

24 October 2025

TM504-12F01 Orange Lots - Acoustic Letter (r1)

Mirvac Homes

C/- The Orion Group

From: Naomi Aravena [naomi.aravena@renzotonin.com.au]

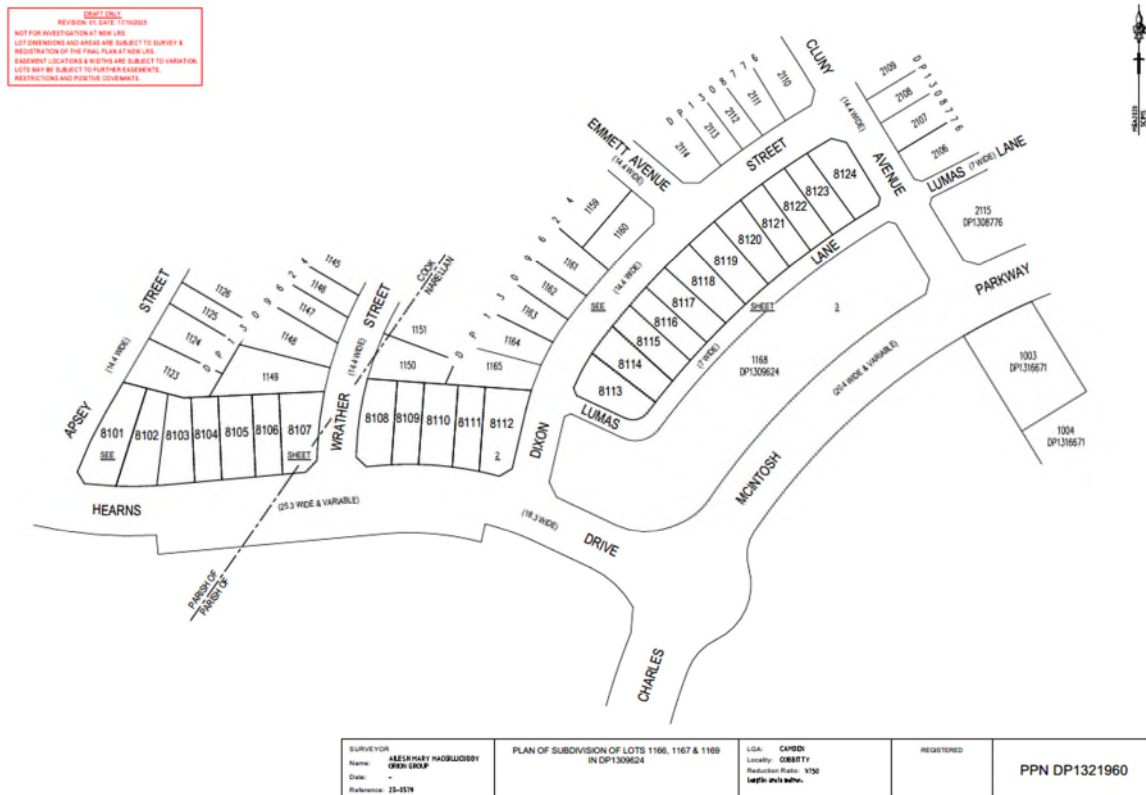
531 Cobbitty Road, Cobbitty - Orange Stage 1 Superlot Subdivision - Acoustic assessment

1 Introduction

Renzo Tonin & Associates ("RTA") was previously engaged by Mirvac to conduct an acoustic assessment of the road traffic noise impact onto the proposed Tranche 4 residential subdivision at 531 Cobbitty Road, Cobbitty, report reference 'TM504-02F02 Road Traffic Noise Assessment (r7)', dated 14 February 2025. This report included acoustic assessment of the 'Orange stage' superlots.

It is understood that these Orange superlots (Lots 1166, 1167 & 1169) will be subdivided into 24 additional lots. The purpose of this report is to confirm the required acoustic treatments for these additional lots. Figure 1 shows the proposed plan of subdivision for the Orange lots.

Figure 1 Orange lots subdivision



2 Acoustic assessment

The acoustic building treatments determined from the road traffic noise impact assessment for the Tranche 4 subdivision (TM504-02F02 Road Traffic Noise Assessment (r7), 14 February 2025). are provided in Appendix A. There are two separate maps for ground floor and first floor treatments.

By overlaying the Orange subdivision lot layout with the Tranche 4 acoustic treatment maps, it is determined that the following building treatments apply for the Orange subdivision lots.

- Ground floor – no treatments
- First floor – as per table Table 1 below

A description of the building treatment categories and recommended constructions are in Table 2.

Table 1 Required building treatments

Lot number	Building treatment category required	Building facade where treatment is required
8109	Category 1	South
8110	Category 1	South

Lot number	Building treatment category required	Building facade where treatment is required
8111	Category 1	South
8112	Category 1	South and East
8124	Category 1	South

Table 2: Building treatment description

Category No.	Building Element	Required Acoustic Rating of Building Element, Rw	Construction Recommendation
1	Windows / Sliding Doors	24+	Openable with minimum 4mm monolithic glass and standard weather seals
	Facade	38+	Cladding Construction: 9mm fibre cement sheeting or weatherboards or plank cladding externally, 90mm timber stud, R2 insulation batts in wall cavity, 10mm standard plasterboard internally. Brick Veneer Construction: 110mm brick, 90mm timber stud, minimum 40mm clearance between masonry and stud frame, R2 insulation batts in wall cavity, 10mm standard plasterboard internally. Cavity Brick Construction: 2 leaves of 110mm brickwork separated by 50mm gap.
	Roof	40+	Pitched concrete or terracotta tile or metal sheet roof, 10mm plasterboard ceiling fixed to ceiling joists, bulk insulation in roof cavity.
	Door	28+	35mm solid core timber door fitted with full perimeter acoustic seals

Document control

Date	Revision history	Non-issued revision	Issued revision	Prepared	Instructed	Reviewed / Authorised
24.10.2025	Issued	0	1	N. Aravena	-	M. Gange
File Path: \\192.168.168.249\data\AssocSydProjects\TM501-TM550\TM504 ds 531 Cobbitty Rd Cobbitty\Task 12 - Letter for DA\1 Docs\TM504-12F01 Orange Lots - Acoustic Letter (r1).docx						

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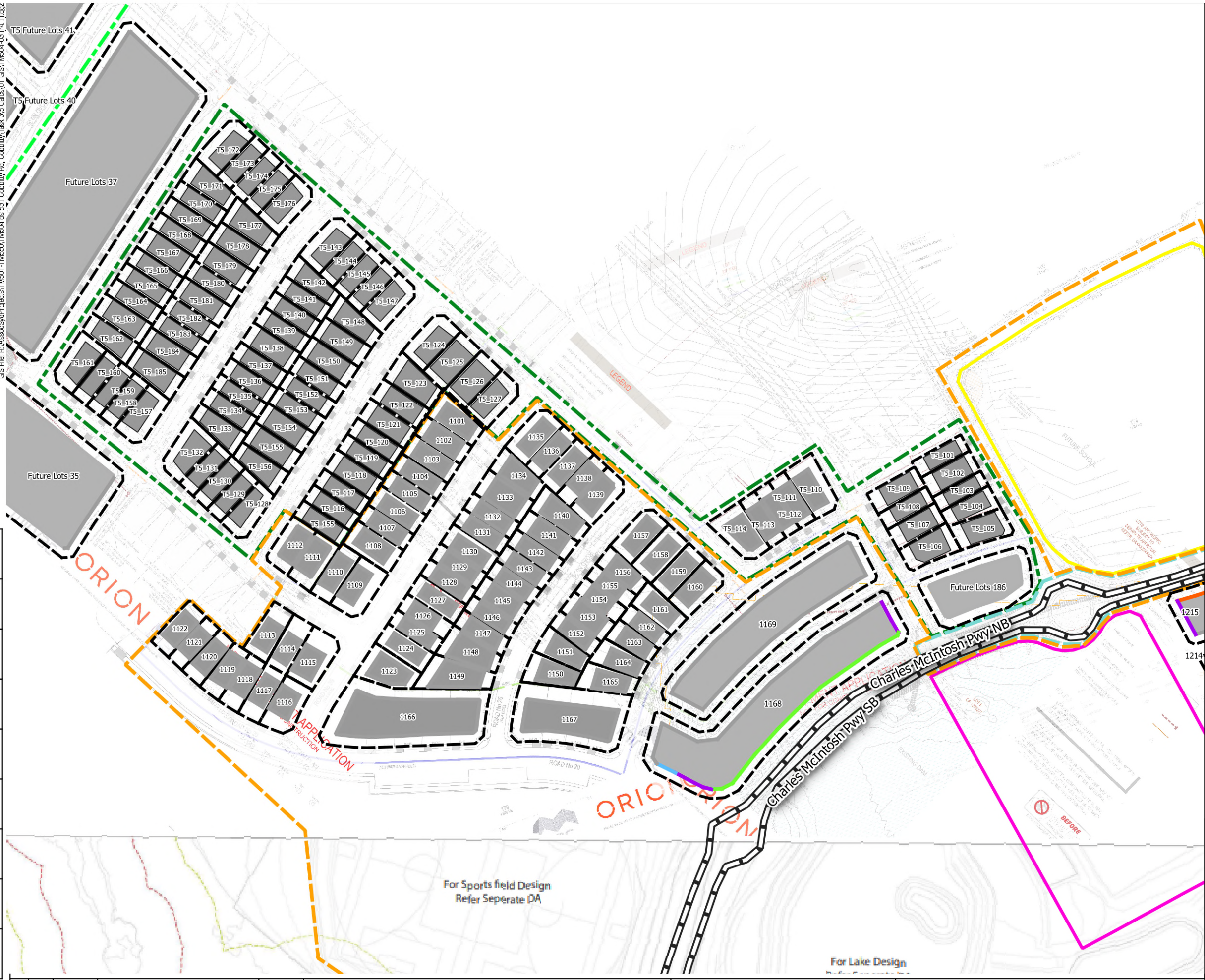
We have derived data in this report from information sourced from the Client (if any) and/or available in the public domain at the time or times outlined in this report. The passage of time, manifestation of latent conditions or impacts of future events may require further examination and re-evaluation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

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

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External cladding: No claims are made and no liability is accepted in respect of any external wall and/or roof systems (eg facade / cladding materials, insulation etc) that are: (a) not compliant with or do not conform to any relevant non-acoustic legislation, regulation, standard, instructions or Building Codes; or (b) installed, applied, specified or utilised in such a manner that is not compliant with or does not conform to any relevant non-acoustic legislation, regulation, standard, instructions or Building Codes.

APPENDIX A Building treatment maps for Tranche 4



LEGEND

- Lot outlines
- Building outlines
- Future community centre
- Future school
- Roads

Tranche Staging Areas

- Tranche 4 DA03a
- Tranche 4 DA03b/DA03c
- Tranche 5a Area
- Tranche 5b Area

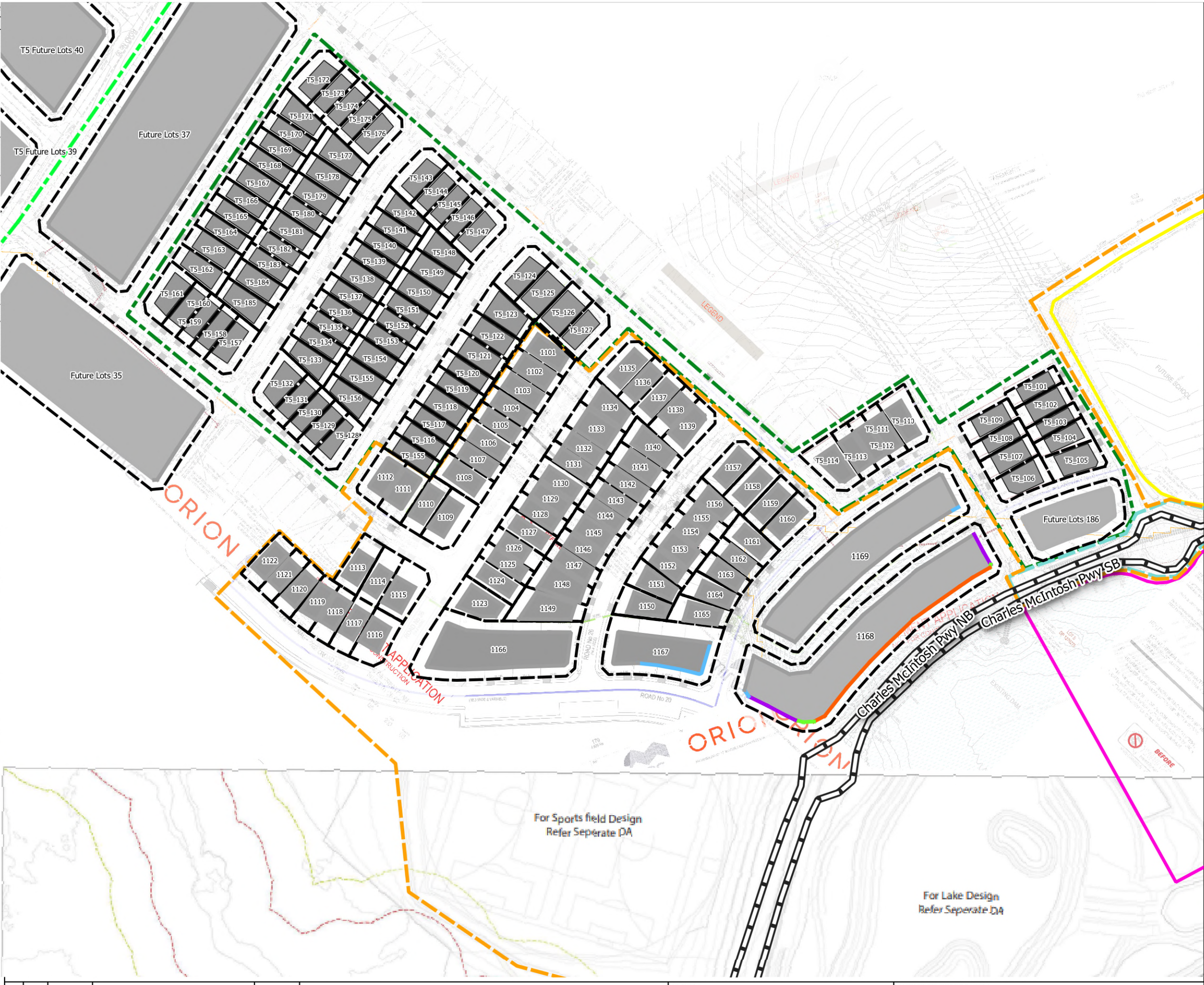
Property treatment categories

- Category 1
- Category 2
- Category 3
- Category 4
- No treatment required



..	..	..	..	..
r3	CC	17/10/24	Update DA03c	MG
r2	LW	22/06/23	Updated figure	MG
r1	LW	11/05/23	Updated site layout and lot numbering	MG
r0	LW	24/04/23	Prepare figure	MG
REV	BY	DATE	DESCRIPTION	APPROVED
A3 Original			Co-ordinate System: MGA Zone 56	





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0 50 100 150 m

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NOTE: Do not scale from this drawing.

CLIENT

mirvac

ACOUSTIC CONSULTANT

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inspired to achieve

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