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35-45 Lithgow Street, Abbotsford

Acoustic Assessment

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Project ID	20251090.1
Document Title	Acoustic Assessment
Attention To	Model Australia Pty Ltd

Revision	Date	Document Reference	Prepared By	Checked By	Approved By
0	24/10/2025	20251090.1/2410A/R0/SS	SS	BAW	
1	29/10/2025	20251090.1/2910A/R1/SS	SS	BAW	BAW

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1 INTRODUCTION

Acoustic Logic Pty Ltd (AL) has been engaged to conduct an acoustic assessment for the proposed mixed-use development located at 35-45 Lithgow Street, Abbotsford. The assessment has been conducted to address external noise intrusion from surrounding noise sources into the proposed development as well as set noise emission levels criteria from the site.

The assessment has been based on the documents referenced in Table 1 below.

Table 1 – Referenced Documents

Company	Document	Reference	Date
Warren and Mahoney	Architectural Drawing Set	Drawing No: TP10.00 – TP10.07	Refer Appendix 1
-	Victorian Planning Provisions Clause 58.04-3	-	2023
-	Australian Standard AS/NZS 2107:2016	-	2016
EPA Victoria	Noise Limit and Assessment Protocol (Noise Protocol)	Publication 1826.5	2025

2 SITE DESCRIPTION

The proposed development is located at 35-45 Lithgow Street, Abbotsford. The proposal is for a 6-storey with one level of basement and a rooftop mixed-use development, incorporating one basement level for carparking, communal amenities and co-working spaces on ground level and level 1, apartments on level 1 to level 6 with rooftop communal terrace.

The subject site is bounded by existing residential dwellings to the north and south, Little Lithgow Street to the west with existing residential dwellings across the street, and Lithgow Street to the east with school across the Lithgow Street.

Figure 1 below shows the subject site and the surrounding environment.



Figure 1: Site Map and surrounding environment (source: Google Maps)

2.1 LOCAL NOISE SOURCES

Inspection and noise level measurements on site indicate that the dominant noise level impacting the subject building is the traffic noise from vehicle movements along Lithgow Street. In addition, it has been identified that the nearest major road is Victoria Street which is located approx. 140m to the south of subject site. Due to proximity of this road, the noise from this road will have minor impact on subject site. Assessment of traffic noise intrusion is discussed in Section 6.

The nearby noise industrial area within 300m of subject site has been identified in Figure 1, which include low emitting noise premises such as offices, storage facilities, etc. Inspection and measurements indicate that noise emission from identified industrial area was inaudible at the subject site. In addition, there are existing residential dwellings located closer to these industrial areas, and therefore it would be their obligation to ensure compliance with EPA Publication 1826.5 is achieved at these dwellings. On this basis, no further assessment has been conducted for the industrial area.

3 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.

The L_1 parameter (or the noise level exceeded for 1% of the time) is used during the night period to assess potential sleep arousal effects due to transient noise sources.

4 NOISE LEVEL MEASUREMENTS

4.1 MEASUREMENT LOCATIONS AND DATE OF MEASUREMENTS

Measurement locations are presented in Figure 1 which are detailed below.

- **Measurement Location 1:** An un-attended noise monitor was installed outside of the level 1 window of the existing building to measure traffic noise levels along Lithgow Street. The monitor location was approximately in-line with the eastern boundary subject site with the microphone located approximately 4 metres above grade. The monitor was on site from 16 to 24 October 2025. The measurements were affected by façade reflection and has full view of Lithgow Street.
- **Measurement Location 2:** An un-attended noise monitor was installed outside of the level 1 window of the existing building to measure background noise levels. The monitor location was approximately in-line with the western boundary subject site with the microphone located approximately 4 metres above grade. The monitor was on site from 16 to 24 October 2025. The measurements were affected by façade reflection

4.2 MEASUREMENT EQUIPMENT

Unattended noise monitoring was conducted using NGARA and Rion Noise Monitors. The noise monitors were programmed to store 15-minute statistical noise levels through the monitoring period. Equipment was calibrated at the beginning and the end of the measurements using a B&K 4231 calibrator; no significant drift was detected. All measurements were taken on fast response mode.

4.3 MEASUREMENT RESULTS

The measurement results are presented in the tables below.

Table 2 – Un-attended Traffic Noise Level Measurements (Location 1)

Location	Period	Measured Noise Levels ¹
Measurement Location 1	Day (7.00 – 22.00)	62 dB(A) $L_{eq,1hr}$
	Night (22.00 – 7.00)	53 dB(A) $L_{eq,1hr}$

Note 1: Noise levels presented corrected -2.5 dB for façade reflections

Table 3 – Un-attended Background Noise Level Measurements

Measurement Location	Period	Time	Measured Background $L_{90,Period}$ dB(A) ¹
Measurement Location 2 in Figure 1	Day	7am – 6pm (Mon – Sat)	39
	Evening	6pm – 10pm (Mon – Sat) 7am – 10pm (Sun)	38
	Night	10pm – 7am	38

Note 1: Noise levels presented corrected -2.5 dB for façade reflections

In addition to above, the traffic noise intrusion from vehicle movement along Victoria Street has been based on attended measurements conducted at nearby development addressed at 675 Victoria Street, Abbotsford. The measured traffic noise level utilised in the assessment is 70dB(A) $L_{eq, 15mins}$ at 3m from the roadside curb. This is predicted to be 50dB(A) $L_{eq, 15mins}$ at the southern façade of the proposed building.

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 D5 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 D5 Noise influence area

Noise Source	Noise influence area
Zone interface	
<i>Industry</i>	<i>300 metres from the industrial 1, 2 and 3 zone boundaries</i>
Roads	
<i>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</i>	<i>300 metres from the nearest trafficable lane</i>
Railways	
<i>Railway servicing passengers in Victoria</i>	<i>80 metres from the centre of the nearest track</i>
<i>Railway servicing freight outside Metropolitan Melbourne</i>	<i>80 metres from the centre of the nearest track</i>
<i>Railway servicing freight in Metropolitan Melbourne</i>	<i>135 metres from the centre of the nearest track</i>

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 300m of an industrial zone.
 - The nearest industrial zone is located approximately 50m to the north from the subject site. As mentioned in section 2.1, the industrial noise is inaudible at the subject site, and it is dominated by traffic noise from the Lithgow Street. Therefore, no further investigation is undertaken regarding the industrial zone.
2. The development is **not** within 300m of a freeway, tollway or road carrying an AADT >40,000
 - Based on Vic Road Open Data Hub, Victoria Street carries <40,000 vehicles AADT.
3. The development is **not** within 80 metres of railway servicing passengers and is **not** within 135m of freight train line.

Based on the above, the criteria under Standard D16 is not applicable and therefore the external traffic noise level intrusion has been assessed against the criteria nominated in Australian Standards AS/NZS 2107:2016.

5.2 AUSTRALIAN STANDARD AS/NZS 2107:2016

Australian Standard AS/NZS2107:2016 "Recommended Design Sound Levels and Reverberation Times for Building Interiors" sets out recommended design sound levels for residential developments depending on locality to minor or major roads. Table 4 below details the criteria for the proposed development which is located adjacent to a minor road. Assessment is based on apartments suitably furnished ready for occupation with windows/doors closed.

Table 4 – Internal Noise Criteria (Traffic Noise)

Location	Required Internal Noise Level ¹	
	dB(A) L _{eq} 1hr (7am – 10pm)	dB(A) L _{eq} 1hr (10pm – 7am)
Bedrooms	30-40 ²	30-35
Living Areas	30-40	N/A

Note 1: Assessment is based on apartments suitably furnished ready for occupation.

Note 2: Bedrooms assessed as living rooms outside 10pm-7am.

5.3 EPA VICTORIA PUBLICATION 1826.5

To ensure that noise emissions from the proposed development site do not impact adversely on the amenity of the surrounding noise sensitive areas, the proposed development should be designed to comply with the EPA Noise Protocol Publication 1826.5 – Part I.

5.3.1 Zoning Level

The 'Zoning' level is determined by the Influencing Factor (IF) and is calculated by the formula and the 'Zoning Level versus Influencing Factor' graph nominated in Section 1.1 of the EPA Noise Protocol and VicPlan Mapping. The IF is calculated from the proportion of industrial and commercial land around noise sensitive areas. Review of the surrounding area indicates an IF of approximately **0.28** which results in the zoning limits detailed in Table 5 below.

Table 5 - Zoning Levels

Period	Zoning Level dB(A)
Day time	55
Evening	49
Night time	44

5.3.2 EPA Noise Protocol – Part I

Table 6 below details the assessment criteria based on both the zoning levels and the measured background noise levels detailed in Table 3.

Table 6 – Noise Limits

Period	Background dB(A) $L_{90,Period}$ ¹	Zoning limit	Classification	Project Noise Limits dB(A) L_{eq}
Day Monday – Saturday (7am – 6pm)	39	55	Low	<u>52</u>
Evening Monday – Saturday (6pm – 10pm) Sunday (7am – 10pm)	38	49	Low	<u>46</u>
Night Monday – Friday (10pm – 7am)	38	44	Neutral	<u>44</u>

Note 1: Based on the measurements presented in Table 3.

6 EVALUATION OF EXTERNAL NOISE INTRUSION

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 traffic noise, the absorption characteristics of the rooms and the noise reduction performance of the building elements.

Glazing/façade treatment was determined based on the measured noise levels and transmission loss of the façade. The constructions set out below are necessary for the satisfactory control of external noise to comply with the internal noise level criteria detailed in Table 5.

6.1 RECOMMENDED GLAZING

The minimum glazing requirements schedule for this development is detailed in **Appendix 1 – Façade Mark-up**. The glass thicknesses shown in the schedule do not consider 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.

Table 7 below details the minimum R_w performance requirements for the glazing assembly installed. Where open-able windows or sliding doors are installed, the total R_w performance of the system shall not be lower than the values listed in Table 7. It is noted that the system supplied shall meet the overall minimum R_w ratings nominated based on a laboratory test report for the system. 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 detailed in Table 5.

Table 7 – Minimum External Glazing Requirements / Performance

Location	Required Glazing Construction ¹	Minimum R_w of Installed Window System	Acoustic Seals ²
Refer Appendix 1 – Façade Mark-up	6mm glass or 6/12/6 IGU	29	Yes
	6.38mm lam or 6/12/6.38 lam IGU	31	Yes

Note 1 – Alternative glazing system may be installed provided they are approved by a suitable qualified acoustic consultant.

Note 2 – Mohair Seals in windows and doors are **not** acceptable where acoustic seals are required. Seals in these instances shall be equal to Schlegel Q-Ion.

6.2 EXTERNAL WALLS

External walls which incorporate concrete or masonry elements and as such will not require upgrading acoustically. Recommended external lightweight wall construction is provided in the figure below.

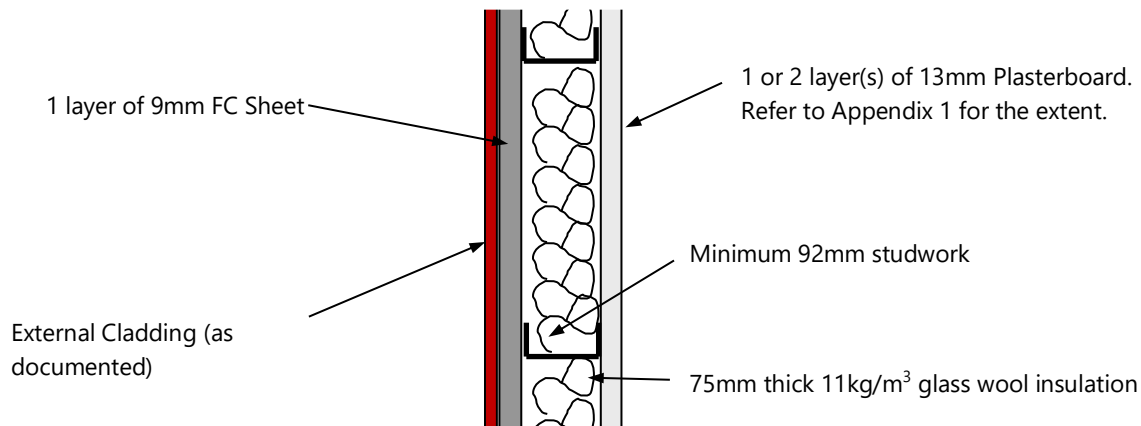


Figure 2 – Lightweight Wall Construction

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 ensure compliance with the nominated design criteria.

6.3 ROOF / CEILING CONSTRUCTION

Apartment roof/ceiling incorporating concrete or masonry construction will be sufficient to address external traffic noise intrusion and will not require further acoustic treatment. Any lightweight roof shall be reviewed by a suitably qualified acoustic consultant to ensure compliance with the internal traffic noise level criteria detailed in Table 4 is achieved.

Penetrations in ceiling must be sealed gap free with a flexible sealant. Any ventilation openings in should be acoustically treated to maintain the acoustic performance of the roof/ceiling construction.

7 NOISE EMISSION FROM MECHANICAL PLANT AND EQUIPMENT

To ensure that noise emissions from mechanical plant and equipment serving the development do not impact adversely on the amenity of future residents within the development and neighbouring residential properties, noise emissions from the mechanical plant and equipment serving the proposed development shall comply with EPA Noise Protocol – Part I criteria detailed in Table 6.

To ensure amenity for nearby noise sensitive receivers is preserved, the mechanical plant and equipment serving the development shall be reviewed during the detailed design stage by a suitably qualified acoustic consultant to ensure that compliance with EPA Noise Protocol – Part I is achieved. This will be achieved by the use of standard acoustic treatment such as internally lined ductwork, acoustic louvres, acoustic attenuators, variable speed drives, and vibration isolation mounts.

8 CONCLUSION

This report details our acoustic assessment for the proposed mixed-use development site located at 35-45 Lithgow Street, Abbotsford. Provided the acoustic treatment recommendations detailed in Section 6 and 7 are implemented, compliance with the assessment criteria detailed in Section 5 will be achieved.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Stanley Sinatra', with a long horizontal flourish extending to the right.

Acoustic Logic Pty Ltd
Stanley Sinatra

APPENDIX 1 – FAÇADE MARK-UP



AL Facade Markup
Date: 28/10/2025

Glazing Type

- 6/12/6mm IGU (unmarked)
- 6/12/6.38mm IGU

Lightweight Wall Construction

- 1x9mm FC sheet / nom 92mm stud + 75mm 11kg/m3 glasswool insulation / 1x13mm Plasterboard
- 1x9mm FC sheet / nom 92mm stud + 75mm 11kg/m3 glasswool insulation / 2x13mm Plasterboard

Acoustic Logic

Note 1 - All windows to be installed with full perimeter acoustic seals equal to Schlegel Q-Ion.
 Note 2 - If walls/roofs are to be of concrete/masonry construction and require no further acoustic treatment.
 Note 3 - If an alternative system is proposed it shall be reviewed and will require approval by a suitable qualified acoustic consultant.
 Note 4 - External hinged door and awning window are to contain multi-point latching.

LITTLE LITHGOW STREET

Consultants
FATHOM Project Manager
TTW Structural Engineer
Neuron Services Engineer

Client
MODEL

Project Title
THE FACTORY
35 - 45 LITHGOW STREET, ABBOTSFORD

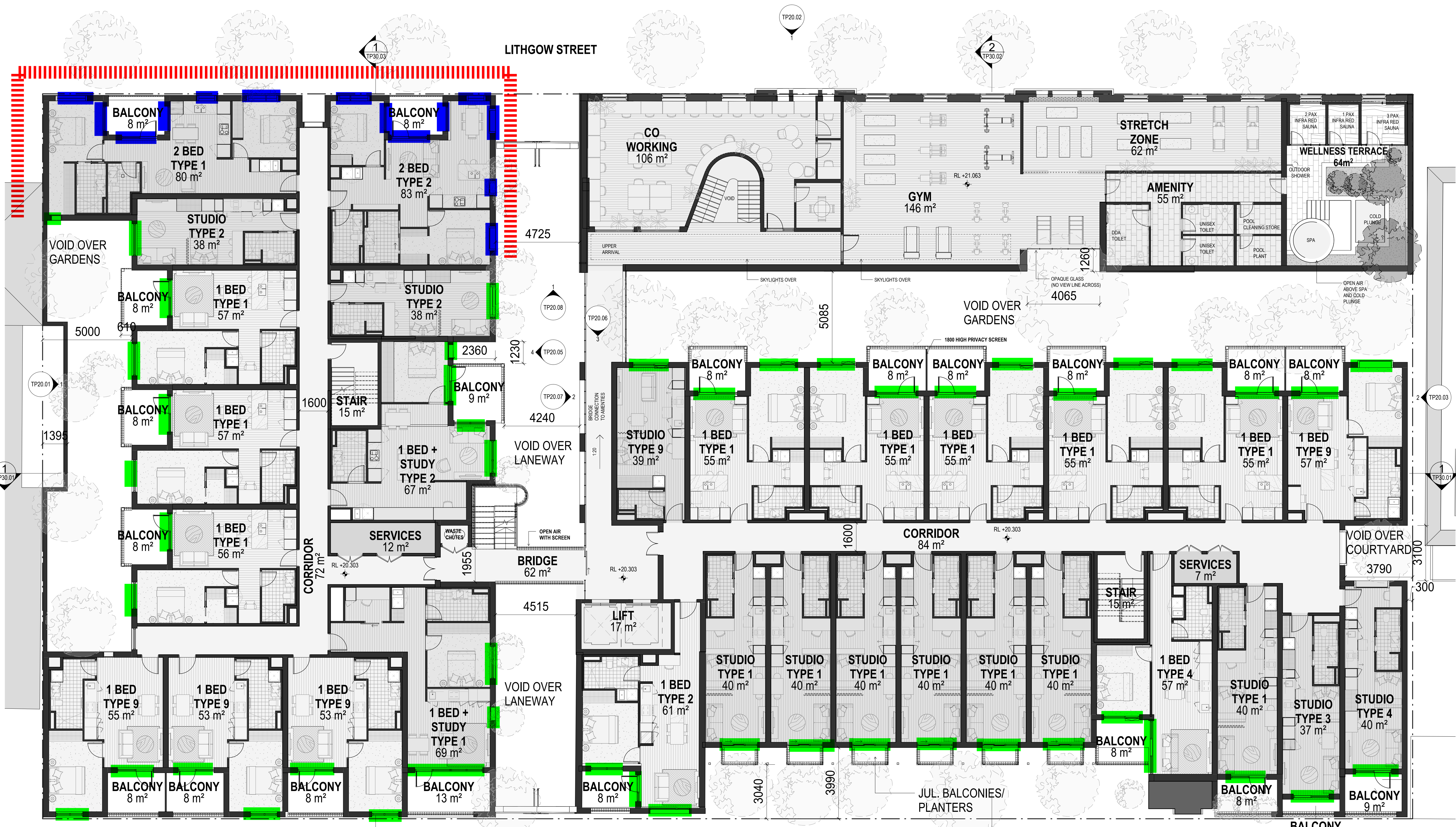
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Checked: ST

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Revision
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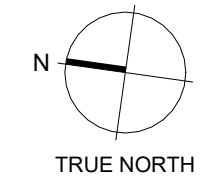


AL Facade Markup
Date: 28/10/2025

Glazing Type		Lightweight Wall Construction	
█	6/12/6mm IGU (unmarked)	█	1x9mm FC sheet / nom 92mm stud + 75mm 11kg/m3 glasswool insulation / 1x13mm Plasterboard
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GOW STREET



Consultants
FATHOM
Project Manager
TTW
Structural Engineer
Neuron
Services Engineer

Client
MODEL

2
TP30.02

Project Title
THE FACTORY
35 - 45 LITHGOW STREET,
ABBOTSFORD

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Drawing Status
WORK IN PROGRESS

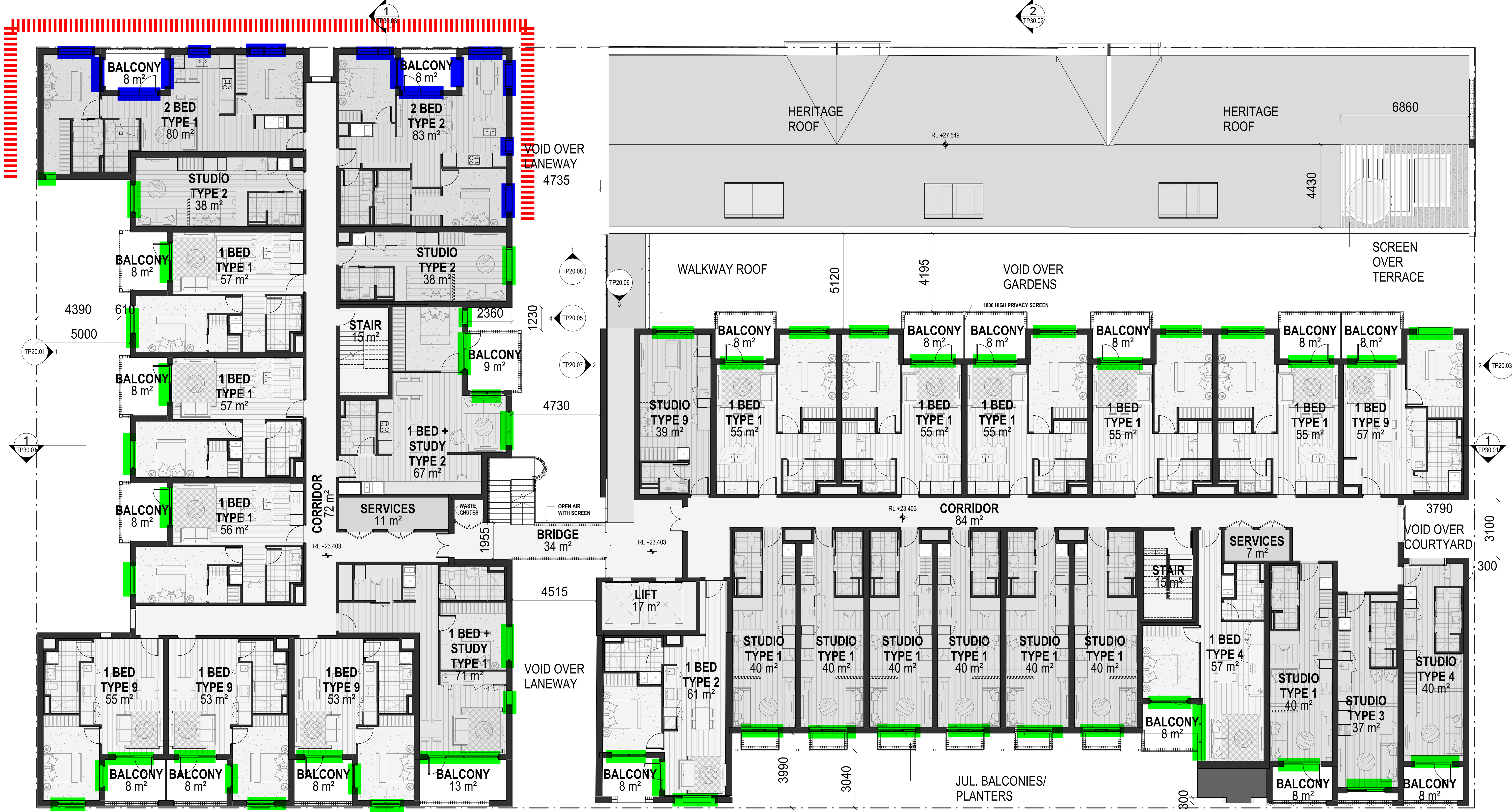
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Drawing No TP10.02
Revision C

LITHGOW STREET

TP20.02

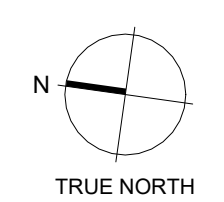
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AL Facade Markup
Date: 28/10/2025

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Neuron
Services Engineer

Client
MODEL

Project Title
THE FACTORY
35 - 45 LITHGOW STREET,
ABBOTSFORD

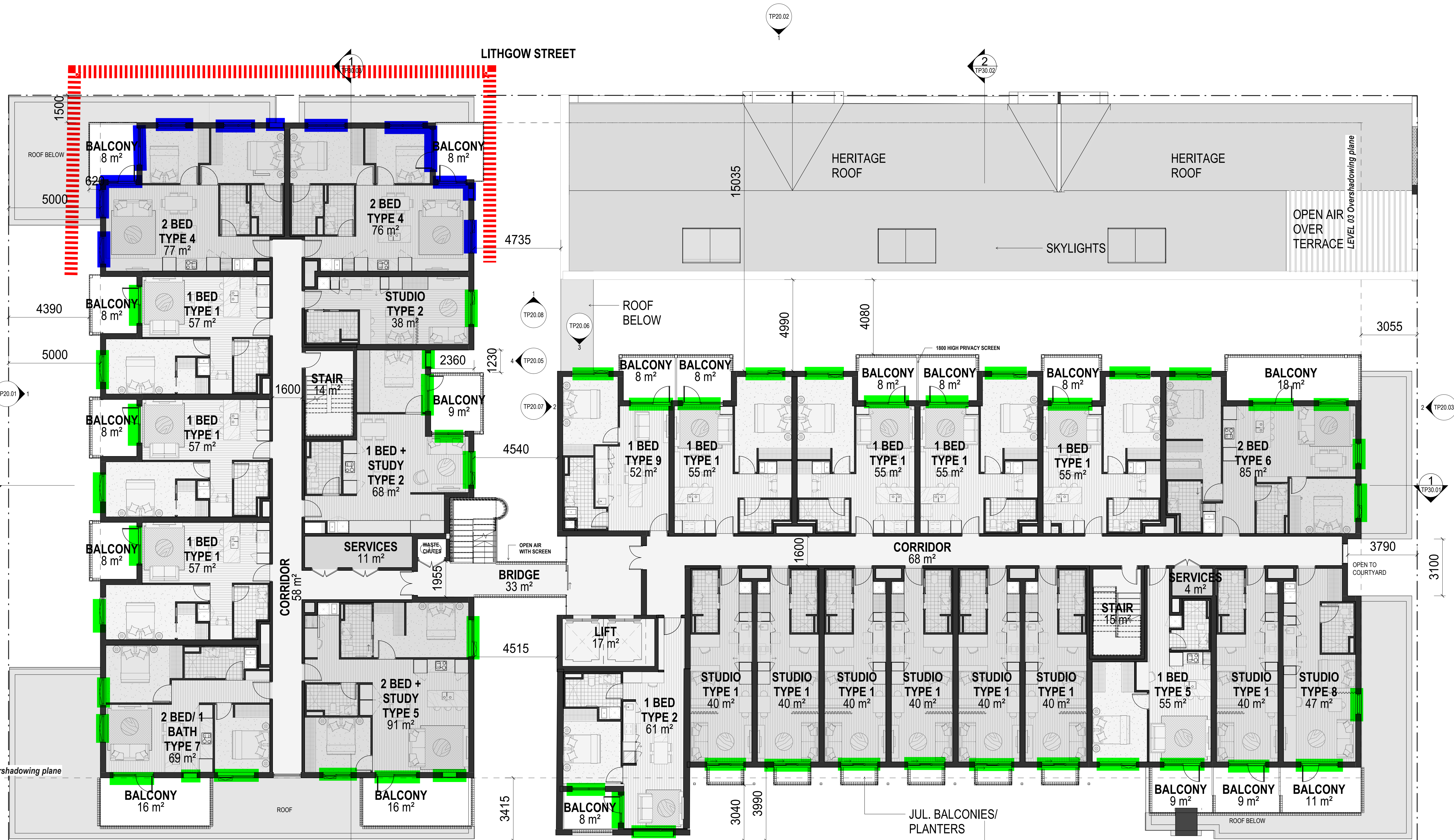
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AL Facade Markup
Date: 28/10/2025



Glazing Type

- 6/12/6mm IGU (unmarked)
- 6/12/6.38mm IGU

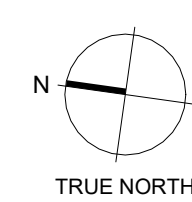
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LITHGOW STREET

LITHGOW STREET



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Client
 MODEL

Project Title
 THE FACTORY
 35 - 45 LITHGOW STREET,
 ABBOTSFORD

Drawing Title
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Drawing Status
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Drawing No TP10.04
Revision C



AL Facade Markup
Date: 28/10/2025

Glazing Type

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- 6/12/6.38mm IGU

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CONSULTANTS
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Project Manager
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Structural Engineer
Neuron
Services Engineer

CLIENT
MODEL

PROJECT TITLE
THE FACTORY
35 - 45 LITHGOW STREET,
ABBOTSFORD

DRAWING TITLE
LEVEL 04 FLOOR PLAN

DRAWING STATUS
WORK IN PROGRESS

DRAWING DETAILS
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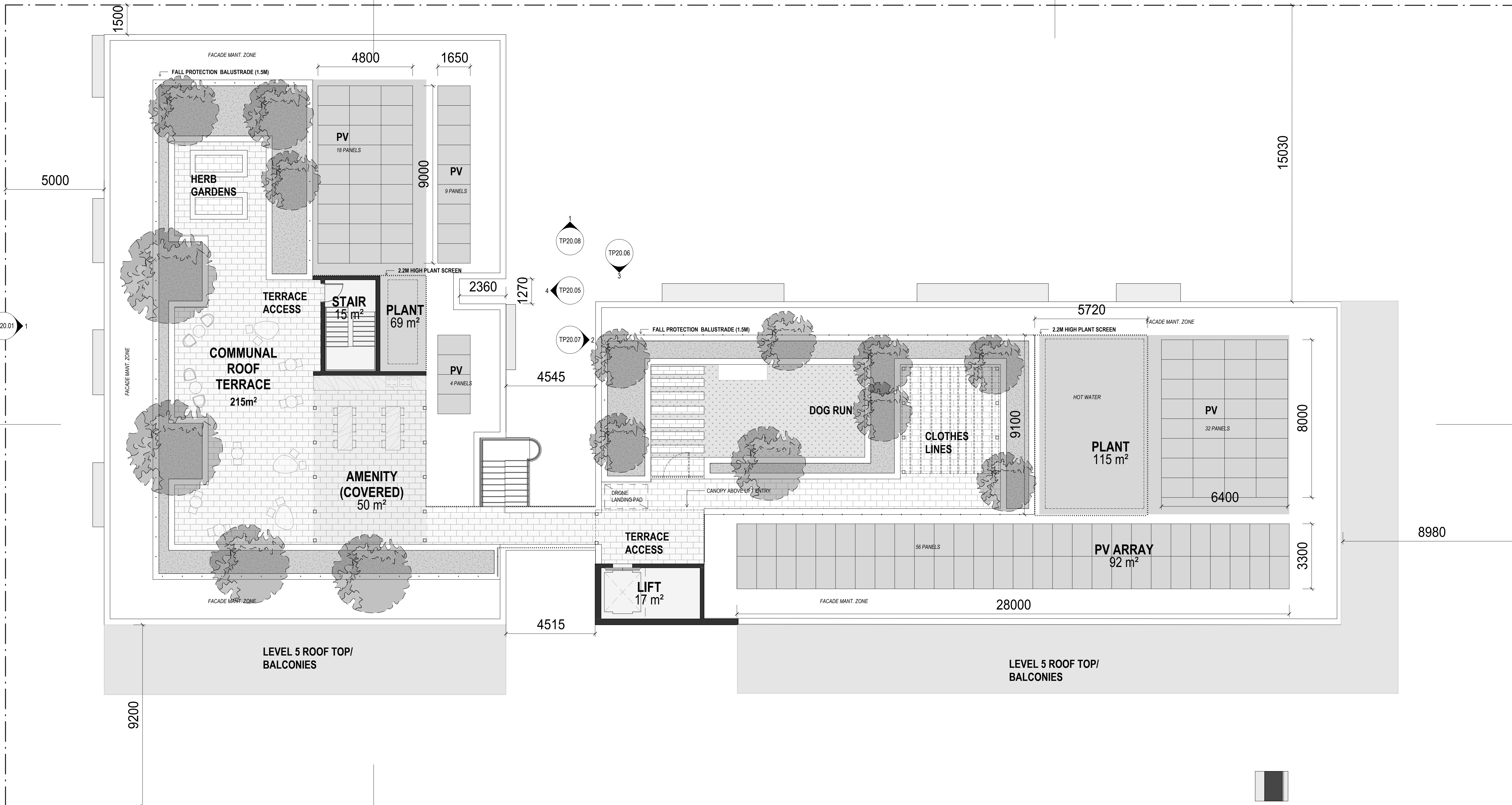
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LITHGOW STREET

GOW STREET

EXISTING CHIMNEY



AL Facade Markup
Date: 28/10/2025



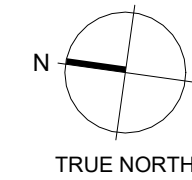
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Client
 MODEL

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 THE FACTORY

35 - 45 LITHGOW STREET,
 ABBOTSFORD

Drawing Title
 LEVEL 06 (ROOF)
 FLOOR PLAN

Drawing Status
 WORK IN PROGRESS

Drawing Details
 Scale 1 : 100@ A1
 Date 20/10/2025 1:58:00 pm
 Job No 10463
 Drawn BS, PG, VC
 Checked ST

Drawing No TP10.07
 Revision C

APPENDIX 2 – SITE PHOTOS

Noise Monitor
at Location 1



Figure 3 – Noise Monitor at Location 1 (Facing Lithgow Street)



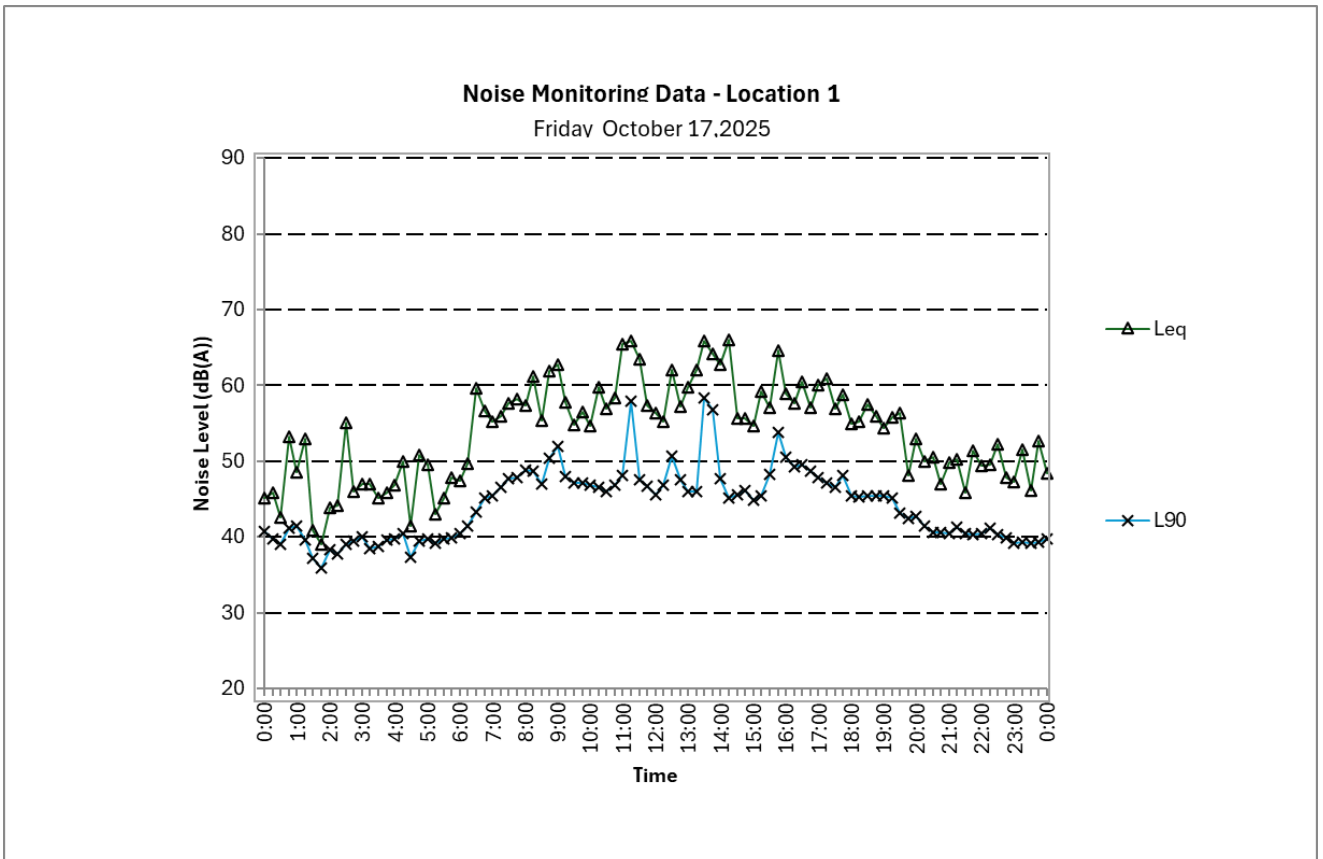
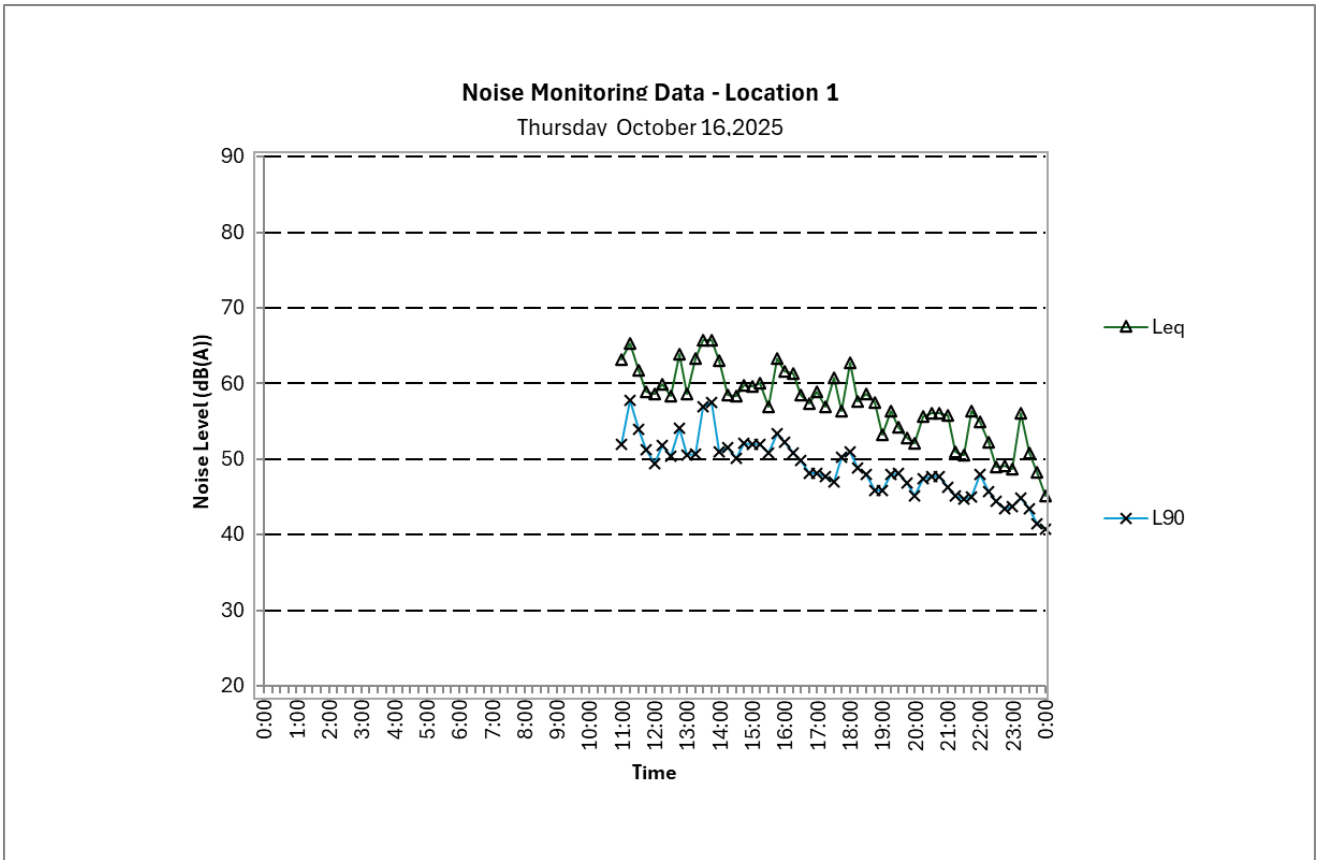
Noise Monitor
at Location 2

Figure 4 – Noise Monitor at Location 2 (Facing Lt Lithgow Street)

APPENDIX 3 – NOISE MONITORING DATA

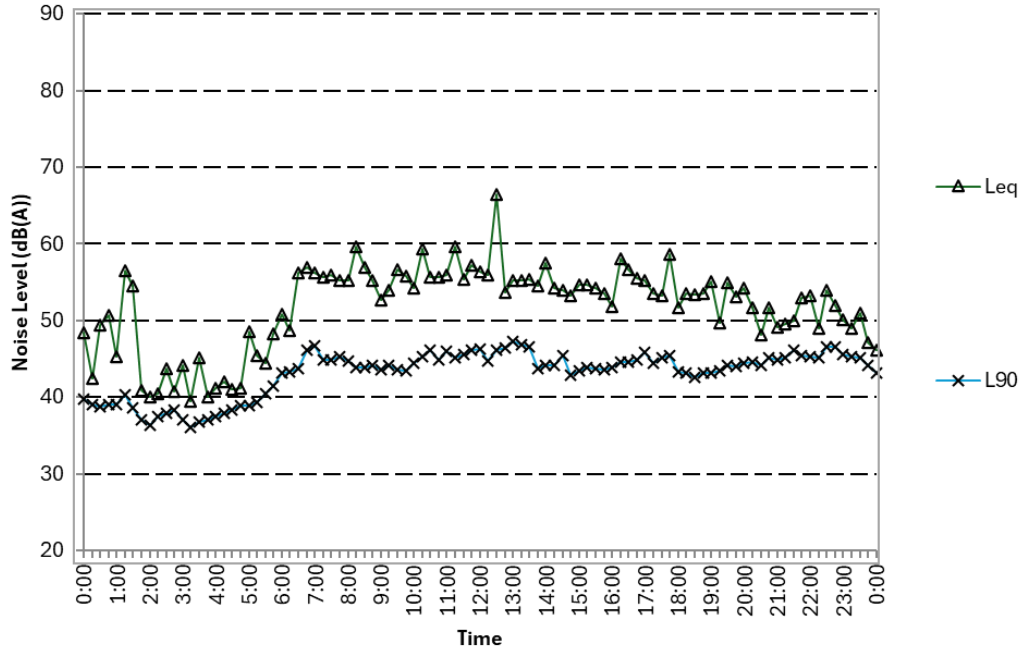
Noise monitoring data presented has not been corrected by façade reflections.

LOCATION 1



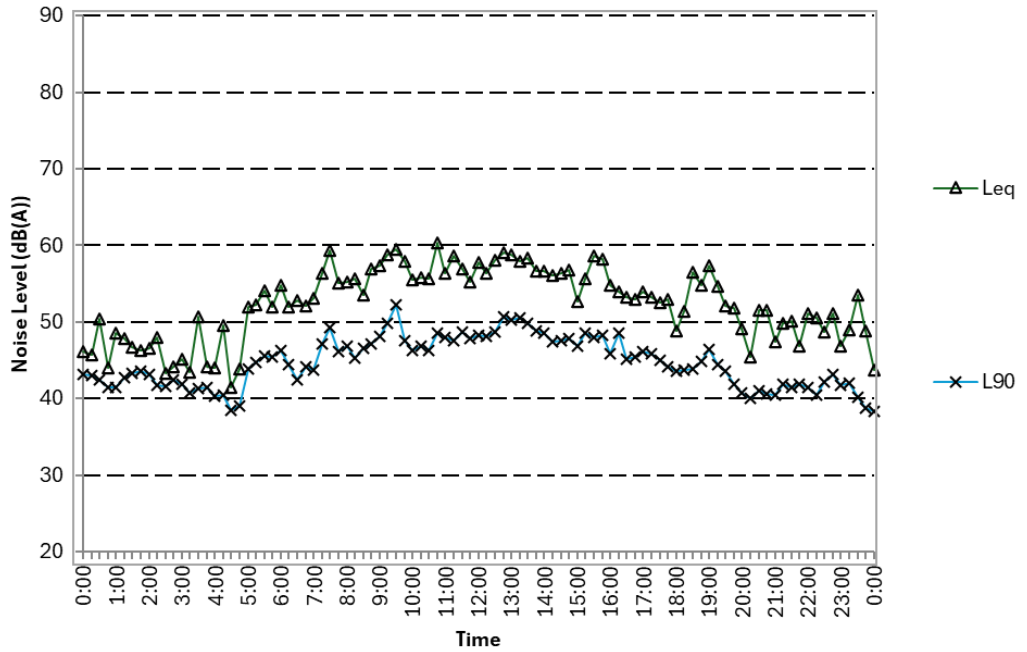
Noise Monitoring Data - Location 1

Saturday October 18, 2025



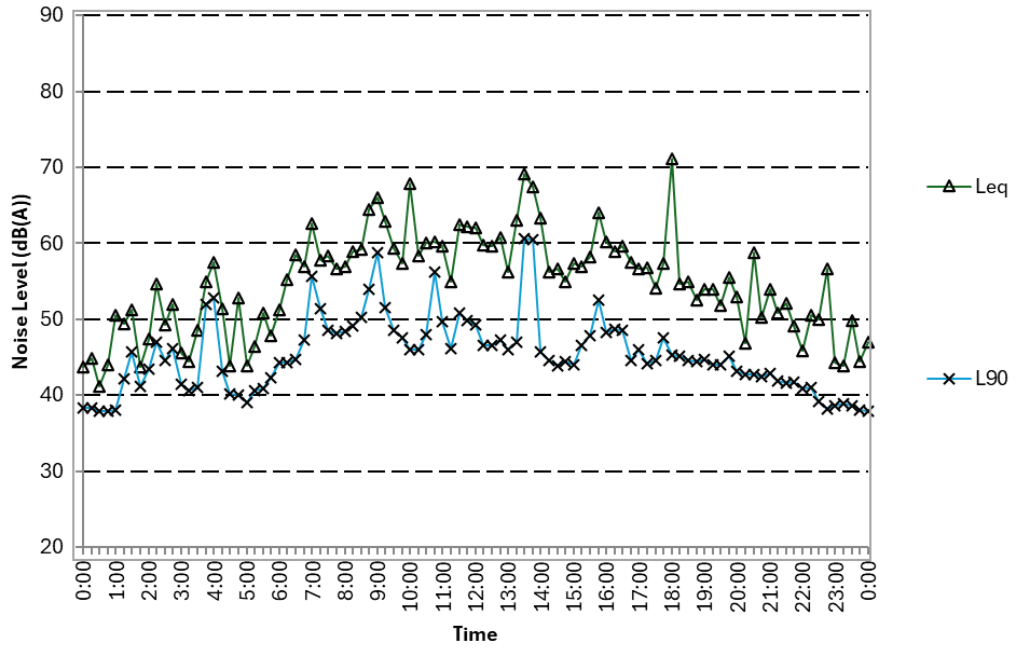
Noise Monitoring Data - Location 1

Sunday October 19, 2025



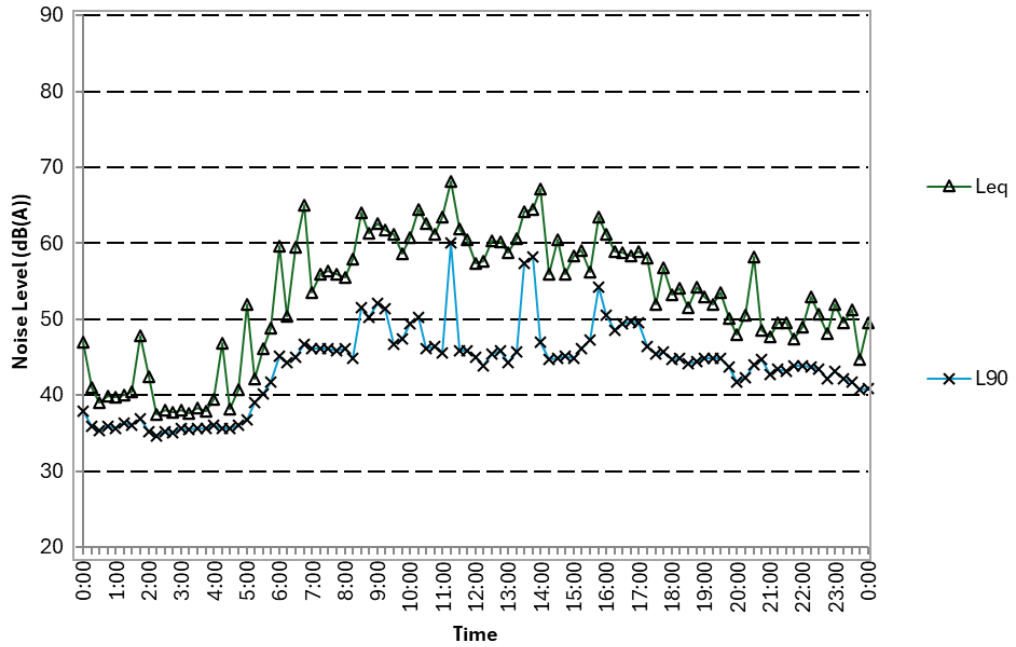
Noise Monitoring Data - Location 1

Monday October 20, 2025



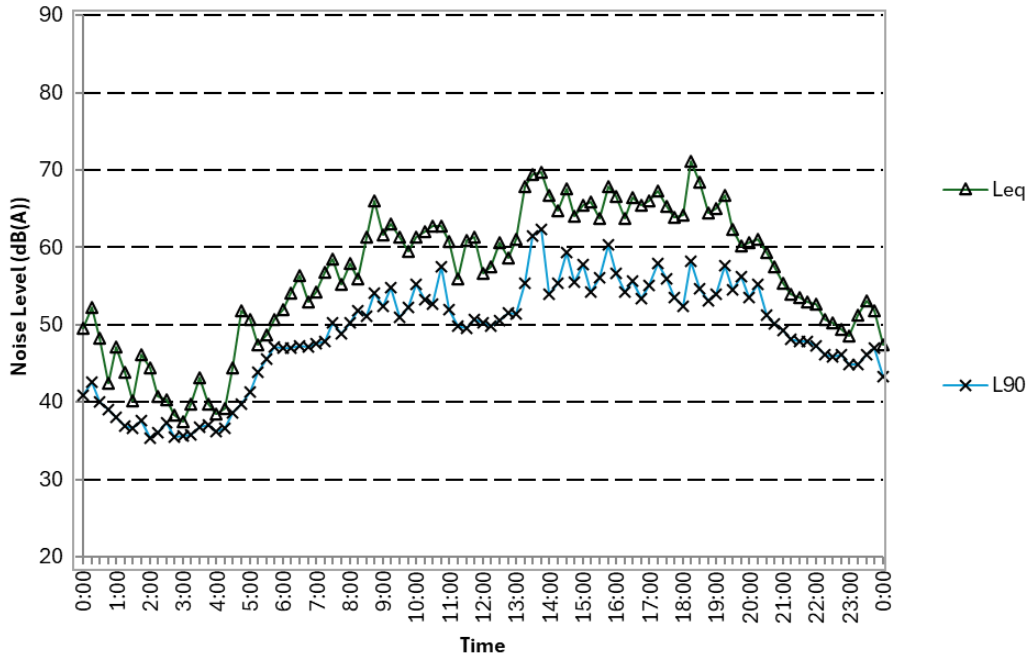
Noise Monitoring Data - Location 1

Tuesday October 21, 2025



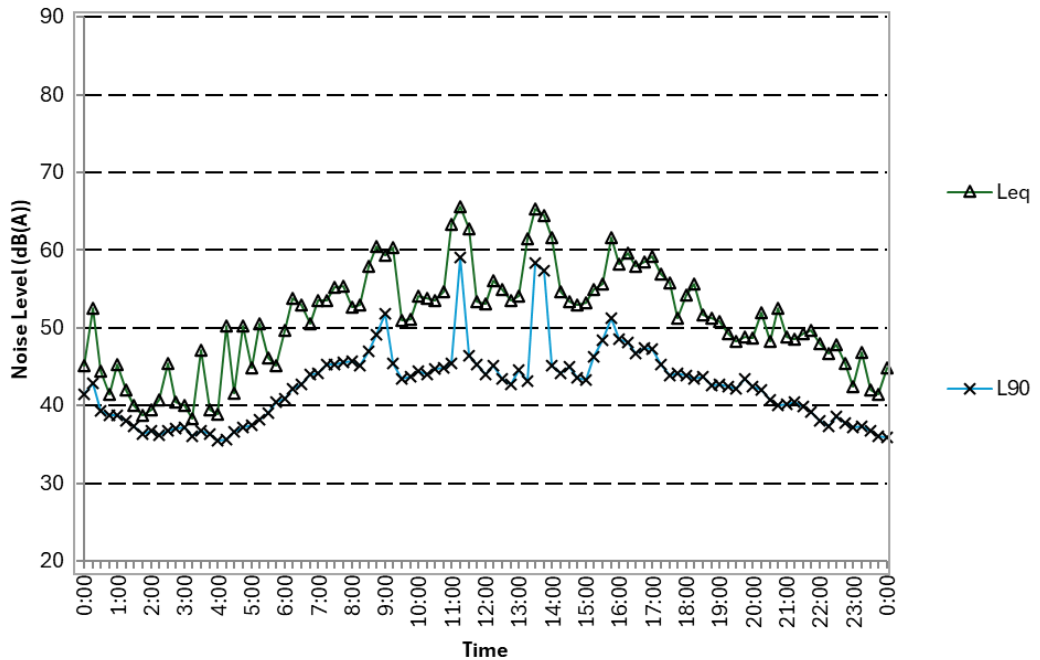
Noise Monitoring Data - Location 1

Wednesday October 22, 2025



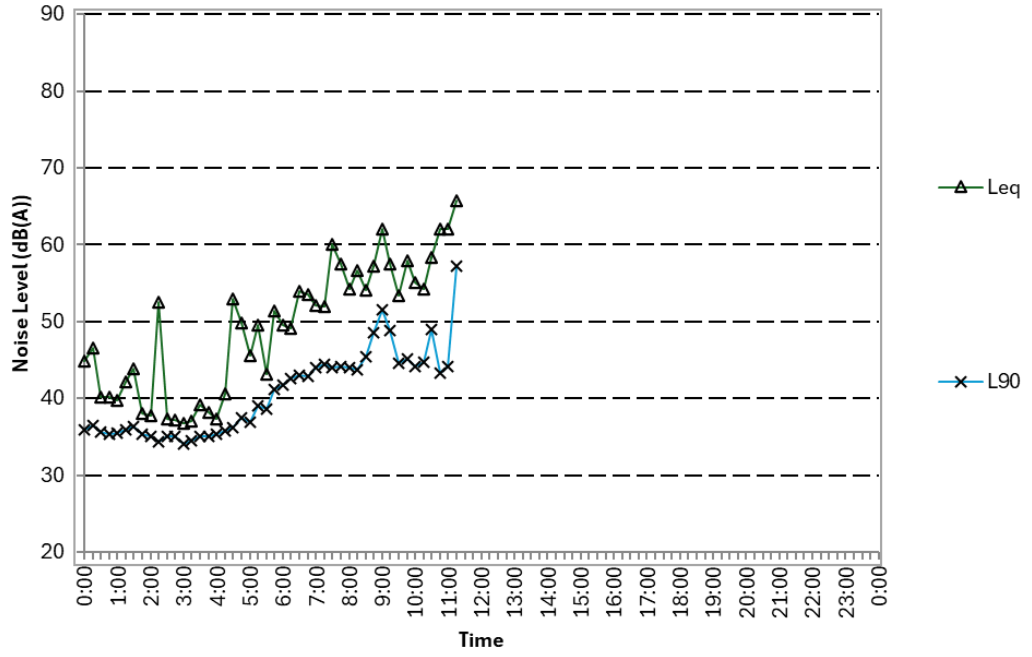
Noise Monitoring Data - Location 1

Thursday October 23, 2025

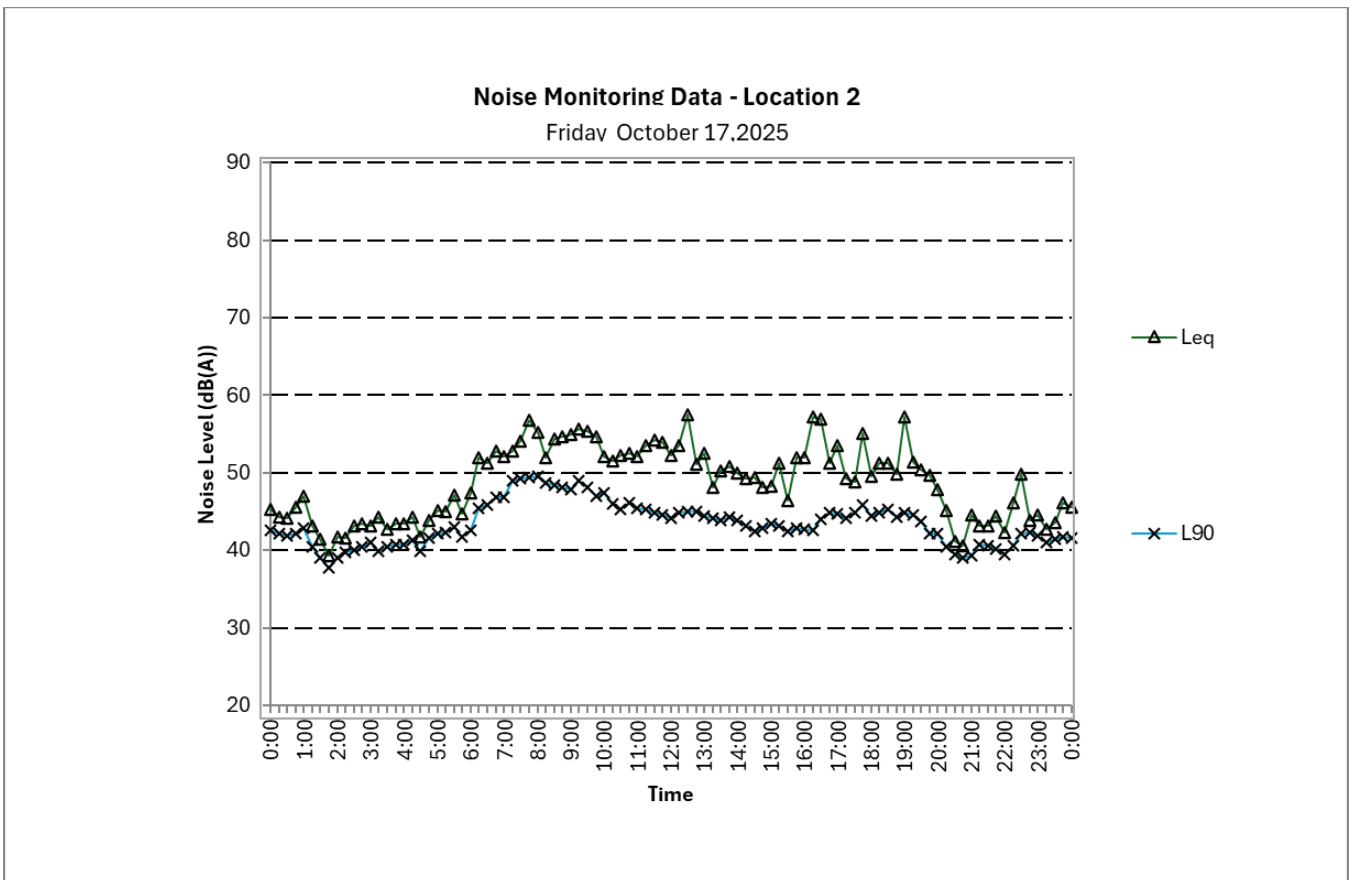
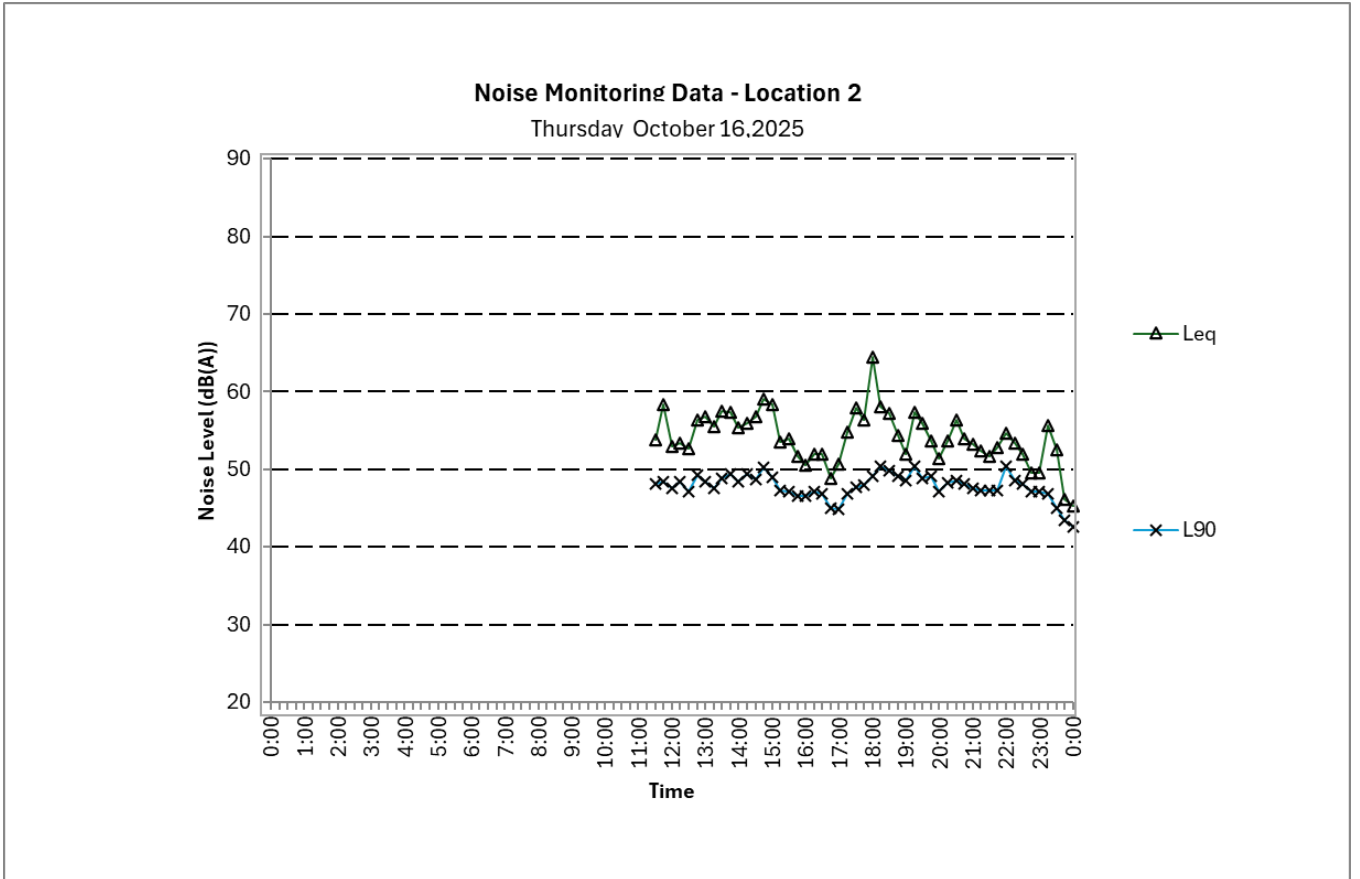


Noise Monitoring Data - Location 1

Friday October 24, 2025

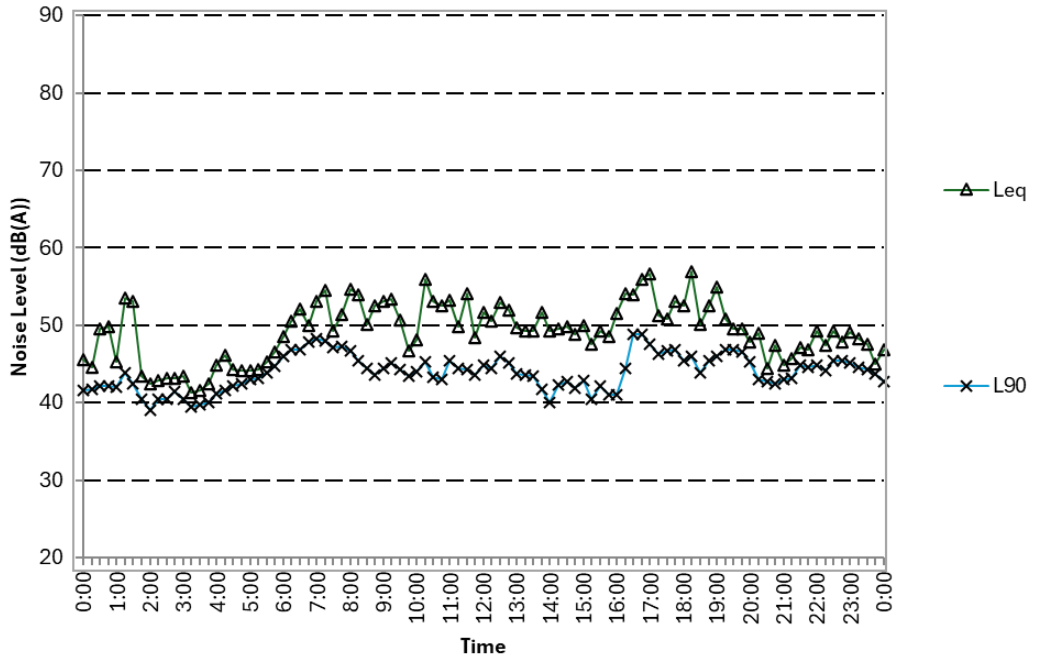


LOCATION 2



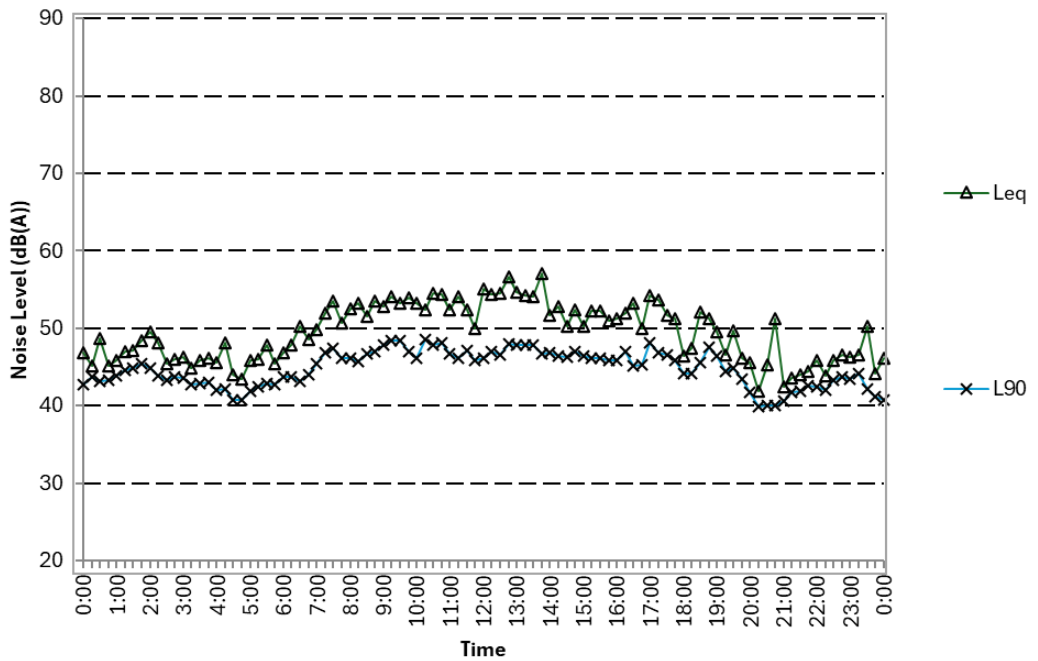
Noise Monitoring Data - Location 2

Saturday October 18, 2025



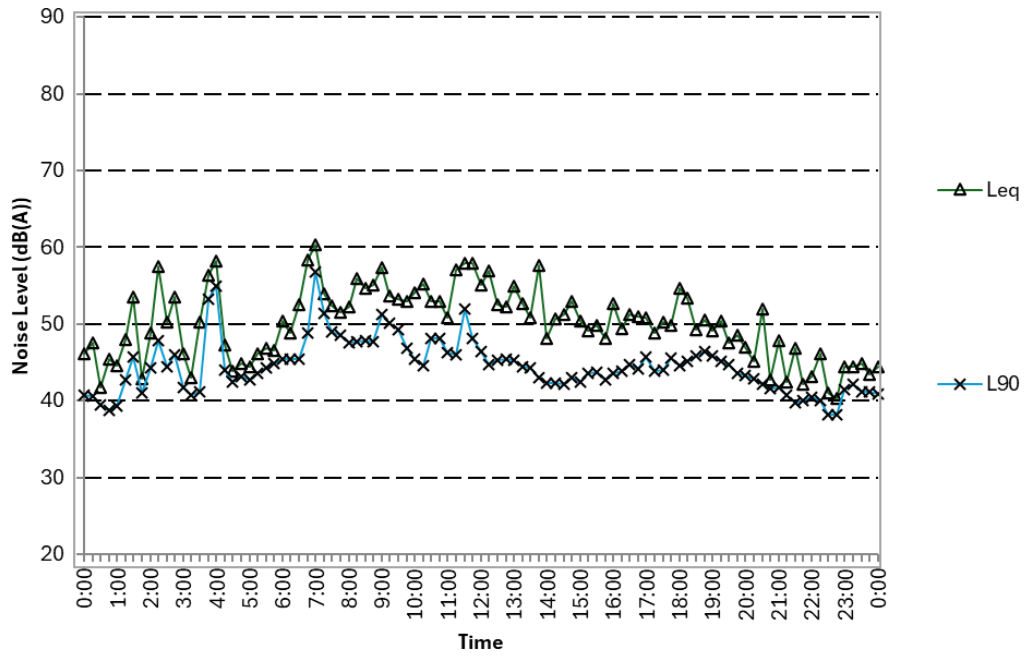
Noise Monitoring Data - Location 2

Sunday October 19, 2025



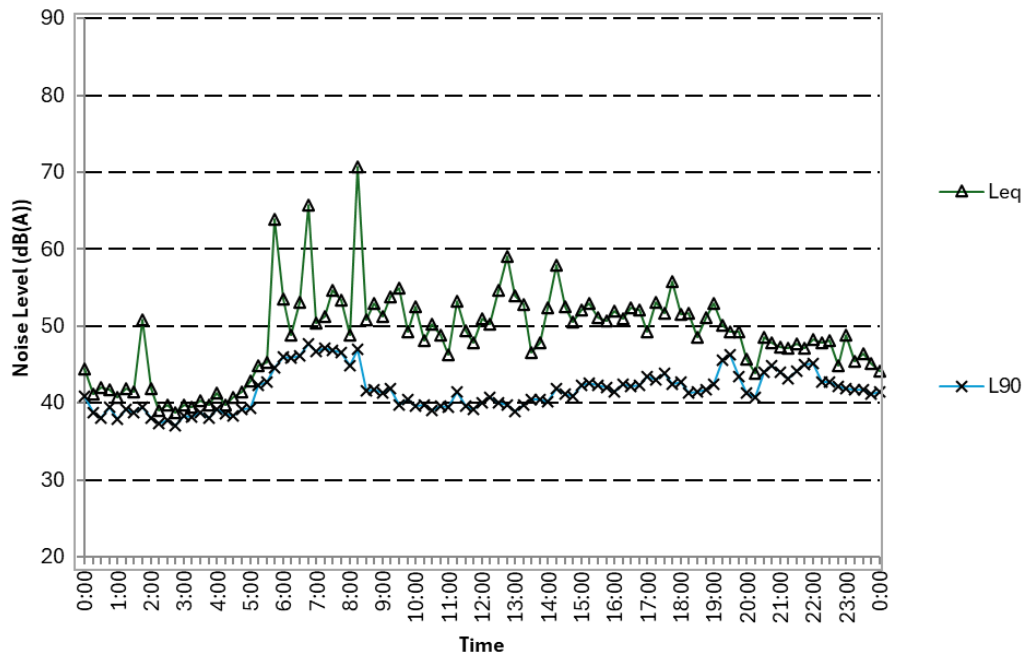
Noise Monitoring Data - Location 2

Monday October 20, 2025



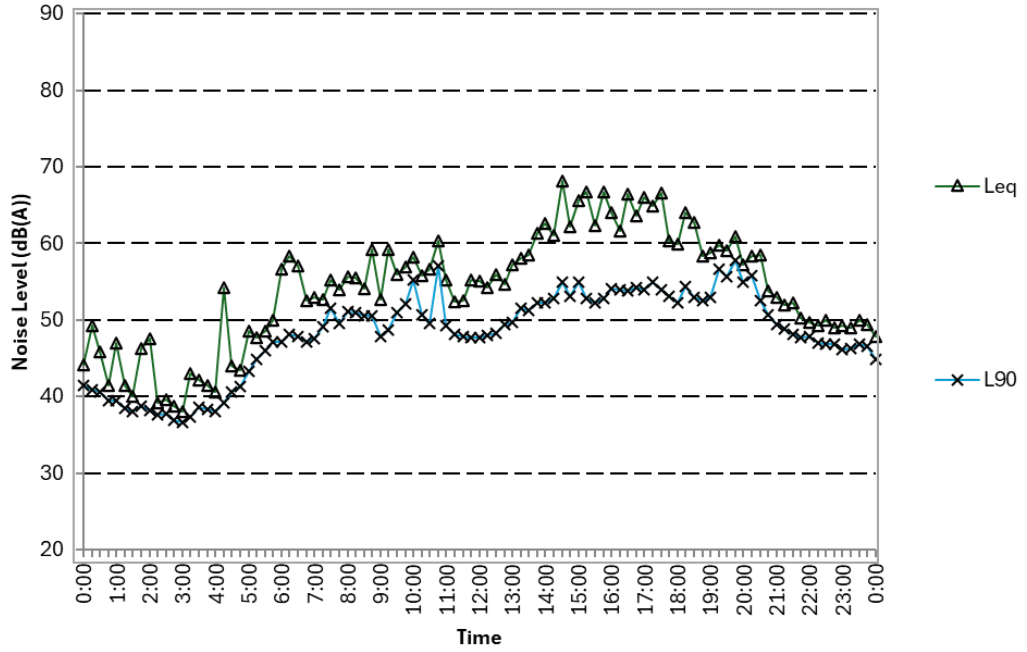
Noise Monitoring Data - Location 2

Tuesday October 21, 2025



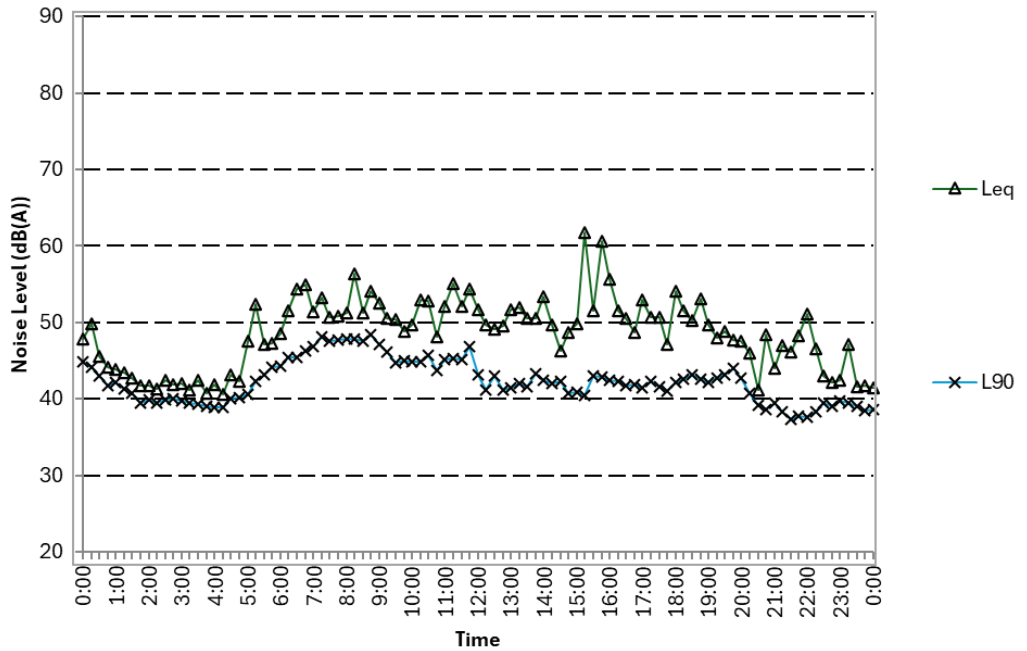
Noise Monitoring Data - Location 2

Wednesday October 22, 2025



Noise Monitoring Data - Location 2

Thursday October 23, 2025



Noise Monitoring Data - Location 2

Friday, October 24, 2025

