

22 September 2014

File No: 2014/426642
Ref No: R/2012/12

Fiona Gibson
Metropolitan Projects
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Attention: Natasha Harras
Email: natasha.harras@planning.nsw.gov.au

Dear Natasha,

Section 75W request to modify Project Application (MP11_0090) to permit extension of internal construction hours for Blocks 3B, 3C and 10, Central Park, Chippendale (former Carlton United Brewery) (MP11_0090 MOD 2)

I refer to your correspondence, dated 10 September 2014, advising of the Section 75W modification application lodged with the Department of Planning and Environment by Built NSW Pty Ltd for the abovementioned Project Application.

It is understood that the proponent seeks to modify Condition D4 to allow extended hours of construction between the hours of 7.00pm and 7.00am, Monday to Friday, 5.00pm to 10.30pm Saturday and 7.00am to 10.30pm Sunday. It is understood that the works to be undertaken during these extended construction hours would be limited to internal fit-out works, installation of services, painting and joinery.

The City has reviewed the information submitted and wishes to advise that no objection is raised to the proposal for extension of internal construction hours, subject to the imposition of conditions as follows:

(1) SCOPE OF WORK PERMITTED DURING EXTENDED INTERNAL CONSTRUCTION HOURS

- a) Internal fit out works within the constructed facade only, such as the installation of plaster board, services installation, painting, joinery and the like. All work is to be internal, within the completed facade of the building;
- c) No vehicle movement is permitted on site (with the exception of internally within the building envelope);
- d) No deliveries to the site, or vehicles movement within or to and from the site;
- e) No use of cranes;
- f) No work outside of, and including, the building facade; and

- g) No floodlighting or additional lighting over and above current lighting levels required for safety and access, i.e. no change from current lighting levels.

(2) WORK AND NOISE – OUTSIDE CBD

All work, including demolition, excavation and building work must comply with the City of Sydney Code of Practice for Construction Hours/Noise 1992 and Australia Standard 2436 – 2010 “Guide to Noise Control on Construction, Maintenance and Demolition Sites”.

Note: The “City of Sydney Code of Practice for Construction Hours/Noise 1992” allows extended working hours subject to the approval of an application in accordance with the Code and under Section 96 of the Environmental Planning and Assessment Act 1979.

In addition to the above conditions, consideration should be given to the imposition of a trial period on extended construction hours or alternatively a mechanism whereby if complaints are substantiated, that the extended construction hours must cease and then revert to the standard (and existing) construction hours of 7.00am to 7.00pm, Mondays to Fridays, 7.00am to 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 an opportunity to comment.

If you require any further information please contact **Natasha Ridler, Specialist Planner**, on **9246 7720** or at nridler@cityofsydney.nsw.gov.au

Yours faithfully



Graham Jahn AM
Director
City Planning | Development | Transport