



04 August 2020

Attn: Andy Nixey
NSW Planning, Industry & Environment
GPO Box 39,
Sydney NSW 2001

Dear Andy,

11 Gibbons St, Redfern SSD7749 – Modification Request (Construction Hours)

This modification request is in relation to SSD7749 Condition D2 to make the following amendment:

“D2. Construction, including the delivery of material to and from the site, may only be carried out between the following hours:

- (a) Between ~~7.30~~ 7.00 am and ~~5.30~~ 6.00 pm, Mondays to Fridays inclusive; and*
- (b) Between 7.30 am and 3.30 pm, Saturdays.”*

This amendment will bring the construction hours allowed in line with the surrounding State Significant Developments which are currently under construction (refer Attachment A).

In addition to this, a summary of reasons for this request follows below:

1. Response to COVID-19 pandemic
The modified construction hours will greatly assist in facilitating the staggered start and completion times of different trades to enable social distancing protocols to be maintained on site without impact to the project program.
2. On time delivery of critical social and affordable housing
The modified construction hours will allow the project program to be maintained through this challenging time and enable much needed social and affordable housing to be delivered for benefit to the community.

Furthermore, through discussions with the City of Sydney we are aware that they have extended construction hours in response to the COVID-19 pandemic which now allows construction activities to occur between 6.00 am and 8.00 pm on weekdays within the City of Sydney LGA (which this project is situated in). Given this is an SSD, we do not benefit from this exemption however through discussions with the City of Sydney Construction Liaison Coordinator (Joshua Faull) they do support extending our construction hours to those noted above (refer Attachment B).

This request does not seek to extend construction hours beyond what is reasonable but only to bring the allowed construction hours to a level consistent with adjacent State Significant Developments. As an example, the Pemulway development in Attachment A is of similar type (ie. social and affordable housing) and has construction hours of 7.00 am to 6.00 pm within its Development Consent.

We believe this minor amendment should be permissible under Section 4.55 (1A) given the modification is of minimal environmental impact and that the subject development remains substantially the same.

Please let us know if there are any issues.

Yours sincerely,

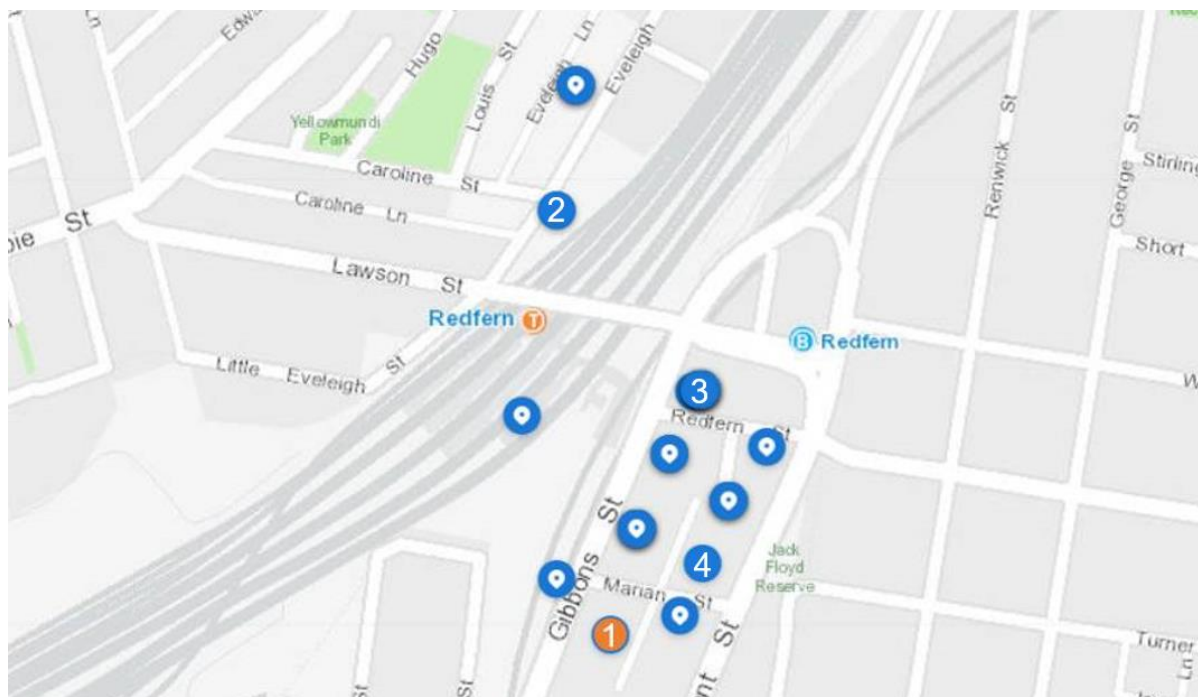
A handwritten signature in black ink, appearing to be "Ben Millard", with a large, sweeping flourish extending to the right.

Ben Millard

Head of Residential

Lendlease Building Pty Limited

Attachment A – Approved Construction Hours (Surrounding Sites)



	Project	Date Determined	Construction Hours
Subject Site			
1	SSD 7749 11 Gibbons St, Redfern	10/09/2019	D2. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7.30 am and 5.30 pm, Mondays to Fridays inclusive; and (b) between 7.30 am and 3.30 pm, Saturdays. D3. No work may be carried out on Sundays or public holidays.
Surrounding Sites			
2	SSD 8135 Pemulway Precinct, 77-123 Eveleigh St, Redfern	04/03/2019	D3. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 6 pm, Mondays to Fridays inclusive (b) between 7 am and 3:30 pm, Saturdays. D4. No work may be carried out on Sundays or public holidays.
3	SSD5249 1 Lawson Square, Redfern	18/12/2014	Hours of Work D1 The hours of construction and work on the development must be as follows: a) All work, including building/demolition and excavation work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 6.00pm on Mondays to Fridays, inclusive, and 7.00am and 3.30pm on Saturdays, and no work must be carried out on Sundays or public holidays. b) All work, including demolition, excavation and building work must comply with the City of Sydney Building Sites Noise Code and Australian Standard 2436 - 1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".
4	SSD 9275 80-88 Regent St, Redfern	04/10/2019	Construction Hours D2 Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7.00 am and 5.30 pm, Mondays to Fridays inclusive; b) between 8.00 am and 3.30 pm, Saturdays. D3 No construction work may be carried out on Sundays or public holidays



Attachment B – Correspondence with City of Sydney Construction Liaison Coordinator

From: Joshua Faull <jfaull@cityofsydney.nsw.gov.au>
Sent: Tuesday, 24 March 2020 1:10 PM
To: Puljic, Daniel
Cc: Burns, Glen
Subject: [EXT]:RE: 11 Gibbons St, Redfern (SSD 7749)

Hi Daniel,

The below is what we have sent out to the builders in the CBD working under a council DA, however as you are working under the SSD you would need to contact the department of planning to discuss an exemption. You may also be able to amend your hours to match the site next door moving forward.

Joshua Faull
Construction Liaison Coordinator
Construction & Building



Telephone: +612 9265 9767
Mobile: +61 448 488 384
cityofsydney.nsw.gov.au

City of Sydney staff are supporting our community and businesses through the COVID-19 pandemic by adopting a flexible and pragmatic approach to enforcement and compliance action. Our business community has told us there is a need to expand construction site operating hours to comply with government guidelines for social distancing.

To assist the construction industry during the pandemic, City staff will only take enforcement action for matters that present an imminent public, environmental, health, or safety risk.

This will now allow you to undertake construction activities onsite between 6am-8pm Mon-Fri. Saturdays will stay the same at this stage but pending how the week days go we may revisit it. The works between 6am-7am should be of a quite nature, with no deliveries to take place between these times, your works zones times will remain unchanged.

The hoist can operate to move staff to the required floors from 6am-8pm. You may also utilise the crane to do any internal lifts, no lifting to or from the street. All crane lifts must be done with no noise and should a complaint be received regarding the use of the crane you will lose support.

A notification to the local residents and community must be undertaken advising them of the above change in work time. This change will stay in place until such time that the pandemic is under control and the City returns to business as normal.

Please note should you abuse this change and we receive substantiated complaints that noisy works are taking place between 6am-7am then I will withdraw our support.

From: Puljic, Daniel <Daniel.Puljic@lendlease.com>
Sent: Tuesday, 24 March 2020 8:28 AM
To: Joshua Faull <jfaull@cityofsydney.nsw.gov.au>
Cc: Burns, Glen <Glen.Burns@lendlease.com>
Subject: 11 Gibbons St, Redfern (SSD 7749)

Hi Josh,

As discussed this morning is there an option we can pursue with altering the site working hours. I am aware there are a number of other site throughout the city that have received approval to commence earlier and also have extended working hours (i.e. 6am – 8pm) as a result of COVID-19 and the implementation of management strategies to segregate work numbers and rotation to keep the sites moving. Note the adjoining construction project to us has existing DA approval for a 7am start compared to our 7.30am current approved start.

Please let me know if any questions with the above.

Regards,

Daniel Puljic

Construction Manager
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