

Phil Jones

From: Phil Jones <phil@pjep.com.au>
Sent: Tuesday, 15 June 2021 7:33 PM
To: 'Ania Dorocinska'
Cc: 'Owen Walsh'
Subject: SSD 10477 - Sydney Business Park Stage 3 Project - Temporary Out of Hours Construction

Hi Ania,

Sydney Business Park is currently constructing the Australian Pharmaceutical Industries (API) Facility, also known as Warehouse 4, as part of the approved Sydney Business Park Stage 3 Project (SSD 10477).

Condition B15 of the consent limits construction hours to the standard hours under the EPA's *Interim Construction Noise Guideline* (ICNG) (ie. 7am-6pm Mon-Fri and 8am-1pm Sat). However, Condition B16 allows certain works to be undertaken outside these times, including (amongst other things) works agreed to by the Planning Secretary.

Sydney Business Park's construction contractor, Richard Crooks Constructions (RCC), is proposing to undertake some limited and temporary out-of-hours construction works for the API Facility, involving high standard concrete pours for the facility's internal slabs.

The concrete pours are proposed to be undertaken early in the morning, to allow the pours to be done before wind and weather starts for the day, and allow RCC the time to finish the concrete to the high quality that is specified by API.

Details of the proposed out-of-hours works are provided below:

- Proposed duration of the out-of-hours works – From 4 am to 7am Mon-Fri, for up to 6 weeks.
- Rationale and justification for the out-of-hours works – API has specified a high standard of finish for the concrete, which requires good pour conditions, as well as a considerable amount of time in finishing to achieve the required specification. These works are not able to be comfortably completed in a standard day, and RCC would like to use the benefit of calm weather conditions during the early morning to undertake the pours.
- Detail on additional mitigation and notification measures – The out-of-hours works would be undertaken in accordance with the Construction Noise Management Plan for the project. Specific mitigation measures for the proposed temporary out-of-hours works would include:
 - Sydney Business Park will notify the Department and surrounding land users, including the Ingenia Lifestyle Facility at nearest residents in Bidwill, at least 1 week prior to the commencement of the works. The notification will include details of the proposed works, hours, and a 24 hour contact detail for enquiries and complaints.
 - If required as a result of any complaints, Sydney Business Park will consult with receivers and/or undertake attended noise monitoring to assess the noise levels at sensitive receiver locations.
 - RCC will schedule noisy activities to less sensitive periods, where practicable.
 - RCC will ensure that all staff and contractors are informed about the need to keep noise as low as possible during more sensitive early morning periods.
 - All access to and from the construction site will be via the Stage 3 construction site and industrial roads within Sydney Business Park, with no access allowed via residential areas.
- Predicted noise levels generated by the works – The EIS included assessment of construction noise associated with concrete pours. As a worst case, with construction of all four Stage 3 facilities occurring concurrently, the assessment found that the concrete pour works would comply with the applicable noise management levels at the Ingenia Facility. A minor exceedance at one Bidwill receiver location was identified (ie. 3 dB exceedance), but all noise levels were considerably below the highly affected noise level under the ICNG. Further, sleep disturbance assessment indicated that no significant sleep awakening

reactions are expected. Given that the proposed out-of-hours construction works would only be occurring for the API Facility, and only on a temporary basis, no significant adverse construction noise impacts are expected.

- Evidence that the works will be in compliance with the conditions of consent – The consent does not include construction noise limits, but does require all reasonable and feasible measures are implemented to minimise construction noise (Condition B17). Sydney Business Park and RCC will implement all reasonable and feasible noise mitigation measures during the proposed temporary out-of-hours construction works.

It is respectfully requested that the Planning Secretary approves the temporary out-of-hours works for the API Facility, in accordance with Condition B16(b) of the consent. RCC is planning to commence the concrete pours in the short term to meet construction scheduling requirements, so it would be appreciated if the Department could provide direction on this matter by 23 June 2021 if possible.

If you require any further information in relation to this matter, please don't hesitate to contact me.

Regards
Phil

Phil Jones
Principal Planner



pjep environmental planning Pty Ltd
mob. 0400 392 861
tel. 02 9918 0830
striving for balance between economic, social and environmental ideals...