

Community Consultation Plan - extended work hours

17 August 2022

Pitt Street South over station development (OSD) SDD-10376 MOD 2 - community consultation for extension of construction work hours

Proposal

CPB Contractors (CPB) have been engaged by Sydney Metro for the construction of the new Pitt Street Station in the Sydney CBD. Pitt Street Station will have two station entrances with over station buildings above, train platforms and underground tunnels.

Oxford Properties and Investa, with CPB Contractors as design and construction contractor have commenced construction of the 234 apartment build-to-rent residential building over the Sydney Metro Pitt Street Station's south entrance. Plans are in place to commence construction of the 39-storey commercial office building over the north station entrance.

In order to progress work on the over station development (OSD), CPB are requesting an extension to the construction work hours approved under condition D3, as well as a minor amendment to condition B51 to include reference to the City of Sydney Construction Noise Code.

Current approved standard construction hours for South OSD construction are 7am to 6pm, Monday to Friday and 8am to 1pm on Saturday. CPB propose to extend standard construction work hours to include:

- 6pm to 10pm, Monday to Friday
- 7am to 8am, Saturday
- 1pm to 5pm, Saturday.

The work activities proposed to be undertaken at the Pitt Street South OSD site during extended work hours include:

- formwork installation and dismantling
- scaffolding installation and dismantling
- concrete pour and finishing work, including the use of machinery such as a concrete helicopter and a concrete vibrator
- installation of external building façade panels
- landscaping
- internal fit-out works within building facade
- material deliveries from on-street work zones
- use of electric tower crane, mini crawler crane and hoist operations
- general construction work
- site set-up.

No high noise work activities, such as jackhammering, saw cutting, rock breaking, or similar high impact activities are proposed to be undertaken during the extended work hours.

The extended construction work hours will provide an evening work shift each weekday, Monday to Friday, 6pm to 10pm, and will allow for a full day shift on Saturdays, 7am to 5pm. No work is proposed on Sundays or public holidays.

Extended work hours will benefit the project and community by accelerating the overall duration of project works and reduce the overall timeline and community impact from construction work.

Current site environment and work hours for Pitt Street Station (CSSI) construction

The proposed extended work hours for South OSD construction (August 2022 to December 2023) are currently being utilised at this site for Pitt Street metro station construction for low impact work activities.

Extended weekend work hours, Saturdays and Sundays, 7am to 6pm, implemented as part of the NSW Government Covid-19 Construction Work Days Order 2020, expired in March 2022. Following the expiry of the Covid-19 Order, Sydney Metro submitted a planning modification with the Department of Planning and Environment (DPE) to extend Saturday construction hours until 6pm at all its sites from Chatswood to Sydenham. The planning modification was approved by DPE in July 2022. In addition to the extension of the standard Saturday construction hours, Sydney Metro and its contractors have continued working additional hours on some evenings and Sundays to reduce the overall remaining construction program. This work is done through the standard out-of-hours works approval (OOHWA) process, following assessment by an independent Acoustic Advisor and Environmental Representative.

Pitt Street South OSD community consultation and feedback

A community consultation request for feedback will be issued to site-adjacent residential and commercial properties to assess the community sentiment for the proposed extended work hours for Pitt Street South OSD construction.

Identified adjacent residential and commercial properties (see figure 1) will be consulted by:

- letter box distribution of the community feedback request (Appendix 1)
- email and in person/online briefing offer to key stakeholders, to include building managers of identified adjacent properties to ensure their feedback is obtained
- emailed and in person/online briefing offer to key stakeholders, to include Sydney Coordination Office/NSW Customer Journey Planning and City of Sydney Council.

A meeting invitation will be extended to key stakeholders to discuss details further and address any questions/inquiries. Follow up phone calls will be carried out to ensure feedback is received from key stakeholders on the proposed extended work hours.

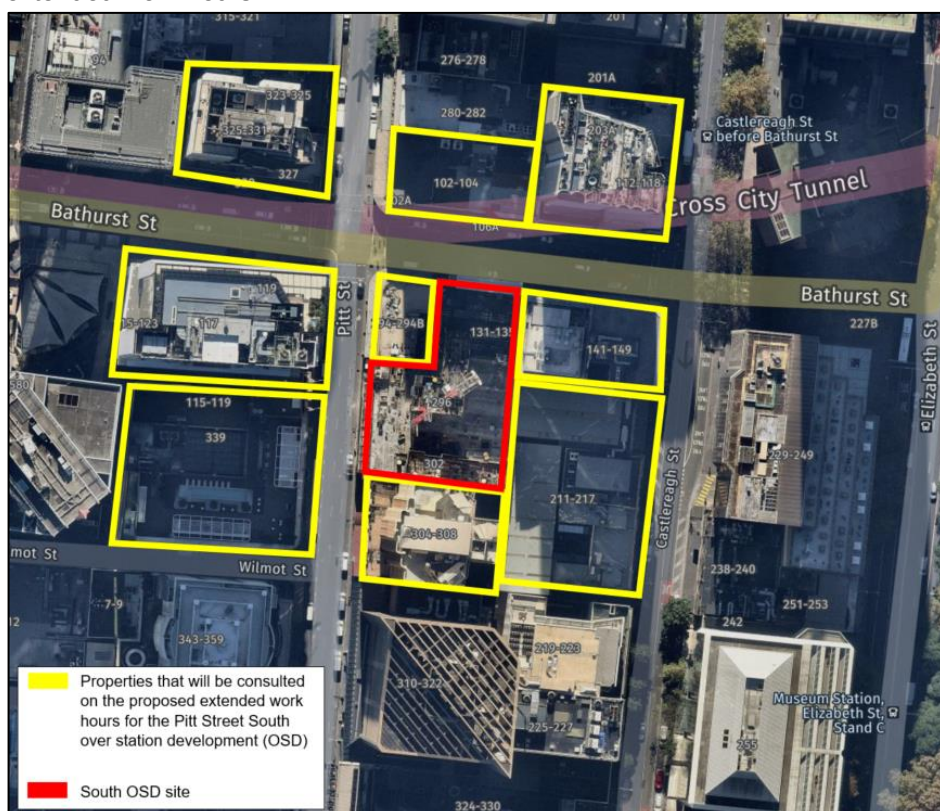


Figure 1: Properties that will be consulted on the proposed extended work hours for Pitt Street South OSD

Key stakeholders to be consulted

CPB will consult the below listed stakeholders to obtain feedback on the proposed extended work hours at the Pitt Street South OSD site:

	Stakeholder
1	City of Sydney Council
2	Transport for NSW – Customer Journey Planning
3	Fire and Rescue NSW, 211-217 Castlereagh Street
4	Princeton Apartments, 304-308 Pitt Street
5	EuroTower Apartments, 137-139 Bathurst Street including street level retailers
6	Edinburgh Castle Hotel, 294 Pitt Street
7	102-104 Bathurst Street including street level retailers
8	Greenland Tower, 115 Bathurst Street
9	Kimpton Margot Hotel Sydney, 339 Pitt Street
10	Meriton Suites, 329 Pitt Street
11	Hutchinsons Builders (Castle Residence), 112-118 Bathurst Street
12	Subscribed email addresses on Pitt Street South site email distribution list (2112 subscribed email addresses)

1. Consultation period

Timeline:

1. Consultation material distributed (letterbox drop, door knock and email to key stakeholders): Friday 15 July 2022
2. Offer project briefing to local authorities (City of Sydney Council and Customer Journey Planning): Friday 15 July
3. Consultation period: Friday 15 July to Friday 29 July (COB, 5pm)
4. Second reminder for community feedback (letterbox drop, door knock and email): Friday 22 July
5. Third reminder for community feedback (letterbox drop, door knock and email): Wednesday 27 July
6. Consultation feedback report produced following initial feedback: Friday 29 July
7. Directly contact stakeholders with 'do no support' responses to conduct face-to-face sessions: Friday 5 August
8. Final consultation feedback report produced: Wednesday 17 July
9. Notification to community of implementation of extended work hours (if approved). Community notification to take place 7-days prior to commencement of extended work hours
10. Implementation of extended work hours – 7 days post community notification date.

Any approved change to standard construction hours will be communicated to stakeholders via email and a letterbox dropped community notification.

Appendices

Appendix 1 – Letterbox distributed community feedback request and email blast to subscribed stakeholders on project email distribution list

Text

Subject: Have your say – Pitt Street South over station development proposal to extend weekday and Saturday construction work hours

Dear [#r:NameFirst#]

CPB Contractors (CPB) is delivering the Pitt Street South over station development (OSD). This 39-storey build-to-rent residential building is being constructed over the new Pitt Street metro station southern entry on Bathurst Street in the Sydney CBD.

The approved standard construction work hours at the Pitt Street South OSD site are:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 8am to 1pm
- no work on Sundays and public holidays.

CPB can undertake specific activities outside of these hours subject to relevant approvals.

CPB is seeking to extend the standard weekday and Saturday work hours for low impact work activities to include:

- Mondays to Fridays, 6pm to 10pm
- Saturdays, 7am to 8am and 1pm to 5pm

The proposed Pitt Street South OSD extended work hours are currently being utilised at this site for Pitt Street metro station construction. No high noise work activities, such as jackhammering, saw cutting, rock breaking, or similar high impact activities are proposed to be undertaken during the extended work hours.

The proposed extended work hours will provide:

- flexibility to schedule more deliveries to occur outside of peak traffic and pedestrian periods. This will result in a reduction in peak hour deliveries
- continuation of productive works such as formwork, concrete works, crane and hoist operations and activities
- the ability for CPB to undertake more productive works on the site over the project life, and as a result, reduce the overall construction timeframe to complete construction work at the site.

A detailed list of the activities that are proposed during the extended work hours are shown in the table below:

Timeframe outside standard work hours	Construction activities
6pm to 10pm, Monday to Friday	• installation of external building façade panels • internal fit-out works • concrete finishing works including the use of machinery such as a concrete helicopter • material deliveries from work zones • use of the electric tower crane, mini crawler crane and hoist operations.

7am to 8am, Saturdays	• site set-up for concrete works • internal fit-out works • material deliveries from work zones • tower crane and hoist operations.
1pm to 5pm, Saturdays	• general construction work • formwork installation and dismantling • scaffolding installation and dismantling • concrete pour and finishing work including the use of machinery such as a concrete helicopter and a concrete vibrator • installation of external building façade panels • landscaping • internal fit-out works • material deliveries from work zones • tower crane, mini crawler crane and hoist operations.

In order to implement changes to the approved standard construction work hours, CPB is required to consult with the surrounding community on its proposal and seek feedback from community members.

We are committed to providing regular updates to the community on construction activity and minimising disruption where possible. Please let us know if you would like to meet with the team to discuss this proposal or would like more information about work at the site.

In order to extend our work hours, we would like to hear from you. Please provide your feedback on this proposal by emailing the Pitt Street South OSD team at pittstreet@cpbcon.com.au or by calling **1800 171 386** and ask to speak to Melinda or Sarah from the Pitt Street integrated station development.

The closing date for your feedback is 5pm, Friday 29 July 2022.

Kind regards,
Melinda Ozkan

Community Relations Place Manager



Pitt Street Integrated Station Development
Level 4, 201 Elizabeth Street, Sydney, NSW 2000, Australia
P 1800 171 386
E pittstreet@cpbcon.com.au
cpbcon.com.au

Appendix 2

Community feedback results

Consultation closed 5pm, Friday 29 July 2022.

Stakeholder	Response	Comments
Princeton Apartments 304-308 Pitt Street	Princeton residents committee: • <u>do not support</u> weeknight extended hours from 6pm to 10pm • <u>do not support</u> Saturday extended hours from 7am to 8am • <u>do not object</u> Saturday extended hours from 1pm to 5pm.	Princeton residents are not in favour of the extended Saturday 1pm-5pm hours, however, they do not object to these extended hours.
Kimpton Margot Hotel Sydney 339 Pitt Street	Representatives: • <u>support</u> weeknight extended work hours from 6pm to 10pm • <u>support</u> Saturday extended hours from 1pm to 5pm • <u>do not support</u> Saturday extended hours from 7am to 8am	Following initial feedback received from Kimpton Margot Sydney, CPB met with representatives to provide details on revised work activities during the extended hours. The Kimpton Margot Sydney representatives advised that they do not support early morning Saturday hours, as their leisure guests sleep in on the weekend. However, they understand the reason for extending the standard construction hours, and can support extended hours during weeknights and on Saturday afternoons. The Kimpton Margot Sydney representatives raised concerns about deliveries and trucks making noise during the night. CPB will implement the following measures during the night, to ensure noise is minimised from site deliveries: • CPB will not use a tower crane during the weeknight extended hours • a forklift will move materials/deliveries from the vehicle in our work/loading zone to the internal loading dock (within the construction site on ground floor)

		where possible, acoustic barriers will be installed on the side of vehicles within the work/loading zone.
Greenland Centre 115 Bathurst Street	Seven responses received: - Greenland Centre committee member <u>does not support</u> weeknight extended hours from 6pm to 10pm <u>supports</u> Saturday extended hours - Resident <u>does not support</u> proposed extended hours - Resident <u>does not support</u> proposed extended hours - Residents <u>do not support</u> proposed extended hours - Resident <u>does not support</u> proposed extended hours - Resident <u>supports</u> proposed extended hours - Resident <u>does not support</u> weeknight extended hours from 8pm to 10pm <u>supports</u> weeknight extended hours from 6pm to 8pm <u>support</u> Saturday extended hours	Following initial feedback received from a resident at Greenland Centre, the CPB Community Place Manager called the resident to discuss revised work activities. The resident has concerns around noise during the night and can only support extended weeknight hours until 8pm. He is fine with extended hours on Saturday.
Meriton Suites 329 Pitt Street	<u>Support</u> the proposed extended work hours	No concerns with extended hours as long as work is low impact.
Eurotower Apartments 137-139 Bathurst Street including street level retailers	Three responses received: - Resident <u>does not support</u> proposed extended work hours - Eurotower committee <u>do not support</u> weeknight extended hours from 6pm to 10pm <u>support</u> weeknight extended hours from 6pm to 7pm <u>do not support</u> Saturday extended hours from 1pm to 5pm	Eurotower residents committee provided revised extended work hours for weeknights and also Saturdays. Their preference is for extended hours to be from: 6pm to 7pm, Monday to Friday 7am to 3pm, Saturday.

	○ <u>support</u> Saturday extended hours from 7am to 3pm 3. Café De Casablanca <u>support</u> proposed extended hours	
149 Bathurst Street	Maru Styles <u>support</u> proposed extended work hours	
209 Castlereagh Street	Doodles Noodles (Shop 1) <u>support</u> proposed extended hours	
Fire Rescue NSW 211-217 Castlereagh Street	<u>Support</u> proposed extended work hours	Main concerns around driveway access via Bathurst Street.
Edinburgh Castle Hotel 294 Pitt Street	No response	
102A Bathurst Street	Sydney Bro's Barber Shop <u>support</u> the proposed extended work hours	No concerns as they close at 6pm.
International House 104 Bathurst Street including street level retailers	Property Manager <u>does not support</u> weeknight extended work hours from 6pm to 10pm	
106 Bathurst Street	Warhammer <u>support</u> proposed extended work hours	Following initial feedback received from Warhammer, the CPB Community Place Manager door knocked the business to discuss revised work activities with a representative. Warhammer do not have any concerns about weeknight extended hours. Their main concern is around noise on a Saturday, in particular, from the concrete truck. If noise from the concrete truck can be minimised, they have no concerns with extended hours on a Saturday. CPB will not be completing concrete pours every Saturday – only as required. Warhammer supported the Saturday extended hours as concrete works will not be taking place every Saturday.
108 Bathurst Street	Subway (Shop 1) <u>support</u> the proposed extended work hours	
Hutchinsons Builders 112-118 Bathurst Street	No response	

Transport for NSW Customer Journey Planning	<u>Support</u> proposed extended work hours	N/A
City of Sydney Council	<u>Support</u> proposed extended work hours	Following initial feedback received from City of Sydney Council, CPB met with Council representatives to discuss revised work activities. City of Sydney provided the following feedback: “... the City raises no objections to the site extending their current hours to align with the City’s standard construction hours, being 7am-7pm Mon-Fri and 7am-5pm Sat. The works that occur during those times are not restricted and all works related to the project can be completed. We also have no objections to the quite internal works being undertaken after hours once the façade is in place, we do not the support any external works or deliveries being done after 7pm (5pm Sat).”
Other feedback received	Resident (property not disclosed) <u>does not support</u> the proposed extended hours	

Following feedback received from the community, work activities during extended hours were revised to minimise construction impact on surrounding properties (in table below):

Timeframe outside standard work hours	Construction activities
6pm to 10pm, Monday to Friday	• internal fit-out works • material deliveries from work zones up until 7pm • hoist operations.
7am to 8am, Saturdays	• site set-up for concrete works • internal fit-out works • material deliveries from work zones • tower crane and hoist operations.
1pm to 5pm, Saturdays	• general construction work • formwork installation and dismantling • scaffolding installation and dismantling • concrete pour and finishing work including the use of machinery such as a concrete helicopter and a concrete vibrator • installation of external building façade panels • landscaping • internal fit-out works • material deliveries from work zones • tower crane, mini crawler crane and hoist operations.

Summary:

Total number feedback responses received: 23

- Number of responses supporting weeknight and Saturday proposed extended hours: 11
- Number of responses not in support of the weeknight and Saturday proposed extended hours: 6

The remaining 6 responses have provided feedback to revise the proposed extended hours:

1. Not in support of weeknight proposed extended hours and Saturday extended hours from 7am to 8am. However, do not object to Saturday extended hours from 1pm to 5pm.
2. Not in support of weeknight proposed extended hours, however support Saturday extended hours.
3. Not in support of Saturday extended hours from 7am to 8am, however supports weeknight extended hours and Saturday extended hours from 1pm to 5pm.
4. Not in support of weeknight extended hours from 8pm to 10pm. Supports extended night work hours from 6pm to 8pm and Saturday extended hours.
5. Not in support of weeknight proposed extended hours.
6. Not in support of weeknight extended hours from 7pm to 10pm and Saturday extended hours from 3pm to 5pm. However, support weeknight extended hours from 6pm to 7pm and Saturday extended hours from 7am to 3pm.

General community feedback for consideration:

Majority of the feedback responses received from the community were in support of both the proposed weeknight and Saturday extended work hours.

Those who did not support the proposed extended hours or provided revised extended hours, advised that their decision was based off construction activities from the existing Pitt Street metro station site and other construction work taking place in surrounding roads (which are not all related to Sydney Metro work).

Following initial feedback provided by the community, the CPB Pitt Street South OSD team revised work activities that would take place during the proposed extended hours. The team have proposed the following:

- façade installation will no longer take place during weeknights, Monday to Friday from 6pm to 10pm
- there will be no use of the electric tower crane and mini crawler crane during weeknights, Monday to Friday from 6pm to 10pm
- concrete finishing works will not take place during weeknights, Monday to Friday from 6pm to 10pm. However, if a concrete pour runs past the standard work hours, City of Sydney Council and surrounding properties will be notified immediately.

CPB reached out to stakeholders who provided a 'do not support' response to conduct face-to-face sessions. The purpose of these face-to-face sessions was to discuss the revised work activities and address/resolve any concerns. CPB reached out to ten stakeholders requesting to discuss the revised work activities during the proposed extended hours. Eight stakeholders either requested further information (via email) or were willing to discuss the revised work activities. CPB discussed the revised work details with five stakeholders. Four of these stakeholders changed their initial feedback response, and now support majority of the proposed extended work hours.

Proposed construction activities at the Pitt Street South OSD site during these extended hours will be low impact. CPB are not proposing high noise work activities, such as jackhammering, saw cutting, rock breaking, or similar high impact activities, be undertaken during the extended work hours.

Outcomes:

A total of 23 feedback responses were received during the two week consultation period (Friday 15 July to Friday 29 July) on the Pitt Street South over station development (OSD) proposal to extend construction work hours. Following the initial consultation period and additional face-to-face sessions with stakeholders who provided a 'do not support' response, a total of 11 stakeholders (48%) supported the weeknight and Saturday proposed extended hours, with 6 stakeholders (26%) not supporting the proposed extended weeknight and Saturday hours. The remaining 6 stakeholders responses (26%) provided revised extended work hours, or were either solely in support of the weeknight or Saturday extended hours.