

Attachment C

Acoustic Report



DA Acoustic Assessment

The Eveleigh Hotel

158-160 Abercrombie Street, Redfern NSW 2016

TPD Projects Pty Ltd

75 Myrtle Street
CHIPPENDALE NSW 2008

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Quality Management

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1 Introduction

The Eveleigh Hotel (Hotel) (Project Site), located on 158-160 Abercrombie Street, Redfern, submitted a Development Application (DA) to City of Sydney (CoS) in November 2025 to extend the hours for the already approved and operating multi-function space on the first floor of the Hotel from 10.00 pm to 12.00 am. The application also seeks to increase the entire venue capacity from 110 to 200 people and change the use of the managers residence on the first floor to a listening/lounge room, which will fall under the same Class 6 classification as the remainder of the Hotel.

Following the submission, CoS requested additional information as follows:

“An acoustic report, prepared by a suitably qualified, is to be prepared to demonstrate compliance with the City of Sydney Environmental Noise Technical Requirements 2025. The report is to identify mitigation measures (as required) to protect nearby neighbours and other sensitive receivers.”

This report therefore provides an acoustic compliance assessment based on the following aspects:

- Extension of operating hours from 10.00 pm to 12.00 midnight
- Increase of maximum patron capacity across the entire Hotel from 110 to 200
- Change of classification to Class 6 and utilisation of the first floor

The following documents/information have been considered:

- City of Sydney (CoS) - Additional information/amended plans are requested, dated 27 January 2026, Development Application (DA) reference number: D/2025/1210
- City of Sydney (CoS) - Environmental Noise Technical Requirements (ENTR), dated October 2025, ref: TRIM 2025/451273-04
- Atoma Design Pty Ltd - Architectural Plans, dated 20 November 2025, revision 03 for DA submission, project number: 23007
- The Eveleigh Hotel (Hotel) - Plan of Management (PoM), 158-160 Abercrombie Street, Redfern NSW 2016, dated 25 November 2025
- Association of Australasian Acoustical Consultants (AAAC) - Licensed Premises and Patron Noise Assessment, Technical Guideline, Version 3.0, dated April 2023

2 Site Locality

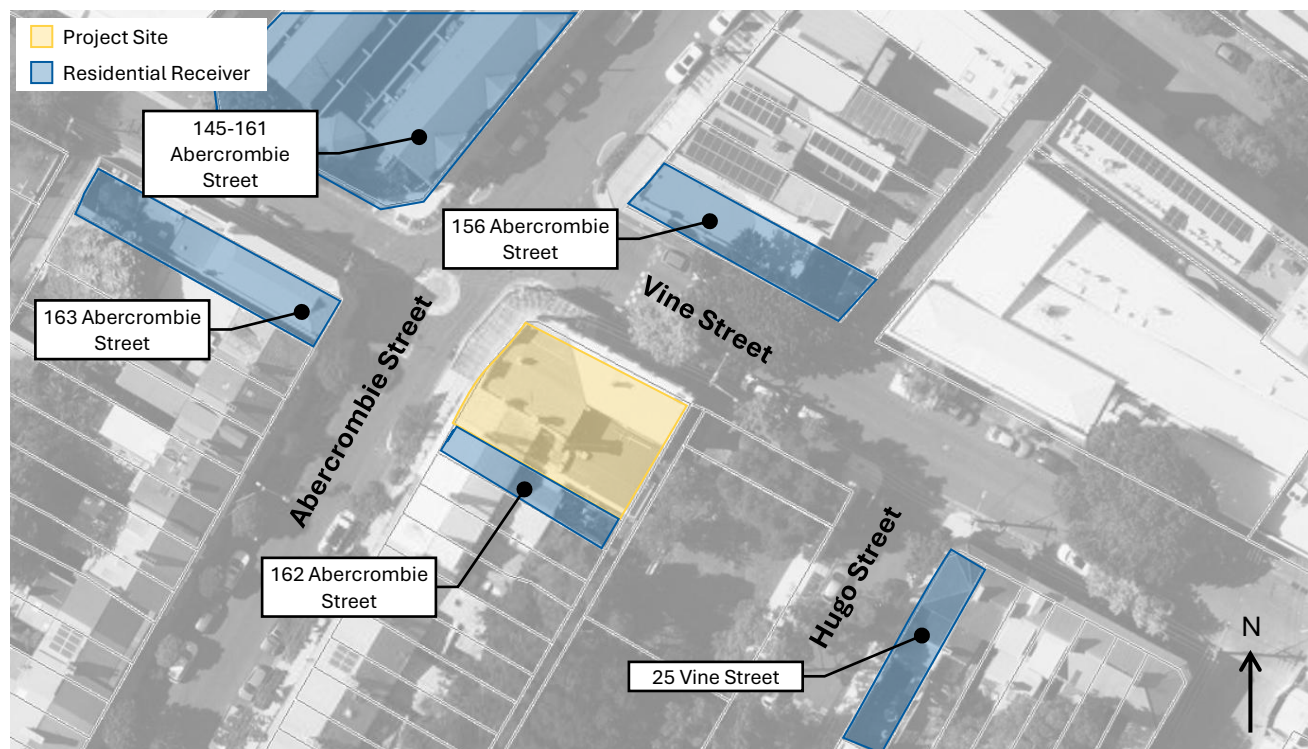
The Eveleigh Hotel is located on Abercrombie Street in Redfern within a dense inner-city urban environment. The surrounding land use is predominantly residential with some commercial and retail venues along Abercrombie and Vine Street. Road traffic along Abercrombie Street and surrounding roads mainly contributes to a consistent urban background noise environment, with additional sources such as rail operations, pedestrian activity and nearby venues influencing the background noise as well.

The site locality and residential receivers considered to be potentially worst noise affected by the operations of the Hotel are presented in **Figure 1**, and detailed in **Table 1**. A site plan is shown in **Appendix B**.

Table 1 Receiver Details

Address	Location	Description
162 Abercrombie Street	Adjoining the Project Site's south-western boundary	Double storey residential house, sharing a partition wall with the Project Site
163 Abercrombie Street	West of the Project Site, across Abercrombie Street	Three storey residential units
145-161 Abercrombie Street	North-West of the Project Site, across Abercrombie Street	Three storey residential units
156 Abercrombie Street	North-East of the Project Site, across Vine Street	Residential units on the upper storey of the ground floor commercial premise
25 Vine Street	East of the Project Site, across Hugo Street	Double storey residential house

Figure 1 Site Locality and Nearby Worst Noise-Affected Receivers



Source: Six Maps (as marked-up by VMS)

3 Existing Noise Environment

3.1 Monitoring Instrumentation

Noise monitoring was undertaken in accordance with the procedures documented in *Approved methods for the measurement and analysis of environmental noise in NSW*, prepared by NSW Environment Protection Authority (EPA), dated January 2022 (EPA's Approved Methods).

Noise monitoring was recorded over 15-minute sample intervals.

The instrumentation used during the monitoring complied with the requirements of the EPA's Approved Methods and is presented in **Table 2**.

Table 2 Monitoring Instrumentation

Instrumentation	Manufacturer	Model	Serial Number
Acoustic Analyser	NTi	XL3	A3A-01243-F0
Acoustic Analyser	NTi	XL3	A3A-01295-F0
Acoustic Calibrator	Svante	SV30A	10959

Both the sound level meter and acoustic calibrator are Class 1, as required by the EPA's Approved Methods and both hold current NATA or manufacturer calibration certificates (can be issued, if required).

A calibration check was undertaken using the acoustic calibrator, which emitted a 94 dB calibration tone at 1 kHz. The calibration check was conducted prior to and after the survey period, with no deviation beyond the acceptable range of ± 1 dB.

3.2 Unattended Monitoring Methodology and Results

Unattended noise monitoring was undertaken from 11 February to 17 February 2026 to establish the existing relevant background noise levels. Noise monitors were deployed in the locations presented in **Figure 2**. Location 1 is on the rear rooftop of the Hotel and is considered to be representative of the general external background noise. Location 2 is internally within the Hotel's management office at 16-30 Vine Street, Redfern, and is considered representative of the internal background noise levels for receivers in the vicinity. It is to be noted that for location 2, all external windows and doors remained closed during the monitoring period, and air conditioning was switched.

Table 3 provides the results of unattended noise monitoring.

Table 3 Existing Noise Environment

Date	Time Period	Monitoring Location	L _{A90(15-minute)} dBA ¹									Overall dBA
			31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz	
11 February 2026 to 17 February 2026	10.00 pm to 12.00 am	Location 1 - Externally on the Hotel's rear rooftop	8	17	31	36	36	35	31	27	19	42
		Location 2 - Internally within 16-30 Vine Street ²	0	11	17	22	26	25	22	16	10	31

Note 1: This is the 90th percentile of all L_{A90(15minute)} measurements undertaken daily between 10.00 pm to 12.00 am.

Note 2: Windows and doors were closed during the monitoring time period, as well as air conditioning/mechanical ventilation.

Figure 2 Unattended Noise Monitoring Locations

4 City of Sydney Environmental Noise Technical Requirements 2025

4.1 Acoustic Provisions

(3) NOISE FROM ENTERTAINMENT ACTIVITIES

- (a) Between 7:00am and 12:00 midnight, the LAeq, 15-minute noise level generated by the use must not exceed the background noise level (LA90, 15-minute) in any octave band (from 31.5 Hz to 8 kHz) by more than 5 dB, when measured at the boundary of any form of residential accommodation or tourist and visitor accommodation.
- (b) Between 12:00 midnight and 7:00am, the LAeq, 15-minute noise level from the use must not exceed the LA90, 15-minute background level in any octave band (31.5 Hz to 8 kHz) at the boundary of any residential or tourist and visitor accommodation.
- (c) Despite clause (a), between 7:00am and 12:00 midnight, the LAeq, 15-minute noise level from the use must not exceed the greater of the following inside any habitable room of residential or tourist accommodation, or at any time within an affected commercial premises:
 - (i) The existing internal LA90, 15-minute level (from external sources, excluding the entertainment use) in any octave band (31.5 Hz to 8 kHz); or
 - (ii) If the LZ90, 15-minute level in any octave band is below the hearing threshold curve (Tf) from Table 1 of ISO 226:2003, the lowest audible level (Lp) from the Tf curve in that band becomes the criterion for that octave's LZeq, 15-minute noise level.
- (d) Despite clause (b), between 12:00 midnight and 7:00am, the LA1, 15-minute noise level from the use either measured or modelled inside any habitable room of affected residential or tourist accommodation must not exceed the greater of the following:
 - (i) The existing internal LA90, 15-minute level (from external sources, excluding the use), minus 10 dB in any octave band (31.5 Hz to 8 kHz); or
 - (ii) If the adjusted LZ90, 15-minute minus 10 dB level is below the hearing threshold curve (Tf) from ISO 226:2003, then the lowest audible sound level (Lp) from the Tf curve in that band becomes the criterion for that octave's LZ1, 15-minute noise level.
- (e) For the purposes of this requirement and relevant conditions, "Entertainment Activities" are defined under Section 202A of the Local Government Act (NSW).

Notes:

- LAeq, LA1, LA90: Defined as per AS1055-2018, with 'A' weighting applied.
- Z-weighting: Indicates unweighted noise measurements.
- Internal LA90: Must be measured in the absence of any noise from the entertainment use, and must reflect a quiet, representative baseline for the receiver.
- External LA90: Must be determined using the long-term methodology in Fact Sheet B of the NSW Noise Policy for Industry (NPfI), unless otherwise agreed with the City's Area Planning Manager.

4.2 Summary of Criteria

In accordance with **Section 4.1**, the provision related to noise from entertainment activities (clause 3) is summarised in **Table 4** and forms the basis of this assessment within the proposed extension time period. It considers the existing noise environment detailed in **Section 3**.

Table 4 Summary of Criteria

Time Period	Location ¹	Criteria	L _{Aeq} (15-minute) dBA								
			31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
10.00 pm to 12.00 midnight	Boundary	L _{A90} (15minute) ² + 5 dB	13	22	36	41	41	40	36	32	24
	Internal	L _{A90} (15minute) ² + 0 dB	27 ³	17 ³	17	22	26	25	22	16	15 ³

Note 1: Residential or tourist and visitor accommodation only.

Note 2: Refer to **Table 3**.

Note 3: L_{Z90}(15-minute) level is below the hearing threshold curve (T_f) from Table 1 of ISO 226:2003, therefore, the lowest audible level (L_p) from the T_f curve in this band becomes the criterion.

5 Assessment

5.1 Attended Noise Measurements

VMS attended the Project Site on Wednesday 18 February 2026 between 9.00 am and 12.00 midday, which is out of the Hotel's trading hours, and undertook controlled attended noise emission measurements. The measurement methodology included the following:

- Simultaneous short-term attended noise measurements internally (within the Hotel) and externally (at nearby receiver boundaries), instrumentation used is detailed in **Section 3.1**.
- Three (3) different sources of amplified audio playback, namely:
 - Significantly loud bass-heavy audio
 - Moderately loud bass-heavy audio
 - Acoustic style audio
- Audio playback was simultaneous at the ground floor and first floor of the Hotel, at the same input level (although due to difference in speaker types and their frequency response, different spaces in the Hotel had different output playback volume).
- All windows and doors of the hotel were closed shut (consistent with the Hotel's PoM after 10.00 pm).

External attended noise measurement locations are presented in **Figure 3**, and detailed in **Table 5**.

All internal attended noise measurements within the Hotel comprised of the average spatial $L_{Aeq(15\text{minute})}$ noise levels within each nominated space, the results of which are presented in **Table 6**. It is to be noted that internal noise measurements within receiver spaces was not undertaken during the time of testing due to access limitations.

Table 5 Attended Noise Measurement Locations

Location ID	Representative Address	Description
1	162 Abercrombie Street	Location representative of upper-level window facing the rear site rooftop area
2	162 Abercrombie Street	Approximately 1 m from the facade fronting Abercrombie Street
3	163 Abercrombie Street	Approximately 1 m from the facade fronting Abercrombie Street
4	145-161 Abercrombie Street	Approximately 1 m from the facade fronting Abercrombie Street
5	156 Abercrombie Street	Approximately 1 m from the facade fronting Vine Street
6	25 Vine Street	Approximately 1 m from the facade fronting Hugo Street

Figure 3 Attended Noise Measurement Locations**Table 6 Measured Internal Average Spatial Noise Levels**

Audio Type	Description	Space	L _{Aeq(15minute)} dBA									Overall dBA
			31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz	
1	Significantly Loud Bass-Heavy Audio	Ground Floor	51	68	77	78	77	75	76	74	67	84
		First Floor	78	94	91	92	91	93	91	87	82	100
2	Moderately Loud Bass-Heavy Audio	Ground Floor	44	59	71	74	70	66	68	66	61	78
		First Floor	74	86	84	83	83	86	84	79	74	93
3	Acoustic Style Audio	Ground Floor	34	55	72	76	74	68	68	62	54	80
		First Floor	63	81	82	87	86	85	82	74	66	92

5.2 Compliance Assessment

Based on the three (3) audio types and internal noise levels provided in **Section 5.1**, the following exceedances of the criteria nominated in **Table 4** were measured at locations 1-6 and shown in **Table 7** to **Table 9**.

It is to be noted that although only external boundary attended noise measurements were undertaken, internal noise levels were predicted based on the difference between the externally and internally monitored $L_{A90(15\text{minute})}$ shown in **Table 3**.

Patron speech noise was considered in the assessment, including the following factors:

- 200 patron capacity
- 1 out of 2 persons talking at any given time
- Distributed across the ground floor and first floor
- Vocal effort ranging from raised to loud at 66-77 dBA at 1 m (with reference to the spectra provided within the *AAAC Technical Guideline Table B2*)

Table 7 Exceedance of Criteria - Audio Type 1

Location	Receiver	Time Period	Location	Exceedance of Criteria $L_{Aeq}(15\text{minute})$ dB								
				31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
1	162 Abercrombie Street	10.00 pm to 12.00 midnight	Boundary	24	31	10	0	0	0	0	0	0
			Internal	0	30	15	1	1	3	1	1	0
2	162 Abercrombie Street	10.00 pm to 12.00 midnight	Boundary	19	25	20	11	0	0	0	1	5
			Internal	0	24	25	16	5	5	2	6	4
3	163 Abercrombie Street	10.00 pm to 12.00 midnight	Boundary	19	24	7	0	0	0	4	1	3
			Internal	0	23	12	3	5	5	9	6	3
4	145-161 Abercrombie Street	10.00 pm to 12.00 midnight	Boundary	20	29	10	0	0	0	3	2	0
			Internal	0	28	15	5	5	0	8	7	0
5	156 Abercrombie Street	10.00 pm to 12.00 midnight	Boundary	22	19	2	0	0	0	0	0	0
			Internal	0	18	7	0	0	0	2	0	0
6	25 Vine Street	10.00 pm to 12.00 midnight	Boundary	24	23	7	0	0	0	0	0	0
			Internal	0	22	12	3	5	0	0	1	0

Note: Shaded cell indicates exceedance of criteria.

Table 8 Exceedance of Criteria - Audio Type 2

Location	Receiver	Time Period	Location	Exceedance of Criteria $L_{Aeq(15\text{minute})}$ dB								
				31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
2	162 Abercrombie Street	10.00 pm to 12.00 midnight	Boundary	17	17	3	1	0	1	2	1	0
			Internal	0	16	8	6	3	6	7	6	0
3	163 Abercrombie Street	10.00 pm to 12.00 midnight	Boundary	6	6	0	0	0	0	0	5	3
			Internal	0	5	5	3	0	0	0	10	3
6	25 Vine Street	10.00 pm to 12.00 midnight	Boundary	17	13	0	0	0	0	0	0	0
			Internal	0	12	0	0	0	3	0	4	0

Note: Shaded cell indicates exceedance of criteria.

Table 9 Exceedance of Criteria - Audio Type 3

Location	Receiver	Time Period	Location	Exceedance of Criteria $L_{Aeq(15\text{minute})}$ dB								
				31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4	145-161 Abercrombie Street	10.00 pm to 12.00 midnight	Boundary	3	7	0	0	0	0	0	0	0
			Internal	0	6	4	0	0	0	3	1	0
5	156 Abercrombie Street	10.00 pm to 12.00 midnight	Boundary	3	0	0	0	0	0	0	0	0
			Internal	0	0	0	0	1	2	4	3	0
6	25 Vine Street	10.00 pm to 12.00 midnight	Boundary	4	5	0	0	0	0	0	0	0
			Internal	0	4	0	0	0	0	1	4	0

Note: Shaded cell indicates exceedance of criteria.

5.3 Discussion and Recommendations

Considering the results shown in **Table 7** to **Table 9**, the following can be concluded:

- Noise emissions from the Hotel to nearby adjacent receivers are dominated by amplified audio, especially in the lower frequencies (125Hz and below). This was observed by VMS while on-site, based on the three audio types tested (refer to **Section 5.2**).
- Lower frequencies noise levels typically require more attention and detail to mitigate through trials and testing. This depends on various factors such as (but not limited to) structural connectivity, internal absorption, building envelope transmission loss, speaker location and directivity. Nevertheless, there are ample solutions that could be implemented to mitigate these noise emissions following a detailed noise mitigation assessment by a suitably qualified acoustic consultant prior to OC. These measures could include a combination of:
 - Isolation of speakers from the floor and/or wall.
 - Upgrade to the building envelope, especially the weakest noise transmission paths such as the windows/glazing which may require additional secondary windows or acoustic shutters.
 - Controlling speaker internal noise levels to further facilitate achieving compliance.
- Additionally, although the contribution from patron noise is minimal, the following is recommended between 10.00 pm and 12.00 midnight:
 - All patrons to remain indoors, with no allowance for outdoor seating/activities.
 - All external doors and windows are to be closed shut.
 - Patrons are to be advised not to gather outside the Hotel, and to enter and exit the Hotel with minimal noise disruptions.
 - The access door via Vine Street shall incorporate acoustic seals (perimeter and drop seals).

6 Conclusion

The Eveleigh Hotel (158-160 Abercrombie Street, Redfern) submitted a Development Application with the City of Sydney and received a request for additional information based on the provisions of the City of Sydney Environmental Noise Technical Requirements (ENTR) 2025. This report therefore provides an acoustic compliance assessment of the following aspects:

- Extension of operating hours from 10.00 pm to 12.00 midnight
- Increase of maximum patron capacity across the entire Hotel from 110 to 200
- Change of classification and utilisation of the first floor

As part of the assessment, controlled attended noise measurements were undertaken and exceedances dominated in the lower frequencies were observed and identified, controlled by amplified audio within the Hotel.

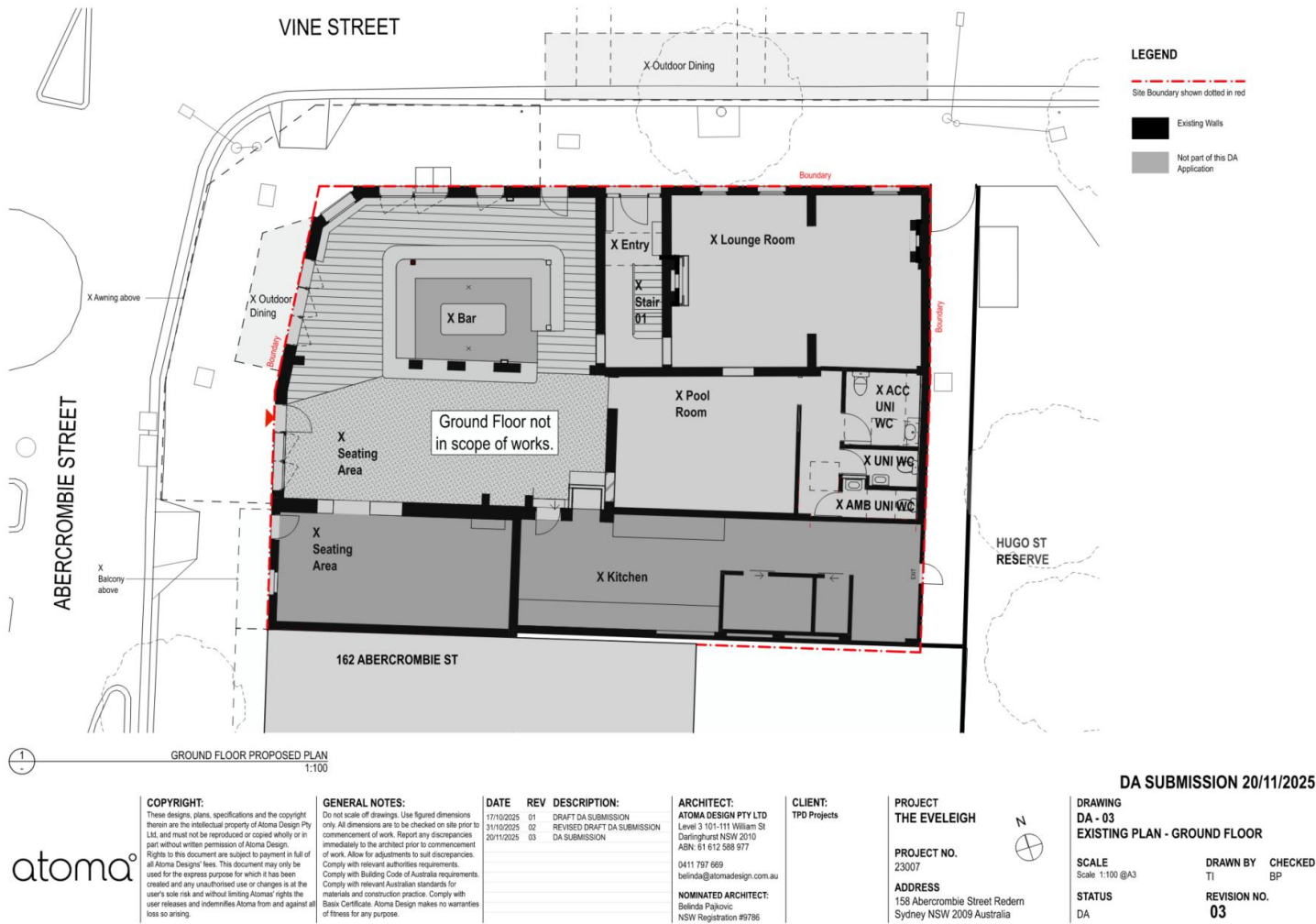
Based on the above, compliance can be achieved following a detailed noise mitigation assessment to be undertaken prior to OC, with consideration to the recommendations provided in **Section 5.3**.

Acoustic Terminology

Glossary of Noise and Vibration Terminology

Sound Pressure	Sound, or sound pressure, is a fluctuation in air pressure over the static ambient pressure.
Sound Power	Sound power is the rate at which sound energy is emitted, reflected, transmitted, or received, per unit time. Unlike sound pressure, sound power is neither room-dependent nor distance-dependent.
Sound Pressure Level (SPL)	The sound level is the sound pressure relative to a standard reference pressure of 20µPa (20x10 ⁻⁶ Pascals) on a decibel scale.
Sound Power Level (SWL)	The Sound Power Level is the sound power relative to a standard reference pressure of 1pW (20x10 ⁻¹² Watts) on a decibel scale. The SWL of a simple point source may be used to calculate the SPL at a given distance (r) using the following formula: $SPL = SWL - 10 \log_{10}(4 \times \pi \times r^2)$. Note that the above formula is only valid for sound propagation in the free-field (see below).
Decibel (dB)	A scale for comparing the ratios of two quantities, including sound pressure and sound power. The difference in level between two sounds s1 and s2 is given by $20 \log_{10}(s1 / s2)$. The decibel can also be used to measure absolute quantities by specifying a reference value that fixes one point on the scale. For sound pressure, the reference value is 20µPa.
A-weighting (dBA)	The unit of sound level, weighted according to the A-scale, which takes into account the increased sensitivity of the human ear at some frequencies.
Noise Level Indices	Noise levels usually fluctuate over time, so it is often necessary to consider an average or statistical noise level. This can be done in several ways, so a number of different noise indices have been defined, according to how the averaging or statistics are carried out.
L _{eq,T}	A noise level index called the equivalent continuous noise level over the time period T. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.
L _{max,T}	A noise level index defined as the maximum noise level during the period T. L _{max} is sometimes used for the assessment of occasional loud noises, which may have little effect on the overall L _{eq} noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.
L _{90,T}	A noise level index. The noise level exceeded for 90% of the time over the period T. L ₉₀ can be considered to be the "average minimum" noise level and is often used to describe the background noise.
L _{10,T}	A noise level index. The noise level exceeded for 10% of the time over the period T. L ₁₀ can be considered to be the "average maximum" noise level. Generally used to describe road traffic noise.
Free-Field	Far from the presence of sound reflecting objects (except the ground), usually taken to mean at least 3.5m.
Fast/Slow Time Weighting	Averaging times used in sound level meters.
Octave Band	A range of frequencies whose upper limit is twice the frequency of the lower limit.
D _{nT,w}	The single number quantity that characterises airborne sound insulation between rooms over a range of frequencies.
R _w	Single number quantity that characterises the airborne sound insulating properties of a material or building element over a range of frequencies.
Reverberation	The persistence of sound in a space after a sound source has been stopped.
Peak Particle Velocity (PPV)	The particles of a medium are displaced from their random motion in the presence of a vibration wave. The greatest instantaneous velocity of a particle during this displacement is called the Peak Particle Velocity (PPV) and is typically measured in the units of mm/s.
Hertz (Hz)	The unit of Frequency (or Pitch) of a sound or vibration. One hertz equals one cycle per second. 1 kHz = 1000 Hz, 2 kHz = 2000 Hz, etc.
Acceleration	Acceleration is defined as the rate of change of Velocity of a particle over a period of time and is typically measured in the units of m/sec ² .
Vibration Dose Value (VDV)	When assessing intermittent vibration, it is necessary to use the vibration dose value (VDV), a cumulative measurement of the vibration level received over an 8-hour or 16-hour period. The VDV formulae uses the RMS Acceleration raised to the fourth power and is known as the Root-mean-quad method. This technique ensures the VDV is more sensitive to the peaks in the acceleration levels. VDV's are typically measured in the units of m/s ^{1.75} .

Site Plan



158-160 Abercrombie Street, Redfern NSW 2016
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