

ATTACHMENT 5

Noise Impact Assessment

Prepared by:

MWA Environmental



NOISE IMPACT ASSESSMENT
MODIFICATIONS TO EXISTING
HIGH IMPACT INDUSTRY USE (LIQUID EGG PRODUCTION)
LOT 45 ON SP194167
HEINEMANN ROAD
WELLCAMP

Prepared for:
Sunny Queen Australia
c/- Property Projects Australia

Prepared by:
MWA Environmental

14 September 2026

DOCUMENT CONTROL SHEET

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FIGURES

ATTACHMENTS

1.0 INTRODUCTION

1.1 STUDY BRIEF

MWA Environmental has been engaged to prepare a Noise Impact Assessment report for a change application to modify an existing High Impact Industry Use (Liquid Egg Production) at Lot 45 on SP194167, Heinemann Road, Wellcamp. The modifications sought include extension of the approved operating hours and a minor building extension for additional freezer room space.

The assessment has considered the potential noise amenity impacts of the proposed use upon noise sensitive receptors during the extended operating hours.

The assessment is based on ambient noise monitoring previously conducted at the locality, noise measurements conducted on sources associated with the facility and detailed noise propagation modelling using the SoundPLAN 9.1 software.

1.2 SITE DESCRIPTION

The existing facility is located on Heinemann Road, Wellcamp and has a real property description of Lot 45 on SP194167.

The location of the subject site is shown on **Figure 1**.

1.3 SURROUNDING LAND USES

The subject site and adjoining properties are zoned Rural.

The subject surrounding land use comprises:

To the North: Zoned in general as Rural and consists of warehousing with the nearest residential dwelling approximately 400m north of the site.

To the East: Properties to the east are zoned Rural, Rural Residential and Emerging Community. While a small number of residences exist, with nearest approximately 200m away, properties are in the main undeveloped.

To the South: Properties to the south are zoned Rural and are progressively being developed for industrial use. The nearest residence is approximately 600m away.

To the West: Properties to the west are zoned Rural and are developed for industrial use. The nearest residence approximately 1300m to the west.

The site and surrounding land zoning is shown on **Figure 2**.

1.4 OVERVIEW OF PROPOSED DEVELOPMENT

The existing facility operates under a Toowoomba Regional Council Material Change of Use development approval for a High Impact Industry (Liquid Egg Production) (Ref. MCUI/2018/5497/A, 3 February 2023) (“**the current approval**”).

The proposed development relates to modifications to the current approval for the facility, including:

- An extension to the operating hours from currently approved 6am to 6pm to proposed operating hours of:
 - Full Operation (including receipt and dispatch of product) 6am to 10pm, 7 days
 - Staff arrival and pre-start 5am to 6am, 7 days
 - Refrigeration plant 24 hours, 7 days
- Updated staffing numbers.
- A minor extension to an existing freezer room, representing less than a 5% increase in the approved building area.

The facility consists of a main building in the centre of the site, with administration and amenities buildings located to the east.

Site access is via Heineman Road in the north, with car parking provided in the northeast of the property and loading bays located at the northern facade of the main building. Trucks accessing the site in the main consist of refrigerated truck units.

Fixed external mechanical plant including refrigeration plant is located on a roof deck and at ground level to the south of the main building. A number of blast freezer containers are located in the north of the property. The blast freezers comprise 40 foot shipping containers to freeze and maintain products at storage temperatures. The existing refrigeration plant operates 24 hours a day.

Advice from the applicant is that the modified operation is expected to generate the following approximate numbers of vehicle movements:

- Light vehicles (carparking):
 - Day: peak 15 car movements per hour
 - Evening: peak 12 car movements per hour
 - Early Morning (5am to 7am) peak 12 car movements per hour (staff arrival)
- Refrigerated truck / refuse truck (despatch/delivery) peak 3 per hour

The proposed development plans are included as **Attachment 1**.

2.0 EXISTING NOISE ENVIRONMENT

2.1 EXISTING NOISE ENVIRONMENT

The site and the nearest sensitive receptors are located in proximity to a developing industrial area state- and council-controlled arterial roadways.

Road traffic noise and industry noise are the dominant ambient noise influences at the locality.

2.2 EXISTING BACKGROUND NOISE LEVELS

Due to existing operational mechanical plant noise at the facility, it was not possible to conduct valid ambient background noise logging on the subject site.

In the absence of site-specific data, reference has been made to noise monitoring undertaken by MWA Environmental at a site approximately 700 metres to the south over a nine (9) day period in May 2019, to the south of Hursley Road.

The May 2019 noise monitoring location was approximately 300 metres from Toowoomba-Cecil Plains Road and is considered a conservative basis for the assessment of ambient background L_{A90} noise levels at sensitive receptors addressed in this assessment given the greater setback from existing industry and transportation noise sources.

The L_{A90} background noise levels of the May 2019 survey are summarised below:

- Background Level Day 7am to 6pm = 44dBA
- Background Level Evening 6pm to 10pm= 38dBA
- Background Level Night 10pm to 6am = 35dBA
- Background Level Early Morning 6am to 7am = 42dBA

As evidenced by site inspection and historical noise monitoring data, the ambient noise levels are significantly elevated at the nearest sensitive receptor interfaces as a result of arterial road noise, particularly during the 6am to 6pm period.

3.0 ASSESSMENT CRITERIA

3.1 TOOWOOMBA PLANNING SCHEME

The Toowoomba Regional Planning Scheme requires noise assessment in accordance with Performance Outcome PO8 of the Environmental Standards Code as follows:

Noise	
PO₈ The generation of noise from the premises does not cause Environmental Harm or Nuisance to adjoining properties or other noise sensitive land uses. (a) Development - is located in an appropriate zone; - proposes best practice design and construction materials (in relation to noise attenuation); and - proposes operational practices that will minimise noise nuisance for adjoining sensitive land use	AO_{8.1} The development will achieve the following noise levels (when measured at the nearest sensitive receivers): - Background (L_{90})+5dB(A) for variable noise between the hours of 7:00 am to 10:00pm (measured at the façade of the sensitive land use - Background (L_{90})+3dB(A) for variable noise between the hours of 10:00pm and 7:00am (measured within bedrooms assuming open windows); - Background (L_{90}) for continuous noise sources (measured at the façade of the sensitive land use between 7:00 am and 10:00pm and within bedrooms assuming open windows from 10:00pm-7:00 am); and - Maximum limit L_{Amax} 45dBA) inside dwellings; and The development will achieve the acoustic quality objectives listed within the <i>Environmental Protection (Noise) Policy 2008</i> HOWEVER AO_{8.2} Where a development is unable to meet noise levels specified in AO_{8.1} an acoustic assessment has been undertaken by a suitably qualified and skilled person which demonstrates that the development will not result in environmental nuisance at any existing or likely future residential premises (within a 10year planning horizon).

Ambient noise levels at the nearest sensitive receptor interfaces are significantly elevated as a result of arterial road noise, particularly during the 6am to 7am period. The Acoustic Quality Objectives are currently exceeded in this locality and are not a reasonable basis for the determination of project noise criteria for the prevention of environmental harm from the modified development. On this basis, the relevant Acceptable Outcome AO_{8.1} noise criteria for the assessment of noise impact from the modified are in accordance with AO_{8.1} (a) to (d).

A typical 7 dBA reduction by the building envelope with windows open was considered to derive the representative external noise criteria from the respective indoors noise limits¹ that apply at during the night period.

¹ AS3671 states approximate 10 dB(A) noise reduction through a façade with 10% open area. Thus approximately 7 dB(A) noise reduction through a façade with 20% open area. A large 1200x1800 sliding window relates to approximately 10% open area. A large 2100x2300 sliding glass door represents approximately 20% open area. A 7dB(A) noise reduction is conservatively adopted based upon a large sliding glass door in the affected façade. Openings larger than 20% open area are unlikely to be necessary for ventilation during the night period.

As the proposed use will operate during the night period it is appropriate to consider the potential for sleep disturbance at nearby sensitive receptors. Acceptable Outcome AO_{8.1}(d) of the Environmental Standards Code relates to a sleep disturbance noise limit of 45 dB(A) L_{Amax} within a bedroom due to short duration noise events from activities such as vehicle movements and car starts / door slams during the night period.

Adopting a typical 7 dB(A) noise reduction through an open window relates to a sleep disturbance criterion of L_{Amax} **52 dB(A) external to a bedroom window** to assess compliance with AO_{8.1} (d).

3.2 ADOPTED NOISE CRITERIA

Based upon ambient noise levels measured (refer **Section 2.0**) and the Toowoomba Planning Scheme Environmental Standards Code AO8.1(a) to (d), the adopted noise criteria for the surrounding sensitive receivers are specified in **Table 1** below.

Table 1: Adopted Noise Criteria at Nearby Sensitive Receivers

Period	Background Level - L _{A90}	Toowoomba Planning Scheme - L _{Aeq,adj,T}			Sleep Disturbance L _{Amax}
		Correction		External Façade Criterion	
		+dB Excess	Outdoor-Indoor Adjustment		
Early Morning (6am to 7am)	42	3	7	52	52
Day (7am to 6pm)	44	5	-	49	-
Evening (6pm to 10pm)	38	5	-	43	-
Night (10pm to 6am)	35	3	7	45	52

4.0 NOISE IMPACT ASSESSMENT

4.1 NOISE MODELLING ASSESSMENT

Noise emissions from the modified facility have been assessed using the SoundPLAN 9.1 computer noise model based upon local topographical data for the surrounding land in addition to the building structures and surface levels for the site as per the architectural drawings included as **Attachment 1**.

The SoundPLAN model includes façade reflections from the site buildings.

4.2 METHODOLOGY

The following methodology was applied to evaluate the proposed operations:

- Noise sources considered include internal processing facility noise breakout from building structure - wall, roof & roller doors, mechanical plant, truck movements, loading activities including forklifts and carparking.
- Input of sound power levels to represent key noise sources which were derived from on-site measurements of the existing facility, industry standards or the MWA past project noise library as outlined in **Table 5, Table 6, Table 7** and **Table 8**.
- The SoundPLAN model of proposed development and nearby residences is outlined in **Figure 3**, and **Attachment 2**.
- A summary of the software configuration is outlined in **Table 2**.

Table 2: General Noise Model Configuration

#	Type	Value	Description
1	Software	S-PLAN 9.1	Sound Plan 9.1 (64bit) used for environmental and indoor noise predictions and mapping
2	Standard	ISO9613	International standard for calculating attenuation of sound as it propagates outdoors considering ground effect, screening and meteorological effects
3	Weather	70% relative Humidity, & 10°C	ISO9613-1996 considers downwind propagation and moderate temperature inversion conditions (relevant to night periods)
4	Ground Absorption	0.3 - Industrial zone 0.7 - other	Refers to a single value that describes interaction of sound with ground. Sound absorption & reflection occurs at different levels for different ground types.
5	Foliage	No	Foliage effects are not included for this assessment
6	Elevation	Yes	Elevation data sourced from client based on Queensland Government Q-Spatial

4.3 NEAREST NOISE SENSITIVE RECEPTORS

Eight (8) sensitive receivers closest to the proposed development were selected for the assessment, as identified in **Figure 2** and **Figure 3** and **Table 3**.

Table 3 Sensitive Receiver ID, Address, Zone & Location

Zonal Sensitive Receiver (refer Figure 3)					
#	Floor	Direction	X-UTM	Y-UTM	Height Above Ground (m)
R01 613 Toowoomba-Cecil Plains Rd	GF	ESE	388604.7	6952908.9	1.5
R02 136 Carrington Rd	GF	ENE	388668.2	6953013.7	1.5
R03 125 Carrington Rd	GF	ENE	388703.7	6953149.1	1.5
R04 19 Troys Rd	GF	N	388437.7	6953415.8	1.5
R05 EC Zone Boundary	GF/F1	SE	388437.7	6953415.8	1.5/4.3
R06 EC Zone Boundary	GF/F1	SSE	388490.9	6952895.5	1.5/4.3
R07 EC Zone Boundary	GF/F1	SSE	388483.1	6952841.9	1.5/4.3
R08 36 Troys Rd	GF	NNE	388470.6	6952755.3	1.5

The locations of the nominated receptors are shown on the grid noise map result plots included as **Attachment 3**.

4.4 SOURCE NOISE DATA

Source noise data was derived from noise measurements undertaken at the existing facility and supplemented with MWA Environmental past project database and published values as appropriate. Details of the source noise levels and operating equipment are outlined below.

A model layout showing the locations of the modelled noise sources has been included as **Attachment 2**.

4.4.1 INTERNAL PRODUCTION FACILITY NOISE

Internal facility noise represents noise emissions based on noise measurements conducted by MWA Environmental at the facility under operation at the time.

The adopted reverberant internal noise level within the proposed industrial tenancies is provided in **Table 4** below. It is expected that the modelled internal noise level is a conservative representation of actual noise emissions from the typical / average end uses across the facility.

Table 4: Modelled Internal Reverberant Noise Levels

NOISE SOURCE / ROOM	SOUND PRESSURE LEVEL - dB(Lin)									dB(A)
	FREQUENCY BAND (Hz)									
	31.5	63	125	250	500	1k	2k	4k	8k	
Boots	77	66	69	67	63	60	59	55	48	66.0
Forklift north	63	56	54	50	46	48	36	33	31	50.1
Forklift south	69	67	64	60	58	57	54	49	48	61.5
Chilled Receiver	72	65	71	70	68	69	65	60	49	72.6
North Dock	82	64	63	55	52	48	42	34	26	54.4
Plant Room	81	67	77	73	69	75	66	62	53	76.4
Freezer	88	73	88	86	86	84	78	74	65	87.9
Filling	81	63	71	72	70	67	65	60	52	72.6
Packing	76	65	67	66	64	59	60	61	59	68.0
Finished Goods	86	64	78	72	70	71	68	66	59	75.4
Washroom	79	60	74	66	65	70	69	75	71	78.2
Pasteur	75	74	80	84	83	84	84	82	79	90.0
Breakroom	81	67	80	78	76	73	75	72	66	80.8

4.4.2 MECHANICAL PLANT

A number of existing mechanical plants to be retained were surveyed during the site visit. Their location and corresponding sound power are outlined in **Table 5**.

Table 5: Equipment Sound Power Level - Measured or Client Supplied

NOISE SOURCE	Type *	SOUND POWER LEVEL - dB(Linear)									dB(A)
		FREQUENCY BAND (Hz)									
		31.5	63	125	250	500	1k	2k	4k	8k	
Sth Plant Boiler small	M	68	70	69	68	69	70	66	64	57	66.0
Sth Plant Boiler large	M	73	75	78	76	75	75	71	68	61	50.1
Sth Plant Motor	M	66	67	67	67	70	73	74	79	77	61.5
Sth Plant Cooler Blue	V	-	85	82	82	85	80	75	67	60	85.0
Sth Plant Cooler (small)	V	-	85	82	82	85	80	75	67	60	85.0
Blast chiller (small) (x1)	M	94	97	90	88	88	84	81	76	74	89.7
Blast chiller (large) (x2)	M	103	96	97	95	92	89	81	74	97	96.7
Roof condensers (x3)	M	105	100	98	88	87	87	82	76	70	91.2

* M = measure; V = Vendor data; T= MWA past project data

4.4.3 FACILITY & TRAFFIC

The anticipated peak (1 hour) traffic volumes for light and heavy vehicles are documented in **Section 1.4**.

Measured noise levels for various noise generating activities that will occur at external areas of the development are summarised in **Table 6**.

Table 6: Sound Power Level of Noise Sources

NOISE SOURCE	SOURCE TYPE	SOURCE HEIGHT (mAGL)	SOUND POWER LEVEL LAeq,1hr - dB(A)	SOUND POWER LEVEL LAmax - dB(A)	COMMENT
Truck / heavy vehicle movements on site access driveways and hardstand areas	Line Source	2.5	59 dB _{1hr} /metre/trip	101	Based on a single truck / heavy vehicle travelling at an average speed of 10km/hr
Refrigeration Truck	Point	2.5	94	94	Noise source level adopted from measurements of a typical Refrigeration Truck
Passenger vehicle movements on site driveways accessing car parking areas	Line Source	0.5	49 dB _{1hr} /metre/trip	89	Based on a single passenger vehicle travelling at an average speed of 10km/hr. Traffic volume splits to each car parking area distributed based on advised site traffic volumes
Car parking activities at site car parking spaces	Area source	0.5	67 dB _{1hr} /turnover	89	Includes noise from car starts and car door slams. Number of turnover events based on advised site traffic volumes
Loading noise at hardstand areas	Point source	1.5	76 dB _{1hr} /load	101	Noise source level adopted from measurements of typical loading activities per event
Reversing beepers at hardstand areas	Area source	1.0	79dB _{1hr} /trip	103	LAeq,1hr per truck / heavy vehicle. Based on 30 seconds of beeper noise per truck for heavy vehicles
Forklifts working on external hardstand areas	Area Source	1.5	90	101	Working cycle LAeq,1hr per forklift based upon MWA data for forklift operations.

An octave band spectrum for each sound power level is outlined in **Table 7**.

Table 7: Octave Band Spectrum Noise Levels

Description	Octave Band (Hz-Lin)								A-weight
	63	125	250	500	1k	2k	4k	8k	
Truck movement Lw ²	105	104	97	96	97	94	87	84	101
Forklift Lw	91	82	79	78	46	81	80	68	90
Unloading / Loading Truck/Trailer Lw	78	74	70	69	70	71	67	59	76
Reverse alarm Lw	-	-	-	106	-	-	-	-	103
Refrigerated Truck	115	101	93	79	72	69	65	59	94

4.4.4 FACILITY OPERATIONAL RATES

The assessment considers varying operations across the 5am to 10pm operating hours. A summary of the resultant noise sources and their activity rates is outlined in **Table 8**.

Table 8: Operational Activity Rates for Facility

Description	Unit	Assessment Period				
		Early Morning		Day / Evening / Night		
		5am to 6am	6am to 7am	7am to 6pm	6pm to 10pm	10pm to 5am
Truck movements	trips/hour	0	3	3	0	0
Refrigerated Truck	# on site	0	3	3	0	0
Car movements	trips/hour	12	12	15	12	0
External forklift Packaging Awning Area	% operation ³	0	100	100	0	0
External forklift South Façade Area	% operation ⁴	0	0	100	0	0
External unloading	Events / hour	0	3	3	0	0
Rev beep	Sec / per hour / per truck	0	30	30	0	0
Roof refrigeration plant	% operation	25	100	100	50	25
Refrigeration unit (ground)	% operation	100	100	100	100	100
Blast Chiller Containers x2 large, x1 small	% operation	100	100	100	100	100
Facility operation	% operation	100	100	100	100	100

² Overall sound power level applied at 10km/h with L_{max} of 101dBA

³ Conservative assumption given internal loading areas are provided so external forklift operations /unloading are expected to be minimal

⁴ Conservative assumption given internal loading areas are provided so external forklift operations /unloading are expected to be minimal

4.5 BUILDING SOUND TRANSMISSION LOSS

The building walls and roof are constructed of a combination of refrigeration panel and sheet metal cladding for the majority of the production and storage areas. The forklift/package area and ground floor plant room are constructed with sheet metal cladding walls and roof.

The Sound Transmission Losses through the building walls, roofs and open roller doors of the industrial building sources are outlined in **Table 9**.

Table 9: Modelled Building Component Sound Transmission Loss

CONSTRUCTION ELEMENT	SOUND TRANSMISSION LOSS - dB								Rw
	FREQUENCY BAND (Hz)								
	63	125	250	500	1k	2k	4k	8k	
Roof and building walls (metal sheeting)	10	15	20	28	37	43	40	45	32
Refrigeration Panel (100mm)	4	17	20	26	24	24	24	25	25
Refrigeration Panel (100mm) w. metal sheeting	7	20	23	29	27	27	27	28	28

The overall predicted L_{Aeq} noise levels from the proposed development at the relevant sensitive receptors are summarised in **Section 4.6, Table 10** for assessment against the adopted noise criteria.

4.6 PREDICTED NOISE LEVELS

The predicted overall noise levels from the development at the nearest surrounding sensitive receiver are summarised in **Table 10**.

The noise predictions are presented as noise contour maps of the predicted L_{Aeq} and L_{Amax} noise levels in **Attachment 3**.

The results presented in **Attachment 3** demonstrate that the relevant noise criteria are achieved at the surrounding sensitive receivers.

The modelling undertaken demonstrates that noise emissions from the proposed development will comply with the relevant Toowoomba Planning Scheme noise criteria.

The noise predictions as noise contour maps of the predicted overall cumulative L_{Aeq} noise levels are provided in **Attachment 3**.

Table 10: Predicted Noise Levels at Sensitive Receptors (Refer Figure 3)

Receiver		Early Morning 6am to 7am		Day 7am to 6pm		Evening 6pm to 10pm		Night 10pm to 6am				Complies ?
		LAeq,15min		LAeq,15min		LAeq,15min		LAeq,15min		LAmax		
	Floor	Predicted	Criteria	Predicted	Criteria	Predicted	Criteria	Predicted	Criteria	Predicted	Criteria	
R01 613 Toowoomba-Cecil Plains Rd	GF	43	52	43	49	39	43	39	45	47	52	Yes
R02 136 Carrington Rd	GF	44	52	44	49	41	43	40	45	45	52	Yes
R03 125 Carrington Rd	GF	43	52	43	49	40	43	40	45	43	52	Yes
R04 19 Troys Rd	GF	38	52	38	49	33	43	33	45	37	52	Yes
R05 EC Boundary	GF	44	52	45	49	40	43	37	45	52	52	Yes
	F 1	44	52	45	49	40	43	38	45	51	52	Yes
R06 EC Boundary	GF	42	52	43	49	37	43	35	45	48	50	Yes
	F 1	41	52	43	49	38	43	35	45	47	52	Yes
R07 EC Boundary	GF	38	52	39	49	32	43	31	45	44	52	Yes
	F 1	38	52	39	49	33	43	32	45	44	52	Yes
R08 36 Troys Rd	GF	35	52	36	49	33	43	33	45	35	52	Yes

5.0 CONCLUSION

MWA Environmental has been engaged to prepare a Noise Impact Assessment report for a change application to modify an existing High Impact Industry Use (Liquid Egg Production) at Lot 45 on SP194167, Heinemann Road, Wellcamp. The modifications sought include extension of the approved operating hours and a minor building extension for additional freezer room space.

The assessment has considered the potential noise amenity impacts of the proposed use upon noise sensitive receptors during the extended operating hours.

The assessment is based on ambient noise monitoring previously conducted at the locality, noise measurements conducted on sources associated with the facility and detailed noise propagation modelling using the SoundPLAN 9.1 software.

The assessment undertaken demonstrates that noise emissions from the modified development will comply with the relevant Performance Outcome PO8 of the Toowoomba Regional Planning Scheme *Environmental Standards Code* at surrounding sensitive land uses for the proposed extended operating hours.

MWA Environmental

14 September 2026

FIGURES



LEGEND

— SITE LOCATION

DRAWING REFERENCE

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(DEPARTMENT OF NATURAL RESOURCES
AND MINES, MANUFACTURING AND
REGIONAL AND RURAL DEVELOPMENT)
QLDGLOBE.

0 100 200 300m

CLIENT

SUNNY QUEEN AUSTRALIA
C/- PROPERTY PROJECTS AUSTRALIA

PROJECT

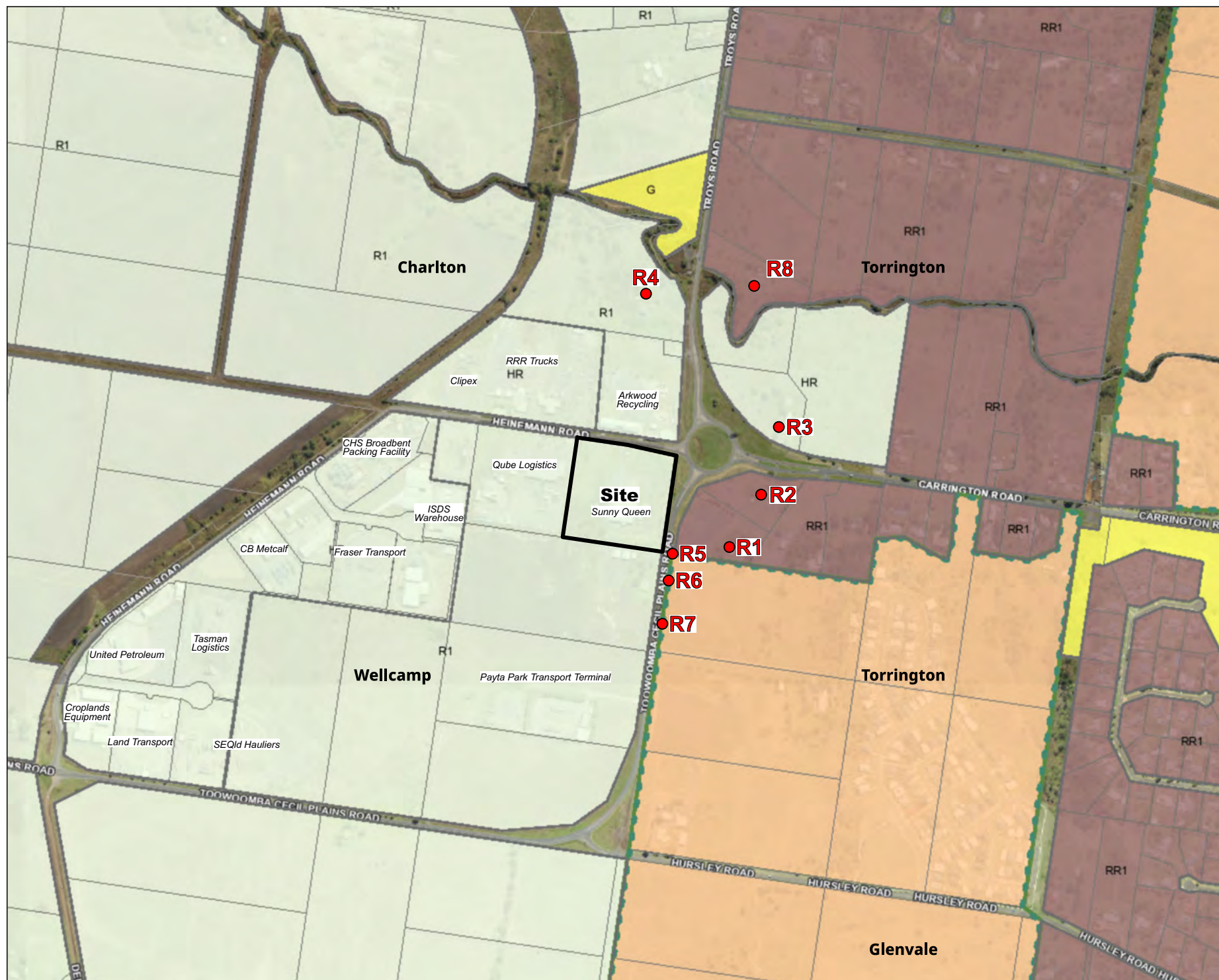
**NOISE IMPACT
ASSESSMENT**
PROPOSED CHANGE APPLICATION
EXISTING HIGH IMPACT INDUSTRY
USE (LIQUID EGG PRODUCTION)
LOT 45 SP194167
HEINEMANN ROAD
WELLCAMP QLD

TITLE

**SITE LOCATION
AND SURROUNDING
LAND USES**

JOB	WELLCAMP	FIGURE 1
JOB NO.	26064	
DATE	08/09/26	DWG NUMBER
SCALE	1:10000 (A4)	26045-1
REV.		

Max Winders & Associates Pty Ltd t/as MWA Environmental
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LEGEND
SITE LOCATION
SOUNDPLAN MODEL
RECEIVER LOCATIONS (8)
R8
TOOWOOMBA REGIONAL PLANNING SCHEME
2022 - LAND USE ZONES
RURAL
RURAL RESIDENTIAL
EMERGING COMMUNITY
COMMUNITY FACILITIES

DRAWING REFERENCE
TOOWOOMBA REGIONAL COUNCIL 2026,
ONLINE MAPPING, TRC PLANNING
SCHEME 2022, LAND USE ZONES.

0 100 200 300m

CLIENT
SUNNY QUEEN AUSTRALIA
C/- PROPERTY PROJECTS AUSTRALIA

PROJECT
**NOISE IMPACT
ASSESSMENT**
PROPOSED CHANGE APPLICATION
EXISTING HIGH IMPACT INDUSTRY
USE (LIQUID EGG PRODUCTION)
LOT 45 SP194167
HEINEMANN ROAD
WELLCAMP QLD

TITLE
ZONING MAP

JOB	WELLCAMP	FIGURE 2
JOB NO.	26064	
DATE	08/09/26	DWG NUMBER
SCALE	1:10000 (A4)	26045-2
REV.		

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SITE LOCATION

●R8

SENSITIVE RECEIVER LOCATIONS (R1-R8)

DRAWING REFERENCE

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N

0

50

100m

CLIENT

SUNNY QUEEN AUSTRALIA
C/- PROPERTY PROJECTS AUSTRALIA

PROJECT

NOISE IMPACT ASSESSMENT
PROPOSED CHANGE APPLICATION
EXISTING HIGH IMPACT INDUSTRY USE (LIQUID EGG PRODUCTION)
LOT 45 SP194167
HEINEMANN ROAD
WELLCAMP QLD

TITLE

SENSITIVE RECEIVER LOCATIONS

JOB	WELLCAMP	FIGURE 3
JOB NO.	26064	
DATE	08/09/26	DWG NUMBER
SCALE	1:4000 (A4)	26045-3
REV.		

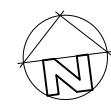
mwa

ENVIRONMENTAL

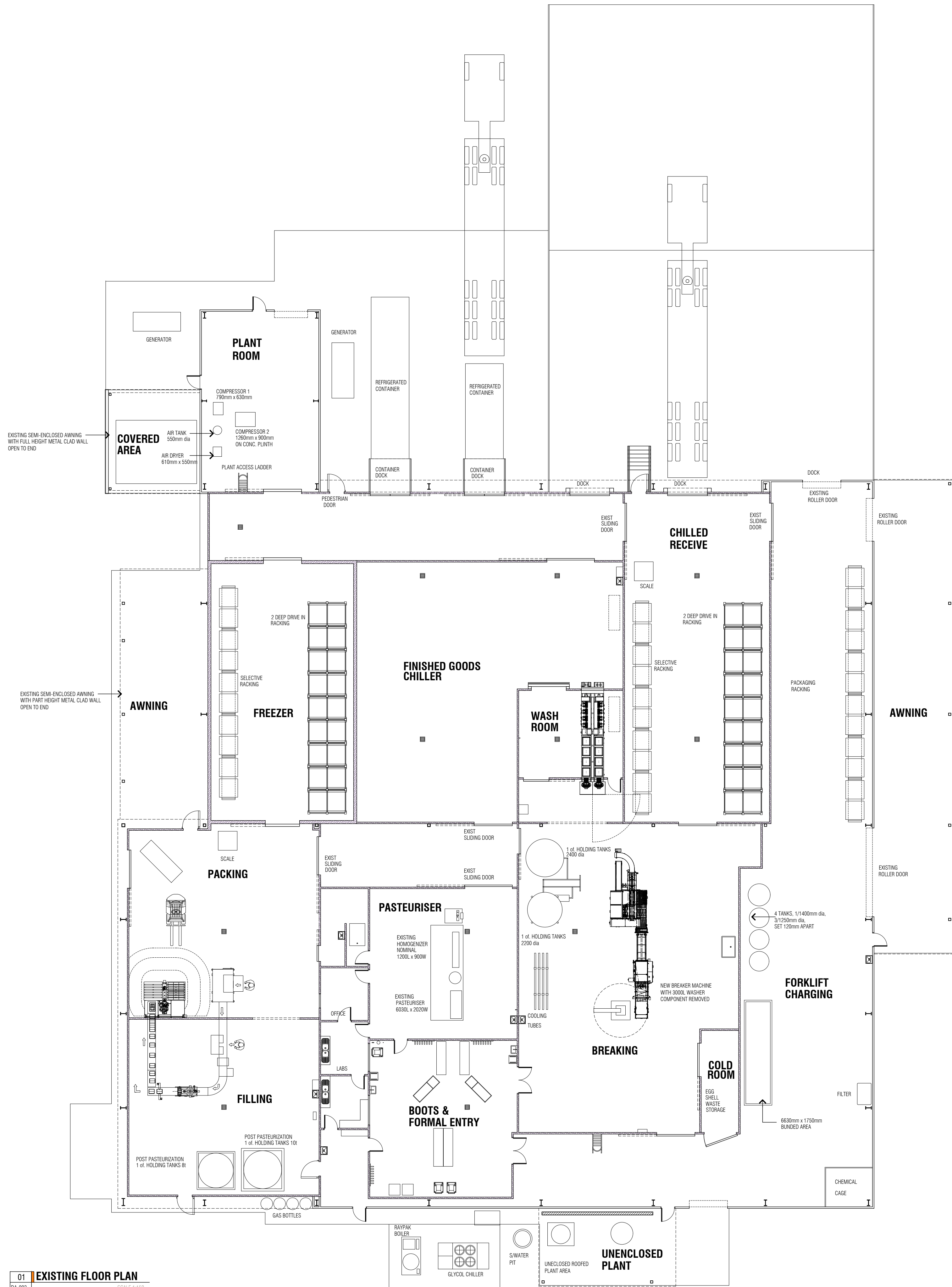
Max Winders & Associates Pty Ltd t/as MWA Environmental
Level 8, 241 Adelaide St, Brisbane, GPO BOX 3137, Brisbane Qld 4001
P 07 3002 5500 E mail@mwaenviro.com.au
W www.mwaenviro.com.au
ABN 94 010 833 084

ATTACHMENT 1

Proposed Development Plan



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BUILDING AREAS:	
EXISTING INTERNAL BUILDING AREA:	2196 sqm
EXISTING COVERED AWNINGS AREA:	281 sqm
EXISTING COVERED UNENCLOSED PLANT AREA:	42 sqm
TOTAL EXISTING BUILDING AREA:	
2429sqm	

NOTES:

CEILING HEIGHTS
LOWER POINT EXTERNAL SHED = 6.6 m
HIGHER POINT EXTERNAL SHED = 8.6 m
BREAKING ROOM = 3.6m
CHILLED RECEIVE ROOM = 3.6m
PASTEURISER = 3.6m
FINISHED GOODS = 3.6m
PACKING = 6.0m
FREEZER = 4.5m

NOMINAL EXISTING WALL THICKNESS
MAIN WALLS: 100mm
FREEZER WALLS: 200mm

01 EXISTING FLOOR PLAN
DA-002 SCALE 1:150

A26/06/26PRELIM CONCEPT

ISSUE: DATE: REVISION:



p: (07) 3397 0443 e: scarchitects@bigpond.com
a: 3/61 shire street, coorparoo, QLD 4151.

DRAWING TITLE:

EXISTING FLOOR PLAN

DRAWING NO:

DA-002

A

STATUS:

PRELIMINARY

SCALE:

1:150

A1

PROJECT:

0156-WELLCAMP EXTENSION

CLIENT:

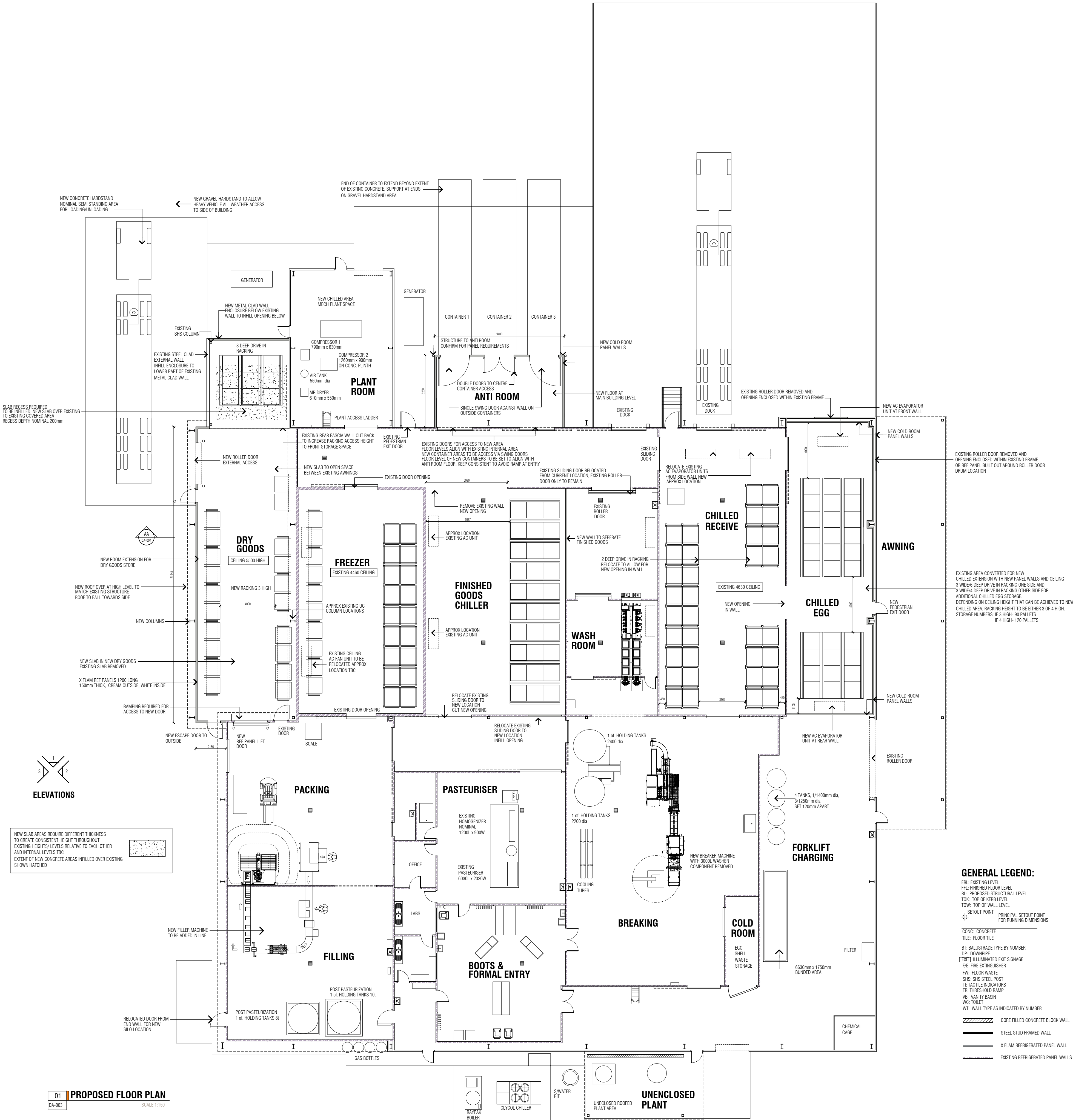
SUNNY QUEEN FARMS

SITE ADDRESS:

LOT 45 HEINEMANN ROAD
WELLCAMP
QUEENSLAND

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01 **PROPOSED FLOOR PLAN**
DA-003 SCALE 1:150

- GENERAL LEGEND:**
- ERL: EXISTING LEVEL
 - FFL: FINISHED FLOOR LEVEL
 - PL: PROPOSED STRUCTURAL LEVEL
 - TOX: TOP OF KERB LEVEL
 - TOW: TOP OF WALL LEVEL
 - SETOUT POINT
 - PRINCIPAL SETOUT POINT FOR RUNNING DIMENSIONS
 - CONC: CONCRETE
 - TILE: FLOOR TILE
 - BT: BALUSTRADE TYPE BY NUMBER
 - DP: DOWNPipe
 - EXIT: ILLUMINATED EXIT SIGNAGE
 - FIRE: FIRE EXTINGUISHER
 - FW: FLOOR WASTE
 - SHS: SHS STEEL POST
 - TI: TACTILE INDICATORS
 - TR: THRESHOLD RAMP
 - VB: VANITY BASIN
 - WC: TOILET
 - WT: WALL TYPE AS INDICATED BY NUMBER
 - CORE FILLED CONCRETE BLOCK WALL
 - STEEL STUD FRAMED WALL
 - X FLAM REFRIGERATED PANEL WALL
 - EXISTING REFRIGERATED PANEL WALLS

A 26/06/26 PRELIM CONCEPT
ISSUE: DATE: REVISION:

scott connell
ARCHITECTS

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DRAWING TITLE:
PROPOSED FLOOR PLAN

DRAWING NO: **DA-003** **A**

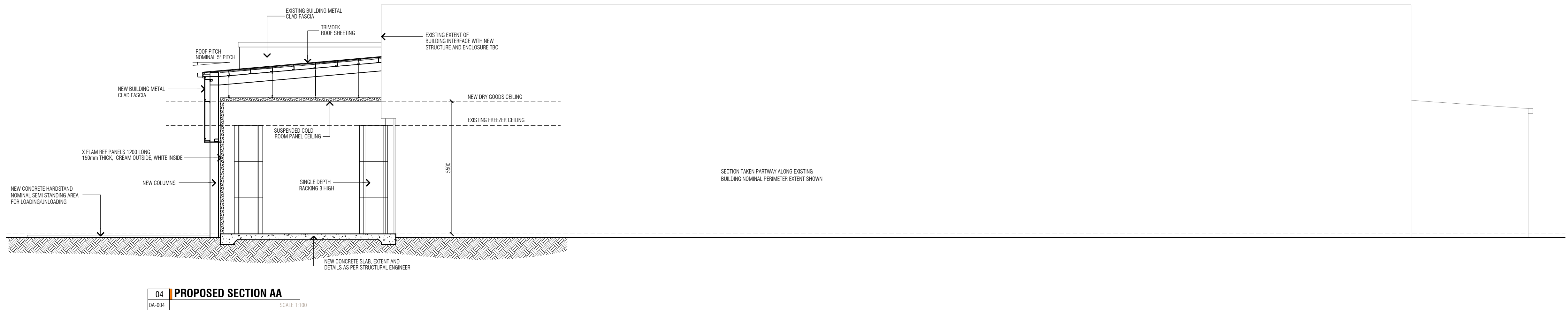
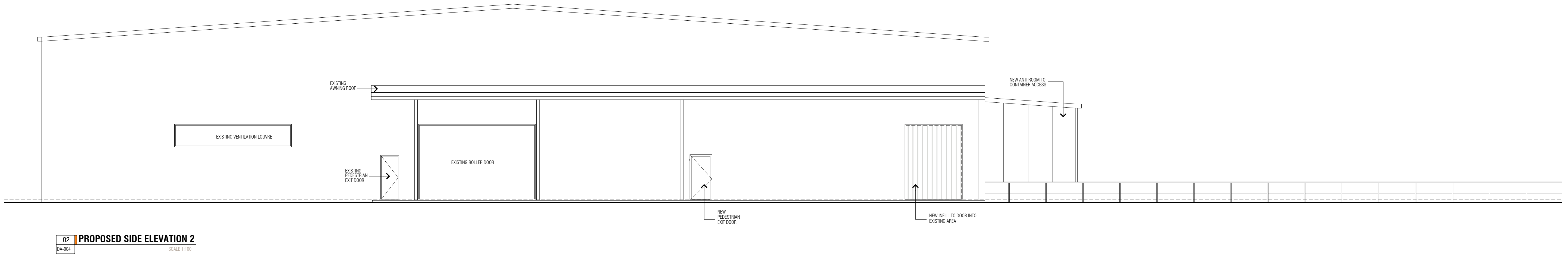
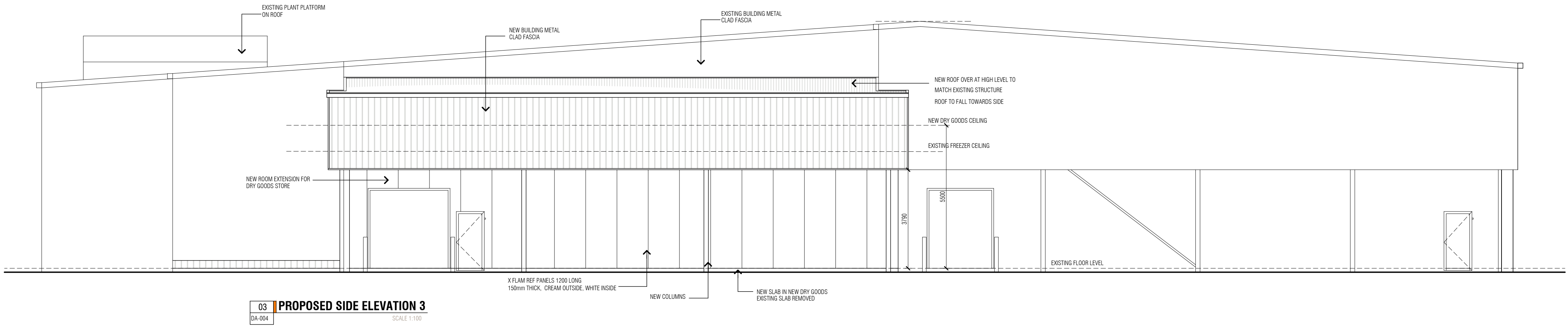
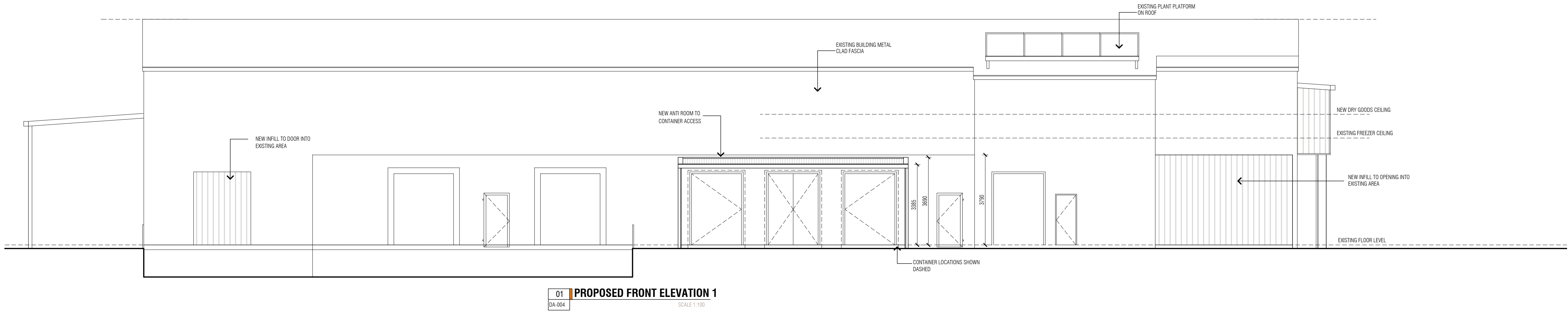
STATUS: **PRELIMINARY**

SCALE: 1:150 @ A1

PROJECT: 0156-WELLCAMP EXTENSION

CLIENT: SUNNY QUEEN FARMS
SITE ADDRESS: LOT 45 HEINEMANN ROAD
WELLCAMP
QUEENSLAND

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ISSUE: DATE: REVISION:

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DRAWING TITLE:
PROPOSED ELEVATIONS/SECTIONS

DRAWING NO: **DA-004** A

STATUS: **PRELIMINARY**

SCALE: 1:100 @ A1

PROJECT: 0156-WELLCAMP EXTENSION

CLIENT: SUNNY QUEEN FARMS
SITE ADDRESS: LOT 45 HEINEMANN ROAD
WELLCAMP
QUEENSLAND

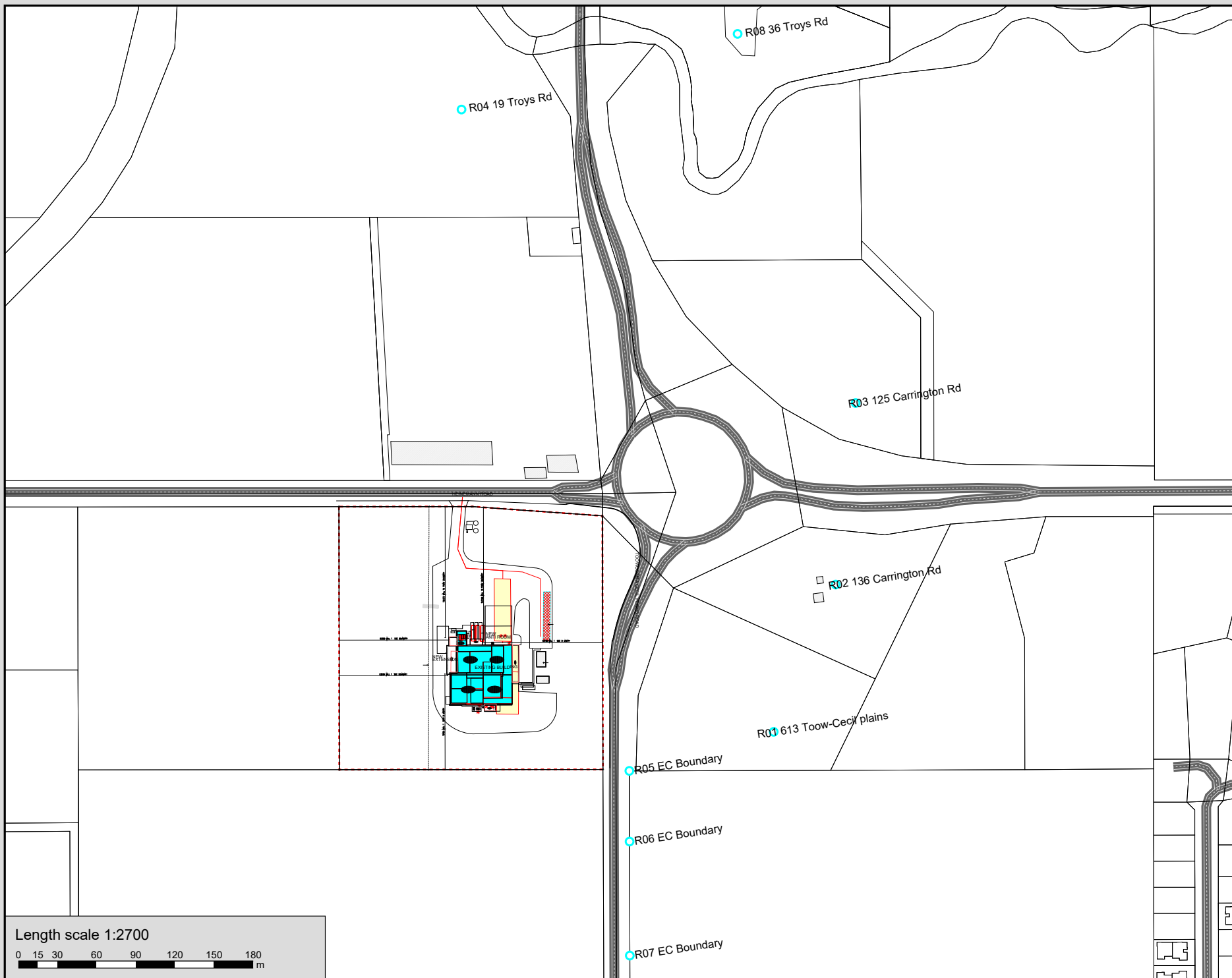
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ATTACHMENT 2

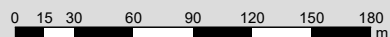
SoundPLAN Model Layout

Legend

- Cadastre
- Road
- - - Site
- Building
- Roof area
- Factory/Chiller Units
- Forklift / Truck Reversing
- Mech-Plant/Forklift /Stationary Truck
- Truck / Car Movement
- Parking lot
- Point receiver

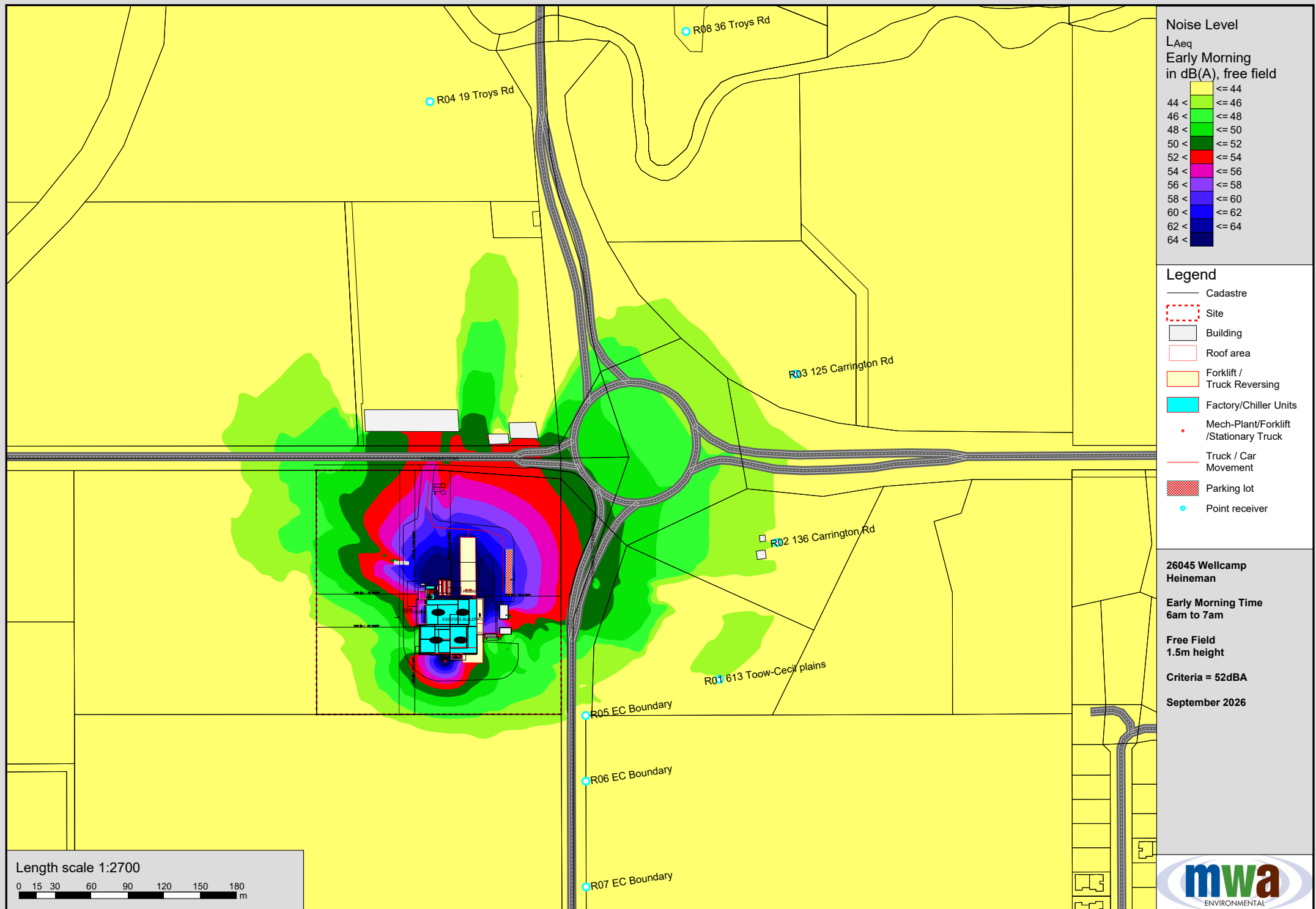


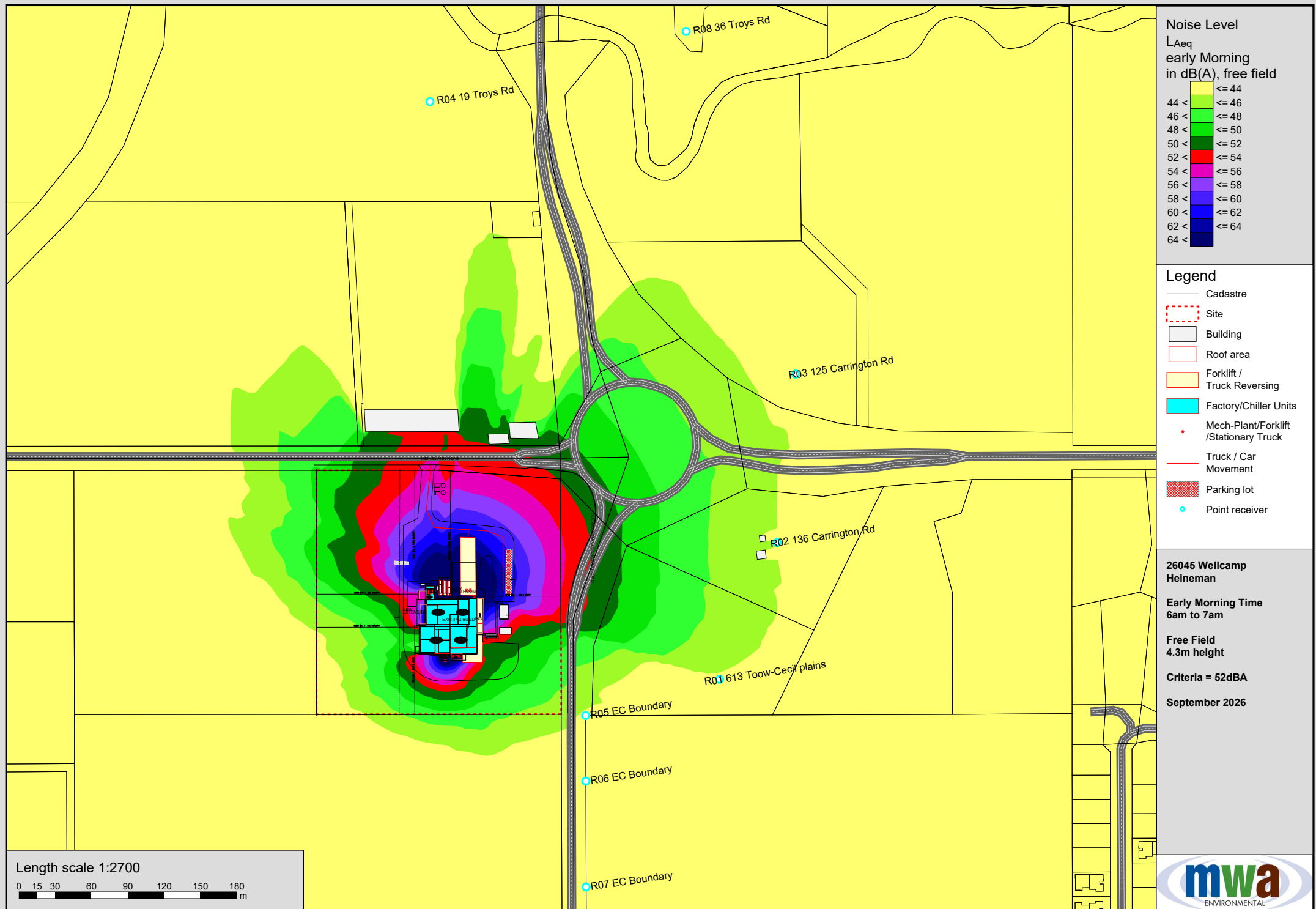
Length scale 1:2700

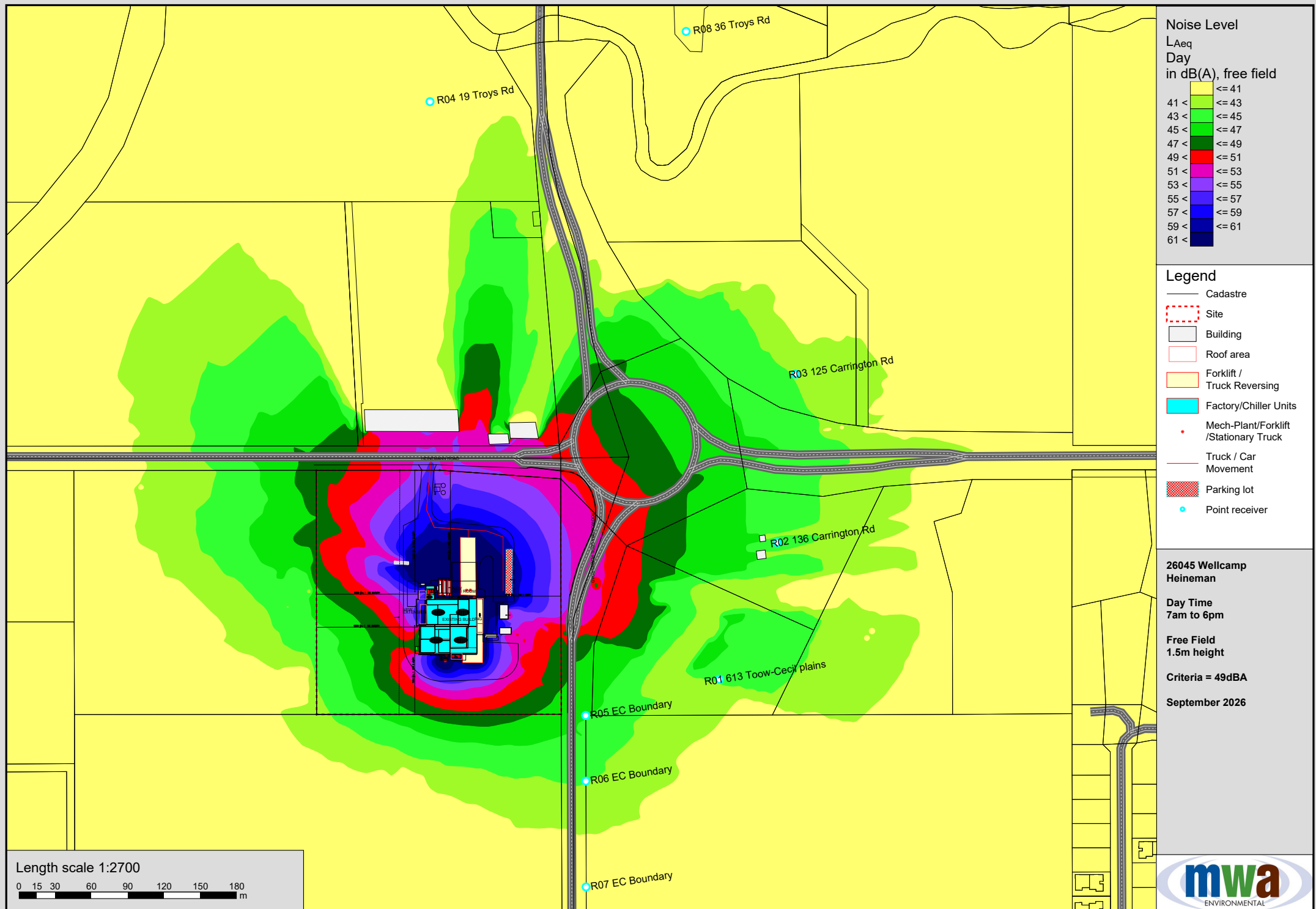


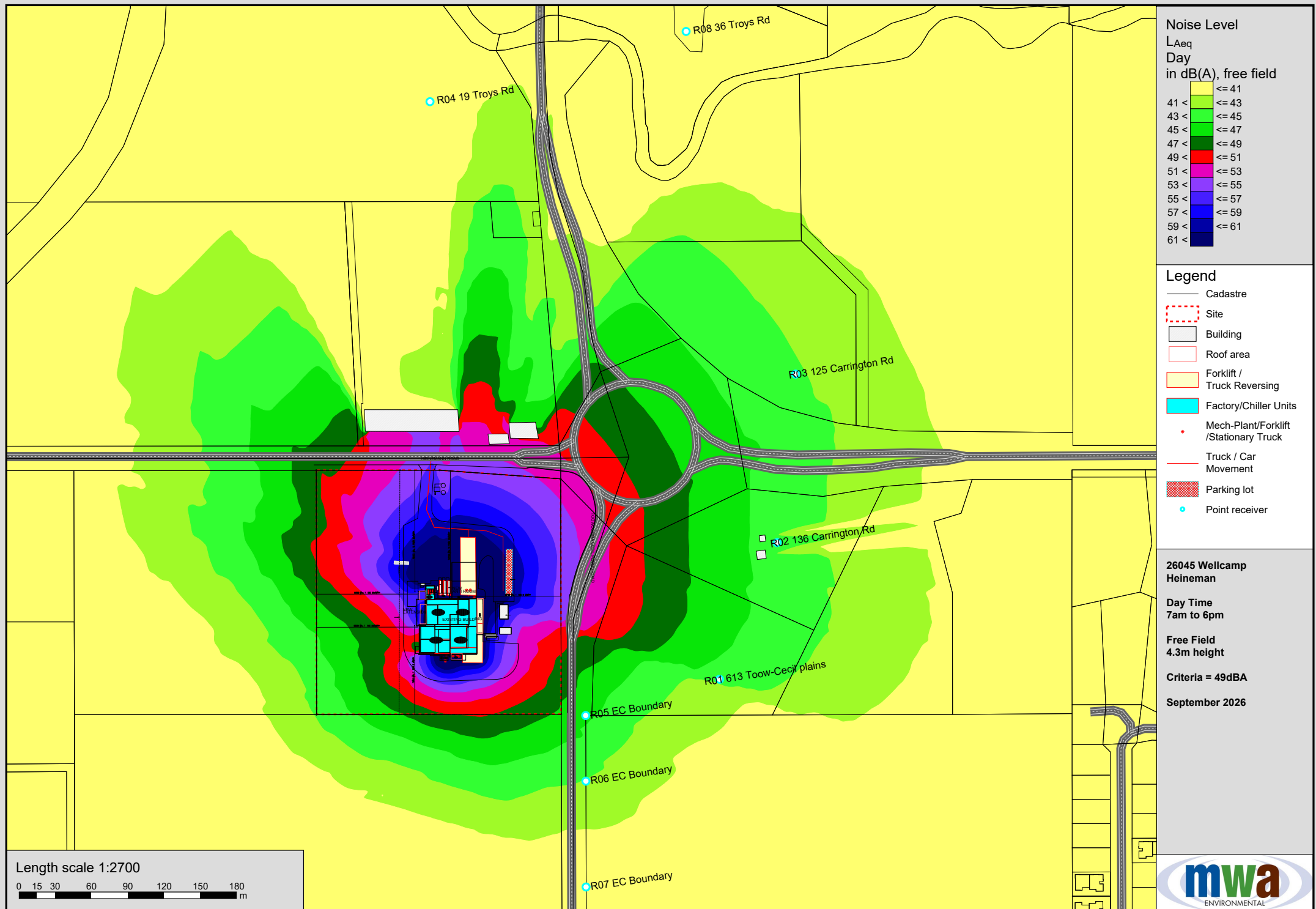
ATTACHMENT 3

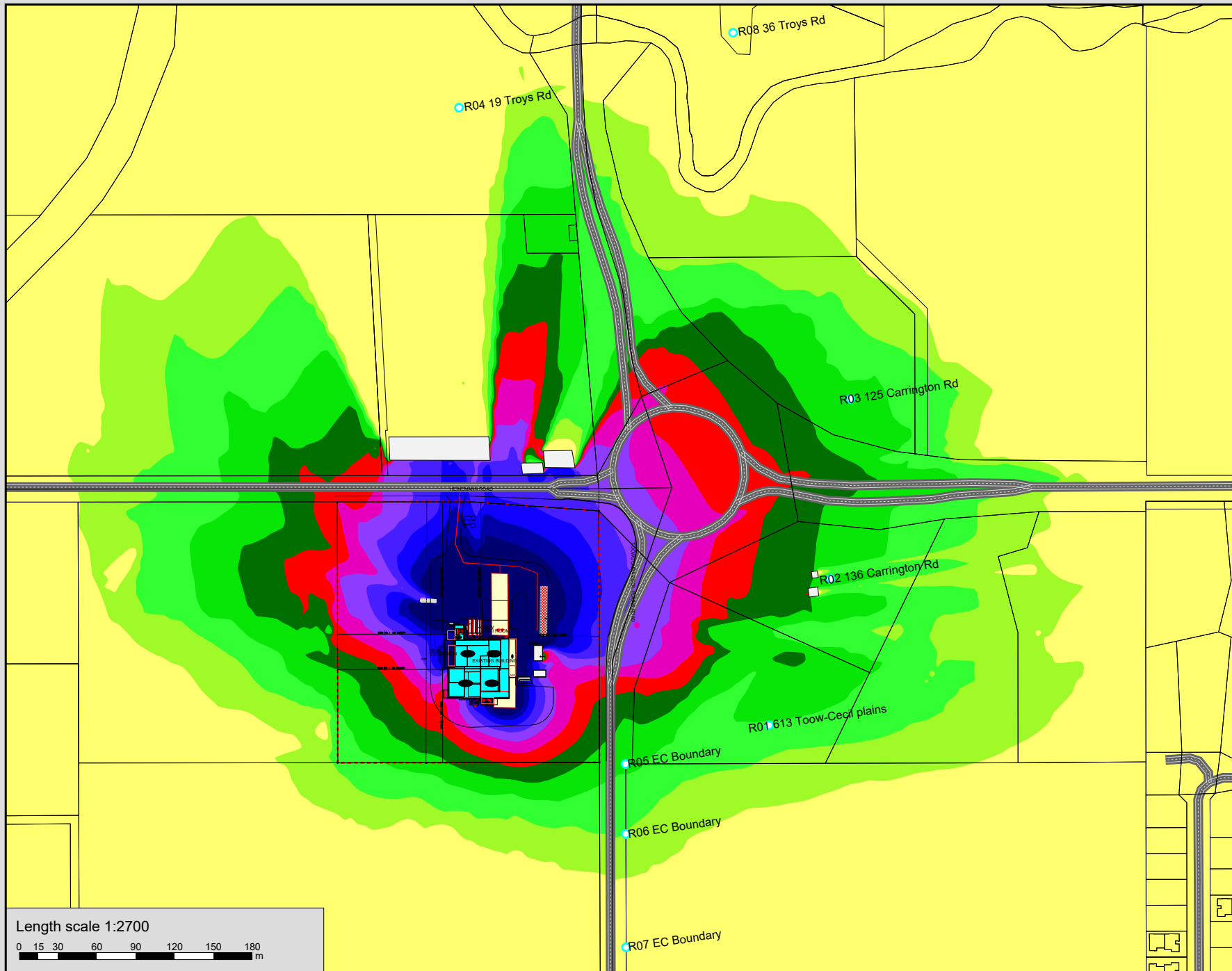
SoundPLAN Model Results











Noise Level
L_{Aeq}
Evening
in dB(A), free field

<= 35
35 < <= 37
37 < <= 39
39 < <= 41
41 < <= 43
43 < <= 45
45 < <= 47
47 < <= 49
49 < <= 51
51 < <= 53
53 < <= 55
55 <

- Legend**
- Cadastre
 - - - Site
 - Building
 - Roof area
 - Forklift / Truck Reversing
 - Factory/Chiller Units
 - Mech-Plant/Forklift /Stationary Truck
 - Truck / Car Movement
 - Parking lot
 - Point receiver

26045 Wellcamp
 Heineman

Evening Time
 6pm to 10pm

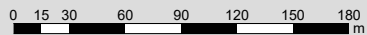
Free Field
 1.5m height

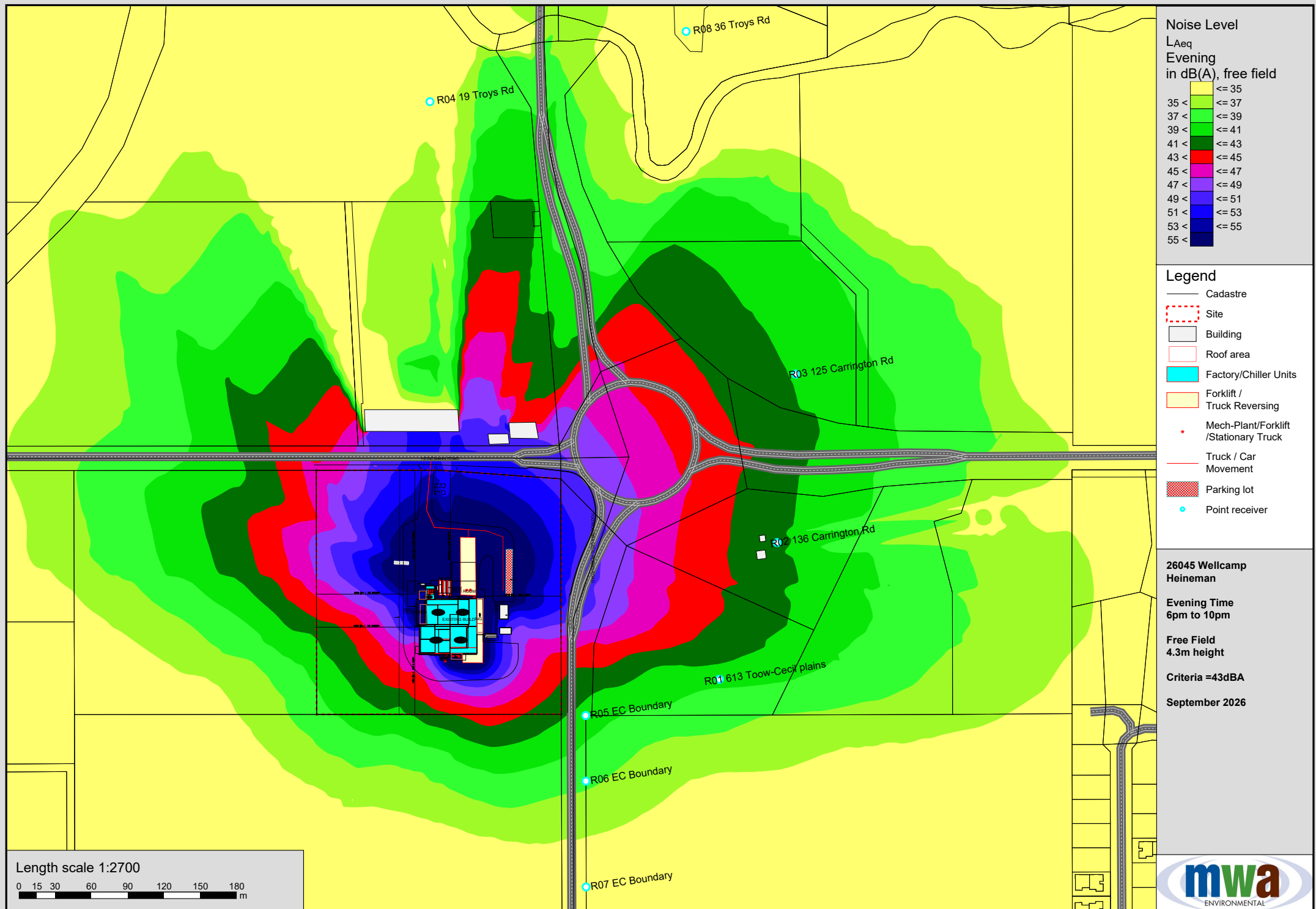
Criteria =43dBA

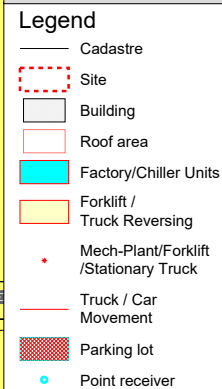
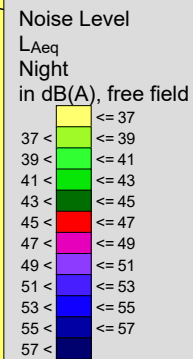
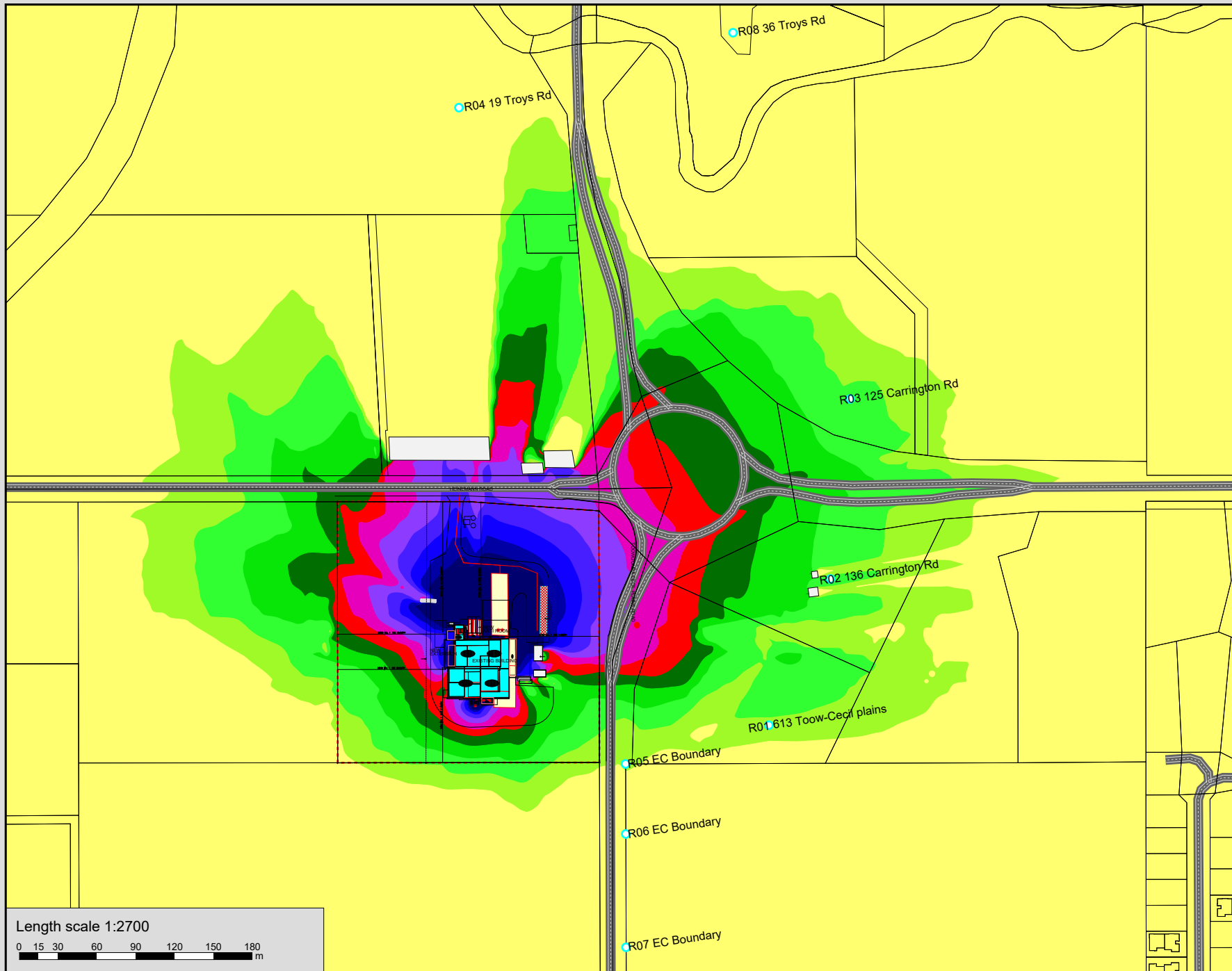
September 2026



Length scale 1:2700







26045 Wellcamp Heineman

Night Time
10pm to 6am

Free Field
1.5m height

Criteria =45dBA

September 2026



