



ENFIELD
ACOUSTICS
NOISE
VIBRATION

94-100 SWAN STREET, CREMORNE

Acoustic Report

**ADVERTISED
PLAN**

For

AVC OPERATIONS PTY LTD C/- URBIS

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10 APRIL 2026

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Project 94-100 Swan Street, Cremorne
Subject Acoustic Report
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1 Introduction

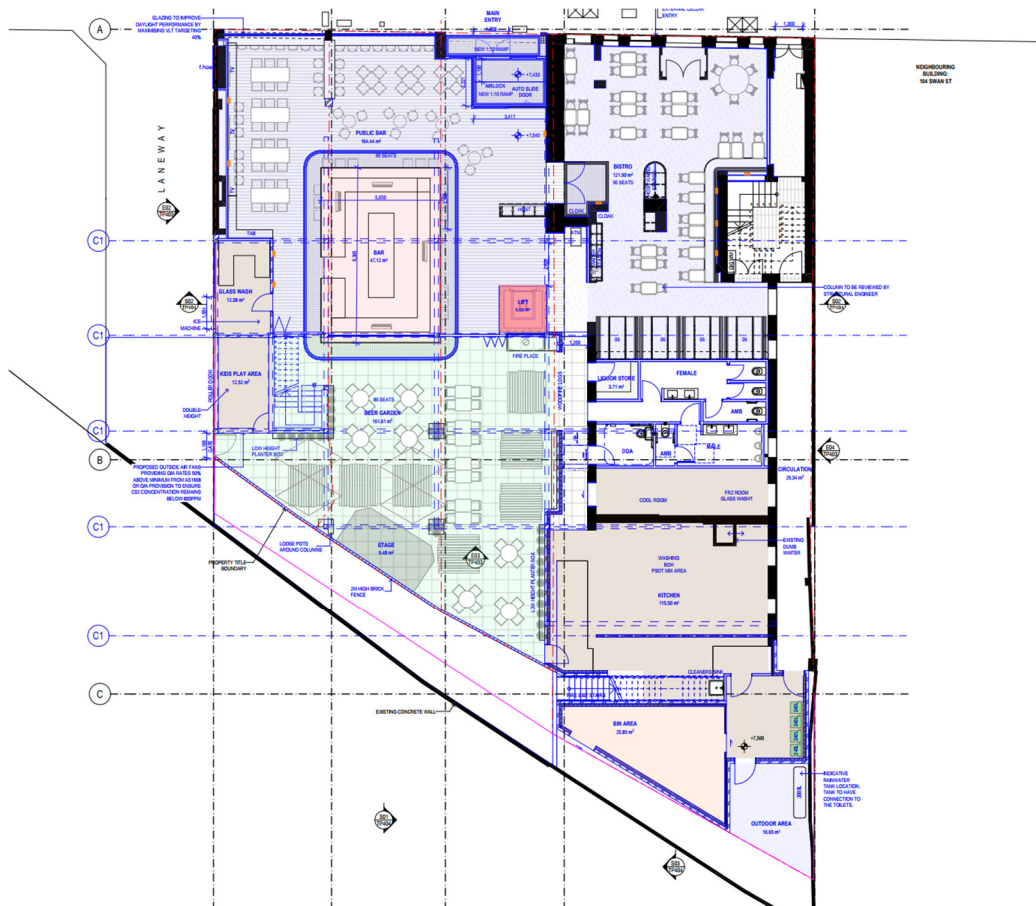
Enfield Acoustics has been engaged by AVC Operations Pty Ltd (Applicant) c/- Urbis to assess potential noise impacts from a proposed redevelopment of the Richmond Club Hotel (Venue) at 94-100 Swan Street, Cremorne (Subject Land).

In particular, the following works are proposed:

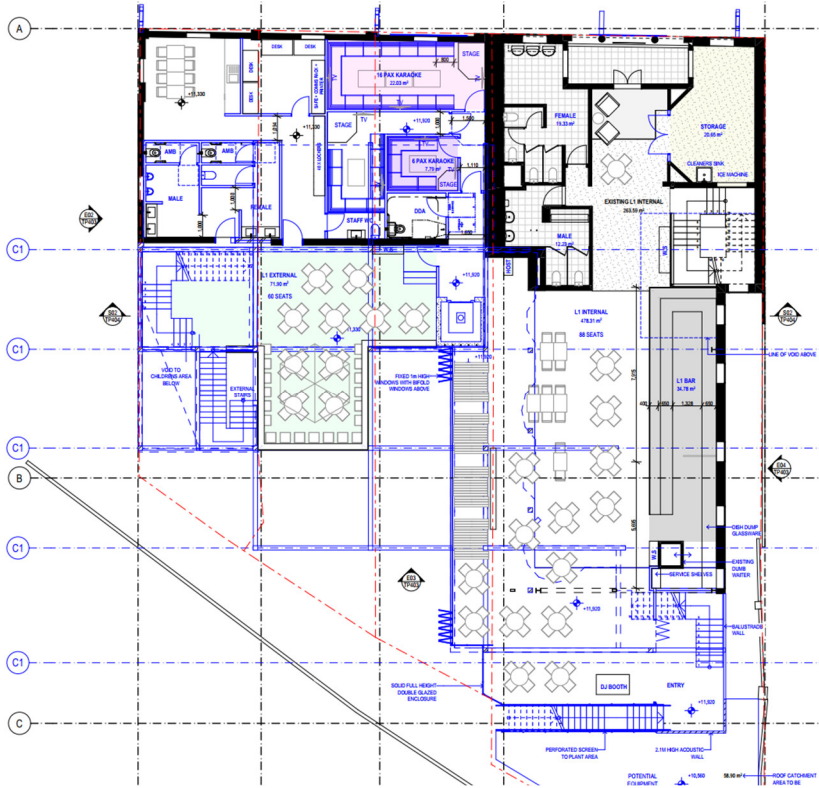
- Extension of the Venue from 100 Swan Street to 94-100 Swan Street
- Refurbishment of the ground floor bistro, public bar, and beer garden
- Refurbishment of the L1 bar and terrace
- Refurbishment of the L2 bar and rooftop

Floor plans of the proposed redevelopment are shown below:

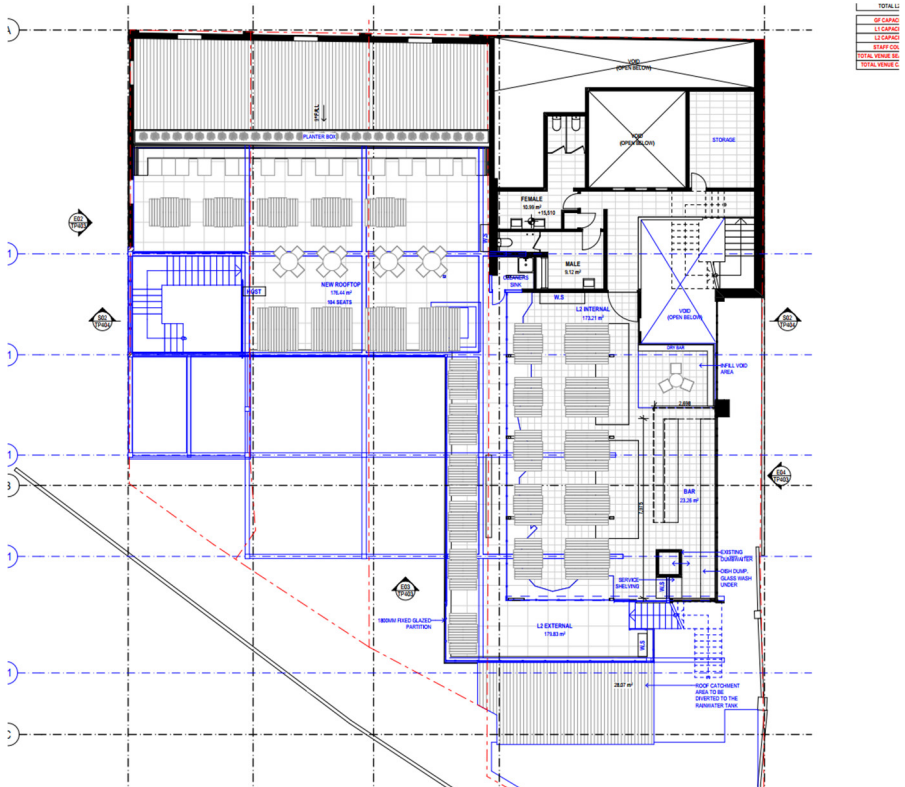
Ground Floor



First Floor



Rooftop



It is understood that the Applicant proposes the following operating conditions for the redeveloped Venue:

Item	Proposed
Hours of Operation	<p><u>Monday to Thursday</u></p> <ul style="list-style-type: none"> Internal and External Areas - Between 7am and 1am <p><u>Friday and Saturday</u></p> <ul style="list-style-type: none"> Internal Areas - Between 7am and 3am External Areas - Between 7am and 1am <p><u>Sundays</u></p> <ul style="list-style-type: none"> Internal Areas - Between 10am and 12am External Areas - Between 10am and 11pm <p><u>Sundays that fall on the eve of a public holiday</u></p> <ul style="list-style-type: none"> Internal Areas - Between 10am and 1am External Areas - Between 10am and 12am
Patron Capacity	<p><u>Ground Floor</u></p> <ul style="list-style-type: none"> No more than 600 patrons at any time (internal and external) <p><u>First Floor</u></p> <ul style="list-style-type: none"> No more than 400 patrons at any time (internal and external) <p><u>Rooftop</u></p> <ul style="list-style-type: none"> No more than 300 patrons at any time (internal and external) <p><u>All Areas</u></p> <ul style="list-style-type: none"> 1200 patrons as an ultimate capacity (internal and external)
Music	<p><u>Ground Floor</u></p> <ul style="list-style-type: none"> Amplified music, including Live DJs Moderate forms of live band music (duos/trios) proposed at the stage area within the outdoor beer garden <p><u>First Floor</u></p> <ul style="list-style-type: none"> Amplified music, including Live DJs within the L1 bar Amplified background music within the terrace Karaoke music within karaoke lounges <p><u>Rooftop</u></p> <ul style="list-style-type: none"> Amplified background music

Based on our review of the proposal, the key noise sources relevant to the redevelopment include amplified music in all areas and external patron noise emissions. Noise impacts from internal patrons are not critical in this context, given that minimum forms of building envelope construction are expected to provide sufficient mitigation and that outdoor patron noise emissions would drive requirements.

To this end, Enfield Acoustics has:

1. Confirmed proximities to existing and potential residential dwellings and interfaces surrounding the Subject Land;
2. Visited the Subject Land to carry out background noise measurements and determine applicable noise limits; and

3. Assessed potential noise emissions from the proposed redevelopment against relevant noise policies and identified noise mitigation and/or controls that may be required.

This assessment has been conducted in reference to the plans prepared by Studio Y dated 30 May 2025.

2 Site Inspection

Our office visited the Subject Land on 13 March 2025 and 30 April 2025 to identify surrounding sensitive uses and conduct attended background noise monitoring, as follows:

Nearby sensitive uses relevant to the Application have been identified as follows:

Tag	Location of Sensitive Use	Direction	Type
R1	Lennox Street dwellings	North	Mix of single & double-storey dwellings
R2	Kipling Street dwellings	East	Three-storey dwellings
R3	140 Swan Street	East	Mixed use development with apartments up to 9-storeys
R4	White Street dwellings	Southeast	Mix of single & double-storey dwellings
R5	Cubitt & Dover Street dwellings	South	Single-storey dwellings



Given that the above dwellings identified are closest to the Subject Land, it is intrinsic that compliance at these locations would also result in compliance at all other sensitive uses proximate to the Subject Land.

Attended background noise monitoring was carried out using an NTI XL2 Type 1 sound level meter. The instrumentation was calibrated before and after the assessment using a Larson Davis CAL200 calibrator. No drift in calibration was detected. All noise monitoring was conducted in free-field conditions.

The following background noise levels were recorded from the attended noise monitoring:

Location	Sound Pressure Level, L_{A90}
13 March 2025 (Thursday) <i>Between 1am and 2am</i>	
M1	43 dB(A)
M2	42 dB(A)
M3	35 dB(A)
M4	39 dB(A)
30 April 2025 (Wednesday) <i>Between 10pm and 11pm</i>	
M1	47 dB(A)
M2	44 dB(A)
M3	43 dB(A)
M4	44 dB(A)

Previous noise measurements conducted by our office for venues situated on Swan Street suggest that background noise levels in the surrounding area do not materially differ between 1am to 3am.

We therefore consider it reasonable to adopt the background noise levels measured between 1am and 2am on a weekday to conduct a sensitivity assessment for internal music on weekends, which is proposed up to 3am on Friday and Saturdays.

Based on the context of the site being in a busy nightlife area, it is realistic to expect that background noise levels would be elevated on weekends compared to weekday nights.

3 Policy Requirements

3.1 Noise Protocol (Music Noise)

Any amplified music noise from the Venue would need to comply with the *Environment Protection Regulations 2021* (EP Regulations) and *Publication 1826: Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (Noise Protocol).

The EP Regulations refers to the following assessment periods and noise limits:

Day	Hours
Day/Evening Period	
Monday to Saturday	7.00am to 11.00pm
Sunday or a public holiday	9.00am to 10.00pm [^]
Noise Protocol Limit	$L_{Aeq} \leq L_{A90} \text{ (background) } + 5\text{dB}$
Night Period	
Monday to Friday	11.00pm to 7.00am the following day
Saturday	11.00pm to 9.00am the following day
Sunday or a public holiday	10.00pm to 7.00am the following day [^]
Noise Protocol Limit	$L_{OCT10} \leq L_{OCT90} \text{ (background) } + 8\text{dB}$
Notes:	[^] There are provisions under EP Regulations (Regulation 123) that allow for the Day/Evening period to extend up to 11.00pm where a Sunday or public holiday precedes another public holiday, however is not usually a material consideration for planning assessments.

Noise limits have been derived based on the background noise levels measured, as follows:

'Day/Evening' period – up to 11pm (10pm on Sundays)

Location	Background Noise Level, L_{A90}	'Day/Evening' Noise Limit, L_{Aeq}
R1	47 dB(A)	52 dB(A)
R2 & R3	44 dB(A)	49 dB(A)
R4	43 dB(A)	48 dB(A)
R5	44 dB(A)	49 dB(A)

'Night' period – up to 1am (external areas) & up to 3am (internal areas)

Item	63Hz	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz
R1							
Background Noise, L_{OCT90}	50	49	46	39	36	33	29
'Night' Noise Limit, L_{OCT10}	58	57	54	47	44	41	37
R2 & R3							
Background Noise, L_{OCT90}	50	46	43	38	36	34	33
'Night' Noise Limit, L_{OCT10}	58	54	51	46	44	42	41
R4							
Background Noise, L_{OCT90}	47	42	35	32	30	25	22
'Night' Noise Limit, L_{OCT10}	55	50	43	40	38	33	30
R5							
Background Noise, L_{OCT90}	51	47	42	36	32	28	25
'Night' Noise Limit, L_{OCT10}	59	55	50	44	40	36	33

3.2 Patron Noise

Patron noise from outdoor areas is not covered under the Noise Protocol. However, guidance on the assessment of patron noise impacts can be sought from City of Yarra document *Guidelines – Managing Noise Impacts in Urban Development*, which recommends the following noise targets:

Period	Patron Noise Targets
Day/Evening Period <i>Before 10pm for patron noise</i>	$L_{Aeq} \leq L_{A90} \text{ (background)} + 10\text{dB}$
Night Period <i>After 10pm for patron noise</i>	$L_{Aeq} \leq L_{A90} \text{ (background)} + 5\text{dB}$ and $L_{Amax} \leq 65\text{dB}$ (for shouting/raised voices)

Based on the trading hours proposed, the following patron noise targets apply:

'Night' period – up to 1am

Location	Background Noise Level, L_{A90}	Patron Noise Target
R1	43 dB(A)	48 dB(A) L_{Aeq} 65 dB(A) L_{Amax}
R2 & R3	42 dB(A)	47 dB(A) L_{Aeq} 65 dB(A) L_{Amax}
R4	35 dB(A)	40 dB(A) L_{Aeq} 65 dB(A) L_{Amax}
R5	39 dB(A)	44 dB(A) L_{Aeq} 65 dB(A) L_{Amax}

The above patron noise targets are not a statutory requirement (unlike the Noise Protocol) and function as a risk analysis to determine whether adverse noise impacts are likely to occur and if specific acoustic mitigation and/or controls should be considered to minimise impacts.

4 Assessment

4.1 Music Noise Sensitivity Analysis

Our office has conducted a sensitivity analysis to estimate the maximum permissible music levels that could be emitted within the application areas while likely retaining compliance with the Noise Protocol, and whether specific controls are required. Spectrum data from past measurements of premises that are similar in character have been used to correct octave band noise levels used in our model.

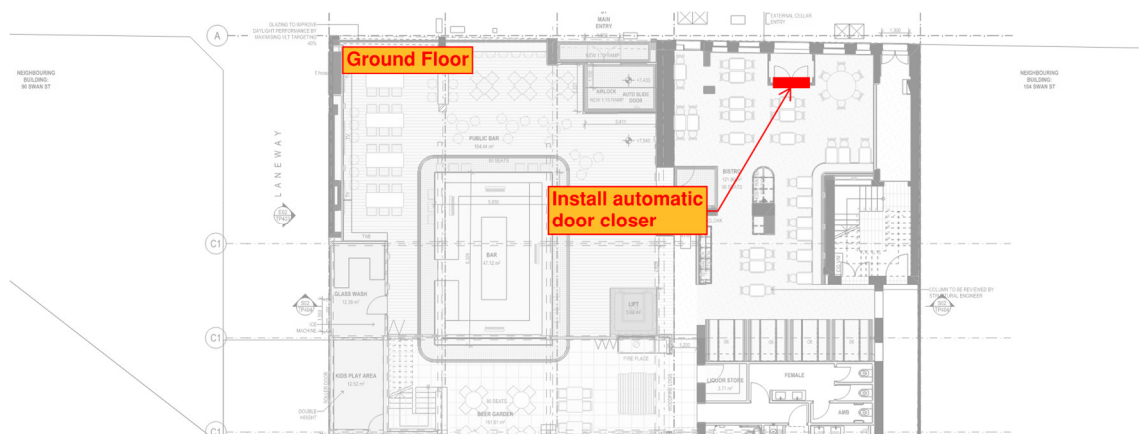
Computational acoustic 3D modelling was undertaken using the software package CadnaA to calculate noise levels to the worst-affected receivers.

The noise model includes the following assumptions:

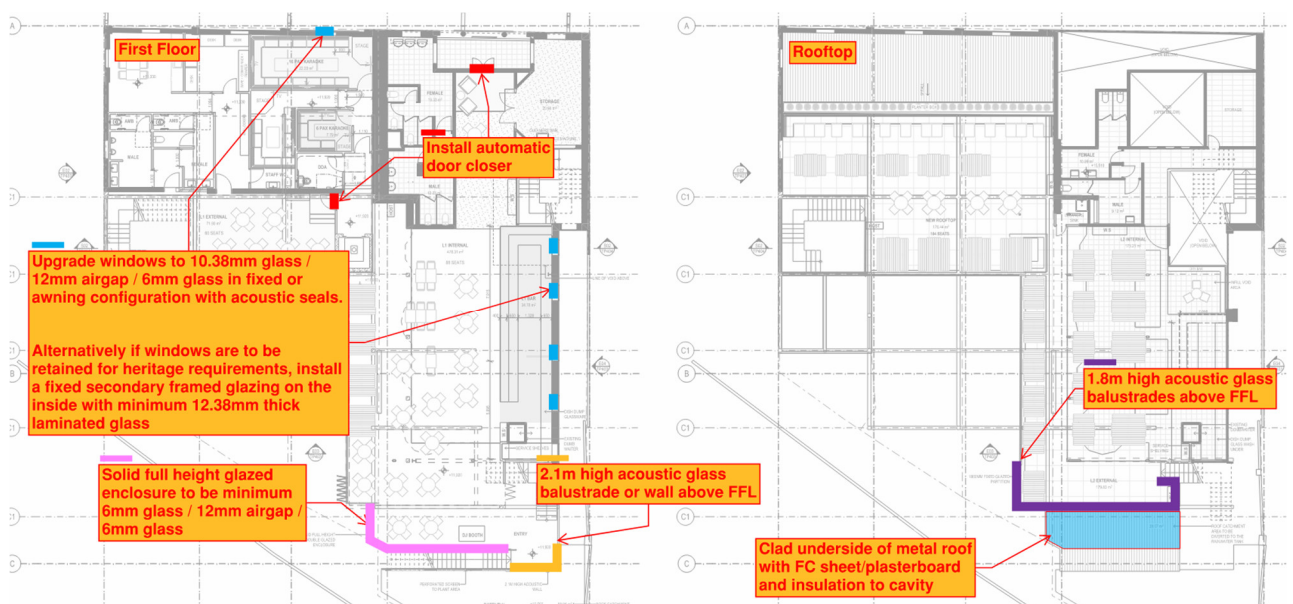
- Effects from screening and reflections from the built form and from nearby structures
- Several loudspeakers at a height of 2.5m above FFL for external areas
- Music spectrum corrections based on previous measurements of raised background music and live entertainment
- All existing windows and doors to be retained assumed with minimal attenuation (R_w30 for windows and R_w25 for doors)
- All existing roofs to be retained assumed as standard metal roof (R_w21)
- Retractable roofs assumed to be fully open (i.e., no attenuation from retractable roof)
- All external bifold windows and doors assumed fully open

To assist in mitigating noise emissions from the Venue, the following architectural treatment and controls are recommended:

Ground Floor



First Floor and Rooftop



Based on past measurements conducted at similar establishments, typical music noise levels generally fall within the following ranges:

Type of Music	Comments
Background Music	<ul style="list-style-type: none"> Approximately 70-80dB(A) L₁₀ Does not include high levels of low-frequency noise
Raised Background Music	<ul style="list-style-type: none"> Approximately 75-85dB(A) L₁₀ Marginally higher in level compared to background music with slightly elevated low-frequency noise Characteristic of amplified program music Consistent with live entertainment from small ensembles (duos/trios) and Live DJ music for general ambience
Live Amplified Music	<ul style="list-style-type: none"> Approximately 85-100dB(A) L₁₀ High levels of low-frequency noise Characteristic of Live DJ music in a dance setting
Live Bands	<ul style="list-style-type: none"> Approximately 90-105dB(A) L₁₀ High levels of low-frequency noise Characteristic of music with drums, bass
Notes:	Where 'Day/Evening' assessments are being considered, a general correction of L _{A10} – 3dB(A) is applied for equivalent L _{Aeq} noise levels

The results of the modelling indicate that the following music noise levels could be supported within all areas while retaining compliance with the Noise Protocol:

Area	Assessment
<p>Ground Floor Beer Garden</p> <p><i>Amplified background music</i></p> <p><i>Live entertainment including DJ's and small ensembles (duos/trios)</i></p>	<p><u>Estimated Music Level</u></p> <p>80 to 85dB(A) L₁₀ up to 1am 85 to 90dB(A) L₁₀ up to 11pm (10pm Sundays) >90dB(A) L₁₀ during earlier day hours</p> <p>Reasonable levels of amplified music can be supported at all times.</p> <p>Relatively high levels of amplified music can be supported during the Day/Evening period, meaning that moderate forms of live band music (e.g., duos/trios) and Live DJ music can be supported.</p> <p><u>Recommendations</u></p> <p>A music noise limiter is recommended to control all amplification within the beer garden.</p>
<p>Ground floor Public Bar and Bistro</p> <p><i>Amplified background music</i></p>	<p><u>Estimated Music Level</u></p> <p>90 to 95dB(A) L₁₀ up to 3am 95 to 100dB(A) L₁₀ up to 11pm (10pm Sundays) >100dB(A) L₁₀ during earlier day hours</p> <p>High levels of amplified music can be supported in this area, beyond typical background music levels.</p>

	<p>Given that only background music is proposed in this area, we are satisfied that specific controls are not required.</p>
<p>L1 External</p> <p><i>Amplified background music</i></p>	<p><u>Estimated Music Level</u> 70 to 75dB(A) L₁₀ up to 1am 75 to 80dB(A) L₁₀ up to 11pm (10pm Sundays) >80dB(A) L₁₀ during earlier day hours</p> <p>Moderate levels of background music can be supported at all times.</p> <p><u>Recommendations</u> A music noise limiter is recommended to control all amplification within the L1 External area.</p>
<p>L1 Bar</p> <p><i>Amplified background music</i></p> <p><i>Live entertainment including DJ's and small ensembles (duos/trios)</i></p>	<p><u>Estimated Music Level (bifold windows and doors open)</u> 90 to 95dB(A) L₁₀ up to 3am 95 to 100dB(A) L₁₀ up to 11pm (10pm Sundays) >100dB(A) L₁₀ during earlier day hours</p> <p>High levels of music can be supported at all times, meaning that live band performances and live DJs could be supported.</p> <p>Note that the bifold windows and doors could also be closed if higher volumes of music are required.</p> <p><u>Recommendations</u> A music noise limiter is recommended to control all amplification within the L1 bar.</p>
<p>Karaoke Rooms</p> <p><i>Amplified karaoke music</i></p>	<p><u>Estimated Music Level</u> 90 to 95dB(A) L₁₀ up to 3am 95 to 100dB(A) L₁₀ up to 11pm (10pm Sundays) >100dB(A) L₁₀ during earlier day hours</p> <p>The volume of music that can be supported within the karaoke rooms is consistent with typical karaoke music.</p> <p>On this basis, we are satisfied that no further controls are required to the Karaoke rooms, which are fully enclosed.</p>
<p>New Rooftop and L2 Internal</p> <p><i>Amplified background music</i></p>	<p><u>Estimated Music Level</u> 70 to 75dB(A) L₁₀ up to 1am 75 to 80dB(A) L₁₀ up to 11pm (10pm Sundays) >80dB(A) L₁₀ during earlier day hours</p> <p>Moderate levels of background music can be supported at all times.</p> <p><u>Recommendations</u> A music noise limiter is recommended to control all amplification within the New Rooftop and L2 Internal Area.</p>
Notes:	Where 'Day/Evening' assessments are being considered, a general correction of L _{A10} - 3dB(A) is applied for equivalent L _{Aeq} noise levels

Noise Limiter and Calibration

To mitigate any risk of adverse noise impacts and to implement correct managerial controls, music noise limiters installed should be calibrated to comply with the Noise Protocol by a suitably qualified acoustic consultant prior to commencement of use, noting that the exact sound emissions permissible will ultimately depend on the position of each loudspeaker once installed.

The calibration process would also allow the operator to determine whether higher music noise levels could be accommodated during earlier trading hours, where background noise levels (and resulting limits) are higher.

It is also recommended that these controls apply on the permit to mitigate the risk of non-compliance from live entertainment (where proposed):

- No hire-in equipment or personal speakers are permitted, unless directly controlled by the calibrated noise limiter
- All musical instruments must be amplified through the calibrated noise limiter
- No full drum kits permitted at any time

4.2 Patron Noise Sensitivity Analysis

The Application proposes the following patron capacities:

Item	Proposed
Patron Capacity	<u>Ground Floor</u> No more than 600 patrons at any time (internal and external)
	<u>First Floor</u> No more than 400 patrons at any time (internal and external)
	<u>Ground Floor</u> No more than 300 patrons at any time (internal and external)
	<u>All Areas</u> 1200 patrons as an ultimate capacity (internal and external)

Based on our review of the plans and the proposed patron capacities above, we have assumed the following outdoor patrons in the noise model:

Time	Number of patrons
Ground Floor Beer Garden <i>Up to 1am</i>	215 <i>Based on 0.75m²/patron</i>
L1 External <i>Up to 1am</i>	100 <i>Based on 0.75m²/patron</i>
<i>New Rooftop and L2 Internal</i> <i>Up to 1am</i>	300 <i>Based on proposed total L2 capacity</i>

Because patron noise levels are inherently variable, sound power levels have been derived in accordance with *Marshall Day Acoustics - Appendix E Patron Noise Data, Patron Noise Curves*, which is commonly adopted by acoustic consultants, as follows:

Noise Source	Patrons	Sound Power Level
Ground Floor Beer Garden <i>Up to 1am</i>	215	101 dB(A) L_{Aeq} 104 dB(A) L_{Amax}
L1 External <i>Up to 1am</i>	100	97 dB(A) L_{Aeq} 104 dB(A) L_{Amax}
L2 New Rooftop and L2 Internal <i>Up to 1am</i>	300	103 dB(A) L_{Aeq} 104 dB(A) L_{Amax}

The reference sound power levels have been cited in many decisions in Victoria regarding the assessment of patron noise impacts for new proposals. In our experience, the literature referenced provides a satisfactory correlation between patron numbers and worst-case expected sound power levels.

We have also assumed the following:

Noise Source	Comments
Ground Floor Internal Areas	No material patron noise emissions as these areas are semi-enclosed. Any patron noise escape through the openings to the beer garden would not be significant relative to patron noise emissions within the beer garden itself
L1 Bar Seating	Because this area is semi enclosed with openings to the west (through bifold windows) and to the east (at staircase entry), we have assumed an internal reverberant patron noise level of 90dB(A) L_{eq} . All operable windows and doors assumed fully open.
Karaoke Rooms	No material patron noise emissions as these areas are fully enclosed. Amplified vocals through karaoke systems have been assessed as music noise under the Noise Protocol.
L2 Internal	Retractable roof assumed fully open.

It is noted that the maximum patron noise levels (L_{Amax}) are not material to the assessment given that the difference between L_{Aeq} and L_{Amax} sound power levels are ≤ 7 dB, while the sleep disturbance criteria is ≥ 17 dB higher than the steady state patron noise criteria. In effect, this means that patron L_{Aeq} compliance would infer patron L_{Amax} compliance.

The results of our modelling indicate the following ‘worst-case’ patron noise levels at identified sensitive uses:

Patron Assessment – ‘Night’ Period – Up to 1am

Location	Patron Noise Level, L _{Aeq}	Patron Noise Target, L _{Aeq}	Compliance?
Receiver R1	45 dB(A)	48 dB(A)	✓
Receiver R2	41 dB(A)	47 dB(A)	✓
Receiver R3	44 dB(A)		✓
Receiver R4	40 dB(A)	40 dB(A)	✓
Receiver R5	43 dB(A)	44 dB(A)	✓

A map of the noise model is presented in Appendix A of this report.

Inclusive of the proposed mitigation under Section 4.1, the results of the modelling indicate that noise emissions from the proposed patron capacities are expected to comply with patron noise targets for all periods, indicating a satisfactory outcome.

To that end, we are satisfied that patron noise emissions will not result in adverse noise impacts for the patron capacities and trading hours proposed.

5 Conclusion

Enfield Acoustics has assessed potential noise impacts from the proposed redevelopment and extension of the Richmond Club Hotel at 94-100 Swan Street, Cremorne, and is satisfied that the Application can be approved.

Overall, noise impacts from the proposal to all surrounding sensitive uses can be adequately managed with a combination of acoustic mitigation and controls.

The proposed operating conditions for music and patrons appear to be reasonable, noting that material forms of mitigation and controls have been recommended to ensure compliance with statutory music noise limits and patron noise targets.

In summary, we recommend that the following mitigation and controls apply to the Subject Land:

Item	Recommendations/Controls
Trading Hours	<u>Monday to Thursday</u> <ul style="list-style-type: none"> Internal and External Areas - Between 7am and 1am
	<u>Friday and Saturday</u> <ul style="list-style-type: none"> Internal Areas - Between 7am and 3am External Areas - Between 7am and 1am
	<u>Sundays</u> <ul style="list-style-type: none"> Internal Areas - Between 10am and 12am External Areas - Between 10am and 11pm
	<u>Sundays that fall on the eve of a public holiday</u> <ul style="list-style-type: none"> Internal Areas - Between 10am and 1am External Areas - Between 10am and 12am

<p>Music</p>	<p><u>Ground Floor Public Bar and Bistro</u></p> <ul style="list-style-type: none"> • Amplified background music permitted <p><u>Ground Floor Beer Garden</u></p> <ul style="list-style-type: none"> • Amplified music, including live entertainment permitted • Music noise limiter and calibration required <p><u>L1 External</u></p> <ul style="list-style-type: none"> • Amplified background music permitted • Music noise limiter and calibration required <p><u>L1 Bar</u></p> <ul style="list-style-type: none"> • Amplified music, including live entertainment permitted • Music noise limiter and calibration required <p><u>Karaoke Rooms</u></p> <ul style="list-style-type: none"> • Amplified karaoke music permitted <p><u>New Rooftop and L2 Internal</u></p> <ul style="list-style-type: none"> • Amplified background music permitted • Music noise limiter and calibration required <p>Music noise limiters must be installed and calibrated to comply with the Noise Protocol by a suitably qualified acoustic consultant prior to commencement of use.</p> <p>No hire-in equipment or personal speakers are permitted, unless directly controlled by a calibrated noise limiter.</p> <p>No full drum kits permitted at any time.</p>
<p>Patrons</p>	<p><u>Ground Floor</u></p> <ul style="list-style-type: none"> • No more than 600 patrons at any time (internal and external) <p><u>First Floor</u></p> <ul style="list-style-type: none"> • No more than 400 patrons at any time (internal and external) <p><u>Rooftop</u></p> <ul style="list-style-type: none"> • No more than 300 patrons at any time (internal and external) <p><u>All Areas</u></p> <ul style="list-style-type: none"> • 1200 patrons as an ultimate capacity (internal and external)
<p>Architectural mitigation and controls</p>	<p>Architectural mitigation and controls are to be installed in accordance with Section 4.1 of this report.</p>

Inclusive of the proposed controls above, Enfield Acoustics is satisfied that the Application can be approved.

Appendix A: Noise Modelling Maps



Scale: 1: 1060 @ A3

Legend:

- Point Source
- Area Source
- vert. Area Source
- Crossing
- Building
- Barrier
- 3D-Reflector
- Contour Line
- Line of Fault
- Receiver
- Building Evaluation

ENFIELD
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Noise emission levels from OUTDOOR PATRONS

LAeq Noise Levels

Patron Assessment - up to 1am

Project No: V2153

Drawing No: MAP-01

Date: 02.06.2025

NOTES:

*Propagation in accordance with ISO9613