

12 August 2025

Our Ref: 2025/484587

File No: R/2023/8/I

Anson Tong
Department of Planning, Housing and Infrastructure

via Major Projects Portal

Dear Anson

Advice on Modification - Harbourside Shopping Centre Redevelopment – Podium and Tower MOD 6 - Construction Hours (SSD-49295711-Mod-6)

Thank you for your correspondence dated 30 July 2025 inviting the City of Sydney Council (the City) to comment on the above proposal.

The modification seeks approval for an extension of construction hours for certain works, and changes to the ground floor retail back of house corridor. Specifically, the proposal is for:

- Works and activities to comply with the requirements of utility service operators (to minimise potential risks and safety implications) to occur as needed
- Concrete pour/ finishing works to occur between 6pm and 10pm on weekdays on no more than two occasions per calendar month (intended for unexpected delays)
- Hoist and crane climbing/dismantling works, where it can be demonstrated that work cannot be undertaken during standard construction hours, to occur between 8am and 5pm on Sunday for a maximum of two Sundays over the duration of the project
- Internal fit-out and services installations/commissioning may occur 24 hours a day, excluding Sunday and public holidays, where works occur behind a closed facade; and
- Adjustments proposed to a number of ramps, as well as the addition of a back-of-house door, for the tenancy at the southern end of the site.

The City has reviewed the modification and raises the following matters for your consideration:

1. Noise Impacts

There are a high number of residential units located 100 metres away from this building, namely 129 Bunn Street, Pyrmont (221 residential units) and 117 Murray Street, Pyrmont (58 residential units). The proposed 24-hour internal construction is not recommended in this location as it will cause sleep disturbance to surrounding residents.

The acoustic report has predicted that some of these works may exceed the 'Noise Management Level' at the nearest receivers in this location.

It is therefore recommended that internal fit-out works be restricted to **between 7am and 10pm** to ensure City of Sydney Code of Practice for Construction Hours/Noise can be adhered to.

Should you wish to speak with a Council officer about the above, please contact Jessica Symons, Senior Planner, on 9265 9333 or at jsymons@cityofsydney.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Jahn', written in a cursive style.

Graham Jahn AM LFRAIA Hon FPIA
Chief Planner / Executive Director
City Planning | Development | Transport