Decibell Consulting pty Ltd

Proposed Mixed Use Development,
16 Poole Way
Bushland Beach,

ENVIRONMENTAL NOISE IMPACT REPORT

Prepared for

Poole Way No, 2 Pty Ltd

2nd April 2026
Decibell Report No.: 2604499

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1.0 INTRODUCTION

This report is submitted in response to a request by JFP Urban Consultants on behalf of Poole Way No 2 Pty Ltd for an environmental noise impact assessment of a proposed mixed-use development to be located at 16 Poole Way, Bushland Beach. This report seeks to respond to Request Item 2 - Acoustic Assessment of the Information Request issued by the Townsville City Council in relation to the development on the 19th February 2026.

On-site noise logging and attended noise measurement were conducted, and through modelling, predictions of impacts on the neighbouring residences from the development 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 for mixed use development at 16 Poole Way (Corner Lynwood Avenue) Bushland Beach. The development will consist of a medical centre, shop, Food and Drink Outlet and two dual occupancy units.

Car parking for the development will be provided in a car park to the rear of the site. The car park will be able to access off both Lynwood Avenue and Poole Way. A refuse collection point as well as a location for deliveries will be provided in the car park along with disabled parking.

The area surrounding the proposed site is a mixture of commercial, existing and possible future residential. Located across Poole way from the proposed development is located a car wash and service station. While to the south and west are located an existing residential area. To the north of the site is presently vacant but is likely to be the site of future residential development. In this report possible noise impacts from the proposed development on these locations will be considered.

The medical centre and pathology will operate between 7:00am and 7:00pm, and the food and drink outlet between 6:00am and 3.00pm and pharmacy 7:00am and 5:00pm seven days a week.

An aerial photograph showing the proposed location of the development along with plans of the development is included in the appendix to this report.

For further details of the development layout refer to appendix for site and building plans.

2.0 EQUIPMENT

2.1 Ambient Noise Assessment

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

- Bruel Kjaer 4231 Calibrator;
- Rion NL 21 Environmental Noise Logger.

3.0 MEASUREMENT PROCEDURE

3.1 Logger Noise Measurement

A noise logger was used to record existing noise levels at the proposed development site. The location of the logger is indicated on an aerial photograph included below.

Figure 1: Measurement Location

The logger was set to record noise statistics in 15-minute blocks continually over from Tuesday 3/03/26 to Thursday 6/03/26. Ambient noise level measurement was conducted generally in accordance with Australian Standard AS1055 2018 - '*Acoustics – Description and 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 mainly fine with temperatures ranging from 12˚ C to 28˚ C. However, some brief periods of rain were recorded during the measurement period. These periods have been excluded from the measurements.

3.2 On Site Noise Measurement

In order to determined noise impacts from the car park and commercial activities within the development measurements typical noise levels associated with car parking, retail and commercial activities occurring in this type of development 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 Acoustic Amenity

A section of the Townsville Maps interactive mapping showing the location of the site has been reproduced below.

Figure 2: Townsville Map -Zone mapping

The mapping identifies the site as been located in a Low-Density Residential zone. Performance Outcome PO10 of the Low-Density Residential Code requires that the amenity of adjoining development be protected:

PO10

Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:

1. *noise;*
2. *hours of operation;*
3. *traffic;*
4. *visual impact;*
5. *odour and emissions;*
6. *lighting;*
7. *access to sunlight;*
8. *privacy; and*
9. *outlook.*

However, the code does not provide an Acceptable Outcome. Given this reference will be made to the Townsville City Plan Planning Scheme Policy *SC6.4.19 Noise and Vibration,* to assist in demonstrating compliance with PO 10 of the Low-Density Residential Code.

Townsville City Plan Planning Scheme Policy SC6.4.19 provides a planning scheme policy for noise and vibration assessment. The policy provides guidance and criteria for noise assessment.

Intrusive noise level

Section 6.4.19.1 Intrusive Noise Limits of the *Townsville City Plan Planning Scheme Policy SC6.4.19 Noise and Vibration* requires that the Intrusive L_{Aeq},15-minute noise levels from the site during the relevant operational periods (I.e., day, evening, and night) do not exceed the rating background level by more than 5 dB.

Amenity Noise Limits

Section 6.4.19.1 Amenity Noise Limits of the *Townsville City Plan Planning Scheme Policy SC6.4.19 Noise and Vibration* sets out the ambient noise level to be achieved within an area from all noise sources combined. The recommended amenity noise levels in Section SC6.4.19. Table SC6.4.19.1 of the policy sets out the maximum recommended amenity levels for various areas and uses. The relevant maximum recommended amenity levels for the site have been reproduced in the table below

SC6.4.19.1 - Maximum Recommended Amenity of Noise Levels for All Sources

Receiver	***Noise Amenity Area***	***Time of Day***	***Maximum Recommended Amenity Noise Level for All Sources $L_{Aeq\ 15\ minutes}$, dB(A)***
Residence	***Suburban -*** *an area that has local traffic with characteristically intermittent traffic flows or with some limited commerce or industry. This area often has the following characteristic: evening ambient noise levels defined by the natural environment and human activity.*	*Day*	*55*
		Evening	*45*
		Night	*40*

Project noise trigger level

The project noise trigger level is the lower (i.e., the more stringent) value of the intrusiveness noise level and amenity noise level of the above points. In this acoustic report both the *Intrusive noise level* and the *Amenity Noise Limits* in the area surrounding the development will be determined and the lower of the two levels will be used to assess noise impacts from the development.

4.2 Background Creep Criteria

The information request issued by Townsville City Council mentions that the noise impacts from the proposed development should also be assessed against the *Background Creep Criteria* from the Environmental Protection (Noise) Policy 2009. The *Background Creep Criteria* has been reproduced below:

(2) To the extent that it is reasonable to do so, noise from an activity must not be—

(a) for noise that is continuous noise measured by LA90,T—more than nil dB(A) greater than the existing acoustic environment measured byLA90,T;

or

(b) for noise that varies over time measured by LAeq,,T— more than 5dB(A) greater than the existing adj acoustic environment measured by LA90,T.

The criteria relating to time varying noise sources is the same as the *Intrusive noise level* criteria from the Townsville City Plan. Given that this assessment is already proposed to be conducted an additional assessment of the *Background Creep Criteria* from the Environmental Protection (Noise) Policy 2009 is not required.

4.3 Mechanical Plant

While air conditioning has not been specified for the proposed development it is likely that the buildings will be air conditioned. The Environment Protection Act 1994 provides noise limits relating to specific plant and activities. One of these relates to noise proposed by Air-Conditioning equipment, these limits have been reproduced below:

440U Air-conditioning equipment

(1) This section applies to premises at or for which there is air-conditioning equipment.

(2) An occupier of the premises must not use, or permit the use of, the equipment on any day—

(a) before 7a.m, if it makes a noise of more than 3dB(A) above the background level; or

(b) from 7a.m. to 10p.m, if it makes a noise of more than 5dB(A) above the background level; or

(c) after 10p.m, if it makes a noise of more than 3dB(A) above the background level.

In this acoustic report these noise limits from *Section 440U* of the *Environment Protection Act 1994* will be used to assess possible noise impacts from any future air conditioning equipment that may be installed as part of the development.

5.0 RESULTS & CALCULATIONS

5.1 Rating Background Noise Levels and existing ambient Nosie levels at site

In order to determine the *Intrusive noise level criteria* from the Section *SC6.4.19.6 Noise assessment levels* of the Townsville City Plan the RBL (Rating Background Level) at the site must firstly be determined. In order to determine the RBL L90 background noise levels have been recorded at the site over a three-day period. This data has been recorded in the table over the page and used to determine the RBL in the table below.

Time Period	RBL L_{A90} dB(A)	L_{Aeq} dB(A)	L_{A10} dB(A)	L_{AMAX} dB(A)
Day 7.00 am – 6.00 pm	52	65	67	81
Evening 6.00 pm – 10.00 pm	48	62	66	80
Night 10.00 pm – 7.00 am	46	58	59	75

Table 1: *Rating Background Noise Levels and Ambient Noise Levels*

	3/03/2026		4/03/2026		5/03/2026	
Time	**Measured**	**Ascending Order**	**Measured**	**Ascending Order**	**Measured**	**Ascending Order**
7:00	Rain	52.4	50.3	52.1	Rain	53.2
8:00	Rain	52.5	51.2	52.3	Rain	53.3
9:00	53.8	53.0	53.4	53.3	52.2	53.4
10:00	53.1	53.1	54.7	53.8	52.8	54.2
11:00	56.5	53.3	Rain	55.1	Rain	57.1
12:00	53.3	54.5	Rain	56.4	52.0	57.2
13:00	54.2	56.2	52.2	57.2	52.1	58.3
14:00	57.1	57.0	52.8	57.3	52.6	58.6
15:00	58.3	57.5	53.8	57.6	53.1	Rain
16:00	58.6	Rain	53.6	Rain	52.9	Rain
17:00	57.2	Rain	54.1	Rain	53.0	Rain
ABL - Day	53.8		51.2		52.1	
18:00	54.9	46.4	54.1	44.6	51.1	49.5
19:00	53.4	48.0	51.0	46.5	48.2	50.6
20:00	50.6	50.1	50.5	49.9	46.6	52.4
21:00	49.5	55.7	49.3	55.4	45.7	54.9
ABL-Evening	49.5		49.3		45.7	
22:00	48.6	40.5	50.0	41.1	44.4	-
23:00	47.7	40.8	47.8	41.2	45.1	-
24:00	46.0	41.0	47.3	41.3	50.1	-
1:00	45.7	41.3	52.6	41.9	Rain	-
2:00	45.3	42.4	50.8	41.9	Rain	-
3:00	44.7	44.0	53.3	42.4	Rain	-
4:00	45.7	47.2	54.1	47.5	Rain	-
5:00	46.3	48.9	54.5	48.5	55.6	-
6:00	47.4	55.2	54.3	48.6	59.0	-
ABL-Night	44.7		47.3		-	
RBL-Day	**52.4**					
RBL-Evening	**48.1**					
RBL-Night	**46.0**					

Table 2: *Rating Background Level*

5.2 Project Noise Trigger Level

The project noise trigger level is the lower (i.e., the more stringent) value of the intrusiveness noise level and amenity noise level. In the table below both the *Intrusive noise level* and the *Amenity Noise Limits* have been determined. The lower of these two limits has been used to determine the *Project Trigger Level* for periods of the *Day*, *Evening* and *Night*.

Time Period	RBL L_{A90} dB(A)	*Intrusive Noise Limits* $L_{Aeq\ 15\ minutes}$, dB(A)	*Amenity Noise Level for All Sources* $L_{Aeq\ 15\ minutes}$, dB(A)	*Project Noise Trigger Level* $L_{Aeq\ 15\ minutes}$, dB(A)
Day 7.00 am – 6.00 pm	*52*	*57 (51 + 5)*	*55*	*55*
Evening 6.00 pm – 10.00 pm	*48*	*53 (48 + 5)*	*45*	*45*
Night 10.00 pm – 7.00 am	*46*	*41 (46 + 5)*	*40*	*40*

Table 3: *Project Trigger Level Criteria*

In this report the noise impacts from the development on the surrounding area will be assessed against the *Project Trigger Level* during the *Day* and *Evening* periods (as the proposed development will only operate during these periods).

5.3 Noise Impacts from proposed Development

5.3.1 Source Noise Levels

The proposed development will have a car park located at the rear of the buildings that front the street. Source noise levels taken from previous studies of car parking activities and retail activities of a similar nature are presented in the table. These sources noise level have been corrected in accordance with AS 1055.

Source noise levels for children playing have been determined using the source sound power levels and methods from the Association of Australian Acoustic Consultants- *Guideline for Child Care Centre Acoustic Assessment* are presented in the table below. These sources noise level have been corrected in accordance with AS 1055.

Noise Source	Measured Level Leq dB(A) @ 1m	Correction SPL dB(A)*	Corrected Level $L_{eq,adj}$ dB(A)	Duration of Event Min:Sec
Car door closure(slams)	73	+ 5 (impulsive)	78	0:02
Car by pass on driveway	63	0	63	1:00
Car Start up	72	0	72	0:02
2 Customers in Conversation	60	0	60	-
Delivery Truck Bypass	73	0	73	1:00
Delivery Truck reversing	77	+ 5 (impulsive)	82	0:20
Waste Collection	87	+ 5 (impulsive)	92	1:30

Table 4: Measured source noise levels from Development
* As required by AS 1055

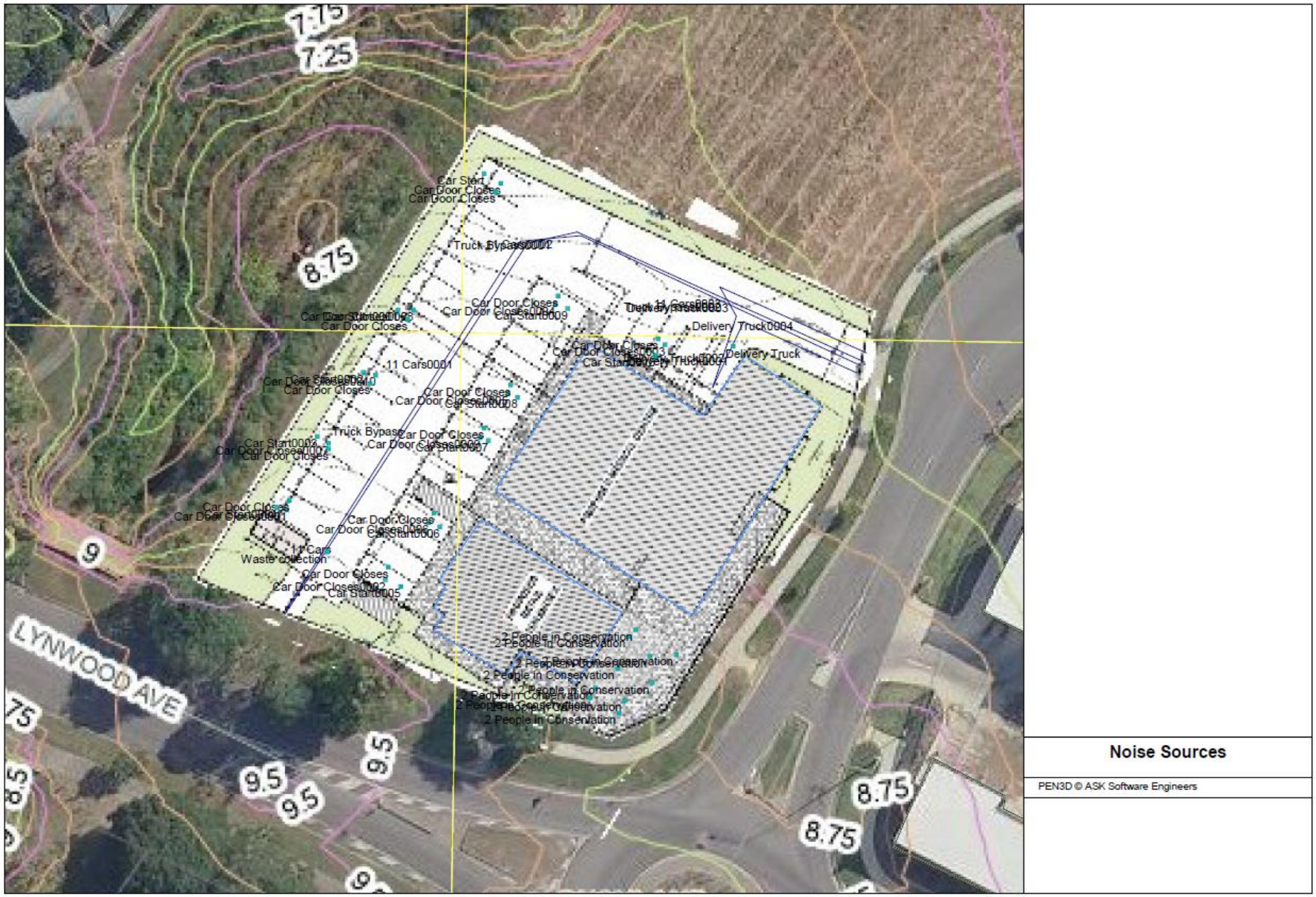
5.3.2 Predicted Total Noise levels

In order to model the combined noise impacts from the development of the source noise levels relating to car parking and other activities in Table 3 have been used with the PEN3D200 noise modelling software to produce a noise contour map relating to the $L_{eq,15\ min,\ adj}$ noise levels in accordance with *Project Trigger Level Criteria* from the Townsville City Plan. The PEN3D200 noise modelling software is based on the methods described in *ISO 9613.2 - Attenuation of sound during propagation outdoors — Part 2: General method of calculation.*

Modelling assumes:

- A peak vehicle generation for the development of 44 vph traffic generation rate (supplied Colliers Traffic Engineers)
- Noise from truck and car bypass have been modelled as a line source
- Ground Levels are based on Ground Contour mapping provided by the Townsville City Council Interactive mapping
- It is assumed the average vehicle carries 2 persons meaning that two door closures occur per vehicle
- Vehicles are distributed evenly through the car park
- 20 people are seated in the outdoor dining area of the development
- Deliveries are made using the Ambulance Bay as per the traffic report prepared by Colliers Traffic Engineers
- Waste collection is occurring from the refuse enclosure

On the following page is a diagram showing the location of all noise sources used in modelling. On the page after this is a noise contour map showing the total noise impacts on the surrounding area from the impacts of the development in relation to the LAeq adj dB(A) 15 min level are included.



Noise Sources

PEN3D © ASK Software Engineers

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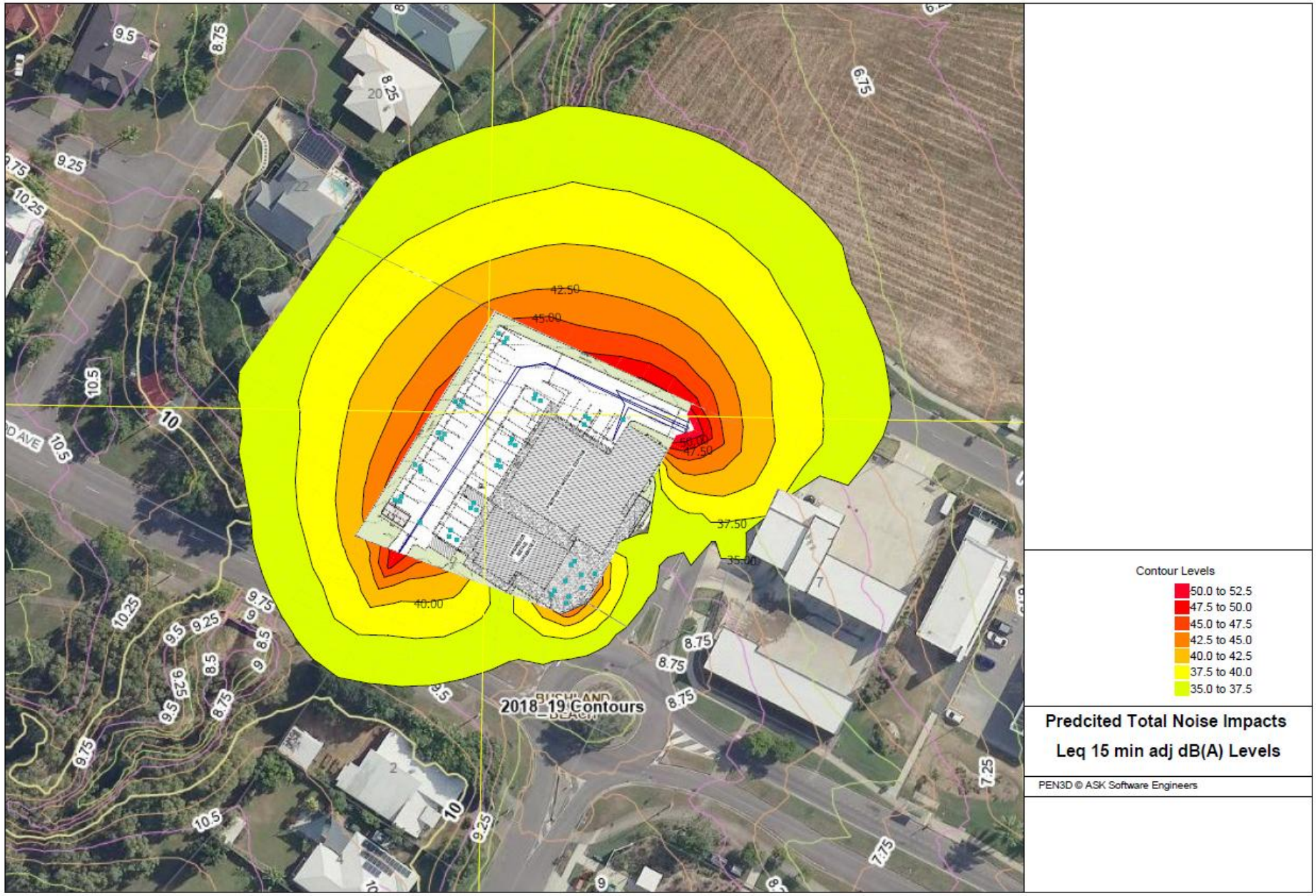


6.0 Acoustic Treatments

6.1 Noise from Onsite Activities

Noise impacts from the proposed development were modelled on the surrounding area in the previous section. The modelling shows that the only residential location that will be impacted by noise levels in excess to the *Project Trigger Level Criteria* from the Townsville City Plan will be the vacant residential area to the north of the site. In order to mitigate noise impacts on this area on future of residential development from the proposed development it is proposed to construct a 1.8 m high acoustic fence along the common boundary with this area. The location of the proposed acoustic fence is shown on the diagram below. The proposed acoustic fence would be gap free, achieve a required surface density of 12 kg/m2 and be constructed of an aesthetically pleasing material such as timber, fibre cement, brick or other material.

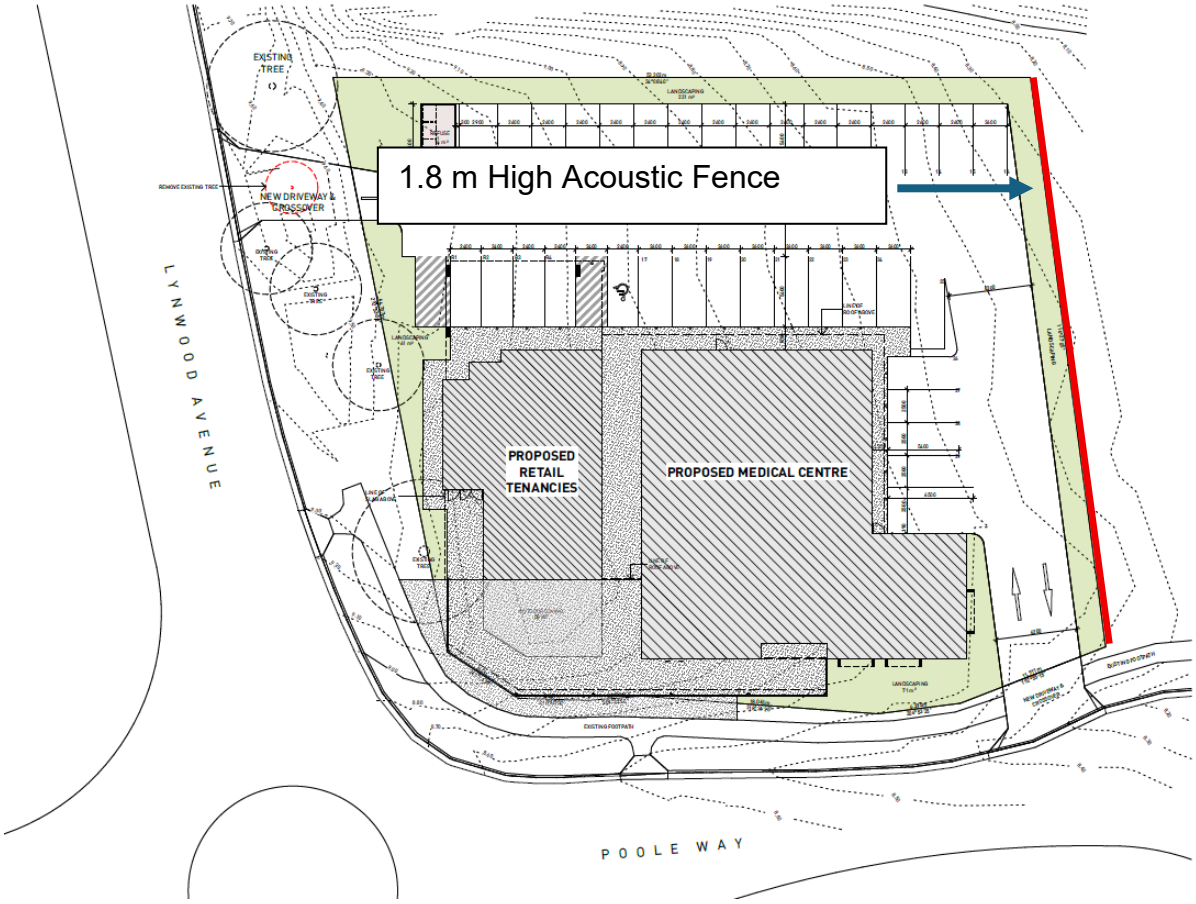
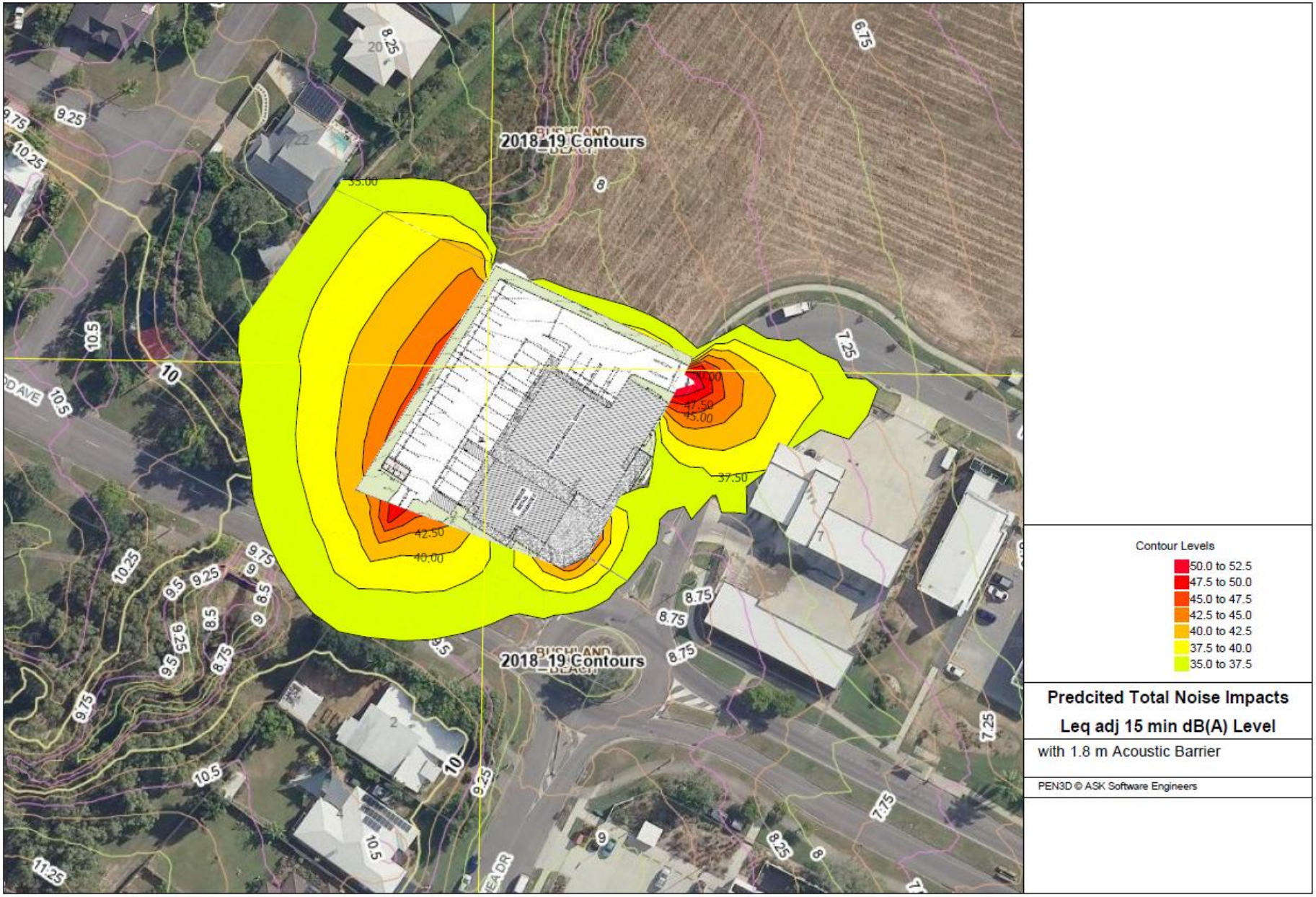


Figure 3: Location of the Proposed Acoustic Fence

The modelling on noise impacts from the previous section has been reproduced allowing for the mitigation provided by the proposed acoustic fence. The resultant noise contour mapping has been included over the page. The revised modelling now shows that the proposed 1.8 m high acoustic fence will successfully mitigate noise impacts from the development.


2018_19 Contours
2018_19 Contours
Contour Levels
50.0 to 52.5
47.5 to 50.0
45.0 to 47.5
42.5 to 45.0
40.0 to 42.5
37.5 to 40.0
35.0 to 37.5
Predcited Total Noise Impacts
Leq adj 15 min dB(A) Level
with 1.8 m Acoustic Barrier
PEN3D © ASK Software Engineers

6.2 Mechanical Plant Noise

It is likely that the buildings of the proposed development will be air conditioned. However, the exact nature of the air conditioning units is yet to be determined. So rather than recommend specific acoustic screening it is recommend that the development be conditioned such that any future air conditioning plant installed on the site be required to meet the noise limits from Section *440 U Air conditioning equipment* of the *Environmental Protection Act 1994*

The noise limits from Section *440 U Air conditioning equipment* of the *Environmental Protection Act 1994* for air conditioner plant installed on site have been determined from the background noise levels in the vicinity of the site and included in the table below.

Time Period	RBL L_{A90} dB(A)	Noise Limits for AC Plant SPL dB(A) L_{90}
Day (7 am – 6 pm)	*52*	57 {(L_{90})+ 5 dB}
Evening (6 pm – 10 pm)	*48*	53 {(L_{90})+ 5 dB}
Night (10 pm – 7 am)	*46*	49 {(L_{90})+ 3 dB}

Table 5: Noise limits for Air Conditioning Plant

7.0 DISCUSSION & CONCLUSIONS

In this acoustic report noise impacts from the proposed development on the surrounding area were considered.

Noise impacts from the development were modelled in section 5.3 of this report and assessed against the *Project Trigger Level Criteria* from the Townsville City Plan. This modelling determined that the only residential location that will be impacted by noise levels in excess to the *Project Trigger Level Criteria* from the Townsville City Plan will be the vacant residential area to the north of the site. In order to mitigate noise impacts on this area of future residential development from the proposed development it is proposed to construct a 1.8 m high acoustic fence along the common boundary between the sites. The location of the proposed acoustic fence is shown on the figure 3 of this report. The proposed acoustic fence would be gap free, achieve a required surface density of 12 kg/m2 and be constructed of an aesthetically pleasing material such as timber, fibre cement, brick or other material. Further modelling conducted in Section 6.1 of this report allowing for the mitigation provide by the proposed acoustic fence shows that will successfully mitigate noise impacts on this area.

Possible noise impacts from mechanical plant that may be installed on the site were also considered. As the exact nature of the air conditioning units has yet to be determined, rather than recommend specific acoustic screening it is recommend that the development be conditioned such that any future air conditioning plant installed on the site be required to meet the noise limits from Section *440 U Air conditioning equipment* of the *Environmental Protection Act 1994.* These noise limits have been determined and included in Table 5 of this report.

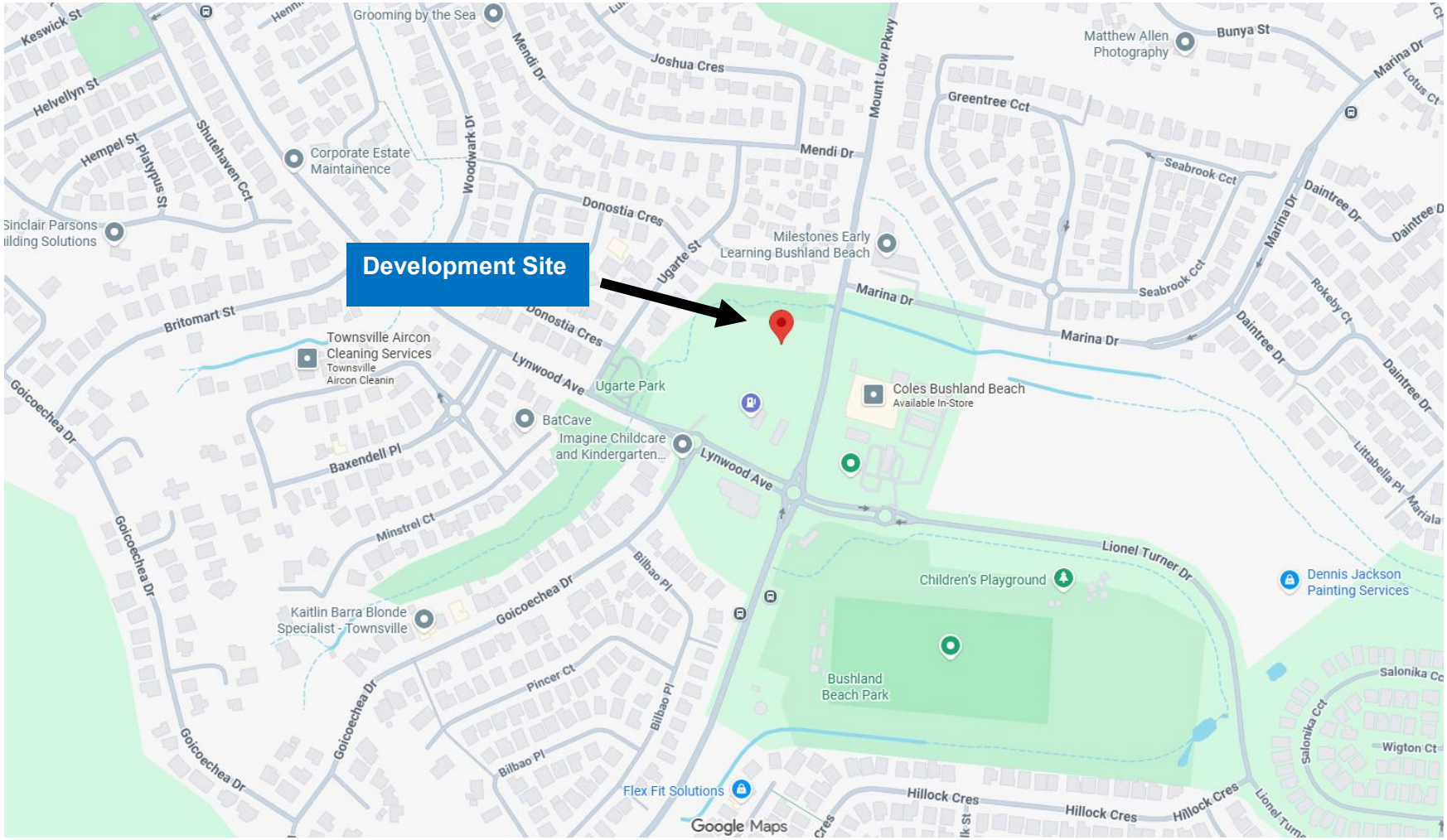
Subject to our calculations, the proposed acoustic fence and the proposed conditions around mechanical plant we believe that the development will meet all requirements of Townsville City Plan *Low Density Residential Zone Code* and the *Planning Scheme Policy SC6.4.19 Noise and Vibration,* and should be approved.

Report Compiled By:

John Cristaudo BE, RPEQ, MAAS
Acoustic Consultant
Decibell Consulting

APPENDIX

Proposed Development Site Sketch No. 1
PLAN VIEW



Proposed Development Site Sketch No. 2
Aerial Photograph

01 SITE LOCATION 1:10000

PROJECT SUMMARY

LOT 6 ON SP 333154
LOCAL AUTHORITY : TOWNSVILLE CITY COUNCIL
LOCATION : BUSHLAND BEACH
SITE AREA 2433m²

PROPOSED DEVELOPMENT

GROSS FLOOR AREA	
GROUND FLOOR LEVEL	
RETAIL T1 & T2	= 153m²
MEDICAL CENTRE	= 480m²
OUTDOOR DINING	= 50m²
LEVEL 2	
DUAL OCCUPANCY UNITS	= 249m²
TOTAL	**= 932m²**

SITE COVER	= 996m² (40.9%)
LANDSCAPING REQUIRED	= 243m² (10%)
LANDSCAPING PROVIDED	= 351m² (14%)

CAR PARKING		REQUIRED	PROVIDED
HEALTH CARE SERVICES	480m²	28 + 1 AMBULANCE	19 + 1 AMBULANCE
FOOD & DRINK OUTLET / SHOP	203m²	10	10
DUAL OCCUPANCY RES UNITS x2	249m²	2	4
TOTAL:		**40**	**29**
SERVICE VEHICLES		1 VAN	1 VAN + 1 AMBULANCE

NOTES :

- ALL CARPARKING IN ACCORDANCE WITH AS2890.1
- ALL BICYCLE PARKS IN ACCORDANCE WITH AS 2890.3
- BICYCLE STORAGE AS SHOWN
- MINIMUM TYPICAL DIMENSIONS: ALL AISLES : 6.2m WIDE
  SINGLE CAR : 5.4m x 2.6m

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

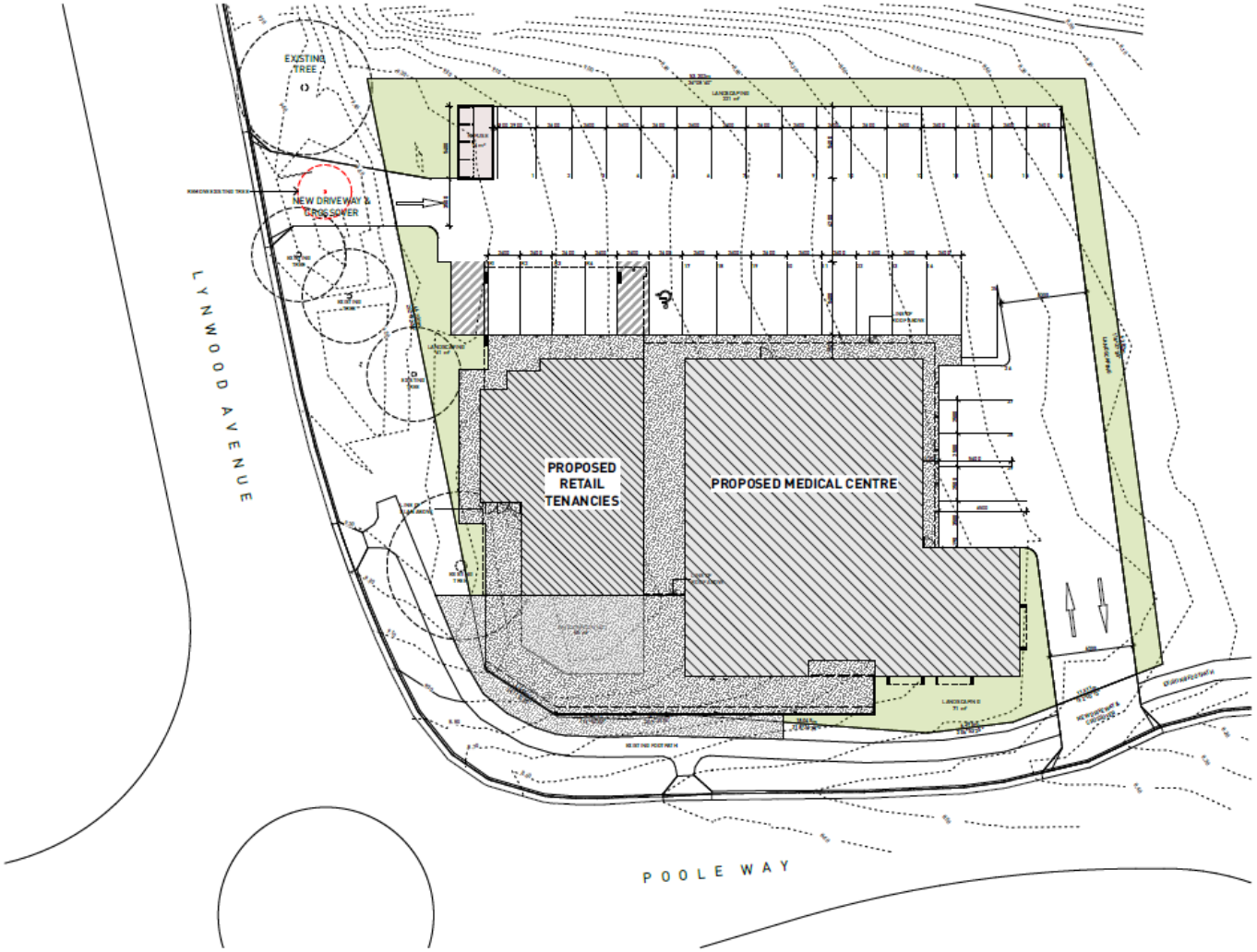
LOCATION PLAN & NOTES

DEVELOPMENT APPROVAL
scale : 1:1000 @A1 1:2000 @A3
issue : 03 date : 15-01-26

5819-DA01

north

BLACKBURNE JACKSON
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT



PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

SITE PLAN

DEVELOPMENT APPROVAL
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issue : 06 date : 18-03-26

5819-DA02

north

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PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

FLOOR PLAN - LEVEL 1

DEVELOPMENT APPROVAL
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issue : 08 date : 18-03-26

5819-DA03

north

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01 FLOOR PLAN LEVEL 2
1:100

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

FLOOR PLAN - LEVEL 2

DEVELOPMENT APPROVAL
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issue : 03 date : 15-01-26

5819-DA04

north

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01 NORTH ELEVATION 1:100

02 EAST ELEVATION 1:100

03 SOUTH ELEVATION 1:100

04 WEST ELEVATION 1:100

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

ELEVATIONS

DEVELOPMENT APPROVAL
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issue : 03 date : 15-01-26

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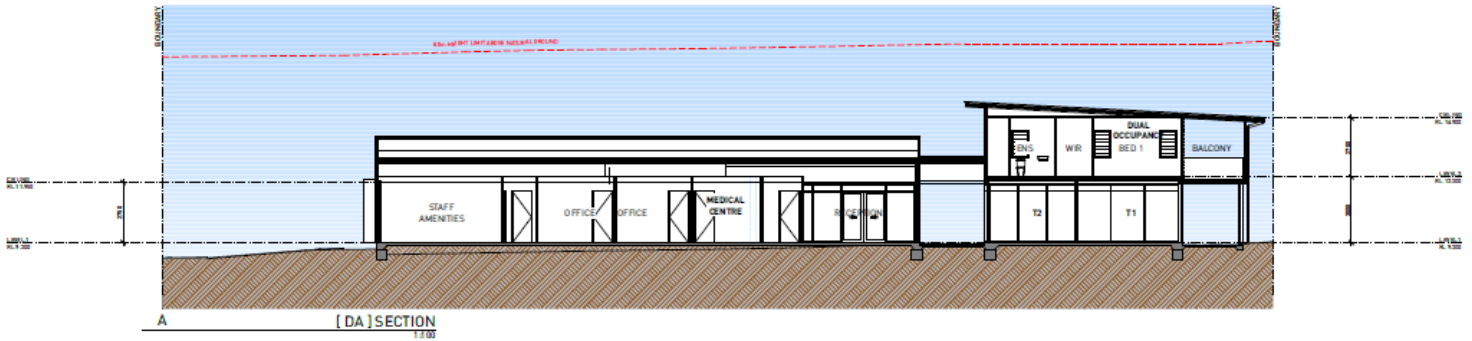
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT



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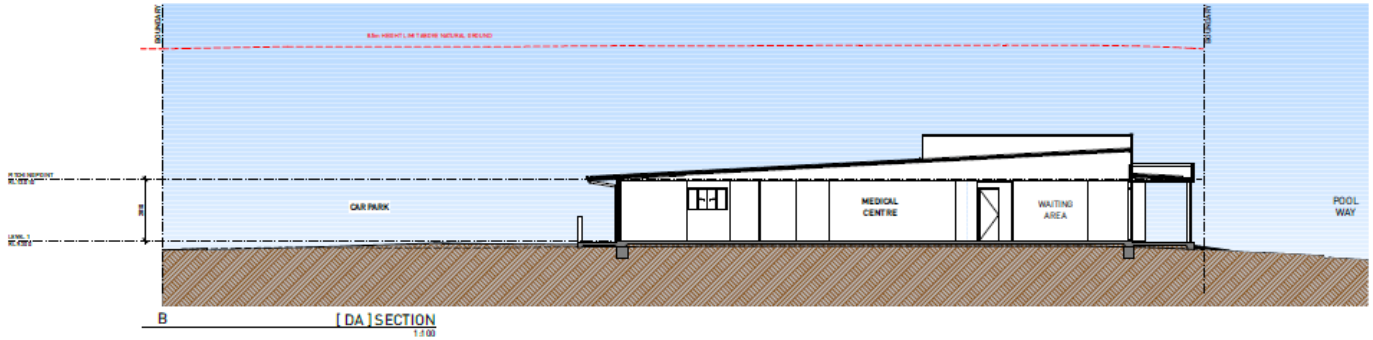

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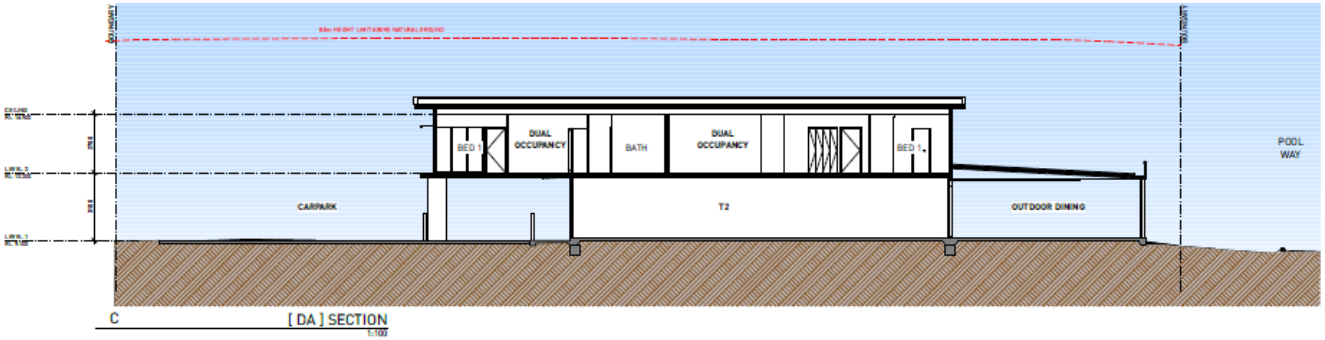

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PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

SECTION

DEVELOPMENT APPROVAL
scale : 1:100 @A1 1:200@A3
issue : 03 date : 15-01-26

5819-DA06

BLACKBURNEJACKSON
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT

MATERIALS AND FINISHES PALETTE

CODE	ITEM	DESCRIPTION	MATERIAL	FINISH
AW01	SUNSHADE	600mm WIDE SELF SUPPORTING AWNING	POWDERCOATED ALUMINIUM	DULUX COLORBOND - SURFMIST
AW02	SUNSHADE	600mm WIDE SELF SUPPORTING AWNING	POWDERCOATED ALUMINIUM	DULUX COLORBOND - BASALT
BAL1	BALUSTRADE	PC ALUM BALUSTRADE WITH PERFORATED MESH INFILL - LOCKER R04883 OR EQUIVALENT 33% OPEN	POWDERCOATED ALUMINIUM	DULUX CITI SILVER PEARL
CC1	COLUMN	REINFORCED CONCRETE COLUMN	DULUX WEATHERSHIELD	DULUX - BASALT
FC1	FIBRE CEMENT CLADDING	FIBRE CEMENT PANEL CLADDING SYSTEM WITH EXPRESSED JOINTS	PAINT FINISH	DULUX - MANORBURN
FC2	FIBRE CEMENT CLADDING	FIBRE CEMENT WEATHERBOARS - HARDIES LINEA OR EQUAL	PAINT FINISH	DULUX - BASALT
FC3	FIBRE CEMENT CLADDING	FIBRE CEMENT PANEL CLADDING SYSTEM WITH EXPRESSED JOINTS	PAINT FINISH	DULUX - BASALT
GF01	GLAZING FRAME	COMMERCIAL SHOPFRONT ALUMINIUM GLAZING SYSTEM	POWDERCOATED ALUMINIUM	DULUX CITI SILVER PEARL
MRS	METAL ROOF SHEET	LYSAGHT 0.42mm TRIMDEK PROFILE	COLORBOND	COLORBOND SHALE GREY
RB1	RENDERED BLOCKWORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHIELD	DULUX - MANORBURN
RB2	RENDERED BLOCKWORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHIELD	DULUX - SHALE GREY
RB3	RENDERED BLOCKWORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHIELD	DULUX - BASALT
SCR1	VERTICAL SCREEN	NOM 100x50 RHS SECTIONS AT 100 ctrs	POWDERCOATED ALUMINIUM	DULUX COLORBOND -MONUMENT

MATERIALS AND FINISHES LEGEND

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

FINISHES

DEVELOPMENT APPROVAL
scale : not to scale NOT TO SCALE
issue : 01 date : 16-10-25

5819-DA07

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PERSPECTIVE VIEW 1

PERSPECTIVE VIEW 2

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

PERSPECTIVE VIEWS

DEVELOPMENT APPROVAL

scale : NTS

issue : 03 date : 19-01-26

5819-DA08

north

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NOISE MEASUREMENTS