

31 January 2019

Contracts Administrator
Hutchinson Builders
23 Dunning Avenue
Rosebery NSW 2018

Dear officer

Dee Why RSL - Request for Modification to Construction Hours

1. Introduction

Hutchinson Builders is requesting a modification from Northern Beaches Council to Condition 11 of Consent DA2017/0244 in relation to the construction hours.

2. Background

A CTMP to address DA Condition 11 was approved by Northern Beaches Council for the redevelopment of part of the existing Registered Club (Dee Why RSL Club).

Section 5.2 of the CTMP specifies the construction times, which are consistent with Condition 11, as below:

Building construction and delivery of materials:

Monday to Friday	7:00am -5:00pm
Saturday	8:00am – 1:00pm; and
Sunday & Public Holidays	No works to be undertaken without prior approval

Demolition and excavation works:

Monday to Friday	8:00am – 5:00pm
------------------	-----------------

3. Modification of Construction Hours

3.1 Justification for modification

The busiest road network peak during a weekday morning on the northern beaches area is generally at 8:00am. The commencing of material loadout at 7:00am on weekdays, will allow several trucks to arrive onsite and loadout prior to the morning peak. This will reduce the impact of the construction vehicle activity within the road network and reduce the carbon footprint as trucks will avoid the extended travel times associated with the peak periods.

In addition, the proposed modification of the construction hours to include material loadout on weekdays will also speed up the excavation process and shorten the construction period by increasing spoil transportation throughput by enabling an increased number of movements per day, over a shorter overall time period. This can occur with minimal impacts on adjacent residential and commercial areas, being only a slight increase each day, however this accumulative daily increase will create a notable shortening of the program.

3.2 Proposed modification

Given the above, it is proposed that the construction hours are amended to:

Building construction, delivery of materials:

Monday to Friday	7:00am -5:00pm (including loading out of material)
Saturday	8:00am – 1:00pm; and
Sunday & Public Holidays	No works to be undertaken without prior approval

Demolition and excavation works:

Monday to Friday	8:00am – 5:00pm
------------------	-----------------

3.3 Impact of modification

The impact of the modification will not be significant in terms of the construction activities. The modified construction hours:

- will minimise truck movements during morning peak period
- will increase daily spoil volume and reduce construction period
- are only for material loading, which is a low noise activity
- is compliant with EPA's requirement (7am-7pm Mon-Sat).

4. Conclusion

The modification, as developed on the basis of improved practice, is considered appropriate in reducing the construction impact on the public from the original proposal and shortening construction period.

Should you have any queries in relation to this matter, please do not hesitate to contact me.

Yours Sincerely,



Felix Liu

Senior Traffic Engineer