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55-61 Atherton Road, Oakleigh

Acoustic Town Planning Report

**ADVERTISED
PLAN**

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Document Title	Acoustic Town Planning Report
Attention To	DC Atherton Pty Ltd

Revision	Date	Document Reference	Prepared By	Checked By	Approved By
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TABLE OF CONTENTS

1	INTRODUCTION	4
2	SITE DESCRIPTION	5
2.1	LOCAL NOISE SOURCES.....	5
3	REQUEST FOR INFORMATION	5
4	ENVIRONMENTAL NOISE DESCRIPTORS	6
5	NOISE LEVEL MEASUREMENTS.....	7
5.1	MEASUREMENT LOCATIONS AND DATE OF MEASUREMENTS	7
5.2	MEASUREMENT EQUIPMENT	7
5.3	MEASURED NOISE LEVELS	8
6	ASSESSMENT CRITERIA	9
6.1	INTERNAL TRAFFIC NOISE LEVEL CRITERIA.....	9
6.1.1	Standard D16 at Clause 58.04-3	9
6.1.2	AS/NZS 2107:2016	11
6.2	MECHANICAL PLANT AND EQUIPMENT	11
6.2.1	Zoning Level	11
6.2.2	EPA Noise Protocol – Part 1.....	12
7	EVALUATION OF EXTERNAL NOISE INTRUSION	13
7.1	RECOMMENDED GLAZING	13
7.2	EXTERNAL WALL CONSTRUCTION	14
7.3	ROOF CONSTRUCTION.....	14
8	MECHANICAL PLANT AND EQUIPMENT SERVING THE PROPOSED DEVELOPMENT	14
9	CONCLUSION.....	14
	APPENDIX 1 – FAÇADE MARKUP.....	15
	APPENDIX 2 – GRAPHICAL RESULTS OF NOISE MONITORING.....	16

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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 55-61 Atherton Road, Oakleigh.

The assessment has been conducted to address the RFI from Department of Transport and Planning (DTP) dated 22 April 2026 with ref: PPA-1146. The following documents detailed in Table 1 has been referenced in the assessment.

Table 1 – Referenced Documents

Company	Document	Reference	Date
Department of Transport and Planning	Request for Further Information	Ref: PPA-1146	22 April 2026
Peddle Thorp	Town Planning Architectural Drawing Set	Drawing Number TP101-TP114	22 October 2025
-	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	5 September 2025

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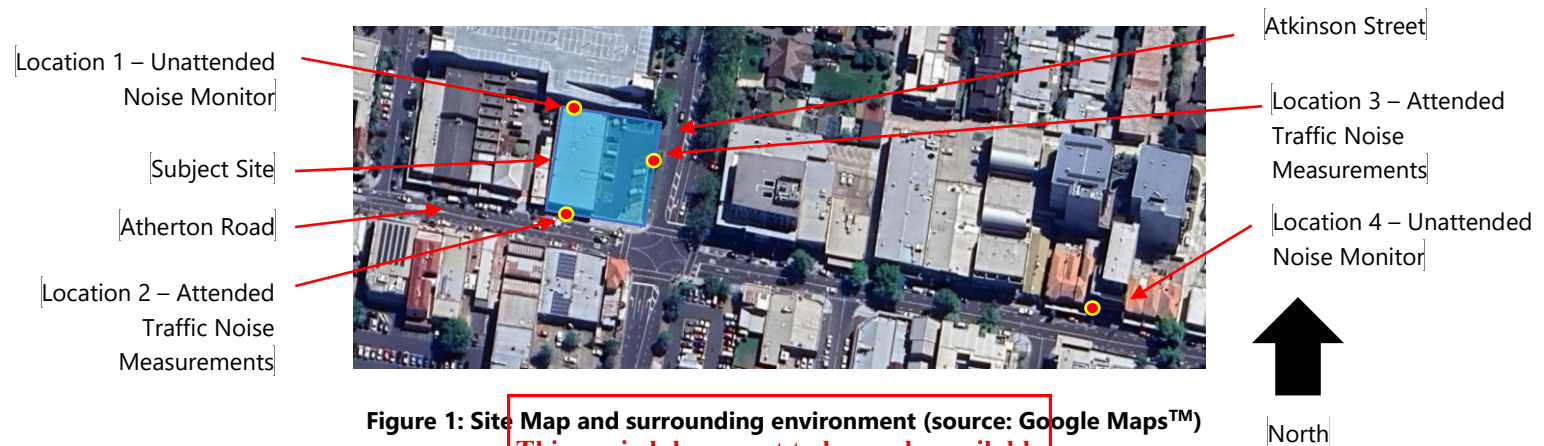
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2 SITE DESCRIPTION

The proposed development is located at 55-61 Atherton Road, Oakleigh. The proposed development is a 15-storey mixed-use development, incorporating car parking on four levels of basements, commercial / retail tenancies on ground floor, and residential between level 1 and 14 with communal common space and outdoor terrace space on level 1.

The subject site is bounded by multi storey carpark to the north, existing single storey commercial building to the west, Atkinson Street to the east, and Atherton Road to the south.

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



2.1 LOCAL NOISE SOURCES

Inspection and noise measurements on site indicate that the dominant noise source impacting the proposed development site is vehicle noise on Atherton Road and Atkinson Street.

3 REQUEST FOR INFORMATION

RFI Letter from Department of Transport and Planning (DTP) dated 22 April 2026 with ref: PPA-1146 contains the following:

Further information

In addition to the matters above, I advise the following information is required to be submitted with a planning permit application:

- o. An acoustic report that specifies all nearby noise sources including traffic;

Acoustic Logic (AL) has been engaged to undertake an acoustic assessment for the proposed development. As part of this assessment AL has done multiple site inspections and noise measurements during different periods of time. Inspection and noise measurements on site indicate that the dominant noise source impacting the proposed development site is vehicle noise on Atherton Road and Atkinson Street.

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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.

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5 NOISE LEVEL MEASUREMENTS

5.1 MEASUREMENT LOCATIONS AND DATE OF MEASUREMENTS

Unattended and attended noise level measurements were conducted at the locations indicated in Figure 1. The noise level measurement locations are described below:

- Location 1 – An unattended noise monitor was installed at the rear backyard of an existing commercial building to measure the existing background noise level. The monitor was installed approximately 1.5m above grade and was affected by façade reflections. The monitor was installed between 17 and 21 May 2024.
- Location 2 – Attended traffic noise level measurements were conducted facing Atherton Road in line with southern boundary of subject site. The sound level meter was approximately 1.5 metres above grade, had full view of Atherton Road and was affected by façade reflections. Measurements were undertaken on 17 May 2024 and 2 June 2026.
- Location 3 – Attended traffic noise level measurements were conducted facing Atkinson Street in line with eastern boundary of subject site. The sound level meter was approximately 1.5 metres above grade, had full view of Atkinson Street and was measured on free field condition. Measurements were undertaken on 17 May 2024 and 2 June 2026.
- Location 4 – An unattended noise monitor was installed on 89 Atherton Road generally in line with the southern boundary of subject site to measure traffic noise level on Atherton Road. The monitor was installed approximately 2.5m above grade, had full view of Atherton Road and measured on free field conditions. The monitor was installed between 21 and 22 September 2017.

5.2 MEASUREMENT EQUIPMENT

The long-term unattended noise monitoring was conducted using a Rion NL-52 noise monitor. The equipment was calibrated at the beginning and the end of the measurement using a Rion NC-75 calibrator; no significant drift was detected. All measurements were taken on fast response mode.

A Norsonic Nor140 Sound Level Analyser was used for the attended noise level measurements. The equipment was calibrated at the beginning and the end of the measurement using a Rion NC-75 calibrator; no significant drift was detected. All measurements were taken on fast response mode.

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5.3 MEASURED NOISE LEVELS

Table 2 below detail the measured background noise levels obtained from the unattended noise monitoring at Location 1.

Table 2 – Measured Ambient Noise Levels

Period	Time	Measured Background $L_{90,Period}$ dB(A) ¹
Day	7am – 6pm (Mon – Sat)	43
Evening	6pm – 10pm (Mon – Sat) 7am – 10pm (Sun)	33
Night	10pm – 7am	33

Note 1: Measurements have been corrected -2.5dB for façade reflections.

The measured traffic noise levels from attended measurements are presented in Table 3 below.

Table 3 – Attended Traffic Noise Level Measurements

Measurement Location	Date and Time of Measurements	Measured Noise Levels dB(A) $L_{eq, 15mins}$
Measurement Location 2 as indicated in Figure 1 (facing Atherton Road)	17/05/2024 (7:35am-7:50am)	63 ¹
	17/05/2024 (7:50am-8:05am)	62 ¹
	02/06/2026 (5:00pm-5:15pm)	61 ¹
	02/06/2026 (5:15pm-5:30pm)	61 ¹
Measurement Location 3 as indicated in Figure 1 (facing Atkinson Street)	17/05/2024 (8:05am-8:20am)	64
	17/05/2024 (8:20am-8:35am)	65
	02/06/2026 (4:25pm-4:40pm)	64
	02/06/2026 (4:25pm-4:55pm)	64

Note 1: Measurements have been corrected -2.5dB for façade reflections.

Table 4 below detail the measured noise levels obtained from the unattended noise monitoring.

Table 4 – Unattended Noise Level Measurements

Measurement Location	Period	Measured Noise Levels
Measurement Location 4 as indicated in Figure 1	Day (7:00-22:00)	65 dB(A) $L_{eq, 15hr}$ 67 dB(A) $L_{eq, 1hr}$
	Night (22:00-7:00)	62 dB(A) $L_{eq, 9hr}$ 65 dB(A) $L_{eq, 1hr}$

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6 ASSESSMENT CRITERIA

6.1 INTERNAL TRAFFIC NOISE LEVEL CRITERIA

6.1.1 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.

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Table D5 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 **not** within 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 80 metres of railway servicing passengers and 135m of freight train line.

Based on the above, the internal noise level specified in **Standard D16 at Clause 58.04-3 is not applicable to the subject development**. Noise from the surrounding noise sources will be designed to AS2107 as outline below in Section 6.1.2.

6.1.2 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 5 below details the criterion set for this development.

Table 5 – Internal Noise Criteria

Location	Required Internal Noise Level ¹	
	dB(A) L_{eq} 1hr (7am – 10pm)	dB(A) L_{eq} 1hr (10pm – 7am)
Bedrooms	35-45 ²	35-40
Living Areas	35-45	N/A

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

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

6.2 MECHANICAL PLANT AND EQUIPMENT

To ensure that noise emissions from the site do not impact adversely on the amenity of the proposed development residents and surrounding noise sensitive residential dwellings, the proposed development shall be designed to comply with the EPA Noise Protocol – Part 1.

6.2.1 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 **0.26** which results in the zoning limits detailed in Table 6 below.

Table 6 - Zoning Levels

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

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6.2.2 EPA Noise Protocol – Part 1

Table 7 below details the assessment criteria based on both the zoning levels and the measured background noise levels.

Table 7 – Noise Limits

Period	Background dB(A) $L_{90,Period}$	Zoning limit	Classification	Project Noise Limits dB(A) L_{eq}
Day Monday – Saturday (7am – 6pm)	43	55	Neutral	55
Evening Monday – Saturday (6pm – 10pm) Sunday (7am – 10pm)	33	49	Low	44
Night Monday – Friday (10pm – 7am)	33	44	Low	41

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7 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 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
- Traffic noise levels measured around the subject site.
- Transmission loss of façade element.

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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 6.

7.1 RECOMMENDED GLAZING

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.

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 8 – Minimum External Glazing Requirements / Performance

Location	Required Glazing Construction ^{1,2}	Minimum R_w of Installed Window System	Acoustic Seals ²
Refer to Appendix 1	6mm glass <u>or</u> 6/12/6 IGU	29	Yes
	11.52mm lam <u>or</u> 6/12/11.52 lam IGU	35	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.

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7.2 EXTERNAL WALL CONSTRUCTION

External walls which incorporate concrete or masonry elements and as such will not require upgrading acoustically.

No lightweight wall elements are currently proposed. If lightweight external wall is proposed, they shall be reviewed by a suitably qualified acoustic consultant to ensure compliance with the internal traffic noise level criteria detailed in Section 6 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 ensure compliance with the nominated design criteria.

7.3 ROOF CONSTRUCTION

Roof is proposed to be a concrete construction which does not require further upgrade acoustically.

Roof penetrations must be sealed gap free with a flexible sealant. Any ventilation openings shall be acoustically reviewed to maintain the acoustic performance of the roof / ceiling construction.

8 MECHANICAL PLANT AND EQUIPMENT SERVING THE PROPOSED DEVELOPMENT

To ensure that noise emissions from 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 EPA Publication 1826.5 Part 1.

It is noted that plant and equipment selections/design have not yet been finalised. As part of the design development phase of the project the mechanical plant design shall be reviewed by a suitably qualified acoustic consultant to ensure that equipment will compliance with EPA Publication 1826.5 Part 1. Compliance with the nominated criteria will be achieved by the use of standard acoustic treatment such as internally lined ductwork, acoustic attenuators, variable speed drives, solid screens and vibration mounts.

9 CONCLUSION

This report details our acoustic assessment for the proposed mixed-use development located at 55-61 Atherton Road, Oakleigh. This report presents our investigation of external traffic noise intrusion into the development as well as addressing potential noise emission from mechanical plant and equipment serving the development to comply with EPA Publication 1826.5 Noise Protocol Part 1. Provided the acoustic treatment recommendations detailed in Section 7 and 8 are implemented, compliance with the assessment criteria detailed in Section 6 will be achieved.

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

Yours faithfully,



Acoustic Logic Pty Ltd
Stanley Sinatra

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APPENDIX 1 – FAÇADE MARKUP

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**ACOUSTIC LOGIC**

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹

11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments
1. Final glazing thickness shall be designed to ensure compliance with internal noise level criteria is achieved.
2. External walls assumed to be concrete construction which does not require upgrading acoustically. Any lightweight construction shall be designed to ensure compliance with internal noise level criteria is achieved.
3. Acoustic seals shall be equal to Q-Ion seals. Mohair seals are not acceptable acoustically.
4. Roof will be concrete construction which will not require upgrading acoustically.

ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
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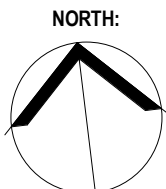
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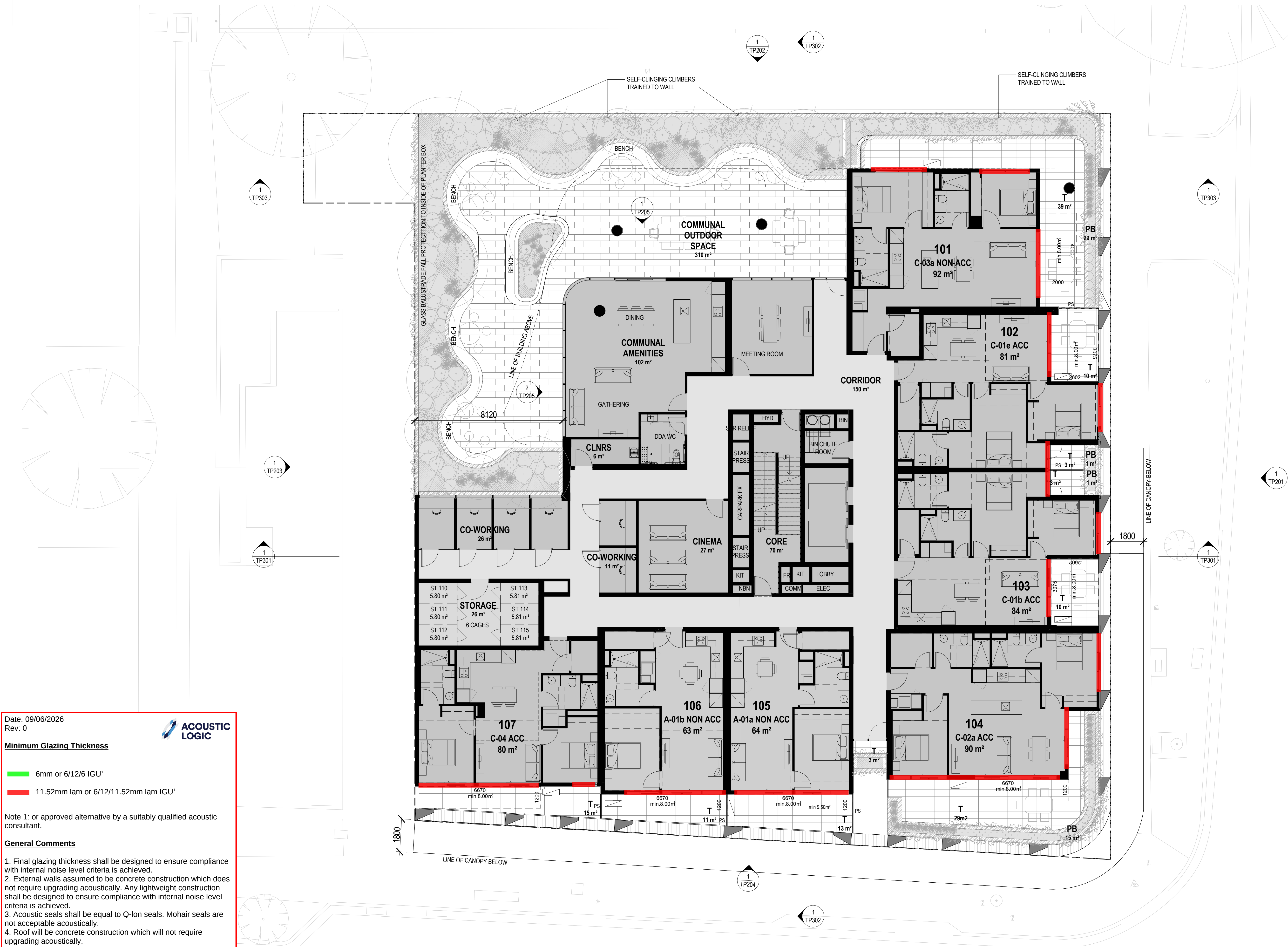
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APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

Date: 09/06/2026
Rev: 0



ACOUSTIC
LOGIC

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹

11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments

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3. Acoustic seals shall be equal to Q-Ion seals. Mohair seals are not acceptable acoustically.

4. Roof will be concrete construction which will not require upgrading acoustically.

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3 BED + 2 BATH

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ACOUSTIC
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Note 1: or approved alternative by a suitably qualified acoustic consultant.

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APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

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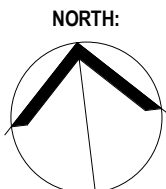
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2

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Date: 09/06/2026
Rev: 0

ACUSTIC
LOGIC

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹

11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments

1. Final glazing thickness shall be designed to ensure compliance with internal noise level criteria is achieved.

2. External walls assumed to be concrete construction which does not require upgrading acoustically. Any lightweight construction shall be designed to ensure compliance with internal noise level criteria is achieved.

3. Acoustic seals shall be equal to Q-Ion seals. Mohair seals are not acceptable acoustically.

4. Roof will be concrete construction which will not require upgrading acoustically.

ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	20/10/2025

CONSULTANTS:

PEDDLE THORP

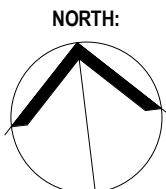
Northbank Place East
Level 1, 525 Flinders Street
Melbourne Victoria
Australia 3000

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E info@pta.com.au
W ww.pta.com.au
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REASON FOR ISSUE
TOWN PLANNING

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PROJECT No.:
3-23-0047



PROJECT:

PROJECT ADDRESS:
55 - 61 Atherton Road, Oakleigh

CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 04 PLAN

SCALE:
As indicated @ A1

PROJECT DATE:

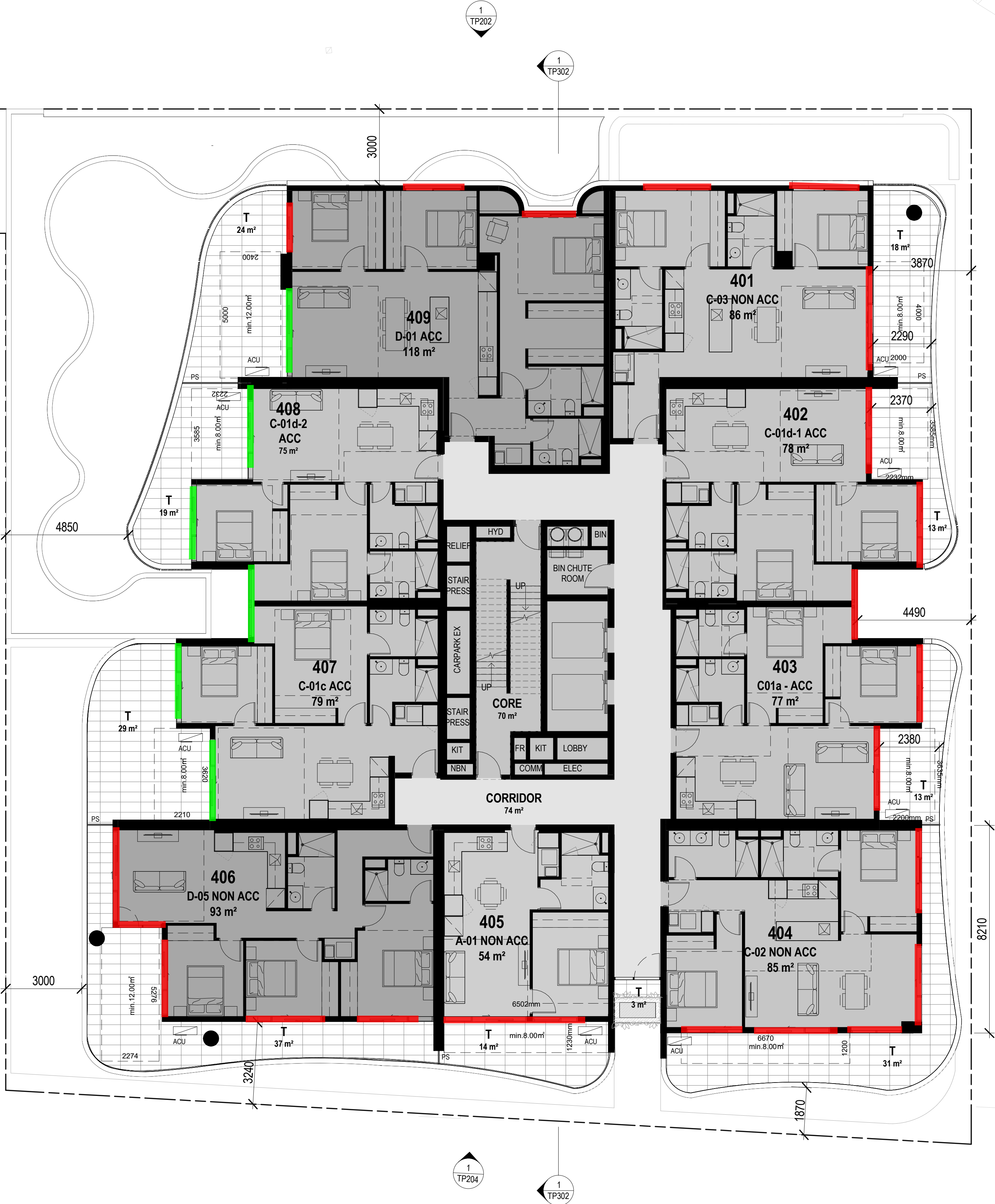
DRAWING No.:

TP104

REVISION:

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APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

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**ACOUSTIC
LOGIC**

- 6mm or 6/12/6 IGU¹
- 11.52mm lam or 6/12/11.52mm lam IGU³

General Comments

1. Final glazing thickness shall be designed to ensure compliance with internal noise level criteria is achieved.
2. External walls assumed to be concrete construction which does not require upgrading acoustically. Any lightweight construction shall be designed to ensure compliance with internal noise level criteria is achieved.
3. Acoustic seals shall be equal to Q-Ion seals. Mohair seals are not acceptable acoustically.
4. Roof will be concrete construction which will not require upgrading acoustically.

[illegible]

PEDDLE THORP

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NORTH:

A simple compass rose with a circle in the center. Four lines radiate from the center to the edge, representing the cardinal directions. The top line is labeled 'NORTH:', the bottom line is labeled 'SOUTH:', the left line is labeled 'WEST:', and the right line is labeled 'EAST:'.

CLIENT:
DC Atherton Pty Ltd

DRAWING No.:
TP105

REVISION
2

22/10/2025 12:49:03 PM

Date: 09/06/2026
Rev: 0

ACUSTIC
LOGIC

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹

11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments

1. Final glazing thickness shall be designed to ensure compliance with internal noise level criteria is achieved.

2. External walls assumed to be concrete construction which does not require upgrading acoustically. Any lightweight construction shall be designed to ensure compliance with internal noise level criteria is achieved.

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APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	02/10/2025

CONSULTANTS:

PEDDLE THORP

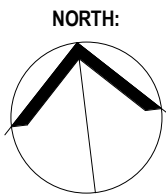
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Melbourne Victoria
Australia 3000

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W www.pta.com.au
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REASON FOR ISSUE
TOWN PLANNING

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PROJECT No.:
3-23-0047



PROJECT:

PROJECT ADDRESS:
55 - 61 Atherton Road, Oakleigh

CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 06 PLAN

SCALE:
As indicated @ A1

PROJECT DATE:

DRAWING No.:

TP106

REVISION:

2

22/10/2025 12:49:09 PM

Date: 09/06/2026
Rev: 0

ACOUSTIC LOGIC

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹
11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments
1. Final glazing thickness shall be designed to ensure compliance with internal noise level criteria is achieved.
2. External walls assumed to be concrete construction which does not require upgrading acoustically. Any lightweight construction shall be designed to ensure compliance with internal noise level criteria is achieved.
3. Acoustic seals shall be equal to Q-Ion seals. Mohair seals are not acceptable acoustically.
4. Roof will be concrete construction which will not require upgrading acoustically.



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APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	02/10/2025

CONSULTANTS:

PEDDLE THORP

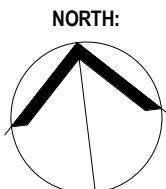
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TOWN PLANNING

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PROJECT:

PROJECT ADDRESS:
55 - 61 Atherton Road, Oakleigh

CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 07 PLAN

SCALE:
As Indicated @ A1

PROJECT DATE:

DRAWING No.:

TP107

REVISION:

2

22/10/2025 12:49:17 PM

Date: 09/06/2026
Rev: 0

**ACOUSTIC LOGIC**

Minimum Glazing Thickness

 6mm or 6/12/6 IGU¹

 11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments

1. Final glazing thickness shall be designed to ensure compliance with internal noise level criteria is achieved.

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APARTMENT TYPES

-  1 BED + 1 BATH
-  2 BED + 2 BATH
-  3 BED + 2 BATH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	02/10/2025

CONSULTANTS:

PEDDLE THORP

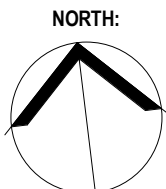
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Australia 3000

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PROJECT No.:
3-23-0047



PROJECT:

PROJECT ADDRESS:
55 - 61 Atherton Road, Oakleigh

CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 08 PLAN

SCALE:
As Indicated @ A1

PROJECT DATE:

DRAWING No.:

TP108

REVISION:

2

22/10/2025 12:49:23 PM

Date: 09/06/2026
Rev: 0

ACUSTIC
LOGIC

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹

11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

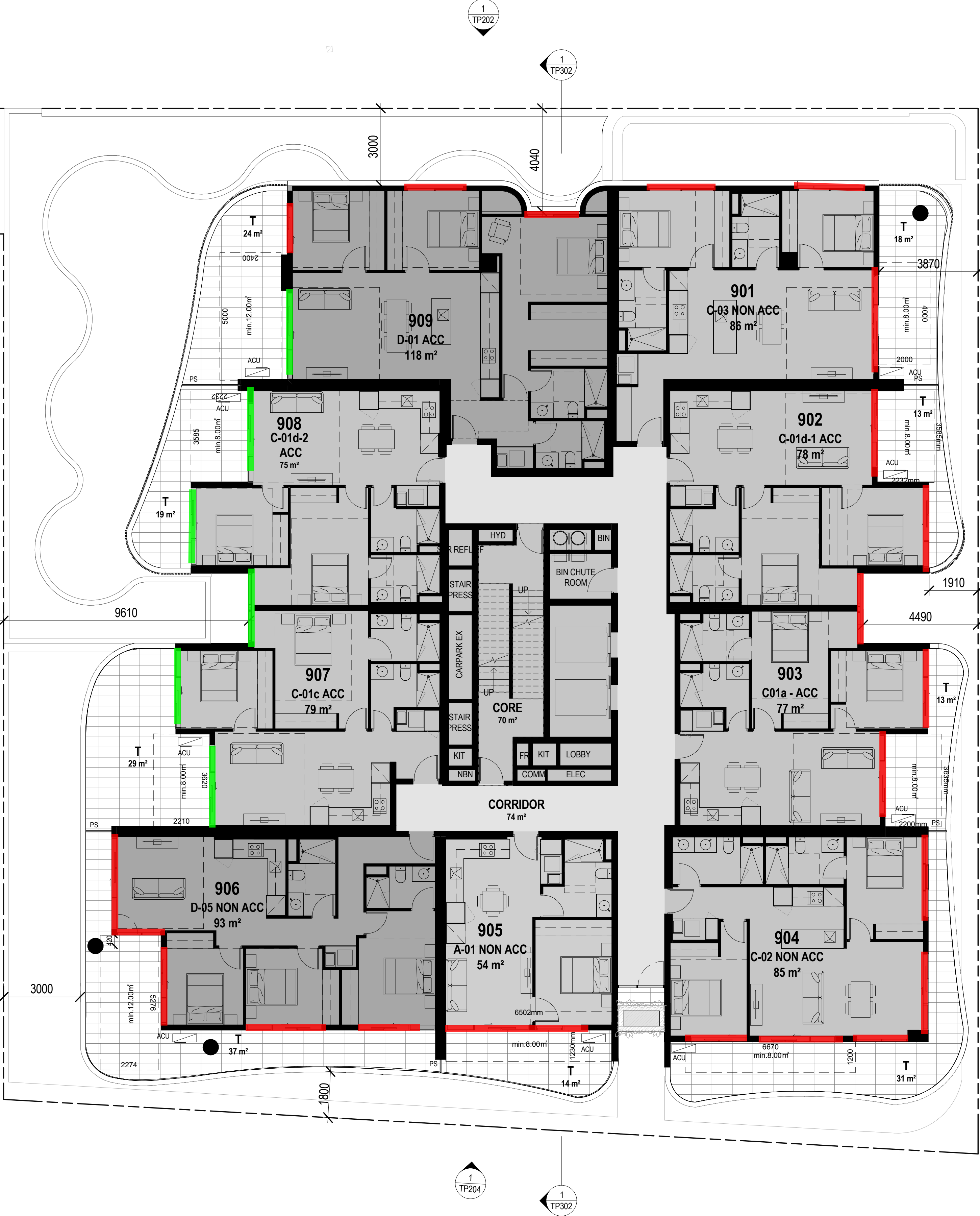
General Comments

1. Final glazing thickness shall be designed to ensure compliance with internal noise level criteria is achieved.

2. External walls assumed to be concrete construction which does not require upgrading acoustically. Any lightweight construction shall be designed to ensure compliance with internal noise level criteria is achieved.

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4. Roof will be concrete construction which will not require upgrading acoustically.



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APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	07/10/2025

CONSULTANTS:

PEDDLE THORP

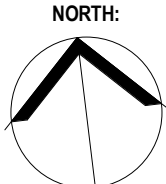
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REASON FOR ISSUE
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PROJECT No.:
3-23-0047



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CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 09 PLAN

SCALE:
As indicated @ A1

PROJECT DATE:

DRAWING No.:

TP109

REVISION:

2

22/10/2025 12:49:30 PM

Date: 09/06/2026
Rev: 0

ACUSTIC
LOGIC

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹

11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments

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ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	02/10/2025

CONSULTANTS:

PEDDLE THORP

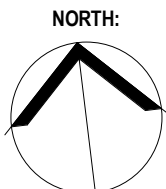
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Australia 3000

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W www.pta.com.au
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REASON FOR ISSUE
TOWN PLANNING

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PROJECT No.:
3-23-0047



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CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 10 PLAN

SCALE:
As indicated @ A1

PROJECT DATE:

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TP110

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APARTMENT TYPES

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- 2 BED + 2 BATH
- 3 BED + 2 BATH

Date: 09/06/2026
Rev: 0

ACUSTIC LOGIC

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹

11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments

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APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	02/10/2025

CONSULTANTS:

PEDDLE THORP

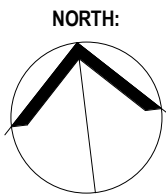
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REASON FOR ISSUE
TOWN PLANNING

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PROJECT No.:
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PROJECT:

PROJECT ADDRESS:
55 - 61 Atherton Road, Oakleigh

CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 11 PLAN

SCALE:
As Indicated @ A1

PROJECT DATE:

DRAWING No.:

TP111

REVISION:

2

22/10/2025 12:49:44 PM

Date: 09/06/2026
Rev: 0

ACUSTIC
LOGIC

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹

11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments

1. Final glazing thickness shall be designed to ensure compliance with internal noise level criteria is achieved.

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3. Acoustic seals shall be equal to Q-Ion seals. Mohair seals are not acceptable acoustically.

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APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	02/10/2025

CONSULTANTS:

PEDDLE THORP

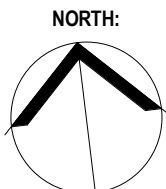
Northbank Place East
Level 1, 525 Flinders Street
Melbourne Victoria
Australia 3000

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W www.pta.com.au
ACN: 006 975 068

REASON FOR ISSUE
TOWN PLANNING

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PROJECT No.:
3-23-0047



PROJECT:

PROJECT ADDRESS:
55 - 61 Atherton Road, Oakleigh

CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 12 PLAN

SCALE:
As Indicated @ A1

PROJECT DATE:

DRAWING No.:

TP112

REVISION:

2

22/10/2025 12:49:50 PM

Date: 09/06/2026
Rev: 0

**ACOUSTIC LOGIC**

Minimum Glazing Thickness

■ 6mm or 6/12/6 IGU¹

■ 11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments

1. Final glazing thickness shall be designed to ensure compliance with internal noise level criteria is achieved.

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3. Acoustic seals shall be equal to Q-Ion seals. Mohair seals are not acceptable acoustically.

4. Roof will be concrete construction which will not require upgrading acoustically.

ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	20/10/2025

CONSULTANTS:

PEDDLE THORP

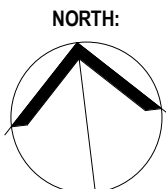
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REASON FOR ISSUE TOWN PLANNING

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PROJECT No.:
3-23-0047



PROJECT:

PROJECT ADDRESS:
55 - 61 Atherton Road, Oakleigh

CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 13 PLAN

SCALE:
As Indicated @ A1

PROJECT DATE:

DRAWING No.:

TP113

REVISION:

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APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

Date: 09/06/2026
Rev: 0

ACUSTIC
LOGIC

Minimum Glazing Thickness

6mm or 6/12/6 IGU¹

11.52mm lam or 6/12/11.52mm lam IGU¹

Note 1: or approved alternative by a suitably qualified acoustic consultant.

General Comments

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ISSUE	REVISION	DRN	CHK / APP	DATE
1	TOWN PLANNING	GA	MC	20/02/2025
2	TOWN PLANNING	GA	MC	20/10/2025

CONSULTANTS:

PEDDLE THORP

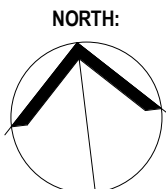
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REASON FOR ISSUE
TOWN PLANNING

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PROJECT No.:
3-23-0047



PROJECT:

PROJECT ADDRESS:
55 - 61 Atherton Road, Oakleigh

CLIENT:
DC Atherton Pty Ltd

DRAWING TITLE:
LEVEL 14 PLAN

SCALE:
As indicated @ A1

PROJECT DATE:

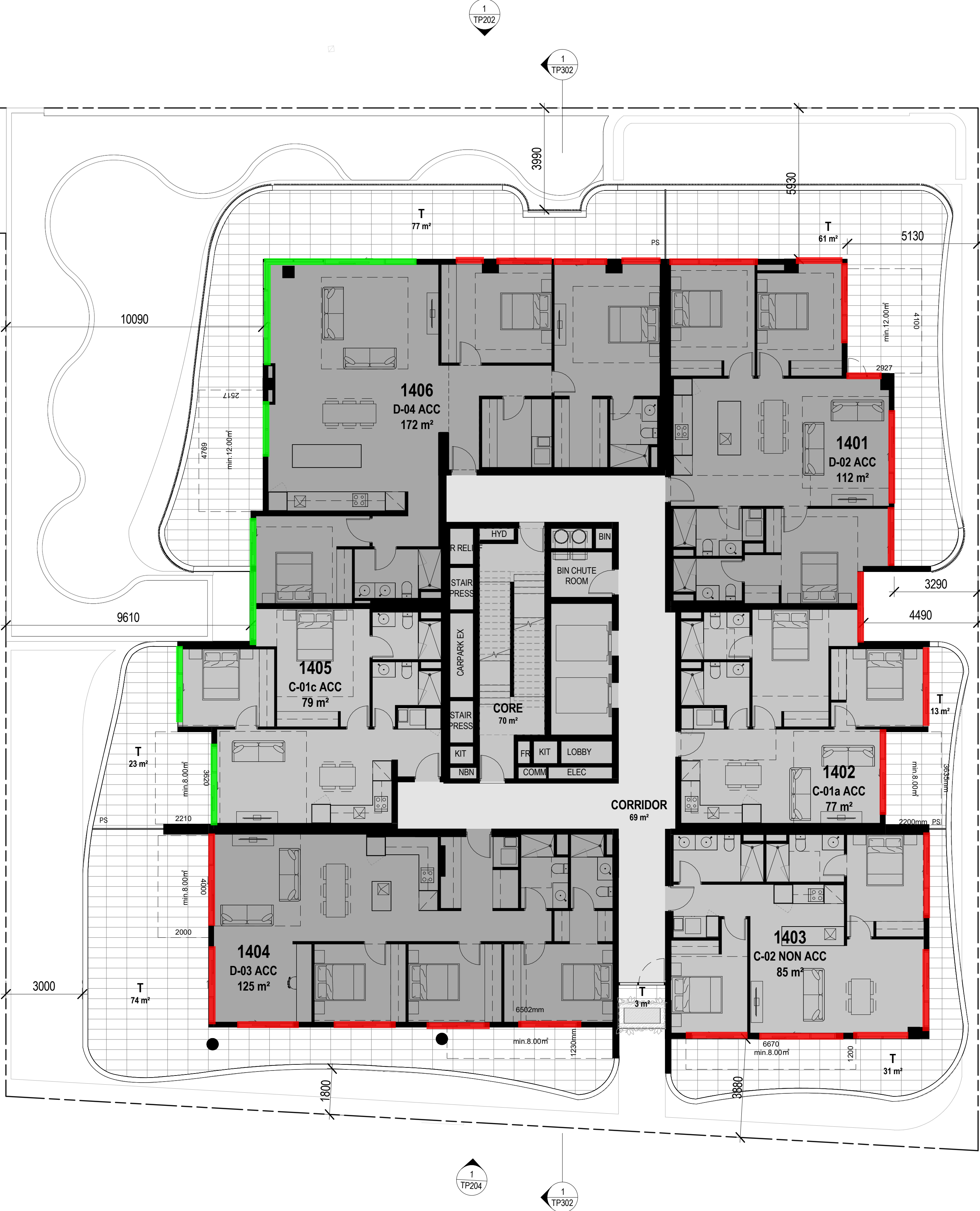
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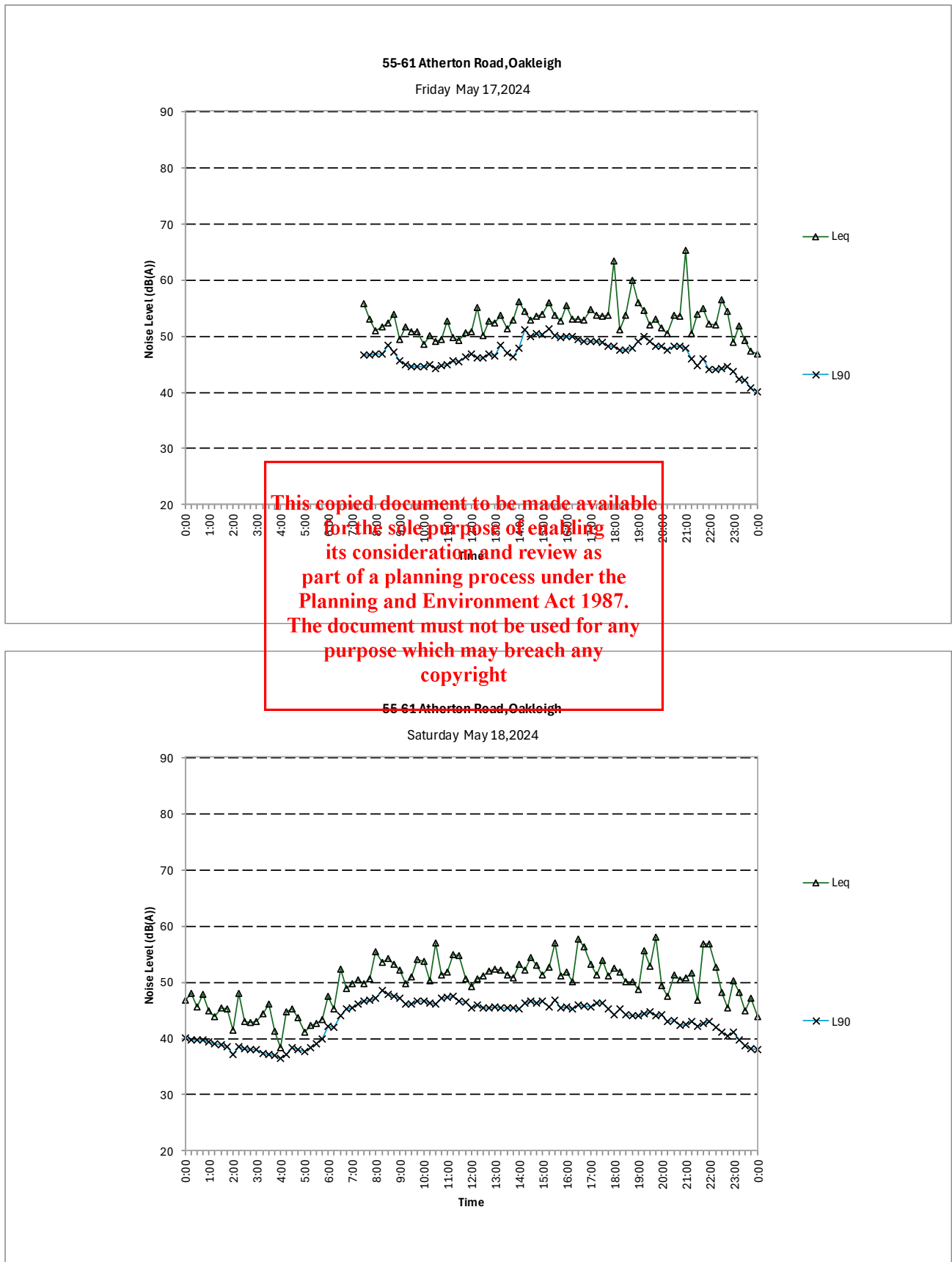
APARTMENT TYPES

- 1 BED + 1 BATH
- 2 BED + 2 BATH
- 3 BED + 2 BATH

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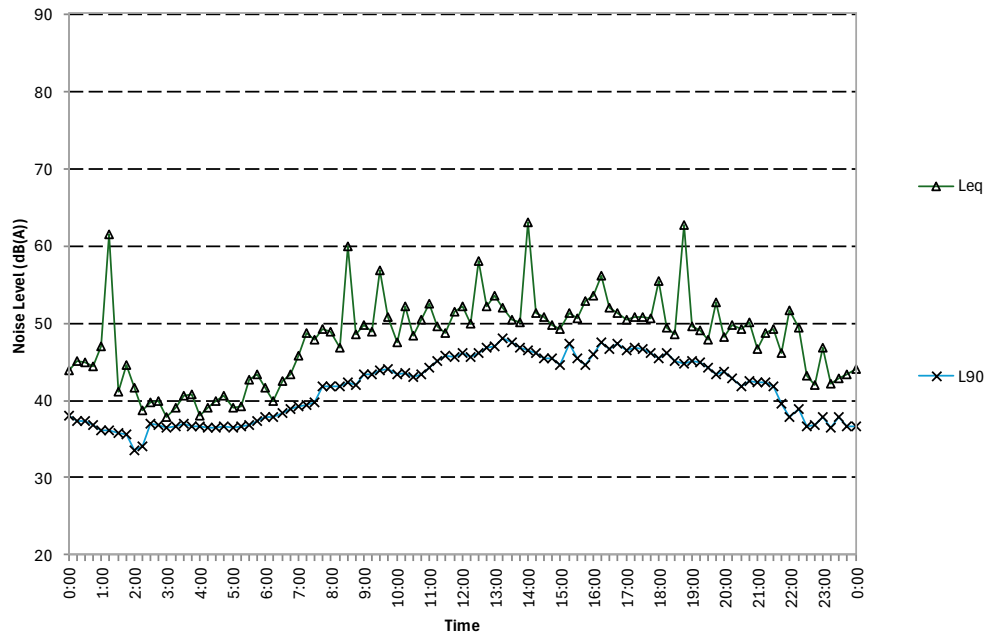
APPENDIX 2 – GRAPHICAL RESULTS OF NOISE MONITORING

The following shows the graphical results of noise monitoring based on the unattended noise monitor installed at Location 1 of Figure 1. Note the results presented have not been corrected for façade reflection.

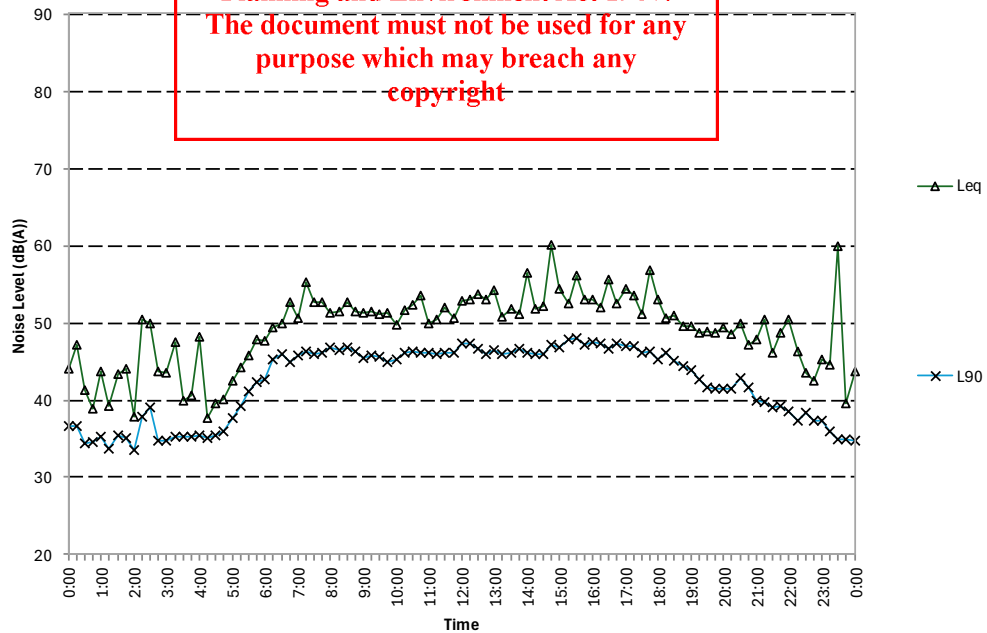


55-61 Atherton Road, Oakleigh

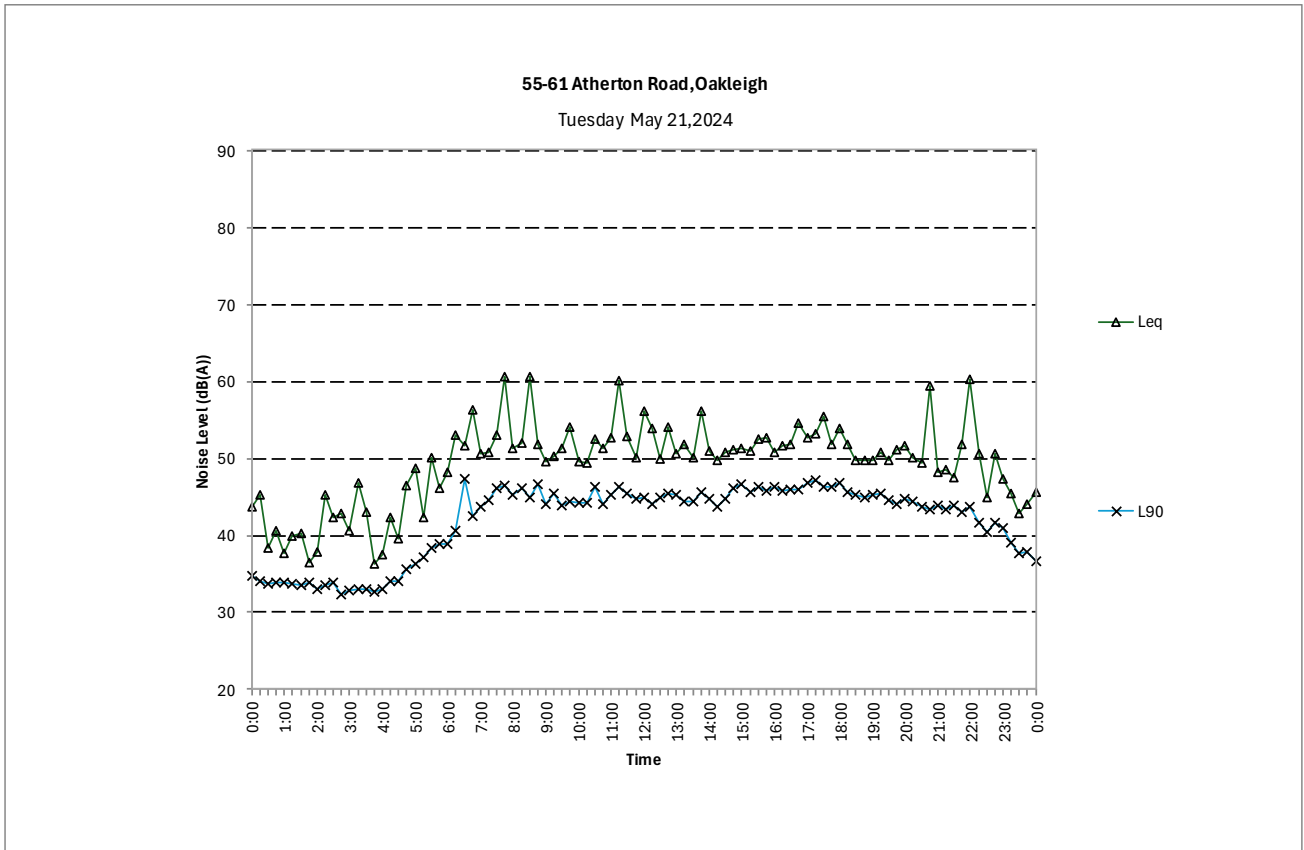
Sunday May 19, 2024



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