

THE
ASTOR

123 – 125 MACQUARIE STREET, SYDNEY NSW 2000

25 January 2017

Mr Brendon Roberts
NSW Department of Planning and Environment
BY EMAIL - brendon.roberts@planning.nsw.gov.au

Dear Sir,

SANDSTONE PRECINCT – STAGE 2 DA FOR VISITOR AND TOURIST ACCOMMODATION

Following review of the documentation associated with the proposed development of the Lands and Education Building for visitor and tourist accommodation, the Board of The Astor wishes to raise the following matters for your consideration and review.

The Astor is a residential apartment building of 52 apartments situated on the western side of Macquarie Street between Bent Street and Bridge Street. Residents are entitled to the quiet enjoyment of their homes and there is a concern that the following aspects of the proposed development could unreasonably and adversely affect this right.

1. The Construction Management Plan indicates that the main construction will be conducted during “conventional” working hours of 7am to 7pm Monday to Friday and 7am to 5pm Saturdays, with a number of operations such as services shutdowns and connections and tower crane erection and removal possibly being conducted out of normal business hours.

The potential for weekend work, or even work being undertaken at night should be considered in the light that this could expose people, in their own homes, to on-going construction noise for 6 days a week. We request that noise-producing work is restricted to Monday to Friday, 7am to 5pm so that residents could have a reasonable respite from noise.

2. Whilst it is reassuring to see that the Plan of Management addresses the issues of potential noise and disruptive behavior of persons using the hotel and associated premises, our expectation is that these matters will be monitored and addressed in practice. We would welcome developing a working relationship with the eventual hotel management so that any issues that arise can be dealt with in a constructive manner.

The Board of The Astor is concerned that the proposed development will adversely impact the amenity of residents of the Astor, particularly during the construction phase, because of increased noise, vehicular and pedestrian traffic and restricted access.

We note that the Development Application identifies measures to limit the negative impact of the proposed development. The Board expects that these measures are actually and effectively implemented. Unfortunately, our experience to date, where the KJA Consultation Report of October 2016 for the proposed development falsely stated that The Astor had been invited to engage in a consultation process, is not reassuring.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Elizabeth Gavey', with a long, sweeping horizontal line extending to the right.

Elizabeth Gavey
Chair
The Astor Pty Ltd