



7 MARCH 2013

TUESDAY 12 MARCH 2013.

LATE ITEMS

Ordinary Meeting of Council Meeting No. 4/13

**Council Chambers, Level 6, Civic Centre,
1 Devlin Street, Ryde - 7.30pm**

Meeting Date: Tuesday 12 March 2013
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

NOTICE OF BUSINESS

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LATE ITEMS

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| 12 | STAMFORD MAJOR PROJECT MODIFICATION APPLICATION -
DRAFT SUBMISSION. 110-114 Herring Road, Macquarie Park. Lot 1
DP780314 | 93 |

LATE ITEMS

11 NIGHT WORKS PERMIT - Macquarie Shopping Centre Development

Report prepared by: Team Leader - Environmental Health

File No.: CRS2011/1153090 - BP13/331

REPORT SUMMARY

Following approval from Council, night works re-commenced at Macquarie Shopping Centre on Monday 18 February 2013. No complaints have been received concerning the current works.

A further application has been submitted to carry out night works from Thursday 14 March 2013 to Friday 12 April 2013, subject to the same noise level limits. In addition, special approval is sought to increase the noise level limit to 69dB(A) between 7.00pm - 11.00pm on Monday 18 March 2013, Tuesday 19 March 2013, Tuesday 2 April 2013 and Wednesday 3 April 2013 to enable demolition work to be carried out over Link Road.

Most of the proposed works are expected to have a low impact. However, the demolition of the concrete structure over Link Road is expected to have a medium impact.

This report recommends the approval of the proposed night works, including the increased noise limit to enable the demolition work to be carried out over Link Road.

RECOMMENDATION:

- (a) That the application for approval to carry out night works from Thursday 14 March 2013 to Friday 12 March 2013 be approved subject to the following conditions:
1. This approval commences on Thursday 14 March 2013 and expires on Friday 12 March 2013, unless sooner suspended or revoked.
 2. The scope of works are limited to the works listed below and detailed in the Acoustic Report submitted with the application for approval:
 - Limited services diversions
 - Removal of facades
 - Limited preparation works for bored piers
 - Limited construction of bored piers
 - Limited construction of pier caps
 - Installation of preliminary steelwork.
 - Demolition of overhead concrete structures.
 3. All feasible and reasonable practices must be implemented to control the emission of noise.

ITEM 11 (continued)

4. Unless otherwise approved, the work may be carried out on Monday to Thursday nights between 7.00pm and 7.00am the following day.
5. The demolition of the overhead concrete structures may be carried out between 7.00pm -11.00pm on Monday 18 March 2013, Tuesday 19 March 2013, Tuesday 2 April 2013 and Wednesday 3 April 2013
6. Unless otherwise approved, the noise level (Leq, 15 minute) from the demolition and construction work must not exceed the following noise level limits at the most noise affected residential premises in the vicinity:
 - (a) evening period (7.00pm - 11.00pm): 62dB(A)
 - (b) night-time period (11.00pm - 7.00am): 51dB(A)
7. The noise level (Leq, 15 minute) from the demolition of the overhead concrete structures must not exceed 69dB(A) at the most affected residential premises in the vicinity.
8. All potentially affected residents must be notified of the proposed works at least 48 hours before the works begin.
9. A manned 24 hour telephone contact line must be provided for affected residents to report noise problems.
10. A noise logger must be installed to continuously monitor the noise level at 16 Cottonwood Cres, North Ryde.
11. A suitably qualified acoustical consultant must be employed to carry out attended noise measurements for each construction activity undertaken, and when complaints are received about the level of noise, to ensure compliance with the noise level limits.
12. Where the noise exceeds the noise level limits, appropriate remedial action must be taken or the work must cease as soon as it is safe to do so.
13. Council must be notified in writing within 24 hours if the noise level limits are exceeded or any noise complaints are received.
14. Weekly noise monitoring reports must be submitted to Council before close of business on the Friday of the following week.
15. The weekly noise monitoring reports must include the following information:
 - The type of monitoring conducted (eg. routine monitoring of construction activities or following complaints) and a brief statement of the measurement method.
 - The noise limits specified in the approval.
 - A description of the nearest affected residences or, in the case of

ITEM 11 (continued)

complaints, a description of the complainant location and complaint.

- A plan or diagram showing the location of the noise generating works and monitoring locations.
- A description of the instrumentation used.
- The name and qualifications of the personnel carrying out the monitoring.
- The weather conditions during monitoring.
- The dates, times and durations of monitoring.
- A clear description of the construction activities taking place during the monitoring.
- The results of the monitoring at each monitoring location, including a comparison with the relevant noise limits.
- A clear statement outlining the projects compliance or non-compliance with the approval conditions.
- The reasons for any non-compliance and details of any remedial action taken or strategies proposed to minimise the noise.

16. Council may suspend or revoke this approval for failure to comply with the conditions of approval or if significant numbers of complaints are received.

- (b) That the Group Manager - Environment and Planning be given delegated authority to determine future applications to carry out night works unless a direction is received from Council to the contrary.
- (c) That the Group Manager - Environment and Planning be given delegated authority to suspend or revoke any night works approval granted.

ATTACHMENTS

- 1 Elton Consulting Community Consultation Activities Report - February 2013
- 2 AMP Weekly Acoustic Monitoring Report 18/2/13 - 21/2/13
- 3 Acoustic Logic Construction Noise Report 27/1/13 - 20/2/13
- 4 AMP Weekly Acoustic Monitoring Report 25/2/13 - 28/2/13
- 5 Acoustic Logic Construction Noise Report 23/2/13 - 4/3/13
- 6 Acoustic Logic Review of Construction Noise Criteria 1/3/13
- 7 AMP Capital Acoustic Report - March 2013

ITEM 11 (continued)

Report Prepared By:

Craig Redfern
Team Leader - Environmental Health

Report Approved By:

Scott Cox
Manager Environmental Health & Building

Dominic Johnson
Group Manager - Environment & Planning

ITEM 11 (continued)**Background**

On 12 February 2013 Council considered an application from AMP to carry out night works at Macquarie Shopping Centre from Wednesday 13 February 2013 to Wednesday 13 March 2013 and adopted the following resolution:

That the following conditions to apply in the consent granted:

- (a) *That AMP be granted approval to continue night work at the Macquarie Centre subject to the following conditions being met:*
- *Submission of a monthly noise event plan by AMP*
 - *Ensure that there is a Noise monitoring unit located in Cottonwood Crescent*
 - *Installation of double glazing and acoustic seals as agreed with the Body Corporate 16 Cottonwood Crescent*
 - *Weekly reporting of Noise to Council*
 - *Immediate notification (next business day) of exceedances*
 - *The noise level (Leq, 15 minute) from the construction work must not exceed the following noise level limits when measured at the most exposed boundary of the most noise affected residential premises:*
 - (a) *evening period (7.00pm – 11.00pm) 62dB(A)*
 - (b) *night-time period (11.00pm – 7.00am) 51dB(A)*
- (b) *That AMP review traffic management of the site to alleviate the negative impact of construction on business within the Macquarie Centre including display of prominent information regarding the use of public roads.*
- (c) *That AMP confirm that the dust generated from the site poses no health risk to residents.*

That the following conditions also apply:

1. *Construction work may be carried out in Link Road on Monday to Thursday nights between 7.00pm and 7.00am the following day.*
2. *The scope of works are limited to the works listed below and detailed in the Acoustic Report submitted with the application for approval:*
 - *Limited services diversions.*
 - *Removal of facades.*
 - *Limited preparation works for bored piers.*
 - *Limited construction of bored piers.*
 - *Limited construction of pier caps.*
 - *Installation of preliminary steelwork.*
3. *All feasible and reasonable practices must be implemented to control or minimise the emission of noise.*

ITEM 11 (continued)

4. *The noise level (Leq, 15 minute) from the construction work must not exceed the following noise level limits when measured at the most exposed boundary of the most noise affected residential premises:*
 - (a) *evening period (7.00pm - 11.00pm): 62dB(A)*
 - (b) *night-time period (11.00pm - 7.00am): 51dB(A)*
5. *All potentially affected residents must be notified of the proposed works at least seven (7) days before the works begin.*
6. *A manned 24 hour telephone contact line must be provided for affected residents to report noise problems.*
7. *A suitably qualified acoustical consultant must be engaged to carry out attended noise measurements for each construction activity undertaken, and when complaints are received about the level of noise, to ensure that the noise level limits are being met.*
8. *The noise monitoring program must include the maximum noise levels (LMax or L1) from the construction work, and the extent to which these levels exceed the background noise level (L90) and the number of times this occurs during the night-time period, together with an assessment of the potential sleep disturbance impact.*
9. *The noise monitoring report must include the following information:*
 - *The type of monitoring conducted (eg. at a particular stage or following complaints) and a brief statement of the measurement method.*
 - *The noise limits specified in the approval.*
 - *A description of the nearest affected residences or, in the case of complaints, a description of the complainant location and complaint.*
 - *A plan or diagram showing the location of the noise generating works and monitoring locations.*
 - *A description of the instrumentation used.*
 - *The name and qualifications of the personnel carrying out the monitoring.*
 - *The weather conditions during monitoring.*
 - *The dates, times and durations of monitoring.*
 - *A clear description of the construction activities taking place during the monitoring.*
 - *The results of the monitoring at each monitoring location, including a comparison with the relevant noise limits or background noise level as applicable.*
 - *A clear statement outlining the projects compliance or non-compliance with the approval conditions and potential sleep disturbance impact.*

ITEM 11 (continued)

- *The reasons for any non-compliance and details of any remedial action taken or strategies proposed to minimise the noise.*
10. *Council may suspend or revoke this approval for failure to comply with the conditions of approval or if significant numbers of complaints are received.*
 11. *That a review of these arrangements be undertaken within a month and be brought to Council.*

Discussion

A further application has been submitted to carry out night works from Thursday 14 March 2013 to Friday 12 April 2013.

A number of reports have also been submitted by the applicant and are **ATTACHED**.

Community Consultation and Response:

No complaints have been received concerning the night works, which re-commenced on Monday 18 February 2013.

According to the Community Consultation Report prepared by Elton Consulting a flyer was distributed to notify nearby residents of the re-commencement of night works and the project information line has continued to operate 24 hours a day.

AMP has also offered to upgrade the windows and window seals at 16 Cottonwood Crescent. However, the approval of the Owners Corporation is required before this work can proceed.

Noise Monitoring Results:

A number of noise monitoring reports have been submitted for the current approval period.

Attended measurements on 18 February 2013 found that the noise level from the facade removal work was below the evening noise level limit of 62dB(A). However, the work had to stop at 11.00pm because the night-time noise level limit of 51dB(A) could not be met.

The facade removal work continued over the next two weeks between 7.00pm - 11.00pm (Mondays to Thursdays only) but the other works that were scheduled to be carried out at night were completed during the day or re-scheduled.

Continuous noise logging also continued to be carried out and an additional noise logger was installed adjacent to 16 Cottonwood Crescent on 25 February 2013.

According to the reports submitted there is no discernable difference in noise levels during periods when construction work is taking place and when there is no construction work and a review of the logging results provided supports this conclusion.

ITEM 11 (continued)***Traffic Management:***

AMP have engaged Colston Budd Hunt & Kafes (CBHK) to carry out a traffic management review and provide recommendations to improve flow and convenience.

CBHK have also been asked to review the directions for motorists in surrounding streets. Currently, there are four variable message signboards to advise motorists of the best access – two in Herring Road, one in Talavera Road and one in Waterloo Road.

Dust Emissions:

AMP engaged Noel Arnold & Associates Pty Ltd to review the work practices on the site and to comment on the likelihood of an increased health risk due to dust emissions from the site.

The review revealed that all asbestos materials identified on the site were removed under controlled conditions by licensed asbestos removal contractors and air monitoring carried out during the work found no detectable asbestos fibres in the air.

The review also found that there was the potential for dust to be generated during excavation works and concrete cutting operations and that the measures being taken to minimise the emission of dust, including the use of water misting canons and dust screens, were considered good environmental practice.

The review concluded that it is highly unlikely that the works have resulted in any increased health risk to neighbouring residents.

Proposed Works:

Approval is sought to carry out night works on Monday to Thursday nights between 7.00pm and 7.00am the following morning from Thursday 14 March 2013 to Friday 12 April 2013, subject to the current noise level limits.

In addition, special approval is sought to increase the noise level limit to 69dB(A) between 7.00pm - 11.00pm on Monday 18 March 2013, Tuesday 19 March 2013, Tuesday 2 April 2013 and Wednesday 3 April 2013 to enable demolition work to be carried out over Link Road.

Noise Impact Assessment:

Details of the construction activities proposed and the proposed noise control measures are set out in the following table:

ITEM 11 (continued)
Proposed Works – 14 March 2013 to 13 April 2013

Construction Activity	Construction Methodology	Control Measures
Limited services diversions in Link Road. Will require partial demolition of some kerbs, gutters and road surfaces. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Sawcutting of road/concrete will require use of road saws and excavator. Sawcutting to be undertaken during the day. Excavation to proceed at night.	Acoustic fencing located in proximity of noise source. Excavator to have reversing beeper acoustically treated.
Removal of facades in Link Road to expose existing structure. Work at height over the road precludes work being undertaken during the day.	Using cranes & boom lifts for access. Use hand power tools to remove facade. Trucks to remove demolition materials from site.	No use of Jack Hammering (power tools only). Boom lifts to have reversing beepers acoustically treated. Trucks to move forward through Link Road from Waterloo Road to Talavera Road. Materials to be loaded carefully into the trucks for disposal from site.
Limited preparation works for bored piers. Will require removal of some kerbs and gutters and excavation of gardens. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Sawcutting of road/concrete will require use of road saws and excavator. Sawcutting to be undertaken during the day. Excavation to proceed at night.	Acoustic fencing located in proximity of noise source. Excavator to have reversing beeper acoustically treated.
Limited construction of bored piers in Link Road. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Using various piling rigs for drilling and concrete trucks for pouring concrete. Excavators & dump trucks to remove spoil.	Acoustic screening to be located in proximity of noise source. Excavator/piling rig to have reversing beeper acoustically treated. Concrete trucks directed to drive forwards as reversing beepers cannot be silenced.
Limited Construction of pier caps. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Using excavators to remove soil, preparation of tops of piles and carpenters assembling formwork. Concrete trucks delivering concrete	Acoustic fencing to be located in proximity of noise source. Excavator to have reversing beeper acoustically treated. Concrete trucks directed to drive forwards as reversing beepers cannot be silenced. Works to start at the centre of Link Road away from residents.
Installation of some preliminary steelwork in Link Rd. Work at height over the road precludes	Use of crane and mobile access equipment to install steelwork	Steelwork to be installed with soft slings to secure steelwork. Bolts secured hand tight or with

ITEM 11 (continued)

Construction Activity	Construction Methodology	Control Measures
installation whilst the public is utilising Link Road.		the use of electric torque wrenches. Boom lifts to have reversing beepers silenced.
Demolition of overhead concrete structure over Link Road. Safety precludes this being undertaken with the public on Link Road.	Using cranes & boom lifts for access. Use hand power tools to remove sections of facade. Use of crane and mobile access equipment to reach elevated sections. Sawcutting to be undertaken during the day and evening period only.	Approval sought for works will be completed in the day and evening periods only. No works to be undertaken after 11:00pm (Night Period). Noise level not to exceed 69dB(A). Demolition to be undertaken using sawcutting with screening where possible in preference to hammering methods. 300tonne crane to be setup in Link Road to lower sections. Concrete sections to be removed from site for crushing.

According to the Acoustic Report submitted with the application most of the proposed works are expected to have a low impact. However, the demolition of the concrete structure over Link Road is expected to have a medium impact.

The demolition work over Link Road will require closure of the road for safety reasons and cannot be carried out without exceeding the current approved noise level limits. However, restricting the work to between 7.00am - 11.00pm on two periods of two days should minimise the impact on nearby residents.

Other options considered included closing Link Road for 5 days between 7.00am - 7.00pm and closing Link Road for 12 days between 3.00pm - 11.00pm.

Following consultation with the retailers and acoustical consultant, AMP believes that the option proposed is the best option for the following reasons:

- Closing the road for 5 consecutive days is likely to have an adverse impact on retailers, customers and local traffic.
- Extending the work over 12 evenings will have a greater impact on nearby residents.
- Closing the road for part of the day may confuse customers and create traffic management issues.

An assessment of the potential for sleep disturbance has also been carried out and concluded that the potential is low.

In addition, the installation of improved glazing and other acoustic treatments to the worst affected residential premises will further reduce the noise impact.

ITEM 11 (continued)***Future Approvals:***

Based on the effectiveness of the recent noise management strategies it is recommended that future approvals be delegated to the Group Manager - Environment and Planning unless otherwise directed by Council.

This will also allow a more thorough assessment of the noise impact as the current process only allows 2 weeks collect and analyse data.

Financial Implications

Adoption of the recommendation will have no financial impact.

Conclusion

AMP have implemented the measures required to control and monitor the noise during the current night works and have been consulting with the community to minimise any potential impacts.

The control measures and time restrictions proposed for the proposed night works from Thursday 14 March 2013 to Friday 12 April 2013 are considered appropriate and it is recommended that the application be approved subject to conditions.

ITEM 11 (continued)

ATTACHMENT 1



1 March 2013

Community consultation activities in February 2013

In February 2013, the project did not receive any noise or nightwork related complaints. Council received only one complaint relating to footpath access during the day time, outside the Talavera Road construction site. A complaints log is shown on page 2.

The Community Liaison Officers continue to engage with the surrounding residents and have undertaken a number of activities including:

- The fourth community newsletter was distributed to residents adjacent to the Macquarie Centre Development Project on 5 February 2013, and to individuals on the project's database who requested to be kept informed. The newsletter ensured residents were aware of upcoming construction activities, as well as providing an update on road closures, shopping centre changes and nightworks. The community newsletter was also published on the project website.
- A flyer was also distributed on 15 and 18 February 2013 to notify residents of the re-commencement of nightworks following an approval from Council at its meeting on Tuesday 12 February 2013.
- Community Liaison Officers personal telephone numbers continue to be publicised, as requested by Council, in each of the publications to the community.
- Following the re-commencement of nightworks, updated scripts were provided to Council to handle incoming calls about the project.
- The CLOs continue to stay in contact and work with the project's key stakeholders. Follow up contact is made on a regular basis to ensure key stakeholders are kept informed and feedback is received.
- The project wrote to residents of 16 Cottonwood Crescent, requesting a meeting to discuss construction works and to offer possible noise treatments to their building. Five residents attended the meeting on 8 February 2012.

Following the meeting, the project met with Mr John Hogg, (Body Corporate representative of 16 Cottonwood Crescent) and agreed to upgrade the windows and window seals of the apartments within this building. A glazier has also inspected the site to develop a plan for implementation.

Mr Hogg has recently informed the project that upgrade works cannot commence as quickly as previously advised because an Extraordinary General Meeting (EGM) must take place to gain approval from the Body Corporate to carry out works. The EGM is scheduled for 15 March.

- A meeting has taken place and agreement reached between the project and a resident of 8 Cottonwood Crescent to upgrade the seals of their bedroom and bathroom windows as well as install a ceiling fan/light to increase air flow in the apartment. Further discussions are underway to finalise implementation of the agreed upgrades.
- On 26 February, the project was notified of trucks parking on Khartoum Road, the site of a previous complaint to the project. Following investigations by the construction team, it was established that the trucks were from a different building site, unrelated to the Macquarie Centre Development. AMP and the Community Liaison Officers (CLOs) immediately notified Council and the previous complainant.
- The project information line continues to be active 24 hours a day, using a specialist call centre. All calls to the information line are now immediately escalated to the CLOs.

ITEM 11 (continued)

ATTACHMENT 1

Complaints Log – February 2013

Complainants' summary table					
Number of complainants - 1					
Date	Address	Event type	Complaint	Response	Response time
28/2/13	Unknown	Phone call to Council	<ul style="list-style-type: none"> ◊ CLO phoned Council to gain feedback on any complaints received regarding the Macquarie Centre Development Project. ◊ Council notified CLO of an email complaint received from a cyclist who said their access past the Talavera Road construction site had become obstructed. ◊ Please note: The complaint was regarding day time construction works and was not related to noise. 	<ul style="list-style-type: none"> ◊ Complainant details were not provided by the council officer. ◊ CLO requested the Council Officer ask the complainant to contact the project to discuss this issue. Following permission, the complainant's email was forwarded by Council to the project team for response. ◊ CLO followed up complaint with construction team ◊ A response was provided to Council and the complainant stating: <ul style="list-style-type: none"> ... Construction team is aware of the complainant's concerns and has been working to resolve this issue. ... This issue related to a broken Telstra pit lid and the width of the footpath. The pit lid has now been replaced, the footpath has been widened and traffic controllers are managing pedestrian and cycle access. The speed of some cyclists along the shared pathway is a concern that is being managed by traffic controllers. 	Same day

ITEM 11 (continued)

ATTACHMENT 2

**AMP MACQUARIE REDEVELOPMENT PROJECT
WEEKLY ACOUSTIC MONITORING REPORT**

Period: Monday 18th February 2013 to 11.00pm Thursday 21st February 2013

1.0 Summary

- Approval to recommence night-works was provided in the RCC letter dated 14 February 2013 (received 15 February 2013).
- WDC recommenced Soft stripping of façade on Monday 18 February 2013 from 7.00pm and suspended works at 11.00pm.
- Attended onsite monitoring was undertaken by Acoustic Logic Consultancy with additional acoustic screening in place for the period nominated above; confirming that the works could be completed in the evening period (noise level not to exceed 62dB(A)) between 7.00pm and 11.00pm (see attached)
- It was deemed that works could not proceed past 11.00pm (Noise Level not to exceed 51 dB(A)); and works externally ceased.
- Limited works as undertaken on Monday evening were subsequently completed on Tuesday, Wednesday and Thursday evenings between 7.00pm and 11.00pm only.
- No works were undertaken in the reporting period after 11.00pm.
- Onsite unattended monitoring was also maintained on a 24 hour basis for the week (including non-work periods).

2.0 Noise Monitoring Report Information

2.1 Attended Monitoring:

Please refer to the attached template document which is designed to be completed by the Acoustic Consultant onsite during each attended monitoring session to confirm the specified information requested in Section 13 of the RCC letter dated 14 February 2013.

Attended Noise Monitoring was undertaken on the following occasions:

- Monday 18 February 2013: recommencement of works following new approval conditions use of boom lift for soft façade stripping between 7.00pm and 11.00pm only.

2.2 Unattended Monitoring:

Unattended monitoring was maintained onsite as per previous approvals. This monitoring is recording on a continuous 24 hour basis and is included in the attachments.

Night-works was only undertaken during the following periods:

- Monday 18 February 2013 : 7.00pm to 11.00pm
- Tuesday 19 February 2013 : 7.00pm to 11.00pm
- Wednesday 20 February 2013 : 7.00pm to 11.00pm

ITEM 11 (continued)

ATTACHMENT 2

Based on the results of unattended noise logging at the Macquarie Centre project there is no discernable difference in noise levels during periods when night works were undertaken and when no works were being conducted. Based on the recorded noise levels over the period presented in this report there was no impact on the surrounding residential receivers as a result of activities undertaken on the site during night time hours.

During the monitoring period when night works were in operation there were a number of noise peaks which are discussed below:

1. Monday 18th Feb 2013 -- 21:00 Spike to 70 dB(A) L_{eq} – Spike at around 9pm, the noise level recorded during this time included a significant raise in all three descriptors (L_{10} , L_{eq} and L_{90}). During typical construction activities the L_{90} noise level would not be expected to be raised as significantly as recorded. Additionally a similar spike has been recorded at a similar time at the site which works are not in operation including the Sunday night before on the 17th February.
2. Tuesday 19 Feb 2013 -- 21:00 Spike to 78 dB(A) L_{eq} – similar to above the noise level is not consistent with construction noise.

Based on the repetitive noise levels at around 9pm during days when works are being undertaken and when works are not being undertaken (including Sunday night) it is concluded that there is a local noise source which is generating noise which is not associated with the construction site.

3.0 Summary

Noise Monitoring results as provided by Acoustic Logic Consultancy are attached.

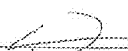
They confirm:

- All evening levels recorded while construction works were being conducted fell within the predicted levels of 62 dB(A) between 7pm and 11pm
- No exceedences as a result of Development work within the periods nominated above.
- No non-compliance with the approval conditions as a result of Development work within the periods nominated above.
- No potential sleep disturbance as a result of Development work within the periods nominated above.
- No complaints received by AMP as a result of Development work within the periods nominated above.

ITEM 11 (continued)

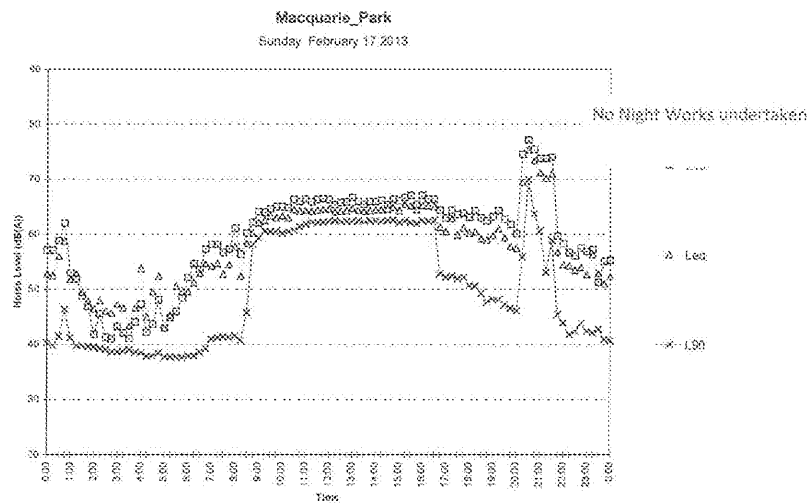
ATTACHMENT 2

Macquarie Project - Acoustic Monitoring

DATE: 18/02/17	TIME: 9:00am
DURATION: 2 hours	
NOISE GENERATING WORK DESCRIPTION: Jacada soft strip with boom lift	
NOISE GENERATION SOURCE/LOCATION (REFER TO PLAN): E14	
MONITORING LOCATION (REFER TO PLAN): 16 Cottonwood Cres	
INSTRUMENT ISSUED FOR MEASUREMENT: Masonic 140 Sound Level Analyser	
NAME/QUALIFICATIONS ACOUSTIC CONSULTANT: Tom Ambusson M. Eng. Sc. (Acoustics)	
WEATHER CONDITIONS: Overcast	
ACOUSTIC MEASURES IMPLEMENTED (REFER TO PLAN): Barrier around boom lift	
COMMENTS: noise emissions were in compliance with criteria at all times	
(REFER TO ACOUSTIC ENGINEERS DATA/REPORT REF:)	
SIGNED: 	DATE: 28/02/17

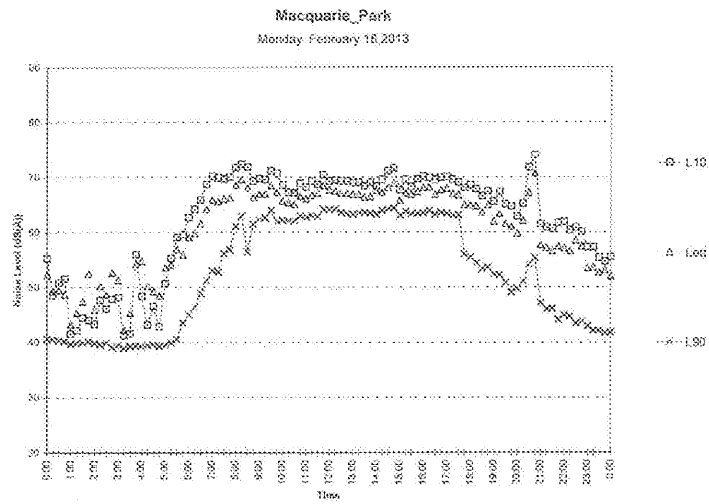
ITEM 11 (continued)

ATTACHMENT 2



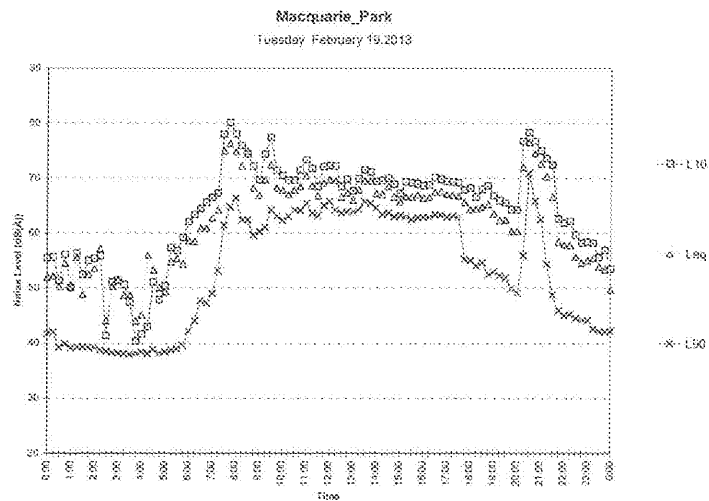
ITEM 11 (continued)

ATTACHMENT 2



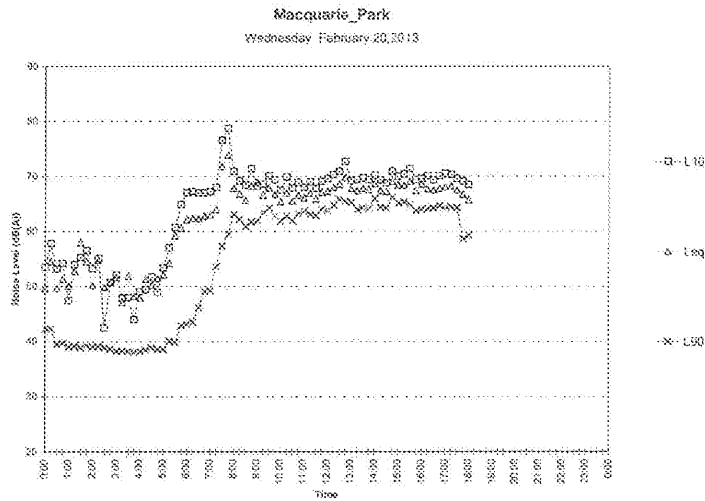
ITEM 11 (continued)

ATTACHMENT 2



ITEM 11 (continued)

ATTACHMENT 2



ITEM 11 (continued)

ATTACHMENT 3

MANAGING DIRECTORS
MATTHEW PALAVIDIS
VICTOR FATTORETTO

DIRECTORS
MATTHEW SHIELDS
BEN WHITE



Macquarie, Westfield

Construction Noise Report - February 2013

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Noise Report - February 2013.doc

1

ITEM 11 (continued)

ATTACHMENT 3

DOCUMENT CONTROL REGISTER

Project Number	20121096.2
Project Name	Macquarie, Westfield
Document Title	Construction Noise Report - February 2013
Document Reference	20121096.2/2802A/R1/BW
Issue Type	Email
Attention To	Westfield Design & Construction Pty Limited Mr Scott Cameron

Revision	Date	Document Reference	Prepared By	Checked By	Approved By
0	27/02/2013	20121096.2/2702A/R0/BW	JR		BW
1	28/02/2013	20121096.2/2702A/R1/BW	JR		BW

ITEM 11 (continued)

ATTACHMENT 3

EXECUTIVE SUMMARY

This report presents the recorded construction noise levels at the Macquarie Centre construction site located on Waterloo Rd, Macquarie Park.

The data presented in this report was recorded during the period:

- 27th January 20th February 2013.

Night works ceased to be in operation from the 25th January following the removal of approval for these works from council. Night works recommenced on Monday the 18th February from 7pm to 11pm only (no works were in operation from 11pm to 7am until this time).

Based on the discussion above this report only includes periods when night works were in operation after the 18th February (ie three nights).

The report concludes that the recorded noise levels measured at the boundary of the work site are below the maximum predicted noise levels presented in the construction noise management plan by Renzo Tonin & Associates (Ref: TF062 – 02F02-REV0). The recorded noise levels in time periods where night construction works were taking place shows little or no significant increase in sound level when no work was taking place.

The recorded noise data is shown in appendix section A.

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ITEM 11 (continued)

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1 INTRODUCTION

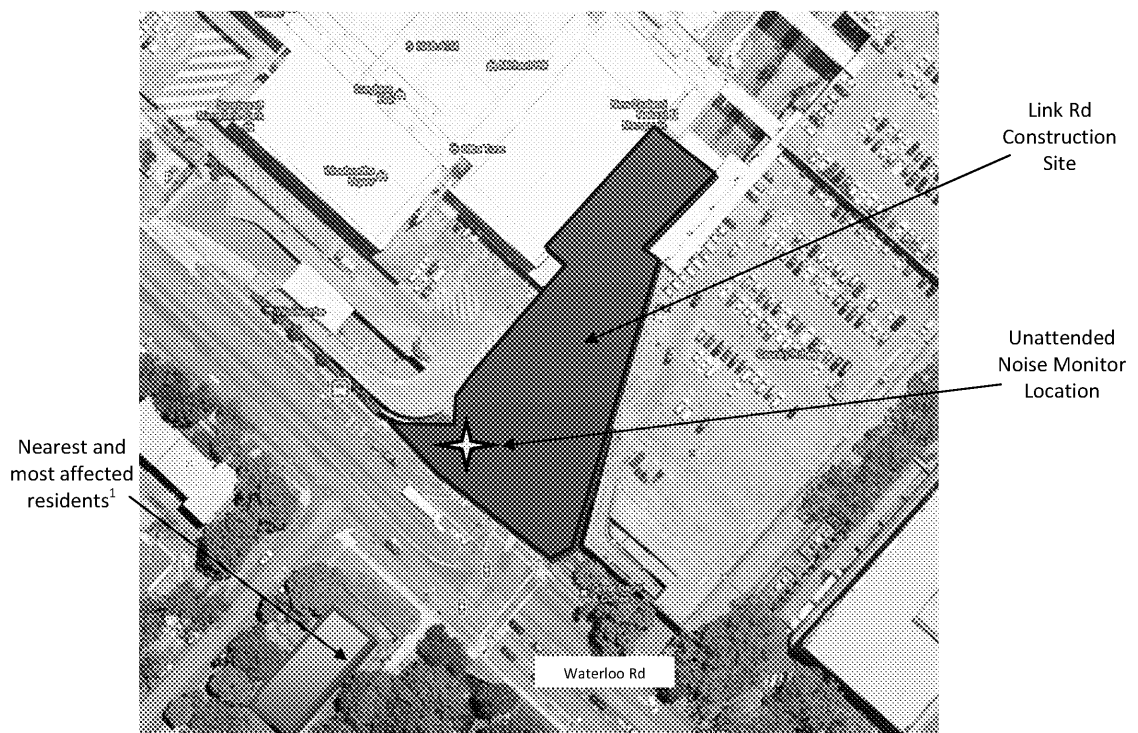
Acoustic Logic Consultancy has been engaged by Westfield Design & Construction Pty Ltd to carry out continuous construction site noise monitoring during the construction stage of the extension to the Macquarie Centre located at the Corner of Herring and Waterloo Rd's, North Ryde.

The continuous monitoring for this reporting period commenced on the 20th December 2012 and is currently ongoing.

The noise levels presented in this report represent the noise level recorded at the location of the onsite noise monitor. The recorded levels are compared to the criteria presented in the construction noise management plan by Renzo Tonin & Associates (Ref: TF062 – 02F02-REV0).

2 SITE DESCRIPTION

The construction site is located within the grounds of the Macquarie Centre Shopping precinct as shown in Figure 1. The nearest sensitive receivers identified in the original noise impact assessment are also shown.



1. Nearest residence specified by Renzo Tonin and Associates Pty Ltd in report (Ref: TF062 – 02F02(REV0))

Figure 1 – Site Description and Monitoring Locations

ITEM 11 (continued)

ATTACHMENT 3

The project consists of the upgrading of the existing centre including civil and building construction works.

3 CONSTRUCTION NOISE CRITERIA

A construction noise management plan by Renzo Tonin & Associates (Ref: TF062 – 02F02 (REV 0)) was submitted as part of the approval application for the construction works at the Macquarie Centre. The Renzo Tonin report specifies the predicted noise levels at sensitive receiver locations.

Table 1 - Renzo Tonin Predicted Levels at Receiver

Construction Activity	Time	Maximum Predicted Level at Receiver (dB(A) _{Leq(15min)})
Link Rd Demolition / Construction Works	Evening (7pm - 10pm)	61 – 69*
	Night (10pm – 7am)	61 – 69*

*Data from Renzo Tonin & Associates report (Ref: TF062 – 02F02 (REV 0))

In addition to the noise levels detailed within the report above, noise levels associated with construction noise activities have been limited to the following levels base on council requirements;

5. The noise level (Leq, 15 minute) from the construction work must not exceed the following noise level limits when measured at the most exposed boundary of the most noise affected residential premises:
 - (a) evening period (7.00pm - 11.00pm): 62dB(A)
 - (b) night-time period (11.00pm - 7.00am): 51dB(A)

ITEM 11 (continued)

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4 NOISE MONITORING

4.1 MEASUREMENT EQUIPMENT

Construction noise was monitored using an unattended Acoustic Research Laboratories Pty Ltd noise logger. The logger was programmed to store 15-minute statistical noise levels throughout the monitoring period. The equipment was calibrated at the beginning and the end of the measurement using a Rion NC-74 calibrator; no significant drift was detected. All measurements were taken on A-weighted fast response mode.

4.2 MEASUREMENT LOCATIONS

The noise monitor was installed on site at the entrance to the Macquarie Centre car-park on Waterloo Rd (Corner of Link Rd) as shown in Figure 1. The monitor is located in a position with an unimpeded line of sight to the construction works taking place. This location is representative of noise levels at the boundary of the construction site nearest to the sensitive receivers.

4.3 MEASUREMENT PERIOD

Unmanned continuous noise monitoring commenced on the 26th November 2012. The data presented in this report is from the period of 29th January to 20th February 2013.

4.4 MEASURED NOISE LEVELS

The monitored noise levels were recorded at the site and are attached to this report in appendix section A. Levels highlighted in red are periods where construction work was not taking place on site.

All evening/night time levels recorded while construction works were being conducted fell within the predicted levels of 62 dB(A) between 7pm and 11pm and 51 dB(A) between 11pm and 7am during the recorded period.

ITEM 11 (continued)

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5 DISCUSSION

Based on the results of unattended noise logging at the Macquarie Centre project there is no discernable difference in noise levels during periods when night works were undertaken and when no works were being conducted. Based on the recorded noise levels over the period presented in this report there was no impact on the surrounding residential receivers as a result of activities undertaken on the site during night time hours.

During the monitoring period when night works were in operation there were a number of noise peaks which are discussed below:

1. Monday 18th Feb 2013 – 21:00 Spike to 70 dB(A) L_{eq} – Spike at around 9pm, the noise level recorded during this time included a significant raise in all three descriptors (L_{10} , L_{eq} and L_{90}). During typical construction activities the L_{90} noise level would not be expected to be raised as significantly as recorded. Additionally a similar spike has been recorded at a similar time at the site which works are not in operating including the Sunday night before on the 17th February.
2. Tuesday 19 Feb 2013 – 21:00 Spike to 78 dB(A) L_{eq} – similar to above the noise level is not consistent with construction noise.

Based on the repetitive noise levels at around 9pm during days when works are being undertaken and when works are not being undertaken (including Sunday night) it is concluded that there is a local noise source which is generating noise which is not associated with the construction site.

6 CONCLUSION

Long term Construction noise monitoring has been conducted from January 29th to 20th February 2013. Noise from the site impacting the nearest sensitive receivers was found to fully comply with the maximum levels as required by council during the period. There was no significant difference in recorded sound levels in periods when construction works were taking place and in periods where there were no construction works.

No night works were undertaken during the reporting period other than the 18th to the 20th February, all other times the noise data presents existing noise levels only.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Consultancy Pty Ltd
Ben White

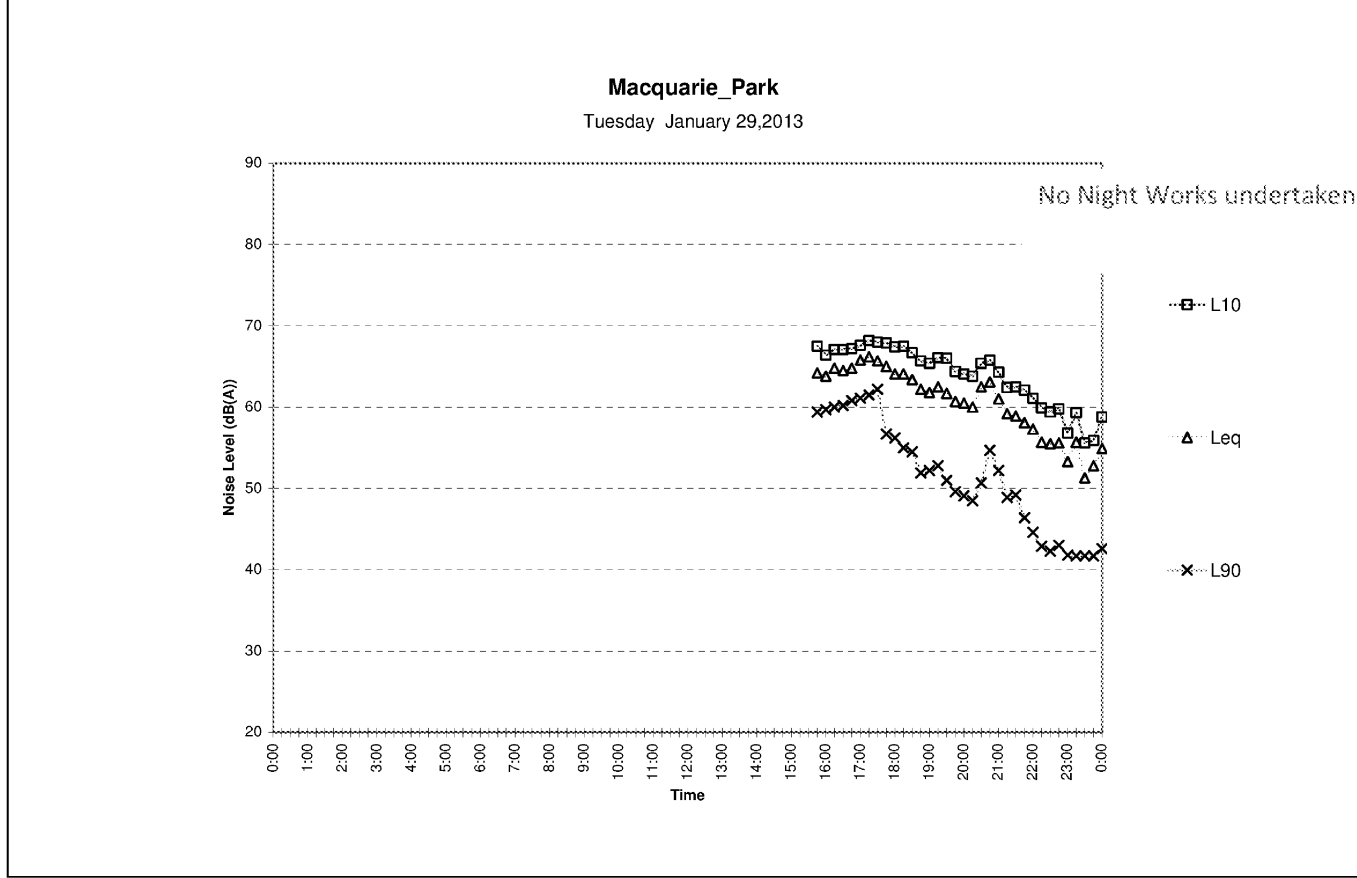
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ATTACHMENT 3

APPENDIX A -- NOISE MONITOR DATA

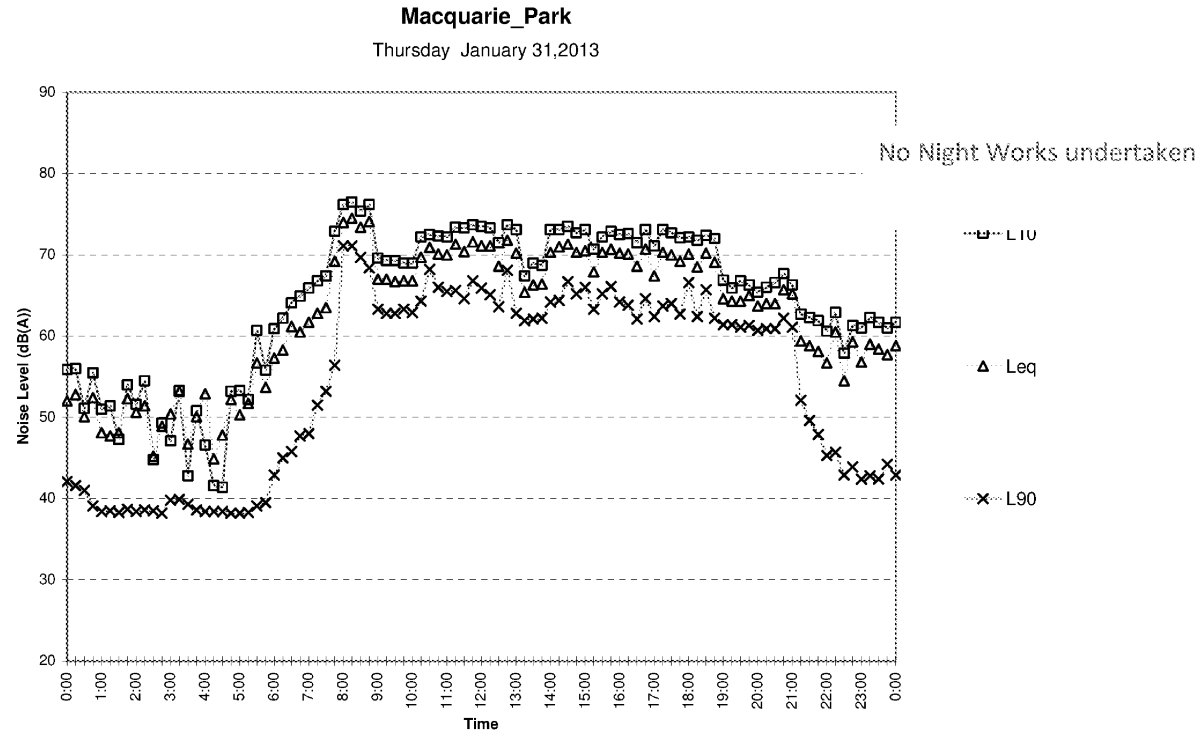
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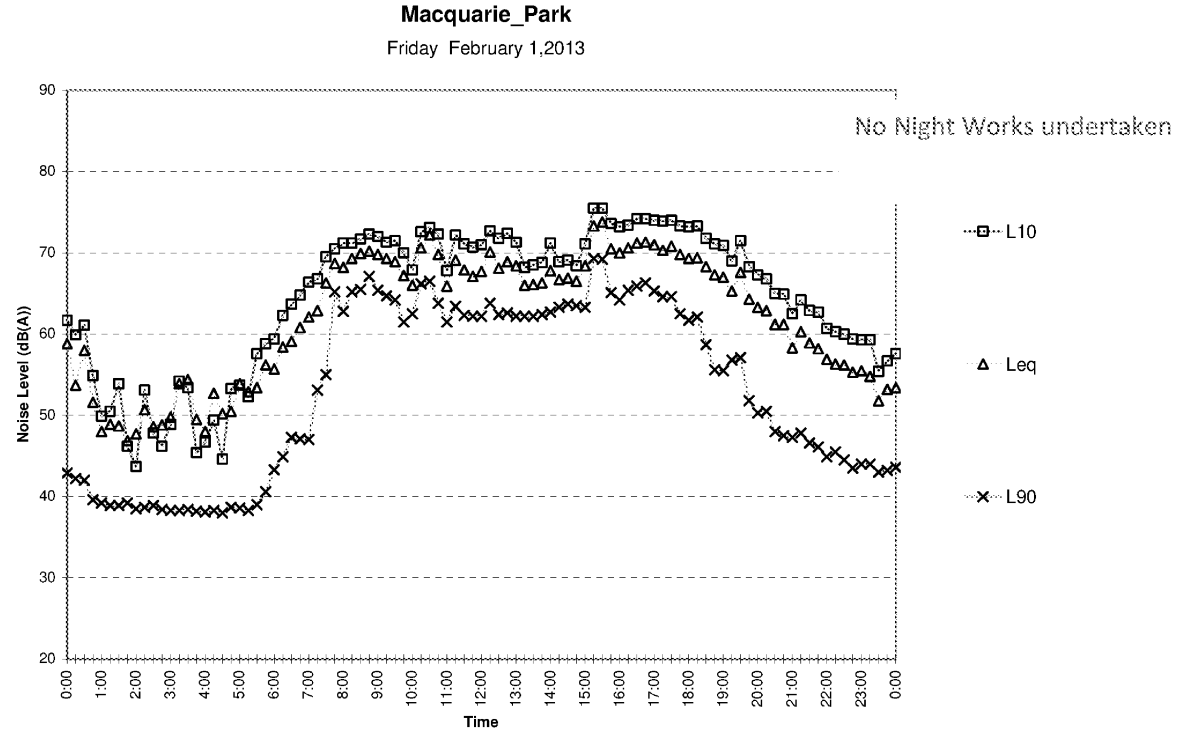
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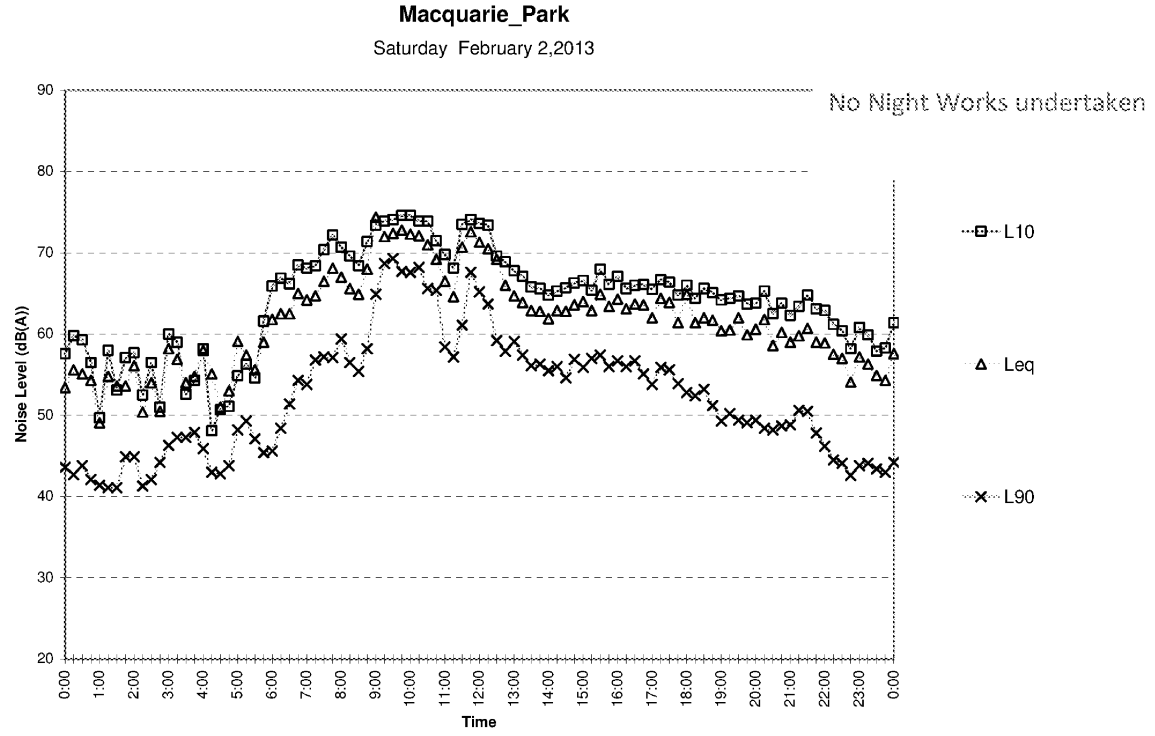
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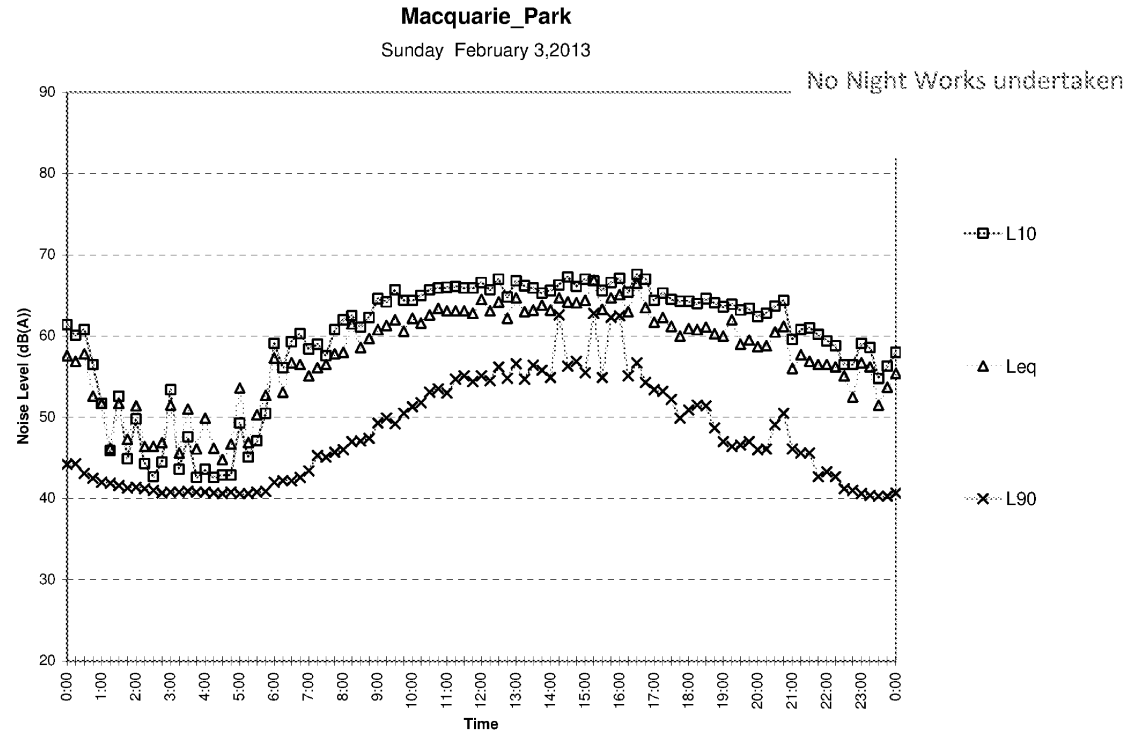
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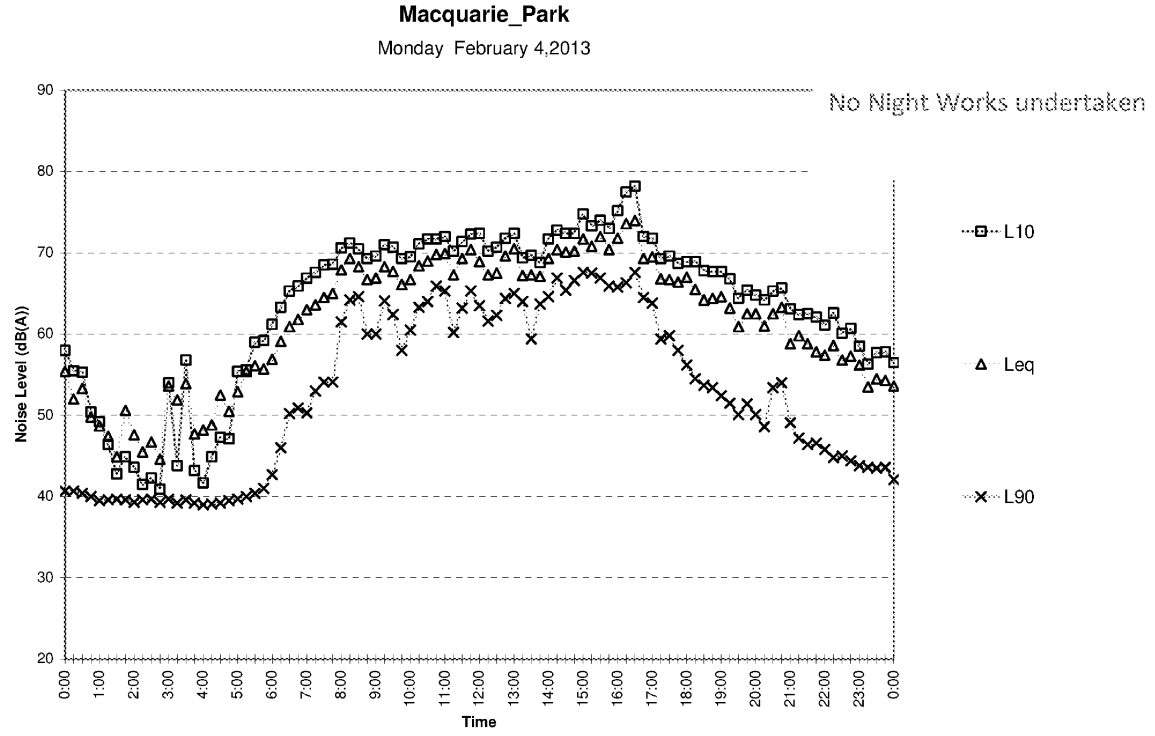
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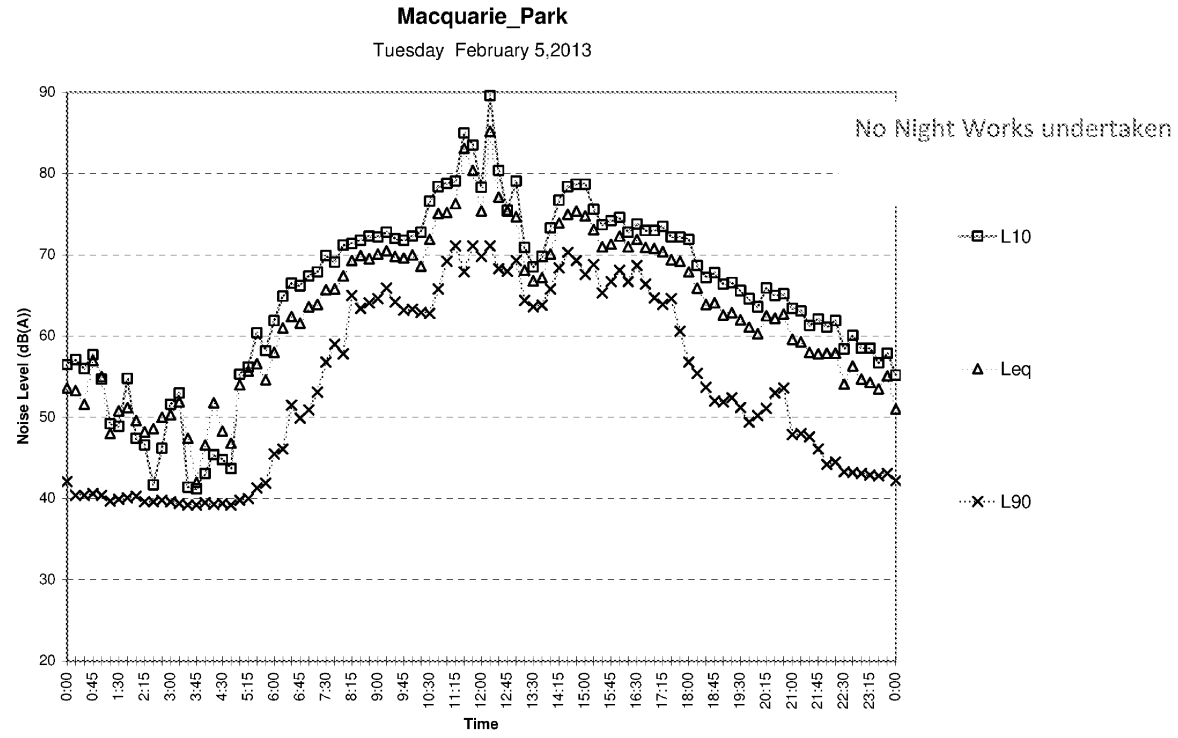
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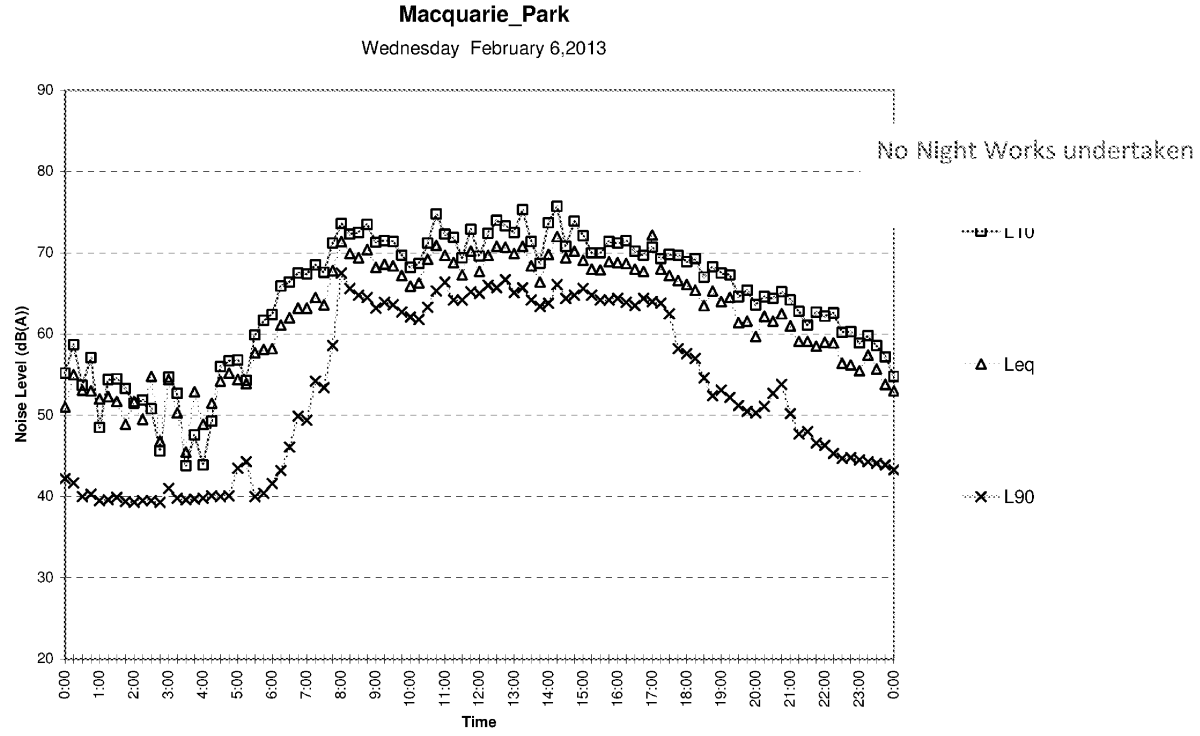
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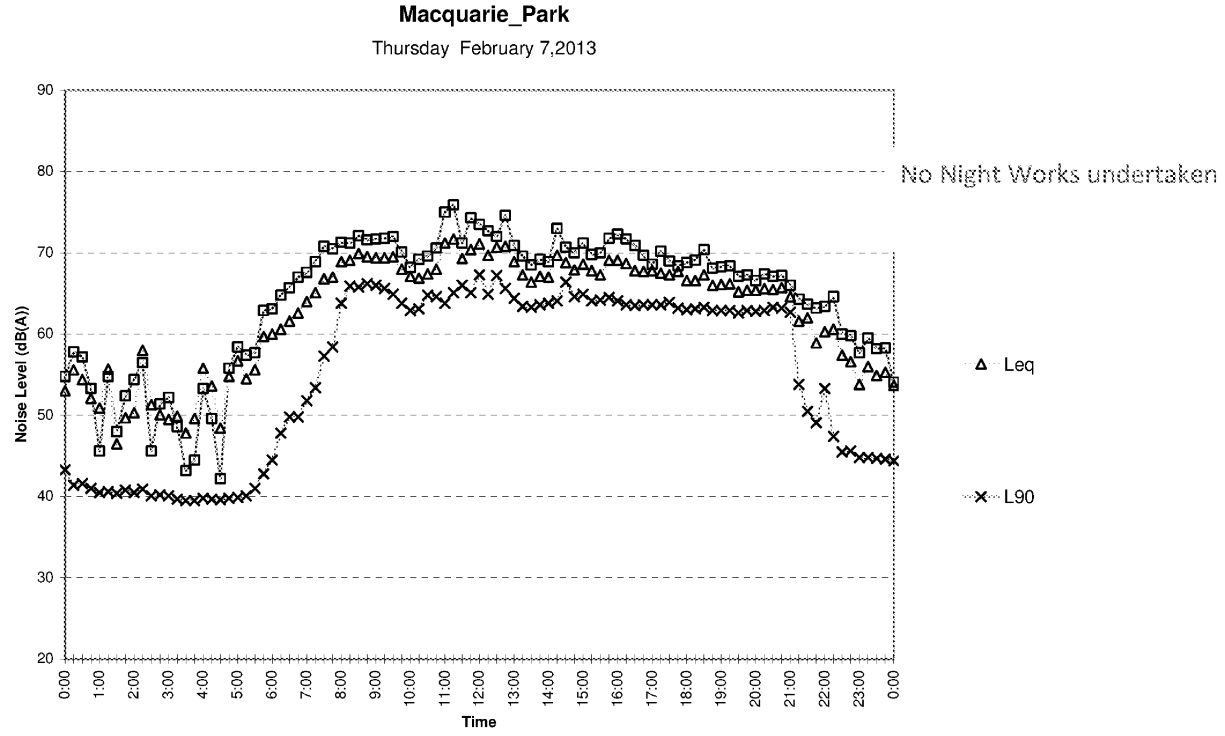
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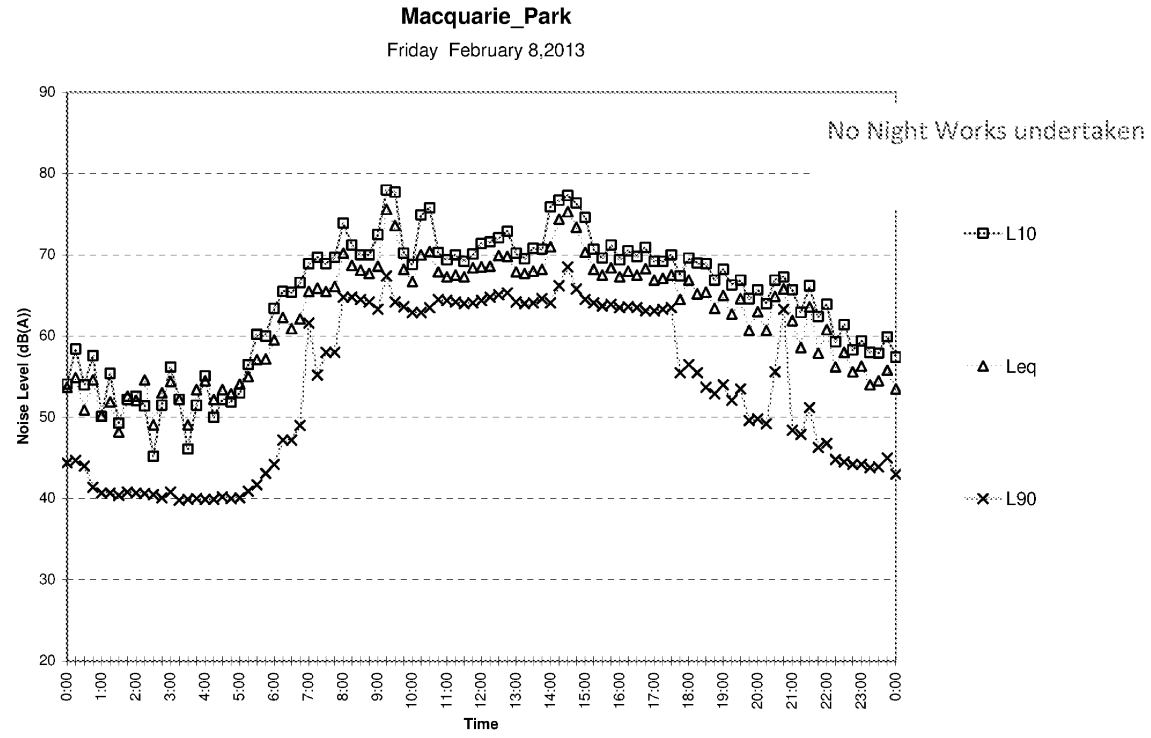
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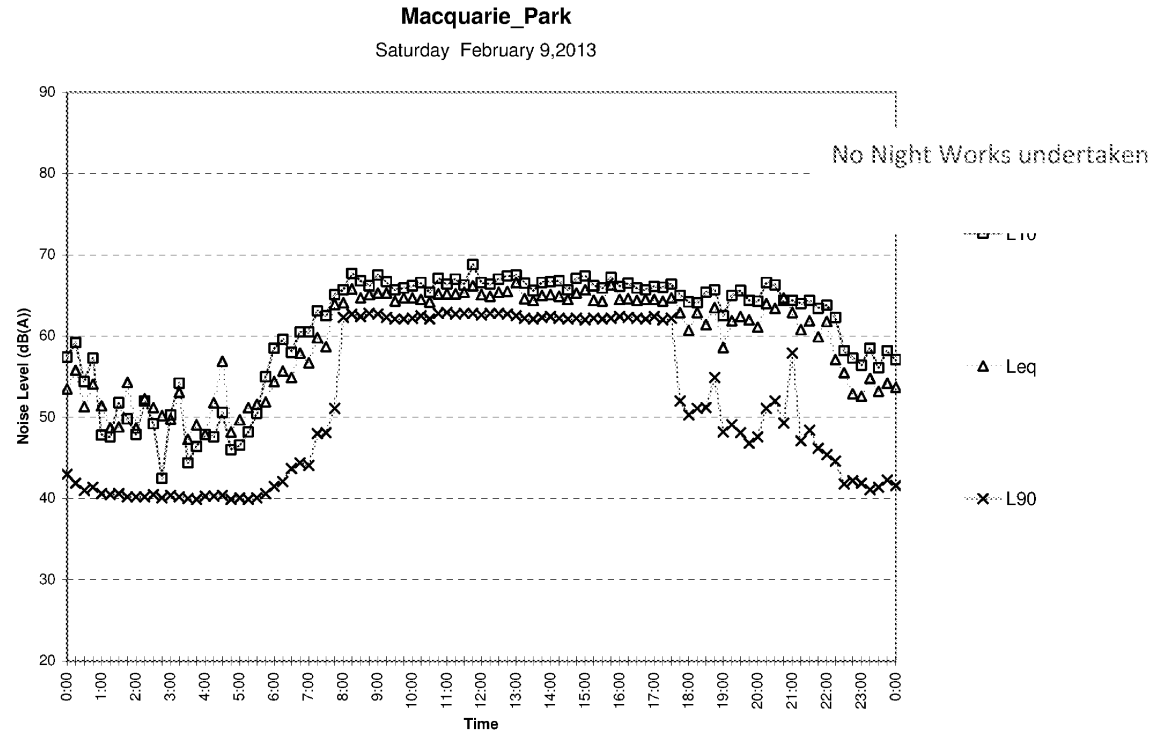
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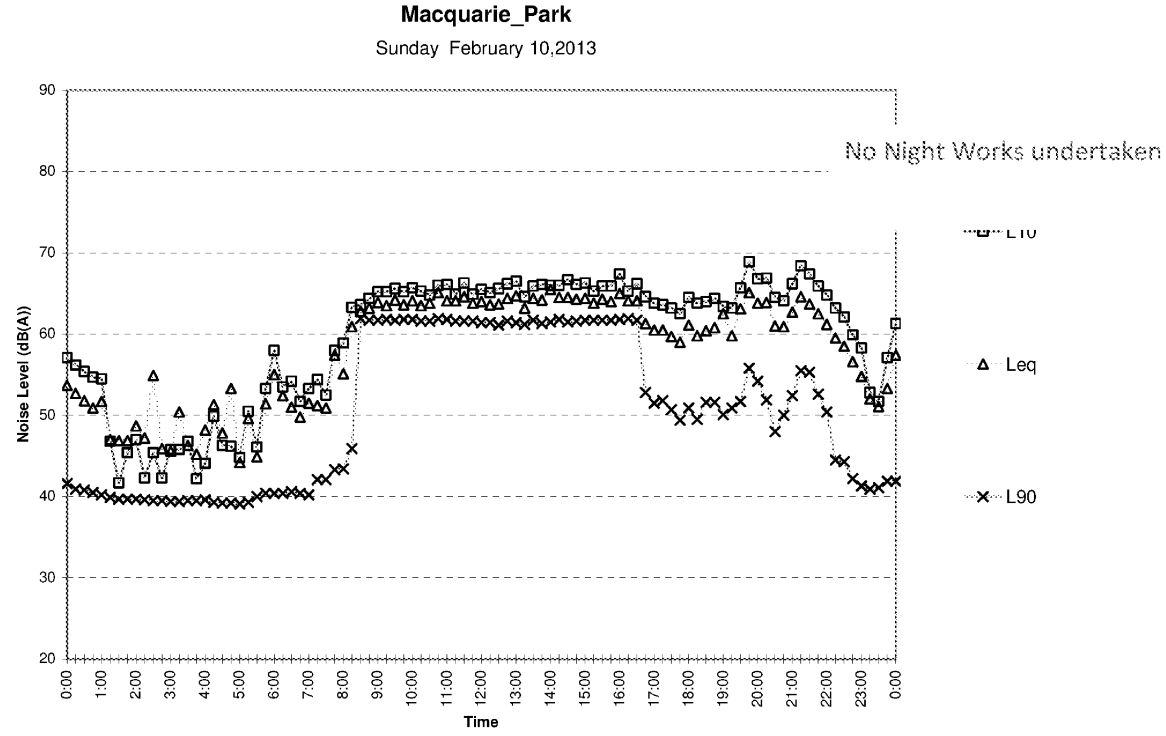
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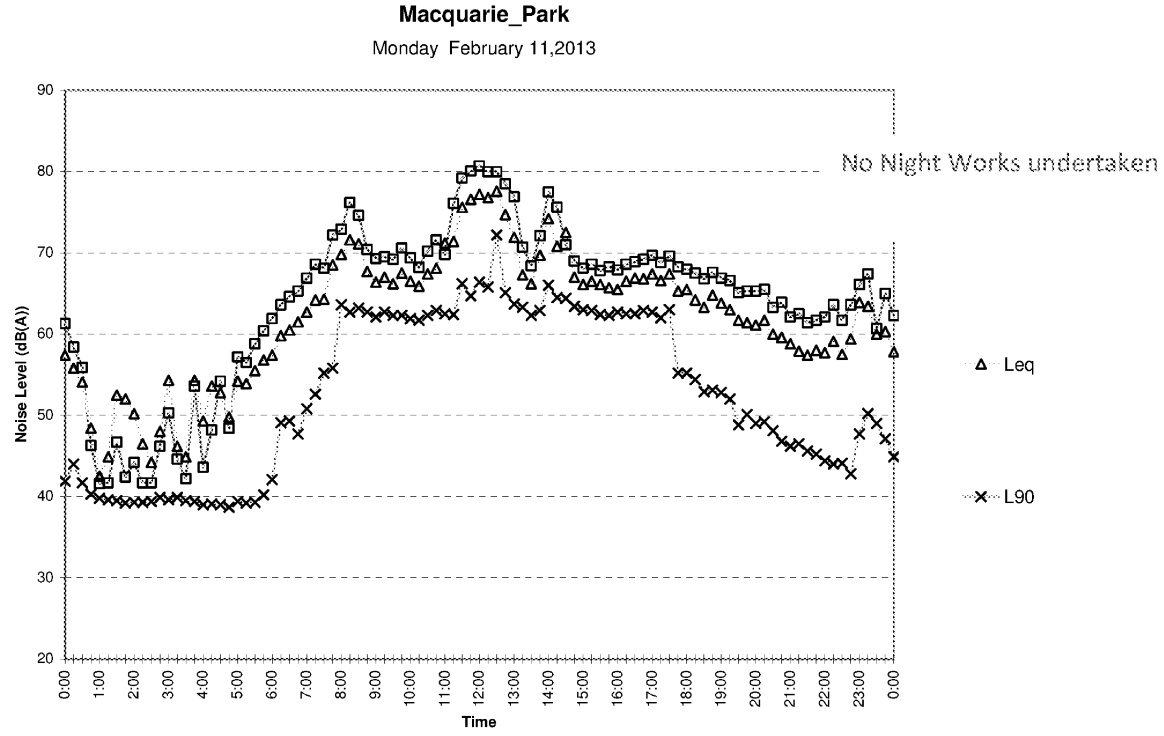
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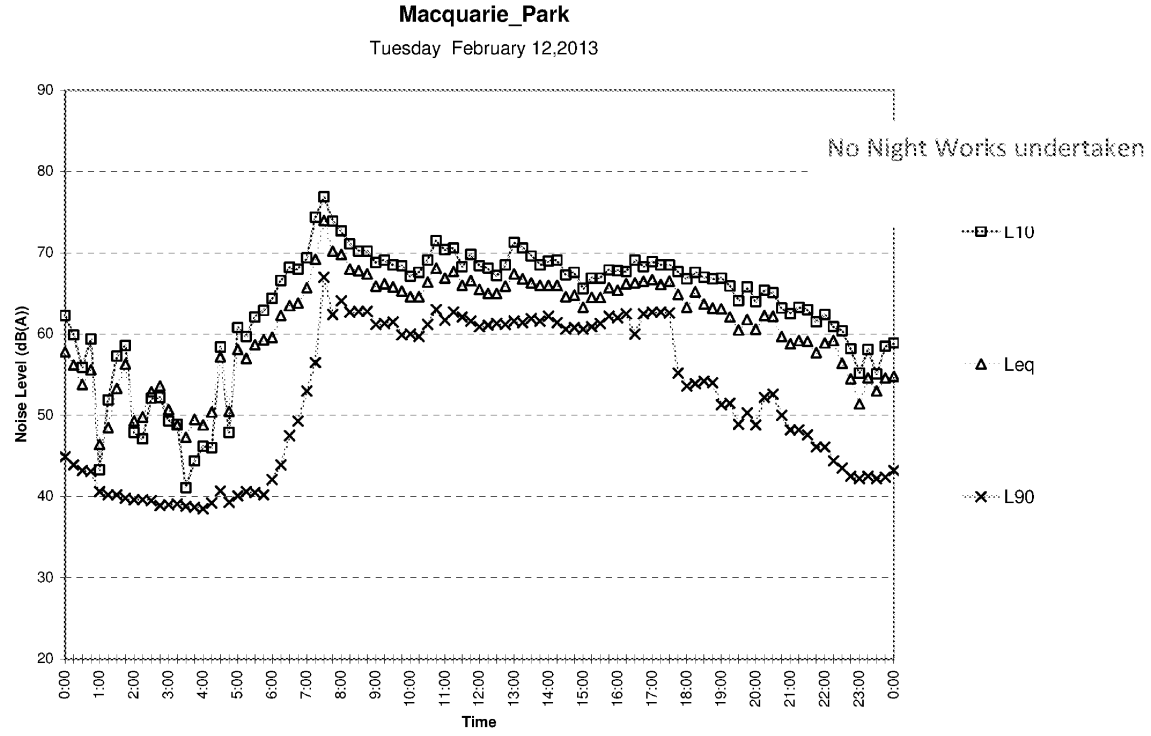
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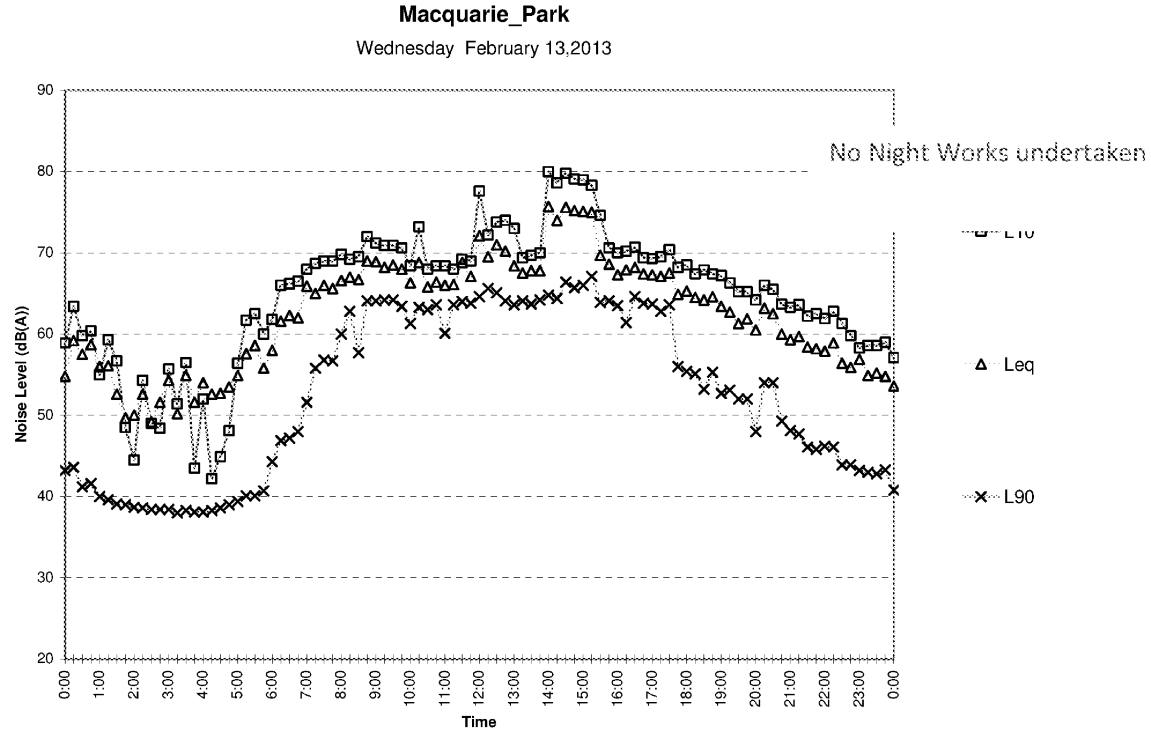
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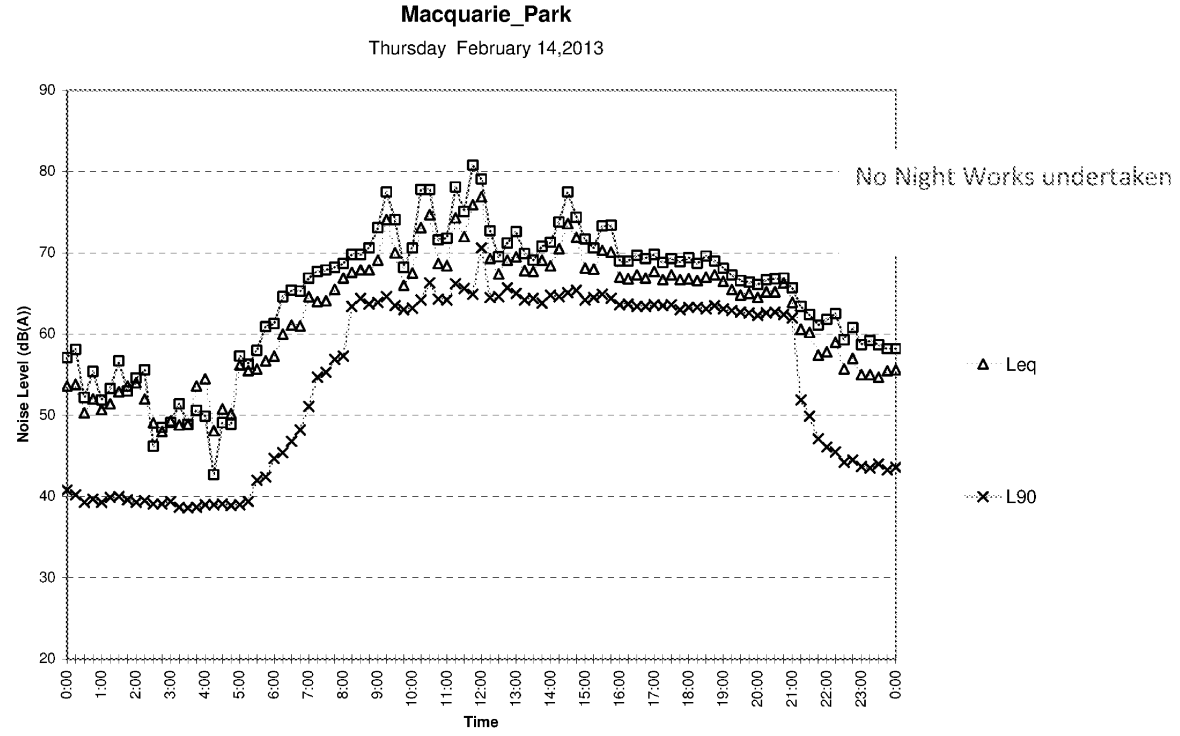
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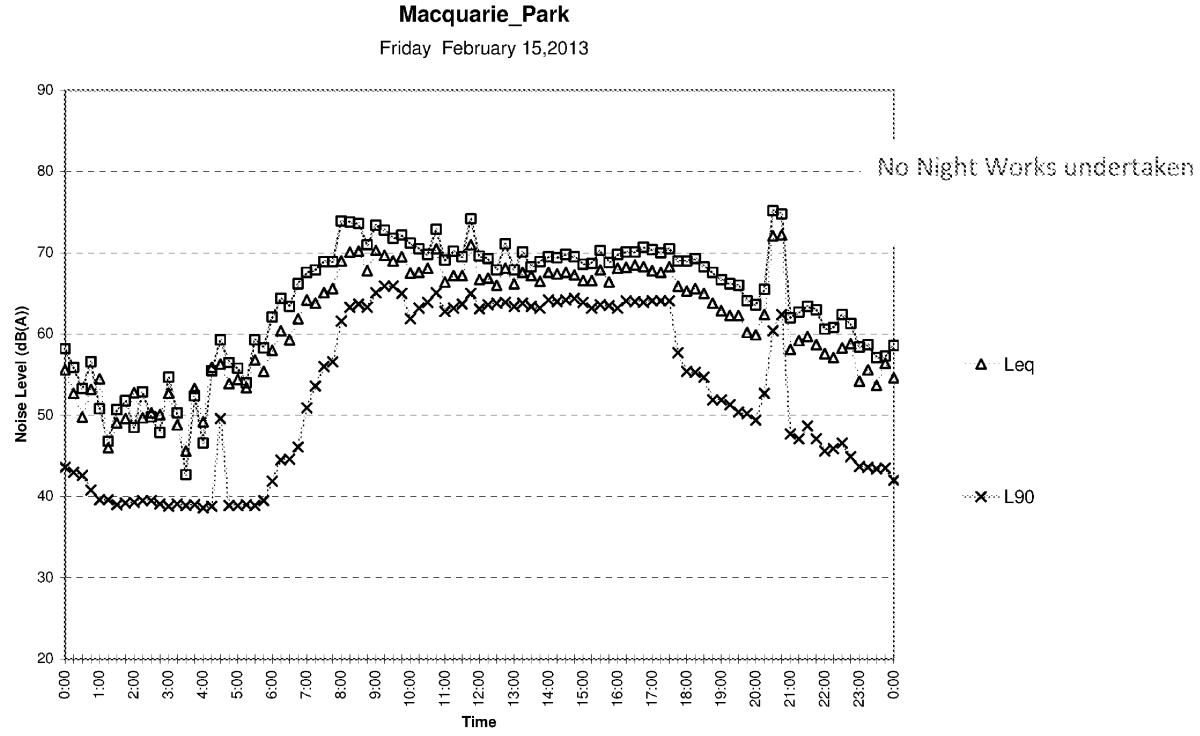
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ATTACHMENT 3



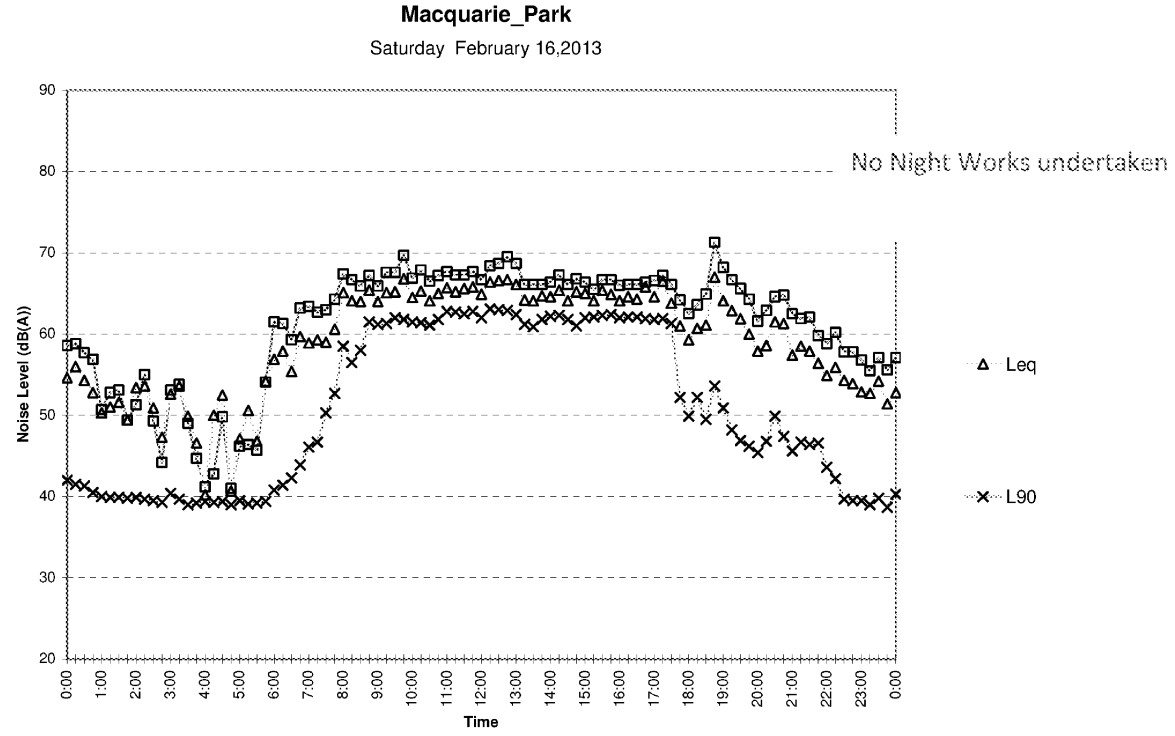
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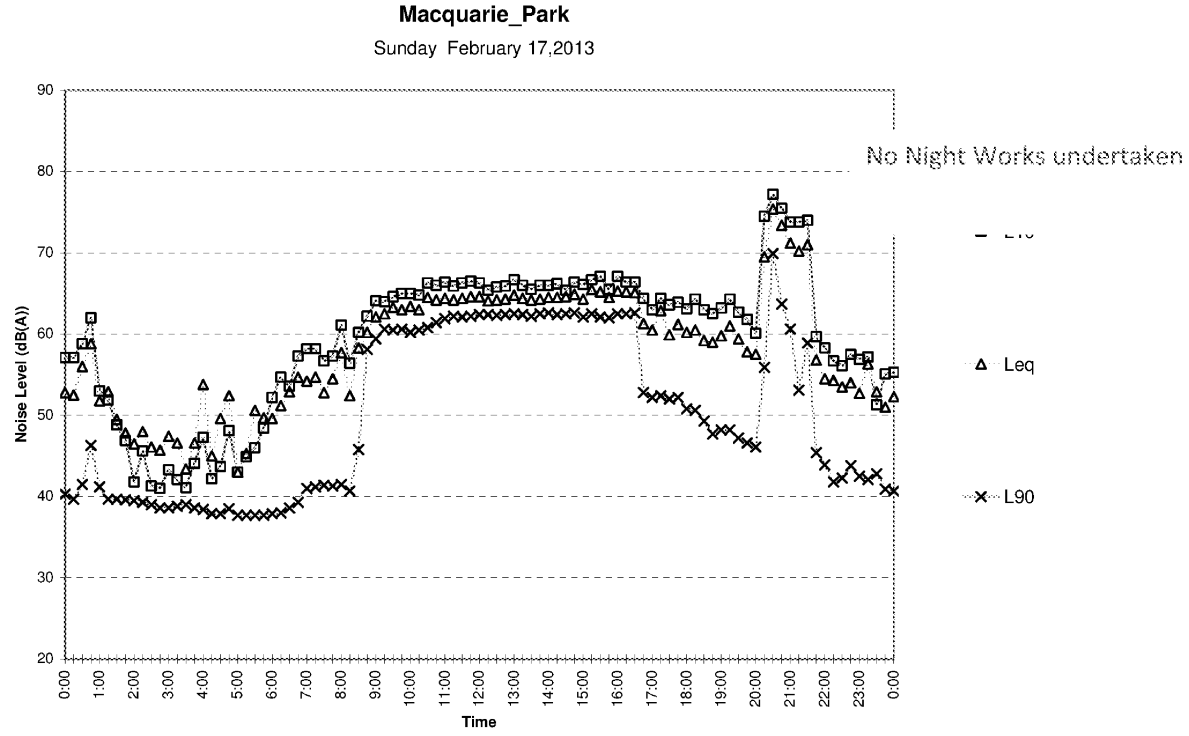
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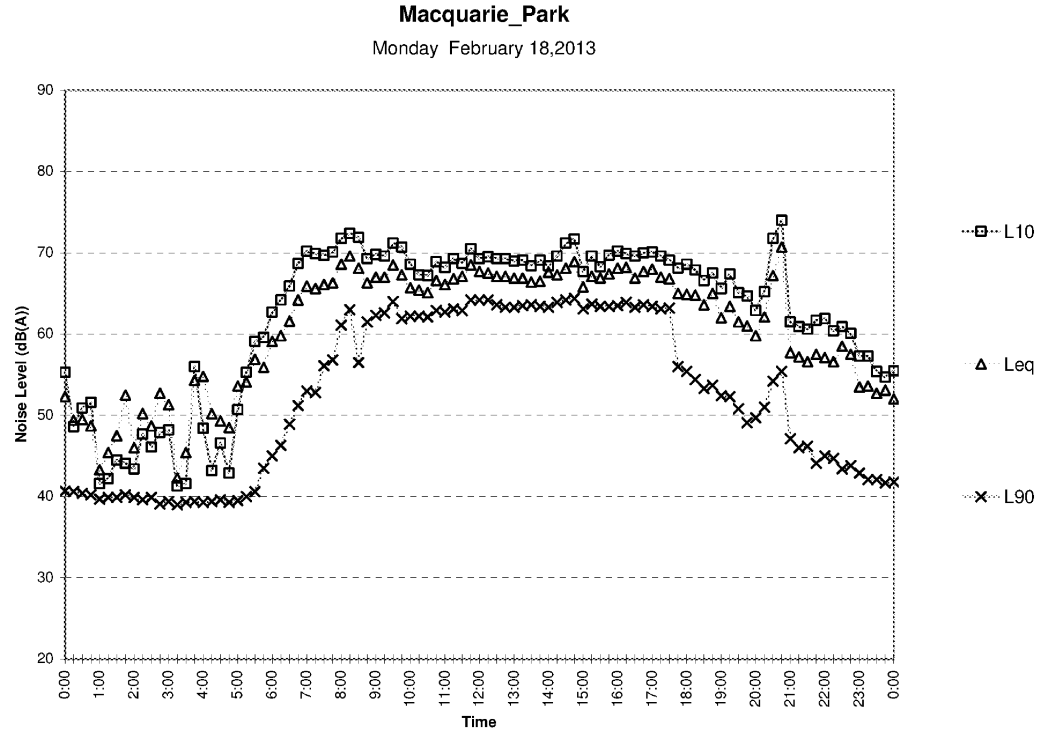
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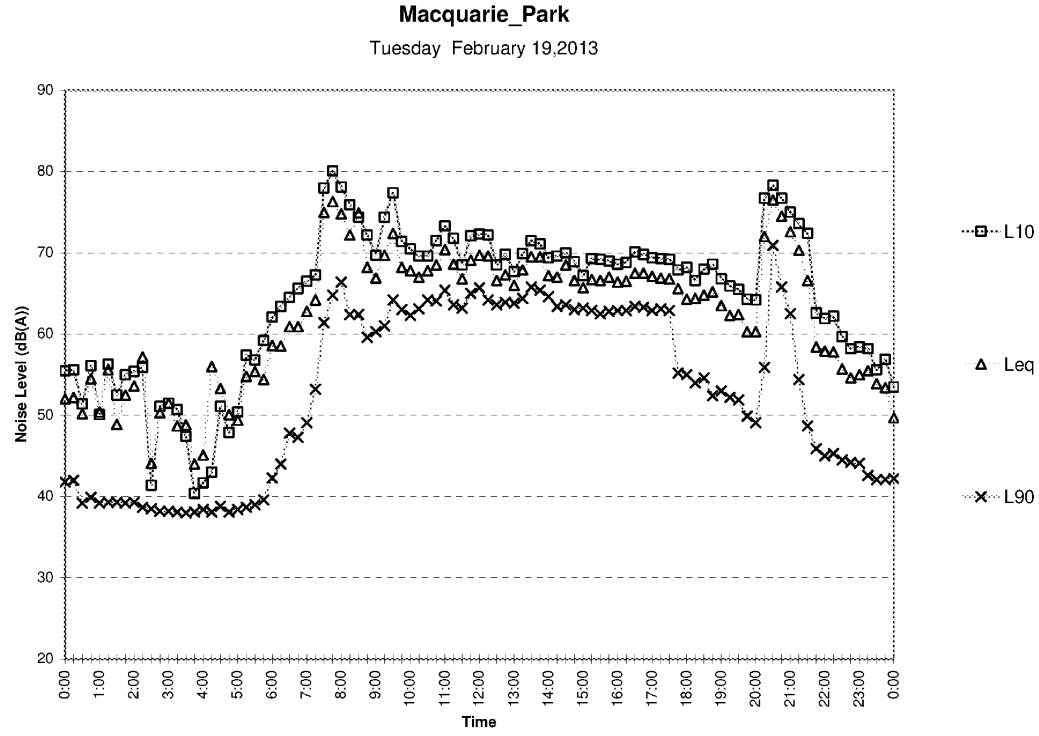
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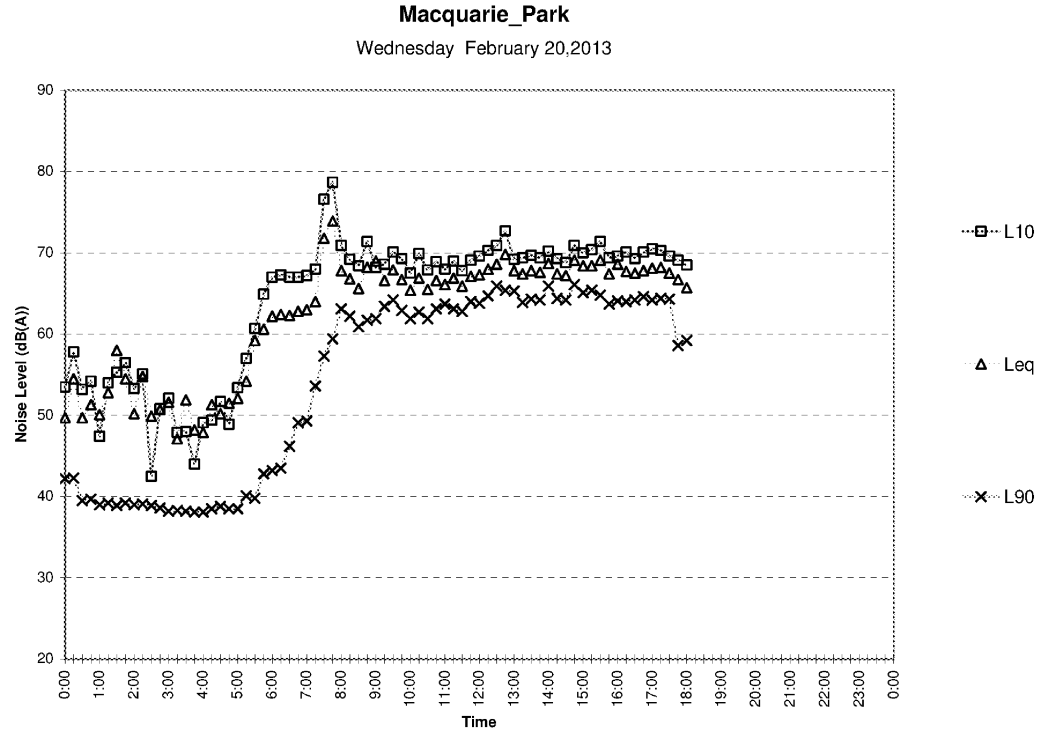
ITEM 11 (continued)

ATTACHMENT 3



ITEM 11 (continued)

ATTACHMENT 3



ITEM 11 (continued)

ATTACHMENT 4

**AMP MACQUARIE REDEVELOPMENT PROJECT
WEEKLY ACOUSTIC MONITORING REPORT**

Period: Monday 25th February 2013 to 11.00pm Thursday 28th February 2013

1.0 Summary

- WDC continued Soft stripping of the façade each evening from 7.00pm to 11.00pm only.
- It was deemed that works could not proceed past 11.00pm (Noise Level not to exceed 51 dB(A)). No works were undertaken in the reporting period after 11.00pm
- No attended onsite monitoring was undertaken by Acoustic Logic Consultancy as the works were consistent with the attended monitoring completed in the period of 18 to 21 Feb 2013.
- Onsite unattended monitoring was also maintained on a 24 hour basis for the week (including non-work periods).

2.0 Noise Monitoring Report Information

2.1 Attended Monitoring:

- No attended onsite monitoring was undertaken by Acoustic Logic Consultancy as the works were consistent with the attended monitoring completed in the period of 18 to 21 Feb 2013.

2.2 Unattended Monitoring:

Unattended monitoring was maintained onsite as per previous approvals. This monitoring is recording on a continuous 24 hour basis and is included in the attachments.

Night-works was only undertaken during the following periods:

- Monday 25 February 2013 : 7.00pm to 11.00pm
- Tuesday 26 February 2013 : 7.00pm to 11.00pm
- Wednesday 27 February 2013 : 7.00pm to 11.00pm
- Thursday 28 February 2013 : 7.00pm to 11.00pm

No night-work activities were undertaken past 11.00pm on any evening; or at any time on the evenings of Friday 1st, Saturday 2nd or Sunday 3rd of March 2013.

3.0 Summary

Noise Monitoring results as provided by Acoustic Logic Consultancy are attached.

ITEM 11 (continued)

ATTACHMENT 5

MANAGING DIRECTORS
MATTHEW PALAVIDIS
VICTOR FATTORETTO

DIRECTORS
MATTHEW SHIELDS
BEN WHITE



Macquarie, Westfield

Construction Noise Report - 23.02.2013 - 04.03.2013

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ITEM 11 (continued)

ATTACHMENT 5

DOCUMENT CONTROL REGISTER

Project Number	20121096.2
Project Name	Macquarie, Westfield
Document Title	Construction Noise Report - 23.02.2013 - 04.03.2013
Document Reference	20121096.2/0403A/R0/JR
Issue Type	Email
Attention To	Westfield Design & Construction Pty Limited Mr Scott Cameron

Revision	Date	Document Reference	Prepared By	Checked By	Approved By
0	4/03/2013	20121096.2/0403A/R0/JR	JR		BW

ITEM 11 (continued)

ATTACHMENT 5

EXECUTIVE SUMMARY

This report presents the recorded construction noise levels at the Macquarie Centre construction site located on Waterloo Rd, Macquarie Park.

The data presented in this report was recorded during the period:

- 23rd February 2013 to 4th March 2013.

The report concludes that the recorded noise levels measured at the boundary of the work site are below the maximum predicted noise levels presented in the construction noise management plan by Renzo Tonin & Associates (Ref: TF062 – 02F02-REV0). The recorded noise levels in time periods where night construction works were taking place shows little or no significant increase in sound level when no work was taking place.

The recorded noise data is shown in appendix section A.

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4.4 MEASURED NOISE LEVELS	7
5 CONCLUSION	8

ITEM 11 (continued)

ATTACHMENT 5

1 INTRODUCTION

Acoustic Logic Consultancy has been engaged by Westfield Design & Construction Pty Ltd to carry out continuous construction site noise monitoring during the construction stage of the extension to the Macquarie Centre located at the Corner of Herring and Waterloo Rd's, North Ryde.

The continuous monitoring for this reporting period commenced on the 23rd February 2013 and concluded on 4th March 2013.

The noise levels presented in this report represent the noise level recorded at the location of the onsite noise monitor. The recorded levels are compared to the criteria presented in the construction noise management plan by Renzo Tonin & Associates (Ref: TF062 – 02F02-REV0).

2 SITE DESCRIPTION

The construction site is located within the grounds of the Macquarie Centre Shopping precinct as shown in Figure 1. The nearest sensitive receivers identified in the original noise impact assessment are also shown.



1. Nearest residence specified by Renzo Tonin and Associates Pty Ltd in report (Ref: TF062 – 02F02(REV0))

Figure 1 -- Site Description and Monitoring Locations

ITEM 11 (continued)

ATTACHMENT 5



Figure 2 – Noise Logger Location adjacent to Cottonwood Crescent Residential Receivers

3 CONSTRUCTION NOISE CRITERIA

A construction noise management plan by Renzo Tonin & Associates (Ref: TF062 – 02F02 (REV 0)) was submitted as part of the approval application for the construction works at the Macquarie Centre. The Renzo Tonin report specifies the predicted noise levels at sensitive receiver locations.

Table 1 - Renzo Tonin Predicted Levels at Receiver

Construction Activity	Time	Maximum Predicted Level at Receiver (dB(A) _{L_{eq}(15min)})
Link Rd Demolition / Construction Works	Evening (7pm - 10pm)	61 – 69*
	Night (10pm – 7am)	61 – 69*

*Data from Renzo Tonin & Associates report (Ref: TF062 – 02F02 (REV 0))

ITEM 11 (continued)

ATTACHMENT 5

In addition to the noise levels detailed within the report above, noise levels associated with construction noise activities have been limited to the following levels base on council requirements;

5. The noise level (Leq, 15 minute) from the construction work must not exceed the following noise level limits when measured at the most exposed boundary of the most noise affected residential premises:
 - (a) evening period (7.00pm - 11.00pm): 62dB(A)
 - (b) night-time period (11.00pm - 7.00am): 51dB(A)

4 NOISE MONITORING

4.1 MEASUREMENT EQUIPMENT

Construction noise was monitored using an unattended Acoustic Research Laboratories Pty Ltd noise logger. The logger was programmed to store 15-minute statistical noise levels throughout the monitoring period. The equipment was calibrated at the beginning and the end of the measurement using a Rion NC-74 calibrator; no significant drift was detected. All measurements were taken on A-weighted fast response mode.

4.2 MEASUREMENT LOCATIONS

The noise monitor was installed on the potentially worst affected residential receivers on Cottonwood Crescent, See figures above. The monitor is located in a position with an unimpeded line of sight to the construction works taking place. This location is representative of noise levels at the boundary of the construction site nearest to the sensitive receivers.

4.3 MEASUREMENT PERIOD

Unmanned continuous noise monitoring commenced on the 26th November 2012. The data presented in this report is from the period of 23rd February 2013 to 4th March 2013.

4.4 MEASURED NOISE LEVELS

The monitored noise levels were recorded at the site and are attached to this report in appendix section A.

All evening/night time levels recorded while construction works were being conducted fell within the predicted levels of 62 dB(A) between 7pm and 11pm and 51 dB(A) between 11pm and 7am during the recorded period.

ITEM 11 (continued)

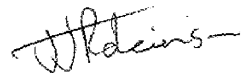
ATTACHMENT 5

5 CONCLUSION

This weekly report details the logger data recorded from the 23rd February to the 4th March, 2013.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Consultancy Pty Ltd
Jeff Robinson

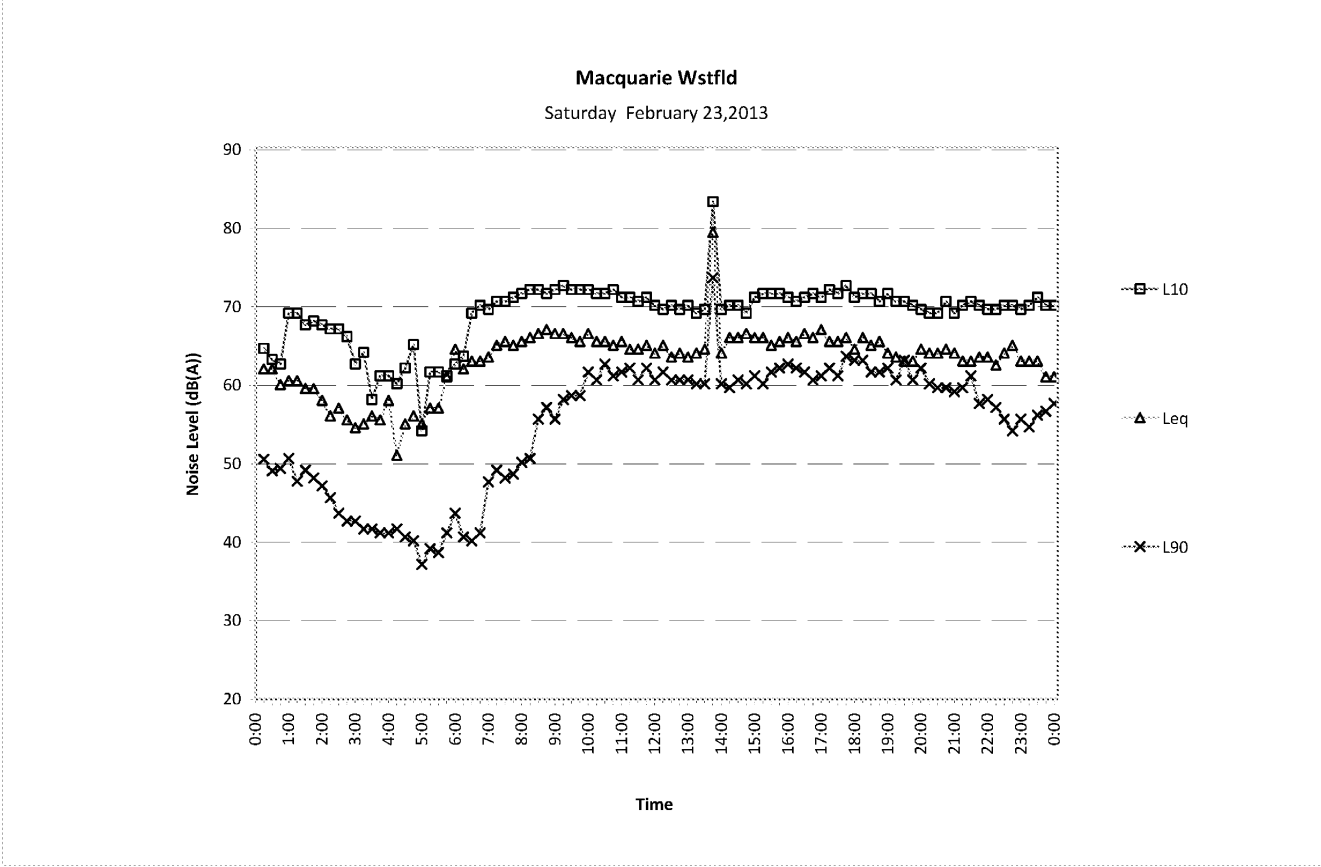
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Appendix A – Noise Logger Data

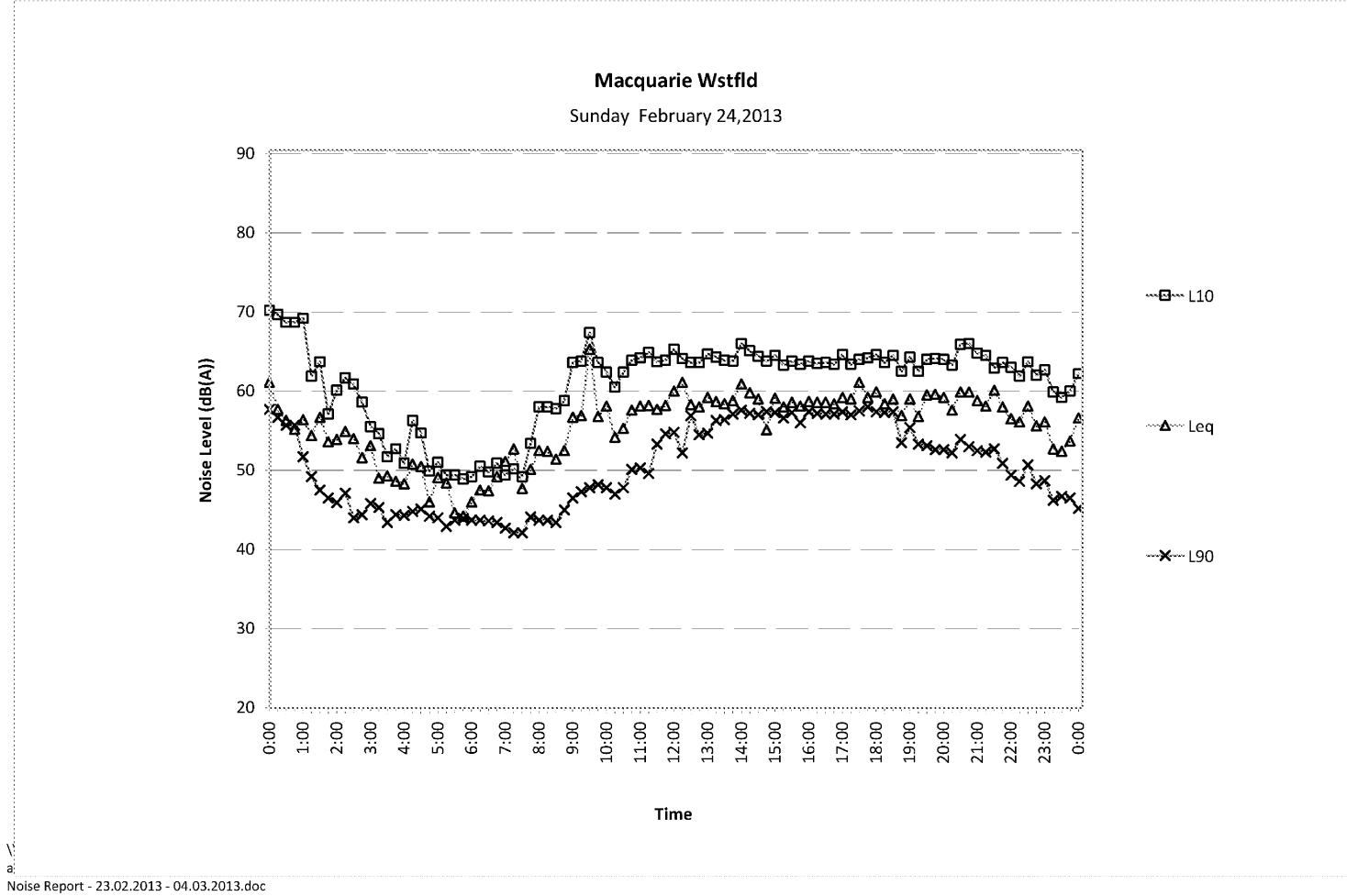
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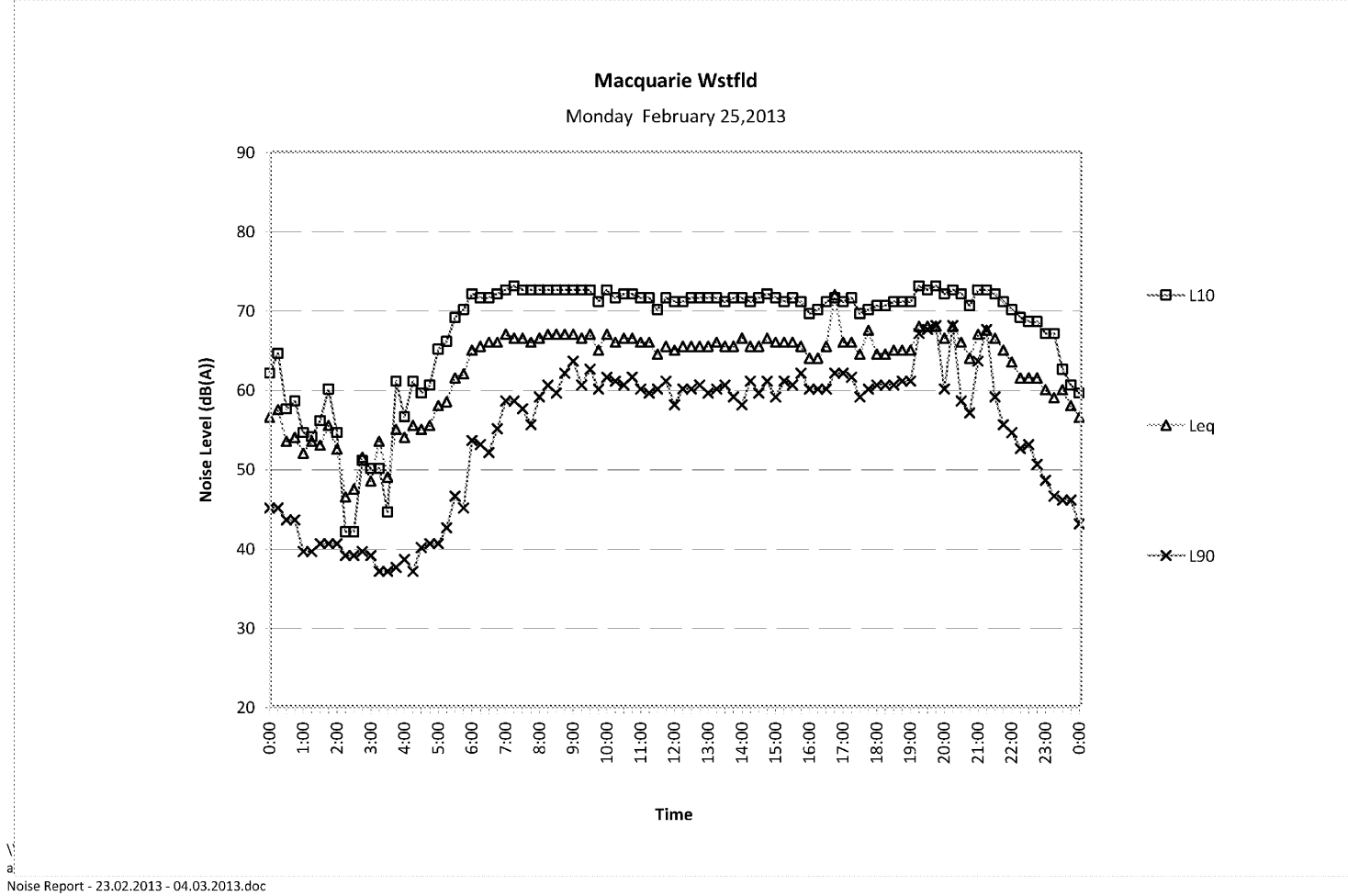
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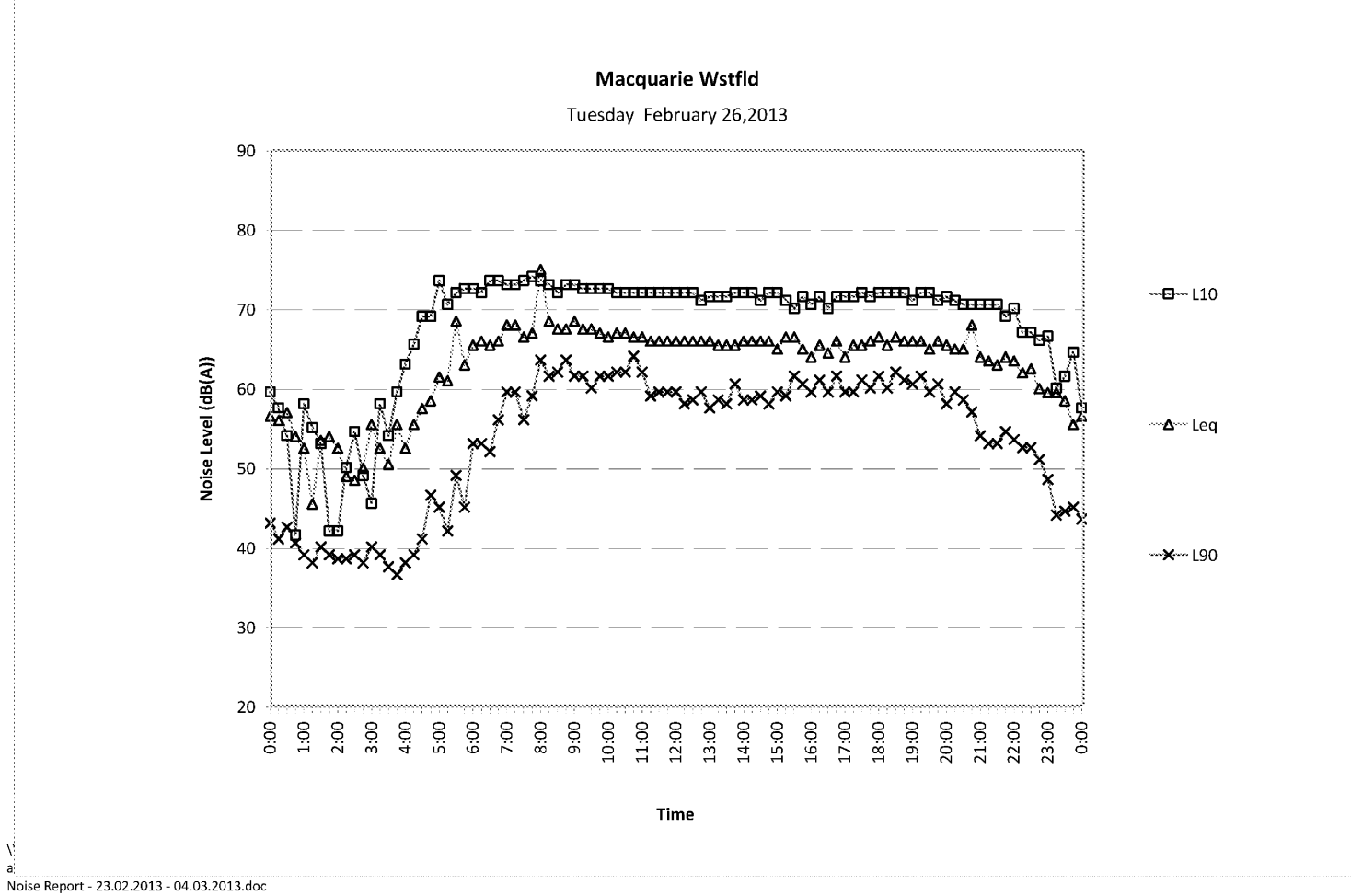
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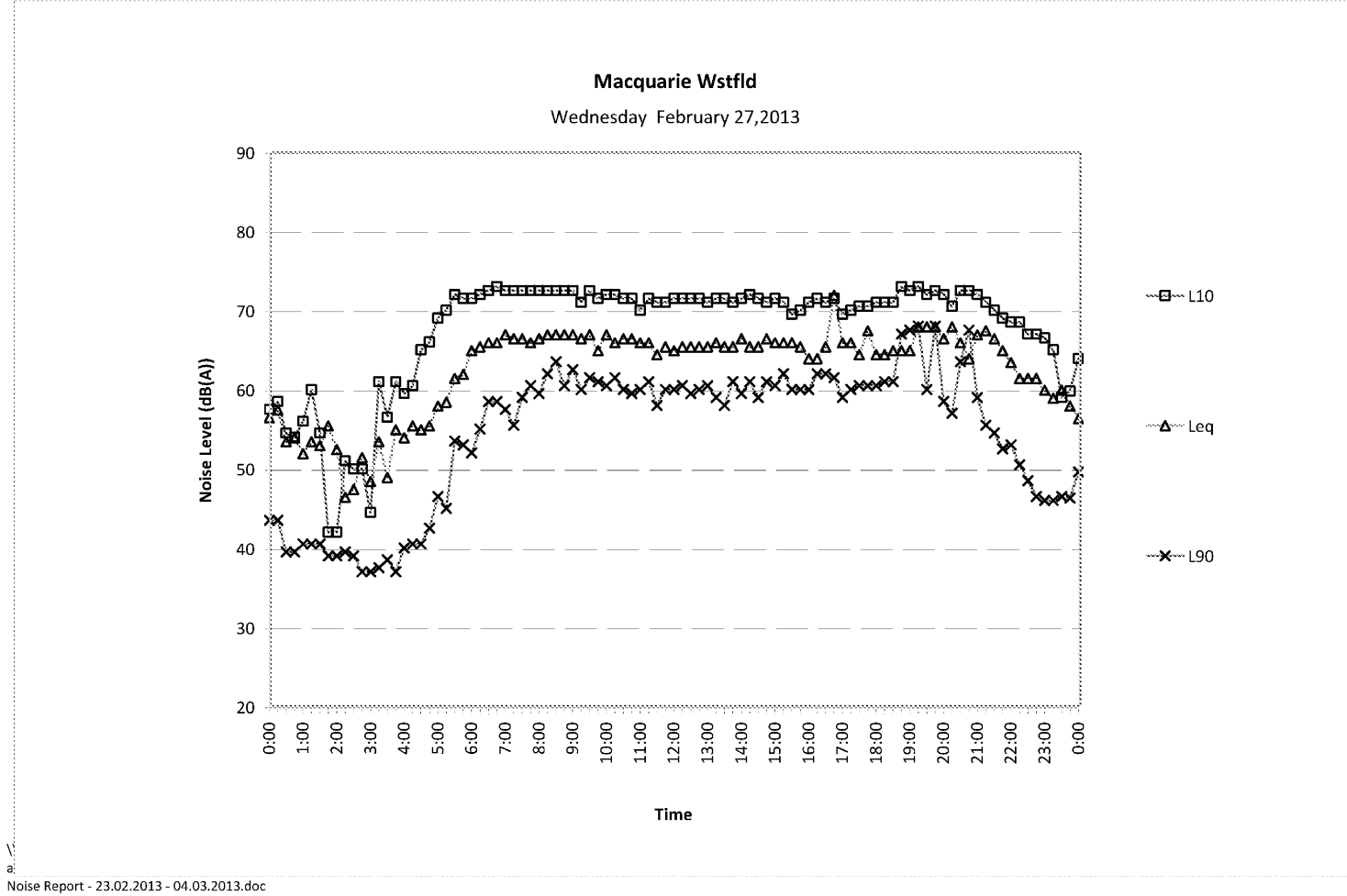
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ATTACHMENT 5



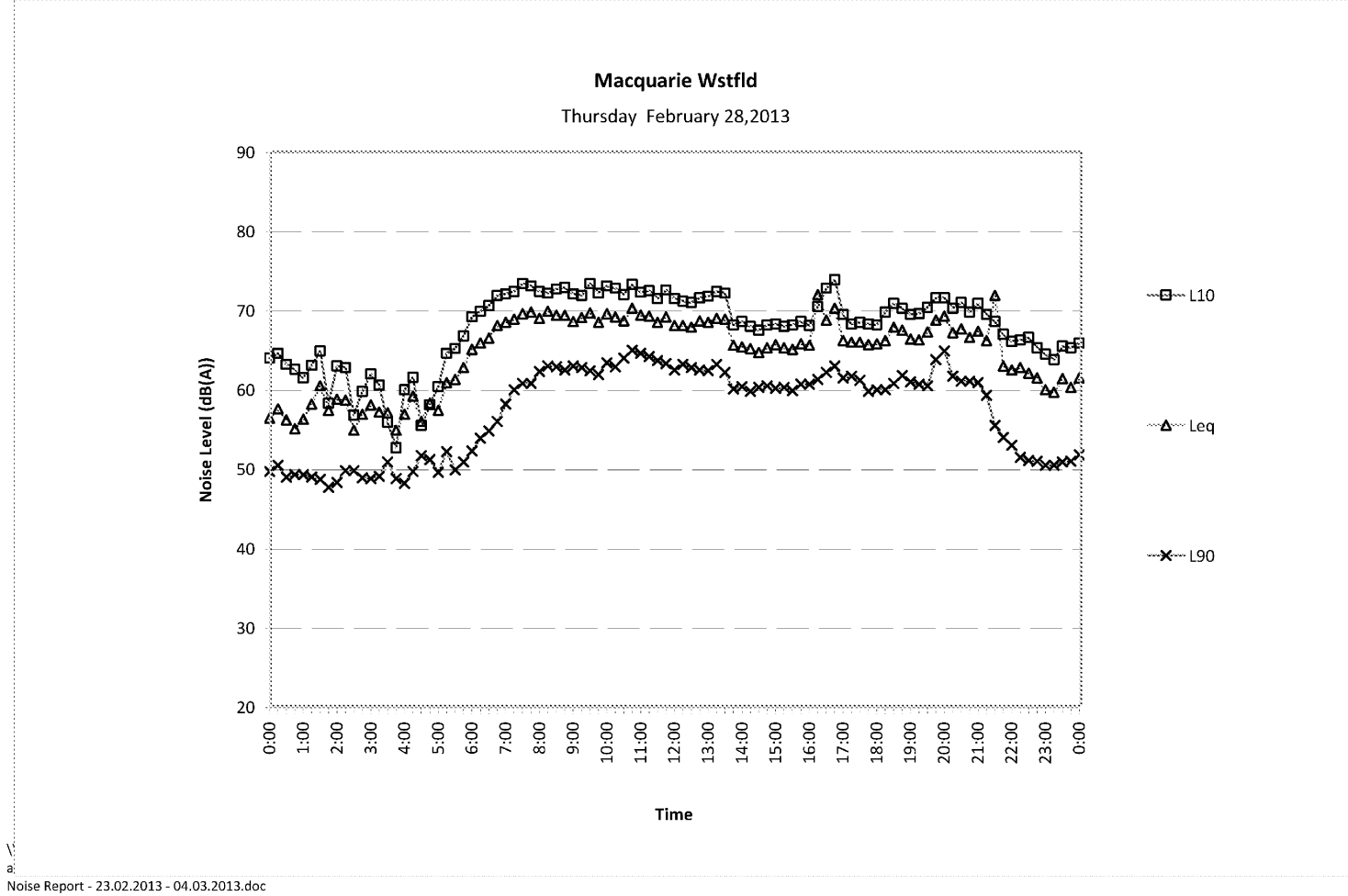
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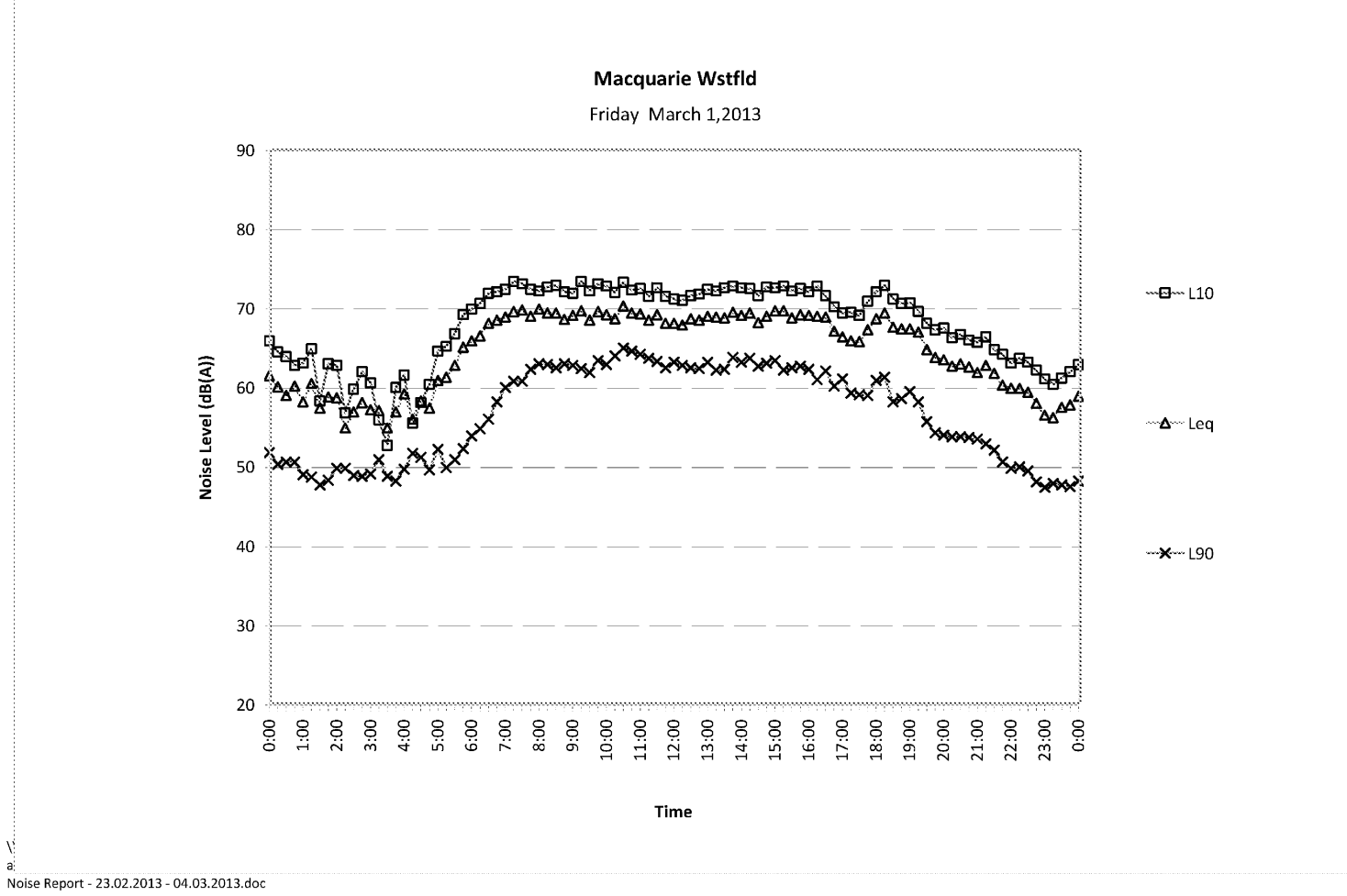
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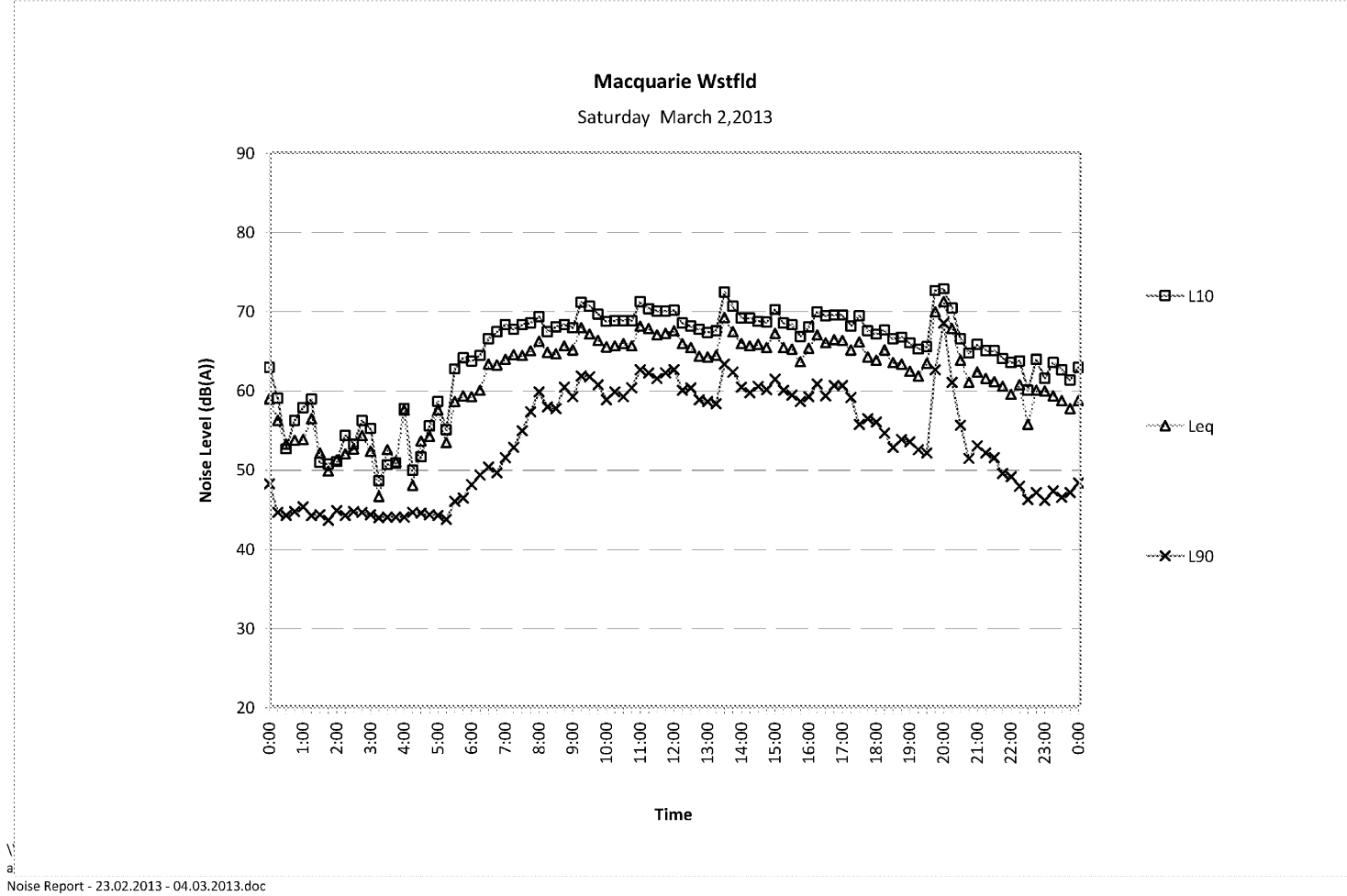
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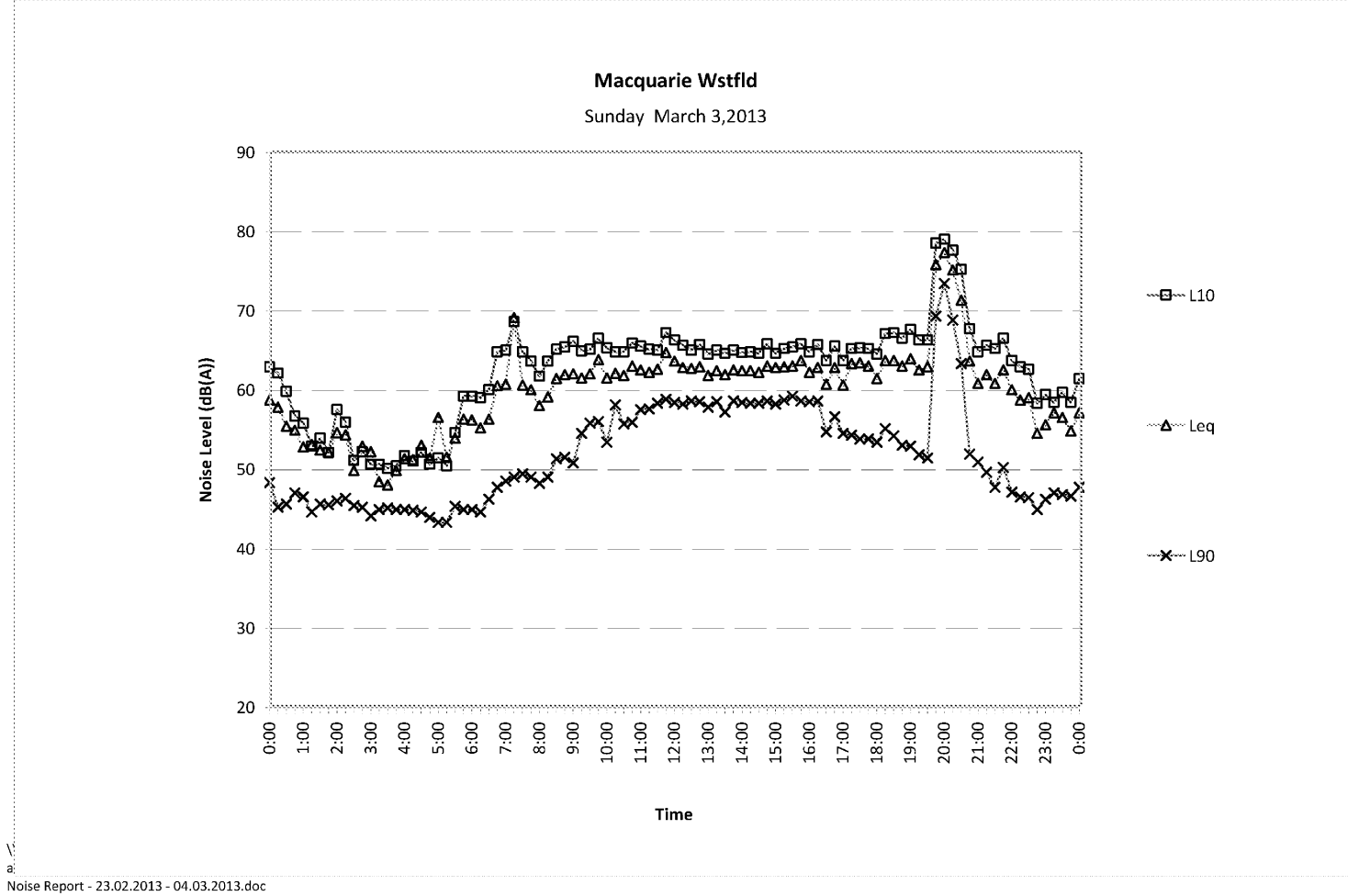
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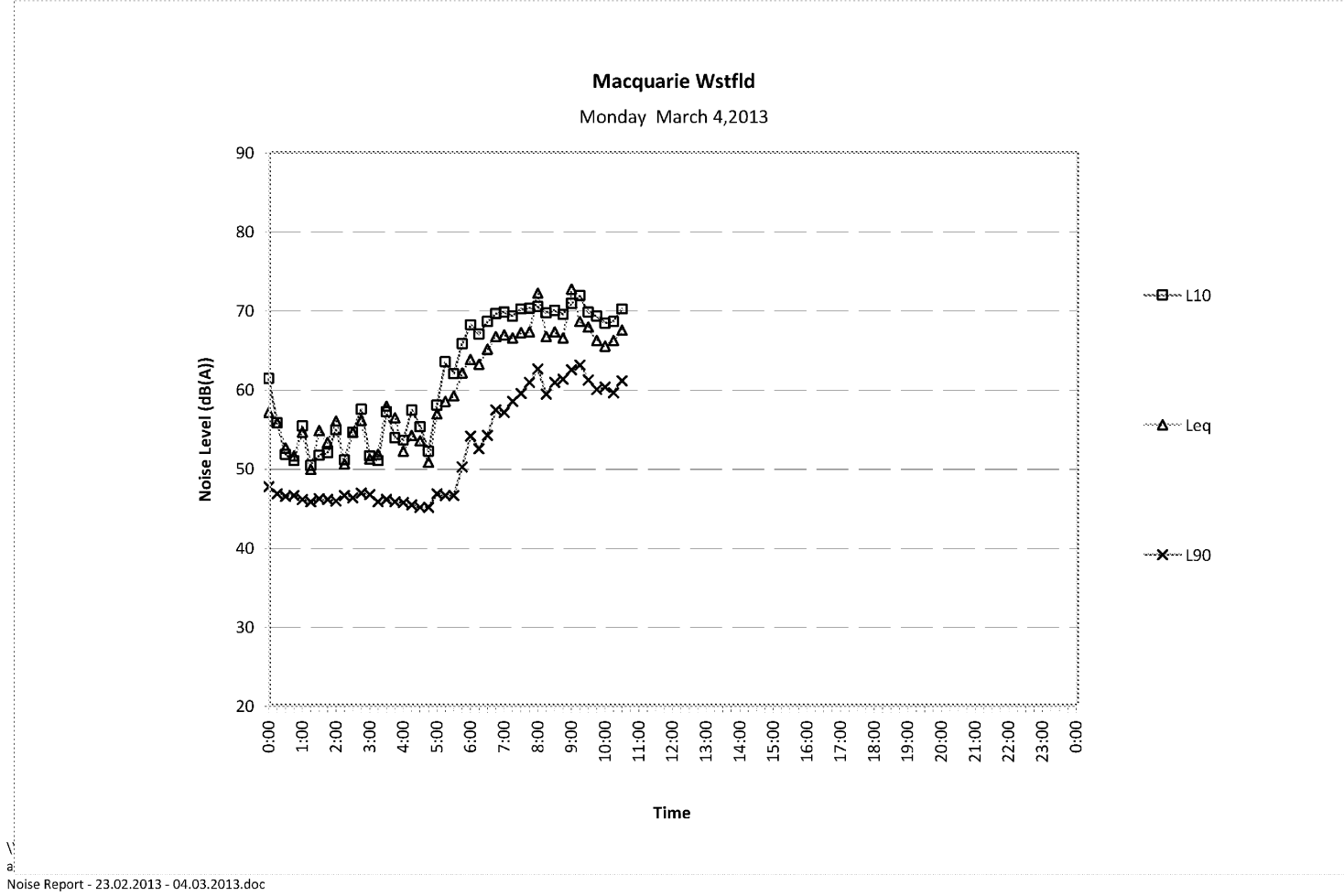
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ATTACHMENT 5



ITEM 11 (continued)

ATTACHMENT 5

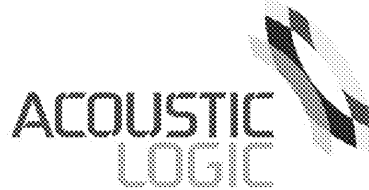


ITEM 11 (continued)

ATTACHMENT 6

MANAGING DIRECTORS
MATTHEW PALAVIDIS
VICTOR FATTORETTO

DIRECTORS
MATTHEW SHIELDS
BEN WHITE



20121096.5/0103A/R0/BW

01/03/2013

Westfield Design & Construction Pty Limited Email: MChase@au.westfield.com
85 Castlereagh Street
SYDNEY NSW 2000

ATTN: MR MARK CHASE

Macquarie, Westfield - Review of Construction Noise Criteria

1 INTRODUCTION

This report details the acoustic impacts of the potential impact to surrounding residential receivers during night time periods in the even construction noise criteria during this period is increased to 69 dB(A) at the boundary to these properties for a limited number of consecutive nights.

2 SITE LOCATION

The construction site is located within the grounds of the Macquarie Centre Shopping precinct as shown in Figure 1. The nearest sensitive receivers identified in the original noise impact assessment are also shown.

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ITEM 11 (continued)

ATTACHMENT 6



Figure 1 – Site Description and Monitoring Locations

3 NOISE DESCRIPTORS

Traffic noise constantly varies in level, due to fluctuations in traffic speed, vehicle types, road conditions and traffic densities. Accordingly, it is not possible to accurately determine prevailing traffic noise conditions by measuring a single, instantaneous noise level. To accurately determine the effects of traffic noise a 15-20 minute measurement interval is utilised. Over this period, noise levels are monitored on a continuous basis and statistical and integrating techniques are used to determine noise description parameters. These parameters are used to measure how much annoyance would be caused by a particular noise source.

In the case of environmental noise three principle measurement parameters are used, namely L_{10} , L_{90} and L_{eq} .

The L_{10} and L_{90} measurement parameters are statistical levels that represent the average maximum and average minimum noise levels respectively, over the measurement intervals. The L_{10} parameter is commonly used to measure noise produced by a particular intrusive noise source since it represents the average of the loudest noise levels produced at the source. Conversely, the L_{90} level (which is commonly referred to as the background noise level) represents the noise level heard in the quieter periods during a measurement interval. The L_{90} parameter is used to set the allowable noise level for new, potentially intrusive noise sources since the disturbance caused by

ITEM 11 (continued)

ATTACHMENT 6

the new source will depend on how audible it is above the pre-existing noise environment, particularly during quiet periods, as represented by the L_{90} level.

The L_{eq} parameter represents the average noise energy during a measurement period. This parameter is derived by integrating the noise levels measured over the measurement period. L_{eq} is important in the assessment of traffic noise impact as it closely corresponds with human perception of a changing noise environment; like traffic noise.

4 BACKGROUND NOISE MEASUREMENTS

Acoustic Logic Consultancy has undertaken a period of monitoring which commenced on the 26th November, 2012 and continues presently. During this time a significant sample period has been monitored and the existing acoustic environment experienced by the residential receivers adjacent to the site during night time periods is summarized below:

1. Background noise levels during night time periods are approximately 51 dB(A) L_{90} as a minimum.
2. During night time periods there are existing events which result in noise levels of upto 59 db(A) l_{eq} and greater than 60 dB(A) L_{10} .

5 CONSTRUCTION NOISE CRITERIA

The previously presented construction noise management plan by Renzo Tonin & Associates (Ref: TF062 – 02F02 (REV 0)) for the site was submitted as part of the approval application for the construction works at the Macquarie Centre. The Renzo Tonin report specifies the predicted noise levels at sensitive receiver locations.

Table 1 - Renzo Tonin Predicted Levels at Receiver

Construction Activity	Time	Maximum Predicted Level at Receiver (dB(A)) $L_{eq(15min)}$
Link Rd Demolition / Construction Works	Evening (7pm - 11pm)	61 – 69*
	Night (11pm – 7am)	61 – 69*

*Data from Renzo Tonin & Associates report (Ref: TF062 – 02F02 (REV 0))

ITEM 11 (continued)

ATTACHMENT 6

6 SLEEP DISTURBANCE

Sleep disturbance assessment based on the requirements of the DECCW's Industrial Noise Policy (INP) should be conducted in conjunction with the following as directed by the DECCW's Application Notes:

Sleep disturbance

Peak noise level events, such as reversing beepers, noise from heavy items being dropped or other high noise level events, have the potential to cause sleep disturbance. The potential for high noise level events at night and effects on sleep should be addressed in noise assessments for both the construction and operational phases of a development. The INP does not specifically address sleep disturbance from high noise level events.

DECCW reviewed research on sleep disturbance in the NSW Environmental Criteria for Road Traffic Noise (ECRTN) (EPA, 1999). This review concluded that the range of results is sufficiently diverse that it was not reasonable to issue new noise criteria for sleep disturbance.

From the research, DECCW recognised that current sleep disturbance criterion of an LA1, (1 minute) not exceeding the LA90, (15 minute) by more than 15 dB(A) is not ideal. Nevertheless, as there is insufficient evidence to determine what should replace it, DECCW will continue to use it as a guide to identify the likelihood of sleep disturbance. This means that where the criterion is met, sleep disturbance is not likely, but where it is not met, a more detailed analysis is required.

The detailed analysis should cover the maximum noise level or LA1, (1 minute), that is, the extent to which the maximum noise level exceeds the background level and the number of times this happens during the night-time period. Some guidance on possible impact is contained in the review of research results in the appendices to the ECRTN. Other factors that may be important in assessing the extent of impacts on sleep include:

- *How often high noise events will occur*
- *Time of day*
- *Whether there are times of day when there is a clear change in the noise environment (such as during early morning shoulder periods).*

The LA1, (1 minute) descriptor is meant to represent a maximum noise level measured under 'fast' time response. DECCW will accept analysis based on either LA1, (1 minute) or LA, (Max).

As the proposed construction works are proposed to be undertaken during the evening period the requirement for a sleep disturbance assessment is not generally required. Notwithstanding this the following details a discussion regarding sleep disturbance and the likely hood of sleep disturbance as requested by council.

ITEM 11 (continued)

ATTACHMENT 6

6.1 SLEEP DISTURBANCE DISCUSSION

Appendix B of the NSW Environmental Criteria for Road Traffic Noise (ECRTN) (EPA, 1999) includes criteria for the assessment of sleep disturbance. The criteria details noise levels which are likely to be a source of a sleep disturbance, this is represented within as a graph within the standard which is detailed below.

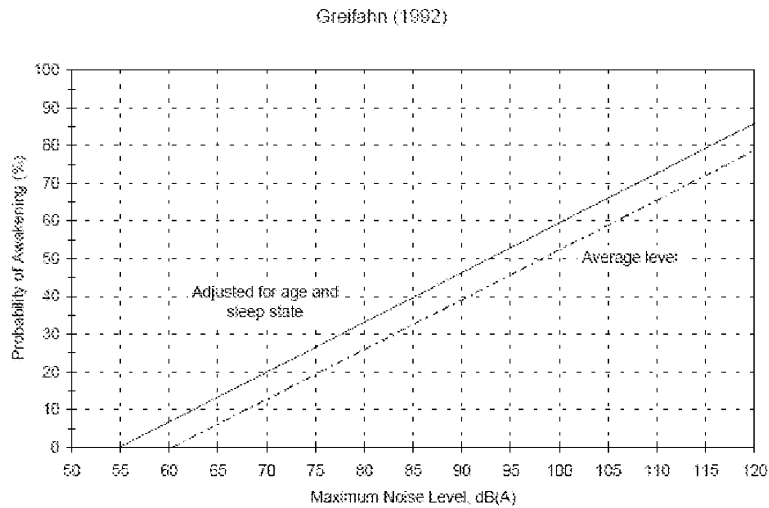


Figure B4 Probability of awakening related to age and sleep state (Griefahn 1992)

Based on the requirements of the NSW Environmental Criteria for Road Traffic Noise (ECRTN) (EPA, 1999) as represented on the table below an internal noise level of 55-60 dB(A) or less internally within a residential tenancy will result in a 0% probability of sleep arousal and is therefore considered to be acceptable.

Future more noise levels of upto 70-75 dB(A) would be likely to result in a 20% chance of a sleep disturbance event and would be suitable for evening periods.

Based on the results of attended noise levels during periods which construction works have been undertaken previously at the site the measured noise levels externally to the residential buildings adjacent to the site were upto 80 dB(A) L₁ which is equivalent to 70 dB(A) L₁ with windows open and 60 dB(A) L₁ with windows closed. Based on these recorded noise levels the chance of sleep disturbance events are low and would be acceptable during evening periods.

ITEM 11 (continued)

ATTACHMENT 6

7 PROPOSED NIGHT TIME CONSTRUCTION NOISE LEVEL

The proposed night time construction noise level is proposed to be as follows:

1. Evening (7pm to 11pm) construction noise to be 69 dB(A) L_{eq} .
2. Proposed works would only be conducted on for two consecutive in the phase 1 works, two consecutive night in the phase 2 works and 3 consecutive nights for phase 3 works. This would result in periods of respite where the evenings where works are proposed would be notified to residence in advance.
3. There would be a period of no less than one week between each of the phases where night time works comply with the council noise level criteria of 51 dB(A) L_{eq} .
4. The proposed noise levels would only be an expected maximum noise level which would not be experienced during the complete night time period and would only result during periods which the works case activity of saw cutting or hydraulic hammering was being undertaken.
5. The proposed noise level is consistent with the previously maximum noise levels predicted within the projects construction noise and vibration management report.
6. The potential for sleep disturbance would be low based on the expected internal noise levels and the EPA sleep disturbance noise levels.

In addition to the above it is noted that the potential for localised treatments to the building façade of the affected receivers adjacent to the site are being investigate. If possible and practical the acoustic performance of the building façade will be acoustically improved to reduce internal noise levels from construction noise.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Consultancy Pty Ltd
Ben White

ITEM 11 (continued)

ATTACHMENT 7



Acoustic Report
March 2013



Prepared By:
Westfield - Design & Construction

ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

**AMP MACQUARIE REDEVELOPMENT PROJECT
MONTHLY ACOUSTIC MONITORING REPORT**

Date: 1 March 2013

Summary

This report has been prepared to address the requirements of the Night works approval issued by Ryde City Council (RCC) dated 7 November 2011; the subsequent letter from Ryde City Council (RCC) dated 14 December 2012 and further night works approval letter of 14th February 2013.

It provides the following information:

- Review of works undertaken and associated acoustic results (see attached letter from Acoustic Logic) for the period 18 February 2013 – 20 February 2013 only following recommencement of works.
- Review of works to be undertaken for the period from 13th March 2013 – 12th April 2013 as per the AMP application for the extension of night works approval.

We confirm the following:

- The appointment of Acoustic Logic (Acoustic Engineering Consultant) to implement the measures prescribed in the latter letter of approval.
- Onsite continuous monitoring has been maintained.
- Onsite attended acoustic monitoring by Acoustic Logic.
- Night works to Link Rd have been limited to Monday to Thursday nights between 7:00pm and 7:00am with the prescribed noise levels in the latter letter of approval.

It is envisaged that future works proposed for the period of 13 March to 12 April 2013 will result in low to medium acoustic impact; as has been demonstrated in the onsite acoustic monitoring results during the month of February.

This is due to:

- Continuation of similar low impact activities are proposed as undertaken from 18th February 2013, which have not altered the background acoustic environment.
- The medium impact activities works proposed are capable of being more effectively screened; the positioning will be approved by Acoustic Logic.
- The medium impact activities are located in the northern / centre of Link Road and are further away from Waterloo Road than previous demolition work.
- Acoustic alerts (from monitor) will be implemented so that in the event that works exceed the proposed thresholds as requested in the AMP application, they will be ceased at that time (once safe to do so).
- Weekly monitoring results will be provided to Council (if required) for review.

ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

PART 1 : REPORTING PERIOD – 27 JANUARY 2013 TO 21 FEBRUARY 2013.

1.1 Works undertaken in the reporting period:

Night Works ceased on 25 January 2013 following the withdrawal of the previous approvals.

Following the approval to recommence works issued in the RCC letter dated 14 February 2013 night-works resumed on Monday 18 February 2013.

Nightworks undertaken in this reporting period has been limited to Monday 18 to Thursday 21 February between 7:00pm and 11:00pm on the basis of the timetable to submit the approval for the next approval in Mid March.

Works will continue until this date with ongoing weekly reporting to be provided.

The works included within the reporting period includes the soft stripping of façade and welding of steel plates only. All other works previously anticipated as being completed were not able to be undertaken within the revised noise thresholds.

1.2 Noise mitigation or control measures implemented.

Refer to attached table for construction methodology and noise mitigation measures implemented. We have only been able to undertake limited works (ie not the works as previously tabled) given the revised noise limits imposed under the most recent approval of 14 February 2013.

All equipment used in the reporting period has been assessed by the acoustic engineer prior to being used onsite; with insitu testing also being undertaken to confirm the acoustic performance. Acoustic screening was employed where deemed an appropriate and effective control measure.

We have addressed the audible reversing beepers for equipment located permanently onsite.

It is our view that the impact of the limited works undertaken (taking into consideration the noise level restrictions) were successfully mitigated and controlled during the period until 21 February 2013.

We will continue with these practices and do not foresee any changes to the results in the remaining period of the current approval which is in place until the next approval is considered in mid March 2013.

We will provide separate weekly updates to confirm this moving forward.

ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

Works Completed in Period: 18 February (recommencement of Approval) to 21 February 2013

	Construction Activity Proposed in previous submission	Construction Methodology	Measures proposed to control or mitigate that impact.	Actual Impact
1.	Limited Services diversions in Link Rd. Will require partial demolition of some kerbs, gutters and road surfaces. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Sawcutting of Road/Concrete will require use of road saws and excavator. Sawcutting to be undertaken during the day. Excavation to proceed at night.	Acoustic fencing located in proximity of noise source. Excavator to have reversing beeper acoustically treated.	Nil - Completed as Dayworks
2.	Removal of facades in Link Road to expose existing structure. Work at height over the road precludes work being undertaken during the day.	Using cranes & boom lifts for access. Use hand power tools to remove facade. Trucks to remove demolition materials from site.	No use of Jack Hammering (power tools only) Boom lifts to have reversing beepers acoustically treated. Trucks to move forward through Link Road from Waterloo to Talavera Road. Materials to be loaded carefully into the trucks for disposal from site.	Low impact <i>Works were completed between 7:00pm and 11:00pm only and were contained below the nominated threshold of 62dB(A). No works were able to be completed after 11:00pm due to the reduced noise limits imposed.</i>
3.	Limited preparation works for bored piers. Will require removal of some kerbs and gutters and excavation of gardens. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Sawcutting of Road/Concrete will require use of road saws and excavator. Sawcutting to be undertaken during the day. Excavation only to proceed at night.	Acoustic fencing located in proximity of noise source. Excavator to have reversing beeper acoustically treated.	Nil - Completed as Dayworks
4.	Limited Construction of bored piers in Link Rd. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Using various piling rigs for drilling and concrete trucks for pouring concrete. Excavators & dump trucks to remove spoil.	Acoustic screening to be located in proximity of noise source. Excavator to have reversing beeper acoustically treated. Concrete trucks directed to drive forwards as reversing beepers cannot be silenced. Works to start at the centre of Link Road away	Nil - Completed as Dayworks

ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

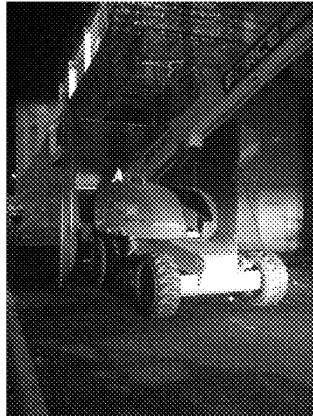
			from residents.	
Works Completed in Period: 18 February (recommencement of Approval) to 21 February 2013				

	Construction Activity Proposed in previous submission	Construction Methodology	Measures proposed to control or mitigate that impact.	Actual Impact
5.	Limited Construction of pier caps. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Using excavators to remove soil, preparation of tops of piles and carpenters assembling formwork. Concrete trucks delivering concrete	Acoustic fencing to be located in proximity of noise source. Excavator to have reversing beeper acoustically treated. Concrete trucks directed to drive forwards as reversing beepers cannot be silenced. Works to start at the centre of Link Road away from residents.	Nil - Completed as Dayworks
6.	Installation of some preliminary steelwork in Link Rd. Work at height over the road precludes installation whilst the public is utilising Link Road.	Use of crane and mobile access equipment to install steelwork	Steelwork to be installed with soft slings to secure steelwork. Bolts secured hand tight or with the use of electric torque wrenches. Boom lifts to have reversing beepers silenced.	Nil - Works delayed due to withdrawal of approval in January. Now rescheduled for the next approval period.

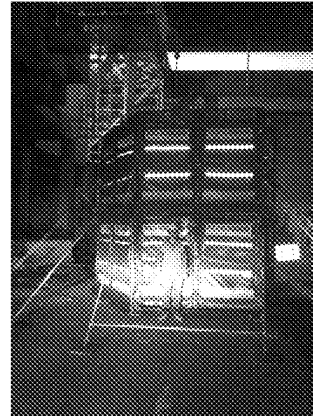
ITEM 11 (continued)

ATTACHMENT 7

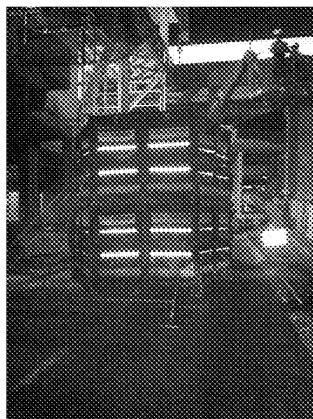
AMP Macquarie Project – Acoustic Report (March 2013)



Photograph: Acoustic Screen being installed for night works



Photograph: Acoustic Screen being installed for night works



Photograph: Acoustic Screen being installed for night works



Photograph: Acoustic monitor installed adjacent to 16 Cottonwood Crescent Boundary.

ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

1.3 Noise Monitoring Undertaken (Noise levels/background levels & project goals)

Continuous (“Unattended”) Noise Monitoring was established onsite on 26 November 2012 in accordance with the Renzo Tonin Report by Acoustic Logic.

In addition; “Attended” Noise monitoring was also undertaken by Acoustic Logic to monitor specific noise events and to provide advice on appropriate mitigation measures.

In Summary:

- Noise monitoring was conducted with “unattended” continuous monitoring setup onsite to record construction related activities. The location of the noise monitor adheres to the requirement to enable impact on the most sensitive adjoining owners to be monitored.
- Acoustic advice was sought and provided to monitor and advise on the works being undertaken.
- Additional monitoring has been installed on the boundary of 16 Cottonwood Crescent
- Noise levels recorded during the periods of night-works undertaken for were within the ranges prescribed by RCC.
- **There were periods of recorded noise levels above the prescribed limits in the periods of non-work (refer to data from 29 January to 17 February 2013)**
- This gives rise to the concerns that noise levels are being generated by sources other than the Development works.
- We also note the acoustic advice that there was very little variance between the noise results recorded on the evenings of work and non-work. Refer to the attached acoustic daily logs highlighting periods of work and non-work.
- We employed all appropriate measures to mitigate the impact of these works.

1.4 Analysis of Noise Impact

As outlined in the Acoustic Logic February 2013 Construction Noise Report we conclude that the recorded noise levels for the limited works undertaken in the month were below the levels prescribed by RCC . This report also notes that *“The recorded noise levels in time periods where evening construction works were taking place shows little or no significant increase in sound level when no work was taking place.”*

1.5 Works to be undertaken from 22 Feb 2013 until 13 March 2013 (within existing approval).

We will continue to work with the Acoustic Consultant to implement measures to control or mitigate future noise impacts as demonstrated in the above results. It is anticipated that on this basis there will be no exceedances in the period until 13 march 2013 (next approval date).

Weekly reports will be provided as requested.

ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

PART 2 : MONTHLY ACOUSTIC EVENT PLAN
(WORKS PROPOSED FOR THE NEXT REPORTING PERIOD – 14 MARCH
TO 13 APRIL 2013)

2.1 Details of the construction activities to be carried out during the period

Refer to attached table and programme for an identification of the proposed works and control measures to be implemented.

2.2 The potential impact on nearby residents

Works are proposed to be undertaken on the four approved nights for work per week (Mon – Thurs) 7 pm to 11pm - 62 dB(A) and 11:00pm to 7:00am - 51dB(A).

The noise mitigation measures will limit the potential impact on nearby residents. Ongoing review of works through both attended and unattended monitoring will enable the project team to monitor the impact and cease work if potential exceedances are likely.

We also note works that are required to be completed at significant height above the Link Road are also proposed to be undertaken at night due to the potential safety risk to the general public whilst using Link Road. This includes the demolition of the concrete structure over the Link Road for which special approval is sought. Under item 7 Special Consideration (in the attached table); our request in conjunction with the proposed closure of Link Road is to be granted approval to increase noise levels from 7.00pm to 11.00pm for the specific nights as shown in in the attached programme up to 69 db(A).

2.3 The measures proposed to control or mitigate that impact

Westfield has programmed to continue with a significant proportion of the piling and inground works to be undertaken during the day. The works which are proposed to be undertaken at night are those which would pose a safety risk to both construction workers and the general public due to their proximity to high trafficked areas within Link Road that cannot be isolated with lane closures.

We note the special request for consideration of special approval for nominated works. We believe that this approach is in the best interests of all parties.

Refer to attached table and programme for an identification of the proposed works and control measures to be implemented.

Works will be monitored with control measures to cease works if levels exceed the nominated/approved thresholds.

AMP Macquarie Project – Acoustic Report (March 2013)

MONTHLY ACOUSTIC EVENT PLAN - Proposed Works Period: 14 March to 13 April 2013

	Construction Activity	Construction Methodology	Measures proposed to control or mitigate that impact.	Anticipated Impact
1.	Limited Services diversions in Link Rd. Will require partial demolition of some kerbs, gutters and road surfaces. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Sawcutting of Road/Concrete will require use of road saws and excavator. Sawcutting to be undertaken during the day. Excavation to proceed at night.	Acoustic fencing located in proximity of noise source. Excavator to have reversing beeper acoustically treated.	Low impact <i>Works to be undertaken within approved noise limits. Works to be monitored and will cease if works near a level likely to cause exceedance.</i>
2.	Removal of facades in Link Road to expose existing structure. Work at height over the road precludes work being undertaken during the day.	Using cranes & boom lifts for access. Use hand power tools to remove facade. Trucks to remove demolition materials from site.	No use of Jack Hammering (power tools only) Boom lifts to have reversing beepers acoustically treated. Trucks to move forward through Link Road from Waterloo to Talavera Road. Materials to be loaded carefully into the trucks for disposal from site.	Low impact <i>Works to be undertaken within approved noise limits. Works to be monitored and will cease if works near a level likely to cause exceedance.</i>
3.	Limited preparation works for bored piers. Will require removal of some kerbs and gutters and excavation of gardens. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Sawcutting of Road/Concrete will require use of road saws and excavator. Sawcutting to be undertaken during the day. Excavation only to proceed at night.	Acoustic fencing located in proximity of noise source. Excavator to have reversing beeper acoustically treated.	Low impact <i>Works to be undertaken within approved noise limits. Works to be monitored and will cease if works near a level likely to cause exceedance.</i>
4.	Limited Construction of bored piers in Link Rd. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Using various piling rigs for drilling and concrete trucks for pouring concrete. Excavators & dump trucks to remove spoil.	Acoustic screening to be located in proximity of noise source. Excavator/Piling Rig to have reversing beeper acoustically treated. Concrete trucks directed to drive forwards as reversing beepers cannot be silenced.	Medium / Low impact activities <i>Works to be undertaken within approved noise limits. Works to be monitored and will cease if works near a level likely to cause exceedance.</i>

ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

MONTHLY ACOUSTIC EVENT PLAN - Proposed Works Period: 14 March to 13 April 2013

	Construction Activity	Construction Methodology	Measures proposed to control or mitigate that impact.	Anticipated Impact
5.	Limited Construction of pier caps. (Note: works will be undertaken where possible during the day except in high traffic areas where operations will pose a safety risk to both the workforce and the general public)	Using excavators to remove soil, preparation of tops of piles and carpenters assembling formwork. Concrete trucks delivering concrete	Acoustic fencing to be located in proximity of noise source. Excavator to have reversing beeper acoustically treated. Concrete trucks directed to drive forwards as reversing beepers cannot be silenced. Works to start at the centre of Link Road away from residents.	Low Impact activities <i>Works to be undertaken within approved noise limits. Works to be monitored and will cease if works near a level likely to cause exceedance.</i>
6.	Installation of some preliminary steelwork in Link Rd. Work at height over the road precludes installation whilst the public is utilising Link Road.	Use of crane and mobile access equipment to install steelwork	Steelwork to be installed with soft slings to secure steelwork. Bolts secured hand tight or with the use of electric torque wrenches. Boom lifts to have reversing beepers silenced.	Low Impact activities <i>Works to be undertaken within approved noise limits. Works to be monitored and will cease if works near a level likely to cause exceedance.</i>

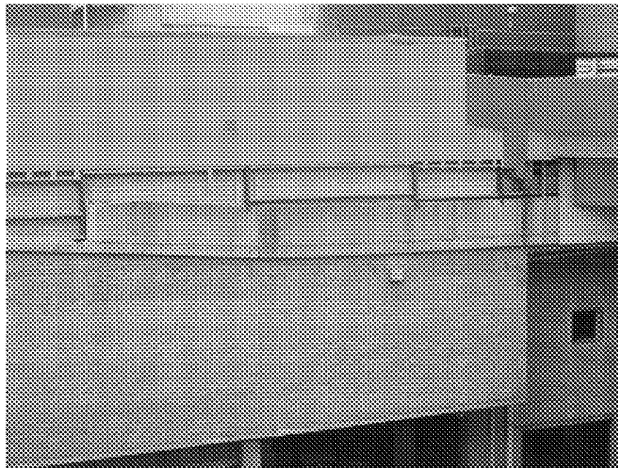
ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

MONTHLY ACOUSTIC EVENT PLAN - Proposed Works Period: 14 March to 13 April 2013 (Special Consideration)

	Construction Activity	Construction Methodology	Measures proposed to control or mitigate that impact.	Anticipated Impact
7.	<p>Demolition of overhead concrete structure (over Link Road). Safety precludes this being undertaken with the public on Link Road.</p> <p>Recommendation to close Link Road for a number of days and undertaking works until 11.00pm with noise levels to be up to 69dB(A). Works to be completed as per attached programme.</p>	<p>Using cranes & boom lifts for access.</p> <p>Use hand power tools to remove sections of facade.</p> <p>Use of crane and mobile access equipment to reach elevated sections. Sawcutting to be undertaken during the day and evening period only.</p>	<p>Approval sought for works will be completed in the day and evening periods only. No works to be undertaken after 11:00pm (Night Period)</p> <p>Demolition to be undertaken with sawcutting with screening where possible in preference to utilising hammering methods. 300tonne crane to be setup in Link Road to lower sections. Concrete sections to be removed from site for crushing.</p>	<p>Medium (4 nights only)</p> <p>By completing works during the day and evening period (with increased noise thresholds up to 69 dB(A). All possible acoustic measures will be implemented; however we note that the noise levels will likely exceed 62 dB(A) for some time during this work. No work proposed after 11:00pm.</p>



ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

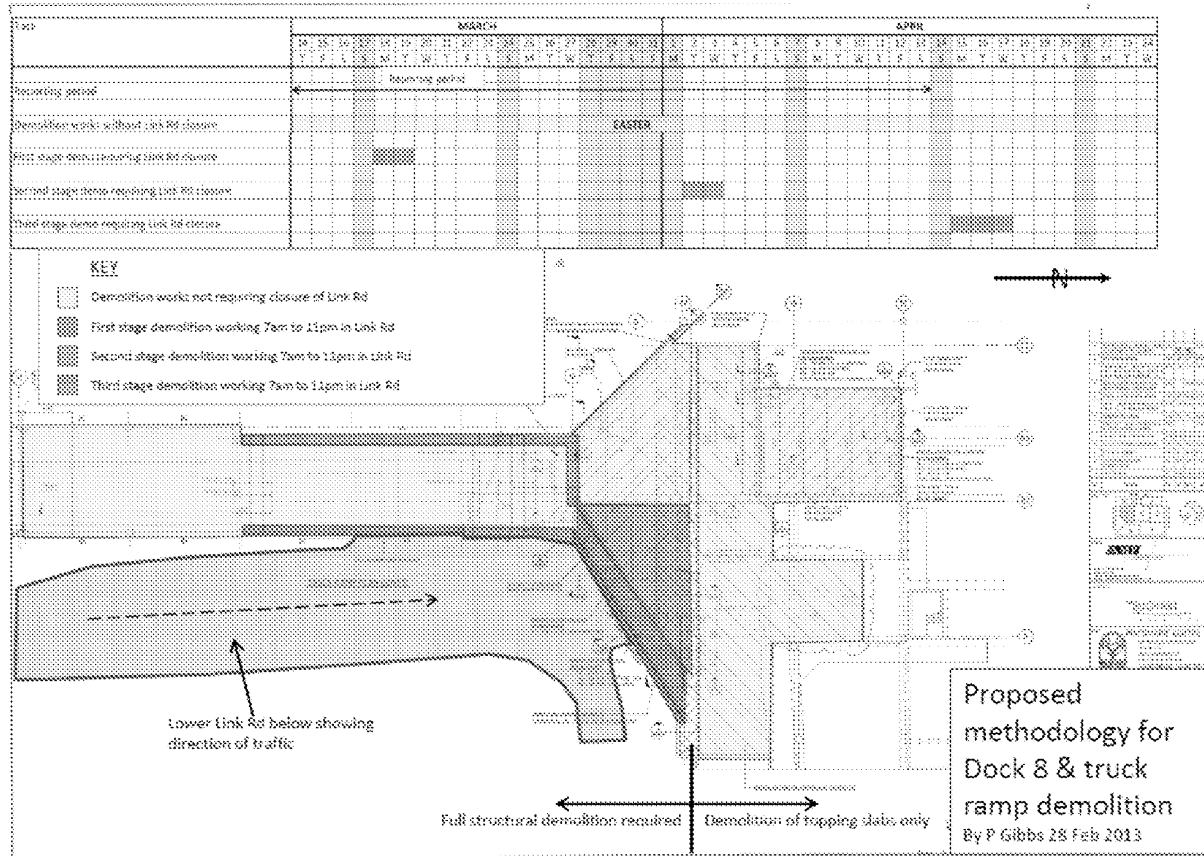
Proposed Demolition of Structure over Link Road (Area shaded in red)
Staging Plan: Demolition of structure over Link Road

Proposed Demolition of Structure over Link Road (Area shaded in red)

ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)



ITEM 11 (continued)

ATTACHMENT 7

AMP Macquarie Project – Acoustic Report (March 2013)

Appendix A – Acoustic Report (Feb 2013)

12 STAMFORD MAJOR PROJECT MODIFICATION APPLICATION - DRAFT SUBMISSION. 110-114 Herring Road, Macquarie Park. Lot 1 DP780314

Report prepared by: Client Manager
File No.: MIN2010/6 - BP13/350

REPORT SUMMARY

An application under the former Major Projects legislation to redevelop the Stamford Hotel site in Macquarie Park was approved by the NSW Planning and Assessment Commission (PAC) on September 26 2012. The proponents have now lodged an application under Section 75W of the Environmental Planning and Assessment Act to modify the approval granted. The modification seeks additional building height and gross floor area (and hence an increase in unit yield) and a number of design changes.

The application was publicly notified by the Department of Planning and Infrastructure (DoPI) from February 6 to February 20 2013. Receipt of the application was reported in the Councillor Information Bulletin on February 14 2013.

A draft submission in response to the application is attached for Council's consideration.

RECOMMENDATION:

- (a) That the attached submission be forwarded to the Department of Planning and Infrastructure.

ATTACHMENTS

1 DRAFT SUBMISSION 2 Pages

Report Prepared By:

Glenn Ford
Client Manager

Report Approved By:

Dominic Johnson
Group Manager - Environment & Planning

ITEM 12 (continued)

Background

Council has received notice from the NSW Department of Planning and Infrastructure (DoPI) of an application to modify the Major Project approval for the Stamford Hotel site at the intersection of Epping and Herring Roads in Macquarie Park. The original application was approved by the Planning Assessment Commission (PAC) on September 26 2012.

Council's earlier submissions to the Department on the original applications objected to the proposed development on the basis of excessive height and FSR and the consequential impacts on traffic, environmental amenity and services. The Department's assessment report recommended a reduction in the scale of the development and this was accepted by the PAC in its determination.

The project approved by the PAC includes heights ranging from 4 up to 18 - 20 storeys (depending on detailed design) and a Floor Space Ratio of 2.13:1. Both height and FSR significantly exceed the planning controls which would have applied under Ryde Local Environmental Plan 2010 (i.e. 15.5 metres height / FSR of 1:1). Conditions attached to the PAC approval reduced the heights of some buildings and reduced the overall FSR from that originally sought by the proponent.

The modified proposal seeks to reinstate height and FSR to the development. As such it continues to exceed the current planning controls and also will exceed the draft maximum height and FSR controls being considered by Council for Macquarie Park. As such, if the new controls are adopted at some time in the future, the modified project, if approved beforehand, will have already exceeded them. In this regard it should be noted that there are seven separate buildings proposed on site with one exceeding or reaching the proposed height limit of 45 metres (i.e. Building L), two at just over 45 metres (Building C & Building D) and the remaining four below 45 metres (but above the current RLEP control of 15.5 metres). While the Macquarie Park DCP identifies that a "significant building" should be located on this corner of Herring Road and Epping Road, a building of the scale and orientation of Building L and was not anticipated. The approved building is already the tallest approved in the whole of Macquarie Park and proposed modification seeks to make it 6.2 metres and 2 storeys higher.

The Council considered a report on Macquarie Park planning controls at its meeting of November 27 2012. The suggested height and FSR controls for this site are 45 metres and 2:1 respectively. The modified proposal for the Stamford site seeks a maximum height of 22 storeys (approximately 75 metres) and FSR of 2.28:1.

As part of this application, modification is also being sought to delete the proposed internal roads on site (with replacement by a Right-of Way for pedestrians). The applicant's submission again makes reference to recent reports to Council on future planning controls for Macquarie Park that are yet to be determined.

ITEM 12 (continued)

The modified proposal seeks to apply Council's Development Control Plan (DCP) rates for car parking to replace the Roads and Maritime Services (RMS) rates that apply to the current consent. Council's controls are more generous than those of the RMS and if adopted for this proposal (and combined with the additional unit yield) will increase the amount of car parking on site. The actual number of spaces cannot be calculated until the mix of dwellings is determined but a figure of 594 spaces has been adopted for the proponent's submitted amended traffic report considers that the additional traffic load is acceptable.

On the positive side, the proposed Statement of Commitments has indicated the dedicated of four adaptable units for affordable housing (two at Stage 1 and two at Stage 2). The current approval has conditions requiring two units for the whole development. The current conditions require dedication of the units to Council for this purpose.

Financial Implications

Adoption of the recommendation to forward a submission to the Department of Planning and Infrastructure will have no financial impact.

Options

A draft submission to DoPI is attached for Council consideration. Council may choose to endorse it or amend it as it sees fit. The adopted submission will be forwarded to the Department.

Summary

The proponents for the Stamford hotel site hold an approval to redevelop the site at a height and scale that exceeds Council's current controls for height and FSR. The modified proposal will exceed mooted height controls for the site by a lesser degree but involves an overall increase in height of the tallest building. The approved proposal already exceeds both the current and proposed FSR control for the site and the modification seeks to increase the extent of non-compliance from 2.13: to 2.28:1. The justification given for the additional uplift is based on a claim of better urban design outcomes for the site. However, it is considered that any such benefits can be achieved without increasing the scale of the whole proposal beyond that already approved by the Planning Assessment Commission.

A draft submission to Department of Planning and Infrastructure that objects to the additional uplift in the scale of development is attached for Council's consideration.

ITEM 12 (continued) ATTACHMENT 1
RESPONSE TO MODIFICATION APPLICATION FOR MP10_0112 & MP10_0113)
110-114 Herring Road, Macquarie Park Concept Plan & Stage 1 Project Application
(STAMFORD SITE)

SUMMARY OF CHANGES

The Modification application submitted to the Department of Planning and Infrastructure (DoPI) advises that the project has been amended to

- Increase overall height
- Increase Floor Space Ratio (FSR) and Gross Floor Area (GFA)
- Delete proposed roads
- Make design changes

SUBMISSION

Height and Floor Space Ratio

Council's original submission for the project raised concerns about the proposed height, scale and floor space ratio (FSR) for the proposed development. The height and FSR were significantly greater than the planning controls under Council's operative planning scheme and also larger than proposed under any mooted amendment at the time. The Department's assessment report to the Planning Assessment Commission (PAC) recommended that the height and FSR be slightly reduced and this was reflected in the approval issued by the PAC. With the PAC amendments, the approved FSR came closer to a density that is considered appropriate for the site. However, if this modification is approved, the height and FSR for the project will be pushed back to the levels proposed under the proponent's Preferred Project Report. As such, Council does not support a modification to the project that increases the FSR. For the same reason, Council does not support a modification that increases the height of the project beyond the maximum approved by the PAC.

Future Planning Controls

The Modification heavily relies on a report to Council dated November 27 2012 relating to future planning controls for Macquarie Park to justify changes to the roads on site. The report has not yet been adopted by Council and will be the subject of further consideration in early March 2013. It should be noted that for the subject site, the above report includes a proposed FSR of 2:1 and a maximum height of 45 metres. The approved Concept Plan for the site already exceeds these draft controls. The proposed Modification will exceed them by a significantly greater degree. For example, the proposed 22 storey building will be approximately 72 metres high or 27 metres above the maximum height proposed (a variation of 60%). The proposed FSR exceeds the draft control by 0.29:1 (or 14.5%).

Herring Road Urban Activation Precinct

The subject site has been included in the Herring Road Urban Activation Precinct (UAP) associated with Macquarie University Railway Station and the Macquarie Centre retail area. The implications of this inclusion should be considered by the Department in its assessment of this modification.

Community Benefit

If a justification for approving a project that ignores prevailing and proposed planning controls is the community benefit that may be otherwise provided, then concern is raised that the proposed modification appears seek further uplift while removing some elements previously offered as providing such benefits. It is now proposed that roads previously proposed on site will not be constructed. This position is in keeping with work currently underway by Council to review the

ITEM 12 (continued)**ATTACHMENT 1**

fine-grain road network proposed for Macquarie Park. Given that this will be a substantial saving to the applicant and a corresponding loss of public benefit, the value of the road construction and dedication should be transferred to some other benefit to the community of equal value (either cash or works-in-kind).

Any proposed additional community benefit to offset the savings to the project which will flow from reduced construction costs for infrastructure should be clearly identified. Similarly, the offset for any increased FSR and height should be clearly identified and quantified. In this regard, it is noted that in the report submitted by the proponents (Section 5.3, Page 23) that subject to the modification being approved, the Statement of Commitments will be modified to include dedication of 4 units for affordable housing (previously 2 units were proposed). The Statement of Commitments should be fully revised and presented to the Department and endorsed as prior to determination of the application so that all community benefits are clear and transparent.

A pedestrian link is proposed and this will need to be protected by conditions and actions enabling public access (through a Right-of-Way) and requiring a design that is amenable to safe and obvious public access.

The practical issues of access for emergency vehicles and waste collection on private roads should be revisited prior to determination. It was previously proposed that the roads across the site would be dedicated to Council but as this is no longer to be the case, the expectation of unencumbered access cannot be assumed.

Car Parking

The modification to increase the rate of car parking provision on site appears to undermine claims made for the project as transit oriented development. The expectation expressed in the modification is that every unit must have a car parking space. The proximity to major bus routes appears to be ignored and a suggestion that under provision of on-site parking will lead to “illegal, unlawful and random (informal) parking impacts” in and around the site may be better addressed by reducing the density of the development and the related parking demand. If the Department is of a mind to support the increase in car parking, then Council’s Development Control Plan 2010 – Part 9.3 - Car Parking and the relevant Australian Standards can be nominated as these are the controls that Council uses to assess Local Development Applications.

Determination

In terms of process, it is considered that the modification application should be referred to the PAC for determination. The original application was determined by the PAC and it should have the opportunity to consider if the reasons for its recommended changes being put aside are no longer relevant.

Summary

The current approval for the Stamford hotel site allows for a redevelopment at a height and scale that exceeds Council’s current controls for height and FSR. The modified proposal seeks additional height to the tallest building on site and a much greater FSR built based on a position that the urban design and amenity of the proposal is enhanced. In this regard, Council is not convinced that the urban design and amenity improvements and other benefits cannot be provided in a development that meets the parameters for height and FSR set by the PAC in its original approval.

The changes sought to increase the rate of car parking provision suggest that market imperatives requiring each unit to have at least one parking space outweigh any touted credentials for a transit oriented development. The proximity to the railway station is used as an argument for higher density while distance from the station is used to argue for a higher rate of car parking. Proximity to major bus routes along Epping Road which provides other transport options for this site appears to be similarly treated to justify one but not the other.

ITEM 12 (continued)

ATTACHMENT 1

In short, Council would support a modification to the approved proposal that makes it better without making it bigger.

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