MATTHEW PALAVIDIS
VICTOR FATTORETTO
MATTHEW SHIELDS

Harbourside

Extended Construction Hours Construction Noise and Vibration Management Plan Addendum

SYDNEY
9 Sarah St
MASCOT NSW 2020
(02) 8339 8000

ABN 98 145 324 714
www.acousticlogic.com.au

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1 INTRODUCTION

This addendum has been developed in support of the proposed Mod-6 to SSD-49295711 consent relating to the detailed design, construction and operation of the Harbourside Tower and Podium Redevelopment. The modification proposal seeks permission to extend the approved construction hours within the consent for construction works. This addendum has been prepared in direct response to the Request for Additional Information letter provided by the Department of Planning, Housing and Infrastructure (Ref: Harbourside Shopping Centre Redevelopment - Podium and Tower-Mod-6 (SSD-49295711-Mod-6), dated 11/09/2025). The contents of this RFI have been provided below for reference:

> *Provide an addendum Construction Noise and Vibration Management Plan for the proposed out of hours works confirming the verification processes for whether the works are necessary or appropriate, and identifying the mitigation measures that would be employed for these works including, for example:*
>
> - *any additional restrictions on the types of equipment being used, for example not undertaking angle grinding, saw-cutting, hydraulic hammers, or pavement demolition after 12 am (midnight)*
> - *any additional respite periods, for example undertaking out of hours works in different areas of the site so that the same receivers are not impacted for multiple nights in a row*
> - *enclosing or shielding stationary noise sources*
> - *undertaking verification monitoring of the equipment that would be undertaking the works for a short period (during Standard Construction Hours, where possible) prior to the full commencement of the works, to verify that construction noise and vibration from the project are consistent with the predictions in the noise assessment, and to ensure that mitigation and management of construction noise and vibration are appropriate for the receivers affected by the works, and*
> - *any real-time monitoring system and stop-work procedures for works that exceed the specified noise management levels.*
>
> *The addendum CNVMP should make clear commitments throughout for the proposed mitigation strategies.*

This addendum outlines the verification process for determining whether the proposed works are necessary and appropriate, and the mitigation and management measures to minimise noise and vibration impacts. This Addendum applies only to the specific extended-hours activities listed in Construction activities below and supplements the controls already defined in the approved CNVMP.

2 SITE DESCRIPTION

The Harbourside redevelopment site is located within the Darling Harbour Precinct inside the City of Sydney Local Government Area (LGA). The Darling Harbour Precinct remains Sydney's premier tourist and entertainment destination and accommodates varied recreation, tourism, entertainment, retail, residential apartments, and business land uses.

Specifically, the Harbourside redevelopment site occupies an area of approximately 2.05 hectares within the north western portion of Darling Harbour, in between Cockle Bay and the Pyrmont Peninsula. It is irregularly shaped and existing site improvements include the 2-3 storey Harbourside Shopping Centre.

The boundaries of the overall Harbourside redevelopment site are shown in Figure 1 below.

Figure 1: Harbourside Shopping Centre redevelopment site

3 NEAREST SENSITIVE RECEIVERS

The site is located at 2-10 Darling Drive, Darling Harbour. The site is bound to the north by Pyrmont Bridge, to the south by the Sofitel Sydney and the International Convention Centre (ICC), to the east by Darling Harbour and associated boardwalk/wharf and to the west by Darling Drive.

Figure 5 presents an aerial site map with figure 6 illustrating an eastern elevation of the proposed Harbourside development.

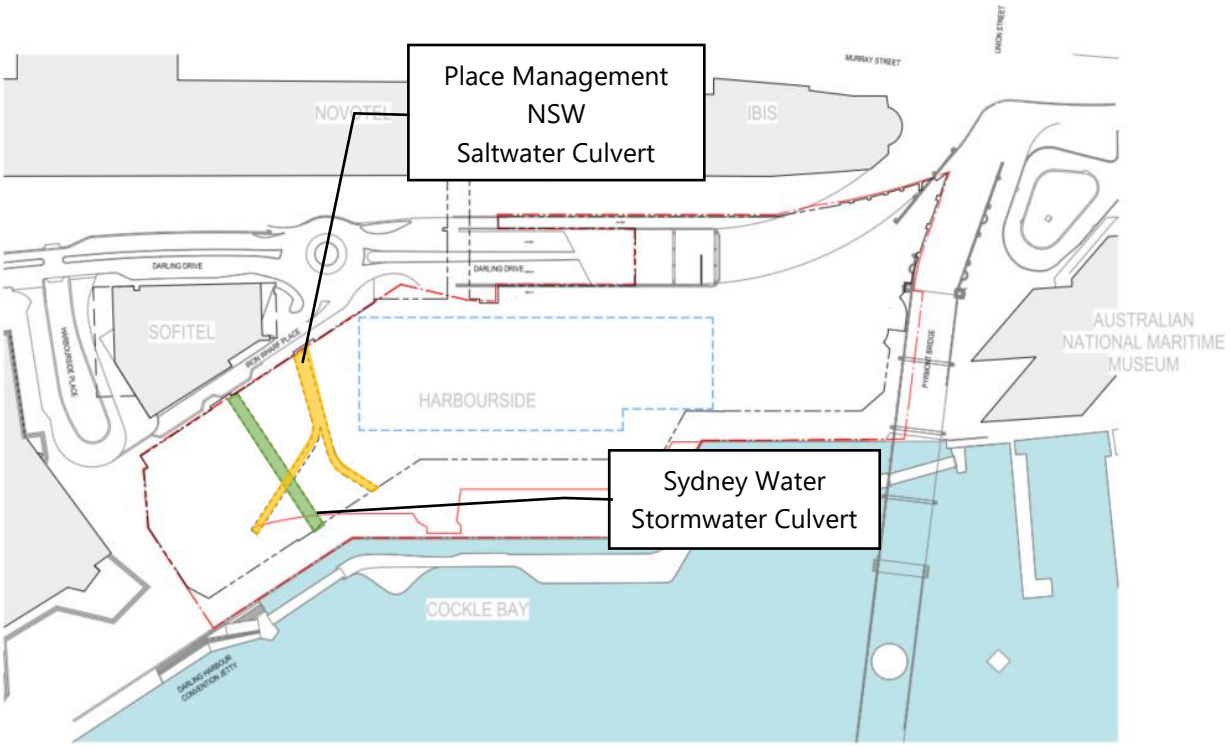

Figure 2: Aerial site map of the Harbourside project site

Figure 3: Eastern elevation of the proposed *'Harbourside'* project site

The nearest potentially affected noise and vibration sensitive receivers immediate to the Harbourside redevelopment project site are:

- **Receiver 1:** The Sofitel Sydney Darling Harbour located at 12 Darling Drive, Darling Harbour. The commercial receiver is located to the south of the project site.
- **Receiver 2:** The International Convention Centre (ICC) located at 14 Darling Drive, Darling Harbour. The commercial receiver is located to the south of the project site.
- **Receiver 3:** The Pyrmont Bridge heritage asset located to the north of the project site.
- **Receiver 4(a):** The Sydney Water stormwater culvert (Upstream) located directly beneath the project site at 2-10 Darling Drive, Darling Harbour.
- **Receiver 4(b):** The Sydney Water stormwater culvert (Downstream) located directly beneath the project site at 2-10 Darling Drive, Darling Harbour.
- **Receiver 4(c):** The Sydney Water stormwater culvert (centre) located directly beneath the project site at 2-10 Darling Drive, Darling Harbour
- **Receiver 5:** The Australian National Maritime Museum located at 2 Murray Street, Darling Harbour. The museum is located to the north of the project site.
- **Receiver 6:** The Novotel Sydney on Darling Harbour located at 100 Murray Street, Pyrmont. The commercial receiver is located to the west of the project site.
- **Receiver 7:** The Ibis Sydney Darling Harbour located at 70 Murray Street, Pyrmont. The commercial receiver is located to the west of the project site.
- **Receiver 8:** The One Darling Harbour located at 50 Murray Street, Sydney. The residential receiver is located to the west of the project site.
- **Receiver 9:** The Darling Harbour boardwalk and associated wharf/pier located to the east of the project site.
- **Receiver 10:** Sydney light rail network and associated light rail station 'Convention' located to the west of the project site.
- **Receiver 11:** Heritage item Water Cooling System and Manifold (saltwater intake and discharge culvert), Place Management NSW asset.
- **Receiver 12:** "W Sydney," a hotel development located at 31 Wheat Road, Sydney, to the south-east of the project site.
- **Receiver 13:** A collection of residential receivers maintained to the west of the project site, across Murray Street.
- **Receiver 14:** "Cockle Bay Park," a proposed commercial development, including a 42-storey commercial and retail tower, maintained east of the project site, across Darling Harbour.
- **Receiver 15:** "Darling Park," three multi-storey commercial buildings to the east of the project site, across Darling Harbour.

An aerial photo is presented in figure 4 detailing the sensitive receiver locations.

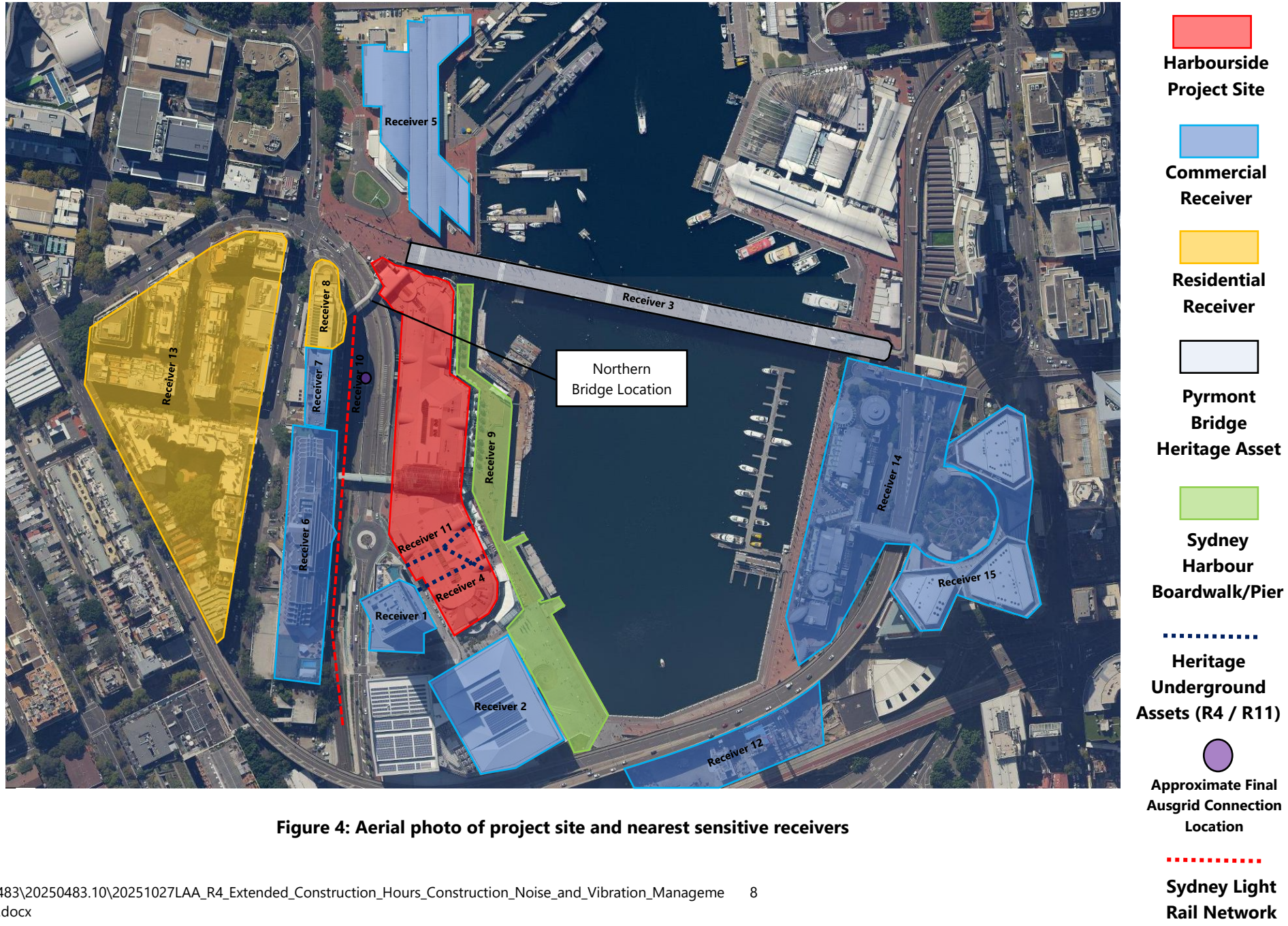

Figure 4: Aerial photo of project site and nearest sensitive receivers

4 CONSTRUCTION ACTIVITIES

The proposed extended hours assessed within this management plan are summarised within the table below.

Table 1 – Works Proposed to be Subject to Extended Construction Hours

Types of Work	Extended Hours Proposed	Purpose / Justification
Works and activities where a relevant utility service operator has advised in writing that would result in a high risk to the operation and integrity of the utility network. Note this is mostly limited to: • Cable jointing in pits. • Remaining excavation of one remaining location for connection located under Darling Drive (as denoted in Figure 4).	May occur at any time as required	Works are required to avoid safety risks or disruptions to critical services. These activities only occur with written authorisation from the relevant utility operator. As outlined in the Environmental Noise Modelling presented within the Extended Hours CNVMP as submitted in support of SSD-49295711-Mod-6, the remaining works consist of low-noise activities such as cable jointing within pits and one remaining location for excavation for service connection. These works are expected to generate minimal acoustic impact. As they will occur only when required by the service operator, neighbouring residents will be notified in advance of any night-time works (22:00 to 7:00), including the expected timing and potential for noise or vibration.
Concrete pours or finishing works	6pm-10pm weekdays (max two occasions per calendar month)	Allows completion of continuous pours delayed by weather or site conditions. Limited to short duration and infrequent events
Hoist and crane climbing or dismantling works	8am-5pm Sundays (Max two Sundays across duration of project)	Necessary for safety and to minimise weekday disruptions to public areas / adjoining operations
Internal fit-out and services installations / commissioning	May now occur 24 hours a day, excluding Sunday and public holidays, where the works occur behind a closed façade.	Internal activities shown to generate noise levels which are below NMLs at all surrounding sensitive receivers once façade is sealed as per CNVMP. Works focused on electrical, mechanical and finishing works only.
Non-construction vehicles (e.g., standard delivery trucks or vans,) delivery of fit-out materials into the building's below ground internal loading dock	Between 7am and 11pm, Monday to Saturday	This process is consistent with standard retail and commercial loading dock operations that occur after hours in similar mixed-use environments and would not involve construction activities or generate construction-related noise outside of the approved construction hours. Additionally, all loading dock activities are to occur in basement carpark and are not expected to generate noise levels above NMLs at surrounding noise sensitive receivers.

5 UPDATED NOISE MODELLING – CONSTRUCTION VEHICLE MOVEMENTS

The following RFI has been provided by the Department with respect to the assessment of construction vehicle movements:

> *Confirm that the acoustic assessment has considered the vehicle movements of construction vehicles associated with the activities (noting that construction vehicles include the delivery of materials to and from the site and the like, not just the use of vehicles such as excavators). The Department supports use of the internal basement but notes this may not be feasible for all works such as crane dismantling etc.*

With respect to the above, we note the following:

- This document confirms that concrete truck movements and concrete truck idling has been modelled within the initial Extended Hours CNVMP lodged with SSD-49295711-Mod-6 on 13 June 2025, under the Concrete Pouring / Finishing construction Scenario. Results of this modelling scenario have been presented within Table 8-1 of that document.
- The modelled noise sources within the Concrete Pouring / Finishing Scenario have been reciprocated below, for reference.

Table 2 - Sound Power Levels of the Proposed Equipment – Concrete Pouring

Stage	Equipment/Process	Sound Power Level dB(A)
Concrete Pouring / Finishing	Concrete Tower Boom Pump	108
	Concrete Pumps	108
	Concrete Truck Movements	105
	Concrete Truck Idle	105
	Helicopter Trowel	100

- It is noted that many of the forthcoming deliveries will utilise the underground basement/loading dock as the primary loading area. Given the shielding provided by the surrounding built form, noise emissions from these activities are not anticipated to result in significant impacts to nearby noise-sensitive receivers.
- On this basis, loading operations within the basement area are considered acoustically acceptable.
- Should additional attenuation be required during high noise generating works within the basement / loading dock area, this could feasibly and effectively be managed through closing the roller shutter entry door (once installed,) which would provide a further attenuation to any works within the basement.
- Among the remaining works packages assessed within the Extended Hours CNVMP, the only works package which is expected to include deliveries or materials handling during an OOH works period which is not within the basement carpark / loading dock area would be the crane removal works.
- The modelled scenario of the crane removal works has been updated below to include an assumed worst-case load of one articulated vehicle movement within a given 15-minute period.
- It is prudent to note that crane dismantling is programmed during standard construction hours wherever practicable. If out-of-hours work is unavoidable, then works will be only between 8am-5pm Sundays (Max two Sundays across duration of project).
- Notwithstanding, the results of this updated scenario are provided below and summarised within the following table for reference.

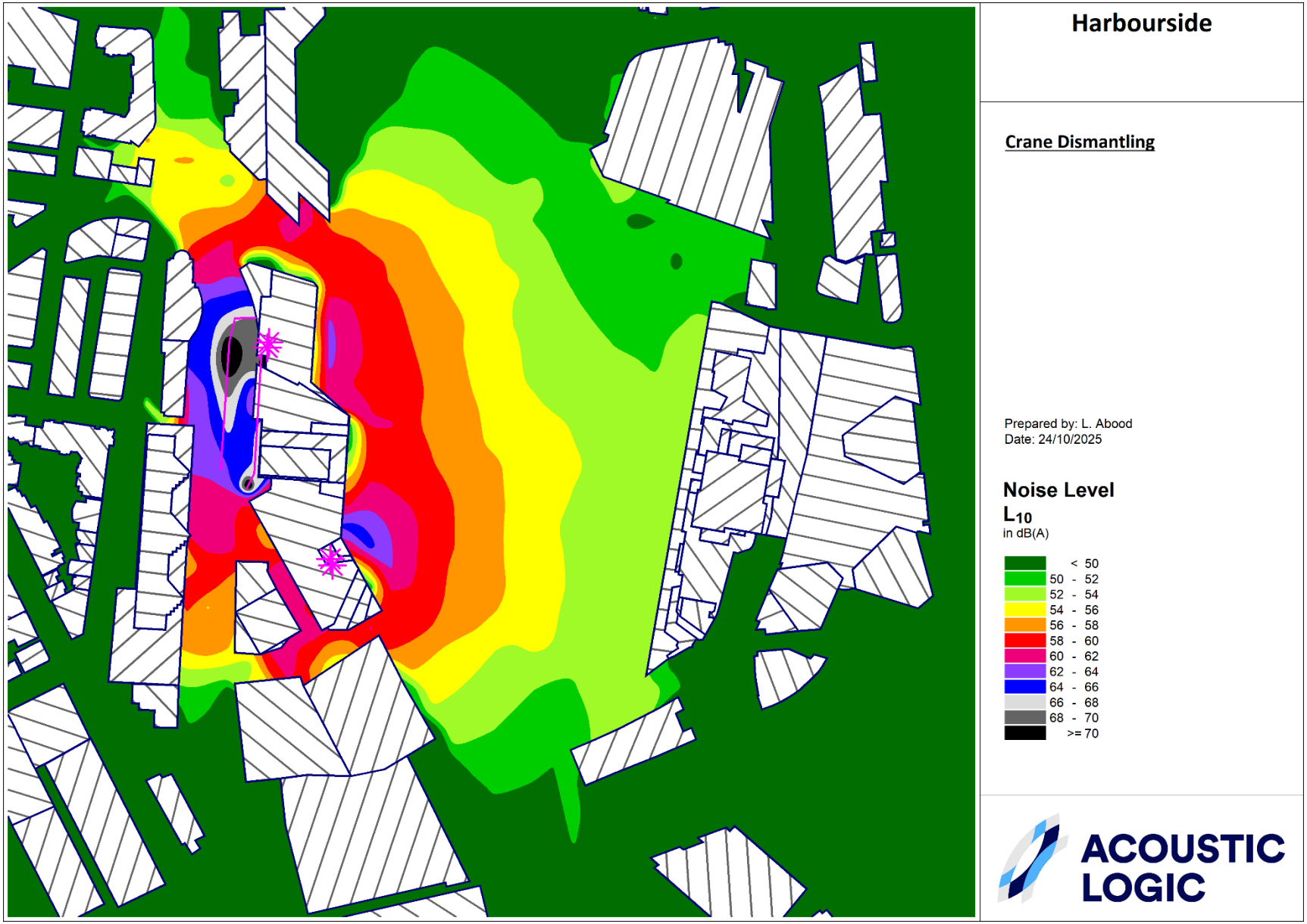

Figure 5: Updated Crane Dismantling Works – Vehicle Movements

Table 3 - Predicted External Noise Levels at Nearest Sensitive Receivers

Receiver	Crane Removal		Comments
	Predicted External Noise Levels	Noise Management Level	
	dB(A) $L_{10(15\ min)}$		
R1	≤ 62	≤ 59	Predicted noise levels in line with Extended Hours CNVMP Crane Removal modelling, no further mitigation measures required.
R2	≤ 50		
R5	≤ 60	≤ 56	
R6	≤ 61	≤ 59	
R7	≤ 64		
R8	≤ 65	≤ 56	
R12	≤ 52	≤ 65	
R13	≤ 54	≤ 59	
R14		≤ 65	

6 SIMULTANEOUS OOH WORK FRONTS CUMULATIVE NOISE IMPACTS

The contractor (Mirvac) has confirmed that out of the works packages nominated above, the only activities that may occur concurrently are the internal fit-out works and concrete pours. The potential acoustic impacts of these concurrent activities are outlined below:

- Internal fit-out activities proposed to occur during out-of-hours (OOH) periods will only be carried out within sections of the building that are fully enclosed and sealed by the completed façade system.
- The installed high-performance glazing systems, required to satisfy both acoustic and Section J energy performance criteria, will provide substantial façade attenuation. As such, noise emissions from internal fit-out activities are expected to be negligible when compared with other OOH works packages.
- This is demonstrated within Table 9-1 of the Extended Hours CNVMP previously prepared and submitted in support of the SSD-49295711-Mod-6 application, which notes that noise levels generated at worst case receiver locations from the internal fit-out works are predicted to be more than 15dB(A) below the noise levels generated by concrete pouring and finishing works.
- Where one noise source is observed to be 10dB(A) (or more) lower than a separate noise source, it is agreed within industry to not have any contribution to the cumulative resultant noise at the measurement location.
- Accordingly, given the greater than 15dB(A) difference in resultant levels, a review of the cumulative resultant noise levels from concrete pouring and internal fit out works would be equal to assessing the concrete pouring scenario in isolation.
- Noise propagation from these concurrent work fronts, under a conservative worst-case scenario, remains consistent with the modelling presented in Figure 7 of the Extended Hours CNVMP. It is noted that this model does not account for the built-form shielding, which would provide additional attenuation.
- Predicted noise levels from the concurrent concrete pouring and internal fit-out scenario (Equivalent to the Concrete Pouring scenario) have been presented within the table below.

Table 4 - Predicted External Noise Levels at Nearest Sensitive Receivers

Receiver	Concrete Pouring / Finishing and Internal Fit-Out		Comments
	Predicted External Noise Levels	Noise Management Level	
	dB(A) $L_{10(15\ min)}$		
R1	<40-63	≤ 60	Concurrent works equivalent to the worst-case predicted noise levels generated during concrete pouring works, given the resultant difference between the predicted noise levels from each of the above scenarios.
R2	<40-60		
R5	<40-61	≤ 56	
R6	<40-66	≤ 60	
R7	<40-65		
R8	<40-64	≤ 56	
R12	<40-52	≤ 60	
R13	<40-60		
R14	<40-54		
R15	<40-50		

- Based on this, Acoustic Logic note that cumulative impacts have been assessed and are concluded as being acoustically acceptable.

7 VERIFICATION WORKS

Nominated within the RFI provided by council is the request to outline noise verification strategies for the OOH periods. Prior to any extended hours works proceeding, the following verification process will be implemented:

- Identification of necessity – The construction manager identifies the proposed extended hours works and provides justification / necessity for the works to be undertaken (i.e. safety, utility coordination, concrete pours etc.)
- Acoustic Review – AL to review modelled noise levels which are predicted to be above the project Noise Management Levels – note this assessment has been completed within the CNVMP submitted in support of the SSD-49295711 Mod-6 Application and further updated within this document, and that high noise generating works have been identified across this provided documentation.
- Community Notification - Where works are predicted to exceed the Noise Management Levels (NMLs) and notification is feasible, affected receivers will be provided with at least 24 hours' advance notice. It is noted that such notice may not always be practicable for concrete pours, which can occur on an unscheduled or emergency basis. In these instances, notification will be provided to the greatest extent possible by the contractor.
- Unattended Monitoring:
    - Unattended noise monitoring to continue to the scope currently being undertaken as has been conducted throughout the construction period. This unattended noise monitoring will be used for validation of the resultant noise levels are in line with the predicted noise levels presented within the CNVMP.
    - Supplementary to the above, it is recommended that a 2-week trial period of additional unattended, real-time noise monitoring be conducted during the beginning of the most sensitive OOH works periods to ensure resultant noise levels are in line with the requirements of the Extended Hours CNVMP / this document.
    - This monitor should have real time feedback capabilities to send active alerts to site supervisors to ensure ongoing adherence with project noise objectives. This would be provided through either active text messaging or email.
    - If, at the conclusion of this validation period, resultant noise levels are found to be in line with the predicted levels nominated within the acoustic reports, this additional real-time unattended noise monitor may then be removed from the site.
    - It is recommended that this be completed at the worst-case noise sensitive receiver (i.e. outside of 50 Murray Street).
    - It is prudent to note that during previous noise monitoring undertaken at this location for construction works, it was found that delineation between construction activity and vehicle activity on surrounding roads was difficult to discern, and management level triggering events occurred consistently outside of project construction hours.
    - It is recommended that, for the purpose of providing a validation of resultant noise levels, an elevated management level be reviewed relevant to site ambient conditions, as is required to avoid impacts from extraneous environmental noise sources.

8 MITIGATION AND MANAGEMENT MEASURES – OOH WORKS

The following table outlines the proposed mitigation and management controls for controlling the impacts of noise generated during the proposed OOH works periods:

Table 5 – Proposed Mitigation Measures – OOH Works

Work Type	Key Noise Sources	Mitigation / Management Measures
Utility Works	Excavators / Saws / Pumps	Only undertaken with written approval authority, use of acoustic barriers where feasible, selection of quieter equipment where feasible, restriction of engine idling unless required
Concrete Pours / Finishing	Concrete Pumps / Helicopter Trowels	Restrict noisy activities after 8pm, minimise reversing alarms, turn off equipment when idling unless required, to be limited to two events within a given month.
Hoist / Crane works	Hydraulic Systems / Rigging Tools	Schedule early in approved period, isolate plant, avoid use of tonal reversing beacons, restrict non-essential concurrent works nearby.
Internal Fit-Out / Commissioning	Hand tools / AHUs	Ensure façade is fully sealed, minimise impact drilling works during night period. AL note that internal works are anticipated to achieve relevant NMLs.

Supplementary to the above, it is proposed that individual OOH scopes are rotated between different areas of the Harbourside Redevelopment site, as to not compound multiple consecutive periods of OOH works on adjacent receivers. Where feasible, it is recommended that noisy works be staged to provide a level of respite for impacted receivers.

8.1 NOISE MONITORING

It is recommended that a 2-week trial period of additional unattended, real-time noise monitoring be conducted during the beginning of the most sensitive OOH works periods to ensure resultant noise levels are in line with the requirements of the Extended Hours CNVMP / this document. The monitoring unit should have real-time feedback capability, providing active alerts (via text message or email) to site supervisors to ensure ongoing compliance with project noise objectives.

If noise complaints are received, or multiple alerts occur during a single work package, the following measures will apply:

- Review: Real-time data will be reviewed to confirm noise levels, identify sources, and assess any exceedances of predicted NMLs.
- Response: Where elevated noise levels are confirmed, works will be modified, and/or where possible, temporarily paused, or rescheduled to reduce impacts.
- Verification: Acoustic Logic may undertake a site inspection (if required) to validate findings and recommend further controls.

- Communication: Complainants will be contacted promptly to acknowledge and outline findings, along with any corrective actions.
- Record: All complaints, data, and actions will be logged in line with the project's Community Communication and Complaints Management Procedure.

At the conclusion of the two-week validation period, if measured noise levels are found to align with the predicted levels outlined in the acoustic assessment, the additional real-time monitor may be removed from site. It is recommended that monitoring be undertaken at the worst-case noise-sensitive receiver, located adjacent to 50 Murray Street.

It is important to note that during previous noise monitoring undertaken at this location, it was often difficult to differentiate between noise generated by construction activities and that associated with surrounding road traffic. Consequently, management-level trigger events were frequently recorded outside active construction hours.

For the purpose of validating resultant noise levels, it is recommended that the management trigger level be reviewed and adjusted to reflect the prevailing ambient site conditions, thereby minimising the influence of extraneous environmental noise sources on monitoring results.

Where continuous exceedances of NMLs are observed and are attributed to construction activity, plant usage and mitigation measures are to be reviewed to ensure all feasible and reasonable mitigation measures are in place as to minimise the impacts of construction noise on surrounding noise sensitive receivers.

8.1.1 Downloading of Noise Monitor Data

Downloading of the noise monitor data will be conducted on a regular basis. In the event of consistent high noise level periods, downloading of the noise monitor data will be conducted more frequently. Results obtained from the noise monitor will be presented in a graph format and will be forwarded to the client for review. It is proposed that reports are provided fortnightly, presenting the measured noise levels in reference to the noise management levels detailed in this report.

8.1.2 Presentation of Noise Monitor Results

A fortnightly report will be submitted to the client via email summarising the measured noise level events. Complete results of the continuous noise logging will be presented in fortnightly reports including graphs of the collected data.

9 COMMITMENTS REGISTER

The following table outlines the responsibility commitments matrix for the project's OOH works:

Table 6 – OOH Commitments Register

Commitment	Performance Measure / Frequency	Responsible Role
Utility works only undertaken with written authorisation	Each event	Senior PM
Limit high-impact tools after midnight	Ongoing	Site supervisor
Advanced notification to affected receivers	Min. 24 hours prior	Communications Manager
Verification monitoring	Once per activity type	AL
Review of exceedances and corrective actions	Within the same shift	Site supervisor

10 VERIFICATION, MITIGATION AND STOP WORK PROCEDURE

Where non-compliances or noise complaints are raised, the following methodology will be implemented.

1. Alert received by site supervision team / acoustic consultant during construction noise emission validation monitoring.
2. Alert reviewed to ensure noise emissions attributed to construction activity.
3. If deemed related to construction activity, stop work and determine the offending plant / equipment / process.
4. Locate the plant/equipment/process further away from the affected receiver(s) if possible.
5. Implement additional acoustic treatment in the form of localised barriers, silencers etc where practical.
6. Selecting alternative equipment/processes where practical.
7. If necessary, setup noise and vibration monitoring devices at locations representing the nearest noise / vibration and dust affected receivers and provide data for each complain time period. Analysis is required to determine suitable mitigation measures.

Complaints associated with noise and vibration generated by site activities shall be recorded on a Complaint Form. The person(s) responsible for complaint handling and contact details for receiving of complaints shall be established on site prior to construction works commencing. A sign shall be displayed at the site indicating the Site Manager to the general public and their contact telephone number.

11 OOH WORKS NOTIFICATION

It has been confirmed to this office by the contractor that, where practicable, advance notification of out-of-hours (OOH) works will be provided to relevant stakeholders and the surrounding community.

The extent and timing of notification will vary between work packages. For example, extended concrete pours may only occur under emergency conditions and, as such, notification will be issued as close as possible to the commencement of works. Conversely, activities such as crane dismantling or utility service works will be pre-planned, allowing for a minimum of 24 hours' notice (or more) to be provided to affected stakeholders.

Ongoing community engagement will continue in accordance with Section 13 of the Extended Hours CNVMP.

12 INTERNAL WORKS – 24 HOUR WORKS PERIODS

This section details AL's response to the following extract from the City of Sydney submission on the DPIE planning portal, noting that it pertains to the CNVMP submitted in support of the Mod-6 proposal to SSD-4925711 (Ref: 2025/484587):

> *There are a high number of residential units located 100 metres away from this building, namely 129 Bunn Street, Pyrmont (221 residential units) and 117 Murray Street, Pyrmont (58 residential units). The proposed 24-hour internal construction is not recommended in this location as it will cause sleep disturbance to surrounding residents.*
>
> *The acoustic report has predicted that some of these works may exceed the 'Noise Management Level' at the nearest receivers in this location.*
>
> *It is therefore recommended that internal fit-out works be restricted to between 7am and 10pm to ensure City of Sydney Code of Practice for Construction Hours/Noise can be adhered to.*

With respect to the above, we note the following:

- Table 9-1 of the CNVMP presents the results of the predictive noise modelling for the proposed OOH works packages.
- Based on the results of this modelling, this document confirms that the predicted noise emissions from internal fit out works are anticipated to be below relative NMLs at all periods of the day.
- Hence, the proposal to undertake internal fit out works across a 24-hour period is supported and in line with the requirements of the CoS Code of Practice for Construction Hours / Noise at all surrounding noise sensitive receivers.

13 CONCLUSION

This document presents an addendum to the CNVMP submitted in support of the proposed changes to the Consent within Modification 6 of SSD-49295711.

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

Yours faithfully,

Acoustic Logic Pty Ltd
Lachlan Abood