



18255  
3/12/2019

NSW Department of Industry and Environment

Dear Sir/Madam,

**2-6 Hassall Street, Parramatta - Extended Construction Hours on Saturdays**

Floth Pty Ltd (Floth) conducted a noise impact assessment<sup>1</sup> to support the State Significant Development Application (SSDA) for the 2-6 Hassall Street mixed use development. The Minister for Planning and Public Spaces has outlined draft conditions (SSD-9670 Draft Conditions), which includes the following conditions for Construction Hours:

**Construction Hours**

*C4. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:*

- a. Between 7:00am and 6:00pm, Mondays to Fridays inclusive; and*
- b. Between 8:00am and 1:00pm, Saturdays.*

*No work may be carried out on Sundays or public holidays.*

*C5. Construction activities may be undertaken outside of the hours in condition C4 if required:*

- a. By the Police or a public authority for the delivery of vehicles, plant or materials; or*
- b. In an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or*
- c. Where the works are inaudible at the nearest sensitive receivers; or*
- d. Where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.*

*C6. Notification of such construction activities as referenced in Condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.*

The applicant seeks to extend the construction hours on Saturdays to allow for construction activities to occur between 8:00am to 5:00pm for the duration of the project, in order to meet the required construction programme, improve the feasibility of the project and meet the prospective tenants' fit-out schedule.

In order to determine acceptable noise limits for the construction activities, reference to the original noise monitoring conducted as part of the Noise Impact Assessment<sup>1</sup>, as well as the NSW EPA Interim Construction Noise Guideline (ICNG) has been made.

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<sup>1</sup> Noise Impact Assessment Issue B prepared by Floth on 11 April 2019

The ICNG provides an approach for determining Noise Manage Levels (NMLs) at potentially affected residential receivers based on the Rating Background Level (RBL). The NMLs at surrounding residential receivers are presented in Table 1.

**Table 1: NMLs for Residential Receivers**

Time of Day	NML, $L_{Aeq(15min)}$ dB(A)	How to Apply
Recommended standard hours: Monday to Friday 7:00am to 6:00pm Saturday 8:00am to 1:00pm No work on Sundays or public holidays	Noise affected RBL + 10 dB	<p>The noise affected level represents the point above which there may be some community reaction to noise.</p> <ul style="list-style-type: none"> <li>Where the predicted or measured <math>L_{Aeq(15min)}</math> is greater than the noise affected level, the proponent should apply all feasible and reasonable work practices to meet the noise affected level.</li> <li>The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details.</li> </ul>
	Highly noise affected 75 dB(A)	<p>The highly affected level represents the point above which there may be strong community reaction to noise.</p> <ul style="list-style-type: none"> <li>Where noise is above this level, the relevant authority (consent, determining or regulatory) may require respite periods by restricting the hours that the very noisy activities can occur, taking into account: <ul style="list-style-type: none"> <li>Times identified by the community when they are less sensitive to noise (such as before and after school for works near schools, or mid-morning or mid-afternoon for works near residences);</li> <li>If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.</li> </ul> </li> </ul>
Outside recommended hours	Noise affected RBL + 5 dB	<ul style="list-style-type: none"> <li>A strong justification would typically be required for work outside the recommended standard hours.</li> <li>The proponent should apply all feasible and reasonable work practices to meet the noise affected level.</li> <li>Where all feasible and reasonable practices have been applied and noise is more than 5 dB(A) above the noise affected level, the proponent should negotiate with the community.</li> </ul>

The ICNG nominates the following air-borne construction noise levels for commercial receivers surrounding the proposed development:

- Office, retail outlets: external  $L_{Aeq(15min)}$  70 dB(A)

A review of the previous noise logging data<sup>1</sup> conducted between 23<sup>rd</sup> and 30<sup>th</sup> November 2018, which included a full 24-hour period of noise logging on a Saturday, showed that the RBL from 8am to 5pm on a Saturday was 51 dB(A), as opposed to 53 dB(A) for the standard construction hours. As such, a construction noise limit of  $L_{Aeq(15min)}$  of 56 dB(A) at residential receivers and 70dB(A) at commercial receivers would be acceptable for the non-standard construction hours on a Saturday as presented in Table 2.

**Table 2: Airborne Construction Noise Screening Levels**

Time of Day	Rating Background level, dB(A)	Type of Receiver, $L_{Aeq(15min)}$ dB(A)	
		Residential	Commercial
Monday to Friday 7am to 6pm Saturday 8am to 1pm	53	63 (external)	70 (external)
Saturday 1pm to 6pm	51	56 (external)	70 (external)

The noise impact assessment<sup>1</sup> for the site showed that the predicted noise levels from the construction phase may result in some noise affected residential and commercial receivers as shown in Table 3.

**Table 3: Predicted Construction Noise Levels at Surrounding NSRs and Commercial Premises**

Construction Component	Receiver	Predicted Noise Level ( $L_{Aeq}$ ), dB(A)	Criteria ( $L_{Aeq,15min}$ ), dB(A)	Assessment
Building works	9 Hassall St	67 (external)	56 (external)	Noise affected
	11 Hassall St	61 (external)	56 (external)	Noise affected*
	13 – 15 Hassall St	60 (external)	56 (external)	Noise affected*
	Commercial Hotel	79 (external)	70 (external)	Noise affected
	Curtis Cheng Centre	79 (external)	70 (external)	Noise affected
	Eclipse Tower	68 (external)	70 (external)	Complies

\*Non-standard hours only

The noise impact assessment<sup>1</sup> referenced in (SSD 9670) recommended that all feasible and reasonable noise mitigation measures should be adopted by the Building Contractor. The noise mitigation measures should be identified in the Construction Management Plan (CMP) prepared by the Building Contractor and may include (but not limited to):

- Community notification
- Operate plant in a quiet and efficient manner
- Train workers in minimising noise and quiet work practices
- Implement a complaint handling procedure.

We expect that the CMP could effectively manage the noise impacts for any construction activities occurring outside of standard work hours on a Saturday. As such we consider that an extension to the normal working hours on a Saturday to allow



construction between 8:00am and 5:00pm would be reasonable for this project, and that the noise management strategies adopted in the CMP could mitigate any noise impacts.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "James Conomos".

James Conomos  
Principal Acoustic Engineer