



16140
20 June 2016

Carolyn McNally
Secretary
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Attention: Amy Watson (Team Leader)

Dear Mc McNally,

**RESPONSE TO SUBMISSIONS
BLOCK 8, CENTAL PARK HOURS OF CONSTRUCTION**

We write in response to the submissions that the Department of Planning received following the public exhibition of the Section 96(1A) for an extension of internal construction hours for the approved residential mixed use building known as Block 8, Central Park.

The Section 96(1A) was publicly exhibited for a period of four weeks between 25 April 2016 and 16 May 2016. In total 6 submissions were received in response to the public exhibition of the applications.

The proponent Built (NSW) Pty Ltd, and its specialist consultant team have reviewed and considered the public submissions and, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), have responded to the key issues raised and the Department's request for further information in the table appended to this letter (**Attachment A**). The submissions have been addressed in the table attached in accordance with the key issues raised.

We believe the documents attached respond to all the issues raised. In the event that you require further Should you require any further information please feel free to contact me on 9956 6962 or SGouge@jbaurban.com.au.

Kind Regards,

A handwritten signature in blue ink that reads 'Stephen Gouge'.

Stephen Gouge
Principal Planner

A handwritten signature in blue ink that reads 'Alicia Desgrand'.

Alicia Desgrand
Junior Urban Planner

Item Raised	Proponent's Response
The need for the extended construction hours	The extension of construction hours is sought to expedite the delivery of the mixed use Block 8 development. By permitting extended hours (for restricted and internal works only that will not be audible at the residential receivers during the extended hours), it is estimated that the construction phase will conclude at the end of November 2016. Conversely, without the extended hours of construction, the construction phase would conclude as late as February 2017. Accordingly, duration for construction works may be reduced by 3 months. Thus, by allowing greater durations of these activities on days available during the course of the works (with no noise impact), it is possible to reduce the overall construction time and consequently reduce the overall construction impact on surrounding properties.
Additional light	No floodlighting or additional lighting over and above current lighting levels required for safety and access externally to the building (i.e. no change from current lighting levels).
Additional noise during the evening – 24/7 construction noise	Works during the extended hours will be restricted to internal fitout and finishes works and are to occur behind the fully enclosed façade of the building. The proposal does not seek any variation to the hours for deliveries or vehicle movements on the site which will occur only during typical construction hours. Noise modelling was undertaken and submitted with the application, and demonstrates that in the worst case scenario the specified works being carried out will not be audible at the nearest residential receiver (being below the background noise level). This assessment was based on an angle grinding and/or circular saw being operational on a particular floor. Typically, the noise will be associated with painting, electrical wiring, flooring and installation of electrical and lighting fittings which are significantly quieter. The recommendations and management controls of the acoustic report will form conditions of consent, enforceable by the DCP and Council.
Additional parking and traffic impacts	The proposal does not seek any variation to the hours for deliveries or vehicle movements on the site which will occur only during typical construction hours. ■ no deliveries to the site, or vehicles movement within or to and from the site; ■ no use of cranes; and ■ no work outside of, and including, the building façade.
Site safety and access points	All pedestrian traffic leaving the site at the end of the working shift will be required to use the secondary entry/exit point, Gate 4, located on the corner of Irving St & Central Park Avenue (currently closed to the public) and proceed directly onto Chippendale Green, away from the sensitive residential receivers.

Suggested breaches to SSD 6092 Conditions of Consent and associated noise impacts	Built is the contractor responsible for the delivery of construction works during the approved extended construction hours associated with Blocks 3B, Block 3C and Block 10. No complaints from surrounding residents were received nor were any breaches by Built to the DA identified.
No consultation undertaken	The application was publically exhibited from 25 April 2016 and 16 May 2016 with all documentation publically available for review on the DPE website since lodgement.