

Consultant Advice Notice

26 August 2026

Client: Antipodean Land Developments Pty Ltd
Attention: Vali Valibhoy

Thornbury House – 716 High Street, Thornbury VIC 3071

Addendum to Acoustic Town Planning Report

1. Introduction

Octave Acoustics was engaged by Antipodean Land Developments Pty Ltd to provide an addendum to the previously issued (and now endorsed) acoustic town report *AC768MB-01E02 Acoustic Report (r3) for Thornbury House*, a proposed apartment development at 716 High Street, Thornbury VIC 3071 (Subject Site).

It is understood that the Client has submitted a proposal to The Department of Planning and Transport (“DTP”) to include an additional level at the development, increasing it from a 7-storey building (and 2 basement levels) to an 8-storey building.

2. Addendum

2.1. Context

All sections contained within *AC768MB-01E02 Acoustic Report (r3)* (“the endorsed report”) are still considered applicable and relevant except for the façade & glazing acoustic performance requirements provided in Section 4.1.1 and Appendix B, which are superseded by Section 2.2 and Appendix A: in this document respectively.

2.2. Addendum

A 3-D computer model of the Subject Site was established in CadnaA software implementing the ISO9613 environmental noise prediction algorithms. The noise model was then validated using results of unattended noise measurements and was run to calculate L_{Aeq} sound pressure levels across the façades of the development. Traffic noise intrusion to the proposed apartments was calculated using standard transmission loss algorithms. A performance requirement for the glazing and façade system was developed to satisfy the established criteria. The resulting performance requirements (R_w) are presented in Table 1.

Table 1 – Minimum Performance Requirement for Façade Glazing Systems, R_w

Façade / Apartment	Performance Requirement for Glazing and/or Door Assembly including Frame and Seals	Façade Element	Indicative Glazing ^{1,2}
Refer to markup in Appendix A:	$R_w \geq 40$	Fixed/awning glazing	Double glazed unit with a pane of 10.38mm laminated glass and a pane of 6.38mm thick laminated glass separated by a 12mm air gap. All operable elements including awning windows to include full perimeter EPDM seals.
Refer to markup in Appendix A:	$R_w \geq 38$	Fixed/awning glazing	Double glazed unit with a pane of 10.38mm laminated glass and a pane of 6mm thick float glass separated by a 12mm air gap. All operable elements including awning windows to include full perimeter EPDM seals.
		Sliding doors	Equivalent to Capral 900 Series sliding door (acoustic configuration) with 10.5mm and 12.5mm thick V-Lam Hush laminated together. - Capral weatherpile seal (material 301866) - Capral 6mm finseal (material 307393) - Capral co-extruded finseal (material 314416) - Capral small bulb seal for interlock mullions (material 300841) - Schlegel Q-Lon interlock seal (QL48510)
Refer to markup in Appendix A:	$R_w \geq 36$	Fixed/awning glazing	Glazing system incorporating not less than one pane of 10.5mm thick Viridian V-Lam Hush in a commercial grade suite. All operable elements including awning windows to include full perimeter EPDM seals.
		Sliding doors	Equivalent to Capral 900 Series sliding door (acoustic configuration) with 10.5mm V-Lam Hush glass.

Refer to markup in Appendix A:	$R_w \geq 32$		▪ Capral weatherpile seal (material 301866) ▪ Capral 6mm finseal (material 307393) ▪ Capral co-extruded finseal (material 314416) ▪ Capral small bulb seal for interlock mullions (material 300841) ▪ Schlegel Q-Lon interlock seal (QL48510).
		Hinged doors	Equivalent to Capral 225 Series Open Out Hinged Door in a Capral 400 Series Narrowline Frame with one pane of 10.5mm thick Viridian V-Lam Hush glass and one pane of 6mm glass separated by a 12mm Argon gas gap. ▪ Capral Duoseal door stop (material 300022)
		Fixed/awning glazing	Good quality residential glazing systems fitted with an IGU consisting of two panes of 6mm float glass separated by a 12mm airgap. All operable elements including awning windows to include full perimeter EPDM seals.
		Sliding doors	Equivalent to Capral 900 Series sliding door (acoustic configuration) with 10.38mm laminated glass. ▪ Capral 6mm finseal (material 307393) ▪ Capral small bulb seal for interlock mullions (material 300841) ▪ Capral co-extruded finseal (material 314416)
		Hinged doors	Equivalent to Capral 275 Series hinged door in a Capral 400 Series Narrowline Frame with 10.38mm thick laminated glass. ▪ Capral acoustic door stop seals (material 302444)

Notes:

1.

Indicative glazing is not provided as a specification but rather to inform the Contractor as to the types of glazing that may satisfy the R_w performance requirements. It is the responsibility of the Contractor to ensure that the nominated glazing assemblies satisfy the performance requirement. This is best done by obtaining a laboratory test report from the nominated glazing system supplier and installer during design and construction.

2.

Opaque sections of the façade shall be rated to $R_w+C_{tr} \geq$ the glazing performance requirement (R_w) + 10dB.

Revision	Date	Comment	Author	Reviewer
0	26.08.2026	Issued to Client	KV	AL

Disclaimer

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Appendix A: Glazing & Façade Acoustic Markup

Glazing & Door Legend

Fixed/awning glazing, sliding door or hinged door, including any frames and seals to have a minimum acoustic rating of Rw 40.

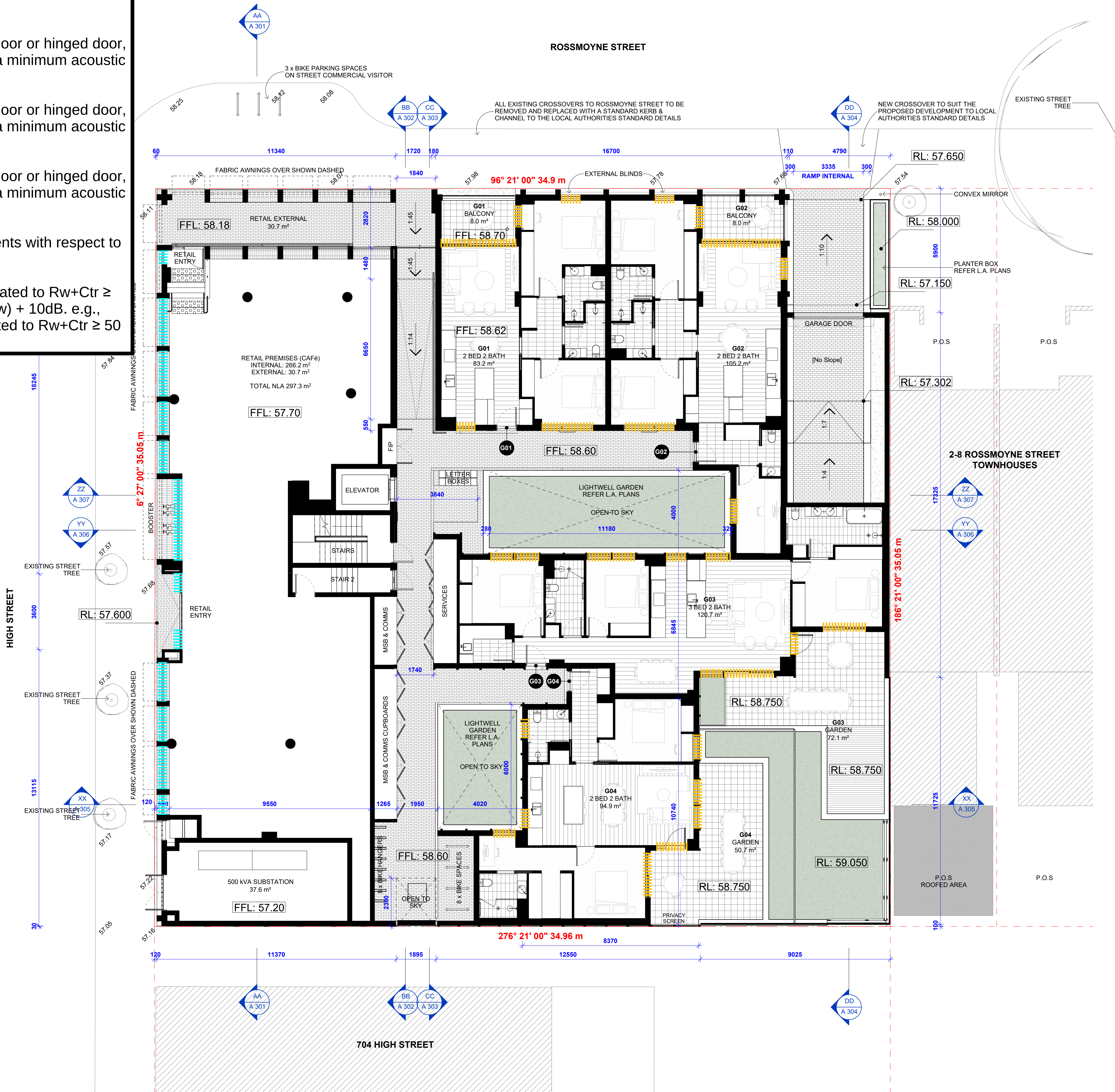
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No specific acoustic requirements with respect to BADS criteria.

Opaque sections of the façade shall be rated to $Rw+Ctr \geq$ the glazing performance requirement (Rw) + 10dB. e.g., opaque section of the facade shall be rated to $Rw+Ctr \geq 50$ proximate to Rw 40 rated glazing.



- GENERAL NOTES:
- These drawings are to be read in conjunction with the Urban Context Report prepared by Austin Maynard Architects, and the following consultant team reports,
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 - Traffic Engineering Assessment
 - Green Travel Plan
 - Waste Management Plan
 - HIP V. HYPE
 - Sustainability Management Plan
 - UDLA
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 - All parking bays to have access to EV charging via a load management device.

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C. 21.08.26 TOWN PLANNING AMENDMENT DR
DATE REVISION NOTE BY

project name

THORNBURY HOUSE

traditional owners

WURUNDJERI WOI WURRUNG

project address

716 HIGH STREET,
THORNBURY, VIC 3071

client

ANTIPODEAN DEVELOPMENTS

stage

FOR ENDORSEMENT

drawing

PLAN LEVEL GROUND

AM A project number scale @ A1

250409 1 : 100

print date

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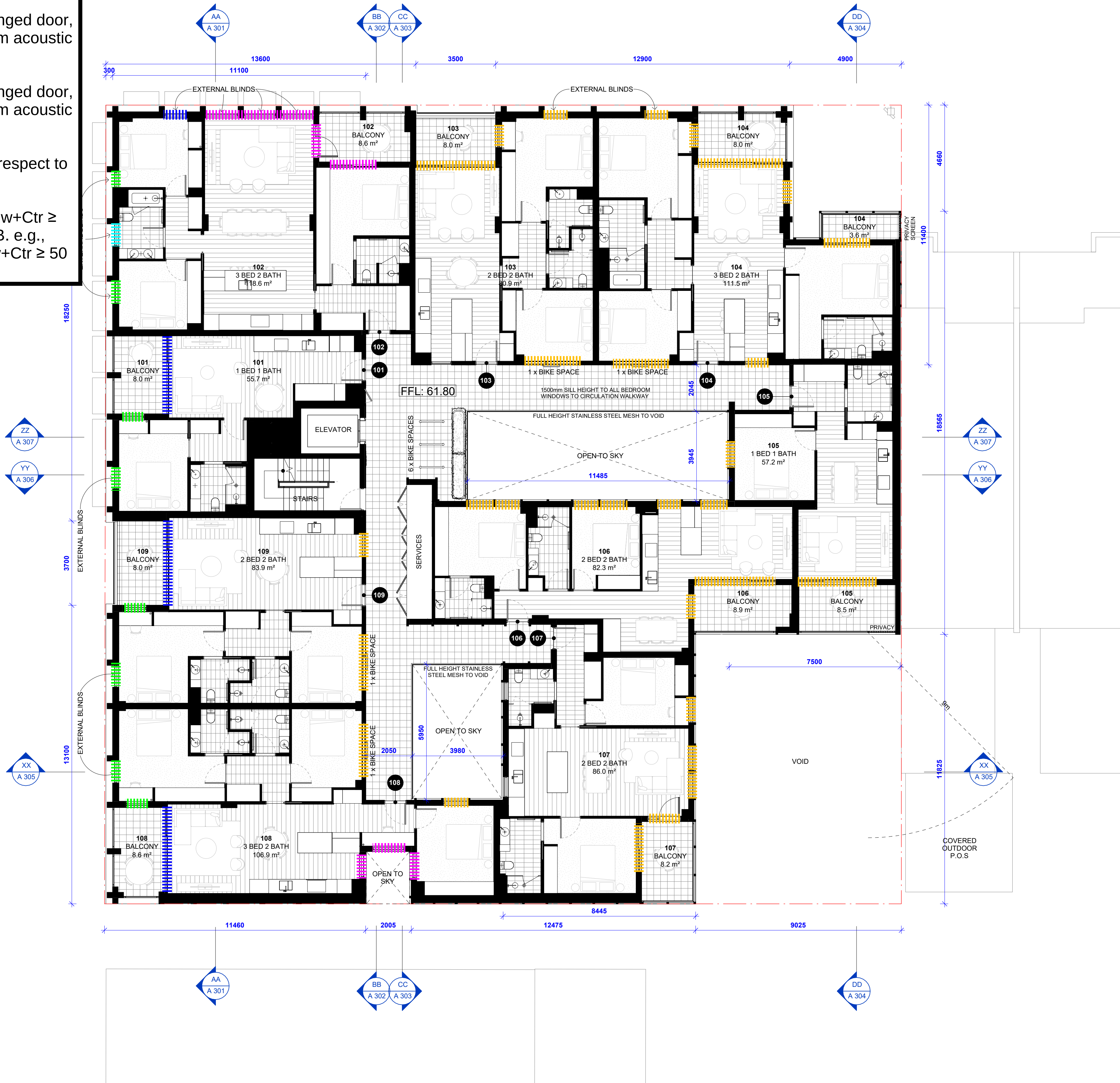
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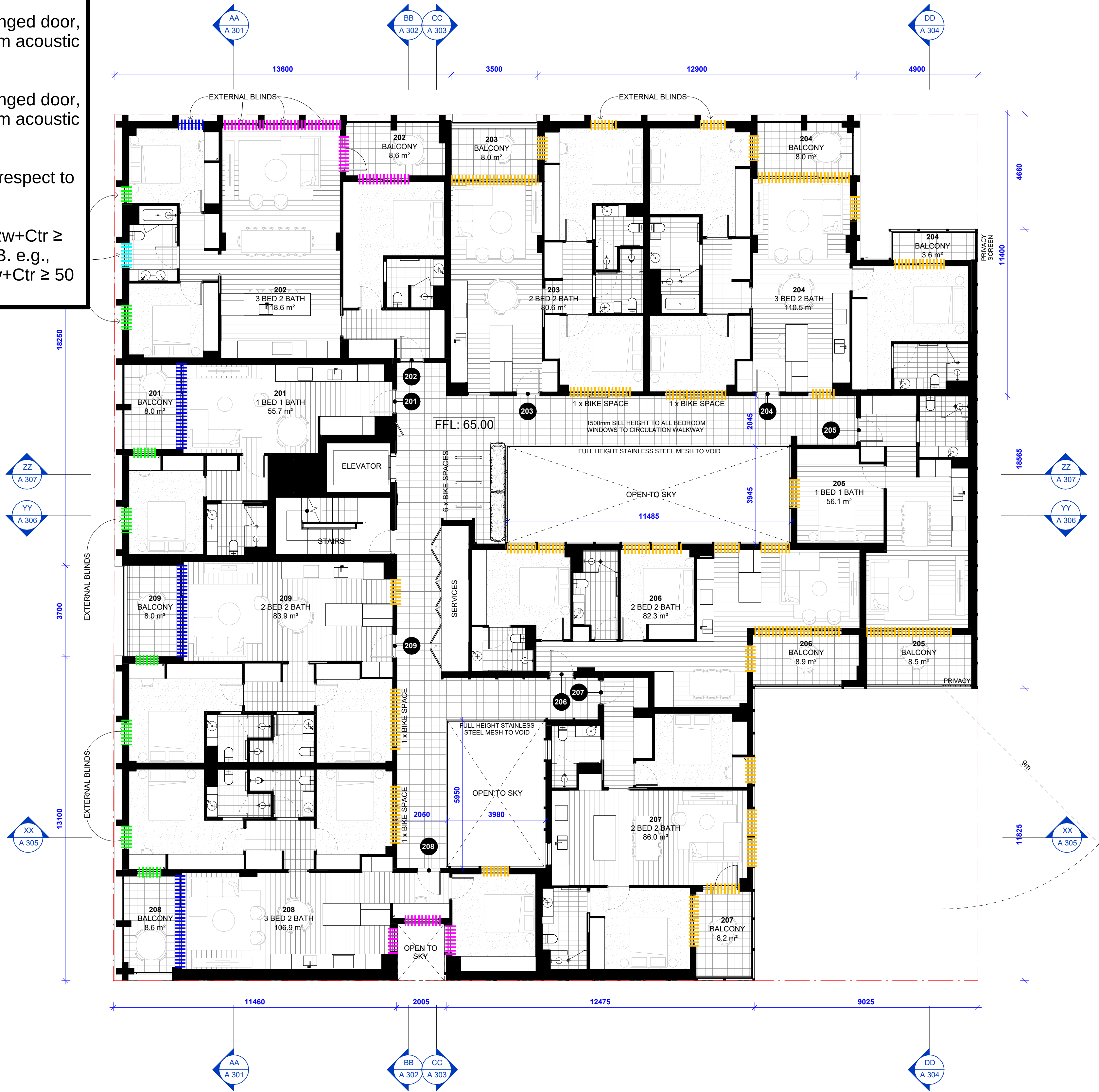
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PLAN LEVEL 2

AM A project number scale @ A1

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DATE REVISION NOTE BY

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THORNBURY HOUSE

traditional owners

WURUNDJERI WOI WURRUNG

project address

716 HIGH STREET, THORNBURY, VIC 3071

client

ANTIPODEAN DEVELOPMENTS

stage

FOR ENDORSEMENT

drawing

PLAN LEVEL 3

AM A project number scale @ A1

250409 1 : 100

print date

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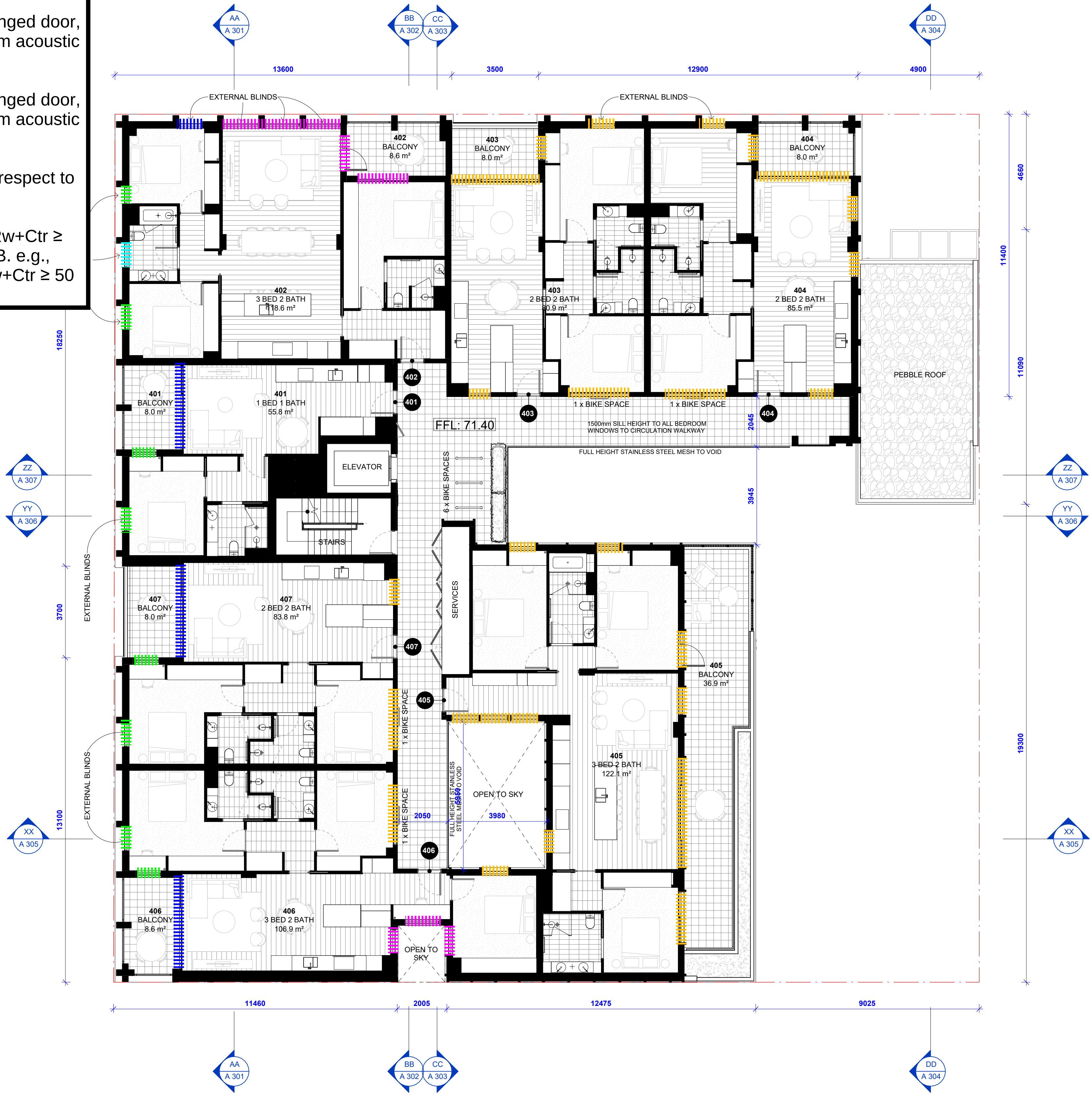
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PLAN LEVEL 4

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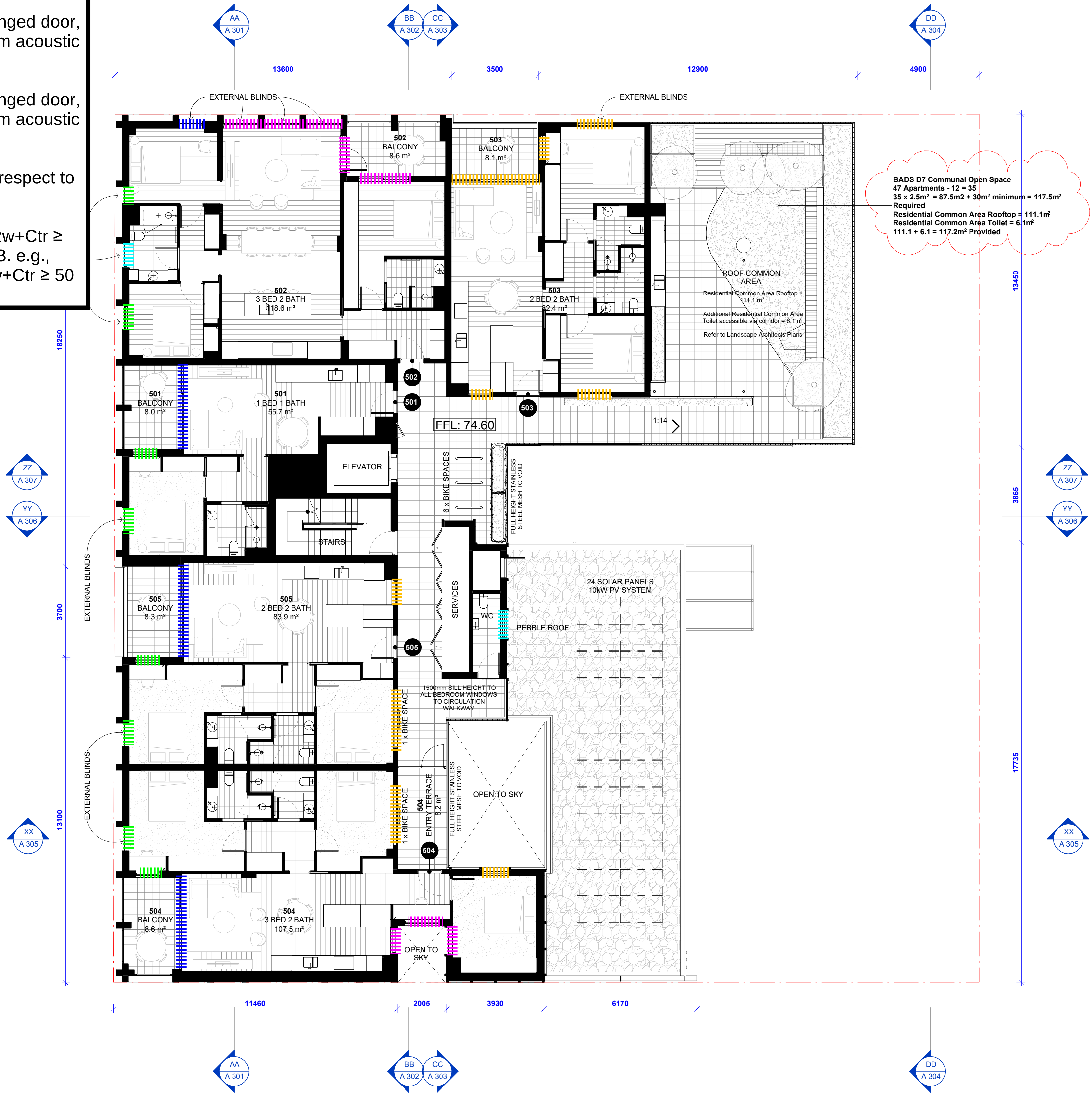
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Autodesk Docs (250409_716 High St Thornbury)250409_716 High Street Thornbury - Main Model.rvt

Glazing & Door Legend

Fixed/awning glazing, sliding door or hinged door, including any frames and seals to have a minimum acoustic rating of Rw 40.

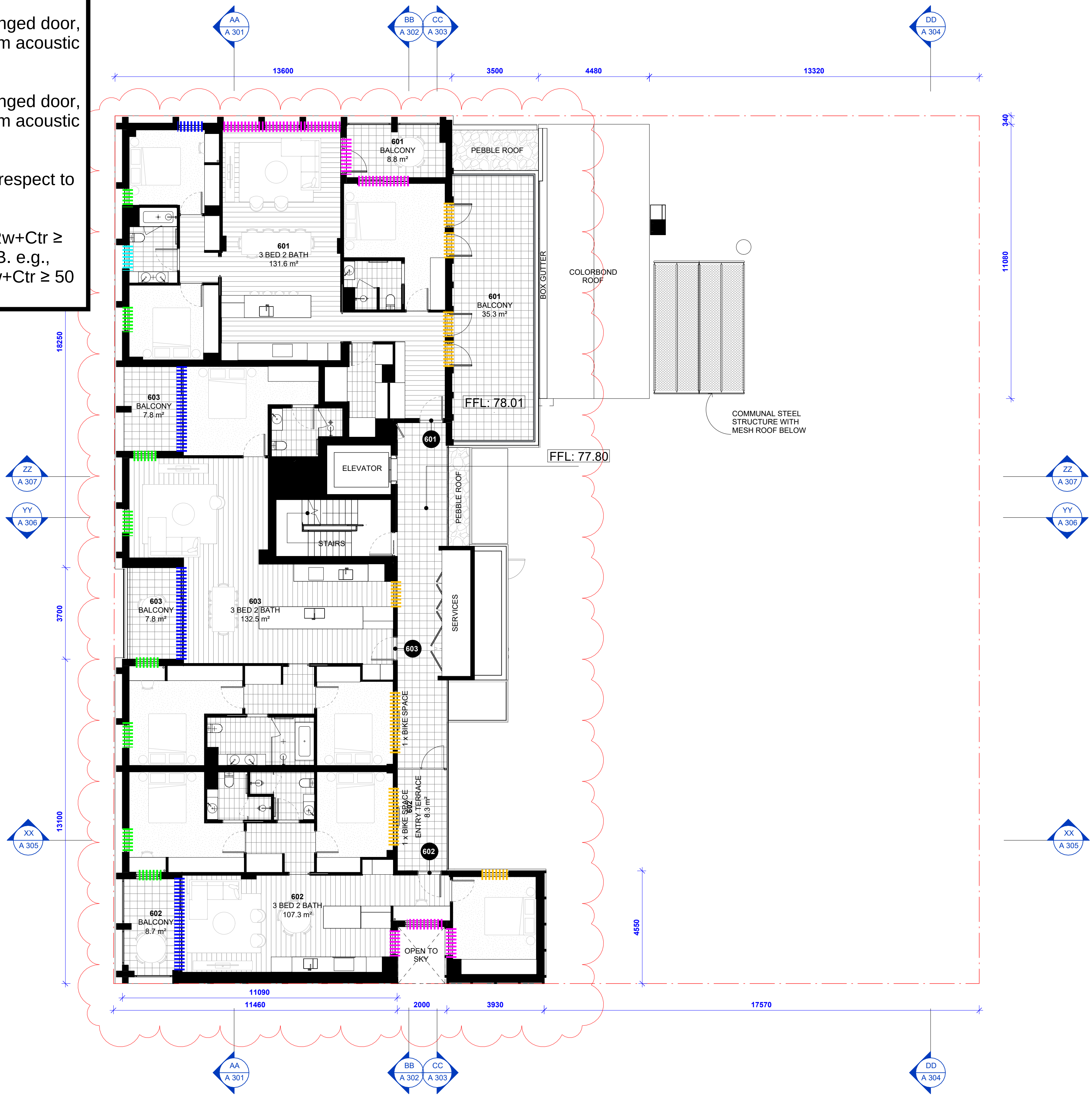
Fixed/awning glazing, sliding door or hinged door, including any frames and seals to have a minimum acoustic rating of Rw 38.

Fixed/awning glazing, sliding door or hinged door, including any frames and seals to have a minimum acoustic rating of Rw 36.

Fixed/awning glazing, sliding door or hinged door, including any frames and seals to have a minimum acoustic rating of Rw 32.

No specific acoustic requirements with respect to BADS criteria.

Opaque sections of the façade shall be rated to $Rw+Ctr \geq$ the glazing performance requirement (Rw) + 10dB. e.g., opaque section of the facade shall be rated to $Rw+Ctr \geq 50$ proximate to Rw 40 rated glazing.



- GENERAL NOTES:**
- These drawings are to be read in conjunction with the Urban Context Report prepared by Austin Maynard Architects, and the following consultant team reports:
 - Ratio Consultants**
 - Planning Report
 - Traffic Engineering Assessment
 - Green Travel Plan
 - Waste Management Plan
 - HIP V. HYPE**
 - Sustainability Management Plan
 - UDLA**
 - Landscape Architect Design
 - MEL Consultants**
 - Wind Impact Assessment
 - Absolute Surveying**
 - Title Re-establishment & Feature Survey
 - OCTAVE ACOUSTICS**
 - Acoustic Impact Report
 - ACCESS STUDIO**
 - Accessibility Report
 - All POS areas are provided with a garden tap, stormwater drainage & a weatherproof electricity outlet
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 - Harvested water stored in rainwater tanks to be used for irrigation and WC flushing. Refer SMP.
 - Refer to the SMP for WELS ratings of plumbing fixtures.
 - Refer to the SMP for NatHERS ratings of the proposed apartments and note the commitment to exceed the minimum requirements of the NCC.
 - Refer to the SMP for Wattage per m2 requirements for the apartment areas.
 - All external lights are to be on motion sensors, including those within the basement.
 - Refer to the SMP for details of cross ventilation compliance under BESS.
 - All parking bays to have access to EV charging via a load management device.

AUSTIN MAYNARD ARCHITECTS

DIRECTORS ANDREW MAYNARD & MARK AUSTIN

LEVEL 1, 458 SWANSTON STREET, CARLTON VIC 3053

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REGISTERED VICTORIAN ARCHITECT 51303

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FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED. IF REQUIRED, CONTACT ARCHITECTS FOR FURTHER INFORMATION

C. 21.08.26 TOWN PLANNING AMENDMENT DR
DATE REVISION NOTE BY

project name

THORNBURY HOUSE

traditional owners

WURUNDJERI WOI WURRUNG

project address

716 HIGH STREET,
THORNBURY, VIC 3071

client

ANTIPODEAN DEVELOPMENTS

stage

FOR ENDORSEMENT

drawing

PLAN LEVEL 6

AM A project number scale @ A1

250409 1 : 100

print date

21/08/2026 5:59:20 PM

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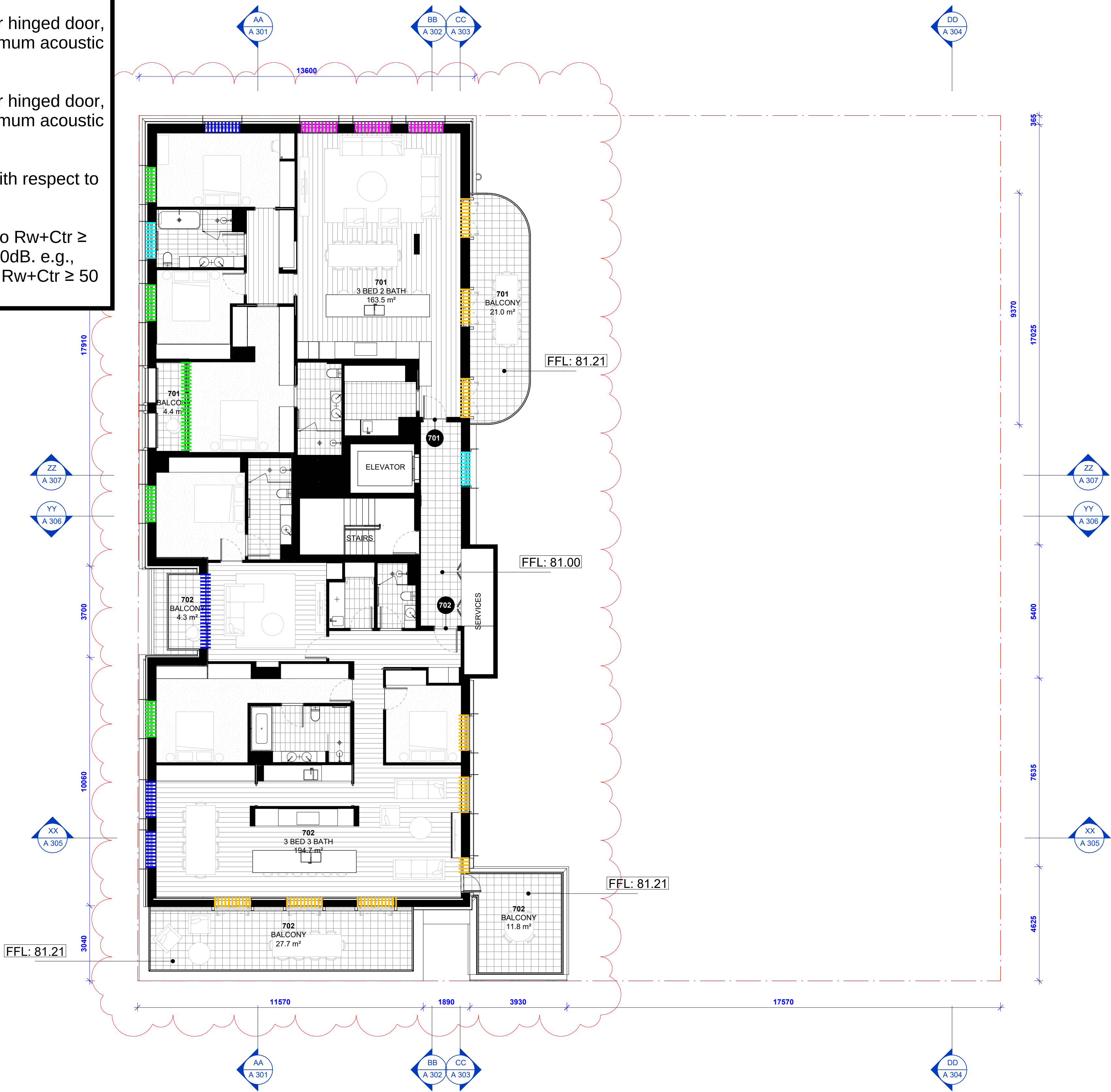
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traditional owners

WURUNDJERI WOI WURRUNG

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716 HIGH STREET,
THORNBURY, VIC 3071

client

ANTIPODEAN DEVELOPMENTS

stage

FOR ENDORSEMENT

drawing

PLAN LEVEL 7

AM A project number scale @ A1

250409 1 : 100

print date

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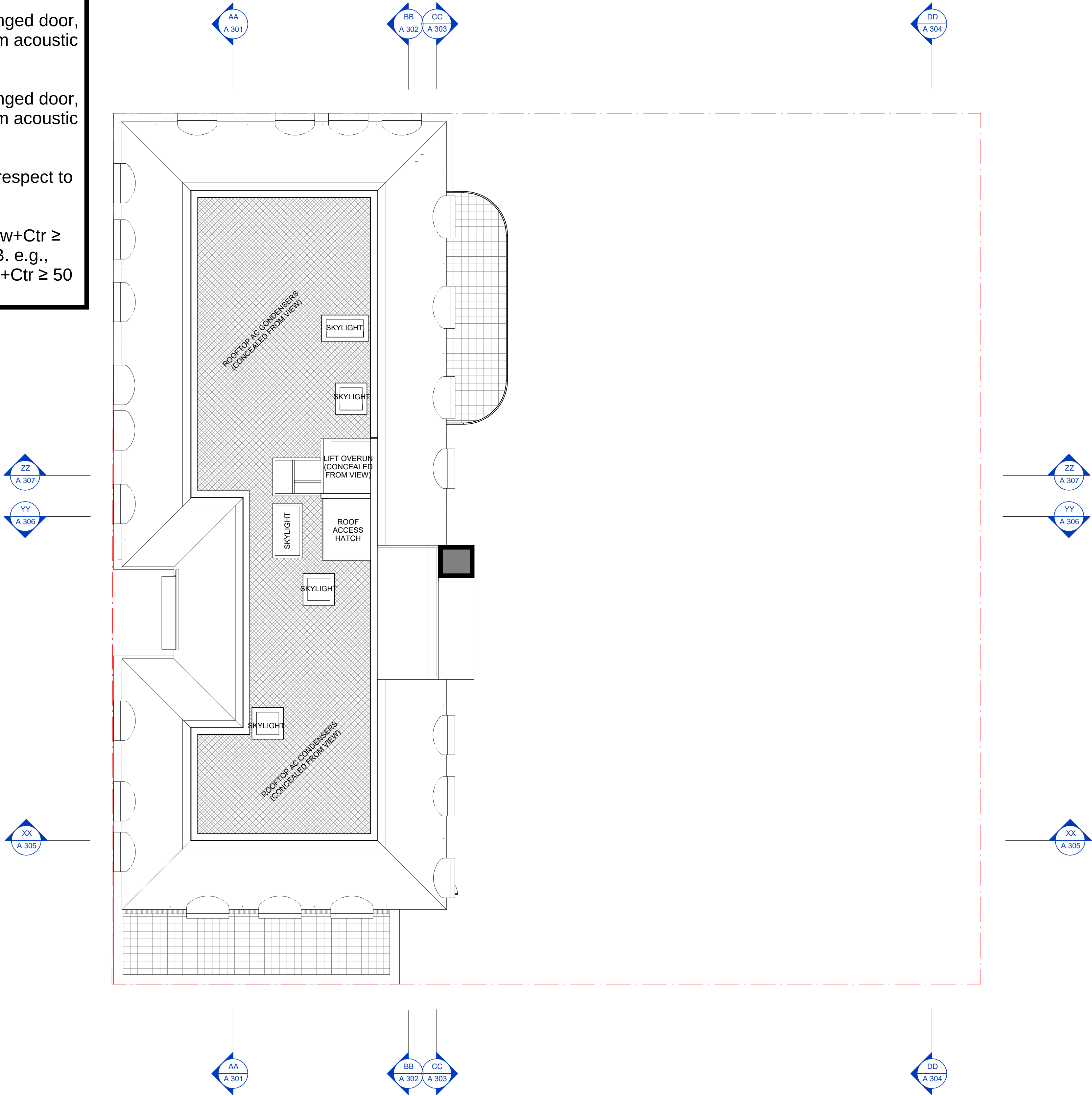
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THORNBURY, VIC 3071

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ANTIPODEAN DEVELOPMENTS

stage

FOR ENDORSEMENT

drawing

LEVEL 8 GA PLAN (ROOF)

AM A project number

250409

scale @ A1

1 : 100

print date

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Glazing & Door Legend

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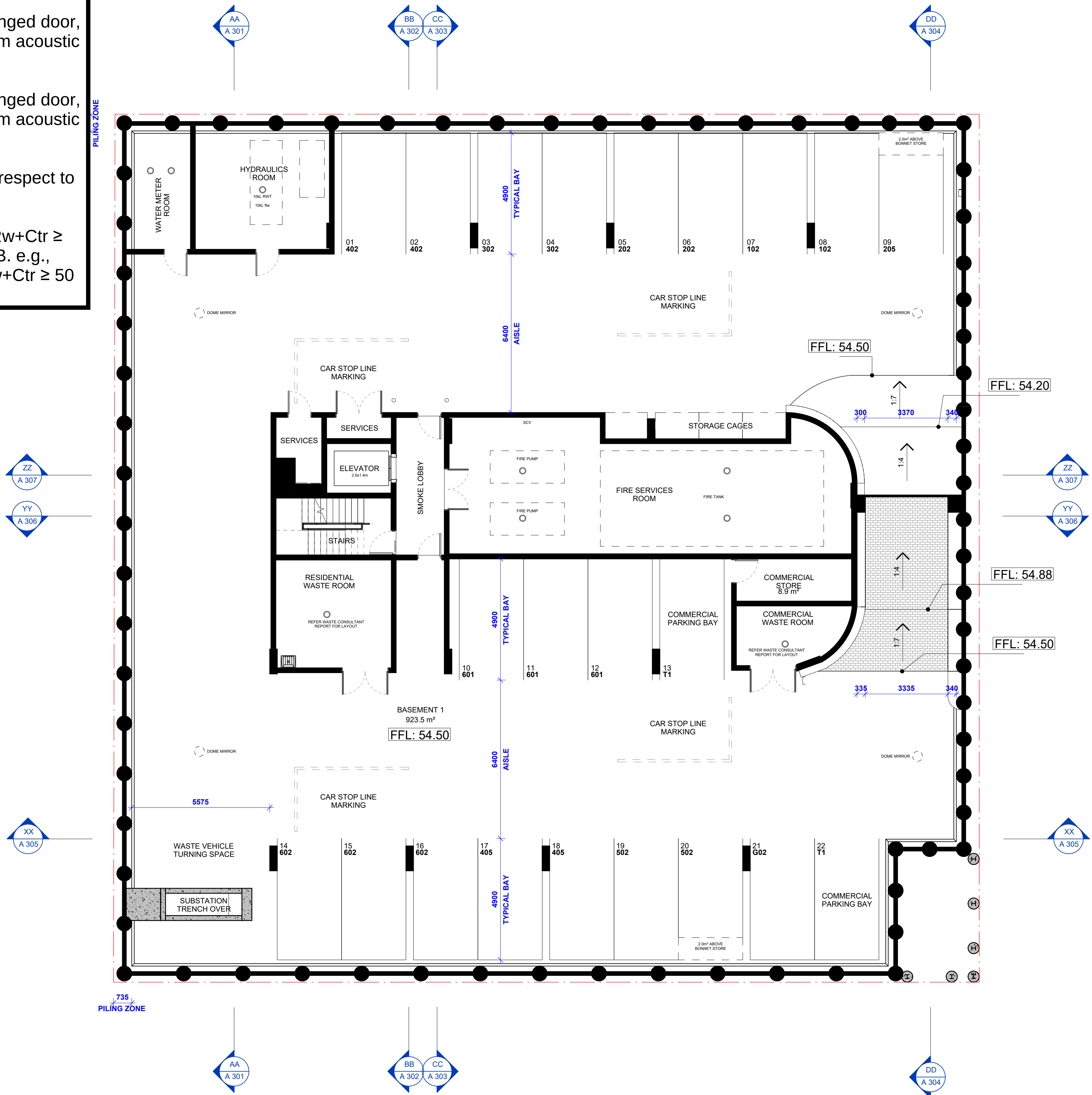
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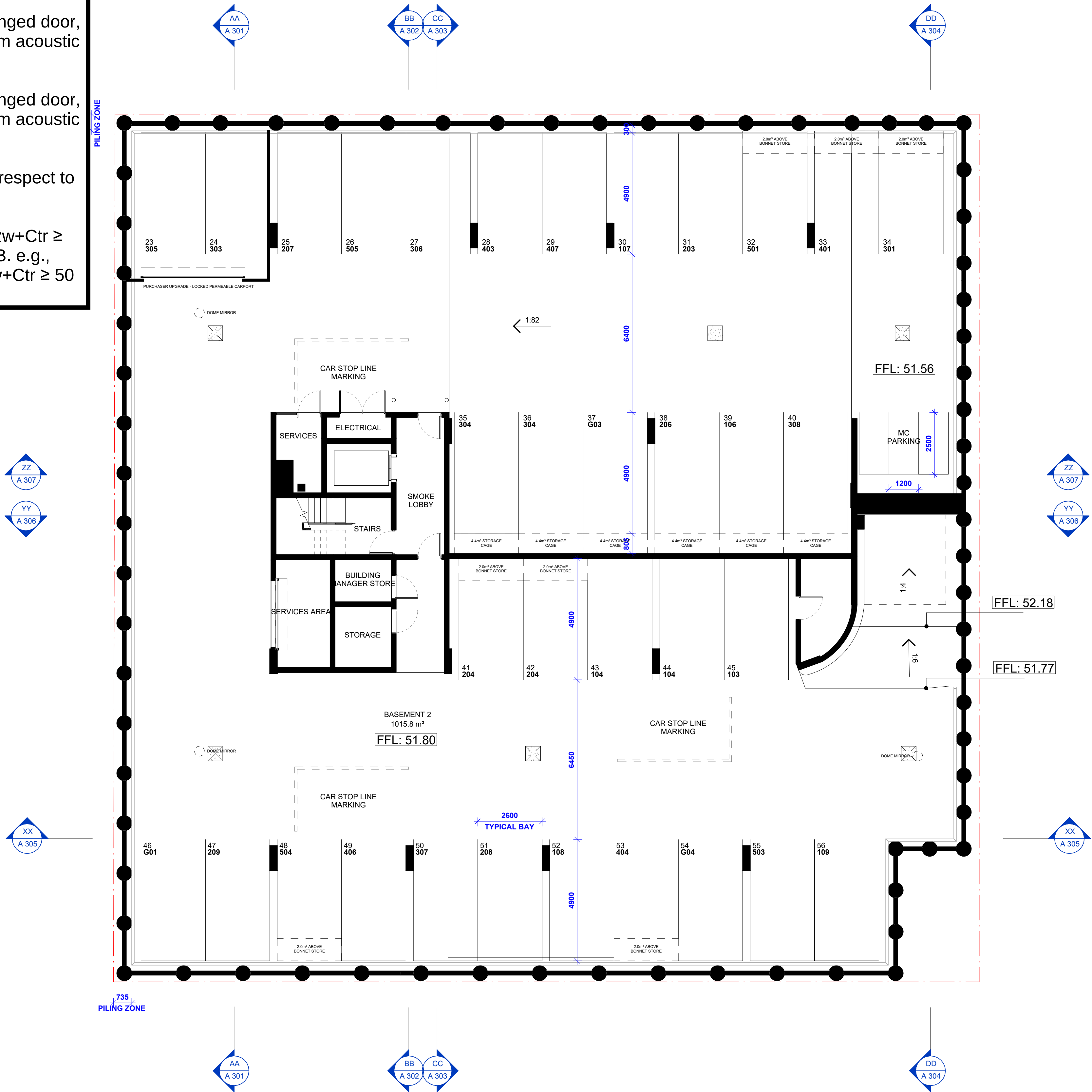
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ANTIPODEAN DEVELOPMENTS

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FOR ENDORSEMENT

drawing

PLAN BASEMENT 2

AM A project number

250409

scale @ A1

1 : 100

print date

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