



Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2000

19 July 2016

Dear Ms McNally

Subject: Determination of the Central Park, Chippendale – Block 8 Modification 1 (SSD 6092)

I refer to your Department's letter received on 13 July 2016 referring the above modification request to the Planning Assessment Commission (the Commission) for determination under Ministerial delegation of 14 September 2011.

Ms Robyn Kruk, acting Chair of the Planning Assessment Commission, constituted the Commission for the modification request.

The modification request seeks to amend Condition D1 to permit after hours internal building and fitout works within Block 8.

I note the relevant authorities have no objection to the modification request. In addition, City of Sydney Council (Council) is supportive of the modification. However, Council did recommend compliance with *Council's City of Sydney Code of Practice for Construction Hours/Noise 1992* and the Environmental Protection Authority (EPA) *Interim Construction Noise Guidelines* (ICNG). Additionally, the Council requested that the development should provide an emergency contact number for noise complaints. I note that 17 submissions were received from the general public raising concern about the existing and potential noise generated as a result of construction works, noise associated with workers accessing the site and the precedence set as a result of the extension to construction hours.

I acknowledge that Council's Code sets a more rigorous framework in contrast to the EPA ICNG. The Department has based its assessment pursuant to Council's Code. I note the Department received a Noise Impact Assessment (NIA) provided by the Proponent which addressed concerns raised by both Council and the general public. Accordingly, I am satisfied that the proposed works can provide compliance with Council's Code.

Furthermore, I acknowledge Condition D6 requires a site manager to maintain a 24-hour contact phone number for complaints. With the inclusion of the above mentioned condition and the existing conditions, I am satisfied the extended hours will be managed effectively. The Commission also notes that the modification could potentially reduce the overall period of construction.

Accordingly, I have accepted the Department's assessment and recommendation to approve the modification request. The signed instrument of approval and file (16/05920) are returned herewith.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robyn Kruk', with a stylized flourish at the end.

Ms Robyn Kruk AM
Acting Chair
NSW Planning Assessment Commission

cc. The Hon. Rob Stokes, MP
 Minister for Planning
 GPO Box 5341
 SYDNEY NSW 2001