

13 November 2025
25027.1.1.L1R2 30% DA Uplift Acoustic Review 20251113

DASCO Australia Pty Ltd
Level 2, 9 George Street
NORTH STRATHFIELD NSW 2137

Attention: Mr Wayne Wu

Dear Wayne

**Acoustic Review - 30% Uplift
The Marshall, St Leonards NSW 2065**

VMS Australia Pty Ltd (VMS) was commissioned by DASCO Australia Pty Ltd to coordinate achieving a Section 4.55, with regards to acoustics, which mainly encompasses a 30% uplift of the original Development Application (DA). Therefore, VMS has conducted a review of the following documentation:

- Lane Cove Council Notice of Determination for Development Application (ref: DA56/2023), determined by Sydney North Planning Panel on 28 February 2024 (DA Conditions).
- Acoustic DA Assessment, prepared by Acouras Consultancy, dated 14 April 2023 (ref: SYD2021-1105-R001B).
- Section 4.55 Architectural Drawings, prepared by PTW Architects, dated 10 November 2025, Revision G (ref: PA030600).

Following a review of the above documentation, VMS confirms that the addition of a 30% uplift to the currently approved DA design will not lead to further noise emission or noise intrusion impacts relative to what was assessed in the Acoustic DA Assessment.

Therefore, the following may be maintained throughout the 30% uplift:

- The recommendations as presented in the Acoustic DA Assessment.
- The original DA Conditions related to acoustics in the approved notice of determination (DA56/2023).



Feras Ahmed BEng(Mech)(Hons) MIEAust MAAS
Senior Consultant - Acoustics & Vibration
Reviewed by: Sam Demasi