

**City of Sydney**

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24 September 2012

File No: R/2010/262/D  
Our Ref: 2012/297634  
Your Ref: MP10\_0023 MOD 4

Heather Warton  
Director  
Metropolitan and Regional Projects North  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Attention: Sara Roach  
Email: [sara.roach@planning.nsw.gov.au](mailto:sara.roach@planning.nsw.gov.au)

Dear Sara

**Exhibition of modification application for Bulk Excavation and Basement Car Parking, Barangaroo South – (MP10\_0023 MOD 4) – Temporary concrete batching plant**

Thank you for the opportunity to comment on the above amendment. The City supports the installation of the concrete batching plant in principle and notes the benefits this will bring in terms of reduced truck movements to and from the site.

On the understanding that no changes are proposed to the locations of temporary site accesses, comments are provided on specific items noted below.

Noise

The submitted Noise and Vibration Management Plan indicates general compliance with noise goals during the operation of the concrete batching plant except with marginal exceedances on Saturdays of 2 and 4 dbA respectively to which the acoustic consultant states is 'Manageable'. The overall cumulative exceedances from the entire work site have also been assessed and are predicted to be excessive with as much as a 19 dbA exceedances at Hickson Road residences and 10 dbA at High Street residences. This can be attributed to high noise levels emitted from the excavation activities associated with the car park as part of this Major Project. However the overall conclusion of the report is that the concrete batching plant will have a minor impact if any on the cumulative impact of the construction site noise at Barangaroo. Management of the noise is proposed to fall in to the existing an approved construction noise management plans and other mitigation measures outlined in section 6.3 to the report including community consultation measures. The overall conclusion within the report is as follows:

*"The noise contribution from the operation of the batch plant will not result in an unacceptable cumulative noise impact at surrounding residential or commercial receivers".*

*city of villages*

It is noted however that there are relatively large exceedances predicted at residences on Hickson Road, which are due to other construction activities which are the subject of separate project applications

### Hours of Work

During the weekdays the hours proposed for the batching plant appear reasonable given that the plant is proposed to operate within the generally accepted times for sleep disturbance prevention. Given the exceedances predicted on Saturdays and the excessive cumulative impact noise levels predicted at residences from the whole construction site it is strongly recommended that the hours for the batching plant be pushed to an 8am start on Saturdays to prevent further cumulative impacts adversely affecting local residents and to be in line with generally accepted sleep disturbance prevention hours on Saturdays.

### Dust Management

The Air Quality Impact Letter has been submitted to include recommendations for the site in order to control the particulate matter predicted to increase from the use of the concrete batching plant. A condition is recommended to address this matter.

### Water Management

The Water Management Plan appears to be well established for the proposed/existing operations on site and measures have been designed to ensure that no waste water will be discharged in to the stormwater system to include Sydney Harbour.

### Summary

This proposed modification is satisfactory to the City subject to an 8am start on Saturdays for the operation of the plant and imposition of the recommended conditions listed below.

## **COMPLIANCE WITH ACOUSTIC REPORT**

- (a) All recommendations contained within Section 6.3 to the Noise and Vibration Impact DA Assessment prepared by Barangaroo Stage 1 section 75w Application Concrete Batch Plant Noise & Vibration Assessment Report no. 10232-b version d dated September 2012, prepared for Lend Lease Design and Project Management the Bond, 30 Hickson road, Millers Point by Wilkinson Murray must be implemented as a minimum standard during construction and use of the development.
- (b) The Principal Certifying Authority (PCA) shall obtain a statement from appropriately qualified acoustic consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustical Society, Institution of Engineers Australia or the Association of Australian Acoustical Consultants, certifying that the acoustic mitigation measures outlined in the above stated report have been suitably incorporated into the development and that relevant noise criteria have been satisfied prior to issue of Occupational Certificate or commencement of the use whichever is earlier.

## **DUST MANAGEMENT**

- (a) The concrete batching plant must be operated in accordance with the Potential Air Quality Impacts - Letter of opinion regarding the proposed inclusion of a batching plant for Barangaroo blocks 1-3 AECOM Australia Pty Ltd dated 3<sup>rd</sup> September 2012.
- (b) The plant must be operated and dust controlled in accordance with Part 5.4 of the Protection of the Environment Operations Act 1997. Air impurities must not exceed any specified Standard of Concentration and/or the Rate under the Act and the plant must be operated by such practicable means as may be necessary to prevent or minimise air pollution.
- (c) Prior to commencement of the Use confirmation must be submitted to the Principal Certifying Authority with details of the dust monitoring methodology that is to be undertaken during the operation of the concrete batching plant in order to secure compliance with clause (b) of this condition.

## **VEHICLE CLEANSING**

Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

## **WASTE WATER**

Waste water arising from the use must be under a Trade Waste License Agreement or other arrangement as agreed by Sydney Water. The pre-treatment of wastewater may be a requirement prior to discharge to the sewer.

## **WATER POLLUTION**

No waste water, chemicals or other substances harmful to the environment such as from washing plant or vehicles shall be permitted to discharge to Council's stormwater system. Only clean, unpolluted water is permitted to discharge into the stormwater system.

## **COVERING OF LOADS**

All vehicles entering and departing the site with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway in order to prevent dust and particulate matter from escaping.

## **HAZARDOUS AND INDUSTRIAL WASTE**

Hazardous and/or industrial waste arising from the construction and operational activities must be removed and/or transported in accordance with the requirements of the NSW Environmental Protection Authority, NSW Work Cover Authority pursuant to the provisions of the following:

- (a) Protection of the Environment Operations Act 1997.
- (b) Protection of the Environment Operations (Waste) Regulation 2005.

- (c) Waste Avoidance and Recovery Act 2001.
- (d) Work Health and Safety Act 2011
- (e) Work Health and Safety Regulation 2011

## **EMISSIONS**

- (a) The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health.
- (b) Emissions from the development must comply with the requirements of the Protection of the Environment Operations Act, 1997 and Regulations. Uses that produce airborne particulate matter must incorporate a dust collection system.

## **CONTAMINATED WASTE**

The generation, storage, transport, treatment or disposal of industrial, hazardous or Group A liquid waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997 and the NSW Department of Environment and Conservation's (DEC) waste tracking requirements. For further information contact the Department of Environment and Conservation (DEC) on 133 372.

## **HOURS OF WORK AND NOISE – CBD**

The hours of operation of the concrete batching plant must be as follows:

- (a) All work, including demolition, excavation and building work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 6.00pm on Mondays to Fridays, inclusive, and 8.00am and 5.00pm on Saturdays, and no work must be carried out on Sundays or public holidays.
- (b) All work, including demolition, excavation and building work must comply with the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436-1981 'Guide to Noise Control on Construction, Maintenance and Demolition Sites'.

Note: The "City of Sydney Code of Practice for Construction Hours/Noise 1992" allows extended working hours subject to the approval of an application in accordance with the Code and under Section 96 of the Environmental Planning and Assessment Act 1979

Should you wish to discuss these matters further please contact **Philip Jamieson**, Senior Planner, on **9246 7619** or email at **[pjamieson@cityofsydney.nsw.gov.au](mailto:pjamieson@cityofsydney.nsw.gov.au)**.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'GJahn', with a large loop at the end.

**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport