

22 May 2026

Project No.: P02598



E-LAB Consulting
Level 11, 117 York St
Sydney NSW 2000

Re: Verona, Paddington

DISCIPLINE - Acoustic

SUBJECT PREMISES – 13-17 Oxford Street & 2 Verona Street, Paddington

RE: Verona Paddington: Response to Acoustic RFI's

E-LAB Consulting have prepared this letter to address the RFI's raised relating to the E-LAB Consulting *Noise and Vibration Impact Assessment* Revision 004 dated 14th April 2026. We refer to the following documents:

- City of Sydney Council *Advice on Response to Submissions* dated 5th May 2026
- Department of Planning, Housing & Infrastructure (DPHI) *Request for Additional Information* dated 4th May 2026.

RFI's specific to Acoustics have been extracted from the documents above into Table 1, along with a response to demonstrate how the RFI's have been addressed in updated documentation, or providing clarification on mandatory requirements applicable to the development.

Table 1 – Response to Acoustic RFI's

AGENCY	RFI COMMENTS	RESPONSE TO RFI
City of Sydney	<p><u><i>Amended Noise and Vibration Impact Assessment report</i></u></p> <p><i>It is noted that the detailed façade performance matrix that previously linked façade noise levels and glazing areas to specific acoustic requirements has been deleted from Section 9.3 (traffic noise intrusion) of the amended Noise and Vibration Impact Assessment report.</i></p> <p><i>The revised approach reduces clarity on how internal noise criteria will be achieved and shifts the detailed design to later stages. It also represents a reduction in the nominated acoustic façade performance compared to the previous report. These details should be reinstated within any approved Noise and Vibration Impact Assessment to demonstrate that the proposed façade treatments will achieve the relevant internal noise criteria under worst-case traffic noise conditions.</i></p>	<p>A detailed mark-up of façade glazing to all habitable spaces has been provided in Appendix C of the NVIA, applicable to the current design. The façade performance matrix was removed from the report as it did not provide any additional information relative to the current scheme. The current approach suitably demonstrates a compliant strategy for glazing to all habitable spaces within the development.</p> <p>Any changes in glazing area from the current design shall be reviewed during detailed design stages of the development.</p> <p>The reduction in the nominated acoustic façade performance was made as a correction (previous increased values were a typographical error), and now correctly correspond to the equivalent glazing build-ups (which have not changed since the last revision of the NVIA).</p>
O24HEC	<p><i>Per our previous advice, the NVIA does not consider that surrounding entertainment land uses in the SEP, which has been lodged for Gateway determination may impact the internal amenity for future residents. We consider that the application is omitting the importance of consideration that</i></p>	<p>Revision 5 of the NVIA has been updated to include an assessment of existing and future entertainment noise in-line with the guidelines and framework identified by the O24HEC. In summary:</p>

	<p><i>the proposed apartments are appropriately mitigated against surrounding entertainment noise. This is not clear in the documentation. The SEP has not yet been formally established as operational, however, the draft sound criteria are publicly available in the City of Sydney SEP draft Precinct Management Plan (PMP). An assessment of the internal acoustic amenity against these criteria is required.</i></p>	<ul style="list-style-type: none"> ▪ Section 6.2.3 identifies the assessment framework and internal noise objectives in-line with NSW 24HEC guidelines and the City of Sydney Draft SEP PMP, for both existing and future noise emitters. ▪ Section 7.7 provides a quantitative assessment of all existing entertainment venues with the potential to impact the project site. ▪ It is also established that there are no known planned or approved entertainment venues in the vicinity of the project site. ▪ Section 9.6 and Appendix C provide façade mitigation measures to achieve the project noise limits identified in Section 6.2.3.
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If you have any questions, please don't hesitate to contact the undersigned.

Kind Regards,

E-LAB Consulting



**Brandon Notaras | Director
Acoustics and Vibration**

