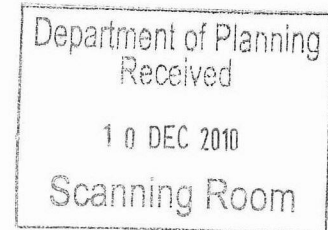




Mr Daniel Cavallo
Director, Government Lands and Social Projects
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001



Dear Mr Cavallo

**RE: Environmental Assessment Exhibition – Major Project MP10 - 0048 –
Barangaroo Headland Park – Main Works.**

Thank you for providing the opportunity for Housing NSW to comment on the environmental assessment for this major project.

The primary concerns for Housing NSW is the potential impact of vibration on our properties in proximity to the Headland Park site and the potential impact of noise on our tenants. I note that the Department of Planning placed a condition of consent on the Headland Park Early Works approval requiring pre-construction dilapidation reports be undertaken by Barangaroo Delivery Authority on all existing and adjoining buildings, infrastructure, roads and public domain areas.

Housing NSW is liaising with the Barangaroo Delivery Authority on the proposed geographical extent of the dilapidation reports, to ensure that these are undertaken at minimum to all the properties on Merriman Street on the cliff directly above the sandstone extraction. BDA have indicated that they are currently tendering for consultants to undertake dilapidation reports in accordance with the condition of consent on the Headland Park Early Works approval.

While I understand that noise and vibration will be managed as far as possible in accordance with the *Main Works Preliminary Noise and Vibration Management Plan*, there does not appear to be any hotline for residents to call in circumstances where noise levels are excessive.

Noise events over 70 dB(A) are considered disruptive and comparable to airport noise. It is equivalent to the sound pressure level that is likely interfere with conversation or listening to the television. According to the Noise and Vibration Assessment included in this application, the worst case noise levels for the sandstone excavation and dewatering are 85 – 92dB(A) at residential receivers at Merriman and Bettington Streets. This is well outside the guidelines of 10dB(A) above the background level of 46 – 53dB(A) at Merriman and Bettington Streets, and is likely to have a significant impact on our tenants.

Almost half of the households in Housing NSW properties in Millers Point have household heads aged 60 or over and close to 40% have a household head in receipt of a disability pension. These residents are likely to spend more time at home and have a higher possibility of being impacted by the noise. As development is to continue for many years residents may be exposed to excessive noise levels over a long period.

Housing New South Wales notes that other approvals for works on the Barangaroo site where noise management levels cannot be met, have been conditioned to require specific noise mitigation treatments to be implemented and/or additional measures such as reduced hours of construction or provision of respite from noisy, vibration intensive activities. Housing New South Wales would request that similar conditions of consent are applied to the application for the Headland Park Main Works.

Housing NSW therefore requests that:

1. Conditions of consent requiring mitigation of noise, including reduced hours of construction or provision of respite from noisy, vibration intensive activities.
2. The Barangaroo Delivery Authority establish a hotline for residents to call to report concerns and seek information about noise, vibration or dust emanating from the Headland Park site once works commence.

Please do not hesitate to contact Linda Blinkhorn, Principal Policy Officer, Urban Renewal and Planning on 8753 8849 if you have any queries in relation to these matters.

Yours sincerely



Mike Allen
Chief Executive

7.12.10