

**Report to General Manager**

Attachments:

1. CBD Works map
2. Construction Works Management Strategy

**SUBJECT:** Construction Management Action Plan**AUTHOR:** Long Huynh, Team Leader Building Compliance**ENDORSED BY:** Joseph Hill, Director City Strategy**EXECUTIVE SUMMARY:**

Construction sites, regardless of how closely managed, inevitably causes impact upon surrounding residents. The impacts include noise, unauthorized out of hour works, local traffic issues, vibration and dust emission.

During 2016, those impacts were greatly compounded by a number of developments commencing at the same time within the CBD. It is anticipated that the ongoing developments from 2016 coupled with the developments commencing in 2017 will cause further public disruptions within the CBD and in the built up areas of Crows Nest and St Leonards. In addition to the works upon private properties, public infrastructure upgrade works are being undertaken by Council and other utilities.

In relation to the surge in construction activity, Councillor Baker tabled Notice of Motion No 41/06 at the Council meeting on 19 October 2016 and Council resolved:

*1. THAT Council develop an action plan to address the management of construction traffic and construction hours associated with simultaneous construction on multiple sites in the North Sydney, Crows Nest and St Leonards over the next 2-3 years.*

*2. THAT the plan provide for co-ordination of cumulative construction traffic management impacts, compliance with construction management plans and conditions of consent and a communication strategy with both landowners and affected residents and businesses*

This report outlines an action plan in response to this resolution. Representatives from several Council sections have been nominated to form a team to monitor the construction works. This has been in place since late 2016 and staff will continue to use the experience to improve their actions for 2017.

**FINANCIAL IMPLICATIONS:**

Nil

**Local Government Act 1993: Section 23A Guidelines - Council Decision Making During Merger Proposal Period**

The Guidelines have been considered in the preparation of this report and are not applicable.

**RECOMMENDATION:**

**1. THAT** Council adopts the CBD Construction Works Management Plan.

---

## **LINK TO DELIVERY PROGRAM**

The relationship with the Delivery Program is as follows:

Direction: 4. Social Vitality

Outcome: 4.9 Enhanced community safety and accessibility

## **BACKGROUND**

During 2016, North Sydney's CBD area was impacted by a number of developments commencing at the same time within close proximity of each other. It is anticipated that the ongoing developments from 2016 coupled with the developments commencing in 2017 will cause further public disruption within the CBD. Similar impacts from construction are being felt in Crows Nest and St Leonards

There have been numerous complaints regarding these development works. The complaints may be categorized into the following points:

- Excessive noise coming from the construction sites;
- Excessive vibration caused by excavators and jackhammers;
- Works occurring outside of the approved hours;
- Traffic disruption from construction trucks entering and leaving the site.

A team comprising of representatives from Council's different departments has been formed to monitor the CBD construction works. The below list shows the relevant departments of Council:

- Compliance;
- Traffic and Transport Operations;
- Engineering Project manager;
- Engineering Infrastructure;
- Rangers;
- Environmental Health.
- Communications.

The team will meet on a regular basis to analyse the ongoing impacts of the construction works and methods of minimizing those impacts. The team will also aim to modify any regulatory actions based upon experience from issues that arose previously.

Compliance will be the contact point where the community may express their concerns regarding ongoing impacts.

## **CONSULTATION REQUIREMENTS**

Community engagement is not required.

---

## **SUSTAINABILITY STATEMENT**

The sustainability implications are of a minor nature and did not warrant a detailed assessment.

### **DETAIL**

Based upon history, staff have received the following concerns raised by the public:

- **Excessive noise coming from the construction sites;**

Excessive noise resulting from jackhammering is one of the major issues for adjoining office workers. This is one of the hardest issues to manage from a construction site. Comments have been received from office workers to suggest that construction works should be undertaken out of hours so that business activities are not disrupted.

This is not an ideal suggestion. Works undertaken out of hours merely shifts the impact onto residents residing in nearby residential buildings.

Staff have had some success in negotiating with construction sites to provide periods of respite for office workers. For example, builders have agreed to limit jackhammering at certain hours of the day to allow adjoining offices to have their client meetings. The office workers have worked around other periods where jackhammering can not be avoided by having meetings offsite.

Construction sites have been requested to install noise meters at various points of the site.

This approach provides an acceptable medium but does prolong the demolition process.

- **Excessive vibration caused by excavators and jackhammers;**

The approach used for noise control above may also be used here to address this issue. However, the additional requirement in this instance is that a qualified engineer monitor any potential structural impacts upon adjoining buildings.

- **Works occurring outside of the approved hours;**

Rangers have been patrolling the CBD area to ensure that no works occur outside the approved hours as stipulated by conditions of approval. Appropriate regulatory actions will be taken in accordance with Council's Enforcement and Compliance Policy.

At various stages, there are works that will be required to be undertaken outside the approved hours due to public safety issues. These instances include, but are not limited to, installation and dismantling of cranes and utility works upon the adjoining footpath.

Builders are required to submit an Out of Hours works application. Staff will only consider these applications based upon the need for public safety. Out of Hours work to meet construction deadlines will not be considered.

If a permit is approved, the builders are required to advise adjoining residents of the

---

time and date of the intended works at least 3 days prior to the works being undertaken.

- **Traffic disruption from construction trucks entering and leaving the site.**

There have been instances where construction trucks have not adhered to their traffic management plan. Council officers and the police have been liaising to ensure compliance.

There have been instances where Council staff have taken regulatory actions based upon information provided by staff/police.

Substantial compliance staff resource have been utilized to respond and resolve complaints regarding the above issues in 2016. More staff are expected to be dedicated to such complaints as more works progress in 2017.

### **Other Matters for Consideration**

In addition to the regulatory actions, Council's Communications department will be investigating options available to update members of the public of the current construction works and planned works via the internet. The proposed web link may include subscriptions to notify approved out of hour works within the CBD.

The aim of the web link is to allow open communication with interested parties regarding the ongoing works within the area and to advise public works undertaken by Council.

Once this is in place, the relevant parties will be notified of upcoming works to provide them the time to plan their activities accordingly.

Based upon experience, the successful management of a construction site is not solely a regulatory function. It is a combination of feedback and support from the community and willingness to negotiate by builders.

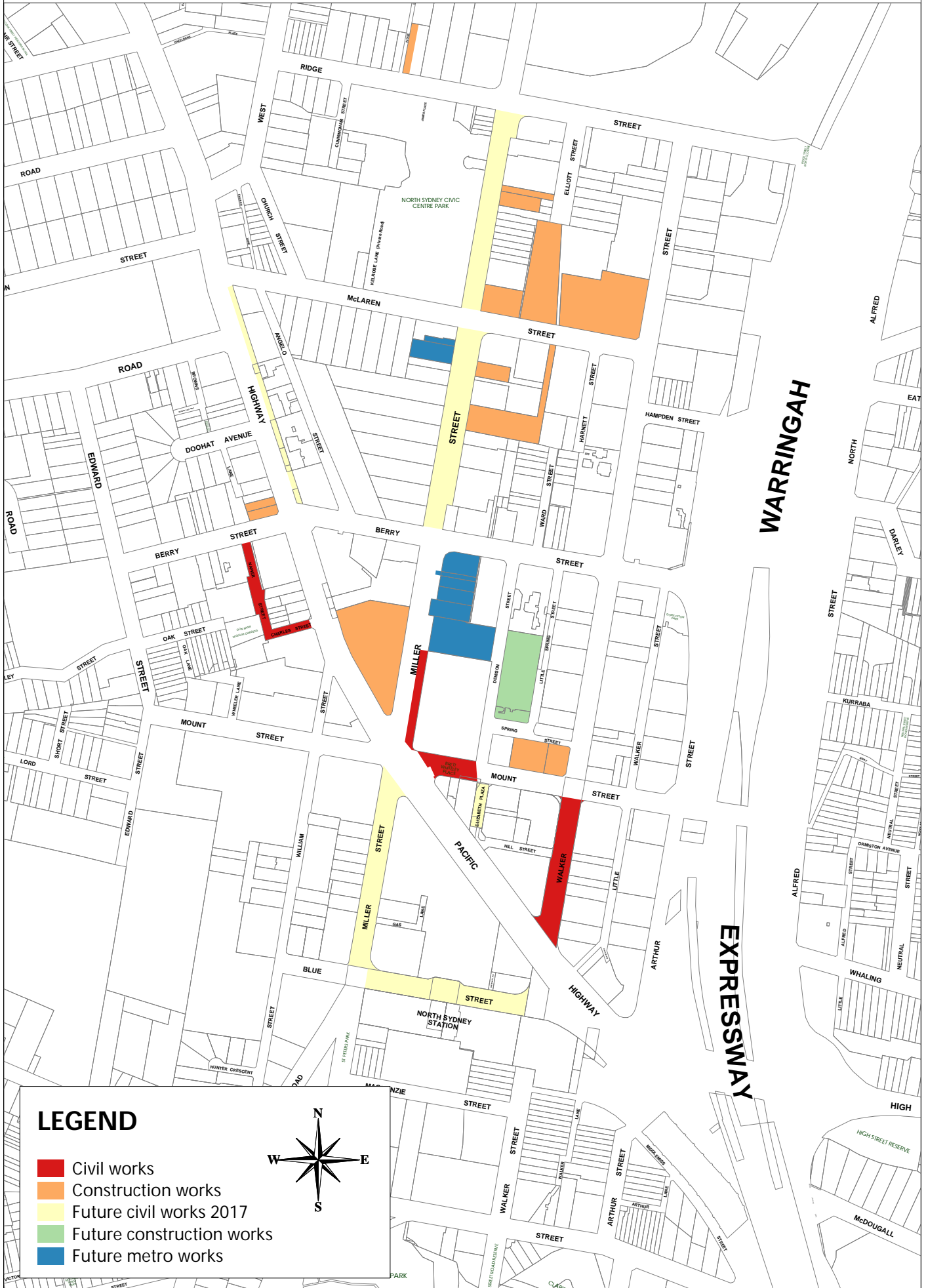
### **Conclusion**

Construction works inevitably causes disruptions within the surrounding neighbourhood. However, disruptions are amplified by a number of constructions sites occurring at the same time within the confines of North Sydney's CBD area.

Council's Compliance staff aims to balance regulatory actions and communication to minimize foreseeable impacts of construction works with the CBD. Staff will continue to learn from experience and modify their actions to work with all parties in this regard.

---

# Construction in North Sydney CBD



# **NORTH SYDNEY COUNCIL CONSTRUCTION WORKS MANAGEMENT STRATEGY**

The CBD Construction Works Management Strategy adopted by ..... on.....

## **1 INTRODUCTION**

Construction sites, regardless of how closely managed, inevitably causes impact upon surrounding residents. The impacts include noise, unauthorized out of hour works, local traffic issues, vibration and dust emission.

The impacts are greatly compounded by a number of developments commencing at the same time within the CBD. It is anticipated that the ongoing developments from 2016 coupled with the developments commencing in 2017 will cause further public disruptions within the CBD. In addition to the works upon private properties, public infrastructure upgrading works are being undertaken by Council.

This Construction Works Management Strategy should be read in conjunction with Council's Enforcement and Compliance Policy.

## **3 OBJECTIVE, AIMS AND SCOPE**

### **3.1 Objective**

This management strategy applies to building works within the North Sydney's CBD area and built up areas of St Leonards and Crows Nest. The remaining local government areas will be monitored and addressed based upon the circumstances of the case.

### **3.2 Aims**

The aims of the Construction Works Management Strategy are:

1. To ensure that building sites adhere to the construction hours stipulated by the relevant conditions of consent;
2. Ensure that there is a co-ordinated approach in managing applications for stand plants and Out of Hours constructions (Referred to as "Permits" from here on);
3. Increase communication of approved Out of Hours construction works to affected parties within the immediate vicinity.

### **3.3 Scope**

This document will assist the following persons to ensure the aims of the Management Strategy are achieved:

- Rangers
- Compliance
- Environmental Health
- Engineering Project
- Traffic and Transport Operations
- Engineering Infrastructure
- Communications.



## **4 BACKGROUND**

During 2016, North Sydney's CBD area was impacted by a number of developments commencing at the same time within close proximity of each other. It is anticipated that the ongoing developments from 2016 coupled with the developments commencing in 2017 will cause further public disruption within the CBD. Similar issues are being faced by St Leonards and Crows Nest.

There have been numerous complaints regarding these development works. The complaints may be categorized into the following points:

- Excessive noise coming from the construction sites;
- Excessive vibration caused by excavators and jackhammers;
- Works occurring outside of the approved hours;
- Traffic disruption from construction trucks entering and leaving the site.

A team comprising of representatives from Council's different departments has been formed to monitor the CBD construction works. The below list shows the relevant departments of Council:

- Building Compliance;
- Traffic and Transport Operations;
- Engineering Project manager;
- Engineering Infrastructure;
- Rangers;
- Environmental Health.
- Communications.

The team will meet on a regular basis to analyze the ongoing impacts of the construction works and methods of minimizing those impacts. The team will also aim to modify any regulatory actions based upon experience from issues that arose previously.

Building Compliance will be the contact point where the community may express their concerns regarding ongoing impacts.

## **6 COUNCIL ACTIVITIES**

### **6.1 Monitoring Patrols**

Ranger and Building Compliance staff will regularly patrol these areas in particular, the focus will be given to after-hours construction works. Patrols will also focus on construction trucks entering/leaving sites. Construction vehicles are not permitted to queue to enter a construction site.

Should non-compliance be observed, regulatory actions will be taken in accordance with Council's Enforcement and Compliance Policy.

## **6.2 Permit assessment**

In order to achieve a co-ordinated approach when determining Permits, authorised staff will follow the below guidelines:

- Check weekly log to ensure that there are no other sites, directly adjacent or across the road, that already has a permit granted within 3 days of the proposed work; and
- Permits will not be granted, except in cases of public safety, for more than 3 consecutive nights.
- No permits will be granted for concreting works;
- Applications cannot be accepted less than 3 working days from the date of the proposed works.

## **6.3 Notifying of Rangers**

Once a permit is determined, notification shall be given to Council's Ranger Service to include into their patrols for monitoring.

## **6.4 Notifying the Public**

Once a permit has been approved, Council's dedicated website will be updated to notify the public. The website will contain the details of the works and of the date and time.

## **8 STRATEGY EVALUATION and REVIEW**

Internal audits are important for maintaining a functional management strategy and for identifying areas for improvement. Internal audits will involve training staff and should include a review of the strategy and associated operational procedures, monitoring programs and the records generated in order to ensure that the system is being implemented correctly and efficiently.

The monitoring team shall meet monthly, or as the circumstances dictate, to review the Construction Works Management Strategy.

---- o0o ----