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ACOUSTICS
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PLAN**

1009-1013 MOUNT ALEXANDER ROAD, ESSENDON

Acoustic Report for Town Planning Application

For

ESSENDON NOMINEES C/- GRAYKINNANE

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**DOC. REF: V2350-01-P ACOUSTIC REPORT (R0)
15 DECEMBER 2025**

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Project 1009-1013 Mount Alexander Road, Essendon
Subject Acoustic Report for Town Planning Application
Client Essendon Nominees c/- GrayKinnane
Document Reference V2350-01-P Acoustic Report (r0)
Date of Issue 15 December 2025

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1 Introduction

Enfield Acoustics has been engaged by Essendon Nominees c/- GrayKinnane to assess potential noise impacts relating to the proposed 7-storey mixed-use development at 1009-1013 Mount Alexander Road, Essendon (Subject Land). This report will form part of the planning permit application for the proposed development (Application).

The Subject Land is proposed for the following:

- Basement carparking
- Retail and apartments on ground floor
- Residential amenities and apartments on the first floor
- Apartments on the second to seventh floor

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

- Traffic and tram noise from Mount Alexander Road
- Base build and domestic mechanical plant
- Retail tenancy
- Gym noise and vibration

Our assessment is based on Plans prepared by Carr Architecture dated 11 December 2025.

2 Assessment

2.1 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

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

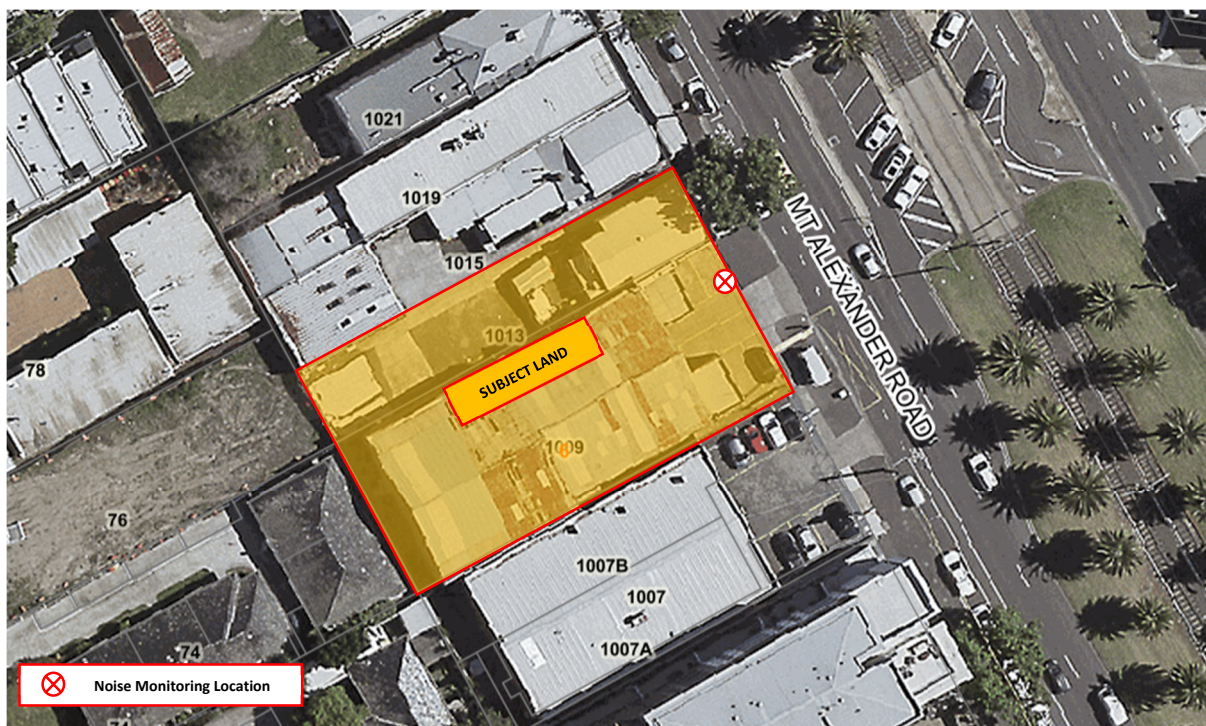
To this end, Clause 58.04 of the planning scheme is not strictly triggered with respect to road traffic noise, industry, and railways. Regardless, to ensure the amenity of the future residents on the Subject Land, our assessment will adopt the recommended noise targets of Clause 58.04 with regards to 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) L_{eq-8hr}
Living areas <i>Between 6am to 10pm</i>	40 dB(A) $L_{eq-16hr}$

A site inspection was carried out by our office on 26 June 2025 to conduct attended traffic and tram noise measurements at the following location:



The attended noise monitoring captured both road traffic and tram noise impacts. Appreciable levels of road traffic were observed on Mount Alexander Road during our site inspection, noting that traffic was relatively continuous over the monitoring duration.

Noise measurements were conducted between 5pm and 6pm, reflective of when higher traffic volumes that would occur during peak hour during the 'Day' period. Noise measurements were also conducted between 10pm and 11pm as a representative peak hour for the 'Night' period.

The results of our measurements are presented below:

Location	Measured Noise Level
Day - Between 5pm to 6pm	66 dB(A), L_{eq}
Night - Between 10pm to 11pm	62 dB(A), L_{eq}

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.

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:

Location	Acoustic Performance Requirement	Glazing Construction
Refer to Appendix A	$\geq R_w35$	Double glazed construction with: <ul style="list-style-type: none"> • 10.38mm laminated glass • 12mm airgap • 6mm float glass
Refer to Appendix A	$\geq R_w32$	Double glazed construction with: <ul style="list-style-type: none"> • 6.38mm laminated glass • 12mm airgap • 6mm float 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 locations of recommended glazing.

All operable windows to habitable rooms 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.

Upgraded glazing is only required to apartments fronting Mount Alexander Road (e.g., exposed to road traffic and tram noise). Dwellings further set back from Mount Alexander Road would otherwise likely comply with criteria with minimum forms of glazing construction.

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.

2.2 Base Building Mechanical Plant

Noise from any base building mechanical plant installed as part of the development 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).

All base building mechanical plant must comply with the Noise Protocol limits when measured:

- within dwellings (on-site)
- on balconies and roof top terraces (on-site)
- at adjacent off-site dwellings

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

Based on our review of the plans, relevant base building mechanical plant for the development is likely to consist of carpark exhaust fans, pumps, a substation, and mechanical plant and equipment for the retail tenancy.

We note that based on the type and size of the development being primarily residential, any base building services is unlikely to result in material noise impacts to a degree where it cannot be resolved via regular architectural mitigation methods (e.g. attenuators for fans, acoustic screening, increased plasterboard linings to mitigate noise transmission through floors and walls).

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.

2.3 Domestic Air Conditioning

All outdoor air-conditioning 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 indicate that outdoor condensing units will be located on the rooftop of the development. This is considered typical for multi-storey residential apartments and is accepted as standard practice.

In reality, air-conditioning units are sometimes used during the night period but rarely result in noise complaints. Under the EP 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.

In effect, the proposed air conditioning equipment is no different to what already exists within dwellings surrounding the site, noting that there is nothing particularly sensitive about the proposal. The risk is further minimised as plant and equipment installed on the roof of the development will have limited line-of-sight and exposure to all on-site and off-site dwellings.

Overall, the risk of adverse noise impacts from domestic air condensers is low, especially in the context of being in a developed, urban area.

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

2.4 Noise Impacts from Retail

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

Regardless, any retail noise emissions must comply with the 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 proposed retail use, noting that this is a common configuration in many apartment developments across Victoria.

2.5 Gym Noise and Vibration

The Plans indicate a residential amenities gym on the first level of the Subject Land, with apartments proposed above and below the gym.

It is noted that small gyms for resident use in a mixed-use development are a common occurrence and typically require acoustic treatment to ensure that impact-generated noise emissions do not result in unreasonable noise impacts at on-site apartments.

To that end, some form of vibration isolation will likely be required for the use (e.g., thick rubber matting, spring floating floor under free weight areas) to mitigate noise impacts.

The extent of vibration isolation can be determined during fit-out stages once the layout and type of gym equipment are known, noting that specific isolation requirements may apply for the various types of gym equipment proposed.

As this is a residential amenities gym, the specification and design of vibration isolation are typically managed by the developer and will be addressed during the project's detailed design phases.

No adverse off-site impacts are anticipated from the use of the gym. It is common for building management to restrict operating hours of the gym to limit potential noise impacts to on-site apartments. This inherently limits potential noise impacts to off-site dwellings surrounding the Subject Land.

3 Recommendations and Conclusion

Enfield Acoustics has assessed potential noise impacts from the proposed residential development at 1009-1013 Mount Alexander Road, Essendon and is satisfied that the Application can be approved.

Based on the traffic and tram noise levels measured, we are satisfied that the development can achieve satisfactory internal noise levels (in accordance with Standard D16), provided that moderate forms of glazing are installed (refer to Appendix A).

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 once all requirements are known.

Noise impacts from the proposed retail use presents a low risk based on the context and scale of the development. Floor/ceiling construction where compliant with the National Construction Code is typically satisfactory to mitigate noise impacts from moderate and typical forms of retail use.

The residential amenities gym is expected to require noise mitigation, vibration isolation, and management controls to limit noise impacts on on-site apartments, with the details to be determined during design development phases of the project. Any on-site mitigation would inherently ensure that gym noise impacts are also not unreasonable at off-site dwellings.

To this end, we are satisfied that a planning permit can be approved for the Subject Land where the recommendations in this report are adopted.

Appendix A: Glazing Markups

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings.

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GENERAL NOTES

NSA SCHEDULE - GROUND

3 Bed	G.01	193 m ²
3 Bed	G.02	172 m ²
BOH		340 m ²
COMMON AREA	LOBBY	64 m ²
COMMON GREEN	LANDSCAPE	186 m ²
POS	G.01	33 m ²
POS	G.02	32 m ²
RETAIL		221 m ²
UNDER COVER AREA	ENTRY COURTYARD	57 m ²
TOTAL		1298 m²

GLAZING

Rw35
10.38mm laminated glass / 12mm airgap / 6mm glass DGU

Rw32
6.38mm laminated glass / 12mm airgap / 6mm glass DGU

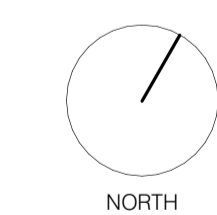
Everywhere else - As per architects specification

- 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

TP1 12/12/2025 ISSUE FOR TOWN PLANNING

Rev Date Chkd Reason for Issue

Based on Drawings Received:



TOWN PLANNING

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31 Flinders Lane
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3000 Australia

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Project Mount Alexander

1009-1013 Mt Alexander Rd Essendon

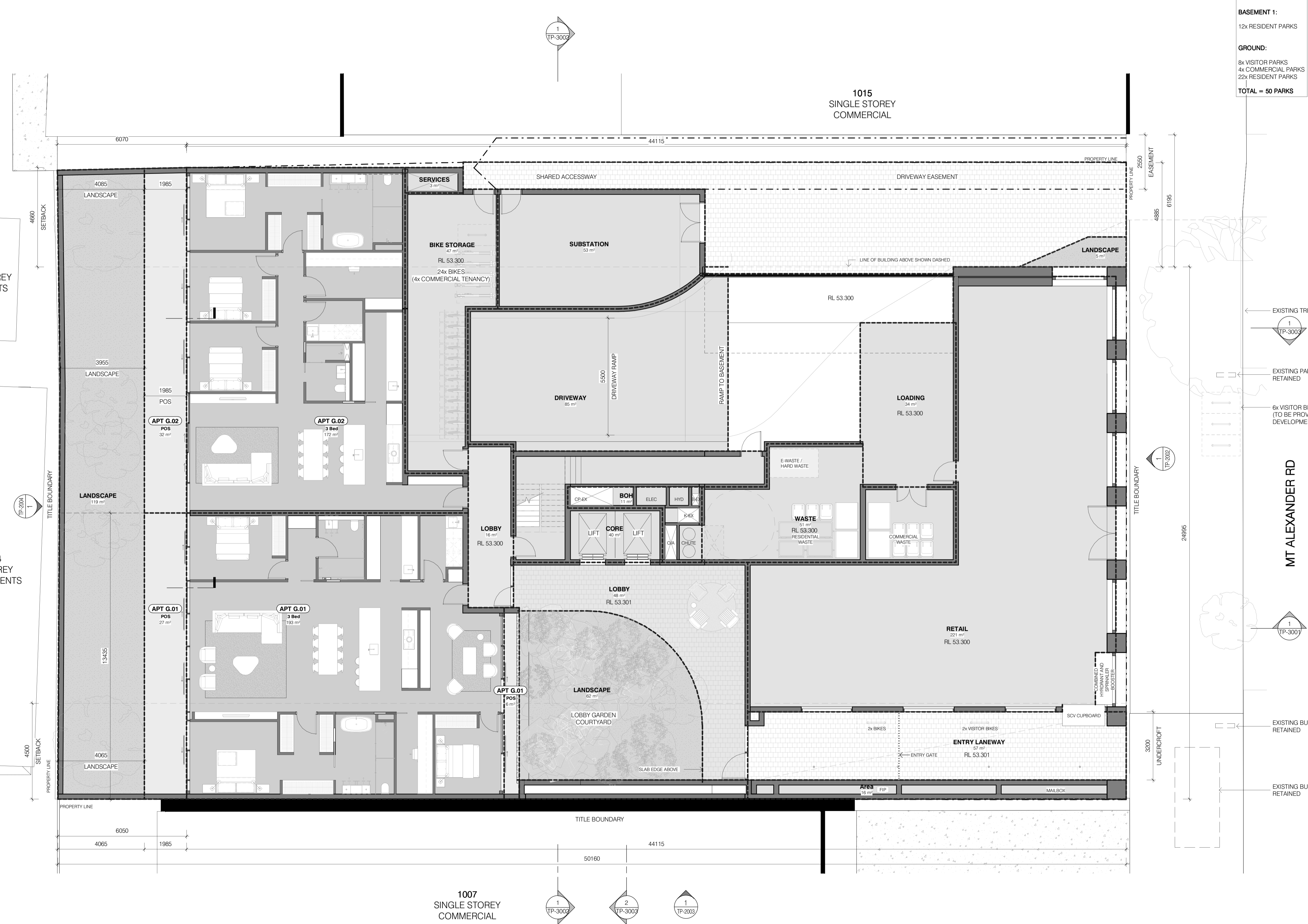
Title GROUND LEVEL

Date 11/12/2025 Project No 25017

Scale @ A1 1:100 Dwg No TP-1004

Drawn By Author Chkd Checker Rev TP1

NOT FOR CONSTRUCTION



BICYCLE SPACES
BASEMENT 2:
4x RESIDENT PARKS

BASEMENT 1:
12x RESIDENT PARKS

GROUND:
8x VISITOR PARKS
4x COMMERCIAL PARKS
22x RESIDENT PARKS
TOTAL = 50 PARKS

- EXISTING TREE RETAINED
- EXISTING PARKING SIGN RETAINED
- 6x VISITOR BIKES (TO BE PROVIDED BY DEVELOPMENT)
- EXISTING BUS SIGN RETAINED
- EXISTING BUS STOP RETAINED

1 GROUND LEVEL
TP-1004 SCALE 1:100

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GENERAL NOTES

NSA SCHEDULE - LEVEL 1

2 Bed		
2 Bed	1.03	115 m ²
2 Bed	1.04	133 m ²
3 Bed		
3 Bed	1.01	149 m ²
3 Bed	1.02	153 m ²
BOH		
BOH		79 m ²
CIRCULATION		
CIRCULATION		46 m ²
COMMON AREA		
COMMON AREA	COMMUNAL AMENITIES	223 m ²
COMMON AREA	TERRACE	72 m ²
COMMON GREEN		
COMMON GREEN	LANDSCAPE	48 m ²
COMMON GREEN	TERRACE	4 m ²
POS		
POS	1.01	22 m ²
POS	1.02	18 m ²
POS	1.03	27 m ²
POS	1.04	12 m ²
TOTAL		1104 m ²

GLAZING

Rw35
10.38mm laminated glass / 12mm airgap / 6mm glass DGU

Rw32
6.38mm laminated glass / 12mm airgap / 6mm glass DGU

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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Project	Mount Alexander
	1009-1013 Mt Alexander Rd Essendon
Title	LEVEL 1
Date	11/12/2025
Project No	25017
Scale @ A1	1:100
Dwg No	TP-1005
Drawn By	Author Chkd Checker Rev
	TP1

1 LEVEL 1
TP-1005 SCALE 1:100

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GENERAL NOTES

NSA SCHEDULE - LEVELS 2-5

LEVEL 2		
2 Bed		
2 Bed	2.02	112 m ²
2 Bed	2.05	116 m ²
2 Bed	2.06	134 m ²
3 Bed		
3 Bed	2.01	150 m ²
3 Bed	2.03	170 m ²
3 Bed	2.04	154 m ²
BOH		
BOH		49 m ²
CIRCULATION		
CIRCULATION		52 m ²
COMMON GREEN		
COMMON GREEN	LANDSCAPE	7 m ²
POS		
POS	2.01	22 m ²
POS	2.02	12 m ²
POS	2.03	12 m ²
POS	2.04	18 m ²
POS	2.05	27 m ²
POS	2.06	18 m ²
TOTAL		1052 m ²

GLAZING

Rw35
10.38mm laminated glass / 12mm airgap / 6mm glass DGU

Rw32
6.38mm laminated glass / 12mm airgap / 6mm glass DGU

Everywhere else - As per architects specification

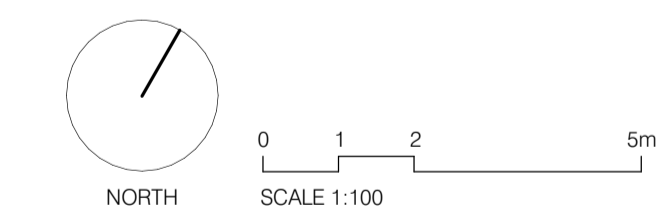
Notes:

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Project Mount Alexander

1009-1013 Mt Alexander Rd Essendon

Title LEVELS 2-5

Date 11/12/2025 Project No 25017

Scale @ A1 1:100 Dwg No TP-1006

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1 LEVELS 2-5
TP-1006/ SCALE 1:100

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GENERAL NOTES

NSA SCHEDULE - LEVEL 6

3 Bed		
3 Bed	6.01	143 m ²
3 Bed	6.02	152 m ²
3 Bed	6.03	159 m ²
3 Bed	6.04	139 m ²
BOH		
BOH		49 m ²
CIRCULATION		
CIRCULATION		43 m ²
COMMON GREEN		
COMMON GREEN	LANDSCAPE	43 m ²
POS		
POS	6.01	98 m ²
POS	6.02	67 m ²
POS	6.03	27 m ²
POS	6.04	111 m ²
TOTAL		1031 m ²

GLAZING

Rw35
10.38mm laminated glass / 12mm airgap / 6mm glass DGU

Rw32
6.38mm laminated glass / 12mm airgap / 6mm glass DGU

Everywhere else - As per architects specification

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 - 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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Project Mount Alexander

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Title LEVEL 6

Date 11/12/2025 Project No 25017

Scale @ A1 1:100 Dwg No TP-1010

Drawn By Author Chkd Checker Rev TP1

1 LEVEL 6
TP-1010 SCALE 1:100

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GENERAL NOTES

NSA SCHEDULE - LEVEL 7

BOH		49 m ²
CIRCULATION		29 m ²
COMMON GREEN	LANDSCAPE	8 m ²
Penthouse (4 Bed)		
Penthouse (4 Bed)	7.01	252 m ²
Penthouse (4 Bed)	7.02	258 m ²
POS		
POS	7.01	50 m ²
POS	7.02	46 m ²
TOTAL		692 m ²

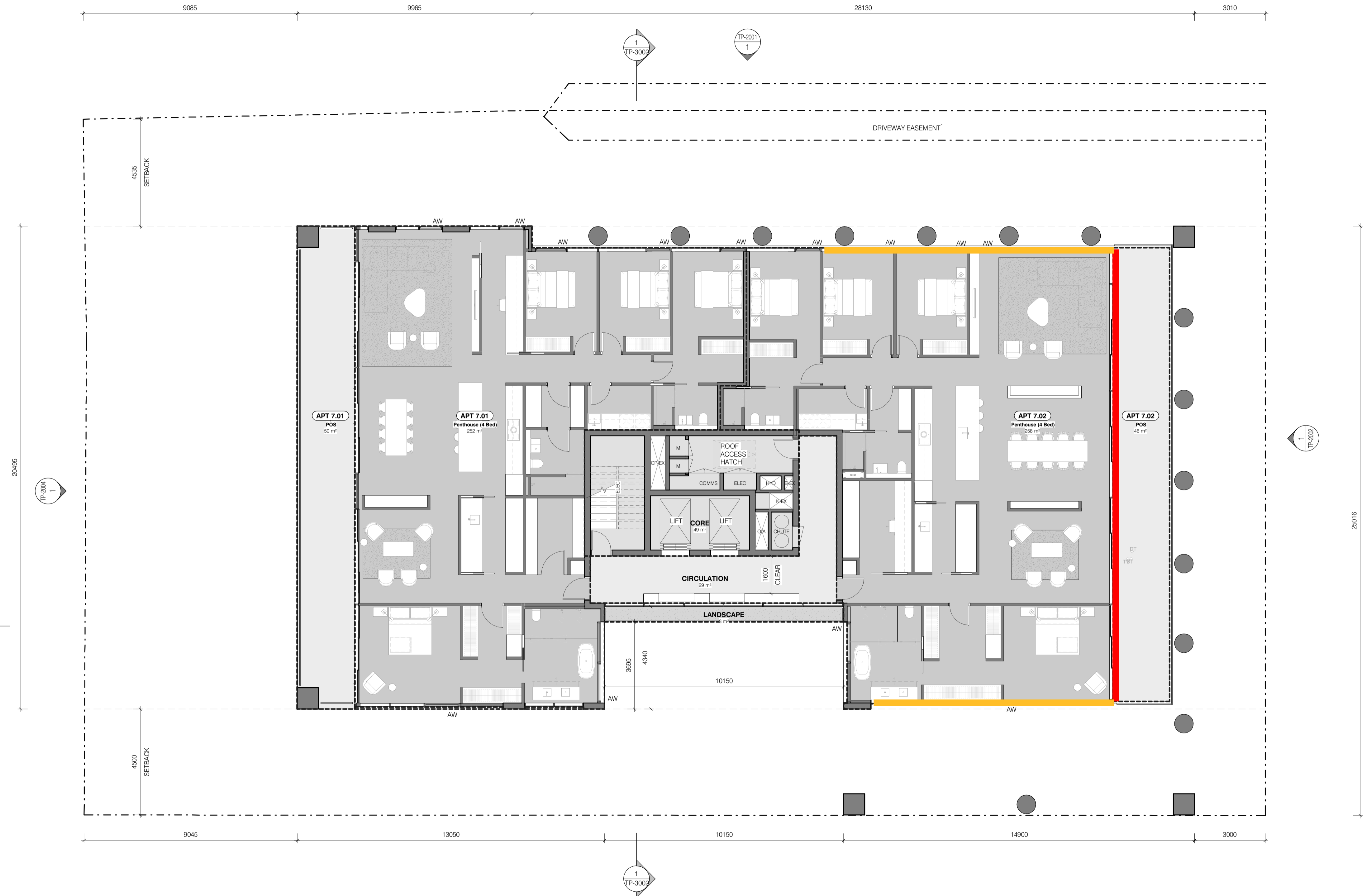
GLAZING

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Project Mount Alexander

1009-1013 Mt Alexander Rd Essendon

Title LEVEL 7

Date 11/12/2025 Project No 25017

Scale @ A1 1:100 Dwg No TP-1011

Drawn By Author Chkd Checker Rev TP1

1 LEVEL 7 - PENTHOUSE
TP-1011 / SCALE 1:100

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