

Energy Australia Construction of Substation O'Connell St Sydney

City East Zone Substation Project Application 2A(i)

Demolition Period

23/08/2010

Submission from Radisson Plaza Hotel 27 O'Connell St Sydney

Impact concerns for Radisson Plaza Hotel

Noise & Vibration

- Radisson Hotel Guests during weekdays Mon – Fri are generally Corporate guests that are risen by 7 -8 AM
- The hotel has a number of contracts with various Airline companies that stay due to the hotel being fitted with double glazing resulting in some of the quietest rooms in the city these guests normally prefer the O'Connell side of the building but we are concerned that even if we can shift them to the Pitt St side that the vibration noise will still effect them, the hotel has invested significant time and money to cater for these contracts with Double Glazing, Full Block Out Blinds and Heavy drapes, there is a major concern of loosing these contracts due to the Building works.
- Weekend guests that Check in Fri and Sat are generally Leisure guests that have enjoyed a late night out on Friday night, these guests predominantly sleep in to 10 – 11 AM Sat mornings the noise issue of jackhammers and Trucks loading will have an direct impact on 78 rooms fronting O'Connell St directly opposite the demolition works this will have immense impact on the operation and revenues of the hotel for Weekend Guests that would normally stay 2 nights.
- Noise factors are stated for the demolition and excavation but there will be other noise factors with the loading of rubble and waste materials into the Trucks, it is stated that the demolition will be done from inside the building first but we are not clear on how and where the trucks will be loaded.

Dust

- The Hotel Entry Foyer is directly opposite the demolition works, we are concerned with dust issues from the loading of trucks in O'Connell St blowing onto guests entering the Hotel, the building is noted to be screened to prevent this but the dust generated from the loading of trucks is not stated.
- Fine Dust air partials are of concern for our air intake system and cooling towers on roof level, can assurances be given on the effect of this issue.

Traffic

- Directly outside the Hotel Foyer in O'Connell St is short term parking to allow guests to unload baggage from Taxis, Hire Cars, Rental Cars etc and allow for Valet parking into our basement parking and a number of leased parking spaces in other buildings including 28 – 34 O'Connell St,

this area is fundamental to the operation of the Hotel and as such we need assurances that there will be no changes.

- Just beyond the Hotel there is a Taxi rank that is also fundamental to our operation.
- The amount of demolition and excavation materials to be taken away during the period will require an estimated 6 – 10 Large trucks to be loaded every hour, can this be confirmed, how will traffic management be organized, where will these trucks be lined up waiting loads, will a dedicated Lane be Sectioned off for the trucks, Full explanation of this operation needs to be informed.
- Group Arrivals and Pick ups are by Bus these will set down on the opposite side of the road to the Foyer in O'Connell St, there are approx 4 Buses per day the truck loading and frequency will affect this operation, a solution is required for the continuing operation.

Regards

Steve Fisk

Chief Engineer

Radisson Plaza Hotel Sydney