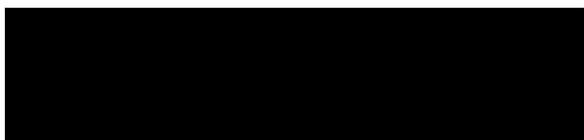


29 May 2026

MF113-01F01 Acoustic Report (r0).docx



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2/13 International Square, Tullamarine - Acoustic Report

Renzo Tonin & Associates has reviewed Hayball drawing set 2806 entitled 'Lot 11 (*International Square*) On Registered Cluster Plan 001458x and Adjacent Parts of Common Property No.1, Tullamarine', corresponding to 2/13 International Square, Tullamarine (Subject Development).

It is understood that a permit application for the Subject Development shall be lodged for approval under Clause 53.22, Category 1.

Clause 53.22 itself does not set out any noise specific requirements but sets out its purpose to "...facilitate use and development with high quality urban design, architecture and landscape architecture." To expedite significant economic developments under the provisions, the Minister for Planning can waive any application requirement if it is determined irrelevant to the assessment of the application.

However, *DFP-Application-Requirements-Significant-Economic-Development-April-2024*, Clauses 17 and 30 do request response "if relevant" for offsite noise impacts and construction and operational noise and vibration impacts.

The Subject Development is located in a Commercial 2 Zone, with nearest dwellings approximately 190 metres from it. Legislative noise limits are applicable at dwellings; and hotel uses are low risk with respect to offsite impacts, construction and operational noise and vibration impacts, in any case.

Accordingly, for the purposes of Clause 53.22 / *DFP-Application-Requirements-Significant-Economic-Development-April-2024*; and with consideration of Clause 53.23 purpose to "...facilitate use and development with high quality urban design, architecture and landscape architecture"; and the Minister for Planning's powers to expedite significant economic development; noise related Clauses 17 and 30 are considered 'not relevant'. However, if this Acoustic Report is endorsed to form part of the permit, it provides best practice mechanisms for enforcement for the Responsible Authority.

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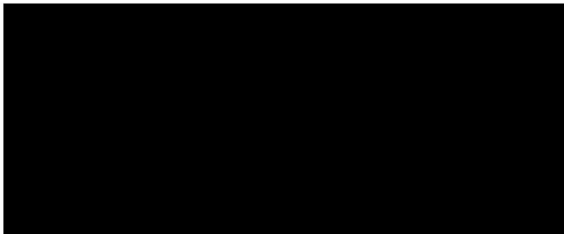
This report has the following sections:

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Direct response to noise related clauses of '*DFP-Application-Requirements-Significant-Economic-Development-April-2024*' are presented in Appendix A, where it was found that noise related Clauses 17 and 30 are 'not relevant' for the purposes of 53.22 response. However, if this Acoustic Report is endorsed to form part of the permit, it provides best practice mechanisms for enforcement of high quality benchmarks and noise limits for the Responsible Authority.

If you have any queries, please do get in touch.

Best regards



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APPENDIX A Direct response to noise related clauses of 'DFP Application Requirements - Significant Economic Development April-2024'



An application lodged with the Development Facilitation Program (DFP) under Clause 53.22 Significant Economic Development, or a request to amend a planning scheme for a significant economic development, must include the following information as relevant to the proposal.

Issue/Application Requirement	Documentation (as relevant)
17. External amenity impacts [if relevant] <i>Identify potential offsite amenity to adjoining properties and the public realm, and demonstrate how these impacts can be avoided, managed, or mitigated to an acceptable degree. Potential amenity considerations include (but are not limited to):</i> ... -Noise impacts ...	... • Acoustic report ...
30. Noise and vibration management [if relevant] <i>Provide a noise and vibration assessment prepared in accordance with the relevant EPA guidelines and Australian/International Standards. The assessment must detail construction and operational noise and vibration impacts (including testing of any back-up power system) on nearby sensitive receivers and structures, and outline the proposed mitigation, management and monitoring measures that would be implemented.</i> <i>Identify if other (non-planning) statutory approvals are required to facilitate proposed use/development.</i>	... • Noise and Vibration Impact Assessment ...

Response to Clause 17

- The Subject Development is located in a Commercial 2 Zone with nearest dwellings approximately 190 metres from it. Legislative noise limits are applicable at dwellings, and hotel uses are generally low risk with respect to offsite impacts in any case. On this basis the Subject Development constructed in accordance with acoustic requirements and high quality benchmarks specified in Appendix B is very low risk with respect to noise, therefore protecting "...amenity to adjoining properties and the public realm, and demonstrate... [-ing]... how these impacts can be avoided, managed, or mitigated to an acceptable degree...").
On this basis, it is considered that '17. External amenity impacts' is not a relevant consideration.
However, if this Acoustic Report is endorsed to form part of the permit it provides best practice mechanisms for enforcement for the Responsible Authority (even if not a relevant consideration for this project)

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Response to Clause 30

- Operational Noise and Vibration:

The Subject Development is located in a Commercial 2 Zone with nearest dwellings approximately 190 metres from it. Legislative noise limits are applicable at dwellings, there are no legislative vibration limits, but in any case, hotel uses are generally low risk with respect to offsite impacts in any case. On this basis the Subject Development constructed in accordance with acoustic requirements and high quality benchmarks specified in Appendix B is very low risk with respect to noise, therefore "...assessment of ... operational noise and vibration on nearby sensitive receivers and structures..." results in negligible noise and vibration impact.

On this basis, it is considered that '30. Noise and vibration management ... operational noise and vibration' is not a relevant consideration in the context of the Clause 53.22 / DFP-Application-Requirements-Significant-Economic-Development-April-2024 submission.

However, if this Acoustic Report is endorsed to form part of the permit it provides best practice mechanisms for enforcement for the Responsible Authority (even if not a relevant consideration for this project)

- Construction Noise and Vibration:

The Subject Development is located in a Commercial 2 Zone with nearest dwellings approximately 190 metres from it. EPA construction guideline noise criteria are applicable at dwellings. But in any case, hotel construction during standard construction hours is low risk with respect to offsite impacts, and noise and vibration impacts can be managed using typical construction management practice, following the EPA construction guideline, and constructing during standard construction hours. On this basis the Subject Development construction "...assessment of ... construction ... noise and vibration on nearby sensitive receivers and structures..." results in negligible/manageable noise and vibration impact.

On this basis, it is considered that '30. Noise and vibration management ... construction ... noise and vibration' is not a relevant consideration in the context of the Clause 53.22 / DFP-Application-Requirements-Significant-Economic-Development-April-2024 submission.

However, if this Acoustic Report is endorsed to form part of the permit it provides best practice mechanisms for enforcement for the Responsible Authority (even if not a relevant consideration for this project)

Accordingly, for the purposes of Clause 53.22 / DFP-Application-Requirements-Significant-Economic-Development-April-2024; and with consideration of Clause 53.23 purpose to "...facilitate use and development with high quality urban design, architecture and landscape architecture"; and the Minister for Planning's powers to expedite significant economic development; noise related Clauses 17 and 30 are considered 'not relevant'.

However, if this Acoustic Report is endorsed to form part of the permit, it provides best practice mechanisms for enforcement for the Responsible Authority (even if not a relevant consideration for this project).

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APPENDIX B **Acoustic requirements and high quality benchmarks and committed to:**

B.1 Australian Standard 2021 - Aircraft Noise Intrusion

Renzo Tonin & Associates reviewed the site location with respect to Melbourne Airport ANEI/ANEF contours and found that AS2021 recommends the proposed building use is acceptable as it is outside ANEI/ANEF 20 contour. Per AS2021:2015 Clause 2.3.1 if "... the building site is classified as 'acceptable', there is usually no need for the building construction to provide protection specifically against aircraft noise."

Relevant excerpts from AS2021:2015 and Melbourne Airport ANEI contours are presented overleaf.

Accordingly, since the subject industrial use is located outside the ANEF/ANEI 20 contour, there are no non-typical building requirements and "...no need for the building construction to provide protection specifically against aircraft noise."

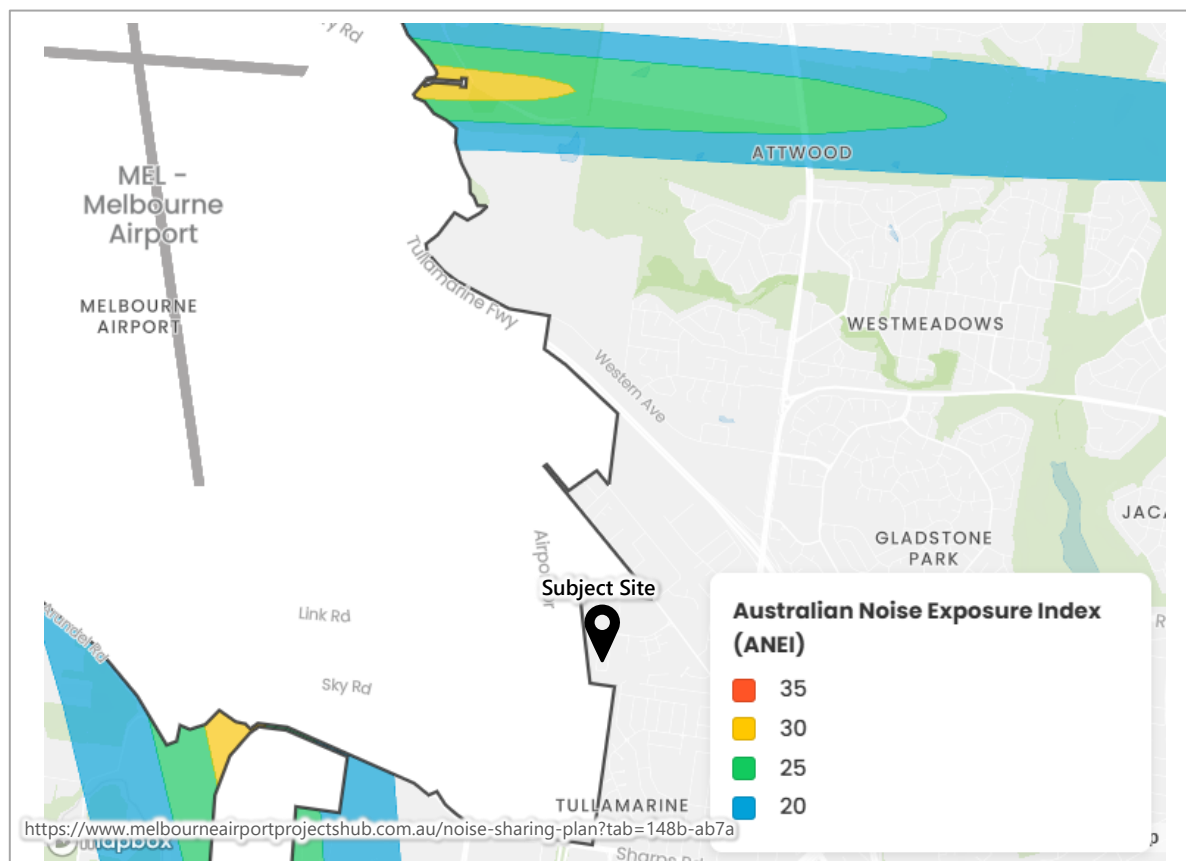
Figure 1: AS2021 excerpt

TABLE 2.1 BUILDING SITE ACCEPTABILITY BASED ON ANEF ZONES (To be used in conjunction with Table 3.3)			
Building type	ANEF zone of site		
	Acceptable	Conditionally acceptable	Unacceptable
House, home unit, flat, caravan park	Less than 20 ANEF (Note 1)	20 to 25 ANEF (Note 2)	Greater than 25 ANEF
Hotel, motel, hostel	Less than 25 ANEF	25 to 30 ANEF	Greater than 30 ANEF
School, university	Less than 20 ANEF (Note 1)	20 to 25 ANEF (Note 2)	Greater than 25 ANEF
Hospital, nursing home	Less than 20 ANEF (Note 1)	20 to 25 ANEF	Greater than 25 ANEF
Public building	Less than 20 ANEF (Note 1)	20 to 30 ANEF	Greater than 30 ANEF
Commercial building	Less than 25 ANEF	25 to 35 ANEF	Greater than 35 ANEF
Light industrial	Less than 30 ANEF	30 to 40 ANEF	Greater than 40 ANEF
Other industrial	Acceptable in all ANEF zones		

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Figure 2: ANEI contour with Subject Site location



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B.2 Australian Standard 2107 internal noise criteria

Australian/New Zealand Standard AS/NZS 2107: 2016 *Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors* (AS 2107) provides target criteria for environmental noise impacts on apartments / hotels, as presented in the table below. These criteria are appropriate for continuous or semi-continuous noise sources (mechanical plant, traffic etc.).

Table 1: AS/NZS 2107 internal noise level criteria

Type of occupancies within apartments / hotels near entertainment districts or near major roads	Recommended design sound level range, L_{eq} dB(A)
Living areas	35 to 45
Sleeping areas ¹	35 to 40

Notes: • Criteria in sleeping areas has been applied during the night period (10pm to 6am).

The criteria are presented in terms of satisfactory and maximum equivalent continuous (L_{eq}) noise levels over a sufficiently long period to characterise the sound source.

With consideration of surrounding uses, the hotel use, and non-acoustic considerations, it is considered that glazing equivalent to 10.38/12/6 (Rw37) may be implemented for suites. However this shall be confirmed by way of noise monitoring and assessment during the design development stage.

B.3 Better Apartments Design Standard (benchmark)

The Better Apartments Design Standard (BADS) is not applicable for hotel uses.

However it provides a useful benchmark for new residential developments in Victoria.

Noise criteria per BADS have been used as a benchmark.

Table 2: Better Apartments Design Standard – internal noise benchmark

Type of occupancy / activity	Internal noise level criterion, dB(A)
Sleeping areas, $L_{eq, 8h}$ (from 10pm to 6am)	≤ 35
Living areas, $L_{eq, 16h}$ (from 6am to 10pm)	≤ 40

With consideration of surrounding uses, the hotel use, and non-acoustic considerations, it is considered that glazing equivalent to 10.38/12/6 (Rw37) may be implemented for suites. However this shall be confirmed by way of noise monitoring and assessment during the design development stage.

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B.4 EPA Publication 1826 - Noise Protocol

EPA Publication 1826 'Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues' - Part 1, (EPA 1826) sets out limits for noise from commerce, industry, and trade premises, but explicitly not noise from music, nor voice, nor private vehicles. EPA 1826 sets the methodology for assessing the effective noise level to determine unreasonable noise under the Environment Protection Regulations 2021, and therefore under the Environment Protection Act 2017.

EPA 1826 noise limits are calculated from planning overlays and background noise levels measured within an area in absence of intrusive commercial noise sources. The table below presents the applicable noise limits.

EPA 1826 night-time noise limits are more stringent than that of the day or evening periods. As such, compliance during the night-time period implies compliance during the evening and day periods, where the source noise level does not vary. For this assessment the applicable location of assessment is outside surrounding dwellings and places of education, assessed over a 30-minute period.

Table 3: EPA 1826 Noise Protocol limits

Period	Noise limit L_{eq} dB(A)
At Subject Development:	
Day	67
Evening	60
Night	55
At nearest dwellings (190m away from Subject Development)	
Day	54
Evening	48
Night	43
EPA 1826 / EP Reg 2021 period definitions:	Day: Monday-to-Saturday 7am-to-6pm; Evening: Monday-to-Saturday 6pm-to-10pm; Night: All days 10pm-to-7am Sundays NA Sundays and public holidays 7am-to-10pm
Notes:	Noise limits determined using neutral classification methodology, in accordance with EPA 1826

EPA 1826-P1 sets out the following character adjustments for assessment of noise sources:

Tonality	+2 dB for just-detectable tonal character; +5 for prominent tonal character
Impulse	+2 dB for just-detectable impulsive character; +5 for prominent impulsive character
Intermittency	+3 dB for >10dB change in noise levels during day, twice in a half hour +5 dB for >10dB change in noise levels during evening or night, twice in a half hour
Indoors	+20 dB if assessment is undertaken indoors within a sensitive premises meeting BCA 2006 energy efficiency requirements.

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B.5 Simplified summary of internal transmission and insulation requirements for National Construction Code

This section provides a simplified summary of the project internal transmission and insulation design requirements for National Construction Code. The compliance of the design against the NCC must be certified by a qualified building surveyor to receive a building permit for construction.

Table 4: Simplified summary of NCC sound insulation requirements for partition walls

One Side	Other Side	NCC 2022 Requirements	
		Airborne Sound Insulation	Impact Sound Insulation
Enclosed habitable room ^{1,2}	Enclosed habitable room ^{1,2}	$R_w + C_{tr} \geq 50$ $D_{nT,w} + C_{tr} \geq 45$	–
	Wet area ³	$R_w + C_{tr} \geq 50$ $D_{nT,w} + C_{tr} \geq 45$	Discontinuous construction ⁵
	Combined Living/Dining/Kitchen area	$R_w + C_{tr} \geq 50$ $D_{nT,w} + C_{tr} \geq 45$	Discontinuous construction ⁵
Wet area ³	Wet area ³	$R_w + C_{tr} \geq 50$ $D_{nT,w} + C_{tr} \geq 45$	–
	Combined Living/Dining/Kitchen area	$R_w + C_{tr} \geq 50$ $D_{nT,w} + C_{tr} \geq 45$	Discontinuous construction ⁵
Combined Living/Dining/Kitchen area	Combined Living/Dining/Kitchen area	$R_w + C_{tr} \geq 50$ $D_{nT,w} + C_{tr} \geq 45$	Discontinuous construction ⁵
Any separating wall of the occupancy	Plant room, lift shaft	$R_w \geq 50$ $D_{nT,w} \geq 45$	Discontinuous construction ⁵
	Public corridors & stairs, Lobby or Foyer and parts of a different classification	$R_w \geq 50$ ⁴ $D_{nT,w} \geq 45$	–
Hydraulic services shaft/riser	Enclosed Habitable room ¹	$R_w + C_{tr} \geq 40$	–
	Combined Living/Dining/Kitchen area	$R_w + C_{tr} \geq 40$	–
	Wet area ³	$R_w + C_{tr} \geq 25$	–

1. Enclosed habitable rooms include enclosed spaces such as bedrooms, but not combined kitchens opening into living and dining rooms.
2. Private hallways, stairs and entries inside apartment and studies are considered habitable spaces.
3. Wet areas include bathrooms, en-suites, and laundries.
4. Where a door is incorporated in a wall, the door assembly shall have an R_w not less than 30.
5. Discontinuous construction means wall system having a minimum 20mm clearance gap between two separate leaves. A staggered stud wall is not deemed as a discontinuous construction.

Table 5: Simplified summary of NCC sound insulation requirements for partition floors

Subject Floor	Floor Below	NCC 2022 Requirements	
		Airborne sound Insulation	Impact Sound Insulation
Sole Occupancy Unit	Sole Occupancy Unit, plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification	$R_w + C_{tr} \geq 50$ $D_{nT,w} + C_{tr} \geq 45$	$L_{n,w} \leq 62$ $L_{nT,w} \leq 62$

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B.6 EPA 1834 Civil construction, building and demolition guide for noise

There are currently no objective legislative requirements to limit noise and vibration from construction in Victoria, however the 'EPA Pub.1834 - Civil construction, building and demolition guide' provides guidance.

The proposed construction schedule is recommended in Publication 1834:

Table 6: EPA 1834 – construction/demolition hours and noise guidelines

Period	Time period	Residential constr. /demo. in Residential / Mixed Use Zone	Other construction/demolition
Normal working hours	Monday - Friday	7am – 6pm	7am – 6pm
	Saturday	9am – 1pm	7am – 1pm
Evening/ weekend hours	Monday - Friday	6pm – 10pm	6pm – 10pm
	Saturday	1pm – 8pm	1pm – 10pm
	Sunday and Public Holidays	9am – 8pm	7am – 10pm
		Noise (L _{Aeq}) should not exceed background +10dBA for the first 18 months, or +5dBA thereafter	Noise must not be unreasonable ² (eg. noise (L _{Aeq}) not exceed background +5dBA).
Night hours	Noise inaudible ¹ within any habitable room of any residential premises	All other times.	All other times.

- Notes: 1. Per EPA Pub 1834 for night time scheduling:
"The requirement for inaudibility relates primarily to adequate scheduling of works. Adequate scheduling would mean, for example, undertaking noisy activities at less sensitive hours, and inherently quiet activities, that would be inaudible to people, in the night period. Inaudibility is not meant to be a measurable criterion in dB. To predict construction noise, a reference level set at background level +0 dB could be used as a suitable reference level for inaudible. Where this approach is used, apply adjustments to consider the potential character of the noise that increases its impacts (e.g. tonality, impulsiveness). You should not use this approach for compliance purposes, but only to inform risk assessment regarding the scheduling of works."
2. "Unreasonable noise" is defined in the Environment Protection Act 2017 as "noise that is unreasonable having regard to its volume, intensity or duration; its character; the time, place and other circumstance in which it is emitted".
- The Environment Protection Regulations 2021 indicates that construction and demolition works must not be "unreasonable" during the evening/weekend hours, and must comply with the *General Environmental Duty* (GED), meaning that all reasonably practicable measures must be implemented in order to minimise the risk of harm to the environment and community.

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B.7 Vibration criteria for avoidance of structural or cosmetic damage

Currently there is no existing Australian Standard for assessment of structural building damage caused by vibration energy, however, Australian Standard AS 2187.2 'Explosives—Storage and use', refers to British Standard BS 7385.2 'Evaluation and measurement of vibration in buildings' for prevention of minor or cosmetic damage occurring in structures from ground vibration.

Regarding application to heritage buildings, British Standard 7385.2 notes that "a building of historical value should not (unless it is structurally unsound) be assumed to be more sensitive."

German Standard DIN 4150.3 'Structural vibration in buildings - Effects on Structure' also provides recommended maximum levels of vibration that reduce the likelihood of building damage caused by vibration and are generally recognised to be conservative. Per DIN450.3 "Experience has shown that if these values are complied with, damage that reduces the serviceability of the building will not occur. If damage nevertheless occurs, it is to be assumed that other causes are responsible. Exceeding the values in table 1 does not necessarily lead to damage; should they be significantly exceeded, however, further investigations are necessary."

The tables below present summaries of applicable BS 7385 and DIN 4150.3 criteria.

Table 7: BS 7385 structural damage criteria

Group	Type of structure	Damage level	Peak component particle velocity, mm/s		
			4Hz to 15Hz	15Hz to 40Hz	40Hz and above
1	Reinforced or framed structures Industrial and heavy commercial buildings	Cosmetic	25 ⁽¹⁾	25 ⁽¹⁾	25 ⁽¹⁾
2	Un-reinforced or light framed structures Residential or light commercial type buildings	Cosmetic	7.5 ⁽¹⁾ to 10 ⁽¹⁾	10 ⁽¹⁾ to 25 ⁽¹⁾	25 ⁽¹⁾

Note: 6. Presented noise levels are 50% lower than presented in BS 7385.2, as per BS 7385.2 Section 7.3.3 "Where the dynamic loading caused by continuous vibration is such as to give rise to dynamic magnification due to resonance, especially at the lower frequencies where lower guide values apply, then the guide values ... may need to be reduced by up to 50%"

Table 8: DIN 4150-3 structural damage criteria (recognised to be conservative)

Group	Type of structure	Vibration velocity, mm/s			
		At foundation at frequency of			Plane of floor uppermost storey
		1Hz to 10Hz	10Hz to 50Hz	50Hz to 100Hz	All frequencies
1	Buildings used for commercial purposes, industrial buildings and buildings of similar design	20	20 to 40	40 to 50	40
2	Dwellings and buildings of similar design and/or use	5	5 to 15	15 to 20	15
3	Structures that because of their particular sensitivity to vibration, do not correspond to those listed in Group 1 or 2 and have intrinsic value (eg buildings under a preservation order)	3	3 to 8	8 to 10	8

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Table 9: DIN 4150-3 Guideline values for vibration velocity to be used when evaluating the effects of short-term vibration on buried pipework

Line	Pipe Material	Guideline values for vibration velocity measured on the pipe, mm/s
1	Steel (including welded pipes)	100
2	Clay, concrete, reinforced concrete, pre-stressed concrete, metal (with or without flange)	80
3	Masonry, plastic	50

Note: For gas and water supply pipes within 2 metres of buildings, the levels given in Table 8 should be applied. Consideration must also be given to pipe junctions with the building structure as potential significant changes in mechanical loads on the pipe must be considered.

For long-term vibration the guideline levels presented should be halved.

B.8 Techniques to control and minimise noise and vibration

EPA Pub. 1834 does present recommendations on scheduling noisy activities at times that minimise potential harms, as follows:

- *Schedule activities to minimise noise impacts. Aspects to consider include:*
 - *Undertaking work during normal working hours.*
 - *Avoiding work when there are special events.*
 - *Scheduling work when neighbours/residents are not present.*
 - *Scheduling noisy works together to reduce the overall duration of exposure.*
 - *Scheduling noisy activities around times of high background noise to provide masking or to reduce the amount that noise from your activities intrudes above the background.*
 - *Scheduling noisy activities for less sensitive times, for example, delay a rock-breaking task to the later morning or afternoon.*
 - *Avoiding work that coincides with sensitive ecological processes, for example, during critical breeding season of species that rely on mating calls.*
- *Organise deliveries and access, with consideration given to:*
 - *Combining loads to reduce noise and congestion in surrounding streets.*
 - *Optimising the number of vehicle trips to and from your site.*
 - *Maintaining vehicles in good condition.*
 - *Promoting good driving behaviour, to prevent sudden acceleration and unjustified use of engine brakes.*
 - *Consulting and informing potentially noise-affected residences regarding designated access routes to your site. Ensure drivers are aware and use nominated vehicle routes.*
 - *Providing onsite parking for staff and onsite truck waiting areas away from nearby people. Install bunding or walls to minimise noise for truck waiting areas.*
 - *Scheduling deliveries to nominated hours only.*

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Document control

Date	Revision history	Non-issued revision	Issued revision	Prepared	Instructed	Reviewed / Authorised
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The work presented in this document was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian/New Zealand Standard AS/NZS ISO 9001.

This document is issued subject to review and authorisation by the suitably qualified and experienced person named in the last column above. If no name appears, this document shall be considered as preliminary or draft only and no reliance shall be placed upon it other than for information to be verified later.

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In preparing this report, we have relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by the Client and/or from other sources. Except as otherwise stated in the report, we have not attempted to verify the accuracy or completeness of any such information. If the information is subsequently determined to be false, inaccurate, or incomplete then it is possible that our observations and conclusions as expressed in this report may change.

We have derived data in this report from information sourced from the Client (if any) and/or available in the public domain at the time or times outlined in this report. The passage of time, manifestation of latent conditions or impacts of future events may require further examination and re-evaluation of the data, findings, observations and conclusions expressed in this report.

We have prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

The information contained herein is for the purpose of acoustics only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of acoustics engineering including and not limited to structural integrity, fire rating, architectural buildability and fit-for-purpose, waterproofing and the like. Supplementary professional advice should be sought in respect of these issues.

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