



***Decibell Consulting* pty Ltd**

**Proposed Minor Change
Child Care Centre
675 Seventeen Mile Rocks Rd,
Sinnamon Park**

ENVIRONMENTAL NOISE IMPACT REPORT

Prepared for

GSEJ Development

Decibell Consulting Pty Ltd

30 Albert St,
Woolloongabba QLD 4102

t (07) 3391 5096
f (07) 3391 5096
e decibellconsulting@gmail.com

ABN 77 108 203 998

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Decibell Report No.: 2404442VER D

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1.0 INTRODUCTION

This report is submitted in response to a request by GSEJ Developments, for an environmental noise impact assessment of a proposed childcare centre to be located at 675 Seventeen Mile Rock Rd, Sinnamon Park. This report forms part of a Minor Change Application to the Brisbane City Council.

On-site noise logging and attended noise measurement were conducted, and through modelling, predictions of noise impacts from the development on the neighbouring residences have been produced. Based upon these predicted levels, recommendations regarding acoustic treatments and management practices have been specified.

1.1 The Proposal

The proposal is to construct a childcare centre at 675 Seventeen Mile Rocks Rd, Sinnamon Park. The childcare centre will provide 80 spaces for child up to school age.

The site is presently occupied by a heritage listed Church. This church will be moved on the site and integrated into the proposed development.

The proposed childcare centre building will have three levels: a basement level of car parking, a ground level with three sperate activity rooms and an upper level with two activities rooms. In addition to the activity rooms facilities (e.g. a cot area, kitchen and bathrooms) will also be provided in the building for children.

Parking for the proposed childcare centre will be provided at the basement level of the car park. Access to the car park will be via a driveway off Seventeen Miles Rock Road. The car park will have fourteen spaces for staff and carers.

The area surrounding the site contains a mix of residential dwelling and park land. The site neighbours a an historic dwelling and residential area. This area could be impacted by noise from the proposed child care centre and will be considered in this report.

The intended hours of operation of the Childcare Centre are to be between 7.30 am and 6.00 pm week days.

For further details of the development layout and surrounds refer to appendix for site plans and aerial photograph.

2.0 EQUIPMENT

2.1 Noise Assessment

The following equipment was used to record noise impacting onto the site:

- Bruel Kjaer 4231 Calibrator;
- Rion NI 21 Environmental Noise Logger.
- Rion NA 27 Sound Level Meter.

3.0 MEASUREMENT PROCEDURE

3.1 Logger Noise Measurement

A noise logger was located to the rear of the proposed site; clear of the existing church on the site. The location of the logger is indicated on the aerial photograph included below.



Figure 1: Measurement Location

The logger was set to record noise statistics in 15 minute blocks continually over a 48 hour period from Monday the 15/4/24 to Wednesday 17/4/24. Ambient noise level measurements were conducted generally in accordance with Australian Standard AS1055 2018 “*Acoustics – Description & Measurement of Environmental Noise*”.

The operation of the sound level measuring equipment was field calibrated before and after the measurement session and was found to be within 0.1 dB of the reference signal. All instrumentation used in this assessment hold current calibration certificate from a certified NATA calibration laboratory.

Weather conditions during the survey period were fine with light winds and temperatures ranging from 18° C to 29° C.

3.2 On Site Noise Measurement

Source noise levels for various numbers of children in the play areas have been determined using the method contained in the *Association of Australian Acoustic Consultants Guideline for Child Care Centre Acoustic Assessment*.

Measurements of typical noise levels associated with activities likely to be occurring in the car park and other areas of the child care centre have been taken from previous similar investigations. All measurements were conducted generally in accordance with Australian Standard AS1055 2018 “*Acoustics – Description & Measurement of Environmental Noise*”.

4.0 NOISE CRITERIA

4.1 On Site Activities and Mechanical Plant Noise

A portion of the mapping associated with the Brisbane City Plan 2014 showing the site has been reproduced below. This mapping identifies the site as having boundaries with a Low-Density Residential Zone and a Community Use Zone.

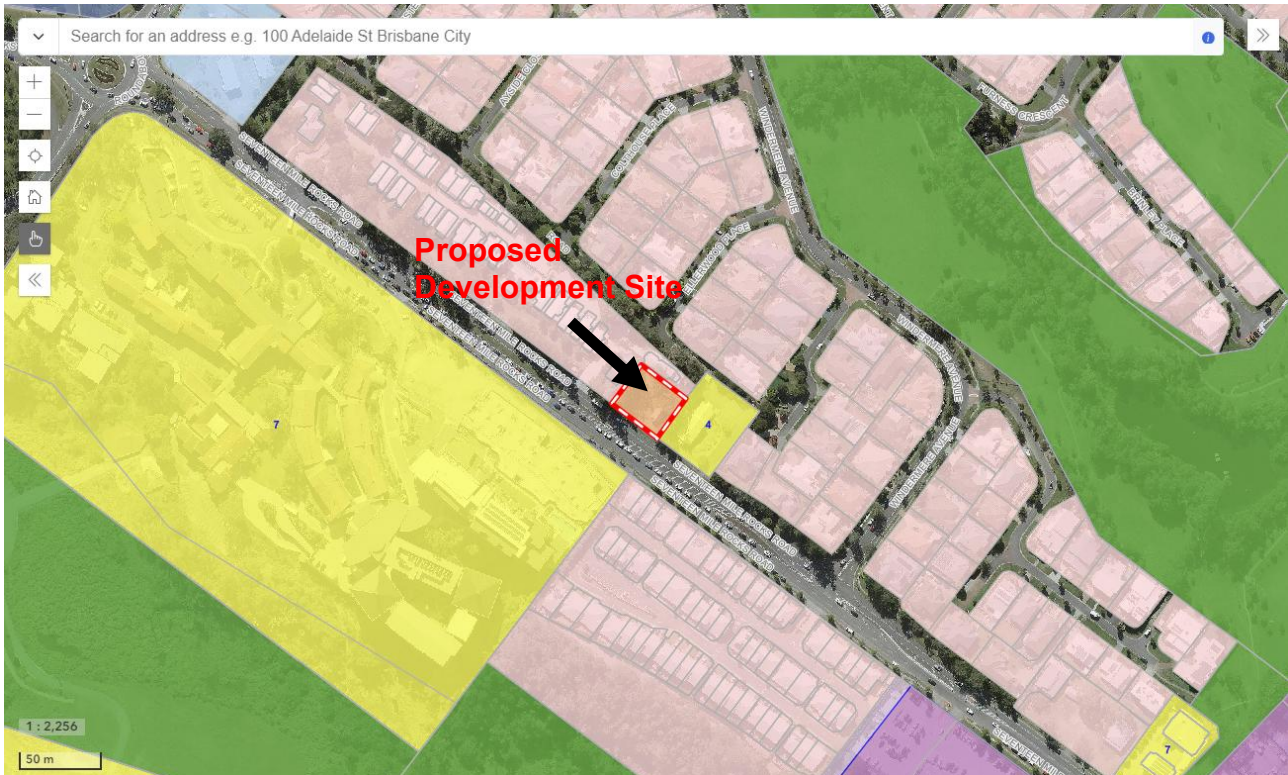


Figure 2: Brisbane City Plan 2014 Zoning Map

It would be normal to assess noise impacts from a Childcare Centre against the requirements of *Childcare Centre Code*. However, it is acknowledged by Brisbane City Council in its' Further Advice issued on the 27th March 2024 that:

"It is acknowledged that the amended hours of operation mean the proposal now complies with the Acceptable outcomes AO10.1- AO10.3 "

Given this further assessment against the Brisbane City Plan 2014 *Childcare Centre Code* is not required.

Instead to address item 1 of Brisbane City Council *Further Advice* issued on the 27th March 2024 assessment of the development will be conducted against the requirements of the Brisbane City Plan 2014 *Emerging Community Code* and *Community Facilities Code*.

Overall Outcome 2f(ii) of the Brisbane City Plan 2014 *Emerging Community Code* requires that development:

ii. mitigates interface impacts on existing development;

Overall outcome 2k of the Brisbane City Plan 2014 *Community Facilities Code* also requires that:

Development achieves satisfactory standards in managing the potential adverse impacts on the health, safety and amenity of adjoining sensitive uses, predominantly through maintaining adequate buffering between these land uses.

In order to demonstrate that the Overall Outcomes from these codes are achieved at the site an assessment of noise impacts from the development will be undertaken against the *Performance Outcome 2* of the *Community Facilities Code*. *PO 2* of the *Community Facilities Code* requires that with respect to noise:

PO2

Development ensures that noise generated does not exceed the noise (planning) criteria in [Table 9.3.5.3.B](#) and night-time noise criteria in [Table 9.3.5.3.C](#) at a sensitive zone or [sensitive use](#).

Both tables 9.3.5.3 B and 9.3.5.3 C have been reproduced below and over the page:

Table 9.3.5.3.B—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 columns below for the relevant criteria location, where T equals: - day – 11hr - evening – 4hr - night – 9hr		
		Day	Evening	Night
<u>Low Density residential zone boundary</u>	3dB(A)	55dB(A)	45 dB(A)	40 dB(A)

The planning level criteria relate to emissions from the proposed development and will be used to assess noise impacts from the proposed development on the nearby residential zone.

Table 9.3.12.3.G—Night-time noise criteria

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

The proposed hours of operation of the Childcare will be from 7.00 am to 6.00 pm, meaning it will not operate during the *Night* period. Therefore, noise impacts from the childcare will not be assessed against the Night-time noise criteria from the Brisbane City Plan 2014 *Community Facilities Code*.

5.0 RESULTS & CALCULATIONS

5.1 Rating Background Noise Level

Noise Impact Assessment Planning Scheme Policy requires L90 background noise levels be recorded over a period of 48 hours at the site to determine the RBL. The L90 background noise levels have been recorded over a period of 48 hours at the site (which is the minimum period required under the policy). This data has been recorded in the table below and used to determine the RBL.

	15/04/24		17/04/24	
Time	Measured	Ascending Order	Measured	Ascending Order
7:00	48.4	45.5	46.3	46.3
8:00	48.6	46.7	46.4	46.4
9:00	49.4	47.5	48.7	46.4
10:00	47.6	47.6	48.0	46.6
11:00	48.4	48.4	47.6	47.4
12:00	46.7	48.4	46.4	47.6
13:00	45.5	48.6	46.6	47.8
14:00	47.5	49.4	47.4	48.0
15:00	49.6	49.6	49.4	48.7
16:00	49.7	49.7	47.8	49.4
17:00	50.6	50.6	52.2	52.2
ABL-Day	46.7		46.4	
RBL- Day	46.5			

Table 1: Rating Background Level and Criteria Level

The *Performance Outcome PO2 of Community Facilities Code* requires that the $L_{Aeq,adj,T}$ noise emissions are not greater than the *Noise (Planning) Criteria*. The *Noise (Planning) Criteria* from *Table 9.3.5.3.B* of the *Community Facilities Code* are the lesser of the *Intrusive noise criteria* and *Acoustic amenity criteria*. The RBL levels in the vicinity of the development were determined in the table above. Based on these RBL levels the *Noise (Planning) Criteria* have been determined at various locations around the proposed development. These levels have been included in the table below.

Location	Intrusive noise criteria RBL + 3 dB(A)	Acoustic amenity criteria dB(A)	Noise Planning Criteria Level $L_{Aeq,adj,T}$ dB(A)
Low Density residential zone boundary;	50 (47 + 3)	55	50

Table 2: Noise (Planning) Criteria

5.2 Noise from Playground and Outdoors Areas

The proposed childcare centre will include two outdoor play areas. The first of these will be located on the ground level of the building, while the second we will be located on the first level of the building.

Source noise levels for various numbers of children have been determined using the method contained in the *Association of Australian Acoustic Consultants Guideline for Childcare Centre Acoustic Assessment*. These sources noise level have been corrected in accordance with AS 1055.

Noise Source	Source Noise Level L_{Aeq} dB(A) @ 1m	Correction SPL dB(A)*	Corrected Level SPL $L_{Aeq,adj}$ dB(A)
10 Children 0 to 2 years Playing in Ground Level Play area	68	0	68
33 Children 2 to 3 years Playing in Ground Level Play area	79	0	79
37 Children (2-5 yrs) Playing in Level 1 Play Area	82	0	82

Table 3: Measured average noise levels associated with Outdoor Play Areas
* As required by AS 1055

The source noise levels from the table above have been used to model the combined noise impacts from the play area at the boundaries of the site with neighbouring residential area (i.e. the boundaries of the site to the rear and to the west). Calculations involved in modelling noise impacts from the childcare centre on these locations have been included in the table over the page along with the results.

Receiver	Noise Source	Source leq @ 1m dB(A)	Correction dB(A) As1005	Corrected Leq @ 1m dB(A)	Distance to Receiver	Distance Attenuation dB(A)	LAeq adj, T dB(A) Day
Rear Boundary with 693 Seventeen Mile Rock Rd	10 Children 0 to 2 years Playing in Ground Level Play Area	68	0	68	4	12.0	56.0
	33 Children 2 to 3 years Playing in in Ground Level Play Area	79	0	75	14	22.9	56.1
	37 Children 3 to 5 years Playing in Play Area Level 1	82	0	81	6	15.563	66.44
	Total						67.2
Western Boundary with 692 Seveentenn Mile Rocks Road	10 Children 0 to 2 years Playing in Ground Level Play Area	68	0	68	21	26.4	41.6
	33 Children 2 to 3 years Playing in in Ground Level Play Area	79	0	75	7	16.9	62.1
	37 Children 3 to 5 years Playing in Play Area Level 1	82	0	81	14	22.923	59.1
	Total						63.9

Table 4: Predicted combined noise impacts from the proposed Childcare Centre play areas

5.3 Car Park Noise

The proposed development will have a car park for staff and for parent drop off and collection at basement level. Source noise levels taken from previous studies of car parking activities of a similar nature are presented in the table. These sources noise level have been corrected in accordance with AS 1055.

Noise Source	Measured Level SPL @ 1m	Correction SPL dB(A)*	Corrected Level SPL dB(A)
Car Start Up	71 dB L _{Aeq}	0	71 dB L _{Aeq}
Car door closure	68 dB L _{Aeq}	+ 5 (impulsive)	73 dB L _{Aeq}
Car bypass @ 5 km/h	63 dB L _{Aeq}	0	63 dB L _{Aeq}
Talking @ normal Level in Carpark	60 dB L _{Aeq}	0	60 dB L _{Aeq}

Table 5: Measured average source noise levels from car parking
* As required by AS 1055

The source noise levels from the table above have been used to model the combined noise impacts from the car park at the boundaries of the site with neighbouring residential area (i.e. the boundaries of the site to the rear and to the west). Calculations involved in modelling noise impacts from the childcare centre on these locations have been included in the table over the page along with the results.

Receiver		Source leq @ 1m dB(A)	Correction dB(A) As1005	Corrected Leq @ 1m dB(A)	No. events per day	Duration per event	Corrected Leq 9 hr dB(A)	Distance to Receiver	Distance Attenuation dB(A)	LAeq adj, T dB(A) 9 hr
Rear Boundary with 693 Seventeen Mile Rock Rd	Talking in Car Park (Single person Talking)	60	0	60	110	30	29.6658	21	26.4444	3.22
	Car Door Closure (slams)	70	5	75	110	2	32.9048	2	6.0206	26.88
	Car by pass	63	0	63	110	15	29.6555	4	12.0412	17.61
	Car idling	67	0	67	110	5	28.8842	21	26.4444	2.44
	Car Start	69	5	74	110	2	31.9048	21	26.4444	5.46
								Total		27.4
Western Boundary with 692 Seventeen Mile Rocks Road	Talking in Car Park (Single person Talking)	60	0	60	110	30	29.6658	23	27.2346	2.43
	Car Door Closure (slams)	70	5	75	110	2	32.9048	23	27.2346	5.67
	Car by pass	63	0	63	110	15	29.6555	4	12.0412	17.61
	Car idling	67	0	67	110	5	28.8842	23	27.2346	1.65
	Car Start	69	5	74	110	2	31.9048	23	27.2346	4.67
								Total		18.3

Table 6: Predicted combined noise impacts associated with car parking

6.0 RECOMMENDED ACOUSTIC TREATMENTS

6.1 Noise from Outdoor Play Areas

The impact of noise associated with outdoor play areas from the proposed childcare centre have been modelled in Section 5.2 of this report. This modelling has determined that noise impacts from the outdoor play areas will exceed the criteria from the Brisbane City Council *Community Facilities Code* at the boundaries of the site with the neighbouring *Low Density Residential Zone*. In order to mitigate noise from this outdoor play areas it proposed to replace the proposed fencing along the rear and western side of the play area on the ground level of the building with an acoustic fence. This acoustic fence would be constructed of an aesthetically pleasing material to achieve a surface density of at least 10 kg/m².

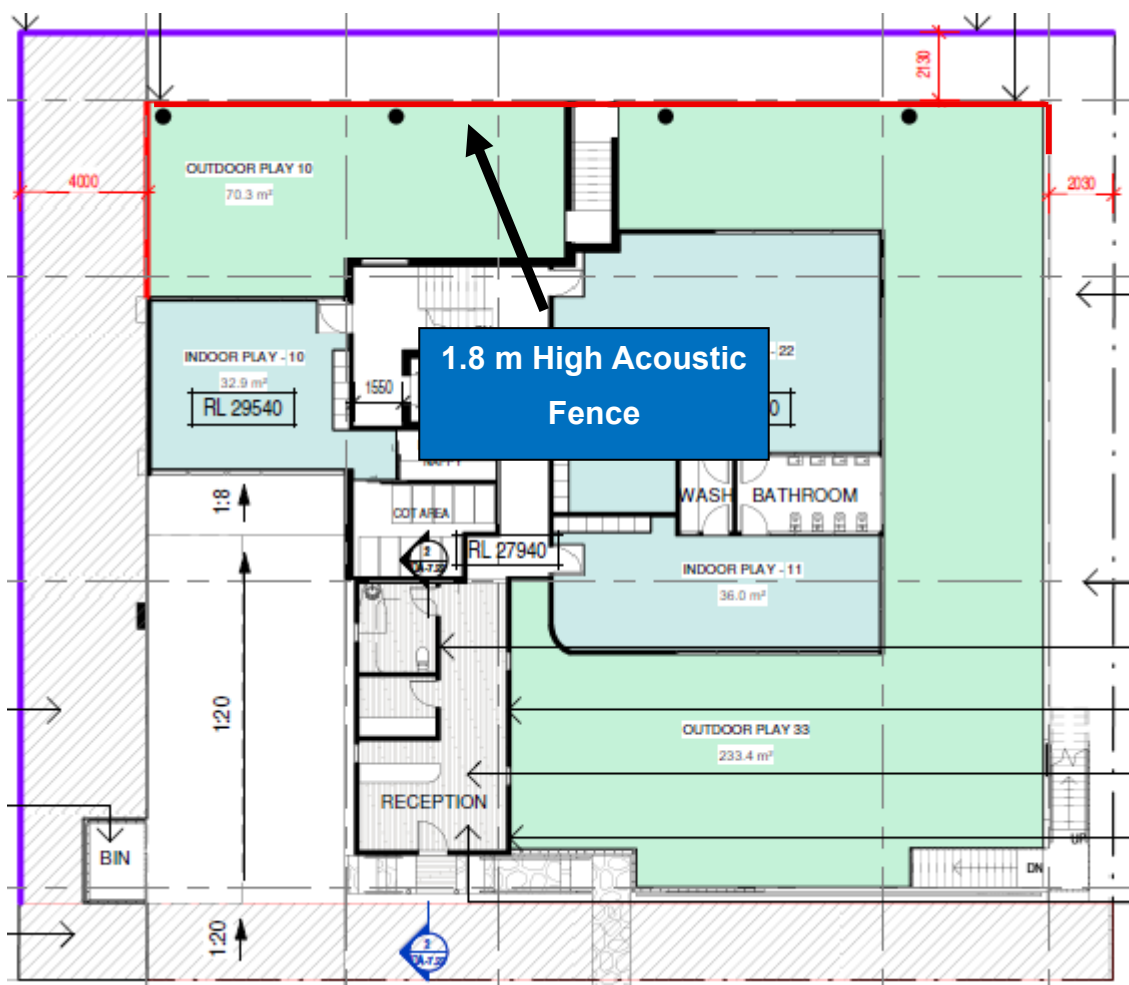


Figure 2: Location of acoustic fence Ground Level

In addition to the acoustic fencing on the ground level of building, it is proposed to also replace the proposed fencing along the rear and western side of the play area on the first level with an acoustic fence. The fence would be constructed of a similar material to the acoustic fence on the ground level.

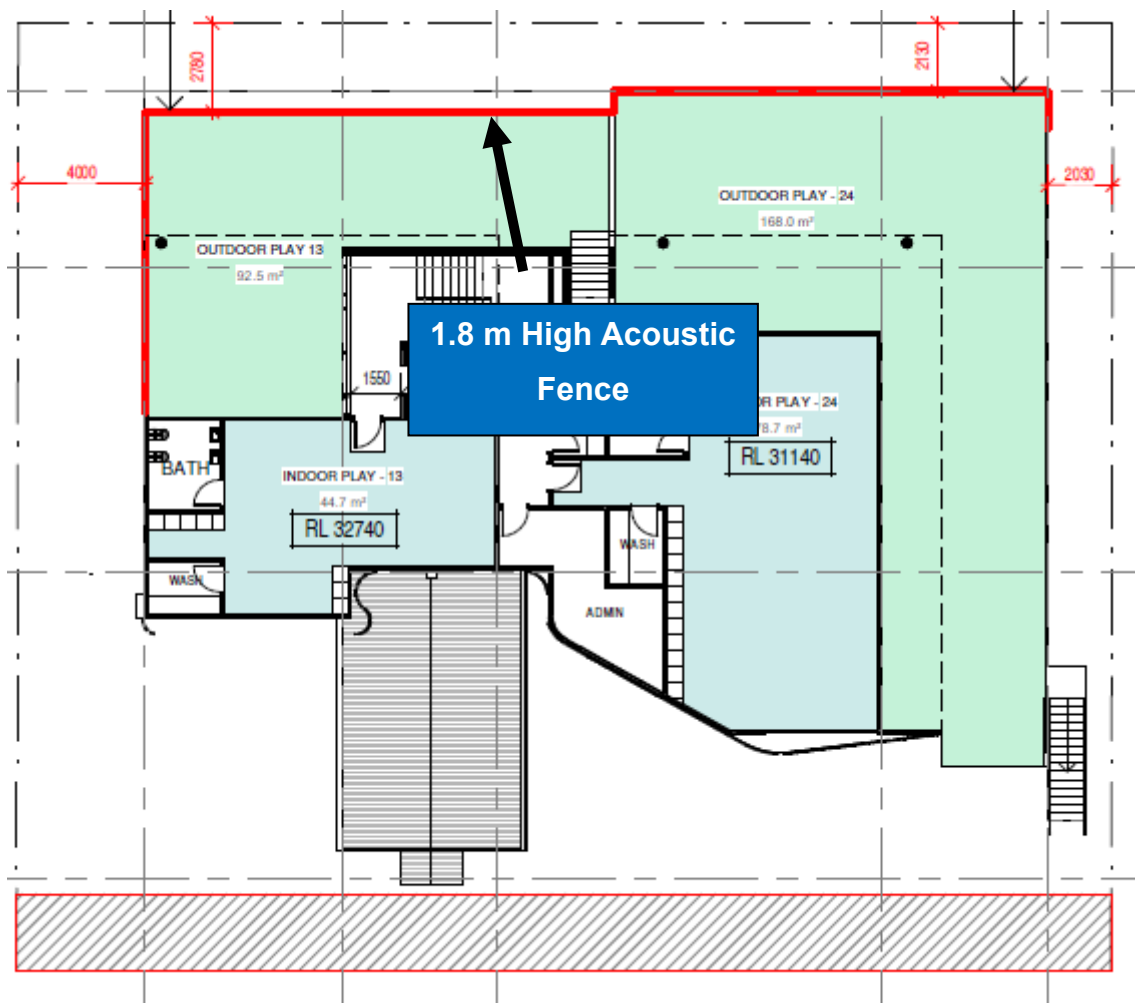


Figure 3: Location of acoustic fence First Level

Further modelling to determine the effectiveness of the acoustic fencing in mitigating noise from the play areas has been conducted and again the details have been included in the appendix to this report. The results of modelling though are detailed in the table over the page.

Receiver	Noise Source	Source leq @ 1m dB(A)	Correction dB(A) As1005	Corrected Leq @ 1m dB(A)	Distance to Receiver	Distance Attenuation dB(A)	Barrier Attenuation dB(A)	LAeq adj, T dB(A) Day
Rear Boundary with 693 Seventeen Mile Rock Rd	10 Children 0 to 2 years Playing in Ground Level Play Area	68	0	68	4	12.0	14.5	41.5
	33 Children 2 to 3 years Playing in in Ground Level Play Area	79	0	75	14	22.9	14.0	42.1
	37 Children 3 to 5 years Playing in Play Area Level 1	82	0	81	6	15.563	18	48.44
	Total							50.00
Western Boundary with 692 Seventenn Mile Rocks Road	10 Children 0 to 2 years Playing in Ground Level Play Area	68	0	68	21	26.4	14.6	27.0
	33 Children 2 to 3 years Playing in in Ground Level Play Area	79	0	75	7	16.9	16.0	46.1
	37 Children 3 to 5 years Playing in Play Area Level 1	82	0	81	14	22.923	20.2	38.88
	Total							46.9

Table 7: Predicted combined noise levels associated with outdoor play area following the inclusion of the acoustic fencing.

From the results in the table above it can be seen that following the inclusion of the proposed acoustic fences the noise impacts from the outdoor play areas will be successfully mitigated to achieve the criteria from the Brisbane City Council *Community Facilities Code*.

6.2 Car Park Noise

Modelling in Section 5.3 of car park noise determined that the combined noise impacts from the car park will not exceed the criteria from the Brisbane City Council *Community Facilities Code* at boundaries of the site with the neighbouring *Low Density Residential Zone*. Given this no measures have been recommended to mitigate noise impacts from the carpark on the neighbouring residential area.

6.3 Mechanical Plant Noise

It is already proposed acoustically screen any mechanical plant installed at the childcare centre accordance with the AO 10.2 *Child Care Centre Code* from the Brisbane City Plan 2014 as such any additional acoustic treatment is not required.

7.0 DISCUSSION & CONCLUSIONS

Noise from on site activities likely to be associated with the outdoor play areas in the proposed child care centre have been considered in this report. Modelling has been conducted of noise impacts likely to be associated with outdoor play area on the surrounding residences. This modelling has determined that noise impacts from the outdoor play areas will exceed the criteria from the Brisbane City Council *Community Facilities Code* at the boundaries of the site with the neighbouring *Low Density Residential Zone*. In order to mitigate noise from these outdoor play areas it proposed to replace the proposed fencing along the rear and western side of the play areas with an acoustic fencing. These acoustic fences would be constructed of an aesthetically pleasing material to achieve a surface density of at least 10 kg/m².

Noise modelling was also conducted of noise impacts from the car park. This modelling also determined that noise impacts from car park would not exceed the criteria levels from the Brisbane City Council *Child Care Centre Code*. Given this no measures also have been proposed to mitigate noise impacts from these sources.

There is no requirement that any air conditioning units or mechanical plant be installed as part of the development of the child care centre. However, It is already proposed acoustically screen any mechanical plant installed at the childcare centre accordance with the AO 10.2 *Child Care Centre Code* from the Brisbane City Plan 2014 as such any additional acoustic treatment is not required.

Subject to our calculations, and proposed acoustic fencing, we believe that the development will meet all requirements of Brisbane City Council *Community Facilities Code* and the *Child Care Centre Code* and should be approved.

Report Compiled By:



John Cristaudo
Acoustic Consultant
Decibell Consulting

APPENDIX

A map of the Jindalee area in Queensland, Australia, showing the proposed site location. The map includes the Brisbane River, various streets, and local landmarks. A blue box with the text "Proposed Site" and a black arrow points to a red pin on the map, indicating the location of the proposed site. The map also shows the Jindalee Pool, Jindalee Carpet Court, McDonald's, and other businesses. The proposed site is located near the intersection of the Brisbane River and the road leading to the Jindalee Pool.

Proposed Development Site Sketch No. 2
Aerial Photograph



MINOR CHANGE: PROPOSED CHILDCARE



ADDRESS: 675 SEVENTEEN MILE ROCKS RD, SINNAMON PARK, QLD 4073
LOT: LOT 01 RP114727
AREA: 1,012m²
CLIENT: GSEJ DEVELOPMENT



ZARCHITECTS™

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4073

TRUE NORTH

PROJECT NORTH

SCALE (A3)

DRAWING NUMBER
DA-0.00

STATUS
DA RFI

DATE
19.05.2026

DRAWING
COVER SHEET

DEVELOPMENT SUMMARY

ADDRESS: 675 SEVENTEEN MILE ROCKS RD,
SINNAMON PARK, QLD 4073
LOT: LOT 01 RP114727
AREA: 1012m²

DEEP PLANTING:
11.1% (112.7m²) COMPLIANT
DEEP PLANTING
11.8% (119.6m²) FUNCTIONAL
DEEP PLANTING

**TOTAL DEEP
PLANTING OUTCOME:
(FUNCTIONAL + COMPLIANT)** 22.9% (232.3m²)

CHILDCARE:
80 TOTAL PLACEMENTS

15 PARKINGS
54% = 8 STAFF PARKING (2.4m x 5.4m MINIMUM)
46% = 7 DROP-OFF PARKING (2.6m x 5.4m MINIMUM)

GROUND FLOOR:
ACTIVITY ROOM 01 32.9m² 10 PLACEMENTS (10 x 3.25m²)
ACTIVITY ROOM 02 71.9m² 22 PLACEMENTS (22 x 3.25m²)
ACTIVITY ROOM 03 36.0m² 11 PLACEMENTS (11 x 3.25m²)
OUTDOOR PLAY AREA REQ. 301² 43 PLACEMENTS (43 x 7m²)

LEVEL 01:
ACTIVITY ROOM 04 44.7m² 13 PLACEMENTS (13 x 3.25m²)
ACTIVITY ROOM 05 78.7m² 24 PLACEMENTS (24 x 3.25m²)
OUTDOOR PLAY AREA REQ. 259m² 37 PLACEMENTS (37 x 7m²)

**GFA (GROSS FLOOR AREA INCLUDING FOYERS AND
AMENITIES) AND IMPERVIOUS ROOFED STRUCTURES,
HARDSTANDS AND OTHER IMPERVIOUS AREAS:**

BASEMENT
GFA: -
IMPERVIOUS/ HARDSTAND/ OTHER: 628m²

GROUND FLOOR
GFA: 243m²
IMPERVIOUS/ HARDSTAND/ OTHER: 434m²

LEVEL 01
GFA: 188m²
IMPERVIOUS/ HARDSTAND/ OTHER: 280m²

GFA TOTAL: 431m²
IMPERVIOUS/ HARDSTAND/ OTHER TOTAL: 1,413m²

SITE COVER:
GROUND FLOOR: SITE COVER: 61% (612m²/1012m²)
LEVEL 01: SITE COVER: 50% (508m²/1012m²)



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GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4073

TRUE NORTH

PROJECT NORTH

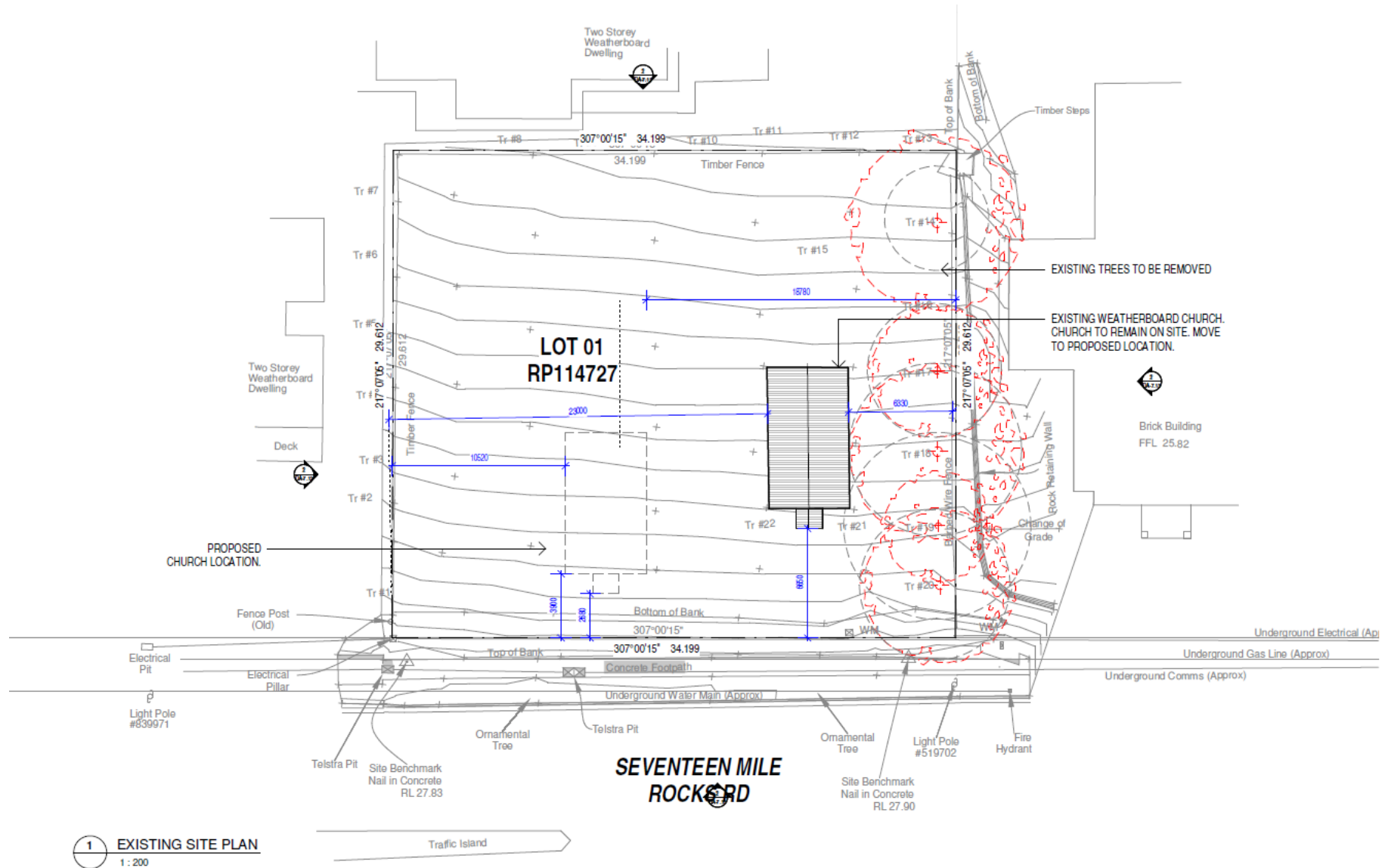
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DRAWING NUMBER
DA-0.10

STATUS
DA RFI

DATE
19.06.2026

DRAWING
DEVELOPMENT SUMMARY



ZARCHITECTS

CLIENT
SSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4073

TRUE NORTH



PROJECT NORTH



SCALE (AS)

1 : 200

DRAWING NUMBER

DA-0.50

STATUS

DA RFI

DATE

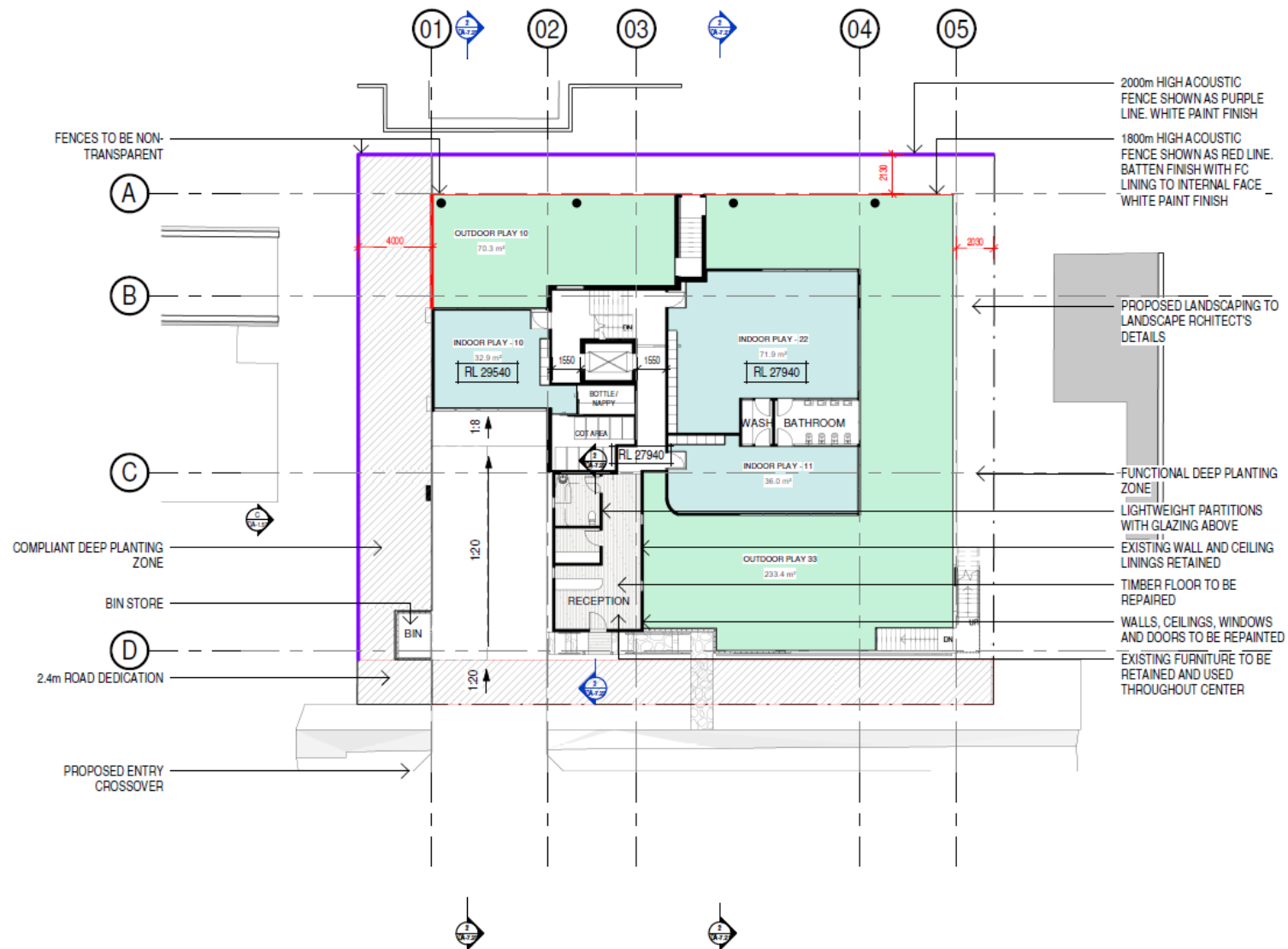
19.05.2026

DRAWING

EXISTING SITE PLAN

**FUNCTIONAL DEEP
PLANTING: 119m²**





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CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, CINNAMON
PARK, QLD, 4073

TRUE NORTH



PROJECT NORTH



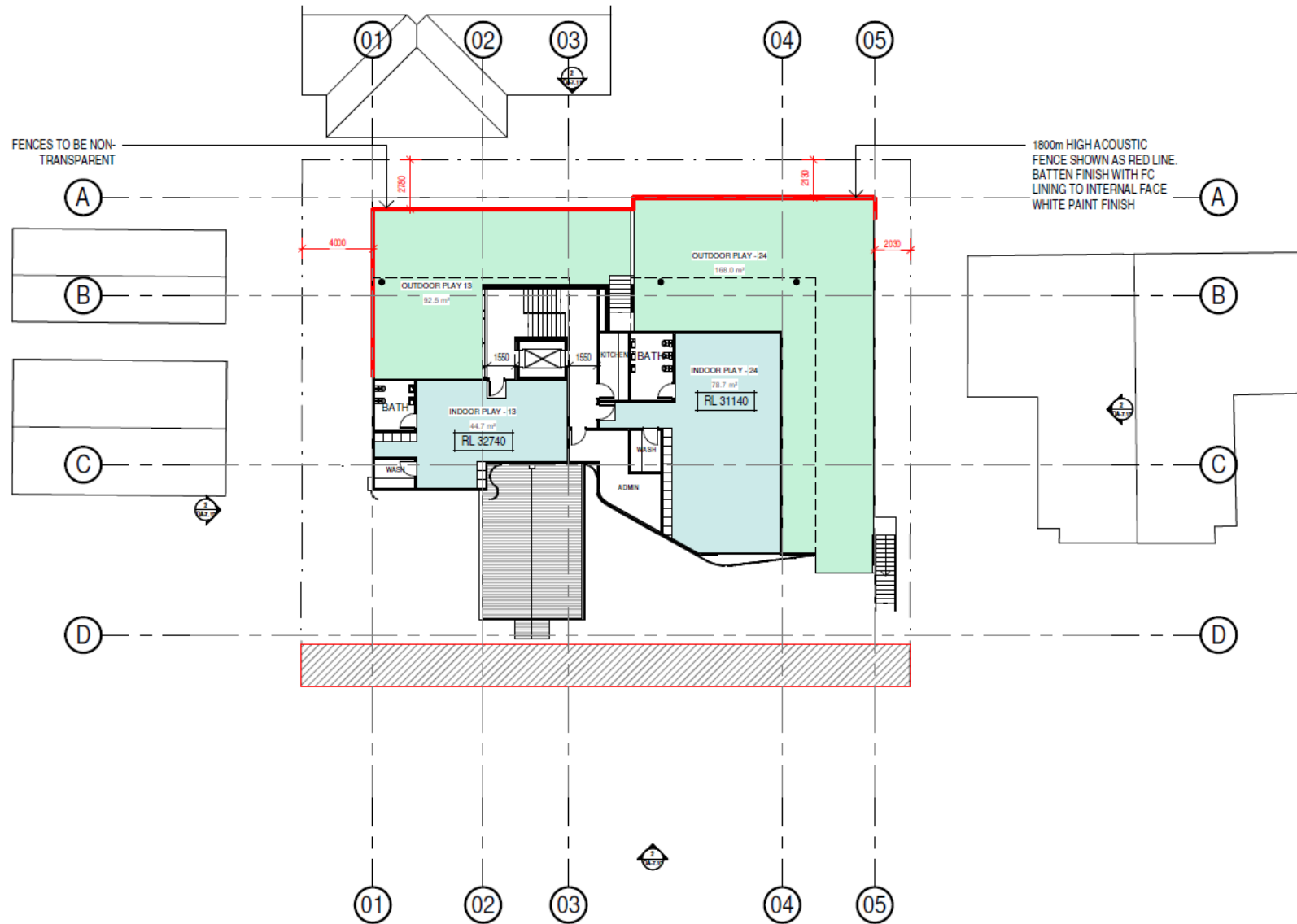
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DRAWING NUMBER
DA-1.02

STATUS
DA RFI

DATE
19.05.2026

DRAWING
GA GROUND FLOOR PLAN



ZARCHITECTS™

CLIENT
GSE/J DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SIZZAMON
PARK, QLD, 4073



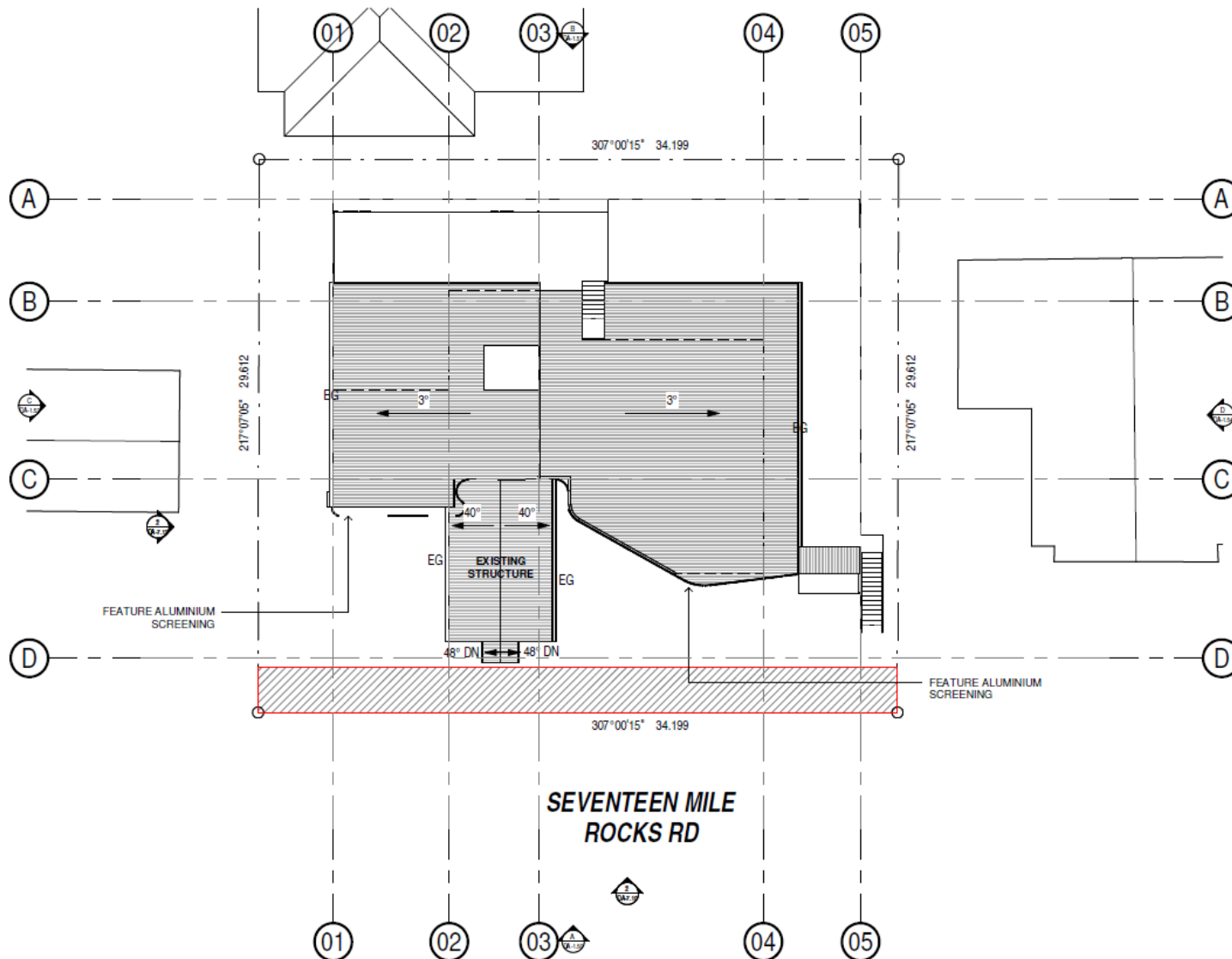
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DRAWING NUMBER
DA-1.05

STATUS
DA RFI

DATE
19.05.2026

DRAWING
GA LEVEL 01 PLAN



ZARCHITECTS™

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, CINNAMON
PARK, QLD, 4073

TRUE NORTH



PROJECT NORTH



SCALE (A3)
1 : 200

DRAWING NUMBER
DA-1.04

STATUS
DA RFI

DATE
19.05.2008

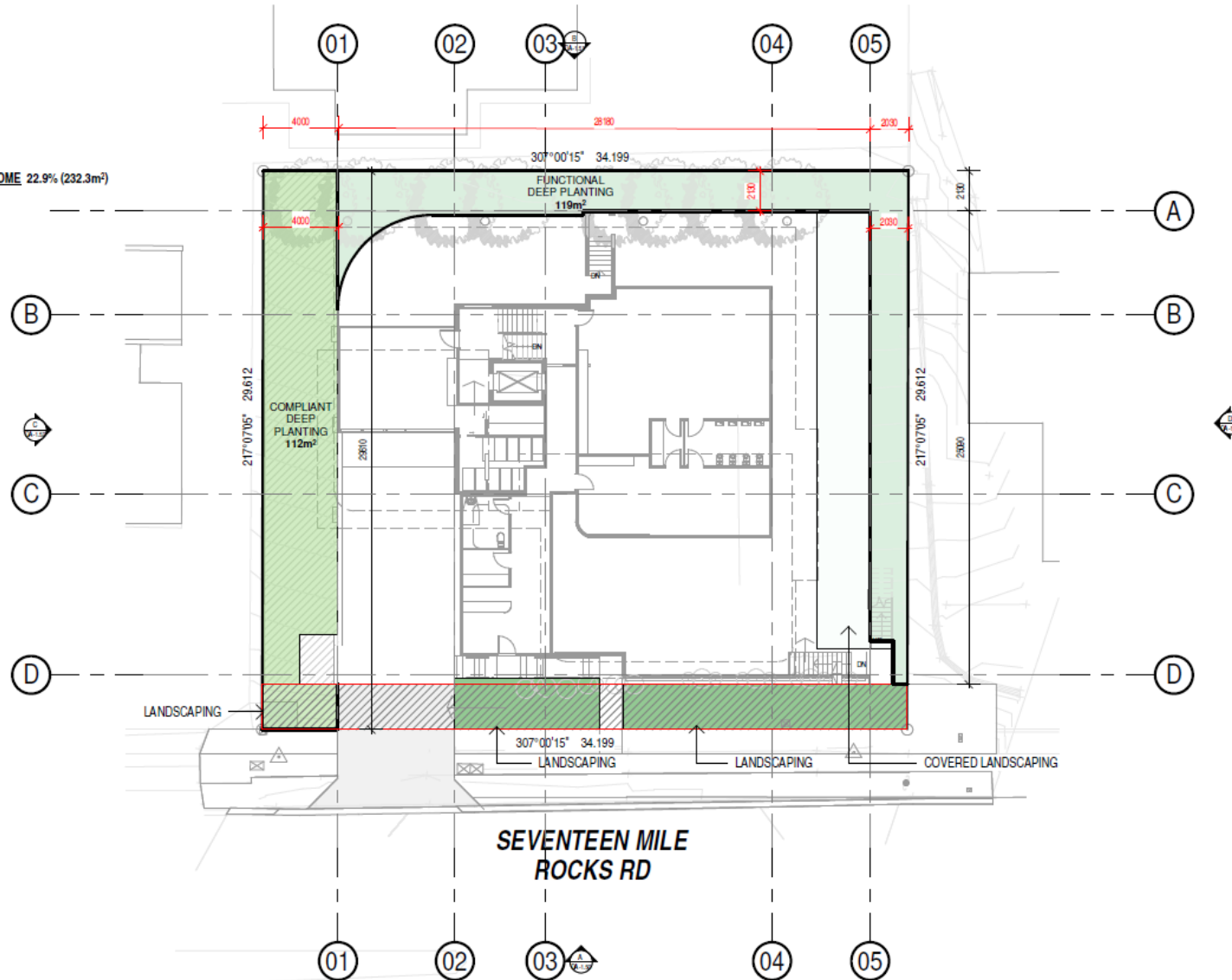
DRAWING
ROOF PLAN

LEGEND

11.1% (112.7m²) COMPLIANT
DEEP PLANTING

11.8% (119.6m²) FUNCTIONAL
DEEP PLANTING

TOTAL DEEP PLANTING OUTCOME 22.9% (232.3m²)



ZARCHITECTS™

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, CINNAMON
PARK, QLD, 4075



SCALE (A3)
1 : 200

DRAWING NUMBER
DA-1.05

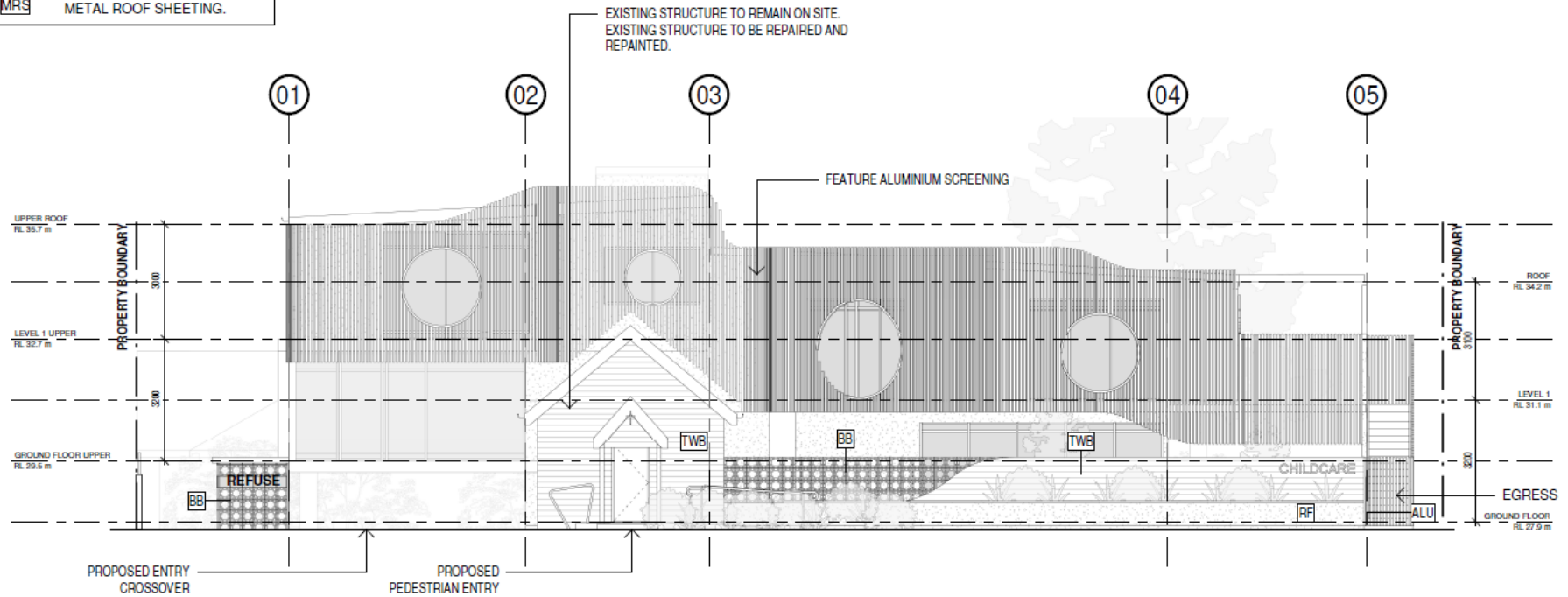
STATUS
DA RFI

DATE
19.05.2026

DRAWING
DEEP PLANTING PLAN

MATERIAL LEGEND - ELEVATIONS

ALU	POWDERCOATED ALUMINIUM BATTEN SCREENING, WHITE FINISH.
CONC	CONCRETE FINISH.
RF	WHITE RENDER FINISH.
TWB	TIMBER WEATHERBOARD, WHITE FINISH.
BB	AUSTRAL BREEZE BLOCK, PORCELAIN.
MRS	METAL ROOF SHEETING.



A ELEVATION A
DA-1.00
1 : 100

SEVENTEEN MILE ROCKS RD



CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SIZZAMON
PARK, Q.D., 4073

TRUE NORTH

PROJECT NORTH

SCALE (AS)
As indicated

DRAWING NUMBER
DA-1.50

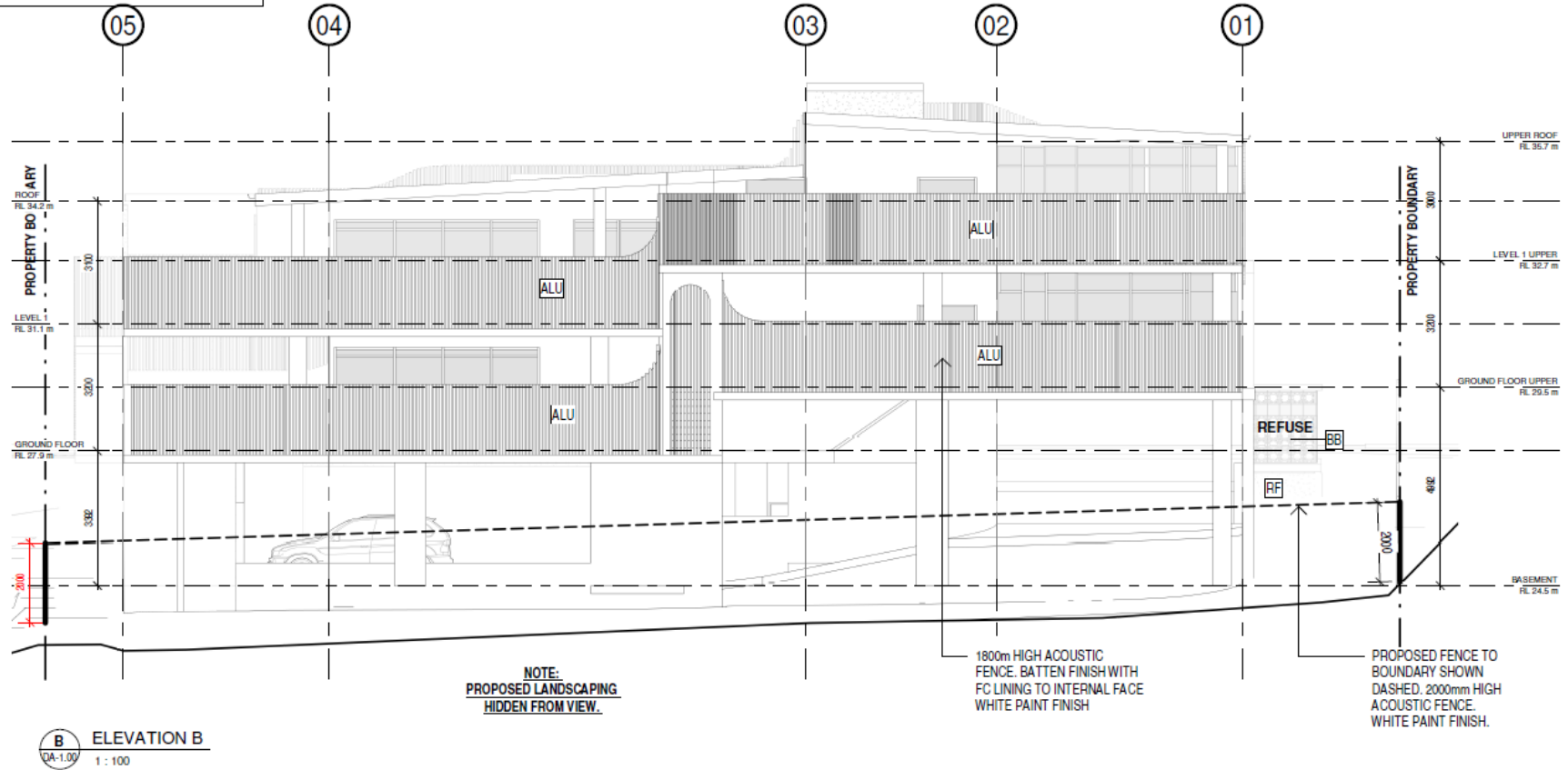
STATUS
DA RFI

DATE
19.06.2008

DRAWING
ELEVATION A

MATERIAL LEGEND - ELEVATIONS

ALU	POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
CONC	CONCRETE FINISH.
RF	WHITE RENDER FINISH.
TWB	TIMBER WEATHERBOARD. WHITE FINISH.
BB	AUSTRAL BREEZE BLOCK. PORCELAIN.
MRS	METAL ROOF SHEETING.



ZARCHITECTS™

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, CINNAMON
PARK, QLD, 4073

TRUE NORTH

PROJECT NORTH

SCALE (A3)
As indicated

DRAWING NUMBER
DA-1.51

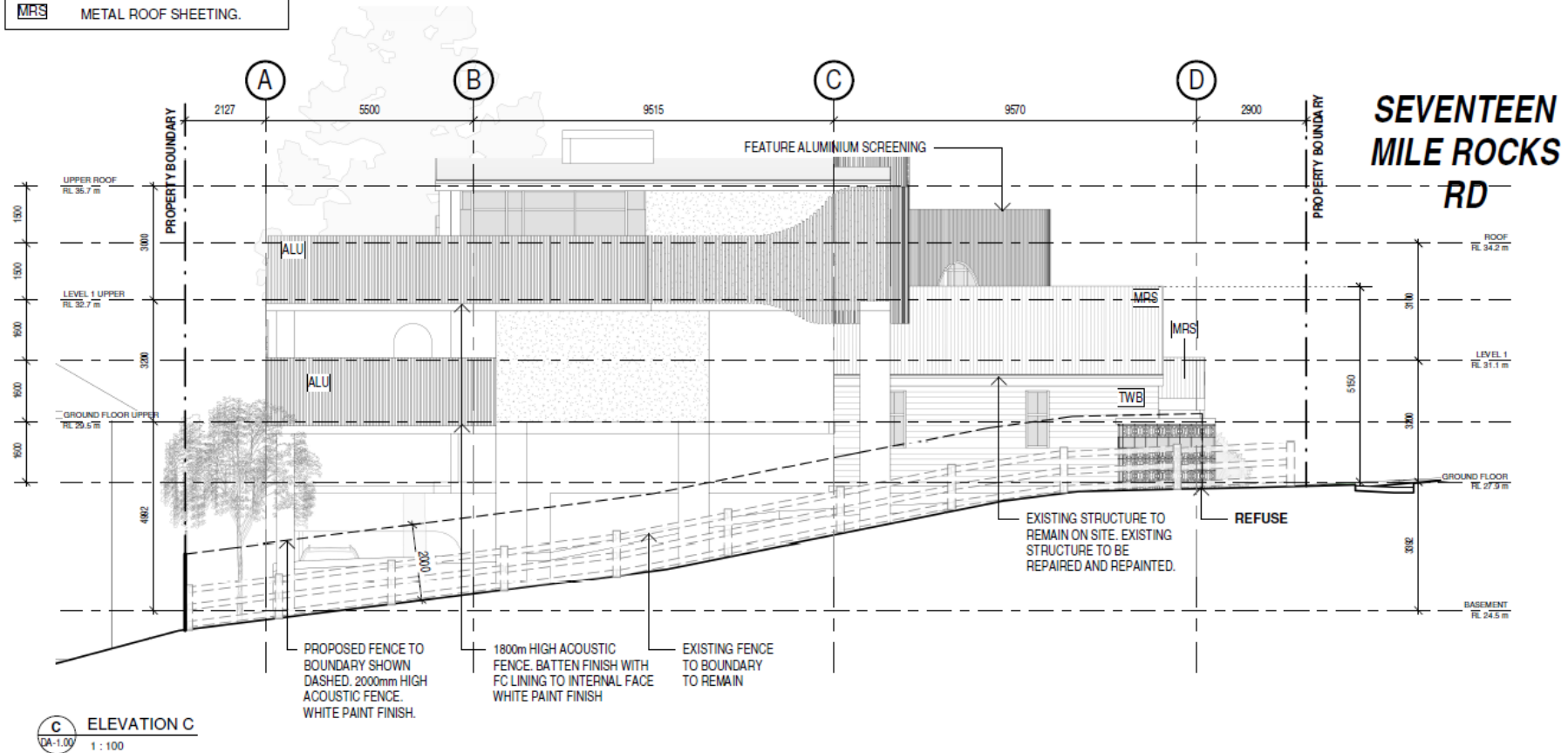
STATUS
DA RFI

DATE
19.05.2026

DRAWING
ELEVATION B

MATERIAL LEGEND - ELEVATIONS

ALU	POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
CONC	CONCRETE FINISH.
RF	WHITE RENDER FINISH.
TWB	TIMBER WEATHERBOARD. WHITE FINISH.
BB	AUSTRAL BREEZE BLOCK. PORCELAIN.
MRS	METAL ROOF SHEETING.



CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, CINNAMON
PARK, QLD, 4073

TRUE NORTH

PROJECT NORTH

SCALE (A3)
As indicated

DRAWING NUMBER
DA-1.52

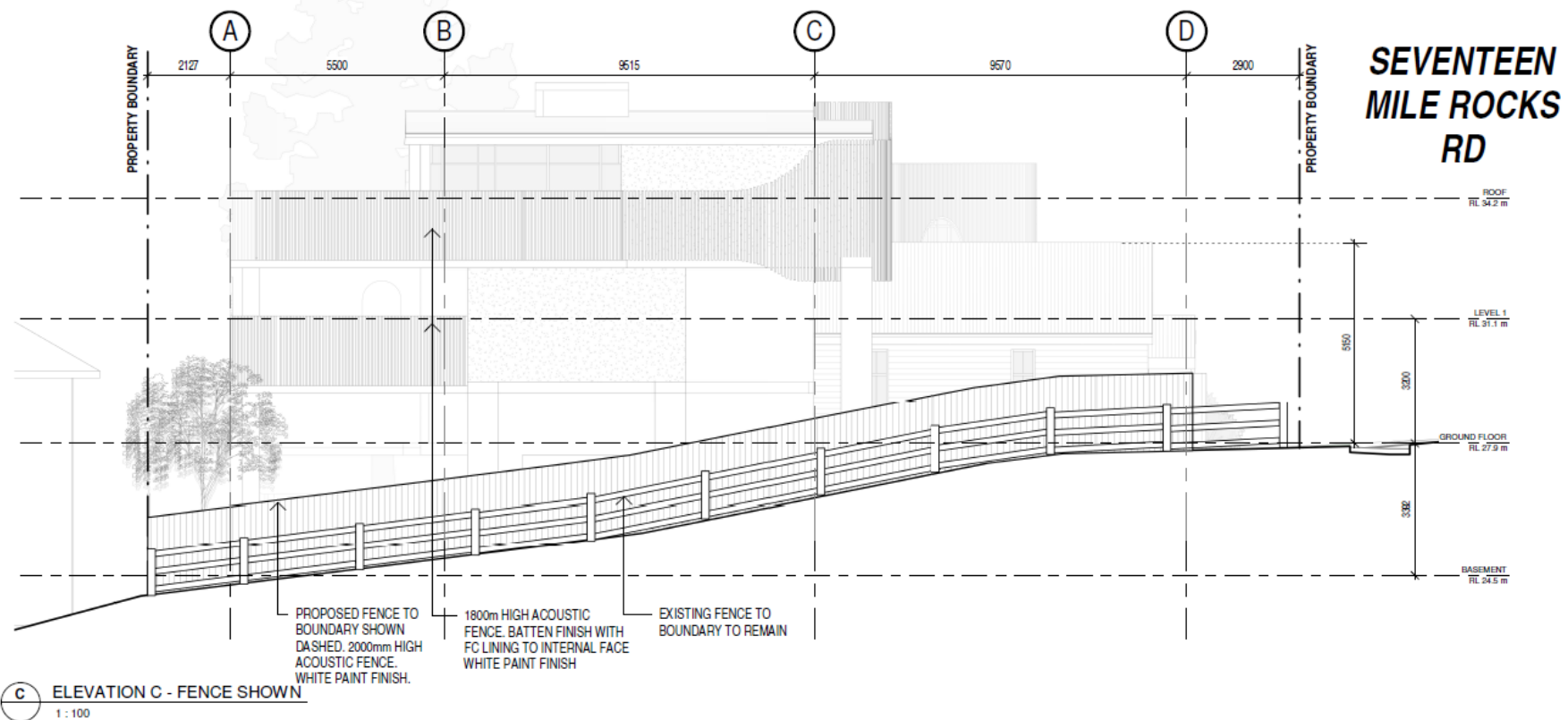
STATUS
DA RFI

DATE
19.05.2008

DRAWING
ELEVATION C

MATERIAL LEGEND - ELEVATIONS

ALU	POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
CONC	CONCRETE FINISH.
RF	WHITE RENDER FINISH.
TWB	TIMBER WEATHERBOARD. WHITE FINISH.
BB	AUSTRAL BREEZE BLOCK. PORCELAIN.
MPS	METAL ROOF SHEETING.



CLIENT
GGEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4075

TRUE NORTH

PROJECT NORTH

SCALE (A3)
As indicated

DRAWING NUMBER
DA-1.53

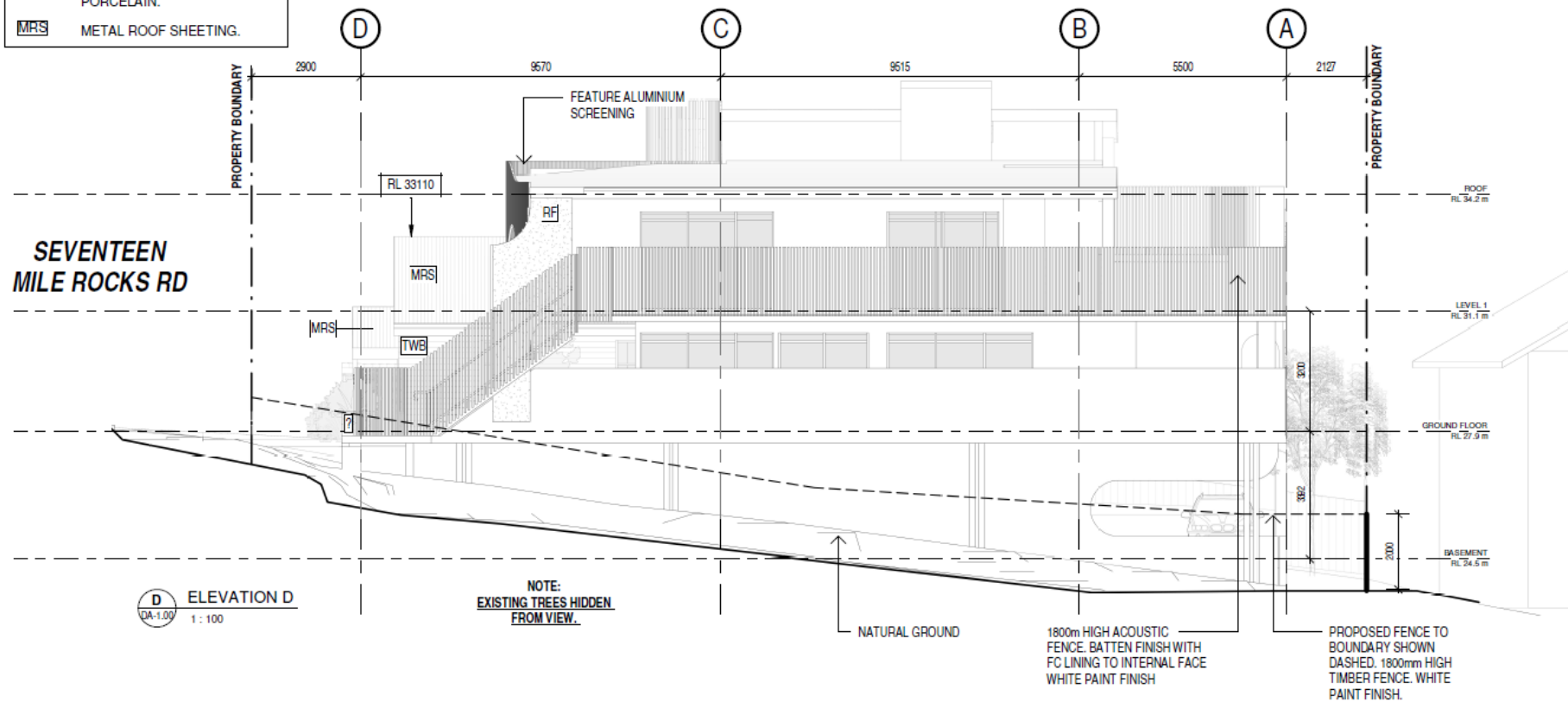
STATUS
DA RFI

DATE
19.06.2026

DRAWING
ELEVATION C - FENCE SHOWN

MATERIAL LEGEND - ELEVATIONS

ALU	POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
CONC	CONCRETE FINISH.
RF	WHITE RENDER FINISH.
TWB	TIMBER WEATHERBOARD. WHITE FINISH.
BB	AUSTRAL BREEZE BLOCK. PORCELAIN.
MRS	METAL ROOF SHEETING.



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675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4073

TRUE NORTH

PROJECT NORTH

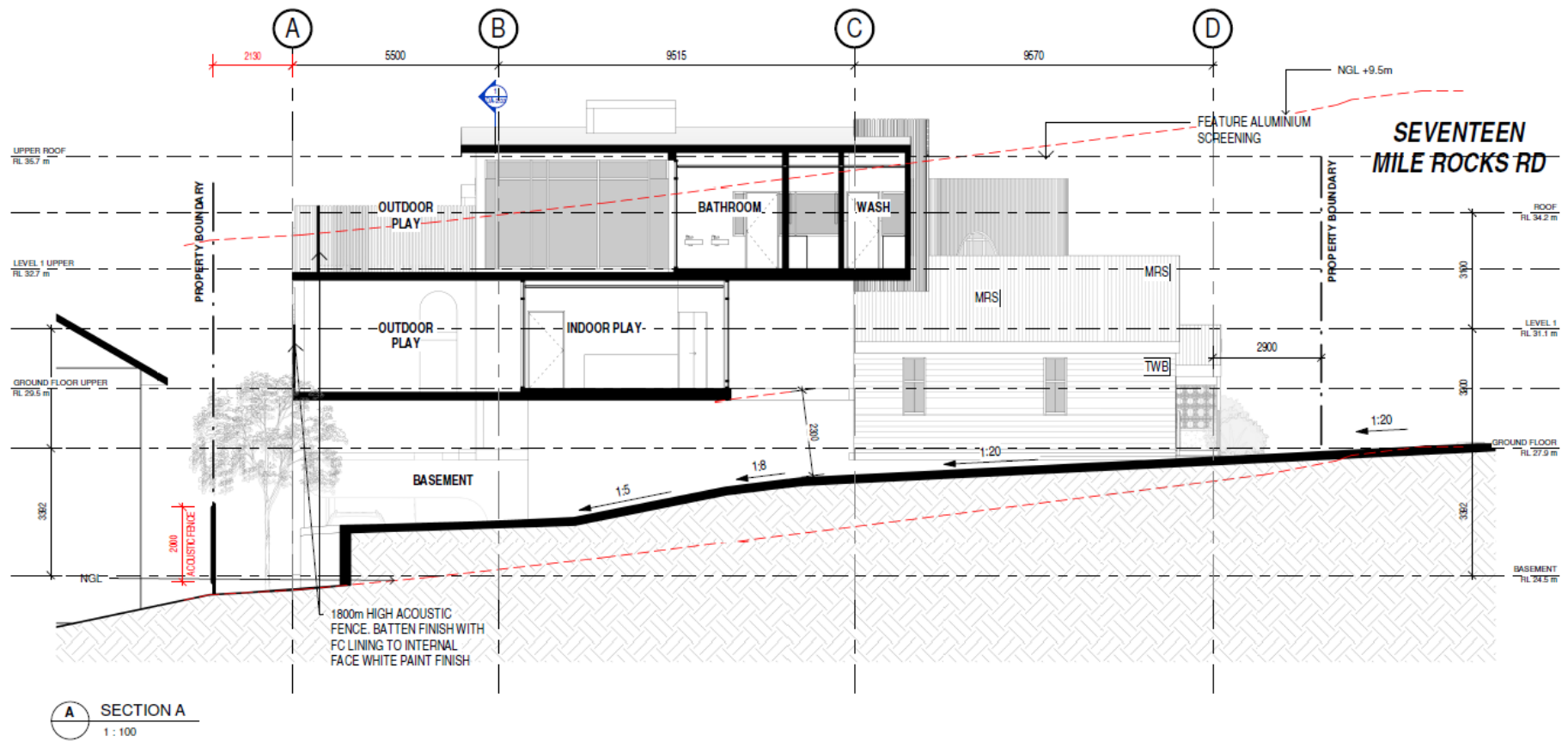
SCALE (AS)
As indicated

DRAWING NUMBER
DA-1.54

STATUS
DA RFI

DATE
19.06.2006

DRAWING
ELEVATION D



ZARCHITECTS

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, CINNAMON
PARK, QLD, 4073

TRUE NORTH

PROJECT NORTH

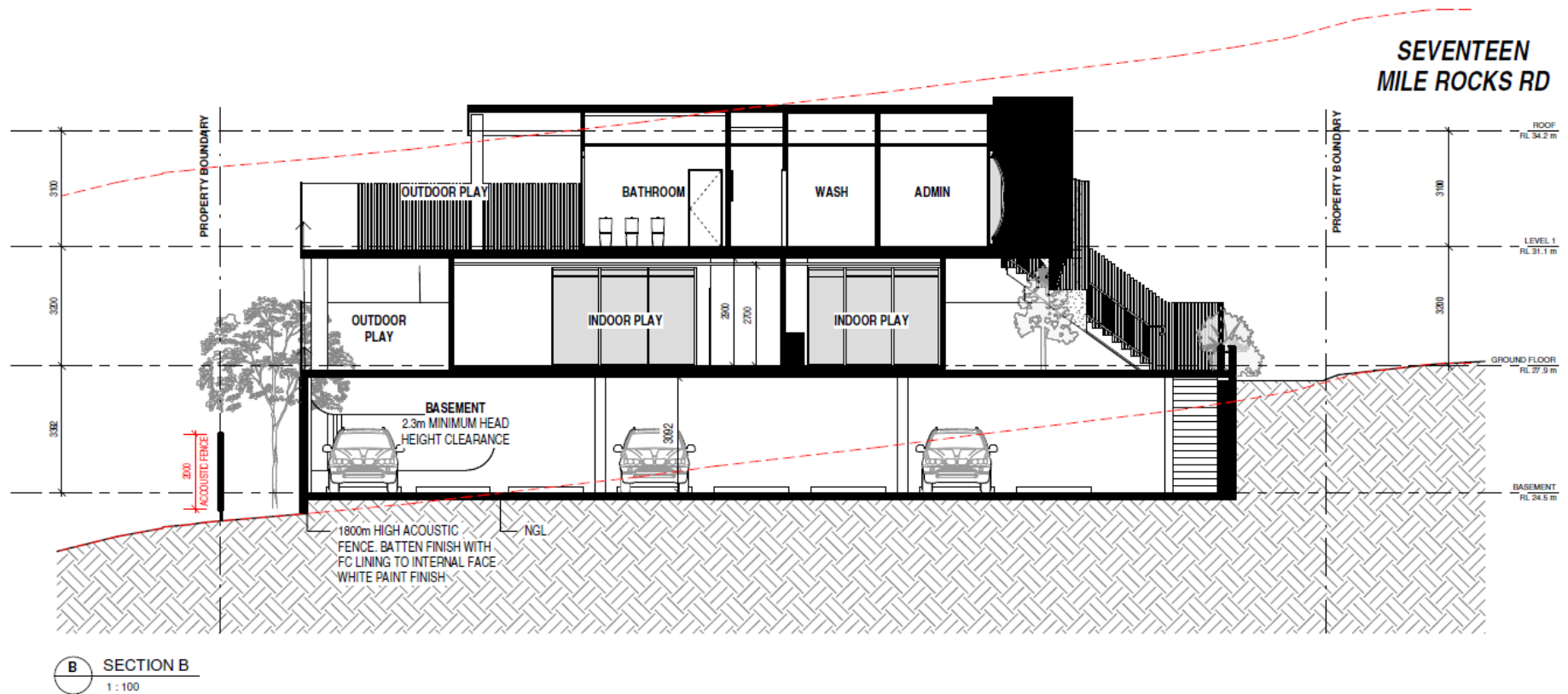
SCALE (A3)
1 : 100

DRAWING NUMBER
DA-2.00

STATUS
DA RFI

DATE
19.05.2026

DRAWING
SECTION A



CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, CINNAMON
PARK, QLD, 4075

TRUE NORTH

PROJECT NORTH

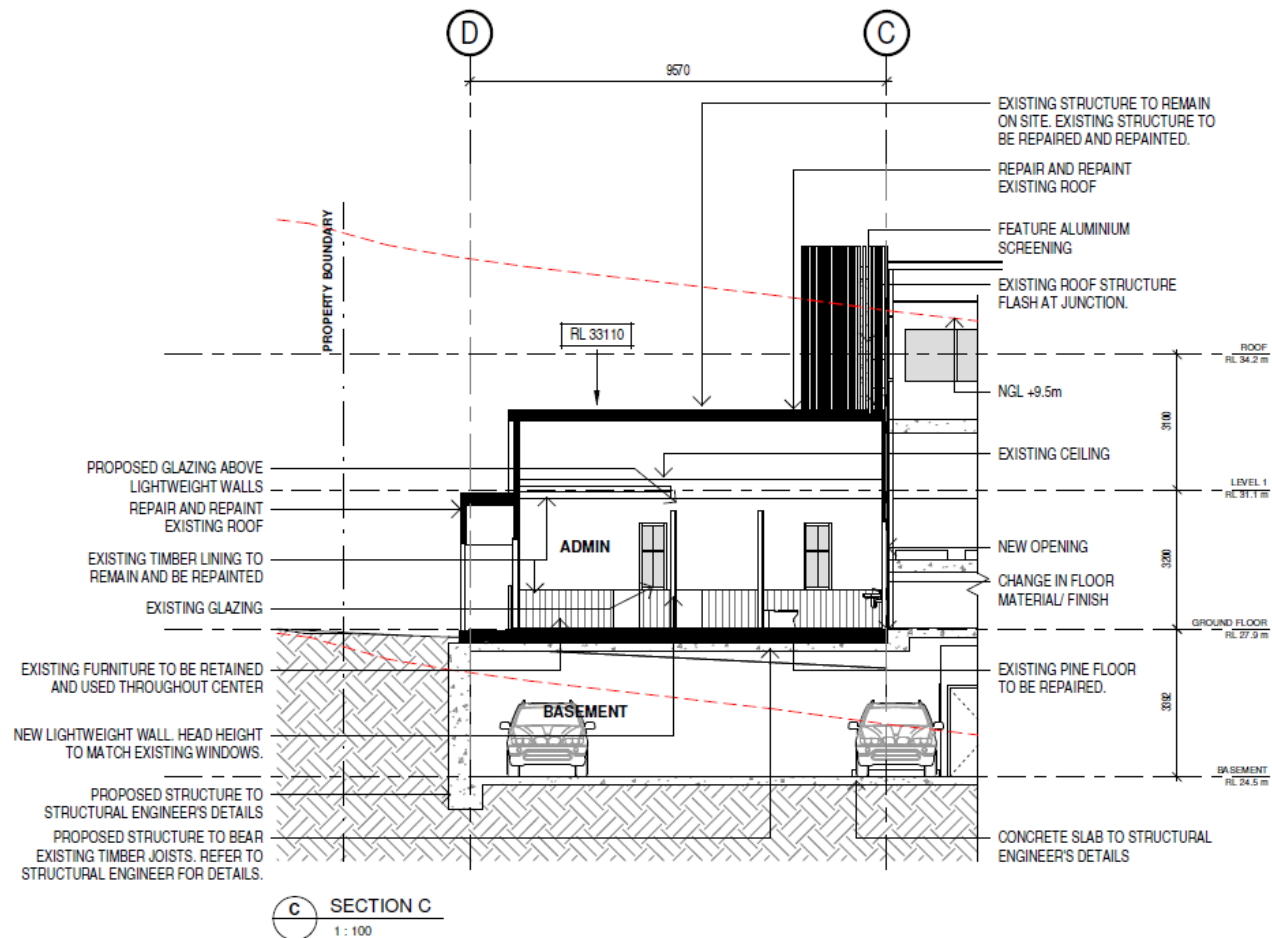
SCALE (AS)
1:100

DRAWING NUMBER
DA-2.01

STATUS
DA RFI

DATE
19.05.2026

DRAWING
SECTION B



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PROJECT
675 SEVENTEEN MILE ROCKS RD., SINNAMON
PARK, Q.D., 4073

TRUE NORTH

PROJECT NORTH

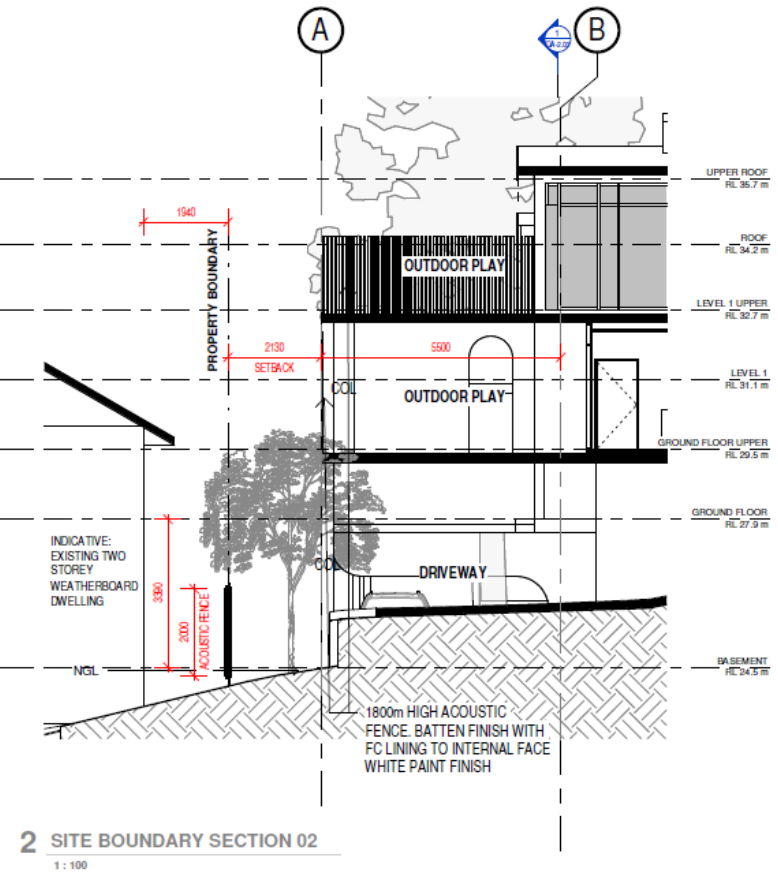
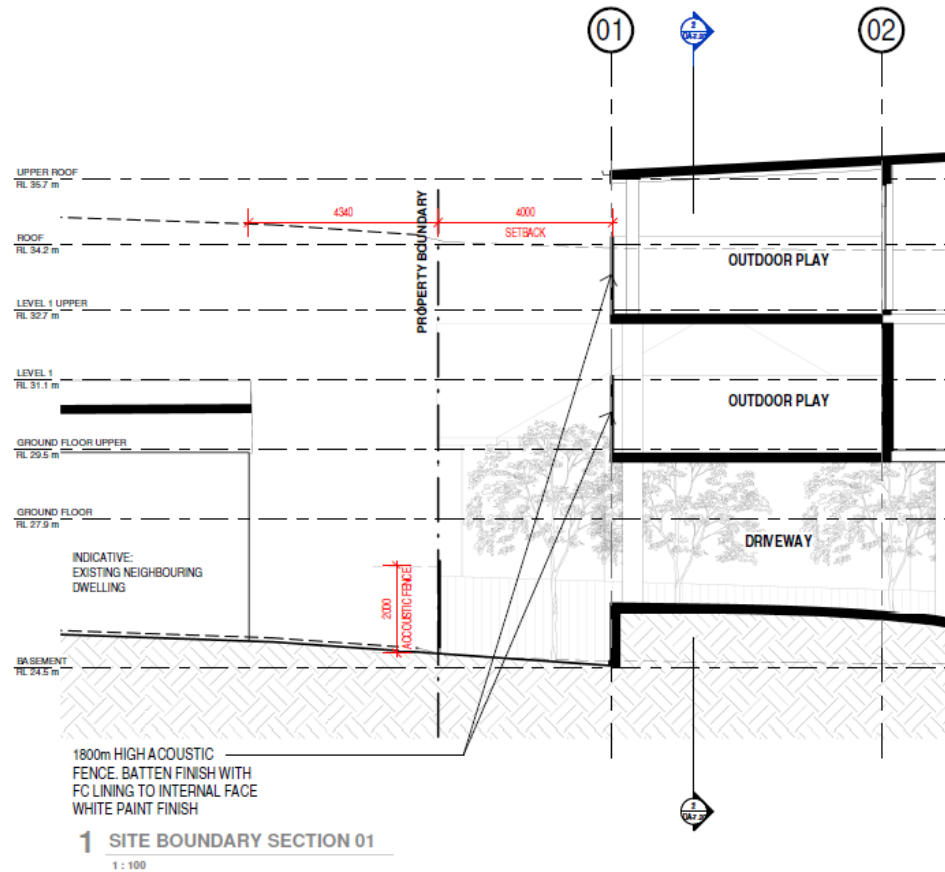
SCALE (A3)
1 : 100

DRAWING NUMBER
DA-2.02

STATUS
DA RFI

DATE
19.05.2008

DRAWING
SECTION C



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GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, Q.D., 4073

TRUE NORTH

PROJECT NORTH

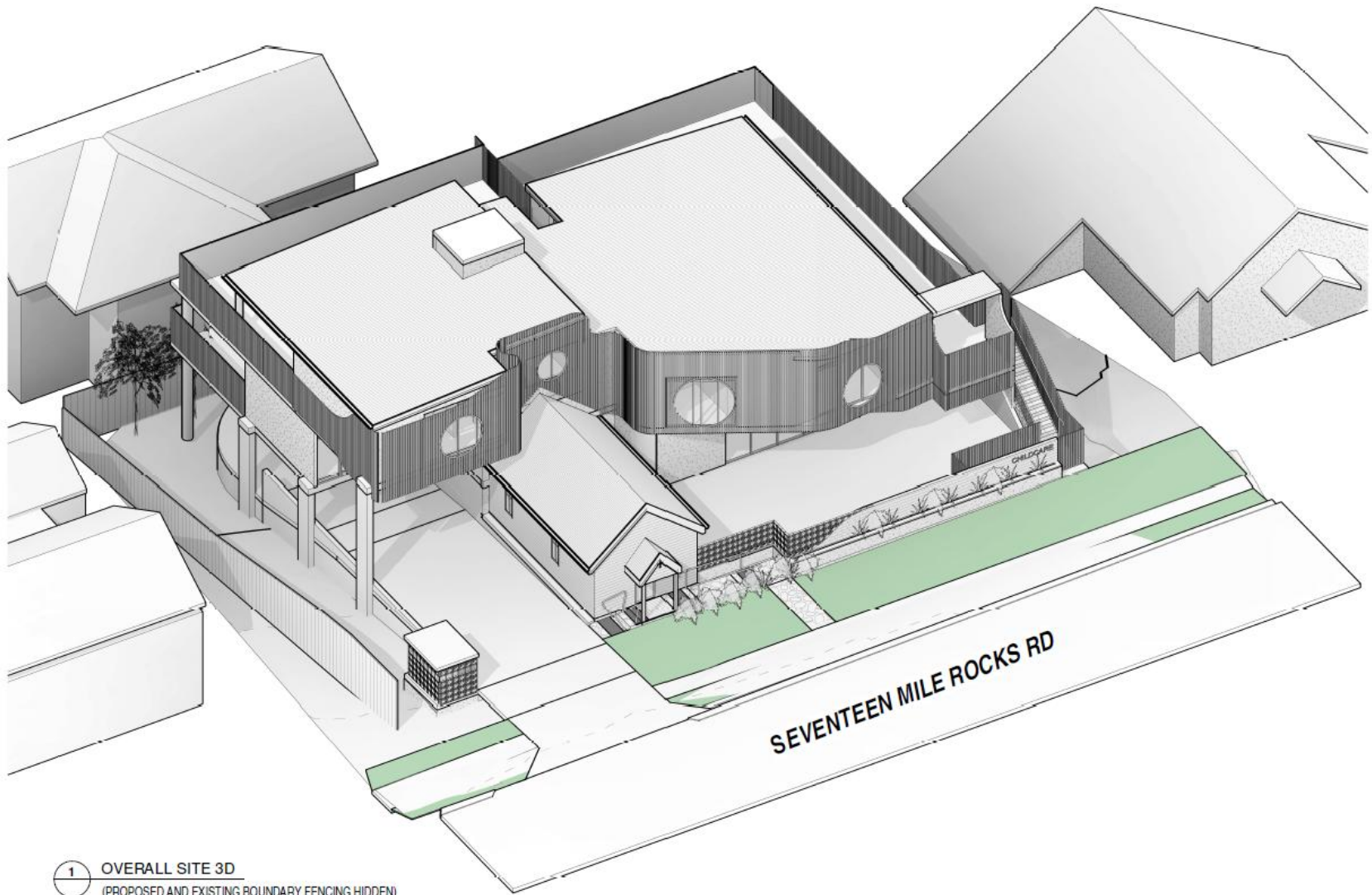
SCALE (A3)
1 : 100

DRAWING NUMBER
DA-2.05

STATUS
DA RFI

DATE
19.05.2026

DRAWING
BOUNDARY SECTIONS



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PARK, Q.L.D., 4073

TRUE NORTH

PROJECT NORTH

SCALE (A5)

DRAWING NUMBER
DA-3.00

STATUS
DA RFI

DATE
19.06.2026

DRAWING
OVERALL SITE 3D

Ambient Noise Levels

