

Notice of Modification

Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning and Infrastructure under delegation executed on 25 January 2010, I approve modification of the project approval referred to in schedule 1, as set out in Schedule 2.


Sam Haddad
Director General

Sydney 27th June 2011

File No: 11/06372

SCHEDULE 1

Application No.: MP09_0044.

Proponent: Daisho Developments Sydney.

Approval Authority: Minister for Planning and Infrastructure

Land: 7 Hickson Road, The Rocks Sydney
Lot 2 DP 804776

Project: Refurbishment to Park Hyatt Hotel, including:

- New rooftop level, including executive suites
- Reconfiguration of roof top pool terrace area
- New stair access to promenade
- Internal works including reconfiguration of internal layout and porte cochere and room refurbishment;
- Signage

Modification (Mod 1): Changes to conditions to permit "quiet" works.

SCHEDULE 2

The project approval is modified as follows:

1. Replacing existing condition D1 with the following:

D1 – Hours of Construction

The hours of construction and work on the proposed development shall be as follows:

- a. all work, including demolition and building work in connection with the proposed development is to be carried out between the hours of:
 - 7.00am and 7.00pm on Mondays to Fridays, inclusive;
 - 8.00am and 3.00pm on Saturdays; and
 - no work must be carried out on Sundays or public holidays.

Work may be undertaken outside these hours only where:

- the works are limited to “quiet” works as defined below;
- the delivery of materials is required outside these hours by the Police or other authorities; or
- works required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or
- written approval is obtained from Sydney Harbour Foreshore Authority prior to carrying out the work and tenants likely to be affected are notified of the timing, nature and duration of the work at least 24 hours prior to commencement.

“Quiet” works are those associated with internal refurbishment, including:

- the construction of new internal partitions, joinery, fixtures, fittings and finishes within the envelope of the existing building entailing the services trades of carpentry, plasterboard setting, painting and tiling;
- strip out works involving dismantling, stacking, relocation of items such as doors, panels, carpet removal;
- Preloading for floors from basement to the work faces on each level via the internal lifts; and
- No external works and no loading out of materials is included in quiet works.

2. Inserting the following additional condition:

D1a – Scope of Quiet Works

Any “quiet” works (as defined in condition D1) must:

- a. be carried out in accordance with the management, noise control measures and work methodology outlined in the Construction Noise & Vibration Assessment dated 23 March 2011 reference DAI1728.0007 prepared by Acoustic Studio;
- b. not involve the use of Highly Intrusive Appliances (Category A appliances) as defined in the *City of Sydney Code of Practice for Construction Hour/Noise 1992*
- c. not involve the use of jackhammers;
- d. be carried out within enclosed parts of the building;

Should a noise complaint be received by Council and/or the Department and that complaint is substantiated, the “quiet” works shall cease until attenuation works/measures are carried out and/or consideration is given to reverting to the originally approved hours of construction.