



31 March 2020

Mr Tim Green  
Key Sites and Industry Assessments  
Department of Planning, Industry and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Green

**Walsh Bay – Arts & Cultural Precinct –  
Modification 2 Extension of Construction Hours (SSD 8671 Mod 2); and  
Modification 2 Wharf Theatre Refurbishments –  
Modification to Saturday Construction Hours (SSD 7561 Mod 2)  
EPA advice on Modification Request**

I am writing to you in reply to the invitation to the Environment Protection Authority (EPA) to provide comment on the above modification requests for the extension of construction hours at Walsh Bay.

The EPA has reviewed the Mod 2 application letters and specifically *Attachment 1 – Acoustic Statement*, prepared by ARUP, dated 25 February 2020 (identical for both modification requests) and notes that the modifications are for an extension to the Saturday hours of construction (1 pm to 5 pm). This will extend the hours to outside standard construction hours as per the guidance in the *Interim Construction Noise Guideline* (ICNG) (DECC, 2009).

The EPA considers that whilst it appears that the risk of noise impact from the proposed modifications is low, there has been no quantitative detail provided to enable assessment of what the noise impacts may be on sensitive receivers. Additionally, a clear justification for outside standard hours works has not been provided in accordance with the ICNG.

As the EPA is not able to assess the potential impact, it is recommended that the additional Saturday construction hours only be granted on the condition that noise generated by construction activities do not exceed existing background levels outside of the premises between 1 pm to 5 pm on Saturdays. If this is not able to be achieved, then is recommended that further information be required to justify the need to extend working hours (other than for convenience), supported by an assessment of construction noise impacts, and identification of feasible and reasonable mitigation to manage (any) impacts, including consideration of community feedback.

Should you require clarification of any of the issues please contact Anna Timbrell on 9274 6345 or email [anna.timbrell@epa.nsw.gov.au](mailto:anna.timbrell@epa.nsw.gov.au).

Yours sincerely

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**Environment Protection Authority**

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