

Fiona Gibson
Planning Officer
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

5th July 2016

Dear Fiona,

In response to the modification request submitted by Urbis Pty Ltd on behalf of Laing O'Rourke Mount Street Pty Ltd MP 08_0241 MOD 5, I wish to provide you the following submission for consideration.

I have no opposition to the changes to the addition of a second mezzanine level, the basement levels of the building or the reduction in number of bicycle spaces.

I strongly oppose the proposed change to the approved construction hours, specifically the demolition/excavation section of the project. The proposed change is to commence demolition/excavation at 7am and finish at 6pm which is an hour earlier and later than the current approval. In addition to this, the modification proposes to allow demolition/excavation work between 7am and 5pm on Saturdays which was previously not approved.

My concerns are in relation to the Beau Monde Apartments on Berry Street and the impact on the residents at this site. I understand that this development will result in noise and to date I have been supportive of the project. I cannot support the proposed modification and the resulting extended construction hours for the below reasons:

- The acoustic assessment supporting modification 5 recommends that both demolition and excavation hours be limited as per condition consent D1 which specifies that this specific work be restricted to 8am – 5pm Monday to Friday only
- In the acoustic assessment supporting modification 5, the report provides only “noise emissions goals” rather than specific and measurable limits
- The project approval does not set any specific noise emission criteria which will result in a lack of accountability by the proponent
- There is no requirement for ongoing noise monitoring to monitor noise impacts or report on noise level monitoring
- The acoustic assessment for the initial project approval stated a daytime governing criteria of 60dB(A) and 50-55dB(A) for the residential receivers at night, there is no mention of evening criteria. Whilst these levels are generally consistent with background levels, the pulsing and vibration characteristics of construction noise is inconsistent with the background noise and very disruptive when starting at 7am on weekdays not at all supportive of a residential lifestyle when introduced on Saturdays

- The acoustic assessment for the initial project approval provides an estimation on typical noise levels (Section 7.2, Page 15) where the noise modelling estimates that the noise levels will be between 65dB and 78 dB. Whilst the proponent has prepared a noise management plan, the reduced noise level following the implementation of controls will result in an unacceptable disruption to residents if the construction hours are extended

Suitable alternatives to the project approval modification the proponents are seeking would be:

- The inclusion of specific noise emission criteria in the project approval which reflects the proximity to a residential building (a sensitive receiver)
- The inclusion of a condition to undertake monthly noise emission monitoring at the Beau Monde Apartments over a 24 hour period
- Decline the proposal to extend construction work between the hours of 7am – 6pm Monday to Friday and Saturday 7am – 1pm during the demolition/excavation phase of the project.
- Decline the proposal to extend construction hours for certain works to occur between 6pm – 10pm Monday to Friday and 1pm – 5pm Saturday during the demolition/excavation phase of the project.
- The inclusion of a condition that on completion of the building façade that the extended construction hours are approved

I am happy to discuss this submission further via the contact details below.

I look forward to receiving comments on my submission.

Christine Jones

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