

15 December 2022

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

Our reference: R/2016/35/H

Your reference: SSD 6964 MOD 6

Subject: Barangaroo South - Building R4A - SSD 6964 MOD 6 - Advice on Modification

Thank you for your correspondence dated 28 November 2022 inviting the City of Sydney Council (the City) to comment on the above.

The modification seeks consent for the following:

- Ground level facade changes to the retail shopfronts
- Extension of construction hours

The City has reviewed the submission and does not raise an objection to the modification. The design modifications to the ground floor retail tenancy are minor in nature and are unlikely to impact pedestrian movements within the Strada.

Further, no objection is raised to the proposed extended construction hours subject to the insertion of the following conditions (as amended where required):

(1) COMPLIANCE WITH THE ACOUSTIC REPORT PRIOR TO CONSTRUCTION AND OR OCCUPATION CERTIFICATES

(a) All relevant performance parameters (including but not limited to requirements, engineering assumptions and recommendations) in the DA Acoustic Report prepared by Wilkinson Murray, dated 24 October 2022, ref RWDI#2201933 Rev G, titled One Sydney Harbour Building R4A (R1) – Application For Out Of Work – Noise Assessment must be implemented in the development prior to the commencement of its use.

(b) Prior to the issue of any relevant Construction Certificate, the final construction drawings and final construction methodology must be assessed and reported to be in accordance with the requirements of the DA Acoustic Report in (a) above, with reference to relevant documentation. This must be done by a Suitably Qualified Acoustic Consultant* (see definition below). This work will be to the satisfaction of the accredited certifier.

(c) Prior to the issue of any Occupation Certificate, a Suitably Qualified Acoustic Consultant* is to provide a written Acoustic Verification Report to the satisfaction of the Principal Certifier that the development complies with the requirements set out in the Report and in (a) and (b) above. Note: Suitably Qualified Acoustic Consultant means a consultant who possesses the qualifications to join the Australian Acoustical Society, Institution of Engineers Australia (grade of member) or the Association of Australasian Acoustical Consultants (grade of member firm).

(d) All physical aspects of the building's structure installed in order to meet performance parameters in accordance with this condition must be maintained at all times.

Reason

To ensure all parties are aware of the supporting documentation that applies to the development.

(2) USE OF INTRUSIVE APPLIANCES – NOT APPROVED

This development consent does not extend to the use of appliances which emit noise of a highly intrusive nature (such as pile - drivers and hydraulic hammers) or are not listed in Groups B, C, D, E or F of Schedule 1 of the City of Sydney Code of Practice for Construction Hours/Noise 1992".

A separate Section 4.55 application must be submitted for the use of any equipment of a highly intrusive nature (such as pile - drivers and hydraulic hammers) or are not listed in Groups B, C, D, E or F of Schedule 1 of the City of Sydney Code of Practice for Construction Hours/Noise 1992.

Reason

To ensure the acoustic amenity of surrounding developments is maintained.

Please contact Marie Burge on 02 9288 5850 or by email at mburge@cityofsydney.nsw.gov.au if you need to discuss your request.



Bill Mackay

Manager Planning Assessments