	
	Car door closure	75	2	77	880	320		2	13	2	-9												-22	32	27	32	27			Yes	Yes	n/a	Yes	Yes	Yes	
	Car start	74	2	76	880	320		2	13	2	-9												-22	31	26	31	26			Yes	Yes	n/a	Yes	Yes	Yes	
	Voice conversation (carparking area)	70		70	11	4		3600	9	2	-9												-19	42	37	42	37			Yes	Yes	n/a	Yes	Yes	Yes	
	Player shouting (1 every 30sec)	85	2	87	1320	480		30	12														-22	-22	43	38	43	38			Yes	Yes	n/a	Yes	Yes	Yes
	Raquette drop (1 every 5 min)	80	2	82	132	48		300	12														-22	-22	38	33	38	33			Yes	Yes	n/a	Yes	Yes	Yes
	Badminton games (internal)	78		78	11	4		3600	12														-22	-22	34	29	34	29			Yes	Yes	n/a	Yes	Yes	Yes
	Observation deck (voice crowd)	83		83	11	4		3600	9														-22	-19	42	37	42	37			Yes	Yes	n/a	Yes	Yes	Yes
	Voice conversation (Offices)	70		70	11	4		3600	9														-22	-19	29	24	29	24			Yes	Yes	n/a	Yes	Yes	Yes
	Player conversation (internal)	70		70	11	4		900	12														-22	-22	20	15	20	15			Yes	Yes	n/a	Yes	Yes	Yes
	Voice loud (training coach)	75		75	11	4		900	12														-22	-22	25	20	25	20			Yes	Yes	n/a	Yes	Yes	Yes
	Total																								49	44	49	44	17	12	Yes	Yes	Yes	Yes	Yes	Yes
2	Criteria																													52	49	39	55	50	45	
	Car passby	69		69	880	320		15	95														-24	-40						Yes	Yes	n/a	Yes	Yes	Yes	
	Car door closure	75	2	77	880	320		2	90														-24	-39					Yes	Yes	n/a	Yes	Yes	Yes		
	Car start	74	2	76	880	320		2	90														-24	-39					Yes	Yes	n/a	Yes	Yes	Yes		
	Voice conversation (carparking area)	70		70	11	4		3600	90														-24	-39	7	2	7	2			Yes	Yes	n/a	Yes	Yes	Yes
	Player shouting (1 every 30sec)	85	2	87	1320	480		30	36														-22	-31	34	29	34	29			Yes	Yes	n/a	Yes	Yes	Yes
	Raquette drop (1 every 5 min)	80	2	82	132	48		300	36														-22	-31	29	24	29	24			Yes	Yes	n/a	Yes	Yes	Yes
	Badminton games (internal)	78		78	11	4		3600	36														-22	-31	25	20	25	20			Yes	Yes	n/a	Yes	Yes	Yes
	Observation deck (voice crowd)	83		83	11	4		3600	40														-22	-32	29	24	29	24			Yes	Yes	n/a	Yes	Yes	Yes
	Voice conversation (Offices)	70		70	11	4		3600	83														-22	-38	10	5	10	5			Yes	Yes	n/a	Yes	Yes	Yes
	Player conversation (internal)	70		70	11	4		900	36														-22	-31	11	6	11	6			Yes	Yes	n/a	Yes	Yes	Yes
	Voice loud (training coach)	75		75	11	4		900	36														-22	-31	16	11	16	11			Yes	Yes	n/a	Yes	Yes	Yes
	Total																								36	31	36	31	17	12	Yes	Yes	Yes	Yes	Yes	Yes
3	Criteria																													52	49	39	55	50	45	
	Car passby	69		69	880	320		15	51														-34	30	25	30	25			Yes	Yes	n/a	Yes	Yes	Yes	
	Car door closure	75	2	77	880	320		2	54														-35	29	24	29	24			Yes	Yes	n/a	Yes	Yes	Yes	
	Car start	74	2	76	880	320		2	54														-35	28	23	28	23			Yes	Yes	n/a	Yes	Yes	Yes	
	Voice conversation (carparking area)	70		70	11	4		3600	92														-39	31	26	31	26			Yes	Yes	n/a	Yes	Yes	Yes	
	Player shouting (1 every 30sec)	85	2	87	1320	480		30	54														-22	-35	30	25	30	25			Yes	Yes	n/a	Yes	Yes	Yes
	Raquette drop (1 every 5 min)	80	2	82	132	48		300	54														-22	-35	25	20	25	20			Yes	Yes	n/a	Yes	Yes	Yes
	Badminton games (internal)	78		78	11	4		3600	54														-22	-35	21	16	21	16			Yes	Yes	n/a	Yes	Yes	Yes
	Observation deck (voice crowd)	83		83	11	4		3600	87														-22	-39	22	17	22	17			Yes	Yes	n/a	Yes	Yes	Yes
	Voice conversation (Offices)	70		70	11	4		3600	83														-22	-38	10	5	10	5			Yes	Yes	n/a	Yes	Yes	Yes
	Player conversation (internal)	70		70	11	4		900	54														-22	-35	7	2	7	2			Yes	Yes	n/a	Yes	Yes	Yes
	Voice loud (training coach)	75		75	11	4		900	54														-22	-35	12	7	12	7			Yes	Yes	n/a	Yes	Yes	Yes
	Total																								37	32	37	32	17	12	Yes	Yes	Yes	Yes	Yes	Yes
4	Criteria																													52	49	39	55	50	45	
	Car passby	69		69	880	320		15	10	1.8	-7												-20	37	32	37	32			Yes	Yes	n/a	Yes	Yes	Yes	
	Car door closure	75	2	77	880	320		2	5	1.8	-7												-14	42	37	42	37			Yes	Yes	n/a	Yes	Yes	Yes	
	Car start	74	2	76	880	320		2	5	1.8	-7												-14	41	36	41	36			Yes	Yes	n/a	Yes	Yes	Yes	
	Voice conversation (carparking area)	70		70	11	4		3600	36	1.8	-6												-31	33	28	33	28			Yes	Yes	n/a	Yes	Yes	Yes	
	Player shouting (1 every 30sec)	85	2	87	1320	480		30	41	1.8	-6												-22	-32	27	22	27	22			Yes	Yes	n/a	Yes	Yes	Yes
	Raquette drop (1 every 5 min)	80	2	82	132	48		300	41	1.8	-6												-22	-32	22	17	22	17			Yes	Yes	n/a	Yes	Yes	Yes
	Badminton games (internal)	78		78	11	4		3600	41	1.8	-6												-22	-32	18	13	18	13			Yes	Yes	n/a	Yes	Yes	Yes
	Observation deck (voice crowd)	83		83	11	4		3600	60														-22	-36	25	20	25	20			Yes	Yes	n/a	Yes	Yes	Yes
	Voice conversation (Offices)	70		70	11	4		3600	40														-22	-32	16	11	16	11			Yes	Yes	n/a	Yes	Yes	Yes
	Player conversation (internal)	70		70	11	4		900	41	1.8	-6												-22	-32	4	4	4	4			Yes	Yes	n/a	Yes	Yes	Yes
	Voice loud (training coach)	75		75	11	4		900	41	1.8	-6												-22	-32	9	4	9	4			Yes	Yes	n/a	Yes	Yes	Yes
	Total																								46	41	46	41	17	12	Yes	Yes	Yes	Yes	Yes	Yes

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

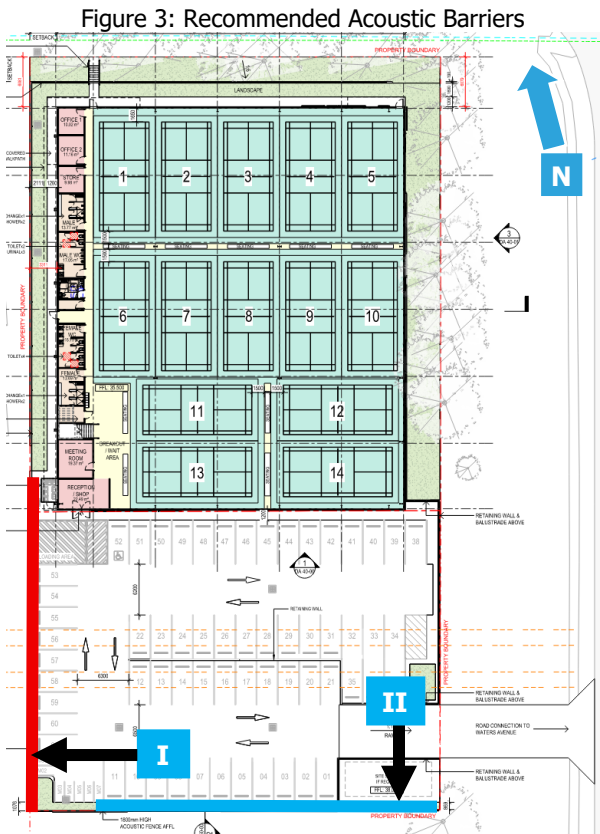
Compliance is predicted for all onsite activities on the condition the recommendations in Section 8 are implemented.

8. Recommendations

8.1 Acoustic Barriers

Acoustic barriers are recommended to be constructed along the western boundary of the badminton centre, and along the southern boundary of the carparking area as shown in Figure 3. The barriers are recommended to be built to the heights as shown in Table 9 above the finished ground level or boundary level (whichever is higher).

The acoustic barriers shall be constructed using materials that achieve a minimum surface density of at least 11kg/m². Suitable materials may include lapped 19mm thick pine palings with 40% overlap, 9mm fibre cement sheet, masonry, aerated concrete, 6.38mm laminate glass or other materials which satisfy the minimum surface density requirement. The barriers shall be free of gaps and holes.



- Acoustic barrier 2m high above finished ground level or boundary level (whichever is higher)
- Acoustic barrier 1.8m high above finished ground level or boundary level (whichever is higher)

Table 9: Recommended Acoustic Barrier Height

Reference Point	Approximate Finished Level (m)	Recommended Barrier Height (m)	Approximate Finished Top Barrier Level (m)
I	36.8	2.0	38.8
II	36.8	1.8	38.6

8.2 Onsite Activities

Based on the predicted noise levels of the site and surrounds for all time periods, noise impacts at the residential receiver locations are predicted to comply on the condition the following acoustic treatments are implemented:

- We recommend waste collection be conducted in accordance with existing residential collections in the area to reduce the potential for disturbance.
- Carpark and driveway finished surfaces should consist of materials which provides low tyre squeal characteristics. Any traversable drainage grates must be securely fastened.
- The hours of operation for the badminton centre are recommended to be between 7am and 10pm.
- Construct the acoustic barriers as recommended in section 8.1.

8.3 Onsite Mechanical Plant

No information regarding mechanical services was available at the time of the assessment. It is recommended that any new mechanical plant is to be acoustically screened from nearby sensitive receivers. The new mechanical plant can also be 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 sporting facility to be located at 210 Learoyd Road, Willawong. On the condition the recommendations detailed in Section 8 are implemented, compliance is predicted with Brisbane City Council and other relevant assessment criteria.

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

Report Prepared By

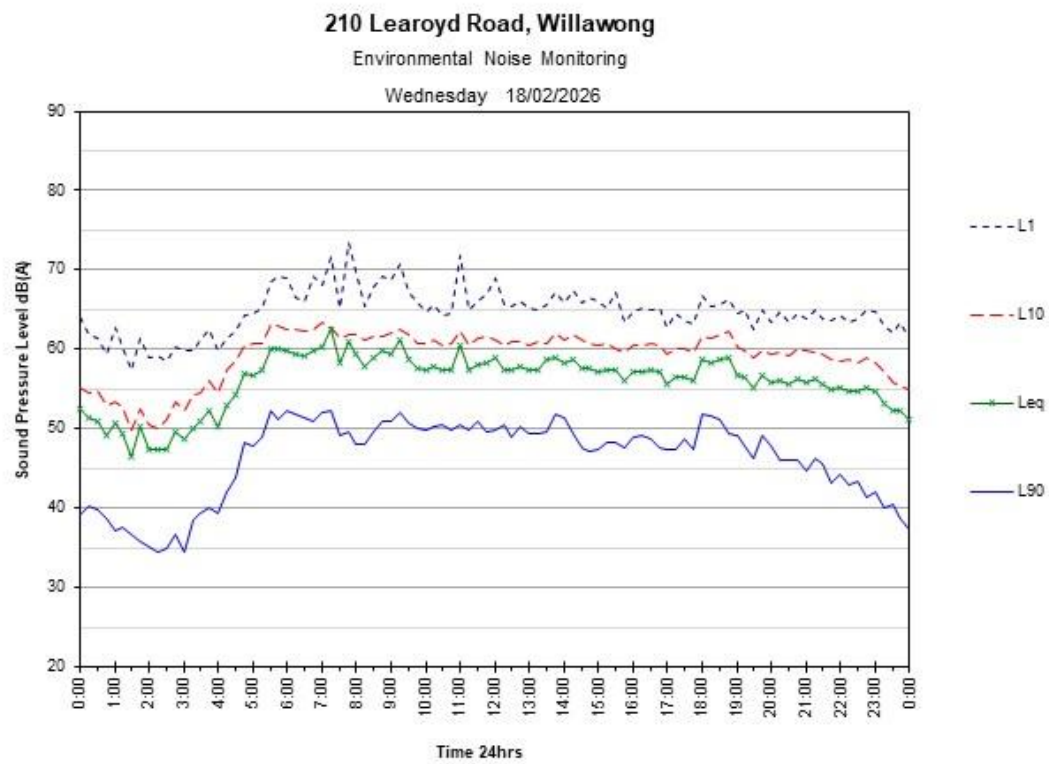


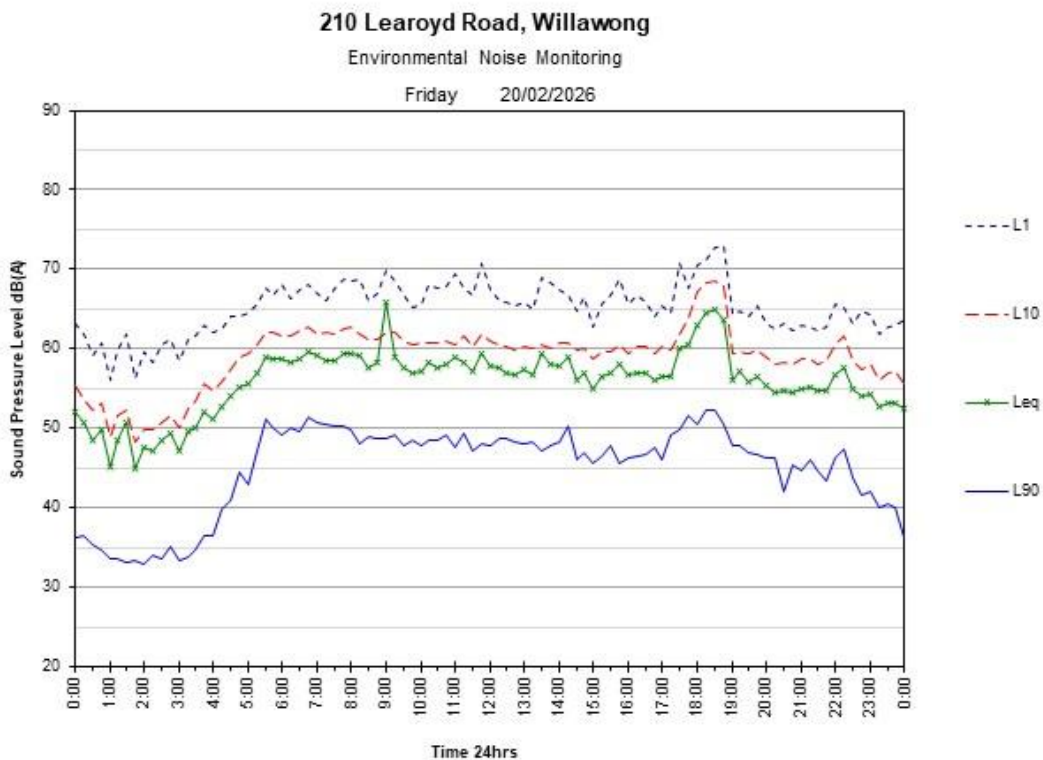
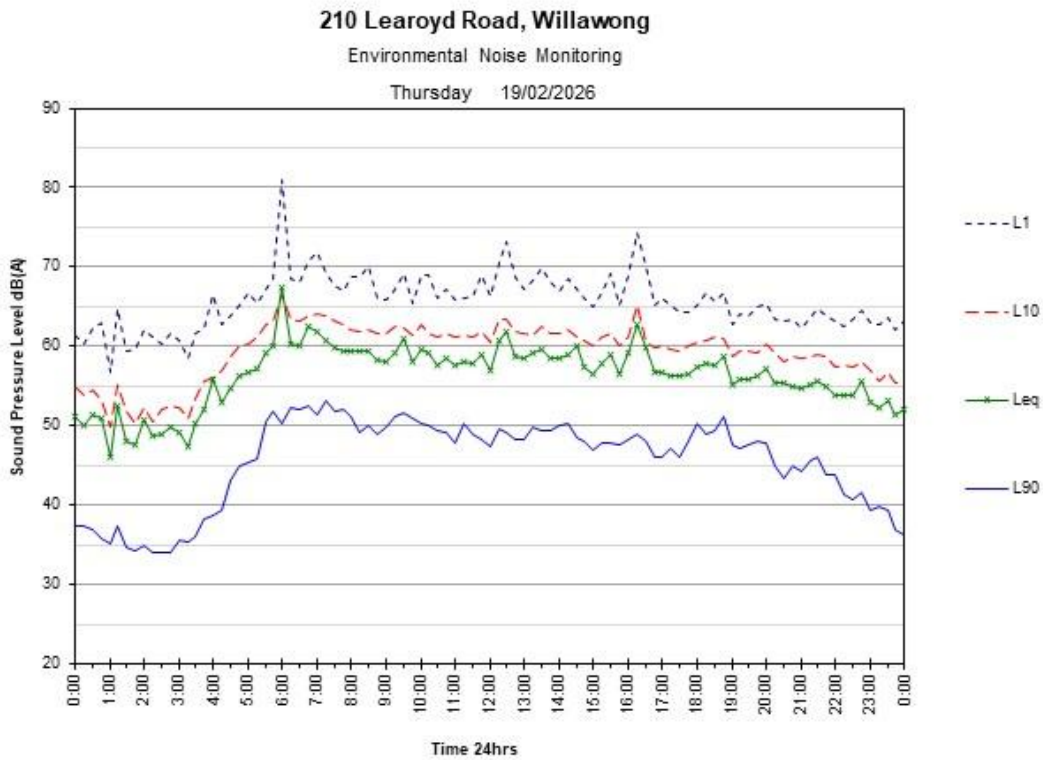
Acoustic Consultant

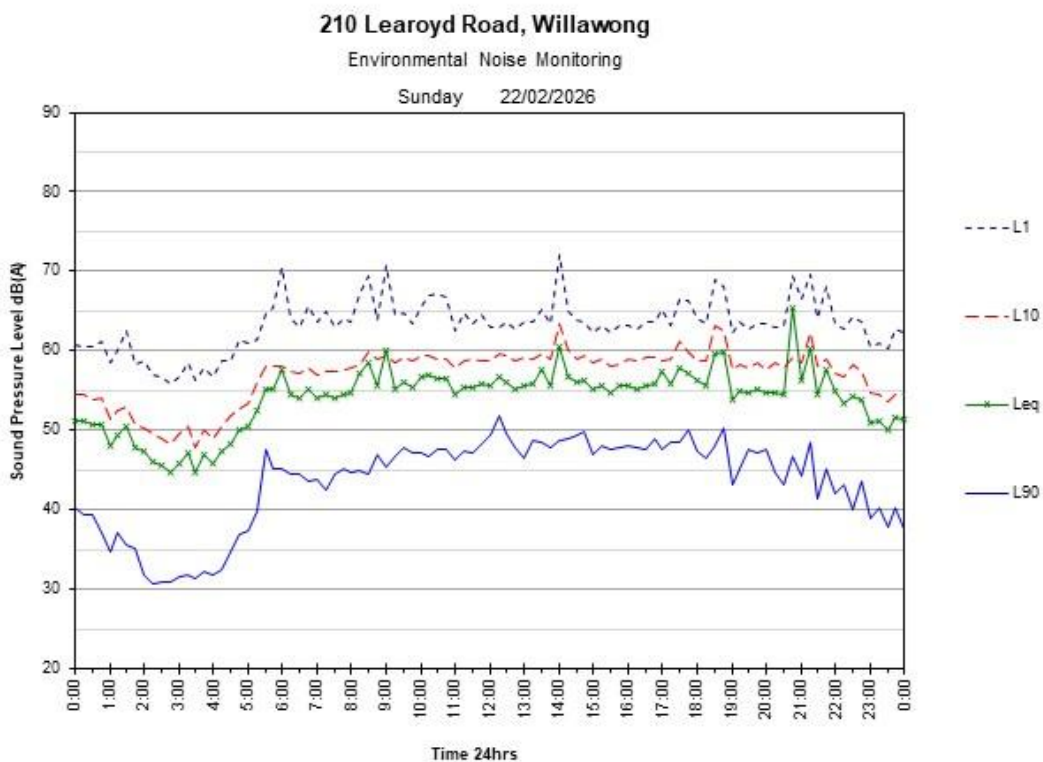
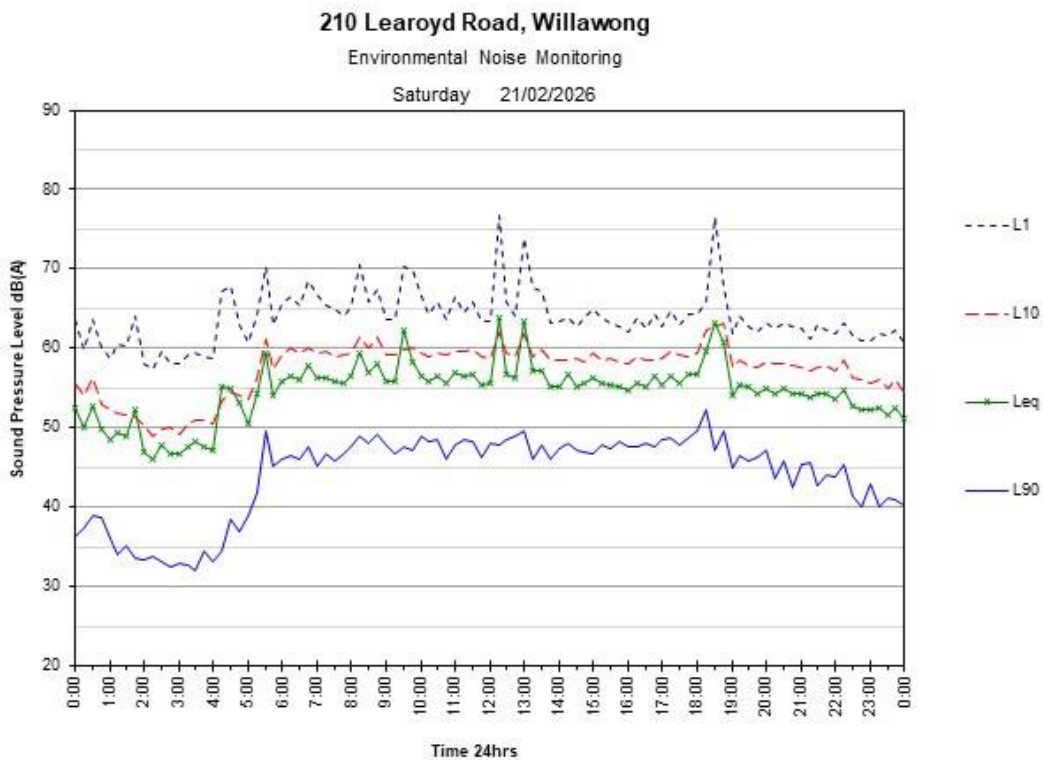
acousticworks)))

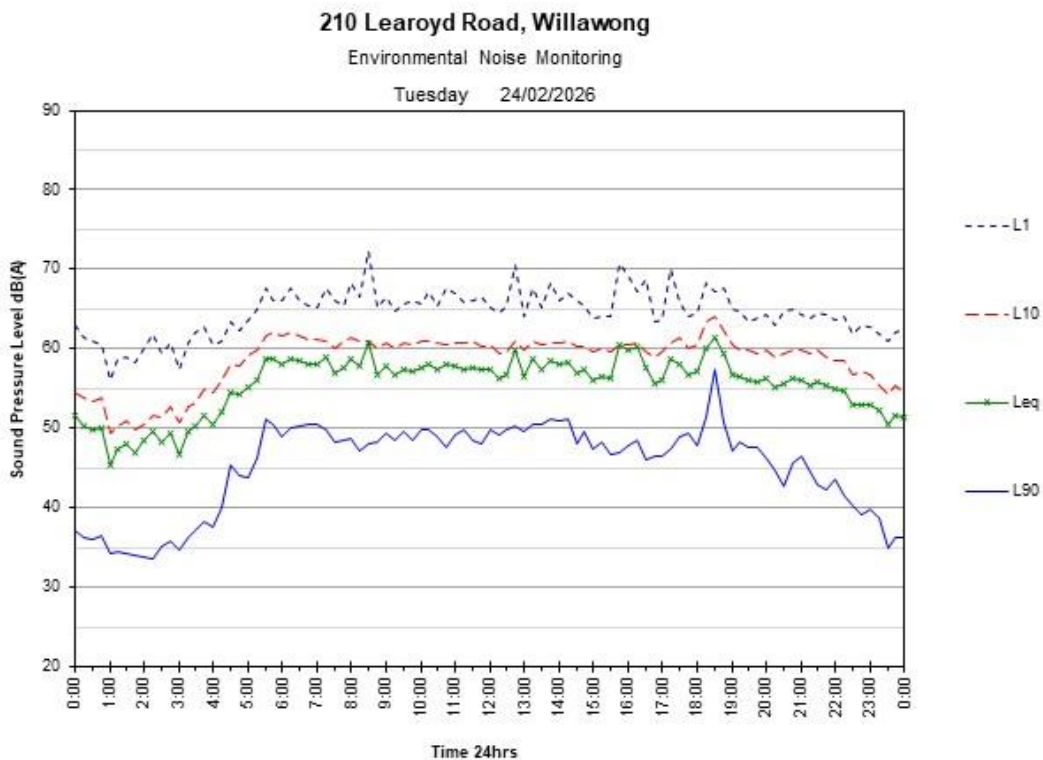
10. Appendices

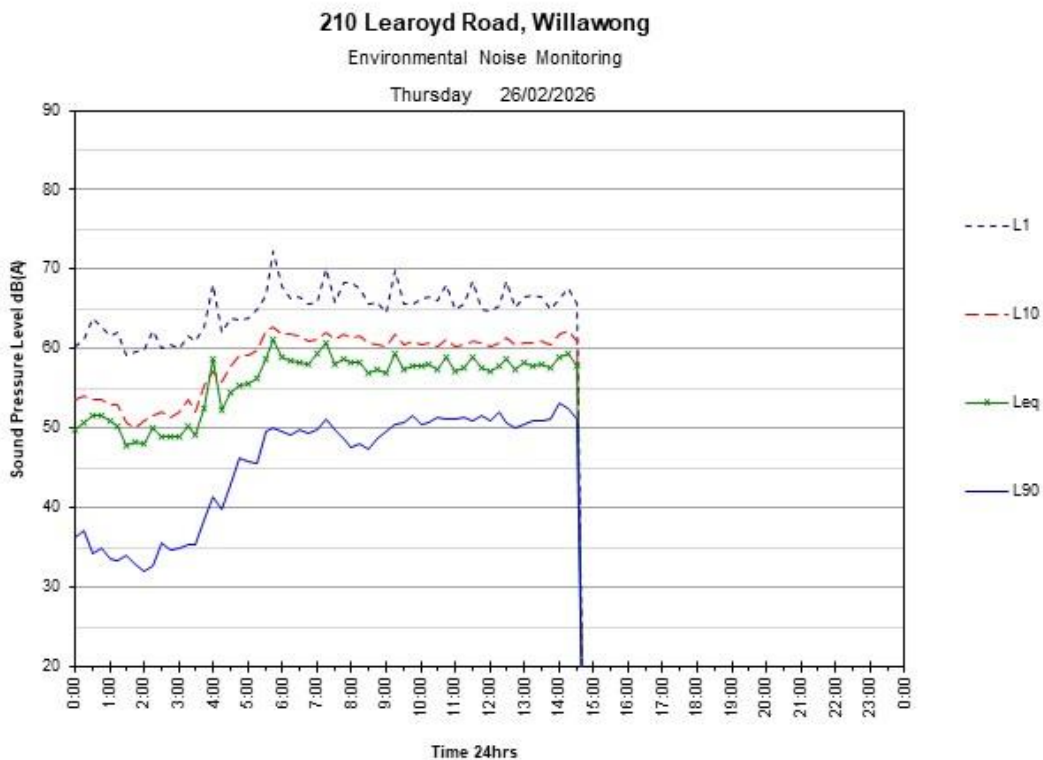
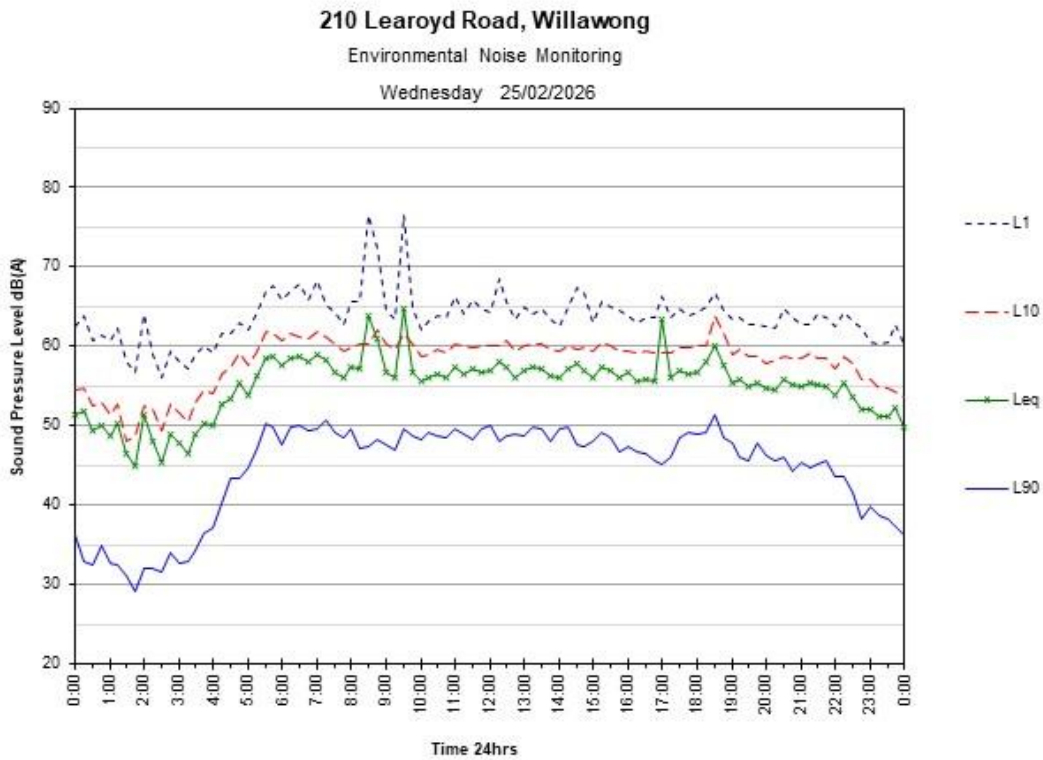
10.1 Noise Monitoring Charts





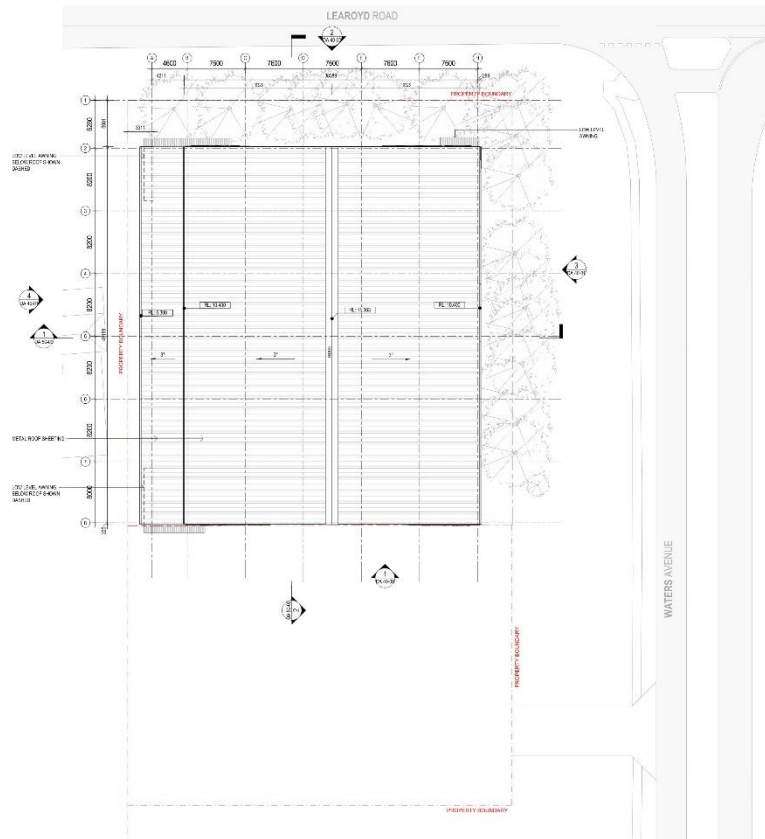






10.2 Development Plans





Willawong Badminton Centre ROOF PLAN

Scale: 1:200

Project Number: 23002305

Client: HAMES SHARLEY

Design: HAMES SHARLEY

Date: 23/05/2024



Willawong Badminton Centre BUILDING ELEVATIONS

Scale: 1:200

Project Number: 23002305

Client: HAMES SHARLEY

Design: HAMES SHARLEY

Date: 23/05/2024

