

17 January 2022

16009

Kiersten Fishburn
Planning Secretary
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street, Parramatta NSW 2150

Attention: Renah Givney, Senior Planning Officer

Dear Renah,

**RESPONSE TO FURTHER INFORMATION REQUEST - STATE SIGNIFICANT DEVELOPMENT 7484:
SANDSTONE PRECINCT MODIFICATION 16, 23-33 & 35-59 BRIDGE STREET, SYDNEY**

This Response to Further Information (RFI) application is submitted to the Department of Planning, Industry and Environment (DPIE) relating to the Modification 16 application, pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify State Significant Development 7484 (SSD 7484) relating to the adaptive reuse of the Sandstone Precinct (Education and Lands Buildings) for tourist and visitor accommodation. The RFI request was received on 24 December 2021.

The proposed modification includes changes to the hours of construction activities internal to the Education Building.

1.0 Response to Request for Further Information

There are two key matters raised in the issued RFI by DPIE. These are provided below in italics, with responses following each. These responses have been provided by Built as the contractor for the project.

With regard to the proposed timeframe for the extended construction hours you indicate in the RTS that, at this point, a practicable completion date of 31 October 2022 is expected. Could you please clarify how this completion date compares to the completion date that was anticipated in the absence of the extended construction hours

Built have provided the following response:

The application for extended construction hours is a measure that Built would implement to mitigate delays that have occurred on the project caused by (amongst other things) inclement weather, project technicalities due to the heritage/existing nature of the building, and dealing with the impact and management of COVID within the workforce that has included a period of complete shutdown of the site and reduced productivity as Built manage their obligations under the COVID management plan.

Built continue to manage and work with the impact of COVID as construction workers are isolating having either having had COVID or are a close contact. This will have a continued impact on productivity on the project over the coming months. By working in several shifts Built can minimise site interactions between the trades and ensure social distancing on site.

In Section 4 of the RTS you indicate, in relation to potential light pollution, that should there be a need for flood lighting during the extended hours of construction that the windows in the relevant section of the building will be

black out. Could you please clarify whether this management measure forms part of the currently endorsed Construction Management Plan.

Built have confirmed that the requirement to black out windows is not part of the currently approved Construction & Environmental Management Plan. Built have reviewed the concerns of the neighbouring residents in the submissions and have offered to black out windows in work areas if the impact of light becomes an issue.

2.0 Conclusion

The proposed modifications to the hours of construction within the Education Building is sought to enable faster delivery of construction timelines noting delays due to COVID restrictions to convert the site into the desired hotel and tourist accommodation use in accordance with the Stage 1 consent.

The modified development remains consistent with the approved Stage 1 SSD consent and relevant statutory and strategic plans and policies that apply to the site.

In accordance with section 4.55(1A) of the EP&A Act, the DPE may modify the consent as:

- the proposed modification is of minimal environmental impact; and
- it is substantially the same development as development for which the consent was granted.

We trust that this information is sufficient to enable a prompt assessment of the proposed modification request.

Yours sincerely,



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