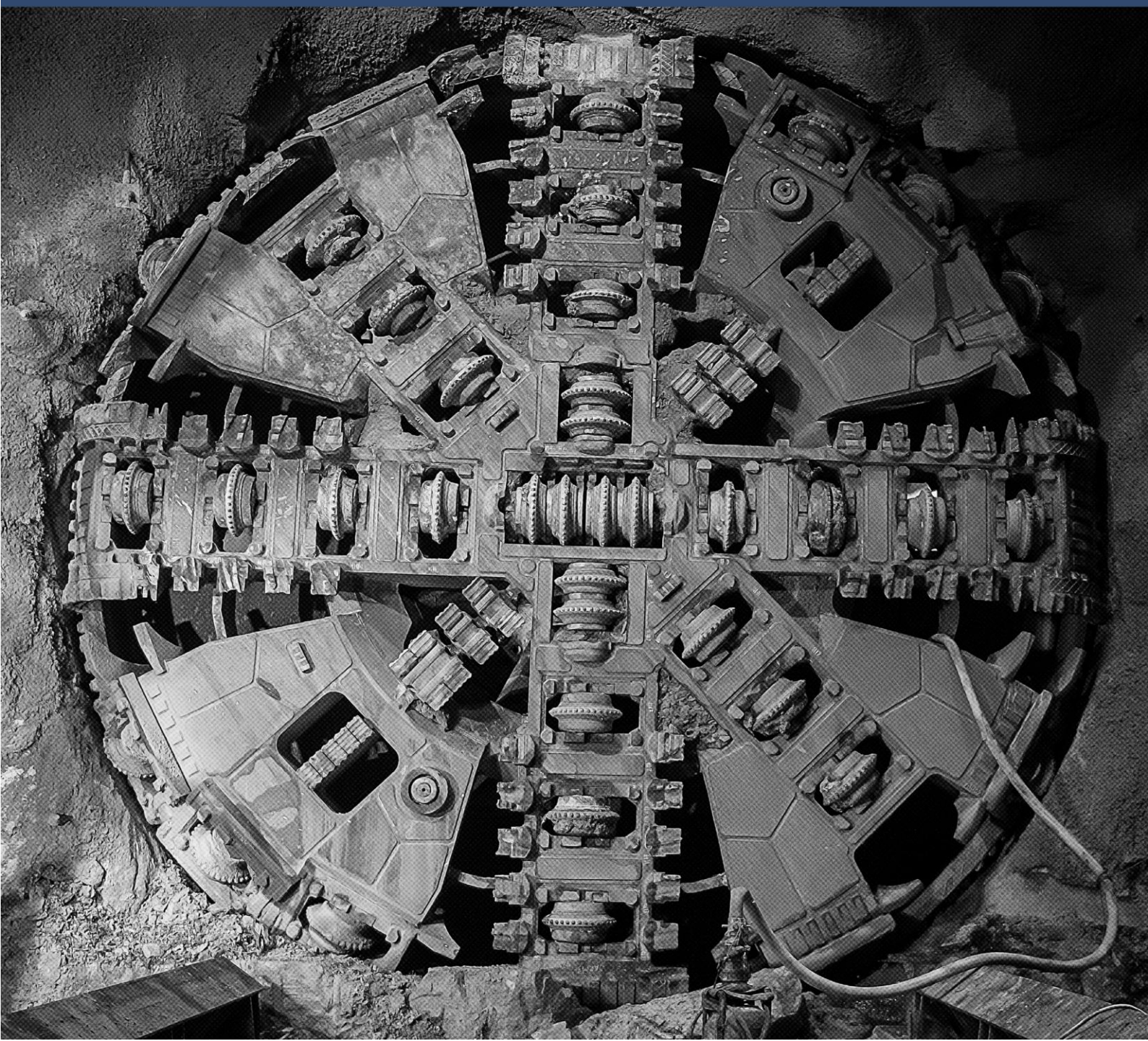
EASTERN TUNNELLING PACKAGE
John Holland CPB Contractors Ghella JV

D39 Consultation Report: Hunter Street Demolition Revised – April 2024



1.0 INTRODUCTION

JCG has recently completed consultation with stakeholders adjacent to both Hunter Street East and West sites to understand their preference for scheduled respite hours during high noise demolition activities. The requirement to undertake this consultation is driven by the Project's Conditions of Approval (CoA D38), EPL Condition L5.12, and has been completed prior to continuous high noise impact activities such as rock hammering, starting.

This report outlines the background, method and approach taken by JCG to consult with eligible stakeholders identified through the D38 process regarding their preferred respite hours during upcoming high-impact work at the Hunter Street construction sites, and to demonstrate compliance with Conditions D38 and D39 of the Project's Conditions of Approval.

2.0 BACKGROUND

2.1 Governance

The requirement to consult with stakeholders regarding preferred respite breaks is outlined in the Project's Conditions of Approval under the following Conditions:

Condition D38 (Conditions of Approval)	The Proponent must identify all receivers at Pyrmont and Hunter Street Sydney CBD likely to experience internal noise levels greater than Leq(15 minute) 60dB(A) inclusive of a 5 dB penalty, if rock breaking or any other highly noise intensive activity likely to result in regenerated (ground borne) noise or a perceptible level of vibration is planned (including works associated with utility adjustments), between 7am and 8pm.
Condition D39 (Conditions of Approval)	The Proponent must consult with all receivers identified in accordance with Condition D38 with the objective of determining appropriate hours of respite so that construction noise (including ground-borne noise), does not exceed internal noise levels of: (a) Leq(15 minute) 60dB(A) inclusive of a 5 dB penalty if rock breaking or any other highly noise intensive activity is likely to result in ground-borne noise or a perceptible level of vibration is planned between 7am-8pm for more than 50 percent of the time and; (b) Leq(15 minute) 55dB(A) inclusive of a 5dB penalty if rock breaking or any other highly noise intensive activity likely to result in ground-borne noise or a perceptible level of vibration is planned between 7am – 8pm for more than 25 percent of the time. *This Condition requires that noise levels be less than Leq(15 minute) 60dB(A) for at least 6.5 hours between 7am and 8pm, of which at least 3.25 hours must be below Leq(15 minute) 55dB(A). Noise equal to or above Leq(15 minute) 60dB(A) is allowed for the remaining 6.5 hours between 7am and 8pm.*

Results from the survey will be provided to Sydney Metro, the Environmental Representative and Acoustic Auditor and the Environmental Protection Authority in a report (this report) prior to high noise work starting.

2.2 Work summary

JCG is undertaking structural demolition of the existing buildings located at both Hunter Street East and West sites.

Demolition at Hunter Street East will be conducted in two stages:

- Stage 1: Demolish Plant Rooms to level the buildings.
- Stage 2: Demolish three structures simultaneously to ground.

Demolition at Hunter Street West will be conducted in three stages.

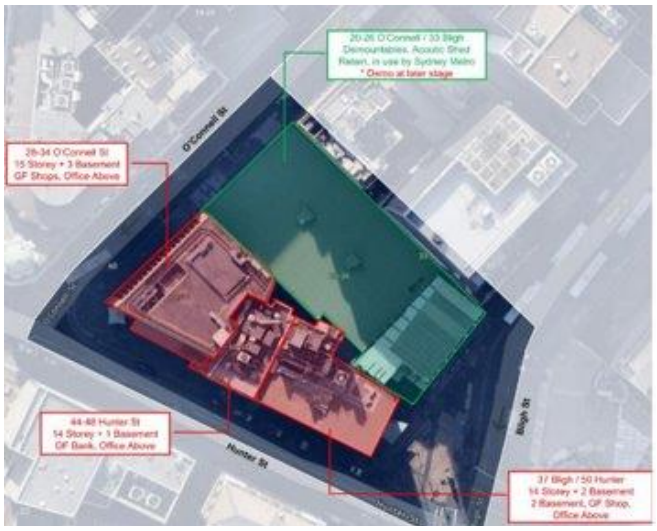
- Stage 1: Demolish 314-318 George Street & level site for truck turning circles.
- Stage 2: Demolish 9 Hunter Street & level the structure with 5 Hunter Street
- Stage 3: Demolish three structures simultaneously to ground.

While JCG has implemented several mitigation measures to reduce potential impacts to neighbouring stakeholders including maximising the use of quieter machinery (pulverisers), some high noise activities such as rock hammering will be required to complete demolition of the existing structures.

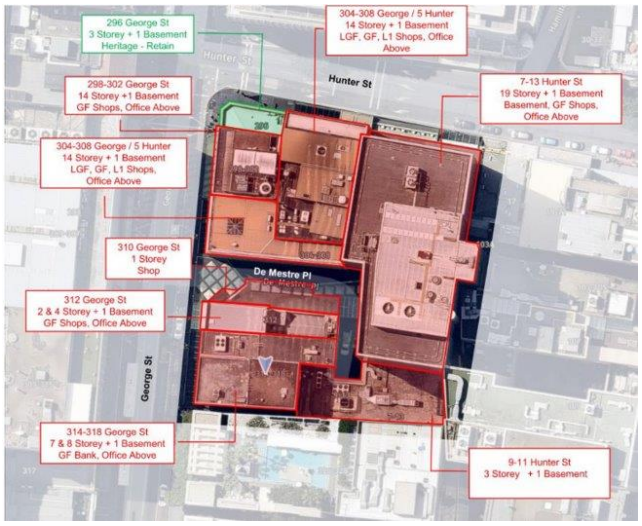
The remaining demolition of the existing structures is expected to be completed by mid-2024.

Below is an overview of the existing buildings located at Hunter Street East and West.

Hunter Street east



Hunter Street west



3.0 STAKEHOLDER SUMMARY

3.1 Diversity of stakeholders

There is a diverse range of stakeholder groups located around both the Hunter Street East and West sites which includes commercial businesses, hotels, residents, hospitality venues, retail outlets and medical centres. Below is an overview of the key stakeholder groups located within close proximity to both Hunter Street East and West.

3.2 Eligible stakeholders

The Project consulted with relevant stakeholders regarding their preferred respite hours based on their unique operational requirements.

A Detailed Noise and Vibration Impact Statement (DNVIS) has been prepared for demolition activities at the Hunter Street sites and identified 82 stakeholders eligible for consultation under Condition D38 and EPL Condition L5.12, shown in blue dots on the map below.

3.3 Impacted Stakeholders

Ongoing consultation, feedback and research allowed us to better understand the commercial interests and operating hours of each stakeholder group, and how they may be affected by the high noise demolition activity.

Following this consultation, we have identified the below groups that have previously raised concerns regarding high noise activities.

- Hospitality (Merivale, Bentley's, Hunter St Hospitality) – raised concern regarding high noise works impacting lunchtime and afternoon food and beverage service and events.
- Hotels (A by Adina, Radisson Blu, Grand Hotel, Sofitel Sydney Wentworth, Tank Stream) –raised concern regarding high noise work impacting the early morning and evening periods when guests are trying to sleep and/relax.
- Commercial and Retail businesses (located across both sites) – raised concerns regarding potential impact to workforce and customer impacts during standard business hours.
- Residential (2 stakeholders at Hunter Street east site) – raised concerns with works starting before 9am on weekdays and 9:30am on Saturday.

To best meet the needs of each stakeholder group and reduce the overall impact that high activities will have on their operations, each stakeholder group's preference was considered when the recommended respite periods were determined.

The preference of each stakeholder group was weighted according to:

The nature of their business - residents, hotels and hospitality venues that rely on quieter ambience were given greater preference over standard commercial stakeholders.

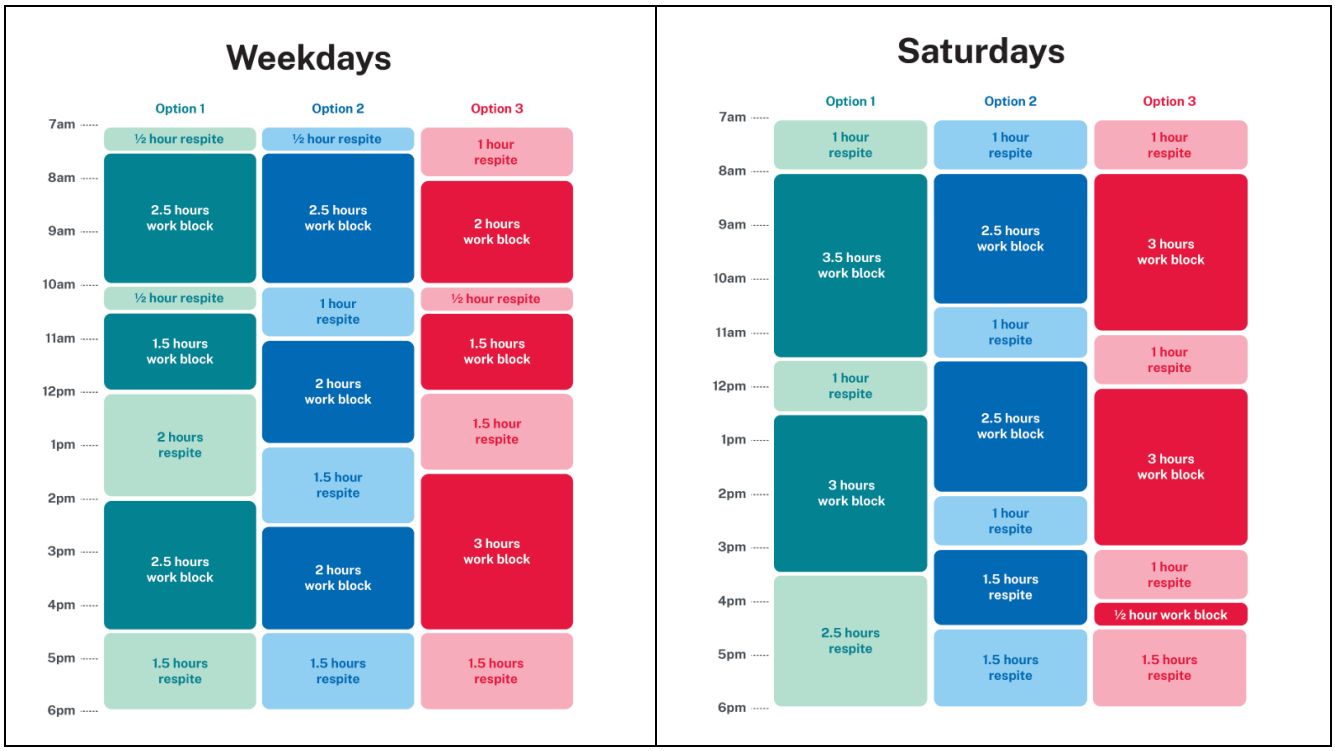
The degree of impact - stakeholders identified in the DNVIS with greater potential noise impacts, were given preference over less noise affected stakeholders.

4.0 RESPITE PERIODS

To address the known competing interests of the stakeholders and maximise efficiency of the work to be completed, JCG prepared three different options for impacted stakeholders to select. These options

The proximity of both sites to each other, would mean that all stakeholders would fall within the same noise catchment area. The options presented are both reasonable and feasible, balancing the needs of:

- The needs of all stakeholders and their potential sensitive periods.
- Fulfilling 6.5 hours of high impact noise per day to ensure that work is completed as soon as possible.
- Distribution of manpower and Enterprise Bargaining Agreement (EBA) requirements.
- Ensure that safety for workers and the public is maintained.



5. COMMUNICATION

JCG has been consulting with stakeholders across Hunter Street since January 2023, providing general project updates and any matters that may potentially affect their building or business.

JCG has implemented a digitally focussed stakeholder engagement approach, which has included 1-1 meetings, weekly and monthly email updates, direct emails, phone conversations and project newsletters. Many of the 82 eligible stakeholders have previously been in direct contact and have a strong relationship with the Hunter Street Community Place Manager, with key stakeholders meeting regularly to discuss the project. This approach allowed a personalised approach to this consultation with information about the survey being provided in meetings, phone calls or direct emails.

To communicate the proposed respite options for the D39 consultation, JCG developed a 'Have your say' email (with PDF attached) which was sent directly to each stakeholder via the Community Place Manager's email address. Each email was personalised towards each building's relevant representative, which was compiled through Sydney Metro's Consultation Manager database.

To provide maximum convenience, stakeholders had the option to Scan a QR code, click a link or provide their response via phone or email.

A 14-day feedback period was given to stakeholders between **23 October** and **03 November**. Three attempts were made to gain a response from eligible stakeholders with additional attempts made with those located directly adjacent to the work and expected to be most impacted.

Figure 1 below show the 'Have Your Say' email, while Figure 2 below shows the online submission form which stakeholders were able to complete after scanning the QR code or clicking the link provided.

Figure 1 'Have Your Say' email.

Have your say: respite hours during high noise work at Hunter Street

October 2023

Sydney Metro acknowledges the Gadigal people of the Eora Nation as the Traditional Custodians of the lands on which we work and pay respects to Elders past and present.

John Holland CPB Contractors Ghella Joint Venture (JCG) has been awarded the contract to deliver 3.5 kilometres of twin metro rail tunnels between The Bays and Hunter Street and excavate the Pyrmont and Hunter Street metro stations.

Dear neighbour,

We're contacting you directly as your property or business is located close to our Hunter Street work sites and we'd like to know your preference for when we carry out essential high noise work.

We're planning to begin major structural demolition at both the Hunter Street east and west sites later this year. Structural demolition will involve the combination of pulverisers which progressively cut away at the building structures, and rock hammers which break up the structures using a hammer attachment. Pulverisers are generally quieter and will be used wherever possible, however rock hammering will be required to complete demolition at both sites.

Noise impacts

High noise levels are expected to be generated during structural demolition and be more noticeable during rock hammering.

Onsite mitigation measures will be proactively implemented to manage noise impacts including:

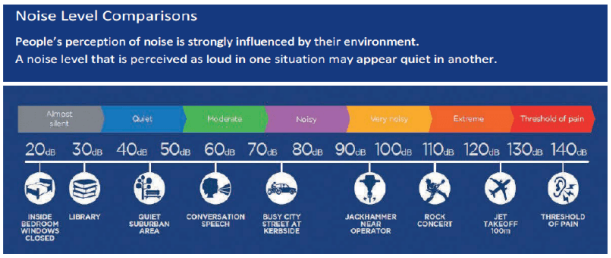
- Installing hoarding around the site boundary
- Installing noise blankets
- Using alternative equipment such as pulverisers where possible and,
- Implementing respite periods.

Respite periods

Respite periods will be implemented during rock hammering and other high impact activities that are predicted to generate noise above 60 dBA (see below noise level comparison) inside your property.

High noise activities will be managed to ensure noise levels are not greater than 60 dBA inside your property for more than 6.5 hours per day, which is a requirement of the Project's Conditions of Approval

During respite periods, we will continue other construction activities that generate lower noise levels (below 60 dBA).



Community Consultation

We're asking for your preference for when respite breaks are scheduled each working day. See below for how to have your say.

JCG will notify you of the outcome of preferred respite breaks, following review of feedback from the community.

Have your say

We'd like to know your preference for scheduled respite breaks during high noise work. We've created three options for both weekdays and Saturday, based on previous feedback from the community and experience at other Sydney Metro sites (see options on next page),

To select your preferred timing for high impact work and respite periods on weekdays and Saturdays, please scan the QR code and follow the prompts. You can also complete the survey by clicking the link here.

Alternatively, you can submit your preference via email or phone by contacting MetroTunnelsJCGJV@transport.nsw.gov.au or calling 1800 612 173.

Responses close at 5pm on Friday 3 November 2023.

Scan the QR Code above to have your say.

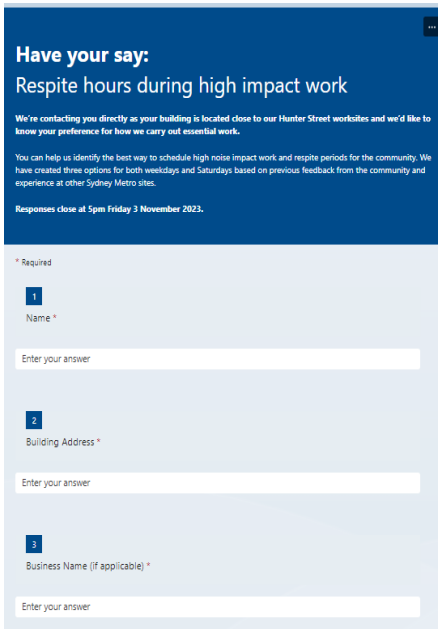
Temporary Shaft Excavation

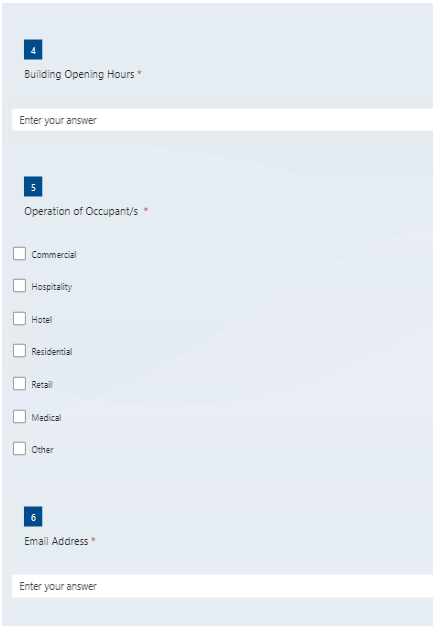
Following demolition of the existing buildings, the project will start excavating the station shafts at both sites. Consultation for respite hours will again be conducted prior to the start of shaft excavation which is expected to start from late 2024. This consultation will allow us to adjust the working hours, following feedback from the community.

If you have any questions regarding respite periods or construction activities, please contact our Community Relations Team to discuss further.

Thank you for your participation.

Figure 2 'Have your Say' submission form





6. RESULTS

The below table and diagram's show the results from all stakeholders who submitted a response for their preferred respite options. The results show there is a clear delineation of weekday preferences between Hospitality groups (option 1) and Hotels (option 3), which was consistent from previous consultation with each stakeholder groups.

Table 1 Results of stakeholder consultation

Building Address	Business Name	Occupancy type	Weekday preference	Saturday preference	Comments
1 Castlereagh St & 12 O'Connell Street	N/A	Commercial	Option 3	No preference	N/A
2 Bond Street	Mantra Hotel	Hospitality; Hotel; Residential;	Option 3	Option 1	N/A
123 Pitt Street	Angel Place	Commercial	Option 1	No preference	N/A
283 George Street	N/A	Commercial	Option 1	Option 1	N/A
25 Bligh Street	Kingsmede	Commercial	Option 1	Option 1	N/A
264 George Street	Australia Square Management	Commercial; Hospitality;	Option 1	Option 1	N/A
95 Pitt Street	Australia Square Management	Commercial	Option 2	Option 1	N/A
2-10 Carrington and 285-301 George Street	Brookfield	Commercial	No preference	No preference	Requested any noisy construction activities outside of regular building hours, specifically beyond 7am to 7pm
One Farrer Place	Dexus	Commercial	Option 2	Option 2	N/A
1 Bligh Street	Building Management	Commercial	Option 2	No preference	N/A
62 Pitt Street	Bank of Sydney	Commercial; Retail	Option 2	Option 2	N/A

97-99 Pitt Street	Tank Stream Hotel	Hotel; Hospitality	Option 3	Option 1	Request for late start preferably after 8am while guests are sleeping
109 Pitt Street	Beat Knoblauch & Associates	Commercial	Option 3	Option 3	N/A
31 Bligh Street	The Lowy Institute	Other	Option 1	No preference	N/A
Level 1, 109 Pitt Street	SJA Construction Services Pty Ltd	Commercial	Option 1	No preference	N/A
Bligh House 4-6 Bligh Street	Jones Lang LaSalle	Commercial; Hospitality	Option 2	Option 2	N/A
39 Hunter Street	Optiver Pty Ltd	Commercial	Option 2	Option 2	N/A
16 O'Connell Street	N/A	Residential	Option 3	Option 1	Requested 9am weekday and 9:30am Saturday start.
27 O'Connell Street	Radisson Blu Sydney	Hotel; Hospitality	Option 3	Option 1	Noted starts earlier than 8am will have a significant impact of businesses, and asked if there is any flexibility with options.
2 Hunter Street	A by Adina Sydney	Hospitality; Hotel	Option 3	Option 1	8am start for the weekdays is critical for hotel operations to reduce noise complaints from guests from early morning high noise works.
275 George Street	N/A	Commercial	Option 1	No preference	Noisy works ideally outside normal working hours and preferably not over sustained periods (greater than 2 hours at a time).
Shop 6, 109 Pitt Street	OPD Investments	Retail	Option 2	Option 1	N/A
320-330 George Street	Merivale	Hospitality	Option 1	Option 1	Selected option 1 but requested lunchtime respite hours are adjusted to 12.30pm - 2.30pm.
109 Pitt Street	Baybridge	Commercial	Option 2	Option 2	N/A

Figure 3 Weekday preference

7. Please select your preferred timing for high noise impact work and respite periods between Monday-Friday.

More Details

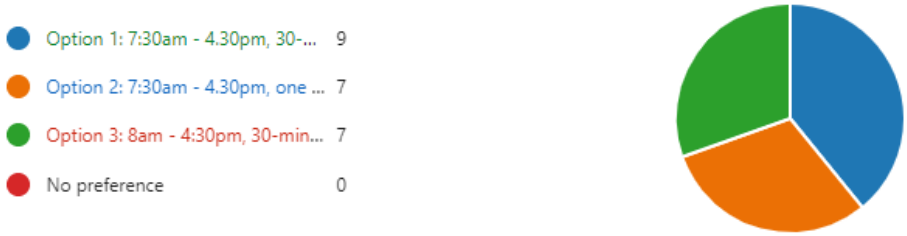


Figure 4 Saturday preference

8. Please select your preferred timing for high noise impact work and respite periods on Saturdays

More Details

7. RECOMMENDATION

Key findings from the survey indicate the following trend:

- Hotels - strong preference from the hotel stakeholders for work to start from 8am to avoid guests sleeping
- Hospitality venues – strong preference for a break during the lunchtime trade period trading period.
- Residents – preferred a later start of 8am or later.
- Commercial – preferred 7:30am start and reduced impact to standard working hours.

Given the results indicate an almost an equal split between Option 1, 2 and 3 for weekdays between the stakeholders that responded, JCG will endeavour to tailor its approach to respite hours across the sites and modify the start time depending on the location of work at each site.

JCG will initially undertake high noise activities, working under the agreed **Weekday** respite periods of **Option 1** (see note) and the agreed **Saturday** respite periods of **Option 1.**

These options reflect the needs of nearby stakeholders of the buildings of stakeholders closest to the Hunter Street West site, which is the first stage of the demolition program (November 2024). An adjust of respite options will be considered in early 2024, to ensure we tailor respite hours depending on the location of work at each site.

Note: Following feedback and a specific request from Merivale (320-2330 George Street) who is considered one of the most impacted hospitality venues. We will also adjust the lunchtime respite hours from 12pm – 2pm to 12:30pm to 2:30pm.

<u>Tailored Approach</u>

Tailoring respite options will be most easily achieved at Hunter Street West, where there is a clear delineation in buildings and construction program. The image provided (right) show's two scenario's for start times, depending on where demolition is taking place.

When working close to the hospitality venues and at a distance from the hotels, JCG will start high noise impact work at 7: 30am.When working closer to hotels and at further distance to hospitality venues, JCG will start noisy work at 8am.

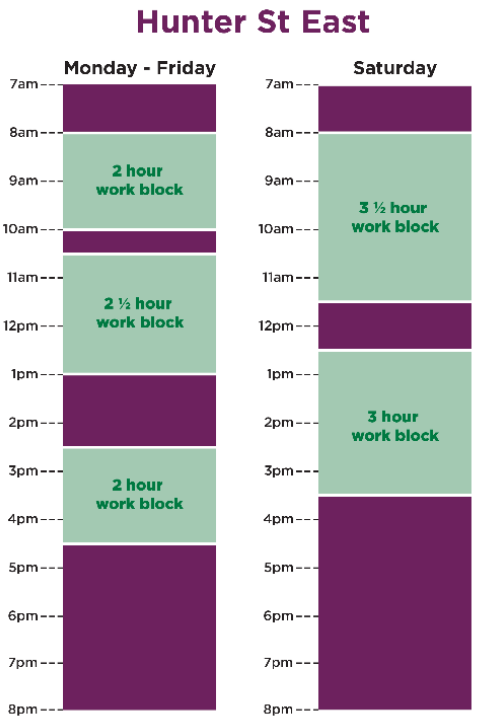
The adjustment in respite hours, will be communicated to stakeholders, prior to works commencing.

Following demolition of the existing buildings, the project will start excavating the station shafts at both sites. Consultation for respite hours will again be conducted prior to the start of shaft excavation which is expected to start from late 2024. This consultation will allow us to adjust the working hours, following feedback from the community.

8. REVISED RESPITE PERIODS

Following feedback from hotels near our Hunter Street East site, we asked the community if we could make slight change to our respite hours at Hunter Street East site. This change would be to start high noise activities from 8am and reduce the lunchtime respite period. The changes are shown in the table below.

An email was sent out to Hunter Street East stakeholders, outlining the proposed change in respite hours, and asking if they supported or objected these updated respite hours. There were no objections to our request for feedback regarding the change in respite hours.

This adjustment in respite hours, is in line with our initial recommendations to tailor respite options, following feedback from the community.

The respite hours at Hunter Street West will remain the same and may be adjusted if we receive feedback from potentially impacted stakeholders.