

# Modification of Development Consent

Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, the Planning Assessment Commission modifies the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



**Robyn Kruk AM**  
**Member of the Commission**

Sydney

19 July 2016

## SCHEDULE 1

<b>Development Consent:</b>	<b>SSD 6092</b> granted by the Executive Director, Infrastructure and Industry Assessment under delegation on 27 November 2014.
<b>For the following:</b>	Construction of a 13 storey mixed use building including: <ul style="list-style-type: none"><li>• 178 residential apartments;</li><li>• resident's lounge and gym at ground floor;</li><li>• communal roof-top terrace;</li><li>• ground floor retail (135 m<sup>2</sup> of non-residential floor area); and</li><li>• three levels of basement with car parking, bicycle parking, end-of-journey facilities and service infrastructure.</li></ul>
<b>Applicant:</b>	Central Park JV No 2
<b>Consent Authority:</b>	Minister for Planning
<b>The Land:</b>	Block 8 – Central Park, Chippendale (former Carlton United Brewery site) (Lot 11 DP1194122).
<b>Modification:</b>	<b>SSD 6092 MOD1:</b> extension of construction hours for internal works.

## SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part D – During Construction Condition D1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of ~~**bold and struck out**~~ words/numbers as follows:

### HOURS OF WORK

D1(A) The hours of construction, including the delivery of materials to and from the Site, shall be restricted as follows:

- a) between 7:00 am and 7:00 pm, Mondays to Fridays inclusive;
- b) between 7:00 am and 5:00 pm, Saturdays;
- c) no work on Sundays and public holidays.
- d) works may be undertaken outside these hours where:
  - i) the delivery of vehicles, plant or materials is required outside these hours by the Police or other authorities;
  - ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
  - iii) a variation is approved in advance in writing by the Director General or his nominee.
- e) All work, including demolition, excavation and building work must comply with the City of Sydney Building Sites Noise Code and Australian Standard 2436 - 1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".

D1(B) **Notwithstanding the above, internal fitout works within the enclosed façade are permitted to be carried out 24 hours a day Monday to Friday and between 7:00am and 10:30pm Saturday and Sunday. Works within these extended hours must comply with the following requirements:**

- a) **works are to be limited to internal fitout works only, such as the installation of ceilings and partition walls, finishes and services;**
- b) **all work is to be undertaken internally, within the fully completed external façade of the building with all external windows and doors fully installed and closed during works;**
- c) **no vehicle movement is permitted on-site (with the exception of internal movements within the building envelope);**
- d) **no vehicle movements (including deliveries) are permitted to or from the site;**
- e) **no use of cranes;**
- f) **no work outside of, and including, the building façade; and**
- g) **no floodlighting or additional lighting over and above current lighting levels required for safety and access, ie. no change from current lighting levels;**
- h) **all workers during the extended hours are to be appraised of the following requirements and the builder is to ensure the following practices are adhered to:**
  - i) **access to the site during the extended hours is restricted to site personnel only;**
  - ii) **all workers are to enter and exit the site via Gate 4 only;**
  - iii) **workers are not to loiter or take breaks in any external areas of the site; and**
  - iv) **workers entering or exiting the site or within any external areas, are to take care not to speak in raised voices, talk on mobile phones, use any radio including car radio, cause noise disturbance through the transportation of tools or any other activity.**

**D1(C) Internal fitout works outlined above must comply with the Construction Noise Criteria of 44 dB(A)  $L_{av}$   $M_{ax}$  measured at surrounding sensitive receivers, in accordance with the Extended Hours of Construction Noise Assessment (Revision 2) prepared by Acoustic Logic Pty Ltd dated 13 April 2016. Works within the extended hours must comply with the Environmental Management Plan (Version 7), prepared by Built dated 11 April 2016.**

End of modification  
(SSD 6092 MOD1)