MATTHEW PALAVIDIS
VICTOR FATTORETTO
MATTHEW SHIELDS

102-108 Jeffcott Street, West Melbourne

Acoustic Assessment

MELBOURNE
41 Cobden St
NORTH MELBOURNE VIC 3051
(03) 9272 6800

ABN 11 068 954 343
www.acousticlogic.com.au

Project ID	20200954.1
Document Title	Acoustic Assessment
Attention To	BEG Projects Pty Ltd

Revision	Date	Document Reference	Prepared By	Checked By	Approved By
0	19/01/2021	20200954.1/1901A/R0/JT	JT	BAW	
1	21/01/2021	20200954.1/2101A/R1/JT	JT	BAW	BAW

TABLE OF CONTENTS

1 INTRODUCTION

Acoustic Logic (AL) have been engaged by BEG Projects Pty Ltd to undertake an acoustic assessment of the proposed residential development located at 102-108 Jeffcott Street, West Melbourne. This report addresses Condition 44 of the Planning Permit and external noise intrusion from surrounding noise sources into the proposed development.

The following documentation have been referenced in the acoustic assessment.

Table 1 – Referenced Documents

Company	Document Reference	Date
CHT Architects	TP1.104 – TP1.127	22/01/2021
Department of Environment, Land, Water and Planning	Permit No. PA1800480	16/10/2019

2 SITE DESCRIPTION

The proposed development is located at 102-108 Jeffcott Street, West Melbourne. The proposed development is located in an area surrounded by commercial and residential offerings or a combination of more than one type. The development consists of a single tower with 3 levels of basement car parking. The development contains 21 levels and roof level including a café and gym on the ground floor.

The site is bounded by Jeffcott Street to the south, existing commercial buildings to the east and west and the existing 377 Spencer Street residential development to the north. The Bombardier Transportation train yard is located approximately 140m west of the subject site while the nearest rail corridor is approximately 200m to the west.

Figure 1 below shows the subject site location and surrounding area.

Figure 1: Site Map and surrounding area (Source: Google Earth™)

2.4 LOCAL NOISE SOURCES

Site inspection and noise level measurements indicate that the dominant noise levels at the subject site are the traffic noise levels from surrounding road networks as well as existing nearby mechanical plant and equipment indicated in Figure 2 below.

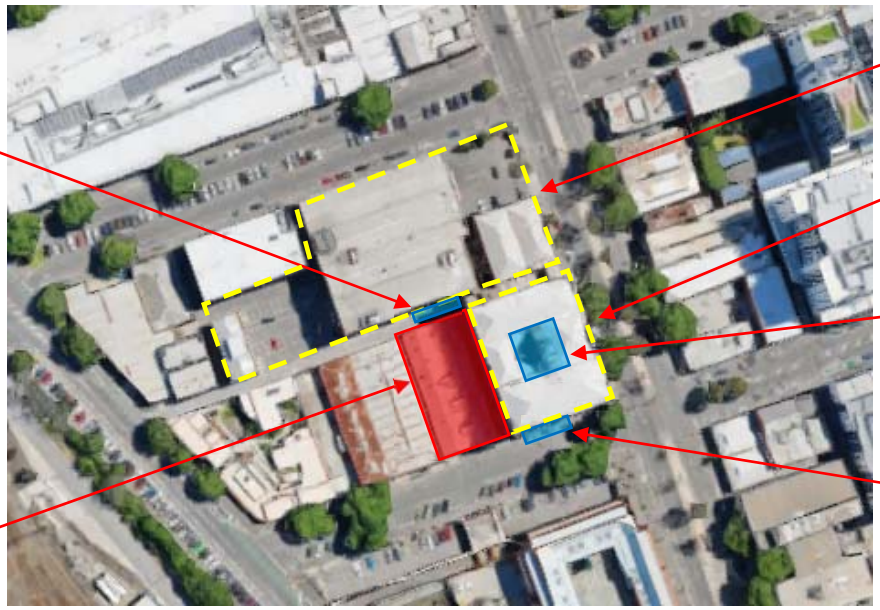


Figure 2: Mechanical plant serving adjacent buildings (Source: Google Earth™)

The existing mechanical plant and equipment impacting the subject are identified as the following:

- 355 Spencer Street development: mechanical plant and equipment located on the ground level and rooftop level of the building. AL has been advised by the building manager of 355 Spencer Street that the mechanical plant and equipment serving the building only operates between 8am and 6pm Monday to Friday and will be turned off during the night-time period.
- 377 Spencer Street: mechanical plant and equipment noise identified from the ground level exhaust louvre serving the existing 377 Spencer Street development.

3 PLANNING PERMIT

Condition 44 of Planning Permit Permit No. PA1800480 prepared by Department of Environment, Land, Water and Planning contains the following:

44. Noise attenuation measures (including external glazing and doors and any air conditioning or ventilation system) designed by a recognised acoustic consultant must be included in any new, refurbished or converted building or part of a building used for residential use (including residential hotel) to ensure that the maximum noise level does not exceed 45dB in habitable rooms with windows closed when music noise is emitted from the Docklands stadium , to the satisfaction of the Responsible Authority. If the development is within 400 metres of the centre point of the stadium, the building must be fitted with ducted air-conditioning. The recommendations contained in the acoustic report must be implemented, at no cost to the Responsible Authority, prior to the occupation of the residential hotel.

4 ENVIRONMENTAL NOISE DESCRIPTORS

Environmental noise constantly varies in level, due to fluctuations in local noise sources including road traffic. Accordingly, a 15-minute measurement interval is normally utilised. Over this period, noise levels are monitored on a continuous basis and statistical and integrating techniques are used to determine noise description parameters.

In the case of environmental noise three principle measurement parameters are used, namely L_{10}, L_{90} and L_{eq}.

The L_{10} and L_{90} measurement parameters are statistical levels that represent the average maximum and average minimum noise levels respectively, over the measurement intervals.

The L_{10} parameter is commonly used to measure noise produced by a particular intrusive noise source since it represents the average of the loudest noise levels produced by the source.

Conversely, the L_{90} level (which is commonly referred to as the background noise level) represents the noise level heard in the quieter periods during a measurement interval. The L_{90} parameter is used to set the allowable noise level for new, potentially intrusive noise sources since the disturbance caused by the new source depends on how audible it is above the pre-existing noise environment, particularly during quiet periods, as represented by the L_{90} level.

The L_{eq} parameter represents the average noise energy during a measurement period. This parameter is derived by integrating the noise levels measured over the measurement period. L_{eq} is important in the assessment of traffic noise impact as it closely corresponds with human perception of a changing noise environment; such is the character of industrial noise.

5 ASSESSMENT CRITERIA

5.1 STANDARD D16 AT CLAUSE 58.04-3

Standard D16 of Clause 58.04-3 contains the following condition:

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external and internal noise sources.

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 D3 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 D3 Noise influence area

Noise Source	***Noise influence area***
Zone interface	
Industry	*300 metres from the industrial 1, 2 and 3 zone boundaries*
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*

Note: The noise influence area should be measured from the closest part of the building to the noise source.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified consultant submitted with the application.
- Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.
- Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.

Based on these conditions, the subject site has been reviewed as follows:

1. The development is within **not** 300m of an industrial zone.
2. The development is **not** within 300m of a freeway or road carrying an AADT >40,000.
3. The development is **not** within 80m of railway servicing passengers.
4. The development is **not** within 135m from the centre of the nearest track serving freight.

As such, the noise levels specified in Standard D16 at Clause 58.04-3 is **not applicable** to the subject development. Based on the above, the internal traffic noise level criteria has been based on Australian Standards 2107:2016 detailed in Section 4.2 below.

5.2 TRAFFIC NOISE CRITERIA

Internal noise level criteria for external noise intrusion from traffic has been developed in accordance with *Australian Standard AS/NZS 2107:2016 "Recommended Design Sound Levels and Reverberation Times for Building Interiors"*. AS/NZS 2107:2016 sets out recommended design sound levels for residential developments depending on locality to minor or major roads. The Table 2 below details the criteria for the proposed development which is located adjacent to a major road.

Table 2 – Internal Noise Level Criteria for Traffic

Location	Required Internal Noise Level	
	Day dB(A) $L_{eq,1hr}$ (7am – 10pm)	Night dB(A) $L_{eq,1hr}$ (10pm – 7am)
Bedrooms	35-45[1]	30-40
Living rooms	35-45	N/A

Note 1: Bedrooms are assessed as living areas outside the night-time period of 10pm to 7am.
Note 2: Assessment is based on apartments suitably furnished ready for occupation with façade (external windows and doors) fully closed.

5.3 DOCKLANDS STADIUM NOISE CRITERIA

Table 3 below summarizes the criteria detailed in Condition 44 of the Planning Permit as noted in Section 3 above.

Table 3 – Internal Noise Level Criteria for Music Noise from Docklands Stadium

Location	Required Maximum Internal Noise Level
Habitable Rooms	45 dB(A) L_{eq}

The proposed development site is located outside of the 400 metre-radius from the centre point of the Docklands Stadium and as such the development **does not** require ducted air conditioning.

5.4 SEPP N-1

SEPP N-1 details the methodology to be used in assessing environmental noise emissions such that protection of residential amenity may be preserved. SEPP's are statutory instruments that are required to be complied with by private individuals, public and private sector organisations. SEPP N-1 includes both Schedule A and B that provide procedures to measure noise from premises and to determine noise emission limits respectively. To determine the assessment criteria both the 'zoning' level and ambient background noise levels are required to determine if the background noise level is neutral, high or low.

5.4.1 Zoning Level

The 'Zoning' level is determined by the Influencing Factor (IF) and is calculated by the formula nominated in Section B.2.4 of SEPP N-1, the 'Zoning Level versus Influencing Factor' graph in section B3 of SEPPN-1 and Victoria's Planning Scheme Maps. The IF is calculated from the proportion of industrial and commercial land around noise sensitive areas (in this case residential premises). Review of the surrounding area indicates an IF of approximately **0.61** which results in the zoning limits detailed in Table 4 below.

Table 4 - Zoning Levels

Period	Zoning Level
Day	61
Evening	54
Night	49

5.4.2 Measured Background Noise Levels

The background noise level measurements used to establish the SEPP N-1 are detailed in Table 9.

5.4.3 SEPP N-1 Noise Limits

Table 5 below details the SEPP N-1 criteria based on the zoning levels presented in Table 4 and the measured background noise levels indicated in Table 9.

Where SEPP N-1 exceedance is found externally, internal assessment is applicable with the façade (windows and doors closed). SEPP N-1 states that where the noise is transmitted through a solid wall, ceiling or floor the adjustment to the external noise limit shall be -15dB.

Table 5 – SEPP N-1 Noise Limits

Period	Measured Background $L_{90,15min}$ dB(A)[1]	Zoning limit	Classification	SEPP N-1 External Criteria L_{eq} dB(A)	SEPP N-1 Internal Criteria L_{eq} dB(A)
Day Monday – Friday (7am – 6pm) Saturday (7am – 1pm)	58	61	High	**64**	**49**
Evening Monday – Friday (6pm – 10pm) Saturday (1am – 10pm) Sunday (7am – 10pm)	56	54	High	**59**	**44**
Night Monday – Sunday (10pm – 7am)	52	49	High	**55**	**40**

Note 1 – Refer Section 6.2.4.

6 NOISE LEVEL MEASUREMENTS

6.1 MUSIC NOISE MEASUREMENTS

6.1.1 Measurement Date

Music noise level measurements were taken during a (Bon Jovi) concert at the Docklands Stadium. The measurements were undertaken on 7 December 2013.

6.1.2 Measurement Equipment

Measurements within the stadium were conducted using an Acoustic Research Laboratories Ngara noise monitor while measurements conducted externally were taken using a Norsonic 140 Sound Level Analyser. The equipment was calibrated before and after measurements, no significant drift was recorded. The measured noise levels are presented in the table below.

6.1.3 Measurement Locations

The music noise level measurements were conducted on the following locations:

- Location A – Attended noise level measurements under undertaken on the rooftop level of the existing residential development located at 673 La Trobe Street. The microphone of the sound level meter was located in-line with the southern façade on the boundary at approximately 1.5 metres above FFL. The sound level meter had full view of the Docklands Stadium.
- Location B – Un-attended noise level measurements installed within the Docklands Stadium at the end of walkway to the north on the concourse level.
- Location C - Un-attended noise level measurements installed within the Docklands Stadium at the stadium catwalk.

6.1.4 Measured Noise Levels

The table below details the measured music noise levels from the Docklands Stadium.

Table 6 - Measured Music Noise Levels from the Docklands Stadium

Measurement Location[1]	Noise Sources	Measurement Noise Level dB(A) L_{eq}
Location A	Concert Noise	71
Location B	Concert Noise and Patrons on walkway	72
Location C	Concert Noise	97

Note 1: Refer Section 6.1.3 for measurement locations.

6.2 TRAFFIC, BACKGROUND AND MECHANICAL PLANT NOISE MEASUREMENTS

6.2.1 Measurement Locations

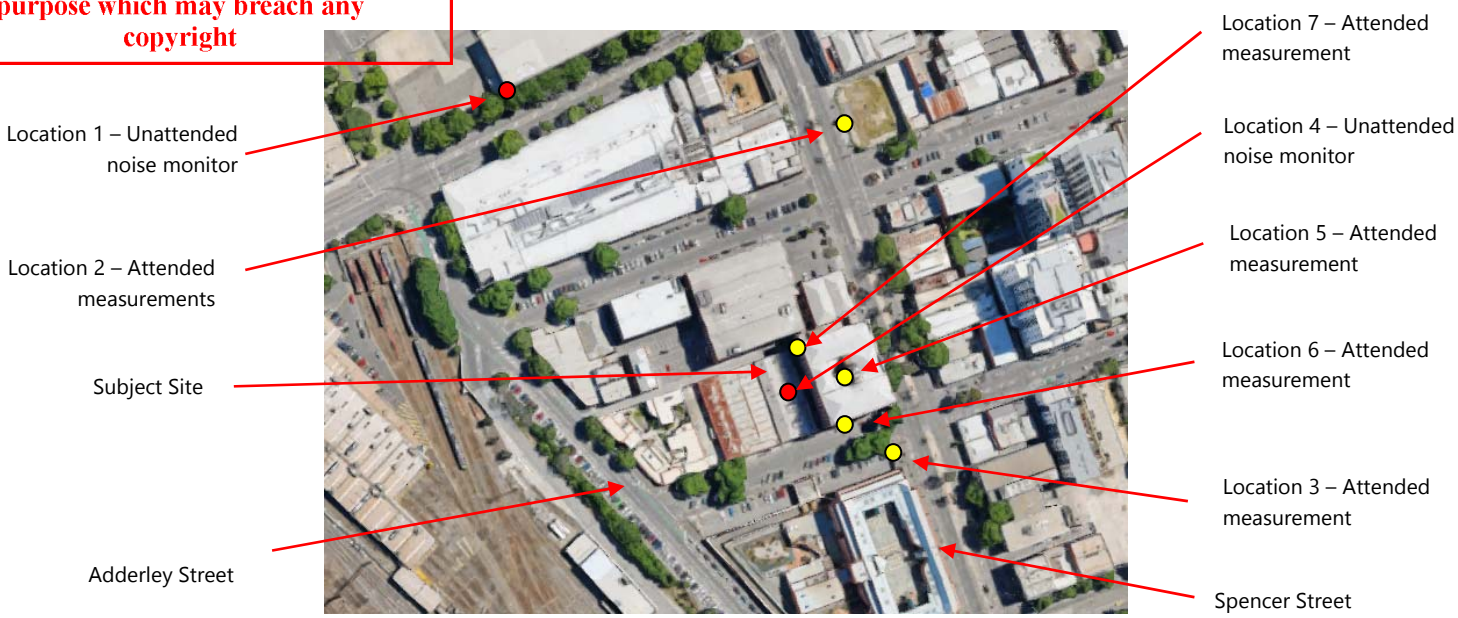


Figure 3: Measurement Locations (Source: Google Earth™)

The traffic noise level measurements were conducted in the following locations:

- **Location 1 –** Unattended traffic noise monitoring was conducted facing Dudley Street. The microphone of the noise monitor was located approximately 1.5 metres above grade and affected by façade reflection and had full view of Dudley Street.
- **Location 2 –** Attended traffic noise measurement was conducted facing Spencer Street. The microphone of the sound level meter was located approximately 1.5 metres above grade and 3 metres from Spencer Street. The measurements were conducted in free field and had full view of Spencer Street.
- **Location 3 –** Attended traffic noise measurement was conducted on the corner of Jeffcott and Spencer Street. The microphone of the sound level meter was located approximately 1.5 metres above grade and 3 metres from Spencer Street. The measurements were conducted in free field and had full view of Spencer Street.

The background / ambient noise level measurements were conducted in the following location:

- **Location 4 –** Unattended background noise monitor was placed at roof level of the subject site, approximately 16 metres setback from Jeffcott Street. The measurements were conducted in free field.

The existing nearby mechanical plant and equipment noise level measurements were conducted on the following locations:

- **Location 5 –** Attended mechanical plant measurements were conducted at roof level of the building located at 355 Spencer Street with all mechanical plant in operation at the time of measurements. The measurements were undertaken at approximately 1 metre from the mechanical noise source with the microphone of the sound level meter located approximately 1.5m above FFL. The measurements were conducted in free field.
- **Location 6 –** Attended mechanical measurements were conducted at ground level on Jeffcott Street facing the building located at 355 Spencer Street. The measurements were undertaken at

approximately 1metre from the mechanical noise source with the microphone of the sound level meter located approximately 1.5m above grade. The measurements were conducted in free field.

- **Location 7** – Attended mechanical measurements were conducted at ground level on McDougall Lane in-line with the northern boundary of the subject site. The microphone of the sound level meter was located approximately 1.5m above grade and affected by reflective surfaces.

6.2.2 Measurement Date, Time and Equipment

The noise level measurements were conducted at the following date and time:

- Unattended traffic noise level monitoring at Location 1 was conducted between 21 and 28 January 2015 using an ARL 315 noise monitor. The noise monitor was programmed to store 15-minutes statistical noise levels through the monitoring period.
- Attended noise level measurements at Location 2 were conducted on 19 and 24 June 2019 using a Rion NL-42 and a Norsonic Nor140 respectively.
- Attended noise level measurements at Location 3 were conducted on 9 December 2020. A Norsonic Nor140 sound level analyser was used for the attended noise level measurement.
- Unattended background noise level monitoring at Location 4 were conducted between 4 and 8 December 2020 using an ARL Ngara noise monitor. The noise monitor was programmed to store 15-minute statistical noise levels through the monitoring period.
- Attended noise level measurements at locations 5, 6 and 7 were conducted on the 13 January 2021. A Norsonic Nor140 sound level analyser was used for the attended noise level measurements.

All equipment was calibrated at the beginning and end of the measurements, no significant drift was detected. All measurements were taken of fast response mode.

The measurement time are detailed in Section 6.2.3 below.

6.2.3 Measured Traffic Noise Levels

The tables below detailed the measured traffic noise levels.

Table 7 – Measured Traffic Noise Levels (Attended Measurements)

Measurement Location[1]	Date and Time of Measurements	Measured Noise Levels dB(A) $L_{eq,15min}$
Location 2 – facing Spencer Street	19/6/2019 (8:37am-8:52am)	69
	24/6/2019 (4:50pm-5:05pm)	68
Location 3 – facing Spencer Street	9/12/2020 (9:00am-9:15am)	67

Note 1 – Refer Figure 3 for measurement locations.

Table 8 – Measured Traffic Noise Levels (Unattended Measurements)

Measurement Location[1]	Date and Time of Measurements	Time Period	Measured Noise Levels dB(A) $L_{eq,1hr}$
Location 1 – facing Dudley Street	21/01/2015 to 28/01/2015	Day (7:00am – 10:00pm)	69[2]
		Night (10:00pm – 7:00am)	67[2]

Note 1 – Refer Figure 3 for measurement locations

Note 2 – Presented noise levels have been corrected -2.5 dB for façade reflections.

6.2.4 Measured Background Noise Levels

Results from background monitoring conducted at Location 4 are presented in the table below.

Table 9 – Measured Background Noise Levels – Unattended Measurements

Period	Time	Measured Background $L_{90,15min}$ dB(A)
Day	7am – 6pm (Mon – Fri) 7am – 1pm (Sat)	58
Evening	6pm – 10pm (Mon – Fri) 1pm – 10pm (Sat) 7am – 10pm (Sun)	56
Night	10pm – 7am	52

6.2 Existing Nearby Mechanical Plant Measurements

The table below details the measured noise levels of the existing nearby mechanical plant and equipment.

Table 10 – Measured Mechanical Plant Noise

Measurement Location[1]	Noise Source	Measured Noise Levels dB(A) L_{eq}
Location 5	Rooftop plant equipment serving 355 Spencer Street	72[2]
Location 6	Plant equipment noise from the ground level louvre serving 355 Spencer Street	77[2]
Location 7	Plant equipment noise from the ground level louvre serving 377 Spencer Street	57

Note 1 – Refer Figure 3 for measurement locations.

Note 2 – Mechanical plant operates during building hours only (8am to 6pm) Monday to Friday as confirmed by the Building Manager of 355 Spencer Street.

7 EVALUATION OF EXTERNAL NOISE INTRUSION

7.1 ASSESSMENT OF EXISTING NEARBY MECHANICAL PLANT AND EQUIPMENT

The existing nearby mechanical plant and equipment identified in Section 2.1 above has been assessed against the established SEPP N-1 criteria.

7.1.1 Mechanical Plant and Equipment Serving 355 Spencer Street

The table below details the assessment of the mechanical plant and equipment serving the 355 Spencer Street commercial building. As noted above, it was confirmed by the building manager that the mechanical plant and equipment only operates day time period namely 8am to 6pm Monday to Friday, and therefore the assessment has been conducted against the day time period criteria under SEPP N-1.

Table 11 – 355 Spencer Street Mechanical Plant and Equipment Assessment

Equipment[1]	Measured Plant Noise Levels dB(A) L_{eq} @ 1 metre	Predicted Noise Levels at Subject Site dB(A) L_{eq}	SEPP N-1 Evening Period Criteria dB(A) L_{eq}	Complies[2]
Location 5 - Rooftop Plant	72	<59	≤64	Yes
Location 6 - Plant noise from ground level louvre	77	<59	≤64	Yes

Note 1 – Refer Figure 2 for plant locations.
Note 2 – As the evening period is more stringent than the day period criteria, compliance at the evening period will ensure compliance with the day period.

As indicated in Table 11 above, the existing noise levels generated from the mechanical plant and equipment serving the 355 Spencer Street commercial development **complies** with SEPP N-1 and therefore no further acoustic treatments are required.

7.1.2 Mechanical Plant and Equipment Serving 377 Spencer Street

The table below details the assessment of the mechanical plant and equipment serving the 377 Spencer Street residential building.

Table 12 – 377 Spencer Street Mechanical Plant and Equipment Assessment

Equipment[1]	Measured Plant Noise Levels dB(A) L_{eq}	SEPP N-1 Criteria dB(A) L_{eq}	Complies
Location 7 - Plant noise from ground level louvre	57[2]	Day: ≤64 Evening: ≤59 Night: ≤55	Day: Yes Evening: Yes Night: No

Note 1 – Refer Figure 2 for plant locations.
Note 2 – Measurements were undertaken at the location in-line with the northern boundary of the subject site.

As indicated in Table 12 above, the mechanical noise level identified complies with the day and evening SEPP N-1 period and exceeds the night period criteria. Due to the exceedance in the night period, the assessment has been conducted against the SEPP N-1 internal noise level criteria via façade design (glazing and external walls) which is further discussed in Section 7.2 below.

7.2 RECOMMENDED ACOUSTIC TREATMENT

Internal noise levels will primarily be as a result of noise transfer through the windows, doors and roof as these are relatively light building elements that offer less resistance to the transmission of sound. Walls that are proposed to be heavy masonry elements will not require upgrading. The predicted noise levels through the windows, doors and roof are discussed below. The predicted noise levels have been based on the expected level and spectral characteristics of the external noise, the area of building elements exposed to external noise, the absorption characteristics of the rooms and the noise reduction performance of the building elements.

Glazing / façade treatment was determined based on the following:

- For each façade, the highest expected façade noise level was used for the whole façade. No correction for vertical elevation change was made.
- Traffic noise levels measured around the subject site.
- Music noise levels measured at the Docklands Stadium.
- Transmission loss of façade element.
- Where SEPP N-1 external criteria is exceeded (per Section 7.1.2 above), the assessment has based on internal SEPP N-1 criteria established in Table 5 above.
- Noise correction based on the distance between the noise source and the nearest façade of subject development.

The constructions set out below are necessary for the satisfactory control of external noise and to achieve compliance with the internal noise level criteria set out in Section 5.

7.2.1 Recommended Glazing

The glass thicknesses shown in the schedule do not take into account thermal, structural, safety or any other requirements other than acoustic requirements and thus may require upgrading in some instances. In these instances, increasing the glass thickness beyond the acoustic requirement will be acceptable. Where the glazing thickness has not been specified, standard glazing will be acceptable.

The table below details the minimum performance requirements for the glazing assembly installed. Where open-able windows or sliding glass doors are installed, the total R_w performance of the system shall not be lower than the values listed. It is noted that the system supplied shall meet the overall minimum R_w ratings nominated. If an alternative system is proposed the system shall be reviewed and will require approval by a suitably qualified acoustic consultant to ensure that the proposed system is acceptable and will ensure compliance with the nominated internal noise design criteria.

Table 13 – Minimum External Glazing Requirements / Performance

Location	Required Glazing Construction	Minimum R_w of Installed System	Acoustic Seals[1]
Refer to Appendix 1 – Façade Schedule	10.38mm lam or 6/12/10.38mm lam IGU	35	Yes
	6.38mm lam or 6/12/6.38mm lam IGU	31	Yes
	6mm or 6/12/6 IGU	29	Yes
	Winter Garden Glazing	20	Yes

Note[1] – Note that mohair seals in windows and doors are not acceptable. Seals in these instances shall be equal to Schlagel Q-lon.

7.2.2 Roof/Ceiling

Concrete roof construction does not require further upgrade acoustically. Any lightweight element shall be reviewed by a suitably qualified acoustic consultant to ensure compliance with the established internal noise level criteria is achieved.

Penetrations in ceilings (such as for light fittings etc.) must be sealed gap free with a flexible sealant. Any ventilation openings in the ceilings would need to be acoustically treated to maintain the acoustic performance of the ceiling construction.

7.2.3 External Walls

Concrete or masonry external walls will not require upgrading acoustically. Any lightweight element shall be reviewed by a suitably qualified acoustic consultant to ensure compliance with the established internal noise level criteria is achieved.

Penetrations in walls must be sealed gap free with a flexible sealant. Any ventilation openings in the walls would need to be acoustically treated to maintain the acoustic performance of the wall construction.

To ensure that noise emission from the plant and equipment serving the development do not impact adversely on the amenity of future residents of the development and neighbouring residential properties, noise emissions from the plant and equipment shall comply with the SEPP N-1 and the EPA Noise Control Guidelines.

It is noted that the plant and equipment selections/designs have not yet been finalised. Therefore, to ensure amenity for future residents and nearby noise sensitive receivers is preserved, mechanical plant and equipment shall be designed to ensure compliance with the SEPP N-1 noise levels criterion nominated in Section 5.4. This will be achieved by the use of standard acoustic treatment such as internally lined ductwork, acoustic attenuators, variable speed drives, solid screens and vibrations mounts.

9 CONCLUSION

This report details our acoustic assessment to address Condition 44 of the Planning Permit No. PA1800480 requirements and external noise intrusion into the proposed residential development located at 102-108 Jeffcott Street, West Melbourne. Provided the acoustic treatment recommendations detailed in this report are implemented, compliance with the established criteria detailed in Section 5 will be achieved which also satisfies Condition 44 of Planning Permit No. PA1800480 prepared by the Department of Environment, Land, Water and Planning.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,

Acoustic Logic Consultancy Pty Ltd
Jason Thompson

APPENDIX 1 – FAÇADE SCHEDULE

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

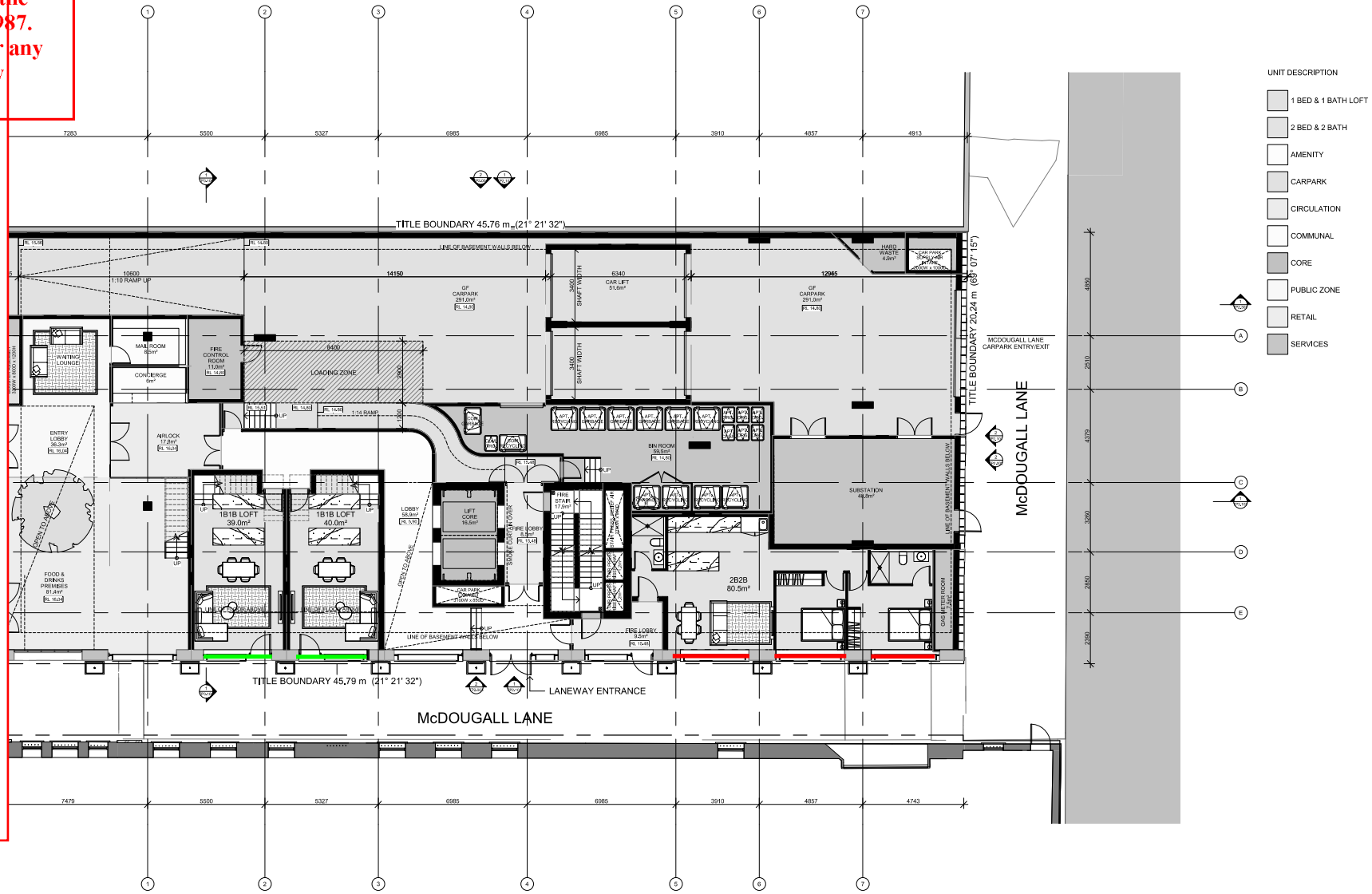
Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m^3 glasswool insulation / 1x13mm plasterboard[3]

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m^3 glasswool insulation / 1x13mm plasterboard[3]

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching



TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - GROUND

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.104
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:35:30 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

TOWN PLANNING

CHT ARCHITECTS
CHT Architects Pty Ltd ABN 29 108 008 519
Architecture Interior Design Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - MEZZANINE LEVEL

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.104A
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:35:35 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 01

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.105
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:35:41 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

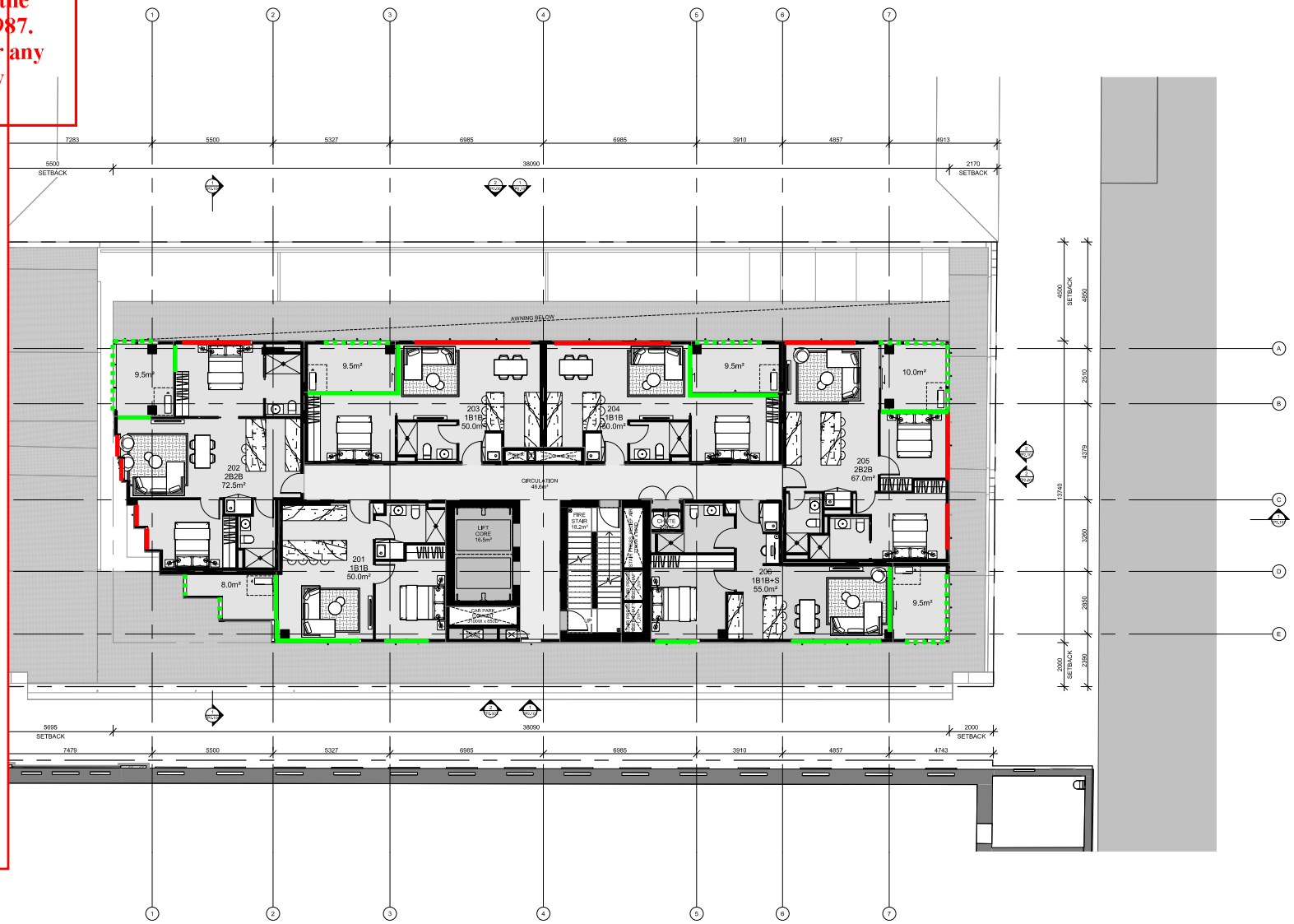
Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching



TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd ABN 29 108 008 519 — Architecture, Interior Design, Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project: 102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client: BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title: OVERALL PLAN - LEVEL 02

Sheet: PRELIMINARY NOT FOR CONSTRUCTION

Sheet No.: TP1.106 Revision: A

Scale: 1 : 100 at A1

Date: 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:35:50 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

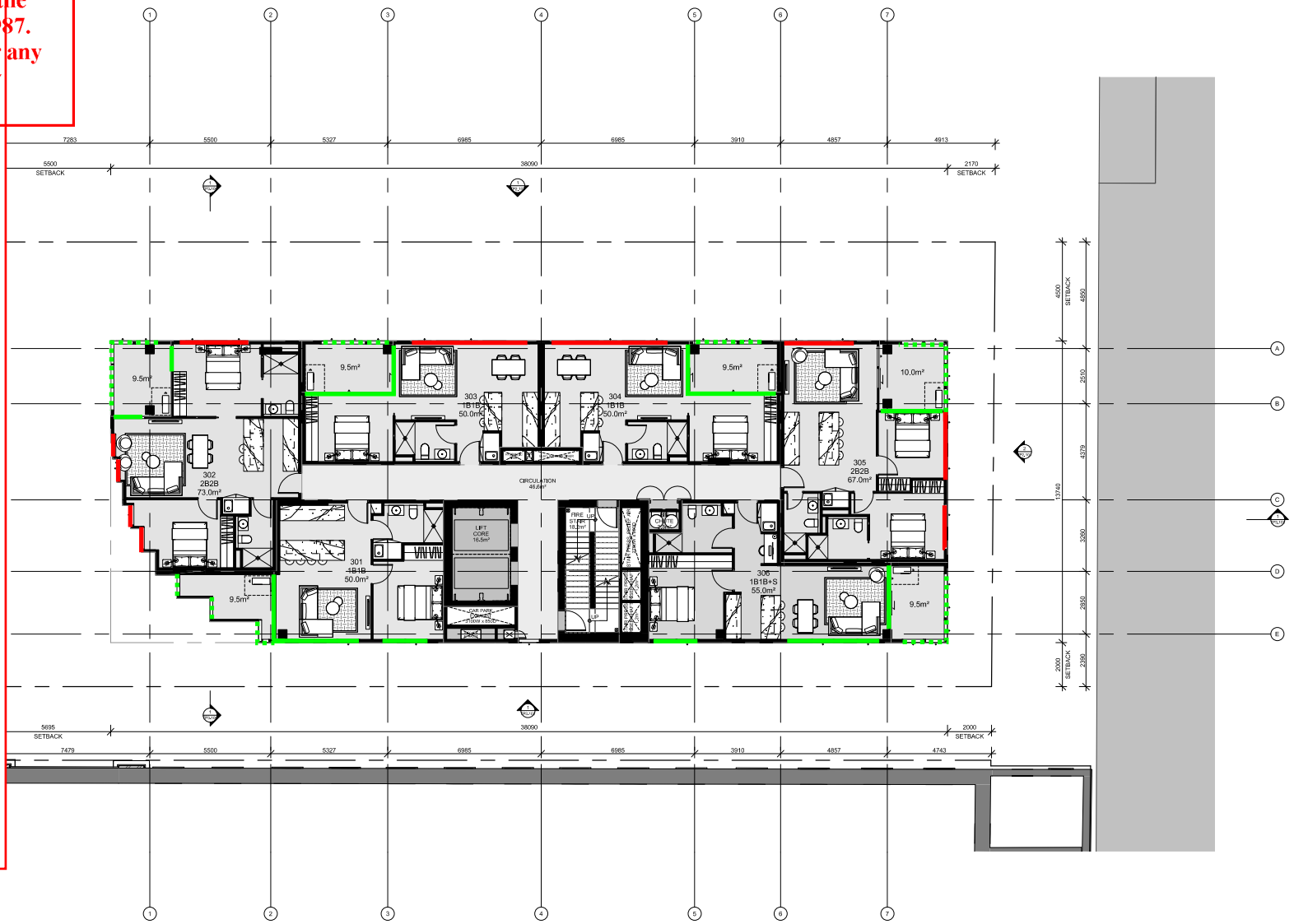
Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching



TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepancy in drawings or specifications shall be referred to **CHT Architects Pty Ltd.**

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 03

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.107
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:35:57 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

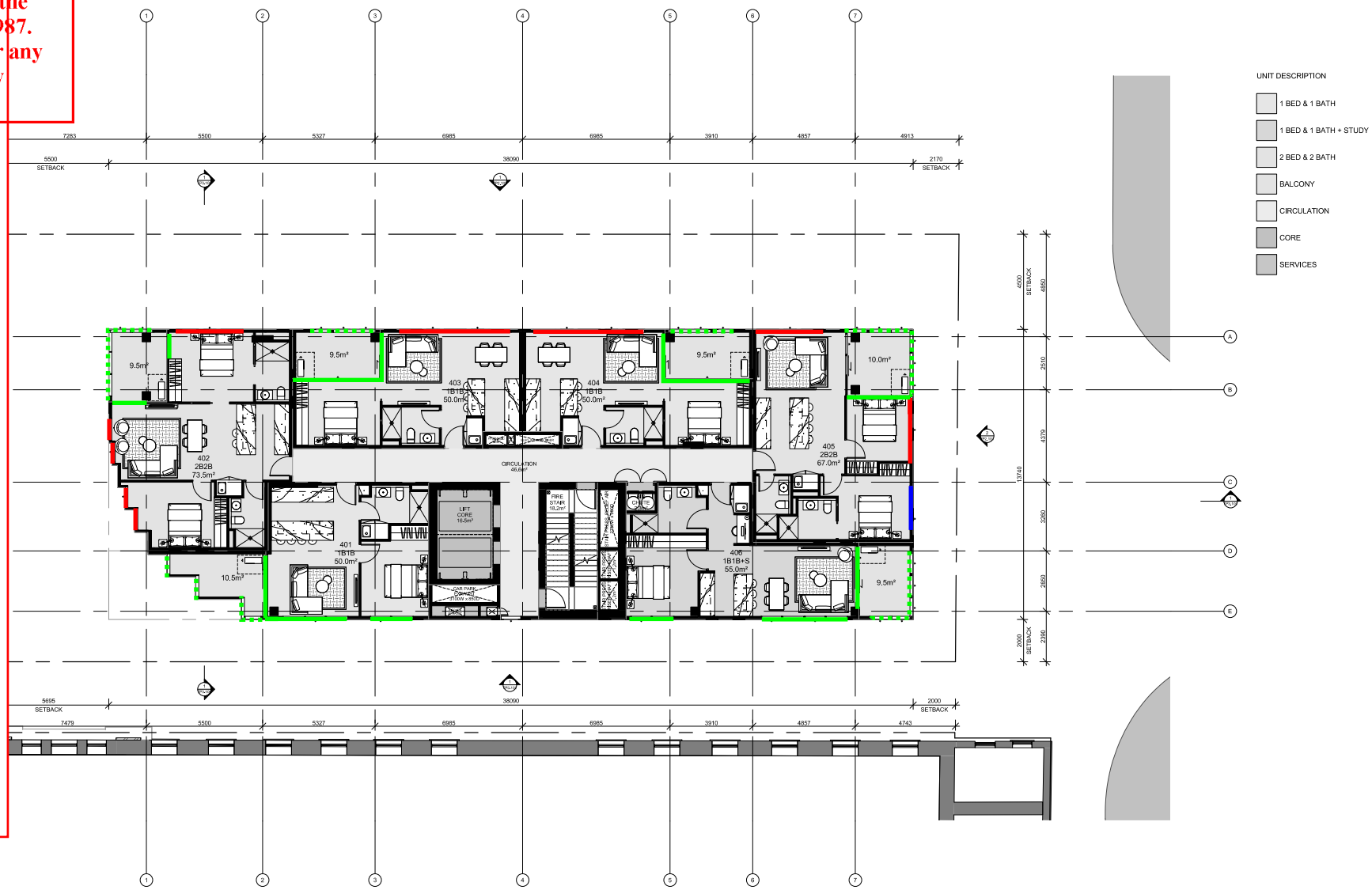
Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching



TOWN PLANNING

CHT ARCHITECTS
CHT Architects Pty Ltd ABN 29 108 008 519
Architecture Interior Design Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 04

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.108 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:36:05 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

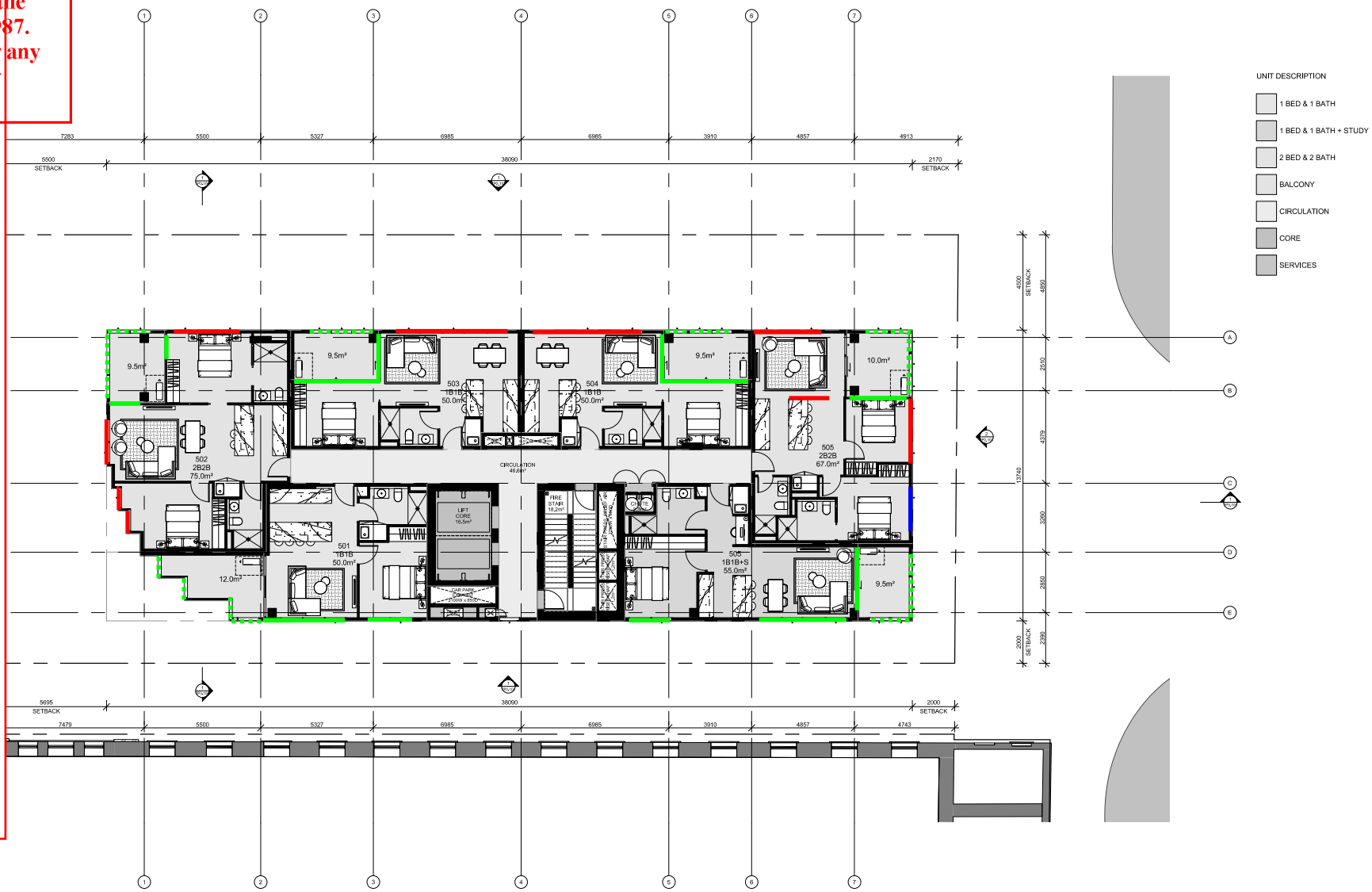
Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching



TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd ABN 29 108 008 519 — Architecture, Interior Design, Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 05

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.109 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:36:13 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

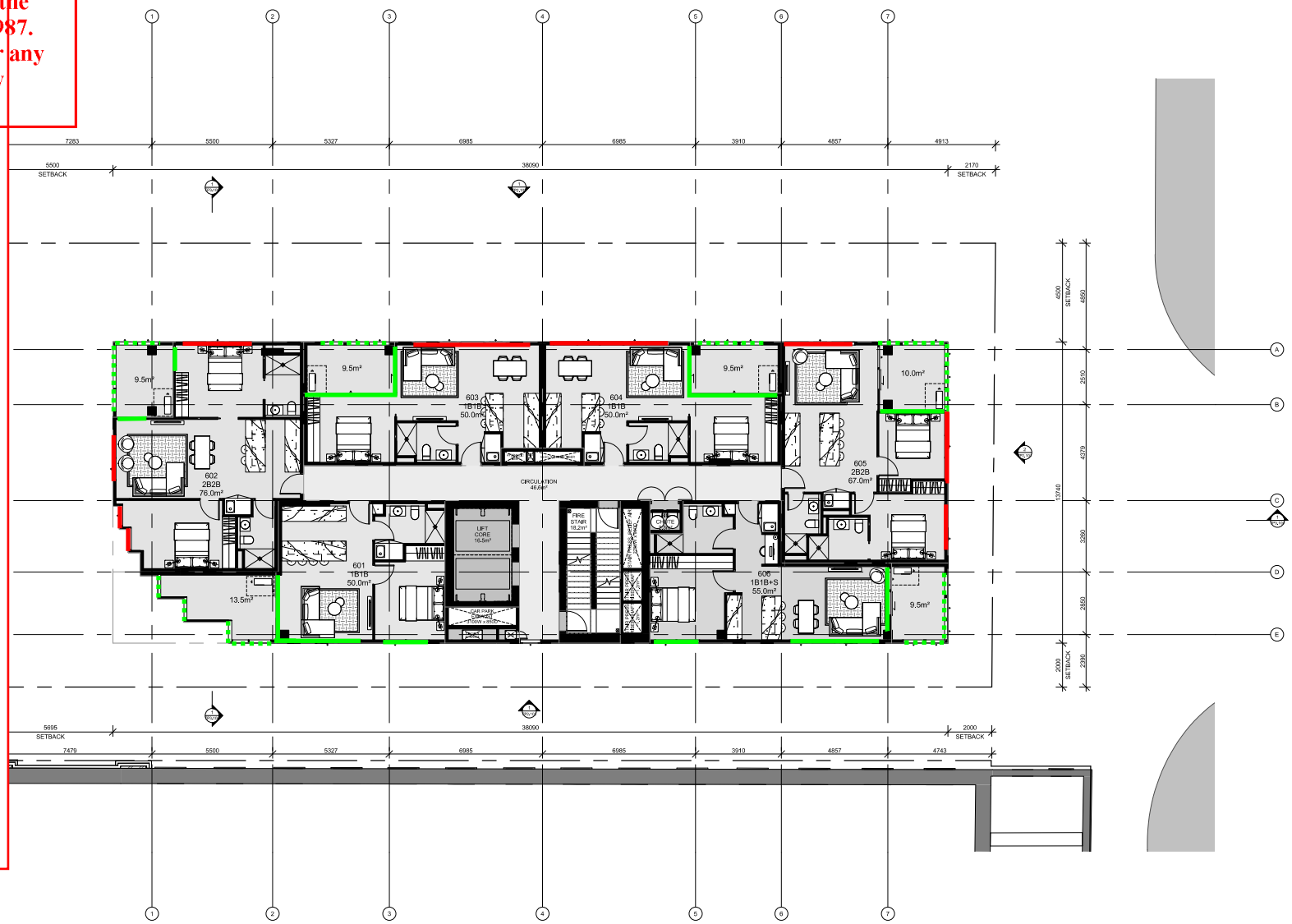
Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching



UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd ABN 29 108 008 519 — Architecture, Interior Design, Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 06

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.110 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:36:21 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

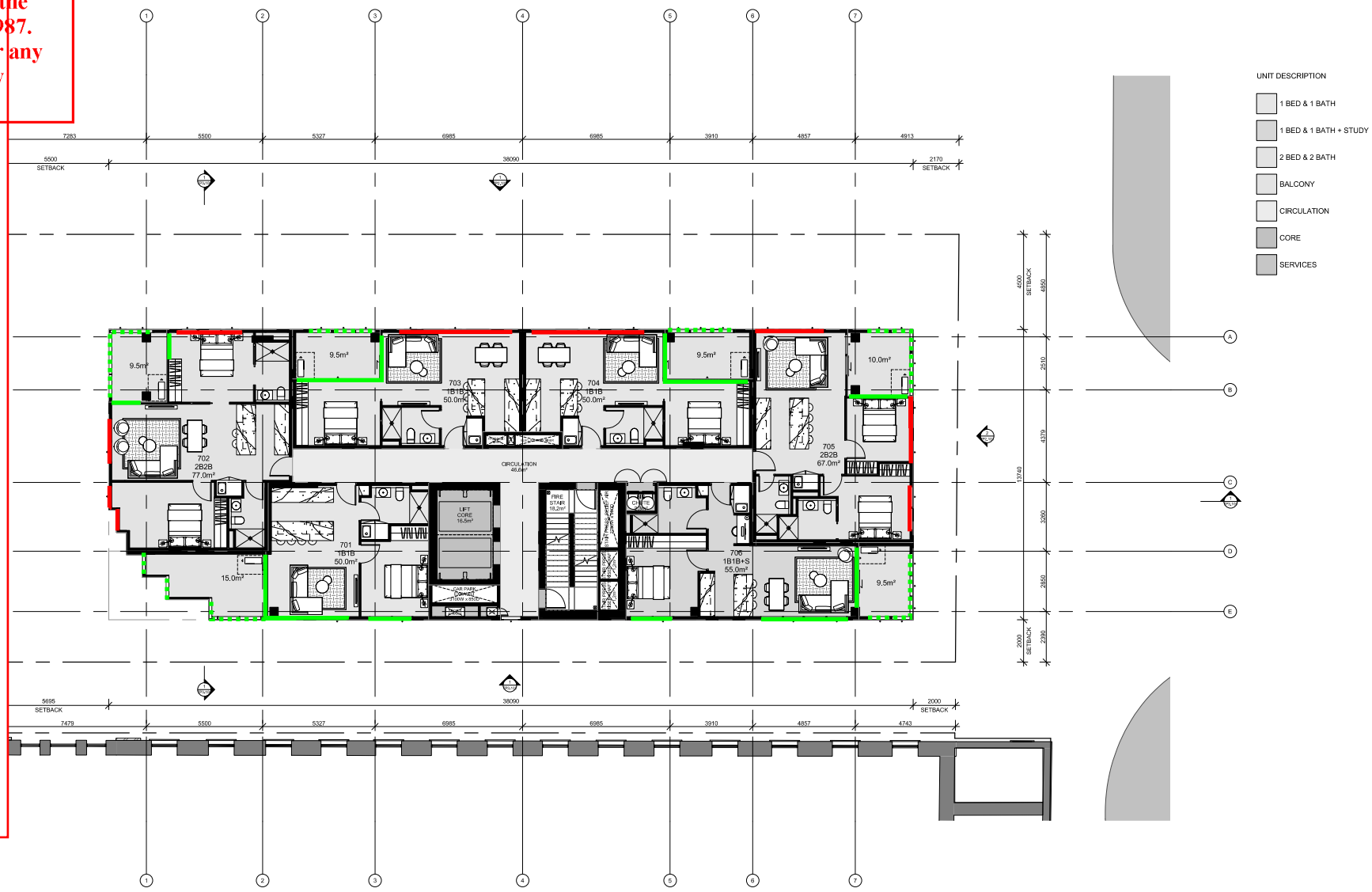
Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching



TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd ABN 29 108 008 519 — Architecture, Interior Design, Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project: 102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client: BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title: OVERALL PLAN - LEVEL 07

Sheet: PRELIMINARY NOT FOR CONSTRUCTION

Sheet No.: TP1.111 Revision: A

Scale: 1 : 100 at A1

Date: 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:36:29 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

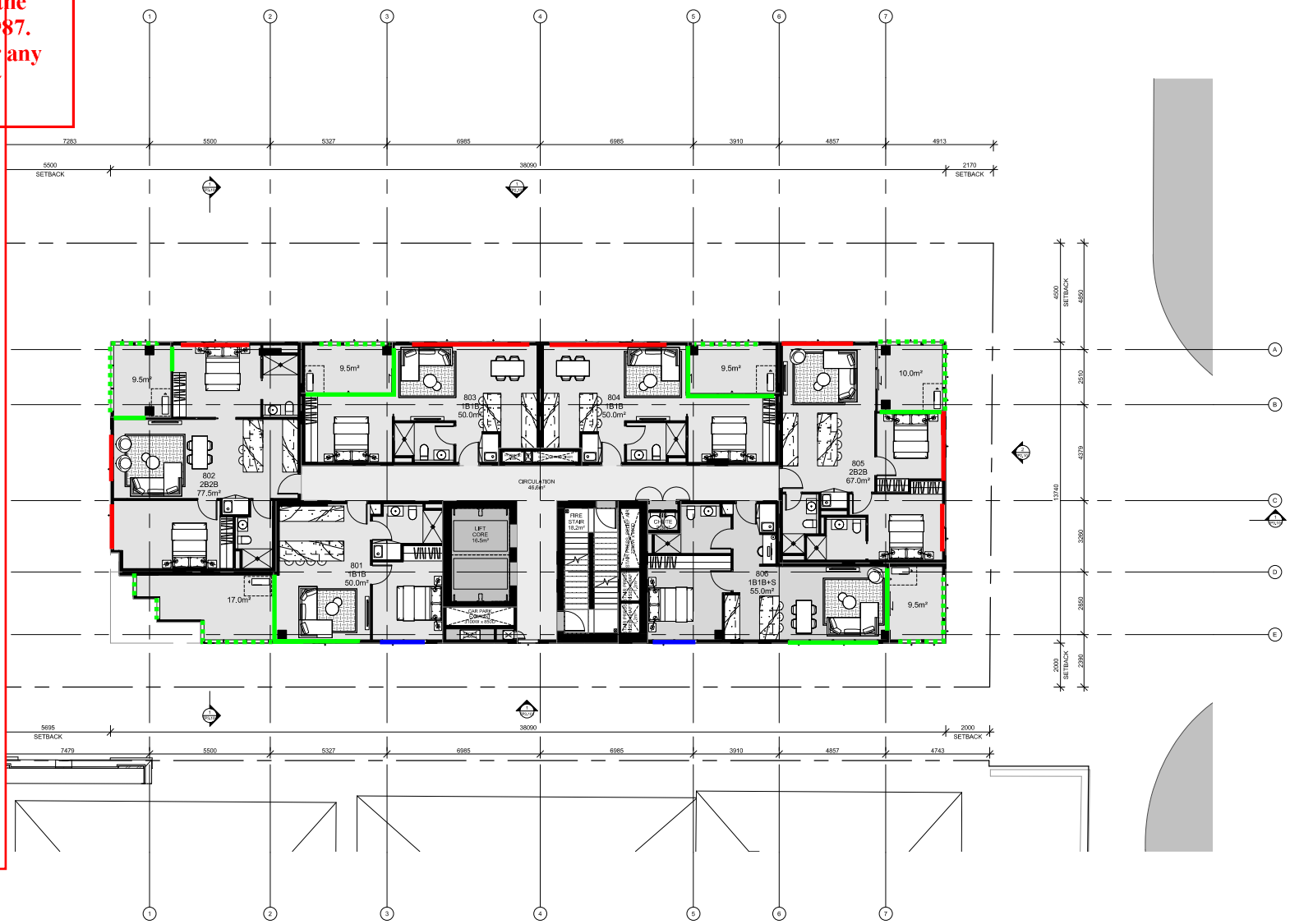
Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching



UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 08

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.112 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:36:37 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS
CHT Architects Pty Ltd ABN 29 108 008 519
Architecture Interior Design Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 09

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.113 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:36:44 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to **CHT Architects Pty Ltd.**

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 10

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.114 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:36:52 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd ABN 29 108 008 519

Architecture Interior Design Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to **CHT Architects Pty Ltd.**

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 11

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.115 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:36:59 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m^3 glasswool insulation / 1x13mm plasterboard^3

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m^3 glasswool insulation / 1x13mm plasterboard^3

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 1 BATH
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 12

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.116
Revision A

Scale 1 : 100 at A1
Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:37:04 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 1 BATH
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS
CHT Architects Pty Ltd ABN 29 108 008 519
Architecture Interior Design Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 13

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.117 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:37:10 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m^3 glasswool insulation / 1x13mm plasterboard[3]

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m^3 glasswool insulation / 1x13mm plasterboard[3]

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 1 BATH
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS
CHT Architects Pty Ltd ABN 29 108 008 519
Architecture Interior Design Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 14

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.118 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:37:17 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 1 BATH
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 15

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.119 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:37:23 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m^3 glasswool insulation / 1x13mm plasterboard^3

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m^3 glasswool insulation / 1x13mm plasterboard^3

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 1 BATH
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to **CHT Architects Pty Ltd.**

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 16

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.120 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:37:30 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m^3 glasswool insulation / 1x13mm plasterboard^3

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m^3 glasswool insulation / 1x13mm plasterboard^3

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

UNIT DESCRIPTION

- 1 BED & 1 BATH
- 1 BED & 1 BATH + STUDY
- 2 BED & 1 BATH
- 2 BED & 2 BATH
- BALCONY
- CIRCULATION
- CORE
- SERVICES

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 17

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.121
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:37:36 PM

Facade Schedule
Date: 21/01/2021
Rev: 1

ACOUSTIC LOGIC

ADVERTISED PLAN

Glazing Construction

- 6/12/10.38mm Lam
- 6/12/6.38mm Lam
- 6/12/6mm
- Winter Garden Glazing

Spandrel Construction

6mm glazing / Nom. 90mm stud packed with 75mm thick 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Lightweight Wall Construction

3mm Aluminium sheet / 90mm stud with 11kg/m³ glasswool insulation / 1x13mm plasterboard³

Note 1 - All external glazing to be installed with acoustic seals equal to Schlegel Qlon seals. (Excluding external winter garden glazing)
Note 2 - External walls constructed of heavy masonry construction will not require further acoustic upgrade.
Note 3 - Or alternative system approved by a suitably qualified acoustic consultant.
Note 4 - External hinged glazed doors to apartments to incorporate multi-point latching

TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to **CHT Architects Pty Ltd.**

Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - LEVEL 18

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

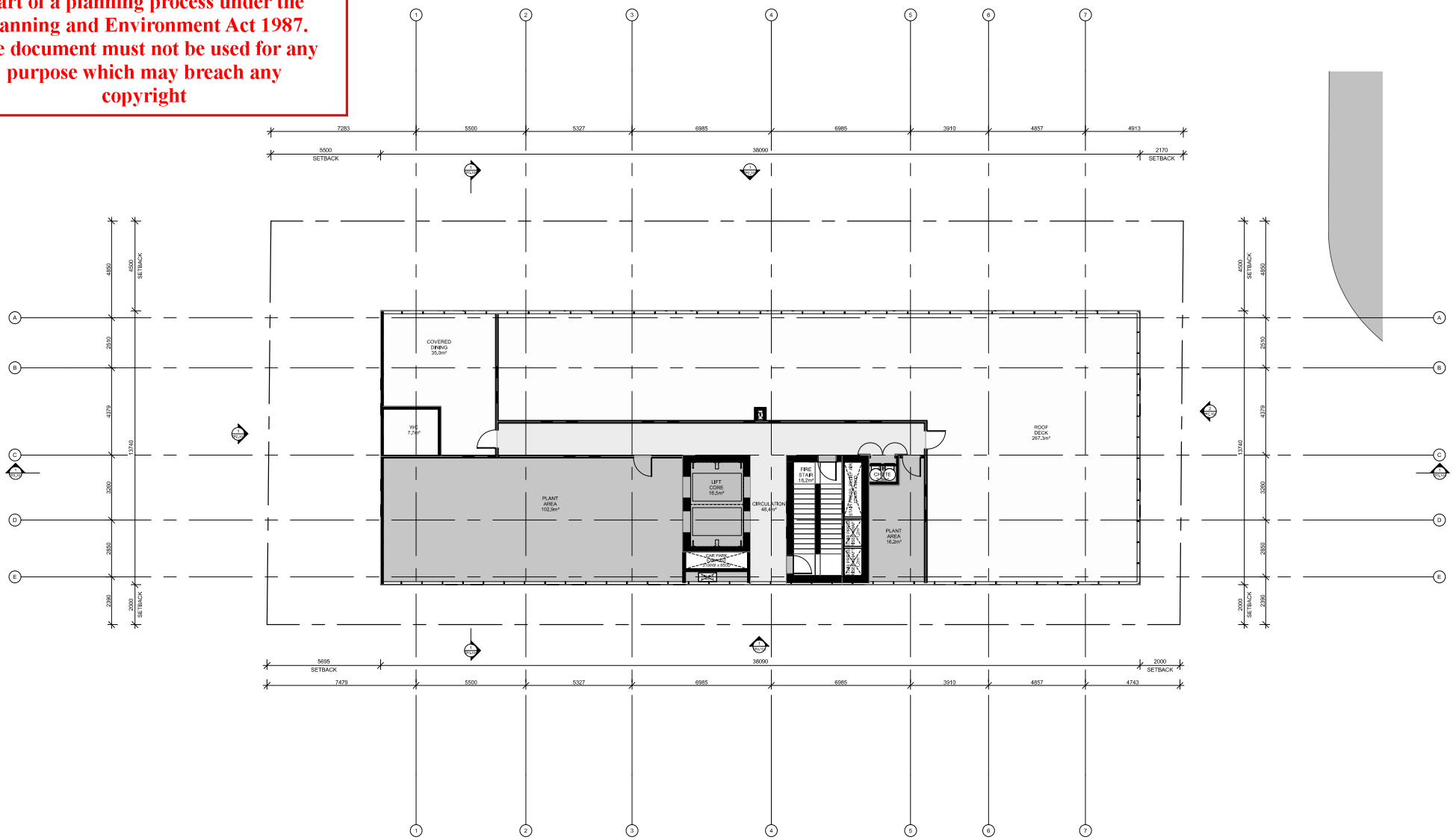
Sheet No. TP1.122
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:37:43 PM

ADVERTISED PLAN



TOWN PLANNING

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
49 Islington Street
Collingwood VIC 3066
Post Office Box 1352
Collingwood VIC 3066

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@chtArchitects.com.au
chtArchitects.com.au

Do not scale drawings. Use given dimensions only.

Any discrepency in drawings or specifications shall be referred to **CHT Architects Pty Ltd.**

Project

102-108 JEFFCOTT STREET, WEST MELBOURNE

102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title

OVERALL PLAN - ROOF LEVEL

Sheet

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.127 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

Drawn by:AuthorChecked by:Checker

20020 - 27/01/2021 1:37:44 PM