

Holly Palmer - Fwd: MP08_0241 MOD 3 - 77-81 Berry St & 88 Walker St, North Sydney - Amendment to Proposed Extension to Hours of Construction

From: Holly Palmer
To: Holly Palmer
Date: 3/28/2012 2:23 PM
Subject: Fwd: MP08_0241 MOD 3 - 77-81 Berry St & 88 Walker St, North Sydney - Amendment to Proposed Extension to Hours of Construction

>>> Jennie Buchanan <jbuchanan@jbaplaning.com.au> 3/28/2012 1:31 pm >>>
 Hi Ben,

I hope you are well? As requested by Holly, we provide the following response to Council's comments in the email dated 13 March 2012:

1. It is the intention that the interior works will be undertaken within the fully enclosed building. Whilst it is not anticipated that windows will be operable, our client would be happy for a condition of consent to be imposed that requires any operable windows to be closed outside of standard construction hours throughout the duration of construction works.
2. Our client would also be happy for a condition to be imposed which requires the contractor to implement a noise control program which requires regular monitoring and recording of noise impacts arising from the afterhours works so as to ensure that any noise generated by such works is within the acceptable noise limits or that measures are put in place to mitigate any measured impacts.
3. In terms of lightspill, once operational the internal lights within the building are likely to be illuminated until 10pm on a usual business day. Our client would therefore be happy to have a condition imposed which prevents works within 24m of the northern facade of the building to be undertaken after 10pm at night. We note that in several DA's for sky signage in North Sydney (where the amenity of nearby properties is concerned) have had a condition imposed to control light spill (i.e. cease illumination) from 1:00am onwards, not prior 10:00pm.

We believe the above responds to the issues raised by Council. Should you require any further information please do not hesitate to contact me on 9409 4944 or jbuchanan@jbaplaning.com.au.

Kind Regards,
 Jennie

>>> "Geoff Mossemeneer" <Geoff.Mossemeneer@northsydney.nsw.gov.au> 3/13/2012 3:38 pm >>>
 Hi Holly

I have discussed this amendment with Council's Manager, Stephen Beattie. You are advised that the extension of hours for internal works only needs to be carefully considered with regard to residential amenity. In the Mount Street approval, the residential area was not as close as Beau Monde is to the subject site. The condition mentioned below should work but I would suggest that you add something to overcome the problem of windows directly facing Beau Monde some 24m away. The light spillage and noise if windows were open would cause impacts and complaints. I trust this is of assistance.

Regards

Geoff

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>>> Jennie Buchanan <jbuchanan@jbaplanning.com.au> 2/23/2012 3:34 pm >>>

Hi Holly,

Thank you for the phone call. My client has advised that he would be happy for the following condition to be imposed which is exactly the same as that imposed on the Mount Street Project (Ark) (council report with condition attached). The scope of permissible internal works sought is outlined in the proposed condition and is strictly limited to internal fit-out building works.

The proposed amendment is sought to allow the expedited construction of the building. This will not only have benefits for the adjoining residential building as it will reduce the overall construction timeframe without any adverse noise impacts, it will also have the benefit of delivering new jobs to the North Sydney commercial centre sooner.

We believe that the condition as drafted addresses issues of noise impacts and resolution of complaints, should they be received. Consequently we are of the opinion that no further advice from the acoustic consultant is required.

Should you require any further information in relation to this application, please do not hesitate to contact me on 9409 4944 or alternatively from jbuchanan@jbaplanning.com.au.

Kind Regards,
 Jennie

Condition D1A – Internal Fitout Works

(a) *Permissible building works between the hours of 6.00pm to 10.00pm, Monday to Friday and 1.00pm to 10.00pm on Saturdays is limited to internal fitout works only and shall be wholly contained within the sealed building façade. Work that is permissible to be undertaken from 6.00pm on weekdays and from 1.00pm on Saturdays is limited to the following:*

- *installation of plasterboard ceilings and walls;*
- *painting;*
- *joinery;*
- *tiling;*
- *floor sanding;*
- *laying of carpet; and*
- *installation of internal services and fittings.*

No external building works, any deliveries to the site or use of the external elevator shall be undertaken outside the standard construction hours of 7.00am to 5.00pm, Monday to Friday and 8.00am to 1.00pm on Saturdays.

(b) *All building construction works in (a) above shall be subject to the maximum noise levels of 5dB(A) above the background,*

(c) *If investigation of complaint(s) establishes that 'offensive' noise over the 5dB(A) background limit has occurred, and the complaint is justified, then Council will require by notice to the applicant, owner and developer, that the construction hours must revert to the hours nominated in the original consent;*

- (d) *The applicant/builder shall prepare a Parking Management Plan that shall specify the parking arrangements for workers after 6.00pm Monday to Friday and after 1.00pm Saturday, this shall include the total number of vehicles and the proposed location where these vehicles will be parking. All vehicles associated with extended construction hours are to park on site within the basement parking area. This Plan should also address noise abatement measures that will be in place to minimise disturbance to local residents when workers are leaving the site after the extended hours. This Parking Management Plan shall be provided to Council for approval prior to the commencement of extended construction hours;*
- (e) *The applicant/builder shall prepare a Complaint Resolution Plan to ensure that all complaints from surrounding residents with regard to work carried out on site after 6.00pm on weekdays and after 1.00pm on Saturday are promptly attended to and resolved. This Complaint Resolution Plan shall be provided to Council for approval prior to the commencement of extended construction hours;*
- (f) *The builder shall display, on-site, their twenty-four (24) hour contact telephone number which is to be clearly visible and legible from any public place adjoining the site;*
- (g) *The builder shall letter box drop affected residents with details of their twenty-four (24) hour telephone number and provide details of their complaint resolution plan.'*



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