

City of Sydney

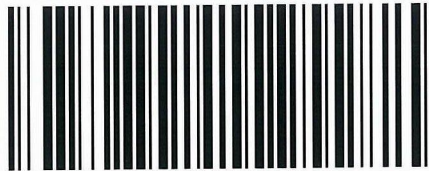
ABN 22 636 550 790

GPO Box 1591 Sydney NSW 2001 Australia

Town Hall House 456 Kent Street Sydney NSW 2000 Australia

Phone +61 2 9265 9333 Fax +61 2 9265 9222

council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au



10 August 2012

Our Ref : 2012/248720-01

Your Ref: MP09_0078 MOD 4

Mr Alan Bright
A/Director Metropolitan & Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Ms Pilar Aberasturi – Senior Planner
Email: pilar.aberasturi@planning.nsw.gov.au



Dear Mr Bright,

RE: Section 75W modification to Project Approval (MP09_0078)
Block 2, 26 Broadway, Chippendale (former Carlton United Brewery site).

I refer to your correspondence, dated 26 July 2012, advising of the Section 75W modification application lodged with the Department of Planning and Infrastructure by Frasers Broadway Pty Ltd for the abovementioned Project Application.

It is understood that the proponent seeks to modify Condition D1 (Hours of Work and Noise CBD) to allow extended hours of construction between the hours of 7.00pm and 10.30pm, Monday to Friday. It is understood that the works to be undertaken during these extended construction hours would be limited to internal fit-out works within the east and west towers and use of the external hoists to allow for distribution of materials to the floors above.

The City requests that the Department give consideration to the appropriateness of the proposed hours considering the close proximity of the site to residential dwellings (namely those in Goodlet, Regent, O'Connor, Wattle and Abercrombie Streets).

In the event that the Department is supportive of any modification of Condition D1, it is requested that the assessment consider the following matters and that the Department satisfy themselves of the adequacy of the proposal and conditions imposed:

- That the proposed works, particularly the use of the external hoist, will not result in adverse noise transmission to nearby residences and that all works and machinery can operate within the acoustic criteria conditions imposed on the original consent;
- That the Statement of Commitments and conditions of consent be updated to stipulate and limit all works that are permissible within these extended construction hours to allow adequate enforcement;

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- The establishment of a community complaint hotline to receive and address complaints received. Any hotline should be operational during the extended construction hours (i.e. between 7.00pm and 10.30pm, Monday to Friday) and is to be managed by a suitable member of the construction team;
- An appropriate notification area should be established and all properties, commercial and residential, should be notified in writing of the commencement of any approved extended construction hours. Details of the aforementioned complaint hotline should be included in the notification letter. A copy of the notification letter should be submitted to Council prior to the commencement of work during the extended construction hours.
- Works within these extended construction hours should be restricted to:
 - Internal fit-out works within the constructed and completed façade of the building;
 - No works on the façade of the building;
 - Use of external hoists located on the western façade of the east and west towers only;
 - No vehicle movement to be permitted on/off the site, except for vehicle movement within the basement level of Block 2;
 - Deliveries are not permitted outside of standard construction hours;
 - No use of cranes; and
 - No use of floodlights or additional lighting over and above current lighting levels required for safety and access.
- Consideration should be given to the imposition of a trial period on extended construction hours or alternatively a mechanism whereby complaints are substantiated, that the extended construction hours must cease and then revert to the standard (and existing) construction hours of 7.00am and 7.00pm, Mondays to Fridays, 7.00am and 5.00pm, Saturdays and no work must be carried out on Sundays or Public Holidays.

The City thanks you for the opportunity to provide input on the proposed modification. It would be appreciated that in the event that further modifications are made to this proposal, that the City be provided with a further opportunity to comment.

If you have any further enquiries on this matter, please contact **Peggy Wong** on ph. **9265 9685** or email **pwong@cityofsydney.nsw.gov.au**.

Yours sincerely



BILL MACKAY
Manager Planning Assessments