



Proposed Gym and Service Station 75-81 Murradoc Road Drysdale

Acoustic Assessment

Bellarine Commercial Developments Pty Ltd

12A Fyans Street
South Geelong, VIC 3220

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 640.032599.00001

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11 August 2026
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Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Bellarine Commercial Developments Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid. SLR may have used AI in the preparation of this document.

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Acronyms and Abbreviations

Abbreviation	Definition
dB	Decibel – the unit of measure for sound levels
dBA	A-weighted decibel. A-weighting is a frequency weighting applied to measurement instruments that represents the human ears' response to sound across the audible spectrum.
ENL	Effective noise level. The level of noise emitted from commercial, industrial and trade premises adjusted, if appropriate, for character, duration and measurement conditions in accordance with the Noise Protocol.
L _{eq} or L _{Aeq}	Equivalent continuous sound pressure level, can be considered as a type of average noise level over a specific period. The 'A' depicts an A-weighted noise level, but this can also be identified in the unit used (ie dBA).
L _{max} or L _{Amax}	The maximum noise level, being the highest instantaneous sound pressure level that occurs over a particular period. The 'A' depicts an A-weighted noise level, but this can also be identified in the unit used (ie dBA).
L ₉₀ or L _{A90}	Sound pressure level that is exceeded for 90 per cent of the measured time interval. Can be considered as an average of the minimum noise levels over a particular period, ie the background noise level. The 'A' depicts an A-weighted noise level, but this can also be identified in the unit used (ie dBA).
LOCT10	Linear sound pressure level for a specified octave band that is exceeded for 10 per cent of the time interval considered. Can be considered as an average of the highest noise levels over a particular period. Used for night period music noise assessments.
LOCT90	Linear sound pressure level for a specified octave band that is exceeded for 90 per cent of the time interval considered. Can be considered as an average of the minimum noise level over a particular period, ie the background noise level.
Noise Protocol	Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (EPA Publication 1826)
Regulations	Environment Protection Regulations 2021
The Act	Environment Protection Act 2017
ERS	Environmental Reference Standards (Environment Protection Act 2017)
EPA Publication 1254	EPA publication 1254 Noise Control Guidelines



1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Bellarine Commercial Developments Pty Ltd to undertake an acoustic assessment as part of the planning application to support the development of a service station and gym at 75-81 Murradoc Road, Drysdale, Victoria.

Noise has been assessed to Victoria EPA legislation and guidelines.

2.0 Project Details

2.1 Proposal

The proposal is for:

- A 24 hour service station at the southern end of the site, inclusive of:
 - A convenience store
 - Convenience restaurant (93 m²)
 - Carwash with 3 manual bays and 1 auto wash
- A 24 hour gym on the central section of the site, inclusive of:
 - 750 m², 6 m high single level building housing all gym activities
 - Carparking to the north and west sides of the building
 - Individual and group training activities.
 - Classes, potentially with music, may take place anytime from early morning through to the late evening (e.g. from 6 am to 10 pm)

There are no external exercise areas proposed for the gym.

2.2 Site Context

The subject site at 75-81 Murradoc Road, Drysdale is approximately 250 m west of the Drysdale / Portarlington Road. The site is located in a Commercial 2 zone and is currently undeveloped.

Surrounding uses include:

- North - residential dwellings on large, rural allotments, closest dwelling being 22-24 Sproat Street Drysdale (land zoned RLZ).
- East – vacant land and commercial development (land zoned CZ2)
- South - Murradoc Road and commercial development beyond that (land zoned CZ2)
- West – derelict dwelling at the southern end of 65-73 Murradoc Road and commercial development further west (all land to the west is zoned CZ2)
- North west – residential dwelling at 19 Sproat Street, Drysdale (land zoned GRZ1)

The nearest noise sensitive uses are the residential dwellings to the north and north west of the subject site. The dwelling at 65-73 Murradoc Road has not been treated as sensitive due to its derelict status and due to the understanding that there are planning approvals for commercial development at that site.

The site, surrounds and nearest noise sensitive receivers are shown in **Figure 1**.



Detailed plans of the proposed uses are provided in **Figure 2** and **Figure 3**.

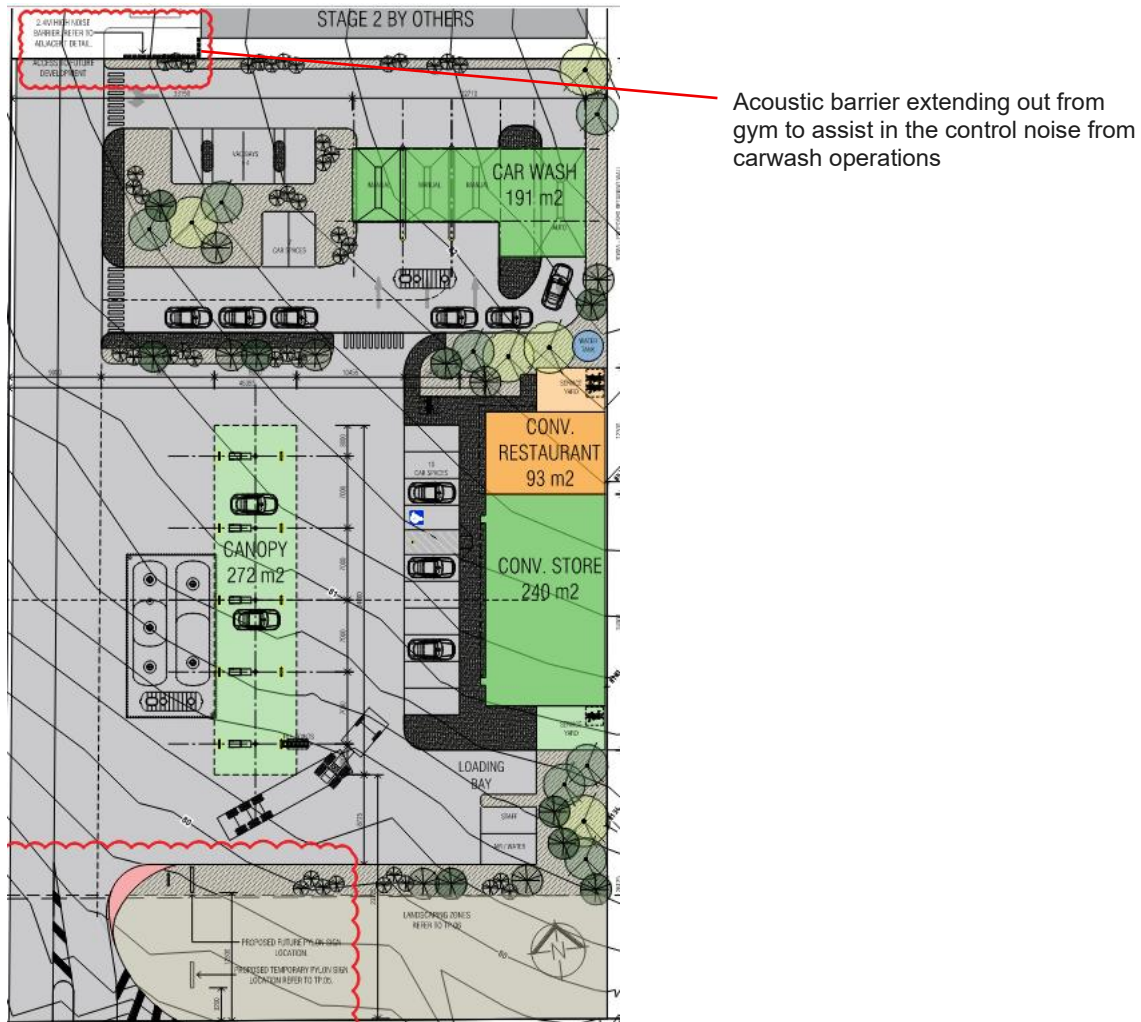
Figure 1 Site and Surrounds (Source: Nearmaps)



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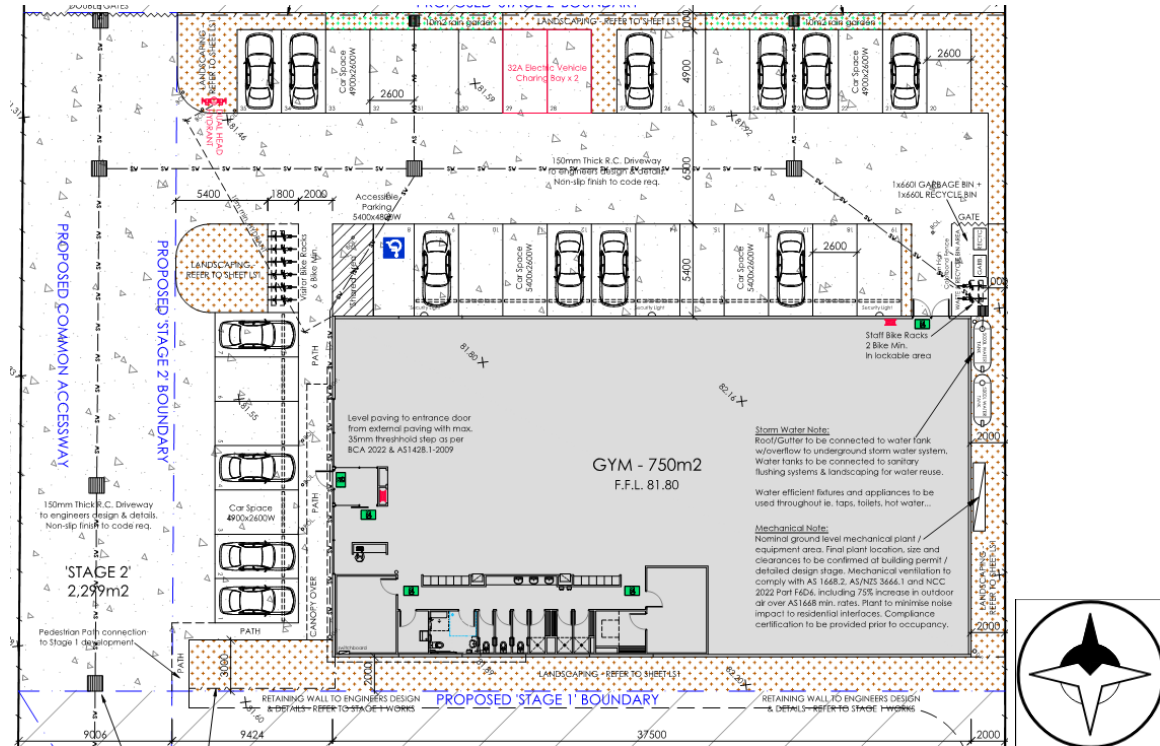
Figure 2 Plan of proposed service station



Reference: J.R. Design Australia Pty Ltd Town Planning drawing TP.01B, Rev B dated 19/06/2026



Figure 3 Plan of proposed gym



Reference: Bricklok Town Planning drawing TP3 dated 22/06/2026

2.3 Potential noise impacts

Potential noise impacts from the proposals include:

Service Station

- Customer cars, vans and trucks etc. Potential noise impacts include car door slams, engine start-up and vehicle take-off noise.
- Use of carwash facilities.
- Fuel deliveries
- Mechanical plant

24 hour Gym

- Customer cars, vans and trucks etc. Potential noise impacts include car door slams, engine start-up and vehicle take-off noise.
- Music from within the gym
- Mechanical plant serving the gym



3.0 Project Acoustic Requirements and Criteria

A summary of the Victorian noise legislation and criteria potentially relevant to the proposals is provided in the following sub-sections.

3.1 Environment Protection Act 2017

The Environment Protection Act 2017 (EP Act 2017) commenced on 1 July 2021. The legislation moved Victoria's focus for environment protection and human health to a prevention-based approach and is underpinned by the general environmental duty (GED). The GED requires all Victorians to understand and minimise their risk of harm to human health and the environment from pollution and waste, including noise (which encompasses sound and vibration).

Subordinate legislation – the Environment Protection Regulations (Regulations) and Environment Reference Standard (ERS) – were also released to support the new environment protection laws.

3.2 Noise Protocol

The Regulations incorporate the *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues*, Publication 1826.5 (the Noise Protocol). The Noise Protocol provides a prescriptive methodology and noise assessment targets for the typical noise sources associated with commercial premises i.e., mechanical plant and equipment, music noise, general commercial activities etc. Neither the Regulations nor Noise Protocol address noise associated with private vehicles / domestic customers (noise from 'non commercial' vehicles are exempt under Regulations Part 5.3 Division 3, Clause 117).

3.2.1 Noise Protocol Part I

The Noise Protocol, Part I presents the methodology for determining noise limits for all commercial noise sources apart from music. Noise that exceeds the noise limits is deemed unreasonable under the Regulations. Noise sensitive areas are defined in the Regulations as that part of the land within the boundary of a parcel of land that is within 10 m of the outside of the external walls of a dwelling.

The assessment periods prescribed by the Regulations are presented in **Table 1**.

Table 1 Definitions of day, evening and night (Environmental Protection Regulations 2021)

Period	Day	Evening	Night
Monday to Saturday	7 am to 6 pm	6 pm to 10 pm	10 pm to 7 am the following day
Sunday		7 am to 10 pm	

For land within major urban areas, the Noise Protocol limits are based on the land use zoning of land within 200 m of a noise sensitive receiver, as defined by the relevant planning scheme, and the measured background noise levels where those levels are particularly high or low.

To determine whether noise emissions from commercial premises are unreasonable under the Regulations, the noise limit is compared with the effective noise level (ENL). The ENL is:

- The A-weighted, equivalent noise level assessable over a 30-minute time period
- Measured at a residential dwelling or noise sensitive location



- Adjusted to account for certain characteristics such as tone, impulse, duration, intermittency, etc. which may make the noise more annoying to residents than the measured level alone would indicate.

All noise from the subject site, apart from music and any noise generated by the general public, is assessable to the Noise Protocol.

Noise Protocol, Part I limits for the project have been determined from the lowest calculated zoning levels for potentially affected receivers, less 3 dB. The identified limits are:

- Day: 53 dBA
- Evening: 46 dBA
- Night: 41 dBA

Background noise monitoring, as required for the full formal determination of noise limits, was not undertaken due to the remoteness of the site. The above approach, which utilises the zoning levels and provides a 3 dB buffer, is considered reasonably conservative.

3.2.2 Noise Protocol Part II

Music noise from the subject development is assessable to the Noise Protocol, Part II.

Noise limits are usually based on environmental background noise levels. The background noise level is the noise level that would be present at the noise sensitive area at the time when music is typically played, but in the absence of music noise.

Noise limits are calculated differently for the day / evening and night periods. Definitions of the day/evening and night periods are provided in **Table 2**.

Table 2 Definitions of time periods for music noise (EPR 2021, Regulation 123)

Day	Day/Evening	Night
Monday to Saturday	7 am to 11 pm	11 pm to 7 am the following day
Saturday or any day preceding a public holiday	7 am to 11 pm	11 pm to 9 am the following day
Sunday and public holidays (if neither is preceding a public holiday)	9 am to 10 pm	10 pm to 7 am the following day

The noise limits for each period are calculated as follows:

- Day/evening period: Broadband L_{Aeq} music noise shall not exceed the background noise level (L_{A90}) plus 5 dB
- Night period: Octave-band L_{10} music levels shall not exceed the background noise level (L_{A90}) plus 8 dB

Base noise limits, being the lowest noise limits that can apply under the Noise Protocol, also apply. The base noise limits have been used in the following assessment. The base noise limits are:

- Day and Evening: 32 dBA
- Night: Octave band limits as per **Table 3**.



Table 3 Base noise limits for music at night, dB

63 HZ	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz
40	30	20	20	15	10	10

3.3 Low frequency noise guidelines

Regulation 120 of the EP Regulations identifies frequency as a prescribed factor in determining whether a noise is unreasonable, and Publication 1996 *"Noise guidelines: Assessing low frequency noise"* (LFNG) provides a methodology for undertaking a frequency based assessment.

The guideline identifies threshold levels for quantifying impacts of low frequency noise. The threshold levels are reproduced in **Table 4**.

Table 4 Outdoor one-third octave low frequency noise threshold levels from 10Hz to 160Hz

Outdoor one-third octave low frequency noise threshold levels													
One-third Octave (Hz)	10	12.5	16	20	25	31.5	40	50	63	80	100	125	160
External levels, Leq (dB)	92	89	86	77	69	61	54	50	50	48	48	46	44
Indoor levels, Leq, dB	92	87	83	74	64	56	49	43	42	40	38	36	34

Noise from project mechanical plant and equipment should be designed comply with the low frequency guidelines.

3.4 Sleep Disturbance

Although not formally supported or adopted in the current EPA noise legislation, consideration of sleep disturbance impacts from short term events has been considered historically in Victoria.

The most commonly adopted sleep disturbance target is based on the World Health Organization 1996 Guideline which refers to an internal 'Lmax' level of 45 dBA to protect sleep. This translates to approximately 60-65 dBA Lmax externally for a typical building with a partially open window.



4.0 Noise Modelling

A 3-D model of the site and surrounds has been prepared in SoundPlan version 8.2 to assist in the prediction of noise from the subject site to sensitive receiver locations.

The noise model includes:

- Buildings on and proximate to the site.
- The acoustic hardness of ground between the site and receivers. The industrial estate has been modelled as acoustically hard ($G=0$) and the surrounding low density residential area has been modelled as 60% hard ($G=0.6$)
- Buildings on the subject site have been modelled as fully reflective (reflection loss of zero). Residential buildings have been modelled with a reflection loss of 1 dB.
- The model was set to calculate 3 orders of reflection.

Further details of the model are provided in the relevant subsequent sections of this report.



5.0 Assessments

5.1 Gym

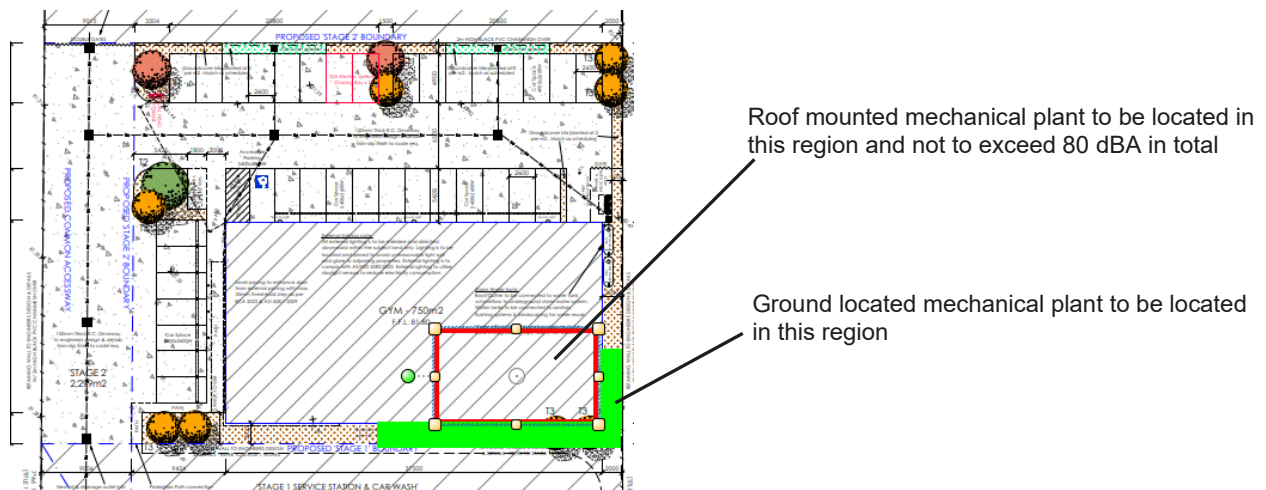
5.1.1 Noise Protocol Part I - Mechanical plant and equipment noise

Details of the mechanical plant proposed for the development are not currently available. Conceptual advice for noise control for mechanical plant is provided. If the following conceptual guidelines cannot be met, an acoustic review of mechanical plant noise should be conducted during the detailed design phase of the project to ensure that the design noise targets, taking into account all noise from the subject site inclusive of the carwash, meet Noise Protocol limits.

Guideline advice for noise control

- Any roof mounted mechanical plant should:
 - Be located on the south east section of the roof in the area highlighted in **Figure 4**, AND
 - Have a combined sound power level of less than 80 dBA
- Any additional mechanical plant should be located at ground level, on the southern side of the gym building, in the area highlighted in *Figure 4*.

Figure 4 Recommended location for gym mechanical plant



5.1.2 Noise Protocol Part II – Music noise

The following advice assumes that moderately high levels of music within the gym will be played. The assumed levels are presented in **Table 5**.

Table 5 Maximum music levels in gym (Octave band L10 levels, A-weighted Leq)

63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	Overall A weighted level
85	85	85	85	80	78	75	88



To control music noise from the gym during the night period, it is recommended that the measures are implemented.

Building works:

- A 1 x 13 mm thick minimum 12.4 kg/m² plasterboard ceiling (e.g. sound rated board) or 2 x 13 mm thick standard core plasterboard ceiling is provided to the entire gym. The ceiling should be suspended from the metal deck roof on hangers, providing an air cavity not less than 300 mm deep. Minimum 24 kg/m³, 90 mm thick fibrous is to be provided to the ceiling cavity.
- Glazing in the west wall of the gym is to be 10.38 m thick laminated glass.
- A soundlock is to be provided to the west entrance of the gym. This is to incorporate:
 - internal walls lined both sides with 13 mm thick plasterboard, or glazed with not less than 10 mm glass.
 - a plasterboard ceiling is to be provided to the soundlock unless the walls extend to the underside of the roof. The sound lock ceiling is to be either 2 x 13 mm thick standard core plasterboard or 1 x 13 mm thick sound rated plasterboard (i.e. not less than 12.4 kg/m²).
 - External door to be glazed with not less than 10 mm glass and include perimeter weather seals.
 - Internal sliding door to be glazed (seals not required).
- All other external doors to the gym are to be solid core timber not less than 40 mm thick and fitted with acoustic seals to the perimeter. Suitable seals include:
 - Raven RP Si 8 door bottom seal
 - Raven RP10Si door frame seal
 - Raven RP16Si astragal / centre meeting seal
- Any penetrations for ventilation, if provided, are to be acoustically reviewed by suitably qualified acoustical consultant to ensure that the acoustic integrity of the building is not compromised.

Administrative controls

- Only the west door of the gym is to be used after 8 pm nightly.
- Music within the gym is not to exceed the following levels:
 - 88 dBA
 - 93 dBC
- The operator is to purchase and use a sound level meter capable of measuring both A and C weighted levels. E.g. the Jaycar Compact Digital Sound Level Meter. A phone app is not suitable.
- Music noise is to be checked by the operator following any modifications to the loudspeaker layout or amplification level. The measured levels are not to exceed:
 - 88 dBA
 - 93 dBC .



5.1.3 Sleep Disturbance – Vehicle movements

Noise from vehicle movements has been assessed to a sleep disturbance criterion of 65 dBA Lmax outside dwellings at night.

SLR has referred to a combination of available reference material and on our own noise database from previous projects. The reference sound power levels provided in **Table 6** have been used.

Table 6 Source Sound Levels of vehicles accessing site

Source	Source Sound Power Level, dBA
Domestic vehicles	84 dBA general low speed 95 dBA Lmax for aggressive acceleration This includes people movers / SUV's etc which are relatively quiet
Vehicle door closures	Previous testing shows large range from 81 to 95 dBA, 95 dBA Lmax used for assessment as worst case door slam.

The above have been used as reference source levels for the purposes of calculation and assessment. It is noted that the data is sound power (not sound pressure) noise data and is required to be adjusted to obtain the actual noise level at the nearest receivers.

The predicted noise level at all sensitive receiver locations from the gym carpark activity is 55 dBA Lmax or lower, and comfortably complies with the design maximum noise level of 65 dBA.

5.2 Service Station

5.2.1 Noise Protocol Part I

Noise from the car wash operations and project mechanical plant is assessable to Part I of the Noise Protocol.

Project mechanical plant serving the service station convenience store is likely to comprise externally located air conditioning condenser units and kitchen and toilet exhaust fans. Due to the moderately low sound power levels of these items, the geometry of the site (including significant acoustic shielding by the proposed gym building), and the distance to the nearest noise sensitive receivers (over 140 m), this equipment can be assumed to comply with the Noise Protocol. Detailed consideration of noise from its operation is not warranted.

An assessment of noise from the proposed carwash is provided below.

Carwash

Noise from the carwash has been modelled using the sound power data and operational assumptions detailed in **Table 7**, based on SLR collected noise data from similar facilities. The model includes the acoustic barrier extending from the west façade of the gym towards the western boundary, shown clouded in **Figure 2**.



Table 7 Carwash noise sources

Item	Number	Sound power level per item	Time of operation	Percentage of time operating in any 30 minutes
High pressure hoses	3 off	98 dBA Leq	7 am to 10 pm	30%
Vacuum cleaners	4 off	93 dBA, Leq	7 am to 10 pm	30%

The predicted noise levels at sensitive receiver location are assessed to the Noise Protocol identified limits in **Table 8**.

Table 8 Car wash noise assessment

	R1 19 Sproat Street	R2 22-24 Sproat Street
Predicted noise level, dBA	44	39
Character adjustment, dB	+2	+2
ENL, dBA	46	41
Noise limits (day/evening/night)	53 / 46 / 41	53 / 46 / 41
Compliance status (day/evening/night)	Y / Y / N	Y / Y / Y

Car wash operations are predicted to comply with the day and evening noise limits at the nearest sensitive receiver locations. The night noise limit is predicted to be exceeded by 5 dB at 19 Sproat Street. Due to the predicted exceedance, it is recommended that the carwash is not operated between the hours of 10 pm and 7 am the following morning.

5.2.2 Sleep Disturbance – Vehicle movements

Noise from vehicle movements has been assessed to a sleep disturbance criterion of 65 dBA Lmax outside dwellings at night.

SLR has referred to a combination of available reference material and on our own noise database from previous projects. The reference sound power levels provided in **Table 6** have been used.

Table 9 Source Sound Levels of vehicles accessing site

Source	Source Sound Power Level, dBA
Buses or small to medium sized trucks (customer vehicles, not fuel delivery trucks)	104 dBA (based on average of 101 dBA during slow movement, 106 dBA during acceleration).
Domestic vehicles	84 dBA general low speed 95 dBA Lmax for aggressive acceleration



Source	Source Sound Power Level, dBA
	This includes people movers / SUV's etc which are relatively quiet
Vehicle door closures	Previous testing shows large range from 81 to 95 dBA, 95 dBA Lmax used for assessment as worst case door slam.
Bowser noise – inserting into vehicle or petrol pump	89 dBA, Lmax Less than 75 dBA, Leq pump noise

The predicted noise level at all sensitive receiver locations is 55 dBA Lmax or lower, and comfortably complies with the design maximum noise level of 65 dBA.

5.2.3 Publication 1254 Deliveries

To control noise from deliveries to the service station it is recommended that fuel deliveries are conducted in accordance with the EPA Schedule for deliveries to shops, supermarkets and service stations. The scheduled hours are reproduced below.

EPA Publication 1254 Schedule: Deliveries to shops, supermarkets & service stations

7 am – 10 pm Monday to Saturday

9 am – 10 pm Sunday and public holidays

Due to the distance of the subject site from sensitive receiver, van deliveries to the service station can be conducted at any time of the day or night.

6.0 Summary of Noise Controls

A summary of the noise control recommended in this report is provided below.

6.1 Construction works

- The gym is to be provided with an upgraded roof, glazing and doors to control music noise as detailed in **Section 5.1.2**.
- An acoustic barrier is to be constructed extending west from the gym building, in the location shown clouded in **Figure 2**. The barrier is to:
 - Be 2.4 m high
 - Constructed of a material with a surface density not less than 10 kg/m² such as 18 mm thick plywood, 9 mm thick fibre cement, 20 mm thick pine, 12 mm thick hardwood
 OR
 - Constructed of metal sheeting at least 0.8 mm thick or of double walled (0.42 mm thick steel) construction.
 - Be free of gaps and holes
 - Palings, if used, are to overlap by at least 30 mm.



- Standard timber paling fence construction is not suitable due to the limited life of these constructions (and lack of surface mass). The Lee Group 'Light Acoustic Fence' is a suitable option.
- Roof mounted mechanical plant serving the gym is to meet the guideline advice provided **Section 5.1.1** or a detailed acoustic review of noise from the equipment is to be carried out by a suitably qualified acoustical consultant.

6.2 Scheduling

- The carwash is not to operate outside the hours of 10 pm to 7 am the following morning.
- Fuel deliveries are to be carried out in accordance with the EPA 1254 Schedule for deliveries, being:
 - 7 am – 10 pm Monday to Saturday
 - 9 am – 10 pm Sunday and public holidays
- The north entry door to the gym is not to be used between 8 pm and 7 am the following morning (9 am on Sundays).

6.3 Administrative Controls

- Music within the gym is to be monitored by the operator to ensure that levels do not exceed:
 - 88 dBA
 - 92 dBC

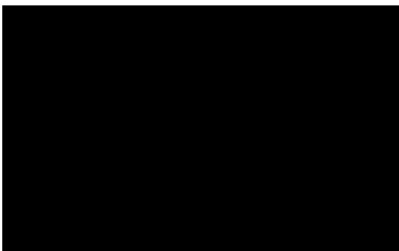
7.0 Conclusion

SLR has undertaken an assessment of potential noise impacts from the gym and petrol station proposed for 75-81 Murradoc Road, Drysdale.

Based on our assessment, noise generated by the proposed use will comply with the relevant environmental noise legislation and guidelines provided that the recommendations summarised in **Section 6.0** of this report are implemented.

Sincerely,

SLR Consulting Australia Pty Ltd



Reviewed: JA 20260622



