

19 October 2018

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Ms Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

Attention: Ellen Mannix – Senior Planning Officer – Key Sites

Dear Ms McNally,

Response to Submissions – Development Application (DA 9449) Blackwattle Bay Concrete Batching Plant Demolition, 1/1A Bridge Road, Glebe

This Response to Submissions (RtS) has been prepared by Ethos Urban on behalf of Hanson Construction Materials (Hanson) in relation to the Development Application for the demolition of the existing concrete batching plant which relates to 1/1A Bridge Road, Glebe.

The Development Application was publicly exhibition between 12 July and 8 September 2018 and received a total of two public submissions and submissions from City of Sydney (Council), the Environmental Protection Authority, the Office of Environment and Heritage, the Port Authority of NSW, Roads and Maritime Services and Transport for NSW.

Hanson and its specialist consultant team have reviewed and considered the issues raised in the public submissions and this RtS forms the response.

The RtS should be read in conjunction with the originally submitted documents and:

- Demolition Plan prepared by Hanson (**Attachment A**); and
- Noise Management Plan prepared by ERM Australia Pacific Pty Ltd (**Attachment B**);
- Quantity Surveyor Report prepared by WT Partnership (**Attachment C**);
- Air Quality Management Plan prepared by Hanson (**Attachment D**);
- A detailed response to each of the issues prepared by Ethos Urban (**Attachment E**);

This response to submissions provides an additional assessment of the proposed development against the relevant matters for consideration.

1.0 Request for Additional Information

1.1 Response to Request for Additional Information

The Department of Planning and Environment provided an email dated 13 September 2018 requesting additional information regarding the application. A response to each of these matters is provided in **Table 1** below and the following sections.

Table 1 Response to Request for Additional Information

Issue Raised	Proponent's Response
Department of Planning and Environment	
1. The Department requires the following documentation for assessment:	
i. A demolition plan to clearly show what is proposed to be demolished as part of the proposal.	A demolition plan outlining the proposed to be demolished has been provided at Attachment A .
ii. A Noise and Vibration Management Plan prepared in accordance with the relevant guidelines. This assessment must detail demolition noise impacts on nearby noise sensitive receivers and outline noise mitigation and monitoring procedures.	A Noise Management Plan including addressing noise and vibration management is provided at Attachment B . Refer to Section 1.2 for further discussion.
iii. A report from a qualified quantity surveyor providing a detailed calculation of the cost of works of the development, including details of all assumptions and components from which the CIV calculation is derived.	A quantity surveyor report has been provided at Attachment C .
2. Further analysis The Department requires further analysis regarding the following:	
i. Detailed air pollution and dust management procedures	An Air Quality report is provided at Attachment D . Refer to Section 1.3 for further discussion.

1.2 Noise Management Plan

A Noise Management Plan (refer to **Attachment B**) has been prepared by ERM Australia Pacific Pty Ltd. The Noise Management Plan identifies the key activities for the proposed works and plant and equipment to be used for the demolition work. The closest residential receivers are located approximately 40 metres to the south of the entrance to the site, and the Sydney Secondary College (Blackwattle Bay) is approximately 100 metres away from the north-west boundary of the batch plant.

The Noise Management Plan provides detailed assessment of the potentially impact receivers using attended noise monitoring from four locations on the 2nd October 2018 to establish existing background noise levels. Four demolition scenarios have been considered. Noise impacts are expected to result in exceedance of the noise management level at Sydney Secondary College (Blackwattle Bay) during all demolition works scenarios, with greatest impacts up to 10 dB above the NML during demolition of the Quarry Depot building. Compared with the background noise levels at this location, demolition noise impacts are expected from 5 – 13 dB(A) above background. At the closet residential receptors south of the site (i.e. 84 Wentworth Park Road) demolition works are expected to result in noise impacts up to 3 dB above the noise management level.

Construction vibration has also been considered in terms of the effects on the structure of the buildings and occupants of the buildings. No residential buildings are located within the safe working distances for structural damage for key plant. As vibration inducing equipment is generally located at suitable offsets from the nearest receivers, it is not anticipated that vibration will be an issue.

Control measures are outlined for each activity, including selecting low noise impact plant and equipment where possible, use of temporary screens, orienting equipment away from sensitive receivers and operating machinery in a manner which reduces maximum noise level events. Where exceedances of the noise management levels are still predicted to occur additional noise mitigation measures will be applied – including notification and verification.

Periodic noise monitoring at nominated sensitive receiver locations will be carried out to determine the effectiveness of mitigation measures against predicted impacts or when noise complaints are received, with a view to refine construction methods or techniques to minimise noise where possible.

For the protection of buildings, vibration monitoring will be carried out at the commencement of vibratory compaction work within 70 metres of buildings to ensure that safe vibration levels specified are not exceeded and to confirm safe working distances. Where vibration is found to exceed safe levels, impacts will be avoided by changing work methods and/or equipment, or through the provision of building protection measures where possible. In the event a complaint relating to property damage is received, an inspection of the property would be undertaken and an interim building condition survey prepared.

A complaints management procedure is included in the report to ensure that any complaints received relating to noise and vibration are recorded and addressed promptly.

1.3 Air Quality

The Air Quality Report (refer to **Attachment D**) has been prepared by Hanson. The report defines the dust species, wind conditions, the key proposed works relating to dust and the potential generation of dust emissions. The report outlines management of the dust through staff awareness, application of dust mitigation measures and the review of the measures. The control measures include identification of each activity, the potential air emissions and the mitigations measures to minimise potential impacts. Key dust control measures include raising awareness of dust management for employees and contractors; wetting down surfaces and using water sprays or mists where appropriate; and to avoid or minimise dust generating activities during particularly dry and windy conditions. The complaints management procedures are included in the report to ensure that any complaints received relating to air quality are recorded and addressed promptly.

2.0 Summary of Submissions

This section provides a summary of the key issues raised by City of Sydney (Council), the Environmental Protection Authority, the Office of Environment and Heritage, the Port Authority of NSW, Roads and Maritime Services and Transport for NSW and two submissions from the general public during the public exhibition of the Development Application. A response to each of the issues raised is provided in the **Attachment E**.

3.0 Conclusion


Hanson, and its expert project team have considered the submissions made in relation to the public exhibition of the development application. A considered and detail response to all the submissions has been provided in **Attachment E**. Overall, issues raised in submissions have been addressed by the preparation of the requested management plans, which demonstrate that off-site noise and air quality issues can be adequately managed.

We trust the above information is sufficient to allow a prompt assessment of the development application. Should you have any queries about this matter, please do not hesitate to contact me on 9409 4942 or cpon@ethosurban.com.

Yours sincerely,



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