

24 May 2019

10051

Jim Betts
Secretary
Department of Planning and Environment
320 Pitt Street, Sydney
NSW 2000

Attn: Timothy Green – Planning Officer

Dear Timothy,

RESPONSE TO SUBMISSIONS - SSD 8529 MOD 2 BUILDING C1, BARANGAROO SOUTH

This response to submissions has been prepared by Ethos Urban on behalf of Lendlease (Millers Point) Pty Ltd (Lendlease) regarding the s4.55(1A) modification application submitted for Building C1, Barangaroo South (SSD 8529 – Mod 2). The proposed modifications include:

- Removing the glass façade within the approved Building C1 interpretation zone (fronting Hickson Road) and replacing it with a detailed interpretation piece.
- Introduction of additional out of hours work to support crane and hoarding dismantling, paving and services works. The works and additional hours include:
 - Dismantling of Class B hoarding from Monday to Friday between 7:00pm to 7:00am;
 - Dismantling of Class A hoarding works on Sundays between 8:00am to 5:00pm;
 - Dismantling of Tower Crane on Sundays between 8:00am to 5:00pm;
 - Paving works around Building C1 on Sundays between 8:00am to 5:00pm; and
 - Internal services commissioning works from Monday to Friday between 7:00pm and 7:00am, and on Saturdays and Sundays from 5:00am to 7:00pm.

The application received one submission from the City of Sydney. The submission refers specifically to the proposed out of hours works. The City of Sydney consider that the out of hours works will exceed the noise criteria and will result in noise impacts primarily to residential receivers on Hickson Road. This statement responds to the concerns raised by the City of Sydney and is accompanied by the Daramu House Consultation Summary Report prepared by Lendlease at **Attachment A**.

Reasons for Hours

The *Interim Construction Noise Guideline* states that where construction outside of the recommended standard hours is proposed, the proponent must demonstrate and justify a need to operate outside of the recommended hours. This application seeks minor works outside of the recommended construction hours on the basis that public safety is best ensured outside of peak pedestrian and road user hours. The commercial precinct of Barangaroo currently has approximately 20,000 workers in the general vicinity of the site at any given time during the standard approved working hours of 7am to 7pm. Building C1 directly adjoins the busy public domain of Scotch Row, Hickson Road and Watermans Quay.

Lendlease has conducted a safety review for dismantling the C1 tower crane on Hickson Road and Class B hoardings on Scotch Row and Hickson Road. The review identified several mitigation measures to minimise risk to operatives, neighbouring properties and the general public. One of these measures includes conducting the works out-of-hours when there is minimal pedestrian and vehicular movement in the immediate vicinity of the works area. Further, this safety measure reduces the likelihood of delays or disruptions to those visiting or passing through Barangaroo and Hickson Road.

As such, the dismantling of the hoarding and tower crane are proposed to be completed outside of the approved construction hours for the Barangaroo Precinct. This is proposed to ensure the safety and continued operation of the precinct and has been determined by specialists as the safest method to mitigate the overall risk to the general public. The approved construction hours under Section D1 of SSD 8529 are as follows:

- a) *between 7am and 7pm, Mondays to Fridays inclusive;*
- b) *between 7am and 5pm, Saturdays.*
- c) *No construction work may be carried out on Sundays or public holidays*

The proposed out of hours works is provided in **Table 1**.

Table 1 Proposed out of hours works

Description of works	Proposed hours	Time period
Dismantling of Class B Hoarding	7pm – 7am	Up to 8 nights
Dismantling of Class A Hoarding	8am – 5pm Sunday only	Up to 4 Sundays
Dismantling of Tower Crane	8am – 5pm Sunday only	1 day
Demolition of Tower Crane Base	8am – 5pm Sunday only	1 day
Paving works around Building C1	8am – 5pm Sunday only	Up to 4 Sundays
Internal Services Works	7pm – 7am Monday to Friday 5am – 7pm Saturday 5am – 7pm Sunday	10 weeks

Generally, all works on the building site can be conducted safely during normal working hours, however these work spill outside the site boundary into public space which requires additional consideration. The task specific risks associated with dismantling a tower crane and Class B hoarding are significant and require an additional level of risk mitigation. We note that given the nature of these activities, the out of hours works will only occur for a limited duration during the construction program as outlined in **Table 1** above.

The Barangaroo Delivery Authority, as the relevant authority in charge of Hickson Road, Watermans Quay and the Public Domain area of Scotch Row, have confirmed that the proposed modification to permit out of hours construction work is the optimum construction delivery solution to the operation of these access-ways for the following reasons:

1. Traffic congestion at the intersection of Hickson Road and Napoleon Street has significant effect to the operation of Hickson Road, from Walsh Bay to Erksine Street, during the hours of 7am to 7pm. Therefore, limiting potential further operational impacts to this intersection is critical.
2. Sundays experience lower pedestrian flows in the vicinity of the site, due to reduced workers within the nearby International Towers. Therefore, it is a much safer time to carry these out of hours construction activities.
3. The construction program of Building C1, including the requested out of hours work to support the final delivery stage, correlates with proposed closures to Hickson Road associated with the construction of Sydney Metro Infrastructure located near the site. Accordingly, existing closures would already be in place.

It is considered that conducting these works out-of-hours is an appropriate and prudent response.

Noise and Vibration

An Acoustic Impact Statement was prepared by Wilkinson Murray and submitted as part of the s4.55(1A) application and notes consideration of the Interim Noise Construction Guidelines. The Statement confirms that the noise associated with the proposed works will meet compliance at all residences with the exception of a marginal exceedance of the night works associated with the Class B hoarding. To mitigate the impacts, the acoustic amenity of residents will be further protected by implementing the following measures:

- Notification, via Lendlease Community Relations, the surrounding community when crane installation and removal activities are planned;
- Restricting the use of the rattle gun (the most noise generating tool) from 10:00pm; and
- Instructing workers of the issue of noise transmission to residences so that they are aware of the requirement to minimise noise emission. This would include avoiding, as much as possible, metal hammering.

Refer to the Acoustic Impact Statement submitted with the s4.55(1A) application for further information.

Mitigation Measures

A revised Noise and Vibration Management Plan was prepared by Lendlease and submitted as part of the s4.55(1A) application. The Plan includes mitigation measures that specifically relate to the proposed out of hours construction works. Along with the mitigation measures outlined in the Acoustic Impact Statement, the Plan includes measures to minimise and where possible prevent, the impact of construction noise and vibration on the environment and community. Specifically, mitigation measure NV15 will:

Focus early morning works on the southern and western side of the C1 building during the night period where practicable and feasible, to reduce impact at receivers on Hickson Road.

Accordingly, the implementation of these measures will ensure that any noise or vibration impact to sensitive receivers on Hickson Road will be managed and minimised where possible.

Community Consultation

Lendlease conducted community consultation to seek feedback about the proposed out of hours works. The consultation has included a combination of face-to-face meetings, direct phone conversations and a drop in community information session to provide stakeholders and community members with information about the proposed modification. A Daramu House Consultation Summary Report has been prepared by Lendlease and is included at **Attachment A**.

The key themes raised during the consultation period include:

- The out of hours works proposed were generally understood as necessary;
- The pre-lodgement consultation approach was generally favoured by stakeholders and community; and
- Some concern was received around cumulative construction impacts associated with day and night work.

Lendlease are aware of the potential impacts of the out of hours works to surrounding sensitive receivers. It is intended to implement the mitigation measures discussed above to ensure the surrounding community and stakeholders are not adversely impacted by the proposed out of hours works. As well, Lendlease will continue to monitor and manage all works during the construction period and will actively consider all feedback from the community and stakeholders.

Conclusion

The dismantling of hoarding and tower crane are required to be undertaken outside of the standard hours of works due to the impact that these works would have on public safety and the public domain. In this regard, appropriate mitigation measures will be implemented to minimise and where possible prevent any associated impact to surrounding sensitive receivers. We note that given the nature of these activities, the out of hours works will only occur for a limited durations outlined in **Table 1**, during the final periods construction program.

Importantly, Lendlease has conducted consultation with stakeholders and the community to ensure they are aware of the proposed modification application. Lendlease will continue to work with the community and respond to any concerns raised during the construction works. It is considered that the mitigation measures outlined above and in the s4.55(1A) application will ensure there are no adverse impacts to nearby residents.

We trust that this statement adequately responds to the key issues raised by the City of Sydney and provides appropriate justification to the proposed out of hours works. Should you have any queries about the matters raised, please do not hesitate to contact the undersigned.

Yours sincerely,



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