

Annika Hather
Planning Officer - Key Sites Assessments
Department of Planning and Environment

Our reference: R/2019/26/E

Your reference: SSD 10405 MOD 2

Subject: Request for Advice - Atlassian Office and Hotel Development (SSD 10405 MOD 2)

Thank you for your correspondence dated 10 August 2022, requesting for the City of Sydney Council ("the City") to comment on the subject modification application. The proposal involves the internal configuration of the basement levels, Inward Parcels Shed and the OSD level. Modifications to certain conditions are also sought for extended construction hours and to clarify the construction certificates for particular works.

The City has reviewed the submitted information and generally raises no objection to the proposed modifications. The following comments are made for further consideration:

Waste Management

The internal reconfiguration within the basement levels includes a reduction to the Adina loading area in front of the waste room at Basement Level 2. It is unclear how waste will be serviced in this area. Sweb paths must be provided that demonstrate there is adequate space for a driver to enter and exit the vehicle and move the bins to the rear of the vehicle. It should also be noted that no bulky waste storage areas have been provided for the development. These should be provided in accordance with the City's Guidelines for Waste Management in New Developments 2018.

It appears that a waste truck will need to back into the collection point for rear lift collection. A roller door should be considered along the wall where the truck backs into its loading dock to reduce bin movement and improve bin access to the rear of the vehicle.

In accordance with Condition Nos. G37 and G38, an Operational Waste Management Plan must be prepared in consultation with the City prior to the issue of Occupation Certificate. At this early stage of the development, it should be noted that the current Waste Management Plan is not supported, and

further information will be required in the future to address the following:

- Details of sweeping paths for each loading bay and clearance of 2 metres for loading.
- Details on how vehicular movements will be minimised and whether all three sites will be serviced by the same waste contractor. It is the City's preference that each site requires general and recycling waste to be collected each day.
- Specific details on collection times.
- Greater detail on the uptake and management of onsite food processing. The current Plan only provides suggested approaches.
- Whilst reference was made to the individual bailing of paper, cardboard and soft plastics in the Plan, no space is assigned for the storage of bailed waste or source separation bins for these individual waste streams.
- The Plan outlines that organic food scraps are to be stored in 1100L waste bins. Due to weight issues and OH&S concerns, these bins should be a smaller size of 240L or less.

Construction Works and Hours

Conditions F5 and F8 are proposed to be modified to permit certain construction activities to be carried out within extended construction hours.

The submitted Acoustic Statement, prepared by Acoustic Logic, has been reviewed. It outlines that the CFA bore piling will be undertaken at the project site, which generates less noise in comparison to sheet piling or driven piles as nominated in the Condition F8. Predicted noise levels in the Statement shows that there will not be an exceedance of noise levels (background +10dBA) at affected receivers for this activity. The Acoustic Statement also advises that the duration of the project will be shortened by at least 10 weeks for the noisy activities based on the requested hours.

However, the City considers this to be unacceptable for the other high noise generating activities. Based on the information provided in the Acoustic Statement, the City recommends Condition F8 be amended to include the ***bold italic text*** as follows:

F8. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours;*

(a) 9am to 12pm, Monday to Friday

b) 2pm to 5pm Monday to Friday and

(c) 9am to 12pm, Saturday

****CFA bore piling is not included in the above activities and can be carried out within the time restrictions set out in condition F5.***

Amendments to Timing of Conditions

The proposed amendments to certain conditions, as outlined in Section 2.5 of the submitted Modification Report, prepared by Urbis, are generally acceptable.

However, the changes to Condition Nos. *D32 – Heritage Interpretation Plan* and *D34 – Designing with Country* are not supported. The satisfaction of these conditions should remain unchanged at CC4, prior to any detailed works being carried out on the development.

Please contact Reinah Urqueza on 02 9288 5882 or by email at rurqueza@cityofsydney.nsw.gov.au if you need to discuss your request.

A handwritten signature in black ink, appearing to be 'NR' with a stylized flourish.

Nicola Reeve
Area Planning Manager