

26 June 2026

NSW Department of Planning, Housing and Infrastructure

Submitted through the NSW Planning Portal

OBJECTION TO SSD-77608714-Mod-4

One Darling Point - 136-148 New South Head Road, Edgecliff

POSITION

I object to the proposed modification and request that the currently approved construction hours be retained.

I live in the residential precinct immediately east of the construction site. My neighbours and I will be among the residents most directly affected by the proposed extension of construction hours.

My objection is specifically to the proposed changes to conditions D3 and D7. I request that the Department refuse the modification and retain the currently approved construction hours.

1. The proposed extension is substantial, not minor

The modification would:

- permit construction to begin at 6am rather than 7am every weekday;
- extend Saturday construction from 8am-1pm to 7am-6pm; and
- allow rock breaking, rock hammering, sheet piling, pile driving and similar highly disruptive work from 2pm-5pm on Saturdays.

This would increase the permitted construction time from approximately 60 hours to 71 hours each week - an increase of more than 18 per cent. More significantly, the permitted Saturday working period would more than double, from five hours to eleven hours.

For surrounding residents, this is not a minor administrative or operational adjustment. It would remove an hour of early-morning respite every weekday and effectively turn Saturday into another full construction day.

2. The claimed reduction in the construction program does not justify the impact

The applicant argues that the extended hours could shorten a construction program of approximately 36 months by between one and three months.

This represents a reduction of only about 3 to 8 per cent in the overall construction period. That relatively modest and uncertain benefit does not justify imposing substantially longer working hours on nearby residents throughout the construction program.

There also appears to be no guarantee that allowing the additional hours would actually result in the development finishing one to three months earlier. Once the extended hours are approved, residents would bear the additional disruption regardless of whether the anticipated time saving is ultimately achieved.

Construction programming, resourcing and commercial deadlines should be managed by the applicant within the hours already approved. The applicant should first demonstrate that less intrusive measures - such as improved scheduling, additional workers during approved hours, off-site prefabrication and more efficient logistics - have been properly considered.

3. Cumulative impacts must be assessed

The proposal should not be considered in isolation. Residents in this immediate area are already experiencing significant and sustained noise and disruption from several sources, including:

- major construction activity at the Ranelagh Apartments at 3 Darling Point Road;
- ongoing and recent construction activity at Ascham School on the other side of the residential precinct;
- frequent overnight roadworks on New South Head Road; and
- aircraft noise beginning from around 6am due to the location of the area beneath a flight take-off path.

The cumulative effect is that residents already have very limited periods of genuine quiet. Overnight roadworks may disturb sleep, aircraft movements begin early in the morning, and construction noise continues throughout the day.

Allowing One Darling Point to begin construction at 6am would mean that aircraft and construction noise could commence at approximately the same time. Extending Saturday work until 6pm would also remove most of the principal daytime respite period available to residents each week.

The Department should undertake a genuine cumulative impact assessment that considers existing construction projects, roadworks, traffic and aircraft noise - not simply assess the One Darling Point site as though it were the only source of disturbance.

4. A 6am start would cause unreasonable residential disturbance

The proposed weekday extension is not limited to quiet or internal activities. It would permit construction generally, including the delivery of materials and machinery.

In practice, a 6am start is likely to involve workers arriving, trucks entering or waiting near the site, vehicle doors closing, engines idling, reversing alarms, site gates opening, equipment being moved and machinery being prepared.

These activities would take place immediately beside established apartment buildings. At that time of the morning, background noise is generally lower and construction and vehicle noise is particularly noticeable.

Residents should not be expected to begin every weekday with construction-related activity at 6am for up to three years merely to provide a relatively small and uncertain improvement to the applicant's construction program.

5. The proposed Saturday hours are particularly unreasonable

The currently approved Saturday hours of 8am-1pm provide a reasonable compromise: the applicant can undertake construction during part of the day while residents retain their Saturday afternoon and evening.

The proposed hours of 7am-6pm would remove that balance. Saturday would become an eleven-hour construction day, leaving Sunday as the only day of respite.

The proposal to allow rock breaking, rock hammering, sheet piling, pile driving and similar activities between 2pm and 5pm on Saturdays is especially objectionable. These are among the most intrusive construction activities because of their repetitive noise and vibration.

Residents should not be subjected to rock hammering and similar work on Saturday afternoons. This is normally a period when people are at home, using shared outdoor areas, resting or spending time with their families.

6. The approved conditions already represent an appropriate balance

The existing hours are consistent with generally accepted standard construction hours in NSW. They were imposed as part of the development consent to protect the amenity of the surrounding locality.

No compelling public-interest justification has been demonstrated for weakening those protections. The modification appears primarily intended to provide a commercial and scheduling benefit to the applicant while transferring the associated cost - in the form of additional noise, sleep disturbance and loss of residential amenity - to the surrounding community.

While I recognise the importance of housing delivery and do not object through this submission to the approved development itself, housing delivery should not require nearby residents to bear unreasonable construction impacts beyond those already assessed and approved.

7. Inadequate community consultation and transparency

There is also concern about the apparent lack of proactive consultation with surrounding residents about this modification.

Lendlease has an established community consultation process through which regular construction updates are distributed to local residents. However, despite the significant implications of the proposed changes, it appears that residents were not informed through this established communication channel that Lendlease was seeking approval to commence construction at 6am on weekdays, undertake full-day construction on Saturdays, or carry out high-impact works on Saturday afternoons.

The proposal instead came to the attention of surrounding residents through formal exhibition letters issued by the NSW Department of Planning, Housing and Infrastructure.

This is concerning because the modification would materially affect the daily lives and residential amenity of the surrounding community. A proposal of this significance should have been clearly and proactively communicated to residents, particularly when an existing community engagement mechanism was already in place.

Regular construction updates should not be limited to operational matters while omitting a proposal that would substantially increase the hours during which residents may be exposed to construction noise and disruption. The lack of proactive notification reduced the time available for residents to understand the proposal, discuss its likely impacts and prepare informed submissions.

The Department is requested to consider the adequacy of the applicant's community consultation and whether potentially affected residents were given a meaningful opportunity to understand and respond to the proposed modification.

Requested determination

I respectfully request that the Department:

1. refuse SSD-77608714-Mod-4;
2. retain the approved weekday construction hours of 7am-6pm;
3. retain the approved Saturday construction hours of 8am-1pm; and
4. retain the existing prohibition on rock breaking, rock hammering, sheet piling, pile driving and similar activities after 12pm on Saturdays.

Before determining the application, I also request that the Department inspect the site and surrounding residential precinct during the proposed 6am-7am weekday period and on a Saturday, and require an independent assessment of the cumulative noise impacts affecting nearby residents.

Should the Department nevertheless consider permitting any extension, it should be strictly limited to genuinely inaudible internal activities. There should be no deliveries, heavy vehicles, machinery operation, reversing alarms, demolition, excavation, concrete works, rock breaking, hammering or piling during any extended hours. Any approval should also be time-limited, independently monitored and subject to review if complaints are received.

The relatively modest potential reduction in a 36-month construction program does not outweigh the significant loss of amenity that would be imposed on surrounding residents. The existing construction hours should remain unchanged.