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**ENFIELD
ACOUSTICS
NOISE
VIBRATION**

846-858 GLENFERRIE ROAD, HAWTHORN

Acoustic Report

For

OUTLINE PROJECTS

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**DOC. REF: V2000-03-P ACOUSTIC REPORT (R0)
27 APRIL 2026**

Enfield Acoustics Pty Ltd
ABN 15 628 634 391
Ph: +61 3 9111 0090
PO Box 920
North Melbourne, VIC 3051

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Project	846-858 Glenferrie Road, Hawthorn
Subject	Acoustic Report
Client	Outline Projects
Document Reference	V2000-03-P Acoustic Report (r0)
Date of Issue	27 April 2026

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1 Introduction

Enfield Acoustics has been engaged by Outline Projects to assess potential noise impacts relating to the proposed mixed-use development at 846-858 Glenferrie Road, Hawthorn (Subject Land).

The Subject Land is proposed for the following uses:

- Basement car parking
- Ground floor retail tenancies
- Apartments from Level 1 up to Level 15

Based on our review of the plans, our assessment will focus on the following noise impacts:

- Traffic and tram noise impacts
- Ground floor retail
- Mechanical plant

Our assessment is based on Plans prepared by Wardle dated 2 April 2026.

2 Assessment

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2.1 Planning Scheme Clause 53.06 (Live Music Entertainment)

Clause 53.06 of the Planning Scheme requires that new residential use is designed such that existing live music entertainment venues are not prejudiced by residential encroachment. Specifically, new residential uses must be designed such that indoor compliance with the Noise Protocol can be achieved (see below):

A live music entertainment venue must be designed, constructed and managed to minimise noise emissions from the premises and provide acoustic attenuation measures that would protect a noise sensitive residential use within 50 metres of the venue.

A noise sensitive residential use must be designed and constructed to include acoustic attenuation measures that will reduce noise levels from any:

- Indoor live music entertainment venue to below the noise limits specified in the Environment Protection Regulations under the *Environment Protection Act 2017* and the incorporated Noise Protocol (Publication 1826, Environment Protection Authority, November 2020)
- Outdoor live music entertainment venue to below 45dB(A), assessed as an L_{eq} over 15 minutes.

For the purpose of assessing whether the above noise standards are met, the noise measurement point may be located inside a habitable room of a noise sensitive residential use with windows and doors closed (consistent with EPA Publication 1826).

A permit may be granted to reduce or waive these requirements if the responsible authority is satisfied that an alternative measure meets the purpose of this clause.

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Based on our survey of the site, we confirm that there are no live music entertainment venues within 50m of the Subject Land.

There exists a licensed food and drink premises to the southwest (Rococo Hawthorn, trading as an Italian restaurant), however does not appear to have live music entertainment or loud music that would adversely impact the development. Further that there are dwellings sited closer to this venue in comparison to the Subject Land, meaning that noise emissions are already somewhat limited by existing noise sensitive uses.

To that end, we are satisfied that Clause 53.06 of the planning scheme is not triggered for the development.

2.2 Planning Scheme Clause 58.04 (Traffic Noise)

With respect to road traffic noise impacts, Clause 58.04 of the planning scheme, otherwise referred to as Standard D16, requires that internal noise levels in apartment buildings meet the following:

Standard D16

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D5 Noise influence area

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

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Enfield Acoustics confirms that the Subject Land:

- Is not within 300m of any Industrial 1,2 or 3 zones
- Is not adjacent to any roads that carry >40,000 AADT based on Vicroads traffic data
- Is not within 80m of a rail corridor

To this end, Clause 58.04 of the planning scheme is not strictly triggered with respect to road traffic noise, industry, and railways. Regardless, to ensure the amenity of the future residents on the Subject Land, our assessment will adopt the recommended noise targets of Clause 58.04 with regards to road and tram traffic noise as best practice, regardless of the technical application of the Clause.

It is important to note that the performance requirement of Standard D16 relates to internal noise levels only and relies on construction design to mitigate noise emissions.

The target noise criteria are summarised below for clarity:

Location	Noise Target
Bedrooms <i>Between 10pm to 6am</i>	35 dB(A) Leq-8hr
Living areas <i>Between 6am to 10pm</i>	40 dB(A) Leq-16hr

A site inspection was carried out by our office on 25 October 2024 to conduct attended traffic noise measurements at the following locations:



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The attended noise monitoring captured both road traffic and tram noise impacts. Appreciable levels of road traffic were observed on Glenferrie Road during our site inspection, noting that traffic was relatively continuous over the monitoring duration. Noise measurements were conducted between 5.00pm to 6.00pm, reflective of when higher traffic volumes that would occur during peak hour.

The results of our measurements are presented below:

Location	Measured Noise Level
Between 5.00pm to 6.00pm	
Glenferrie Road <i>Representative of worst affected façade (west façade)</i>	64 dB(A), L_{eq}



Measurement at Glenferrie Road

While the Planning Scheme considers long-term average noise emissions, our assessment considers the more onerous peak traffic noise levels, resulting in a conservative assessment. In our experience, designing to peak traffic noise levels often results in a better acoustic outcome and overall amenity for future occupants.

A correction of -4dB(A) was applied to the measured noise level to estimate 'Night' period noise levels (Refer "A reexamination of the relationship between $L_{10(18\text{hour})}$ noise level parameter and other road traffic noise level parameters Brown, R & Brown, H – 2016). We note that data from previous long-term unattended noise monitoring conducted by our office correlates well with the findings in the research paper.

Based on the measured noise levels, desktop modelling was conducted to predict incident noise levels at various locations of the development. The glazing required to comply with the requirements of Clause 58.04 are summarised below:

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Location	Acoustic Performance Requirement	Glazing Construction
Refer to Markups in Appendix A	$\geq R_w33$	Double glazed construction with: • 6.38mm laminated glass • 12mm airgap • 6mm glass
Where not indicated	Glazing specification by others Minimum forms of glazing construction comply with Standard D16 (e.g 6mm glass or any double glazed construction)	
Notes:	The glazing construction nominated above is indicative only. Any other glazing system achieving the nominated performance requirement (R_w) is acceptable, subject to certification by suppliers.	

Refer to Appendix A for plan markups of recommended glazing.

All operable windows and swing doors must be installed with acoustic bulb seals and sliding doors must be installed with pile seals to the perimeter.

The glazing construction nominated above is indicative only. Any other glazing system achieving the nominated performance requirement (R_w) is acceptable, subject to certification by suppliers.

We note that no specific acoustic controls are required for the façade as standard forms of façade construction such as masonry or lightweight cladding would comfortably surpass the performance requirements of the windows and doors.

Generally, upgraded glazing is required to dwellings that are fronting Glenferrie Road (e.g., that are more exposed to road traffic and tram noise), noting that our modelling indicates that apartments towards the rear (East) would likely comply with criteria without requiring specific acoustic treatment.

On this basis, Enfield Acoustics is satisfied that traffic and tram noise impacts for the proposed development will comply with the requirements of Standard D16 of the planning scheme, providing that the glazing construction above is installed and/or the nominated performance requirements are achieved.

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2.3 Retail Noise Impacts

With respect to potential noise impacts from the retail use on ground floor, this is a matter that is typically resolved via compliance with the *National Construction Code*, (NCC) which recommends that the floor/ceiling is constructed to achieve $R_w + C_{tr} 50$.

It is also our experience that floor/ceiling partitions when constructed to NCC compliance are usually sufficient in addressing any airborne noise impacts that might occur within dwellings situated directly above small-scale general retail use, such as restaurant, cafés and offices.

The siting and context of the Subject Land indicate that any future retail use will likely be moderate in nature, and consistent with the above examples.

Regardless, any retail/commercial noise emissions must comply with the *Environment Protection Regulations 2021* and *Publication 1826: Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (Noise Protocol) at all on-site and off-site sensitive uses, noting that this is a statutory requirement and is enforceable regardless of planning controls.

Overall, we are satisfied that there is little risk of on-going noise impacts from the ground floor retail use, noting that this is a typical configuration in many apartment developments across Victoria.

2.4 Adjacent Commercial Mechanical Plant

The Subject Land is sited adjacent to other residential and commercial buildings with rooftop mechanical plant and equipment, in particular a café/bakery to the south at 844 Glenferrie Road.

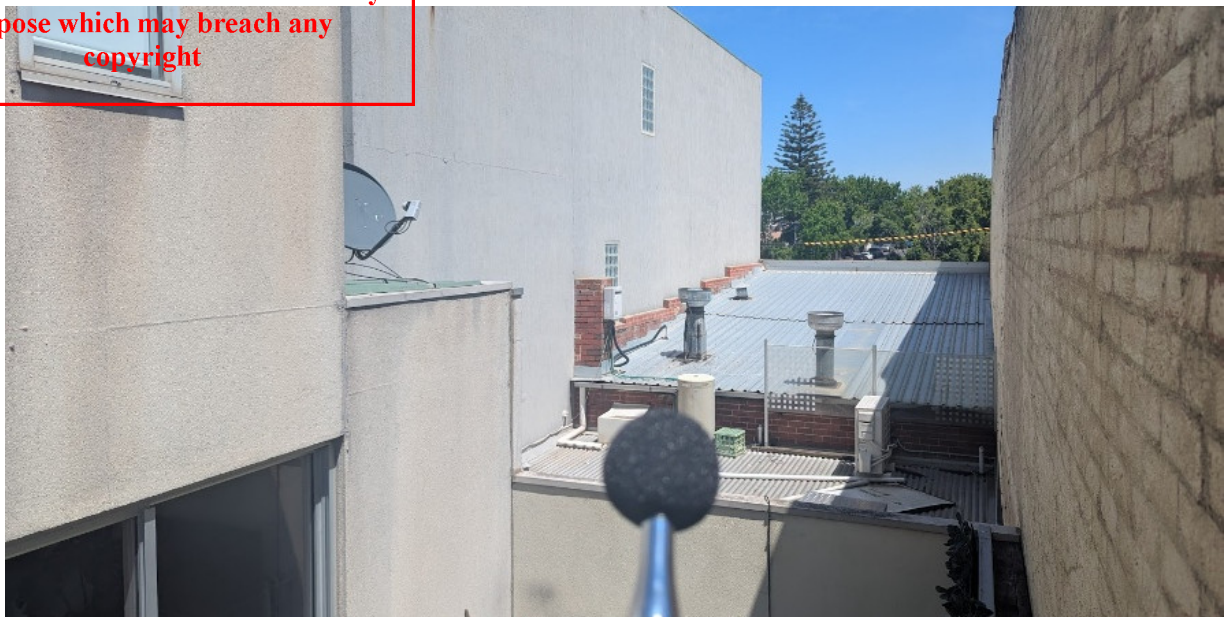
In the context of the development, any sensitive use constructed on the Subject Land must ensure that external noise emissions from surrounding mechanical plant are compliant with the Noise Protocol, such as not to prejudice existing uses.

Zoning levels and resulting noise limits at Subject Land have been calculated in accordance with the methodologies under the Noise Protocol, as follows:

Period	Zoning Level/Noise Limit
'Day' Period 7am to 6pm (Monday to Saturday)	56 dB(A)
'Evening' Period 6pm to 10pm (Monday to Saturday) 7am to 10pm (Sundays)	49 dB(A)
'Night' Period 10pm to 7am (weekdays)	44 dB(A)

Based on our site inspection, aerial photography, and our review of the Plans, we identified noise impacts from mechanical plant and equipment on the rooftop of 844 Glenferrie Road.

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Café/Bakery mechanical plant

Based on our noise measurements, apartments overlooking the rooftop plant are expected to be impacted by this equipment, particularly kitchen exhaust fans.

In accordance with statutory policy, noise emissions must be mitigated to comply with the Noise Protocol when assessed at the Subject Land.

The Applicant has consulted with the café operator, and they have allowed the Applicant to install noise mitigation directly on the rooftop plant. An assessment of mechanical plant noise emissions from 844 Glenferrie Road following the mitigation works is provided below.

Post Mitigation Mechanical Plant Assessment

Our office visited the café at 844 Glenferrie Road on 14 May 2025 to measure noise emissions from the rooftop mechanical plant, following the mitigation works undertaken by the Applicant. Specifically, the following acoustic attenuation was installed:

- Padded attenuators installed on two kitchen exhaust fans
- Acoustic enclosures installed on two refrigeration units



Kitchen exhaust fan 1



Kitchen exhaust fan 2



Refrigeration unit 1



Refrigeration unit 2

Following the mitigation above, we assess that noise emissions from the mechanical plant of 844 Glenferrie Road are expected to be **47dB(A) L_{eq}** outside the nearest habitable windows of the proposed development. This level would comply with the 'Day' and 'Evening' periods of the Noise Protocol, consistent with the café's operating hours.

Inclusive of the installed mitigation above, we are satisfied that the risk of reverse noise amenity impacts from the proposal has been appropriately mitigated.

2.5 Base Building Mechanical Plant

All base building mechanical plant on the Subject Land development must comply with the Noise Protocol when measured:

- within dwellings (on-site)
- at adjacent off-site dwellings

Individual domestic air-conditioning units are not assessed under the Noise Protocol.

Based on our review of the plans, relevant base building mechanical plant for the development consist of typical residential and small scale retail use equipment, including:

- Air conditioning equipment (for retail) which are located on the roof and have limited line-of-site and exposure to surrounding dwellings
- Carpark exhaust fans, which can be easily mitigated via acoustic duct lining and/or attenuators
- Hot water units, which do not emit material noise

We note that based on the type of development proposed being primarily residential, any base building services are unlikely to result in material noise impacts in practice.

Regardless, it is recommended that any base building mechanical plant is reviewed once plant specifications are known, noting that compliance with the Noise Protocol is a statutory requirement, regardless of planning controls. Such assessments are more typically undertaken during detailed design phases once plant and equipment is specified.

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2.6 Domestic Air Conditioning

All outdoor air-conditioning (AC) units will need to be installed and used in compliance with the Environment Protection Regulations 2021, which prohibits the use of such equipment at night if it is audible within an adjoining residence.

The Plans do not indicate that domestic ACs, will be installed on the roof of the development. This is considered typical for multi-storey residential apartments and is accepted as standard practice.

In reality, AC units are sometimes used during the night period but rarely result in noise complaints. Under the Regulations, an objective assessment is not typically required in planning because all air-conditioning units emit similar types of noise and rely on prohibited use at night in the event of a noise complaint.

Overall, the risk of adverse noise impacts from domestic air condensers is low, especially in the context of being in a developed, urban area. Given that the condenser will be located on the roof, they will have limited line-of-sight and exposure to on-site and off-site dwellings.

Regardless, all domestic plant use is controlled by the Environment Protection Regulations 2021 which is enforceable regardless of planning controls.

3 Recommendations and Conclusion

Enfield Acoustics has assessed potential noise impacts from the proposed mixed-use development at 846-858 Glenferrie Road, Hawthorn and is satisfied that the application can be approved.

Based on the traffic noise levels measured, we are satisfied that the development can achieve satisfactory internal noise levels (in accordance with Standard D16) providing that moderate forms of glazing are provided to apartments (see Appendix A for markups).

Ground retail poses a low risk of adverse noise impacts and is typically resolved via compliance with the NCC.

Noise impacts from adjacent commercial mechanical plant installed at 844 Glenferrie Road have been appropriately mitigated by the Applicant. With regards to noise impacts from base building and domestic plant from the Subject Land, we do not consider this to be a material risk of noise impacts, however, it is also recommended that all mechanical plant and equipment on the Subject Land is assessed at later stages of development once all requirements are known.

To this end, we are satisfied that the proposal can be approved, where the recommendations in this report are adopted.

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Appendix A – Glazing Markups

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Where indicated

Rw33
Double glazed construction with
6.38mm laminated glass / 12mm air gap / 6mm glass

Everywhere else - As per architects specification

Notes:
- Windows shall be fitted with bulb seals to perimeter
- Sliding doors shall be fitted with pile seals to perimeter
- Glazing construction indicative only, any other glazing system achieving the Rw requirement (e.g. when certified by proprietary suppliers) is acceptable

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General Notes

AREA COLOUR LEGEND

- 2 BED + 2 BATH APARTMENTS
- 3 BED + 2 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
- 3 BED + 3.5 BATH APARTMENTS
- SLATE SHADES WITH CROSS-HATCH - PRIVATE OPEN SPACE
- CORRIDOR
- RETAIL
- COMMUNAL

PCA DEFINITION FOR AREA CALCULATION METHODOLOGY FOR APARTMENTS AND TERRACES
2. APARTMENTS AND SOLE OCCUPANCY UNITS
THE BCA CLASSIFICATIONS OF BUILDINGS AND STRUCTURES HAVE BEEN APPLIED TO THE DEFINITIONS OF DWELLING TYPES IN THIS DOCUMENT.

APPLICATION
CLASS 2: A BUILDING CONTAINING 2 OR MORE SOLE-OCCUPANCY UNITS EACH BEING A SEPARATE DWELLING.

DEFINITION
2.1 RESIDENTIAL PROPERTY AREA - IS THE AGGREGATE OF FLOOR SPACE CONTAINED WITHIN A DWELLING AT EACH FLOOR LEVEL USING THE FOLLOWING RULES:

2.1.1 IN THE CASE OF EXTERNAL BUILDING WALLS, STANDARD AND SERVICE FACILITY WALLS AND THE LIKE, MEASURING TO THE EXTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF THOSE WALLS.
2.1.2 IN THE CASE OF SHARED DIVIDING WALLS, MEASURING FROM THE CENTRE LINE OF THOSE WALLS.

2.1.3 IN THE CASE OF ATTIC SPACE OR SLOPING WALLS, MEASURING FROM A POINT WHICH PROVIDES A CLEAR AREA OF 1.0 METRE ABOVE THE FLOOR LEVEL.
2.1.4 IN THE CASE OF INTRA-DWELLING STAIRS, THE HORIZONTAL SURFACE TO ALL LEVELS INCLUDING THE AREA UNDERNEATH SHALL BE MEASURED.

2.1.5 IN THE CASE OF VOIDS OVER SPACES, THESE SHALL BE MEASURED AND RECORDED SEPARATELY.
2.1.6 IN THE CASE OF COMMON CORRIDOR WALLS, THESE SHALL BE MEASURED TO THE OUTSIDE FACE OF THOSE WALLS.

2.1.7 IN THE CASE OF COMMON WALLS TO STAIRS, LIFTS, AND DUCTS, THESE SHALL BE MEASURED TO THE INSIDE FACE OF THE STRUCTURAL WALL.

2.4 BALCONIES AND TERRACES
BALCONIES, TERRACES, AND PLANTER BOXES SHOULD BE EXCLUDED FROM RESIDENTIAL PROPERTY AREA CALCULATIONS BUT MAY BE MEASURED AND SEPARATELY IDENTIFIED. AREAS SHOULD BE MEASURED USING THE FOLLOWING RULES:
2.4.1 IN THE CASE OF BALCONIES, MEASURED TO THE EXTERNAL FACE OF THE DOMINANT PORTION OF THE BALUSTRADES, BALCONY RAILS, OR WALLS AND INCLUDES THAT PART OF ANY PLANTER WITHIN THE BALCONY (SEE DIAGRAM G ON PAGE 24).
2.4.2 IN THE CASE OF TERRACES, MEASURED TO THE DOMINANT PORTION OF THE EXTERNAL FACE OF TERRACE WALLS AND INCLUDES THAT PART OF ANY PLANTER WITHIN THE TERRACE.

GENERAL NOTES:

TAP & FLOOR WASTE TO ALL APARTMENT PRIVATE OPEN SPACE.

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2	TOWN PLANNING ISSUE	02.04.2026	BA
1	TOWN PLANNING ISSUE	25.02.2026	BA
Rev.	Issue	Revision Description	Date

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Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

+61 3 8662 0400
wardle.studio
ABN 83 006 814 268

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Client OUTLINE PROJECTS

Project GLENFERRIE
846-858 GLENFERRIE ROAD, HAWTHORN

Title FLOOR PLANS
FLOOR PLAN - LEVEL 01

Project No. 2523
Date JULY 2025

Drawing Status
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Drawing No. TP-2201

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OUTLINE PROJECTS

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GLENFERRIE
846-858 GLENFERRIE ROAD, HAWTHORN

Title
FLOOR PLANS
FLOOR PLAN - LEVEL 02

Project No.
2523

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1 : 100

Date
JULY 2025

Drawing Status
DRAFT

Drawing No.
TP-2202

Revision
2

ADVERTISED
PLAN



Where indicated

Rw33
Double glazed construction with
6.38mm laminated glass / 12mm air gap / 6mm glass

Everywhere else - As per architects specification

Notes:

- Windows shall be fitted with bulb seals to perimeter
- Sliding doors shall be fitted with pile seals to perimeter
- Glazing construction indicative only, any other glazing system achieving the Rw requirement (e.g. when certified by proprietary suppliers) is acceptable

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General Notes

AREA COLOUR LEGEND

- 2 BED + 2 BATH APARTMENTS
- 3 BED + 2 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
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- SLATE SHADES WITH CROSS-HATCH - PRIVATE OPEN SPACE
- CORRIDOR
- RETAIL
- COMMUNAL

PCA DEFINITION FOR AREA CALCULATION METHODOLOGY FOR APARTMENTS AND TERRACES
2. APARTMENTS AND SOLE-OCCUPANCY UNITS
THE PCA CLASSIFICATIONS OF BUILDINGS AND STRUCTURES HAVE BEEN APPLIED TO THE DEFINITIONS OF DWELLING TYPES IN THIS DOCUMENT.

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CLASS 2: A BUILDING CONTAINING 2 OR MORE SOLE-OCCUPANCY UNITS EACH BEING A SEPARATE DWELLING.

DEFINITION
2.1 RESIDENTIAL PROPERTY AREA - IS THE AGGREGATE OF FLOOR SPACE CONTAINED WITHIN A DWELLING AT EACH FLOOR LEVEL USING THE FOLLOWING RULES:

2.1.1 IN THE CASE OF EXTERNAL BUILDING WALLS, STANDARD AND SERVICE FACILITY WALLS AND THE LIKE, MEASURING TO THE EXTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF THOSE WALLS.

2.1.2 IN THE CASE OF SHARED DIVIDING WALLS, MEASURING FROM THE CENTRE LINE OF THOSE WALLS.

2.1.3 IN THE CASE OF ATTIC SPACE OR SLOPING WALLS, MEASURING FROM A POINT WHICH PROVIDES A CLEAR AREA OF 1.0 METRE ABOVE THE FLOOR LEVEL.

2.1.4 IN THE CASE OF INTRA-DWELLING STAIRS, THE HORIZONTAL SURFACE TO ALL LEVELS INCLUDING THE AREA UNDERNEATH SHALL BE MEASURED.

2.1.5 IN THE CASE OF VOIDS OVER SPACES, THESE SHALL BE MEASURED AND RECORDED SEPARATELY.

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2.4 BALCONIES AND TERRACES
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GENERAL NOTES:

TAP & FLOOR WASTE TO ALL APARTMENT PRIVATE OPEN SPACE.

2	TOWN PLANNING ISSUE	02.04.2026	BA
1	TOWN PLANNING ISSUE	25.02.2026	BA
Rev.	Issue	Revision Description	Date

DRAFT

Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

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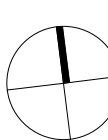
Project GLENFERRIE
846-858 GLENFERRIE ROAD, HAWTHORN

Title FLOOR PLANS
FLOOR PLAN - LEVEL 03

Project No. 2523
Date JULY 2025
Drawing Status DRAFT

Drawing No. TP-2203

Scale @ A1
1 : 100

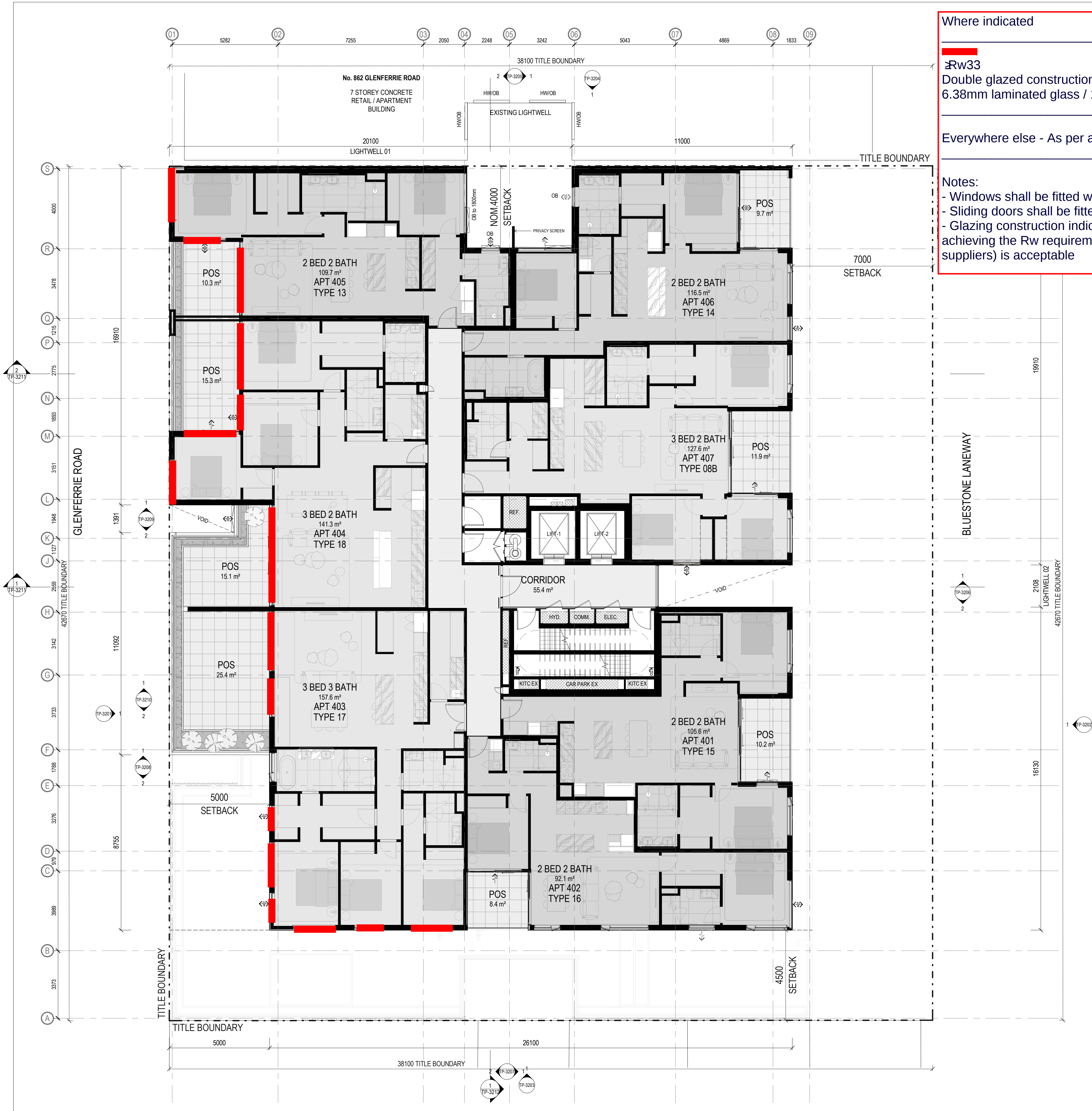


Revision

2

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

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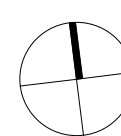
Client OUTLINE PROJECTS

Project GLENFERRIE
846-858 GLENFERRIE ROAD, HAWTHORN

Title FLOOR PLANS
FLOOR PLAN - LEVEL 04

Project No. 2523
Date JULY 2025
Drawing Status DRAFT
Drawing No. TP-2204

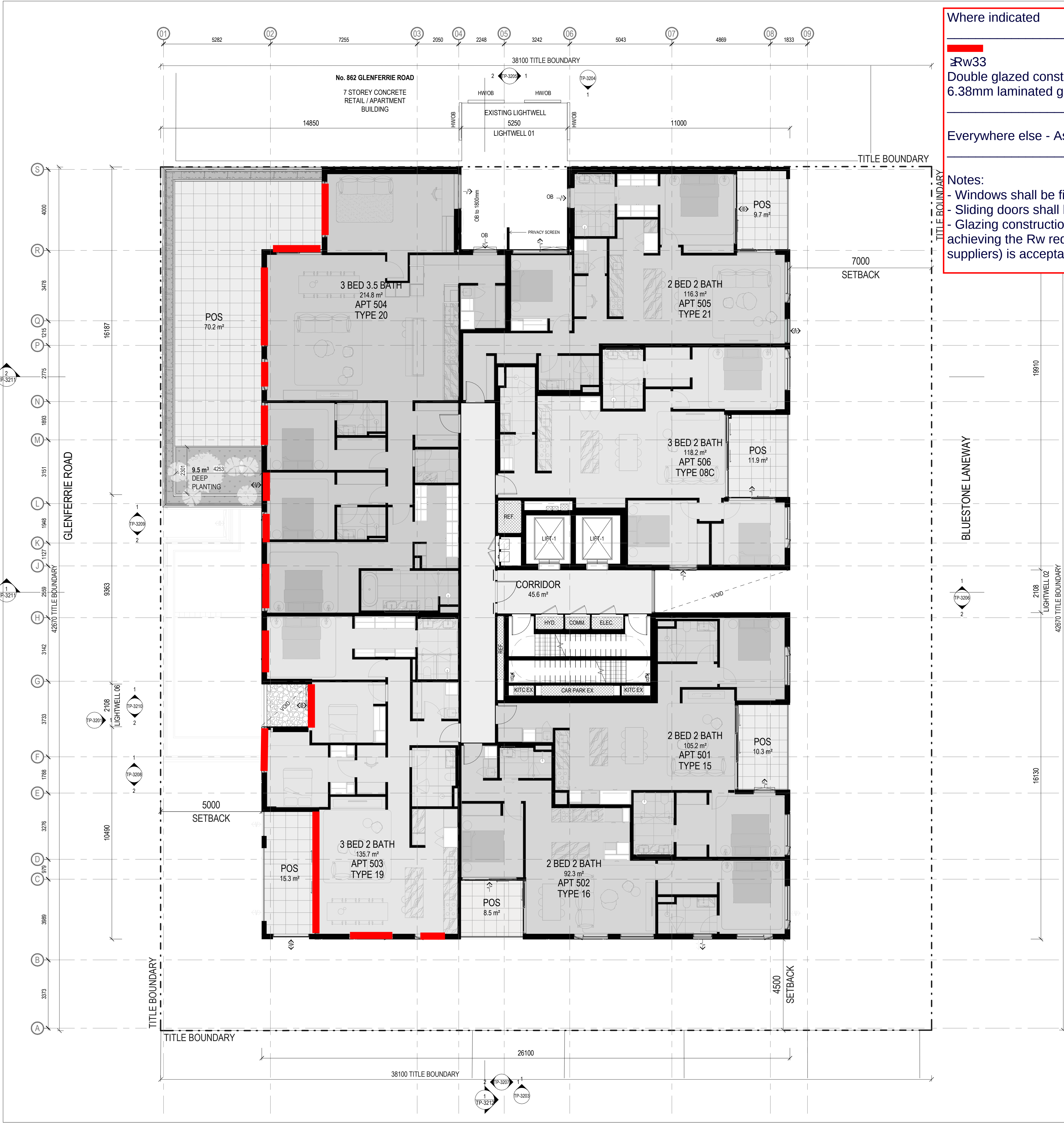
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Revision 2

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Where indicated

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GENERAL NOTES:

TAP & FLOOR WASTE TO ALL APARTMENT PRIVATE OPEN SPACE.

2	TOWN PLANNING ISSUE	02.04.2026	BA
1	TOWN PLANNING ISSUE	25.02.2026	BA
Rev.	Issue	Revision Description	Date

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OUTLINE PROJECTS

Project
GLENFERRIE
846-858 GLENFERRIE ROAD, HAWTHORN

Title
FLOOR PLANS
FLOOR PLAN - LEVEL 05

Project No.
2523

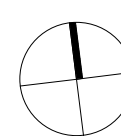
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Date
JULY 2025

Drawing Status
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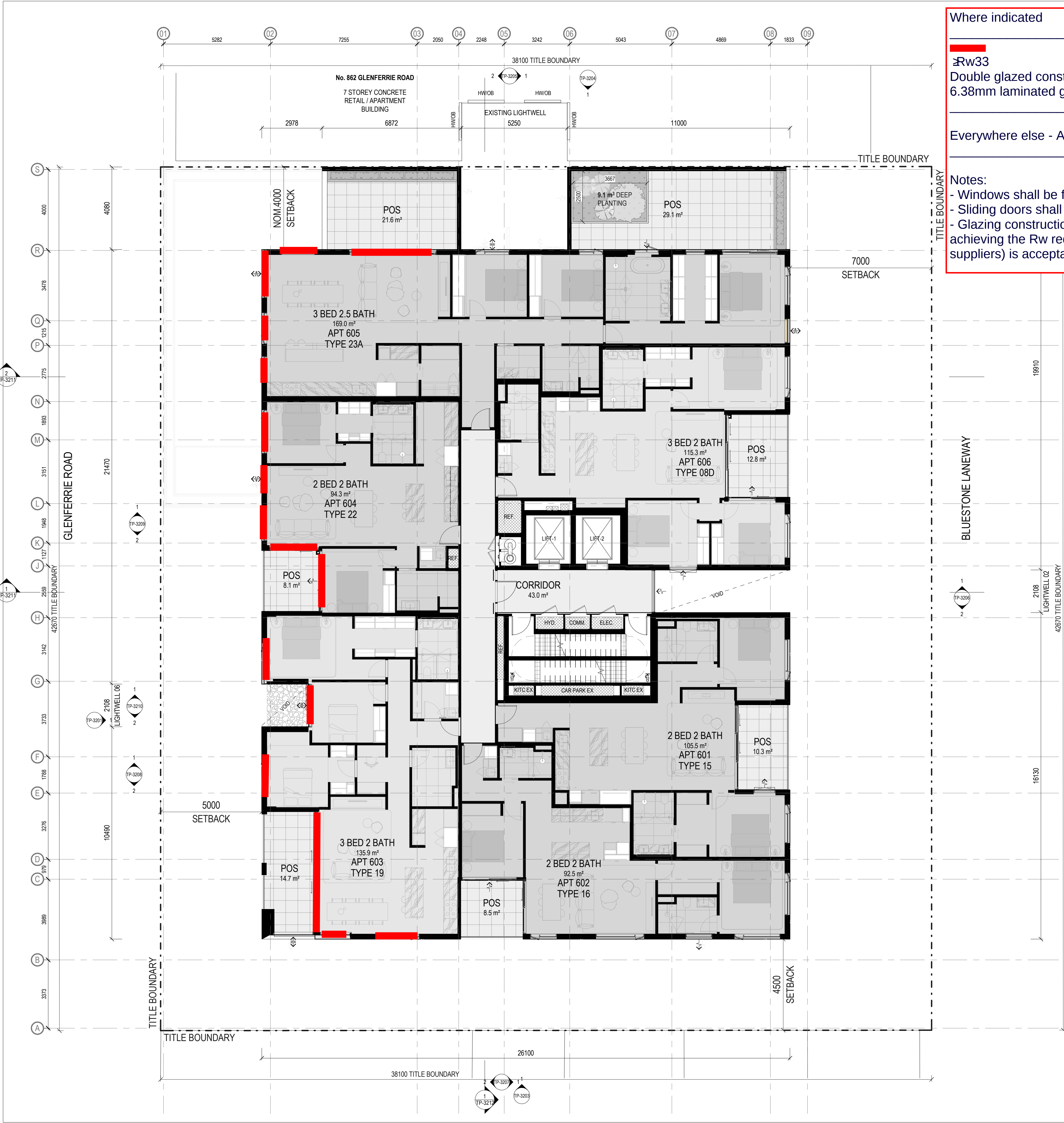
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TP-2205

Revision
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Where indicated

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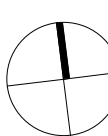
Project GLENFERRIE
846-858 GLENFERRIE ROAD, HAWTHORN

Title FLOOR PLANS
FLOOR PLAN - LEVEL 06

Project No. 2523
Date JULY 2025
Drawing Status DRAFT

Project No. 2523
Date JULY 2025
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Drawing No. TP-2206
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2.1.3 IN THE CASE OF ATTIC SPACE OR SLOPING WALLS, MEASURING FROM A POINT WHICH PROVIDES A CLEAR AREA OF 1.0 METRE ABOVE THE FLOOR LEVEL.

2.1.4 IN THE CASE OF INTRA-DWELLING STAIRS, THE HORIZONTAL SURFACE TO ALL LEVELS INCLUDING THE AREA UNDERNEATH SHALL BE MEASURED.

2.1.5 IN THE CASE OF VOIDS OVER SPACES, THESE SHALL BE MEASURED AND RECORDED SEPARATELY.

2.1.6 IN THE CASE OF COMMON CORRIDOR WALLS, THESE SHALL BE MEASURED TO THE OUTSIDE FACE OF THOSE WALLS.

2.1.7 IN THE CASE OF COMMON WALLS TO STAIRS, LIFTS, AND DUCTS, THESE SHALL BE MEASURED TO THE INSIDE FACE OF THE STRUCTURAL WALL.

2.4 BALCONIES AND TERRACES
BALCONIES, TERRACES, AND PLANTER BOXES SHOULD BE EXCLUDED FROM RESIDENTIAL PROPERTY AREA CALCULATIONS BUT MAY BE MEASURED AND SEPARATELY IDENTIFIED. AREAS SHOULD BE MEASURED USING THE FOLLOWING RULES:

2.4.1 IN THE CASE OF BALCONIES, MEASURED TO THE EXTERNAL FACE OF THE DOMINANT PORTION OF THE BALUSTRADES, BALCONY RAILS, OR WALLS AND INCLUDES THAT PART OF ANY PLANTER WITHIN THE BALCONY (SEE DIAGRAM G ON PAGE 24).

2.4.2 IN THE CASE OF TERRACES, MEASURED TO THE DOMINANT PORTION OF THE EXTERNAL FACE OF TERRACE WALLS AND INCLUDES THAT PART OF ANY PLANTER WITHIN THE TERRACE.

GENERAL NOTES:
TAP & FLOOR WASTE TO ALL APARTMENT PRIVATE OPEN SPACE.

2	TOWN PLANNING ISSUE	02.04.2026	BA
1	TOWN PLANNING ISSUE	25.02.2026	BA
Rev.	Issue	Revision Description	Date

DRAFT

Wardle

Wurundjri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

+61 3 8662 0400
wardle.studio
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Client **OUTLINE PROJECTS**

Project **GLENFERRIE**
846-858 GLENFERRIE ROAD, HAWTHORN

Title **FLOOR PLANS**
FLOOR PLAN - LEVEL 07

Project No. **2523** Scale @ A1 **1 : 100**

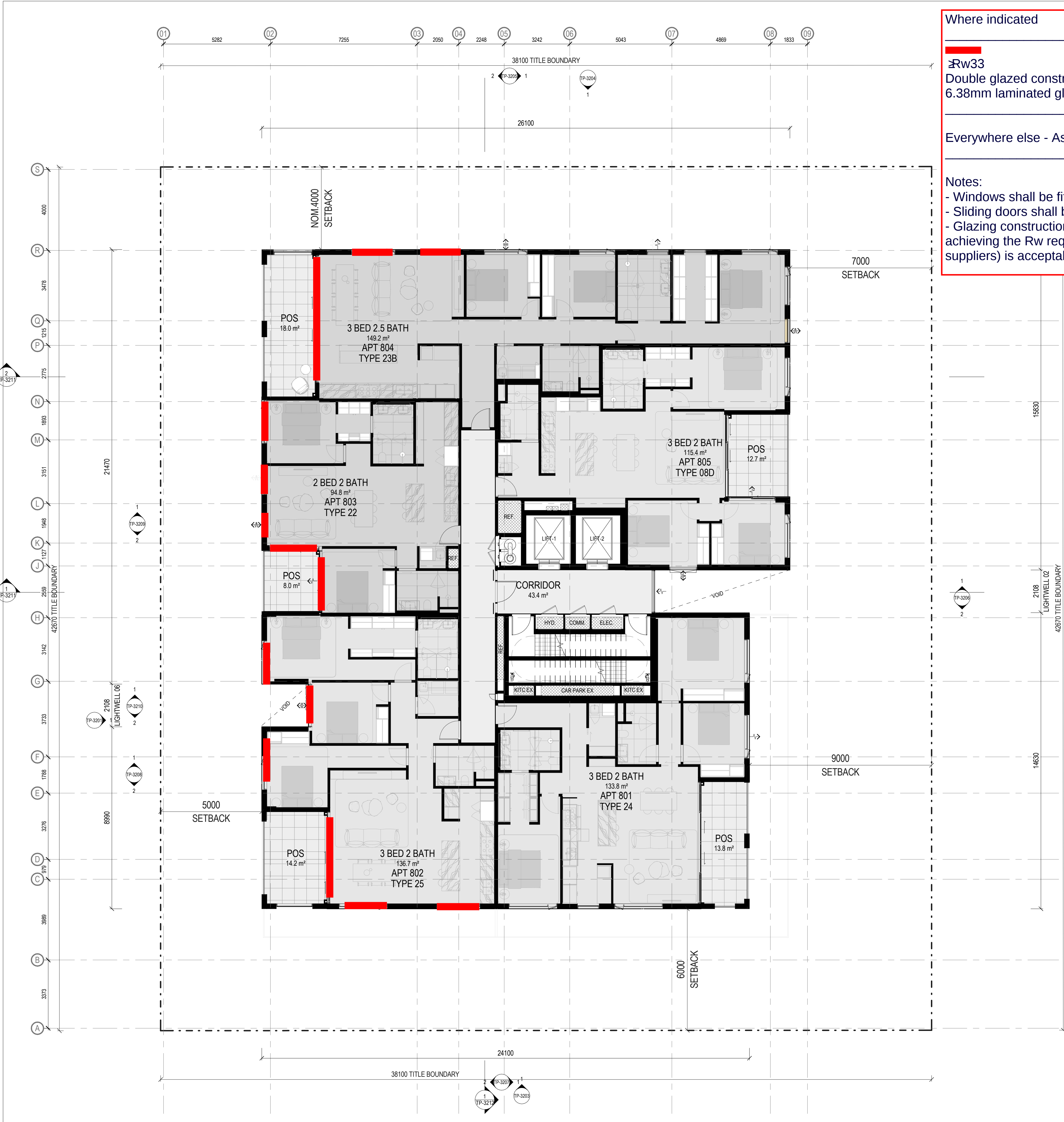
Date **MARCH 2026**

Drawing Status **DRAFT**

Drawing No. **TP-2207** Revision **2**

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

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FILE: C:\Users\Bahrain.Abdul\Documents\2203_Glenferrie_Road_DA_825_bahrain.ard\dwg\WC550.rvt



Where indicated

Rw33
Double glazed construction with
6.38mm laminated glass / 12mm air gap / 6mm glass

Everywhere else - As per architects specification

Notes:

- Windows shall be fitted with bulb seals to perimeter
- Sliding doors shall be fitted with pile seals to perimeter
- Glazing construction indicative only, any other glazing system achieving the Rw requirement (e.g. when certified by proprietary suppliers) is acceptable

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General Notes

AREA COLOUR LEGEND

- 2 BED + 2 BATH APARTMENTS
- 3 BED + 2 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
- 3 BED + 3.5 BATH APARTMENTS
- SLATE SHADES WITH CROSS-HATCH - PRIVATE OPEN SPACE
- CORRIDOR
- RETAIL
- COMMUNAL

PCA DEFINITION FOR AREA CALCULATION METHODOLOGY FOR APARTMENTS AND TERRACES
2. APARTMENTS AND SOLE-OCCUPANCY UNITS
THE BCA CLASSIFICATIONS OF BUILDINGS AND STRUCTURES HAVE BEEN APPLIED TO THE DEFINITIONS OF DWELLING TYPES IN THIS DOCUMENT.

APPLICATION
CLASS 2: A BUILDING CONTAINING 2 OR MORE SOLE-OCCUPANCY UNITS EACH BEING A SEPARATE DWELLING.

DEFINITION
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2.4.2 IN THE CASE OF TERRACES, MEASURED TO THE DOMINANT PORTION OF THE EXTERNAL FACE OF TERRACE WALLS AND INCLUDES THAT PART OF ANY PLANTER WITHIN THE TERRACE.

GENERAL NOTES:

TAP & FLOOR WASTE TO ALL APARTMENT PRIVATE OPEN SPACE.

2	TOWN PLANNING ISSUE	02.04.2026	BA
1	TOWN PLANNING ISSUE	25.02.2026	BA
Rev.	Issue	Revision Description	Date

DRAFT

Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

+61 3 8662 0400
wardle.studio
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Client **OUTLINE PROJECTS**

Project **GLENFERRIE**
846-858 GLENFERRIE ROAD, HAWTHORN

Title **FLOOR PLANS**
FLOOR PLAN - LEVEL 08

Project No. **2523** Scale @ A1 **1 : 100**

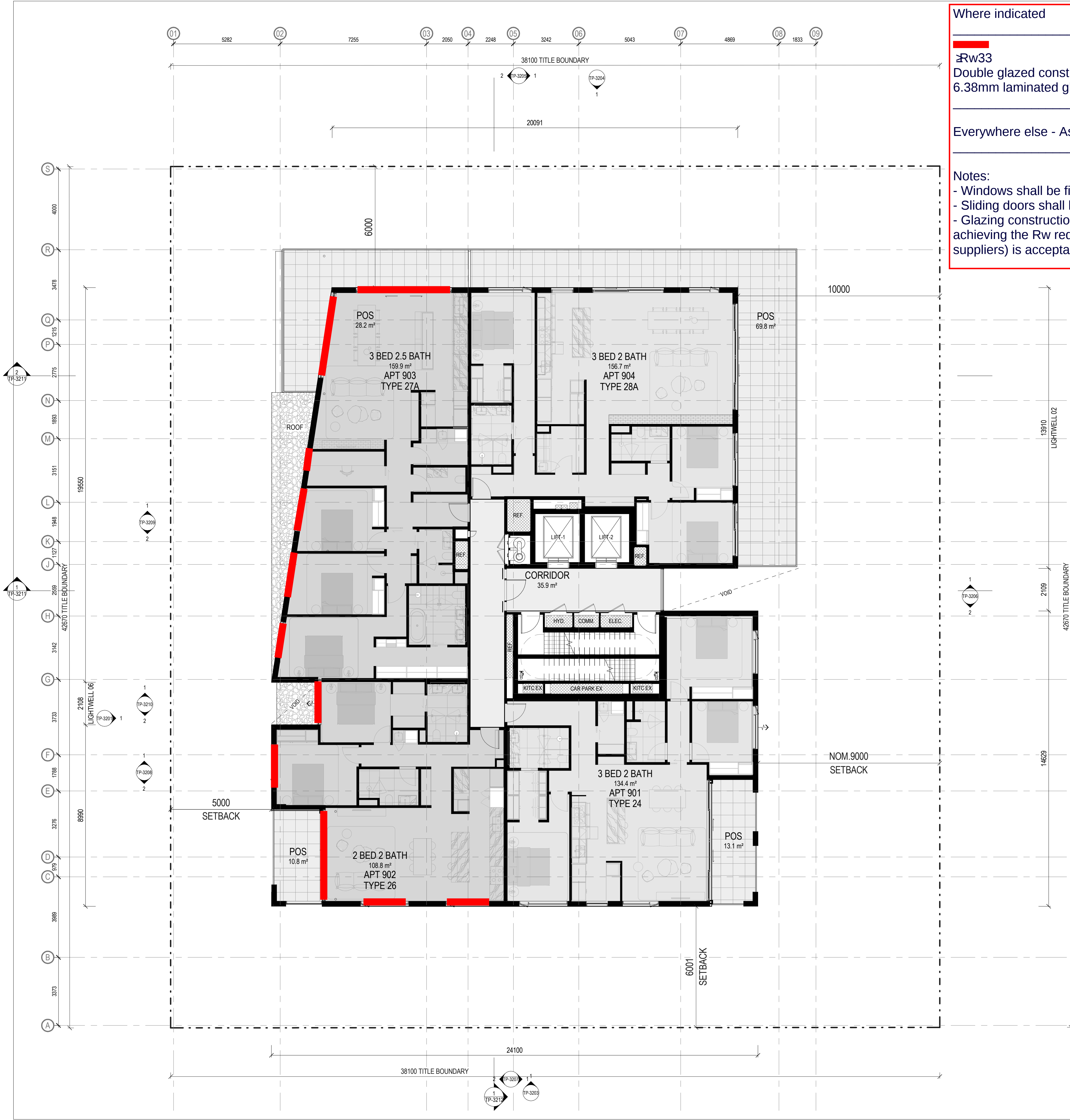
Date **JULY 2025**

Drawing Status **DRAFT**

Drawing No. **TP-2208** Revision **2**

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Where indicated

33
Double glazed construction with
6.38mm laminated glass / 12mm air gap / 6mm glass

Everywhere else - As per architects specification

Notes:
- Windows shall be fitted with bulb seals to perimeter
- Sliding doors shall be fitted with pile seals to perimeter
- Glazing construction indicative only, any other glazing system achieving the Rw requirement (e.g. when certified by proprietary suppliers) is acceptable

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General Notes

AREA COLOUR LEGEND

	2 BED + 2 BATH APARTMENTS
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	3 BED + 2.5 BATH APARTMENTS
	3 BED + 3.5 BATH APARTMENTS
	SLATE SHADES WITH CROSS-HATCH - PRIVATE OPEN SPACE
	CORRIDOR
	RETAIL
	COMMUNAL

PCA DEFINITION FOR AREA CALCULATION METHODOLOGY FOR APARTMENTS AND TERRACES
2. APARTMENTS AND SOLE-OCCUPANCY UNITS
THE PCA CLASSIFICATIONS OF BUILDINGS AND STRUCTURES HAVE BEEN APPLIED TO THE DEFINITIONS OF DWELLING TYPES IN THIS DOCUMENT.

APPLICATION
CLASS 2: A BUILDING CONTAINING 2 OR MORE SOLE-OCCUPANCY UNITS EACH BEING A SEPARATE DWELLING.

DEFINITION
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2.1.1 IN THE CASE OF EXTERNAL BUILDING WALLS, STANDARD AND SERVICE FACILITY WALLS AND THE LIKE, MEASURING TO THE EXTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF THOSE WALLS.

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GENERAL NOTES:

TAP & FLOOR WASTE TO ALL APARTMENT PRIVATE OPEN SPACE.

2	TOWN PLANNING ISSUE	02.04.2026	BA
1	TOWN PLANNING ISSUE	25.02.2026	BA
Rev.	Issue	Revision Description	Date

DRAFT

Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

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Client OUTLINE PROJECTS

Project GLENFERRIE
846-858 GLENFERRIE ROAD, HAWTHORN

Title FLOOR PLANS
FLOOR PLAN - LEVEL 09

Project No. 2523
Scale @ A1 1 : 100

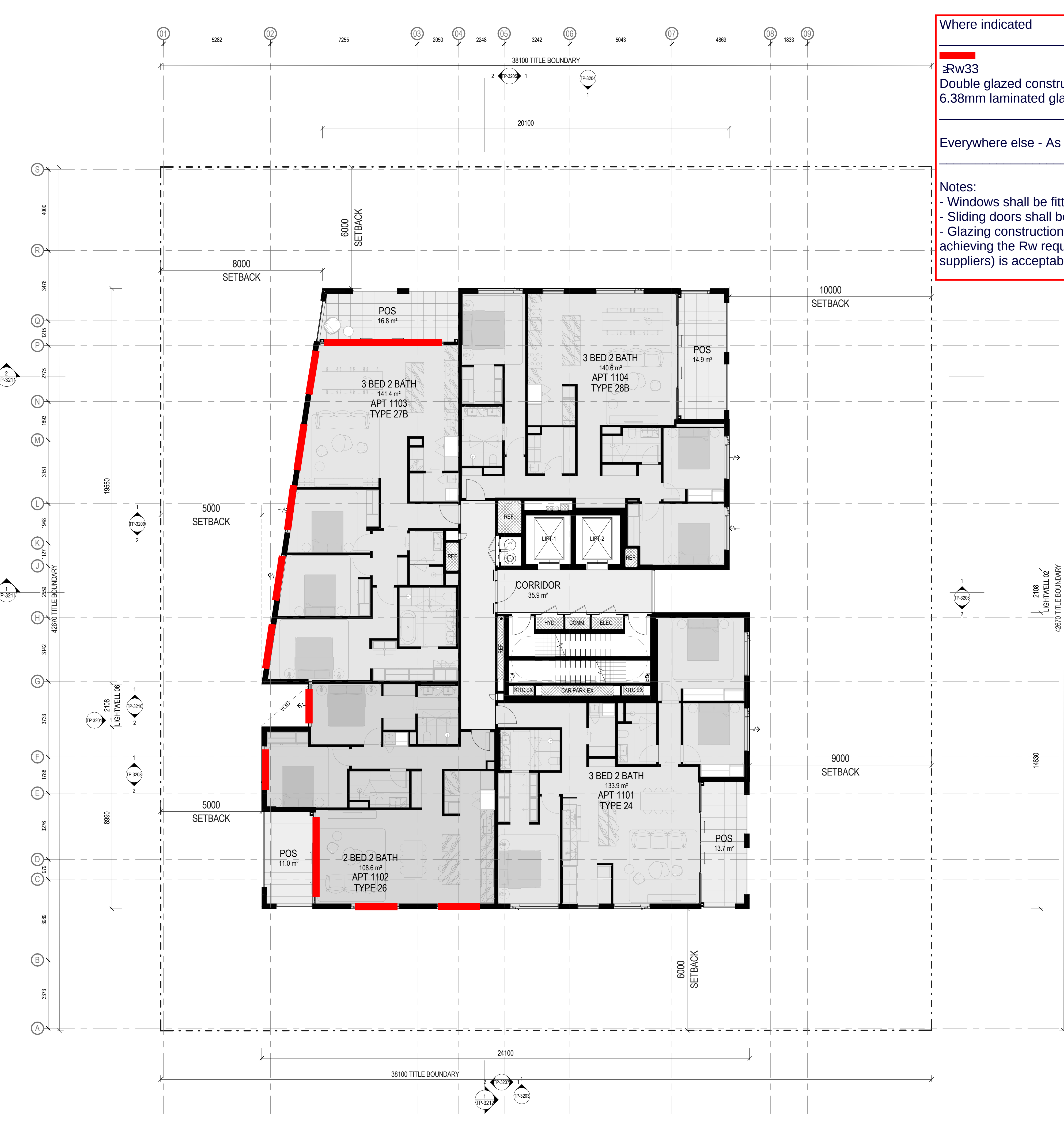
Date JULY 2025

Drawing Status DRAFT

Drawing No. TP-2209
Revision 2

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Where indicated

Rw33
Double glazed construction with
6.38mm laminated glass / 12mm air gap / 6mm glass

Everywhere else - As per architects specification

Notes:
- Windows shall be fitted with bulb seals to perimeter
- Sliding doors shall be fitted with pile seals to perimeter
- Glazing construction indicative only, any other glazing system achieving the Rw requirement (e.g. when certified by proprietary suppliers) is acceptable

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General Notes

AREA COLOUR LEGEND

- 2 BED + 2 BATH APARTMENTS
- 3 BED + 2 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
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- SLATE SHADES WITH CROSS-HATCH - PRIVATE OPEN SPACE
- CORRIDOR
- RETAIL
- COMMUNAL

PCA DEFINITION FOR AREA CALCULATION METHODOLOGY FOR APARTMENTS AND TERRACES
2. APARTMENTS AND SOLE-OCCUPANCY UNITS
THE PCA CLASSIFICATIONS OF BUILDINGS AND STRUCTURES HAVE BEEN APPLIED TO THE DEFINITIONS OF DWELLING TYPES IN THIS DOCUMENT.

APPLICATION
CLASS 2: A BUILDING CONTAINING 2 OR MORE SOLE-OCCUPANCY UNITS EACH BEING A SEPARATE DWELLING.

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GENERAL NOTES:

TAP & FLOOR WASTE TO ALL APARTMENT PRIVATE OPEN SPACE.

2	TOWN PLANNING ISSUE	02.04.2026	BA
1	TOWN PLANNING ISSUE	25.02.2026	BA
Rev.	Issue	Revision Description	Date

DRAFT

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Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

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Client **OUTLINE PROJECTS**

Project **GLENFERRIE**
846-858 GLENFERRIE ROAD, HAWTHORN

Title **FLOOR PLANS**
FLOOR PLAN - LEVEL 10-13

Project No. **2523** Scale @ A1 **1 : 100**

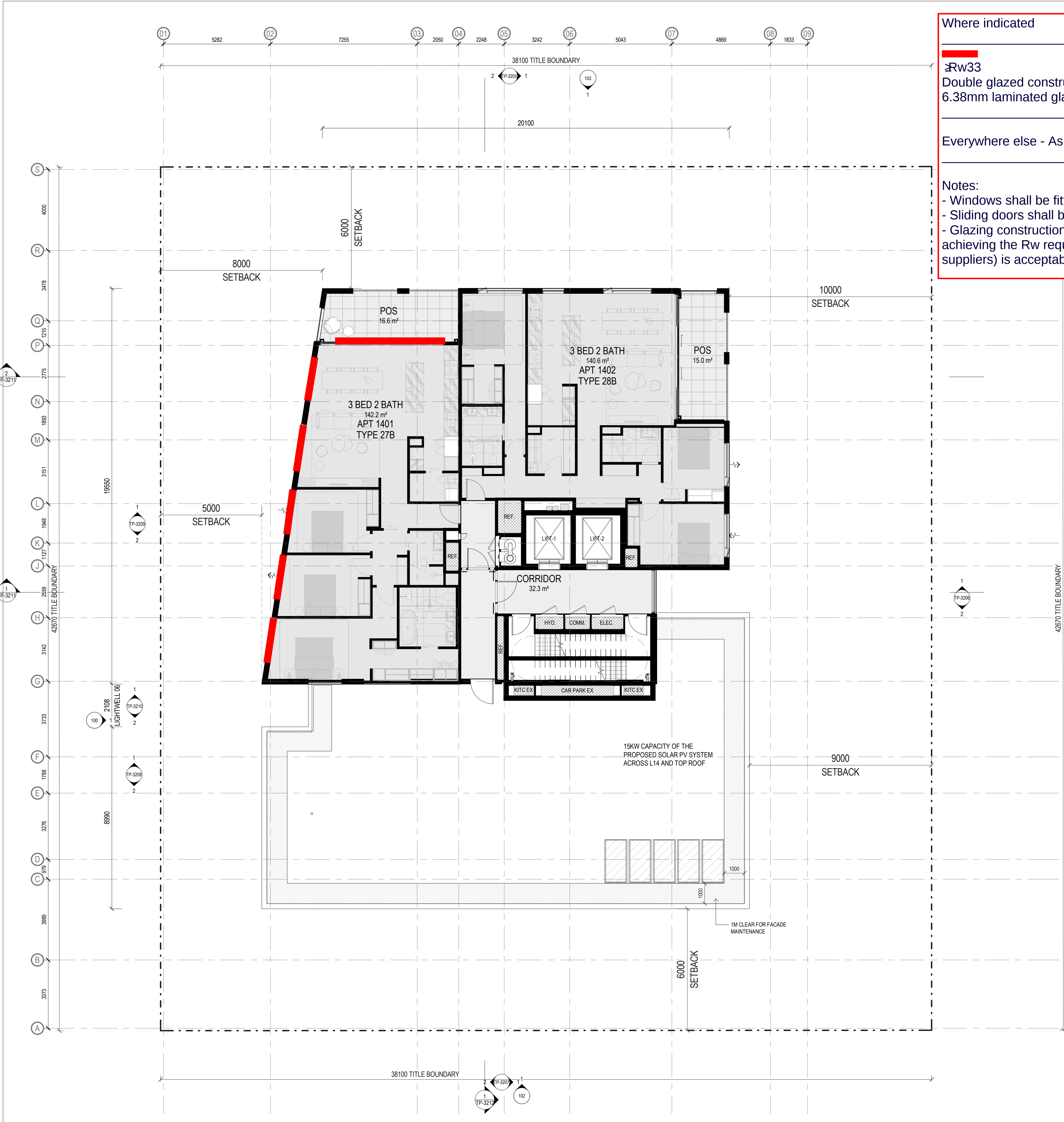
Date **JULY 2025**

Drawing Status **DRAFT**

Drawing No. **TP-2210** Revision **2**

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Where indicated

Rw33
Double glazed construction with
6.38mm laminated glass / 12mm air gap / 6mm glass

Everywhere else - As per architects specification

- Notes:
- Windows shall be fitted with bulb seals to perimeter
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General Notes

AREA COLOUR LEGEND

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PCA DEFINITION FOR AREA CALCULATION METHODOLOGY FOR APARTMENTS AND TERRACES
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GENERAL NOTES:

TAP & FLOOR WASTE TO ALL APARTMENT PRIVATE OPEN SPACE.

2	TOWN PLANNING ISSUE	02.04.2026	BA
1	TOWN PLANNING ISSUE	25.02.2026	BA
Rev.	Issue	Revision Description	Date

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Client
OUTLINE PROJECTS

Project
GLENFERRIE
846-858 GLENFERRIE ROAD, HAWTHORN

Title
FLOOR PLANS
FLOOR PLAN - LEVEL 14

Project No.
2523

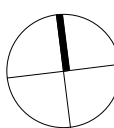
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1 : 100

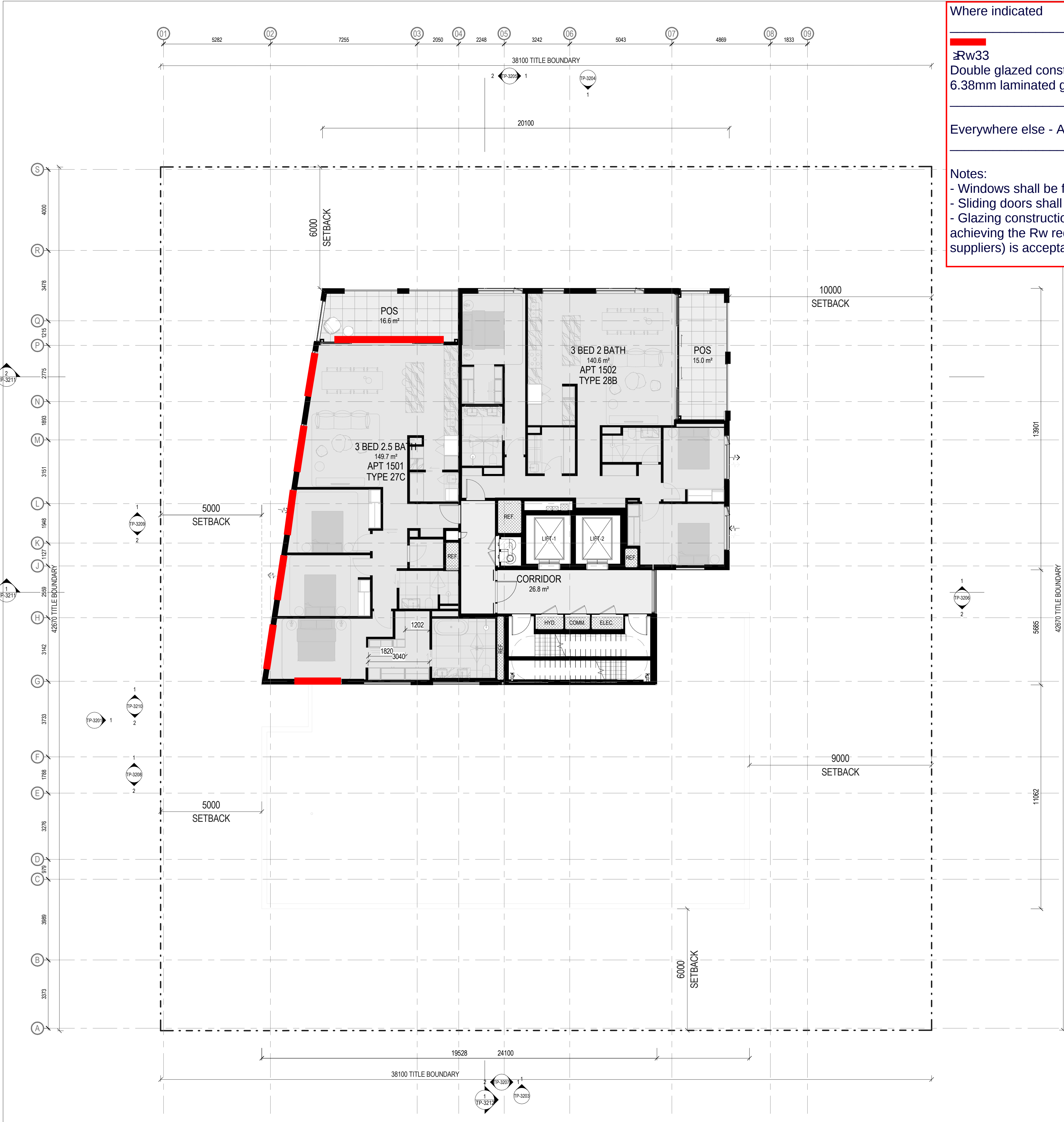
Date
JULY 2025

Drawing Status
DRAFT

Drawing No.
TP-2211

Revision
2





Where indicated

Rw33
Double glazed construction with
6.38mm laminated glass / 12mm air gap / 6mm glass

Everywhere else - As per architects specification

- Notes:
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General Notes

AREA COLOUR LEGEND

- 2 BED + 2 BATH APARTMENTS
- 3 BED + 2 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
- 3 BED + 2.5 BATH APARTMENTS
- 3 BED + 3.5 BATH APARTMENTS
- SLATE SHADES WITH CROSS-HATCH - PRIVATE OPEN SPACE
- CORRIDOR
- RETAIL
- COMMUNAL

PCA DEFINITION FOR AREA CALCULATION METHODOLOGY FOR APARTMENTS AND TERRACES
2. APARTMENTS AND SOLE-OCCUPANCY UNITS
THE PCA CLASSIFICATIONS OF BUILDINGS AND STRUCTURES HAVE BEEN APPLIED TO THE DEFINITIONS OF DWELLING TYPES IN THIS DOCUMENT.

APPLICATION
CLASS 2: A BUILDING CONTAINING 2 OR MORE SOLE-OCCUPANCY UNITS EACH BEING A SEPARATE DWELLING.

DEFINITION
2.1 RESIDENTIAL PROPERTY AREA - IS THE AGGREGATE OF FLOOR SPACE CONTAINED WITHIN A DWELLING AT EACH FLOOR LEVEL USING THE FOLLOWING RULES:

2.1.1 IN THE CASE OF EXTERNAL BUILDING WALLS, STANDARD AND SERVICE FACILITY WALLS AND THE LIKE, MEASURING TO THE EXTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF THOSE WALLS.

2.1.2 IN THE CASE OF SHARED DIVIDING WALLS, MEASURING FROM THE CENTRE LINE OF THOSE WALLS.

2.1.3 IN THE CASE OF ATTIC SPACE OR SLOPING WALLS, MEASURING FROM A POINT WHICH PROVIDES A CLEAR AREA OF 1.0 METRE ABOVE THE FLOOR LEVEL.

2.1.4 IN THE CASE OF INTRA-DWELLING STAIRS, THE HORIZONTAL SURFACE TO ALL LEVELS INCLUDING THE AREA UNDERNEATH SHALL BE MEASURED.

2.1.5 IN THE CASE OF VOIDS OVER SPACES, THESE SHALL BE MEASURED AND RECORDED SEPARATELY.

2.1.6 IN THE CASE OF COMMON CORRIDOR WALLS, THESE SHALL BE MEASURED TO THE OUTSIDE FACE OF THOSE WALLS.

2.1.7 IN THE CASE OF COMMON WALLS TO STAIRS, LIFTS, AND DUCTS, THESE SHALL BE MEASURED TO THE INSIDE FACE OF THE STRUCTURAL WALL.

2.4 BALCONIES AND TERRACES

BALCONIES, TERRACES, AND PLANTER BOXES SHOULD BE EXCLUDED FROM RESIDENTIAL PROPERTY AREA CALCULATIONS BUT MAY BE MEASURED AND SEPARATELY IDENTIFIED. AREAS SHOULD BE MEASURED USING THE FOLLOWING RULES:

2.4.1 IN THE CASE OF BALCONIES, MEASURED TO THE EXTERNAL FACE OF THE DOMINANT PORTION OF THE BALUSTRADES, BALCONY RAILS, OR WALLS AND INCLUDES THAT PART OF ANY PLANTER WITHIN THE BALCONY (SEE DIAGRAM G ON PAGE 24).

2.4.2 IN THE CASE OF TERRACES, MEASURED TO THE DOMINANT PORTION OF THE EXTERNAL FACE OF TERRACE WALLS AND INCLUDES THAT PART OF ANY PLANTER WITHIN THE TERRACE.

GENERAL NOTES:

TAP & FLOOR WASTE TO ALL APARTMENT PRIVATE OPEN SPACE.

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DRAFT

Wardle

Wurundjeri Country
25 Rokeby Street
Collingwood, VIC 3066
Australia

+61 3 8662 0400
wardle.studio
ABN 83 006 814 268

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Client
OUTLINE PROJECTS

Project
GLENFERRIE
846-858 GLENFERRIE ROAD, HAWTHORN

Title
FLOOR PLANS
FLOOR PLAN - LEVEL 15

Project No.
2523

Scale @ A1
1 : 100

Date
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Revision
2

