

27 January 2017

Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam

**Submission regarding Global Switch Data Centre (MP 08_0222 MOD 7)
Modification Application under Section 75W of the EP&A Act 1979**

I refer to the Request to Modify a Major Project or Concept Project which is an application made by Ms Helen Mulcahy of Helen Mulcahy Urban Planning Pty Ltd. The request is for the *Modification of the approved construction hours to enable internal works to be carried out within Stage 2 of the approved development. Amend Condition A2 and insert new condition D8.1*

I make this submission as a resident of the Bullecourt complex located on Pymont, Quarry and Harris Streets, Ultimo.

The Bullecourt complex comprises 3 multi-storey residential buildings:

- Quarry Building, Lot 1, SP 73318, 111 Quarry Street, Ultimo 2007
- Bristol Building, Lot 1, SP 73318, 444 Harris Street, Ultimo 2007; and
- Pymont Building, Lot 3, SP 73377, 287 Pymont Street, Ultimo 2007

There are also a number of commercial properties in the Bullecourt complex, relevantly at:

- 227 Pymont Street, Ultimo (from which a business known as “Whelan Property Group” operates); and
- 424 Harris Street, Ultimo (“Bristol Arms” from which a business known as “GALKAL” operates).

My apartment is in the Bristol Building however its physical location is on the ground level immediately behind the Quarry Building and it opens onto a courtyard in the complex which is accessed from Quarry Street, Ultimo. My apartment is therefore within very close proximity to the corner of Pymont and Quarry Streets.

1. Incorrectly identified properties

I believe the submission made by Helen Mulcahy¹ incorrectly identifies the multi-storey residential buildings. I refer to an aerial photo on page 9² where the Quarry Building is shown as “424 Quarry Street” and the Pymont Building is shown as “277 Pymont Street”. This aerial photo is attributed to Acoustic Logic.

¹ Document titled, *MP08_0222 Section 75W Submission – Construction Hours of Operation Global Switch, 273 Pymont Street ULTIMO*

² As above

I have seen the report from Acoustic Logic³ ("acoustic report") on the Planning website. The acoustic report contains a table "Predicted Construction Noise Levels"⁴ that identifies two addresses as "Receiver Location". These addresses are 424 Quarry Street, Ultimo and 277 Pyrmont Street, Ultimo. Even though the addresses of the Receiver Locations are commercial premises, I assume that the acoustic assessments were made for the residential properties and not the commercial premises, as the commercial premises are ordinarily not occupied after 6pm on week days or on weekends.

2. Concerns with the modification application

I am concerned with the modification application for two reasons:

1. noise and heavy vehicle movements during the proposed extended hours of the operation of the site; and
2. management controls for noise emission

Firstly, since 2013 my family and I have had to endure the inconvenience, noise, dust and dirt, and around the clock operation associated with the demolition and redevelopment of the exhibition and convention centres at Darling Harbour, the demolition of the monorail, the demolition of the former Entertainment Centre and its carpark and the subsequent construction of 3 new multi-story buildings on these sites, the construction of Global Switch Stage 2 building, the cutting/grinding of a large sandstone wall on the Global Switch site in preparation for the construction of Global Switch Stage 3.

In addition, Quarry Street has been dug up many times for various utilities and much of this work is done at night up until 5am. The work has involved cutting or breaking the road surface with concrete saws, jackhammers and other excavators. The noise and vibration from such work can be heard and felt in our apartment and is exacerbated at night, particularly after 10pm.

During this time, my son was studying for the Higher School Certificate and by daughter was studying law. Our home was noisy, day and night, most days of the week due to the demolition and construction noise from the projects identified above and this was not conducive to study or relaxation. Night work is particularly difficult because it spoils our amenity and feels like we never have a break from the noise. We have had to endure this environment – day and night – for the last 3 years and it has been relentless. Currently we are subjected to noise and restricted street access associated with night work undertaken by Ventia Boral Amey Joint Venture to resurface Harris Street from Fig Street to Broadway.

No reason has been given by Global Switch as to why it should be permitted to extend the hours of operation to a time that affects many residents in the vicinity on all but one day of the week. As the work is now internal and not exposed to weather events that may impact a construction schedule, the balance surely needs to fall to the residents who have had to put up with so much since 2013. Approval of the

³ Acoustic Logic, *Global Switch - Sydney East, 276 Pyrmont Street, Ultimo Stage 2 Construction Works - Extended Hours Noise Impact Assessment*

⁴ As above, refer to Table 6 on page 14

extended construction hours at the Global Switch site without any conditions that control noise emissions and heavy vehicle movements will mean that residents continue to unreasonably endure an unwelcome environment with noise potentially till midnight, 6 days a week.

Secondly, regarding the management controls for noise emissions, I note that the acoustic report recommends a number of management controls⁵ to ensure that noise emanating from the site during construction works comply with noise emission criteria. While the acoustic report is provided in support of the modification application, the management controls remain “recommended”. From my observation, there is no indication in any of the submitted documents that the management controls will be implemented by Global Switch or its contractors.

The individual items making up the management controls of the acoustic report are sensible and reasonable measures where such work is to be undertaken at unsociable hours, 6 days a week in an area populated by many residents in the Bullecourt complex as well as the Goldsborough building. The management controls strike a reasonable balance between the needs of Global Switch and the amenity of nearby residents.

If the Department of Planning & Environment were to mandate these management controls as a condition of approval, it would assist in containment of unacceptable noise and vehicle movements associated with the delivery and handling of materials in and around Pyrmont and Quarry Streets. I respectfully urge the Department to make the suggested management controls a condition of approval.

Thank you for the opportunity to make a submission.

Yours faithfully
Vicky Leeds

⁵ *Global Switch - Sydney East, 276 Pyrmont Street, Ultimo Stage 2 Construction Works - Extended Hours Noise Impact Assessment*, page 15