

28 May 2012



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Re: Sydney CityGrid Project – Stage 2A(ii) Modification ID Part3amod-5327

Dear James

Please find below responses to the queries raised in your email dated 24.05.12 requesting further justification in relation to the above referenced modification.

1. Background

Ausgrid has been negotiating access agreements with the six neighbours that have a common boundary with the proposed development site, in good faith, for over 14 months and has concluded two with a third in the process of being executed.

This project has now been delayed by well over a year because of changes imposed on the planning application to appease the concerns of certain neighbours and the ongoing difficulties in concluding access agreements with some adjacent neighbours. Ausgrid is not able to agree to what it considers to be unreasonable demands by some neighbours which are out of all proportion to the access rights and which would set an onerous precedence for future development in the CBD. In order to progress with the project, Ausgrid has to consider alternative legal options to gain lawful access to carry out the limited works described herein.

2. Scope of modification

The scope of the modification is limited to the imposition of a new condition to change the effect of one of the commitments that serves to clarify the intent of that commitment.

The commitment in question is:

"Prior to commencement of construction, property agreements would be developed between Ausgrid and owners of impacted neighbouring buildings."

The reason for including this commitment was to acknowledge that limited access to neighbouring land would potentially be required during the works for occasional

crane over swings, rockbolts below the buildings to support the basement excavation and erection of protective scaffolding on or adjacent to the neighbouring land.

3. Intent of commitment

The intent of this commitment was to provide assurance to the Department and the immediately adjacent land owners that Ausgrid would seek an agreement for access prior to carrying out work under, on or above the adjoining land.

4. Works for which agreements are not required

Attached is a list of works prepared by Ausgrid's contractors that can be done without the need to have agreements with neighbouring landowners. However, the list is not exhaustive and Ausgrid would not want to be conditioned to carrying out only these activities. Ausgrid proposes to carry out any works on its land for which it has approval and that do not require access to neighbouring land. If and when access to neighbouring land is required to carry out certain works, Ausgrid would only do so once it has legal authority.

5. Project stages and impacts to neighbouring properties

It is important to acknowledge that *Impacts* refers to work activities that require access to a neighbouring land and not to the usual impacts from site activities, traffic, noise, dust, vibration, etc., which have already been assessed; but for the limited access rights required, Ausgrid would otherwise have no obligation to form such agreements with neighbouring property owners. The changes being sought by the modification therefore have no additional environmental impacts to those that have already been assessed.

5.1 Project stages

Ausgrid received approval for Stage 2A(i) in July 2011. The project application for Stage 2A(ii) is currently being assessed and the Submissions Response Report has been issued to the Department on 28 May 2012.

- i. Stage 2A(i): demolition of existing buildings on the site. This work is programmed to last 9 months and includes erecting protective scaffolding on or over five of the six adjacent properties for varying periods of time. Based on the current demolition methodology cranes (other than short term mobile cranes) are not required during this stage, therefore overswings are not relevant. However, use of cranes is now being assessed to determine if there is any time advantage to be gained to mitigate some of the delay.
- ii. Stage 2A(ii): bulk excavation is programmed to last 8 months. Rockbolts would be progressively installed during this time, as and where required. Cranes are not required for the current methodology.
- iii. Stage 2A(ii): shaft and 150m stub tunnel. This work is programmed to last 8 months. No access to neighbouring land is anticipated.

- iv. Stage 2A(ii): construction of the substation and commercial tower. This work is programmed to take approximately 2.5 years to complete. Cranes will be used and occasional incursion over adjoining airspace is anticipated.

5.2 Impacts associated with the access rights

5.2.1 Scaffolding

Scaffolding is necessary to provide protection to the surrounding neighbours and the general public from potential debris associated with the demolition of the existing buildings on the site. It also serves to reduce dust and noise from the works. The scaffolding would be erected only when it is necessary to do so and would be progressively dismantled as the building is demolished. The scaffolding typically extends less than 2m away from the building to be demolished in order to comply with the relevant regulations and standards.

Impacts on neighbouring buildings include:

- two buildings will experience partial loss of views and natural light for certain floors associated with the 2m width of scaffolding;
- two buildings will have protective scaffolding within the air space above only; therefore no perceptible impact;
- one building will have minor protective works at the rear to protect services; therefore no perceptible impact; and
- one building will have no scaffolding; therefore no impact.

5.2.2 Crane over swing

Ausgrid intends to minimise, or if possible, avoid the instances where cranes overswing the adjacent buildings. This would be achieved through choice of crane, careful placement within the site and limiting devices on the crane to prevent accidental overswings. It is normal practice however, for cranes to be left in 'neutral' out of site hours and to swing according to prevailing wind (weather vaning). It would not be normal practice to swing loads over adjacent buildings, but if required, this would be discussed with the neighbour with a plan and timeframe provided.

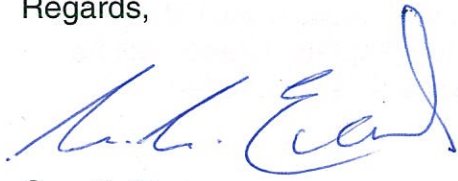
Any overswing of cranes would not be noticeable to the adjoining owners or their tenants nor would there be any impact.

5.2.3 Rockbolts

The location of rockbolts will be determined by engineering assessment as the bulk excavation is advanced. The rockbolts will be installed using rotary drill techniques (as opposed to percussive) to minimise noise and vibration. Adjoining neighbours may experience some low level noise and vibration, although it is expected to be minimal and the impact will reduce as the excavation gets deeper. Monitoring would be carried out to measure compliance with noise and vibration objectives.

I trust the above explanation is sufficient. Should you require further detail then please do not hesitate to contact me.

Regards,



Gareth Evans

Senior Area Development Manager – Sydney CBD & East

Att:

List of works that do not require access authority for neighbouring land

Indicative list of works that do not require access authority for neighbouring land

The works include:

1. Project re-engagement, documentation and approvals stage including: community notices, WorkCover notices, hoarding, scaffold and 'Alimak' design and documentation, Council temporary works permits / crossovers, subcontractor engagement – Duration 4 Weeks.
2. Initial site establishment, which includes: connection and disconnection of temporary services, establish site amenities and offices within building, service lifts and remove street trees (4 on O'Connell Street and 2 on Bligh Street). Building access would be limited to access through the basement – Duration 2 Weeks, with the works limited to within the building.
3. Internal hazardous material removal, including removal of asbestos, PCBs and lead paint / lead dust.
4. Preliminary works, which include:
 - a. Excavation of kerb and gutter and footpath area and construction of reinforced concrete heavy duty driveway into the building from O'Connell Street;
 - b. Removal of the glass facade above the sandstone archway using scissor lifts, cranes, glaziers and demolition of the sandstone archway using 15ton hydraulic excavator;
 - c. Installation of temporary 'A' class hoarding plywood at the location of the demolished archway;
 - d. Installation of structural propping to level 2 in the basement;
 - e. Demolition and strip down of the escalators and non structural elements in the foyer area (level 2 and 3) to establish truck load-out zone and turning area within the building. This includes removal offsite of demolished materials using rigid tipper trucks and 15ton excavator.
5. Erect Class 'B' hoarding structures at street frontages to both O'Connell and Bligh Streets using mobile cranes, cherry pickers etc. This work is likely to be completed on weekends unless approved otherwise by Council. The hoarding would be erected 8 weeks after project commencement. Scaffold and 'Alimak' would also be erected above the hoarding to the full height of the structures on both street frontages. The scaffold erection would follow the erection of Class 'B' hoarding. Scaffold would also be erected within and above the buildings as required to allow the safe removal of hazardous materials and in preparation for structural demolition. It is anticipated this work would commence within 4 weeks from site establishment and continue for 2 months.
6. Establish drop zones in light well in building and strip out entire internal building elements and services. Materials will be dropped into the light well and loaded using excavator into rigid trucks at level 2 load-out zone at O'Connell Street. This work involves the use of small excavators (3-5 tonnes) and/or bobcats to access each level and to pull down and handle all materials to the drop zone.
7. Partial external hazardous material removal to areas scaffolded; this may include: the establishment of sealed areas to ensure contaminants do not escape into the surrounding areas.

8. Structural propping to upper levels in anticipation of commencement of structural demolition.

9. Structural demolition of certain areas of the building where scaffolding is within the site and /or where neighbouring agreements have been finalised, thus allowing access.

The overall duration for completion of the early works, including project re-engagement, until a point where works cannot be progressed effectively and efficiently, is approximately 5 months.

In terms of likely environmental impacts from the proposed early works. There will be the obvious increase in traffic movement to and from the site with delivery of materials and equipment and with the removal of demolished materials from the building. It is anticipated that a up to 4 excavators up to 15 tonnes capacity and a up to 3 bobcats will be operating within the building to create the entry driveway, load-out area, drop zones and strip all non structural elements of the building internally.

In terms of works in the public reserve, the hoarding will be installed within 2-4 weeks from commencement on site. The hoarding will be placed on the footpaths at both O'Connell and Bligh Street, in compliance with Council requirements. This will involve possible work outside approved hours, which will require approval from DP&I and Council. Following the hoarding installation, scaffold will be erected to the full height of the buildings on both street frontages. It is also anticipated that some jack hammering will be used to break open some slabs to create the materials drop zones from level 7 to level 2 of the building. This will create additional noise and limited vibration in the vicinity of the area.

Having noted the above, all works will be completed in compliance with the approved Demolition Management Plan which details all environmental criteria and controls.