

Consultant Advice Notice

3 December 2025

Client: CO.OP Studio
Attention: Jessica Lupita
Email: j.lupita@co-opstudio.com.au

Maranatha Christian School – New ELC and Block D Extension

Technical Memorandum

1. Introduction

Octave Acoustics was engaged by CO.OP Studio to prepare a technical memorandum discussing the acoustic impact of the proposed ELC and Block D extension at Maranatha Christian School, located at 104-108 Reema Boulevard, Endeavour Hills. Octave Acoustics has previously prepared an acoustic impact assessment (*AA587MB-01E02 Town Planning Acoustic Report (r0)*, issued on 14th of February 2019), which covered the previous works associated with the site.

2. Proposed works

The proposed works consist of the two-storey extension to Block D and the addition of a new ELC.

The Block D extension includes:

- 5 GLAs
- 2 staff offices
- 1x Meeting room

The ELC includes:

- 3 ELC rooms
- Basement level carpark
- Laundry, amenities, storage, kitchen, staff rooms.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

ADVERTISED PLAN



Figure 1 - Subject Site and Surrounds

ADVERTISED PLAN

3. Criteria

Octave Acoustics previously conducted noise monitoring at the Subject site between Friday the 8th and Wednesday the 13th of February 2019 to set appropriate noise criteria. The monitoring is outlined in the AA587MB-01E02 Town Planning Acoustic Report (r0). The acoustic report outlined the State Environment Protection Policy Control of Noise from Commerce, Industry and Trade No. N-1 (SEPP N-1) criteria which has since been superseded by Part 5.3 of the Environment Protection Regulations 2021 (EPR 2021).

3.1. Environment Protection Regulations 2021

Noise associated with base building plant and services is required to comply with Part 5.3 of the EPR 2021. EPA Victoria Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues Publication 1826.4 (Publication 1826.4) provides a protocol for determining EPR 2021 noise limits and carrying out subsequent assessment of noise impacts.

EPR 2021 is a regulation under the Environment Protection Act 2017 (EP Act) and compliance is mandatory when noise levels are assessed at noise sensitive areas which includes residential properties. The applicable EPR 2021 noise limits for plant and services noise emissions have been calculated based on the measured background levels and are provided in Table 1 below.

Table 1 – EPR 2021 Mechanical Plant Noise Limits

| Period | Zoning | Level, LAeq level, dB LAeq | Background noise level, dB LAeq | Background Classification | Applicable Noise Limit ⁴ , dB LAeq |
|----------------------|--------|-------------------------------|------------------------------------|------------------------------|--|
| Day ¹ | | 50 | 41 | Neutral | 50 |
| Evening ² | | 44 | 40 | Neutral | 44 |
| Night ³ | | 39 | 33 | Neutral | 39 |

Notes:

- Day period is:
 - 07:00 – 18:00 Monday – Saturday (except public holidays)
- Evening period is:
 - 18:00 – 22:00 Monday – Saturday
 - 07:00 – 22:00 Sunday and public holidays
- Night period is:
 - 22:00 – 07:00 Monday – Sunday
- Where the noise source under consideration is equipment used solely in relation to emergencies (such as fire pumps, standby generators, stair pressurisation and smoke spill fans), the relevant noise limit applying to the testing or maintenance of such equipment is increased by 10dB for the day period and 5dB for the evening and night periods.

4. Assessment & Recommendations

Octave Acoustics considers that any plant to be installed presents a low risk of non-compliance with EPA noise limits as the proposed new buildings are largely replacing existing buildings of a similar size and location and will typically operate during the day and evening periods (i.e. 7am – 10pm). As such it is expected that there is low risk of the new development emitting unreasonable noise levels to other surrounding noise sensitive premises.

Noise associated with any new mechanical plant will be assessed during the design development phase and specific noise treatments documented to ensure that cumulative noise from all base building plant does not exceed the EPR 2021 noise limits.

| Revision | Date | Comment | Author | Reviewer |
|----------|------------|------------------|--------|----------|
| 0 | 03.12.2025 | Issued to Client | LM | TM |

Disclaimer

The information contained within this document has been prepared by Octave Acoustics Pty Ltd under briefing instructions, caveats and terms and conditions accepted by both the Client and Octave Acoustics Pty Ltd. The information contained within this document should not be relied upon by any third parties or applied under any context other than that described within this document.

The information within this report shall remain the property of Octave Acoustics Pty Ltd. Octave Acoustics Pty Ltd shall retain all common law, statutory and other reserved rights, including copyright thereto. As such the information contained within this report should not be distributed to third parties without the written consent of Octave Acoustics Pty Ltd.

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright