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Emily Dickson  
A/Team Leader. Key Sites Assessment  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Emily,

**One Carrington Street – Wynyard Over-Station Development – Modification 9 (SSD-5824-Mod-9)**

I refer to your invitation to comment on the above mentioned State Significant Section 4.55(1A) application to modify the consent for the Stage 1 Redevelopment of One Carrington Street Sydney and the Wynyard Over-Station redevelopment. The application proposes alterations to openings on Shell House, alterations to screens and building management units on the commercial tower and permission to undertake fit-out and finishing works 24-hours every day.

Council staff have reviewed the proposed modifications and raise objection to fit-out and finishing works occurring 24-hours every day.

**NSW Interim Construction Noise Guidelines**

Section 2.3 of the above guidelines state that “*in general, only works undertaken on public infrastructure needs to be undertaken outside recommended standard hours.*” Furthermore the Guidelines states that the “*work may be permitted where the proponent demonstrates and justifies a need to operate outside the recommended standard hours*” and that the “*proponent should provide the relevant authority with clear justification for reasons other than convenience such as to sustain operational integrity of road, rail and utility networks.*”

The proposed works relate to the commercial tenancies and not public infrastructure, and the proponent has not provided clear justification that the proposed 24 hours works is anything other than for convenience.

Being state significant development, the noise regulation of the development will be with the NSW EPA, who operate in accordance with the NSW Interim Construction Noise Guidelines and not the City’s Construction Code of Practice.

*city of villages*

## **City's Construction Code of Practice**

Notwithstanding, the acoustic report accompanying the application has incorrectly interpreted the City's Construction Code of Practice in that the nominated noise criteria within Table 1 of the Code applies to the nearest 'Nominated Occupancy', which can be taken to mean noise sensitive commercial receivers, hotel and visitor accommodation and not only residential receivers. In addition to this, the predicted noise levels within Table 6 do not appear to correspond to the actual receiver locations mapped in Figure 1 of the report as it refers to residential Receivers 1-6. Additionally a sample calculation in Section 6 refers to a residential receiver to the west of the site which has not initially been identified within Section 2.1 of the report.

Council staff are not satisfied that the report supplied has correctly identified all the noise sensitive receivers and has not provided accurate calculations or predications that the noise criteria is capable of being complied with.

There is also no indication of timeframes for completion of the internal works and as such gives no certainty to Council or affected neighbours of cumulative impacts. Furthermore, the City has previously not supported 24 hour, 7 day per week construction works as this does not allow nearby sensitive receivers adequate respite periods. There is also no indication of how complaints will be handled 24 hours per day to respond to complaints.

## **Heritage and Urban Design**

Council staff recommend that, if the application is recommended for approval, the following condition is imposed with regard to the alterations to Shell House:

*Design details of the pier to be reinstated, trachyte base courses and steel windows and new entry door on Margaret St facade are to be submitted to and approved by Council's Area Planning Manager/Area Planning Coordinator prior to commencement of the aforementioned works.*

Should you wish to speak with a Council officer about the above, please contact David Zabell, Senior Planner, on 9265 9333 or at [dzabell1@cityofsydney.nsw.gov.au](mailto:dzabell1@cityofsydney.nsw.gov.au).

Yours sincerely,



**Andrew Rees**  
Area Planning Manager