



26 August 2013

Department's Reference: MP06\_0209  
Our Ref: DB/NJC/11-025A

The Director-General  
NSW Department of Planning  
22 - 33 Bridge Street  
SYDNEY NSW 2000

**Attention: Mr. Ben Lusher, Team Leader, Metropolitan and Regional Projects South**

Dear Sir,

**Re: Project Approval (MP 06\_0209) for the Wollongong Central and West Keira Redevelopment**

**Section 75W Modification No. 6: Amendment to Condition D10 – Hours of Work – Additional Information**

Reference is made to the telephone call from Nicola Chisholm on 25 July 2013 requesting further information in relation to the proposed night time works. Hansen Yuncken Pty Ltd, the builder, has provided the following response.

#### **Activities to be Undertaken**

Hansen Yuncken propose to undertake internal works only, if the extended DA hours are approved. Internal works refers to tasks undertaken within the confines of the completed building envelope that are quiet in nature. Tasks that are proposed to occur during this time are painting; line marking; flooring sealing; installation of internal signage; installation of sundry metal work items such as handrails, grilles and electrical components; tiling and waterproofing; timber & vinyl floor finishes; installation of internal linings including plasterboard and FC sheet to walls and various lightweight ceiling constructions; installation of services fittings; cleaning; stacking shelves for shop/tenancy's; commissioning of air conditioning, electrical, hydraulic, gas and communication services; lift fitouts and commissioning; joinery and furniture installation.

Hansen Yuncken plan not to undertake any cutting or grinding of tiles, or other similar noisy works during the night time activities. However if required an acoustic cutting room will be established on each level.

Hansen Yuncken will prevent light spill on neighbouring residential properties.

#### **Parking**

Parking will be as per the current arrangement, with subcontractors utilising local carparking stations/areas and street parking where applicable. This arrangement is currently satisfying the workforce of approximately 200.

### **Complaints Handling Procedure**

Complaints will continue to be managed in the same manner that they are at the moment. HY has a project specific mail address which automatically gets sent to HY Management & the Project Coordinator for resolution.

HY has a project signboard that has contact numbers, including an after-hours HY management contact number.

In addition to the above GPT also have an email address and key persons for handling complaints.

### **Deliveries**

If deliveries are required to be made during night time activities, then those deliveries will be made via the loading dock or carparking levels to avoid disruption to neighbouring residential properties.

### **Access and Egress**

Access and Egress during night time activities will be via Keira Street and Richardson street which will avoid workers exiting the site adjacent to residential properties.

### **Supervision**

Hansen Yuncken will have management in place at all times to ensure that the above mentioned processes are adhered to.

### **Acoustic Implications**

Acoustic Logic Consultancy have prepared a report entitled *West Keira - Noise Assessment of After Hour Construction Activities* dated 22 August 2013 assessing the impacts of after-hours construction and found that *typical internal finishing work will comply with the "background+5dB(A)" criteria even when works are carried out along the western boundary of the building which is the worst case scenario, when the works are moved away from the western façade, the noise level will be reduced further.*

If any further details are required please do not hesitate to contact the undersigned on 9211 4099.

Yours faithfully,

**BBC Consulting Planners,**



**Dan Brindle**  
**Director**



## **Attachment 1 – Advice from Acoustic Logic Consultancy Pty Ltd**

## MANAGING DIRECTORS

MATTHEW PALAVIDIS  
VICTOR FATTORETTO

## DIRECTORS

MATTHEW SHIELDS  
BEN WHITE



22/08/2013

20110762.6/2208A/R1/JZ

Hansen Yuncken Pty Ltd  
Attn: Andrew Campbell  
Level 6  
15 Bourke Road  
MASCOT NSW 2020

# West Keira - Noise Assessment of After Hour Construction Activities

ALC have been engaged to assess the impact of after hour construction activities proposed at the above site.

Activities undertaken outside of normal construction hours consist of internal finishing works only, which include:

- Painting, line marking, floor sealing
- Installation of internal signage, handrails, grilles and electrical components
- Tiling and waterproofing (not cutting or grinding of tiles)
- Timber and vinyl floor finishes
- Installation of internal linings and services fittings
- Commission of air conditioning, electrical, hydraulic, gas and communication services
- Life fitouts and commissioning

These activities will typically involve the use of hand held tools only, the typical loudest hand-held tools are as below:

- Electric drills
- Electric saw
- Angle grinders

The current Condition of Consent approved hours of work are 7am – 7pm Mondays to Fridays, and 8am – 4pm Saturdays. The proposed after hour work are 7pm – 7am. Current condition of consent does not specify allowable construction noise emission levels. In absence of this, we would expect that, where applicable, noise generated by construction activities outside of typical work hours comply with a “Background +5dB(A)” noise emission requirement. This is consistent with both the EPA Industrial Noise Policy and the EPA Interim Construction Noise Guideline.

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The majority of the surroundings are commercial development, the nearest potentially affected residential receivers are:

- Residential unit buildings adjacent to the West Keira site to the west.
- Ibis Hotel to the north of Crown Central site.

Aerial photo below shows the site and receiver location.



Figure 1: Site Map

The environmental background noise levels were detailed within Renzo Tonin and Associates' Noise Impact Assessment dated 23<sup>rd</sup> May 2007. The background noise level and allowable noise emission goals are presented below.

Table 1 – Background Noise Level and Noise Emission Goals (up to 10pm)\*

Location	Time of Day	Background Noise Level dB(A) <sub>L<sub>90</sub></sub>	Allowable Noise Emission dB(A) <sub>L<sub>10</sub>(15min)</sub>
Project Site	Evening (6pm – 10pm)	45	50
	Night (10pm – 7am)	40	45

The typical sound power level of hand held tools are presented below

*Table 2 - Sound Power Levels of the Proposed Equipment*

EQUIPMENT /PROCESS	SOUND POWER LEVEL - dB(A)
Electric Drill	95
Electric Saw	102
Angle Grinder	105

Noise predictions from after hour operation is presented below. We note that at the current stage, all building envelop constructions are completed. All proposed work are internal finishing work and will be enclosed by the building envelop. In addition, due to the size of the development, noise levels at a particular receiver are variable, depending on the location of the works. These are reflected in the predicted noise levels

*Table 3 – Assessment of Noise Emissions*

Noise Receiver Location	Noise Source Location	Construction Noise Level dB(A)L <sub>10</sub>	Allowable Noise Emission dB(A)L <sub>10(15min)</sub>
Apartment Building to the west of the size	Closest Noise Sources(works along west boundary of West Keira Site)	42	50 up till 10pm 45 after 10pm
	Furthest Noise Sources (works along east boundary of West Keira Site)	<25	50 up till 10pm 45 after 10pm
Ibis Hotel	Closest Noise Sources(works along north boundary of Crown Central)	37	50 up till 10pm 45 after 10pm
	Furthest Noise Sources (works along south boundary of Crown Central)	<25	50 up till 10pm 45 after 10pm

Based on the above assessment, we found typical internal finishing work will comply with the “background+5dB(A)” criteria even when works are carried out along the western boundary of the building which is the worst case scenario, when the works are moved away from the western façade, the noise level will be reduced further.

Yours faithfully,



Johnny Zhang

Acoustic Logic Consultancy Pty Ltd