

**E1.3 Community Agreement Report:
Asphalt Batch Plant Operations –
EPL 21766**
Revision A - Coffs Harbour Bypass

FERROVIAL GAMUDA JOINT VENTURE

VERSION CONTROL

Revision	Date	Description
A	6/03/2025	Submission to EPA
B	21/03/2025	Redacted version for website with receiver addresses removed
C		
D		
E		

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1 PURPOSE

This report details the consultation undertaken by Ferrovial Gamuda Joint Venture (FGJV) to obtain community agreement for out of hours (OOH) operation of the Project Asphalt (AC) Batch Plant between 6:00PM to 7:00AM Monday to Friday, and/or 1:00PM to 6:00PM Saturdays. The agreement period is up to mid-2027.

This report has been prepared in accordance with EPL Condition E1.3 as detailed in Table 1 below.

TABLE 1: EPL REQUIREMENTS

Ref	Condition Requirement	Where Addressed
E1.3	The licensee must report to the EPA the community consultation and agreement process that was undertaken with the Community Affected Catchments. This report to the EPA must be:	This Report
	a) prepared in writing;	
	b) detail the steps taken to fulfil the requirements of condition E1.2;	Section 4
	c) demonstrate that the Noise Sensitive Receivers understood the nature of the works and any predicted impacts, including that consideration was made of additional requirements relevant to the needs of culturally and linguistically diverse Noise Sensitive Receivers;	Section 4
	d) provide the script used during the community consultation with Noise Sensitive Receivers;	Section 4 Attachment C
	e) report community response and consent rates (including where no contact could be made) against the total community affected catchments, and must be broken down into response and consent rates based on sub-catchments that are delineated by affectation levels;	Section 5 Attachment B
	f) include a noise validation monitoring plan as required by E2.1; and	Section 6
	g) be submitted to the EPA at least 15 business days prior to any works that are the subject of the agreement being undertaken unless prior arrangements have been made with the EPA.	Noted.
A copy of the report must be:	Noted. Following EPA agreement, a copy of this report will be uploaded to the Project website.	
a) kept by the licensee for the duration of this licence including on the premises, and made available to an EPA authorised officer on request; and b) be made available on the licensee's project website or another website approved in writing by the EPA for the duration of the OOHs permitted under condition E1.1. (Personal details of Noise Sensitive Receivers must be omitted).		

2 PROPOSED OOH

In accordance with EPL Condition E1, FGJV has sought community agreement from noise sensitive receivers to operate its AC batch plant near North Boambee Road between the following hours where required to support paving operations:

- 6:00PM to 7:00AM Monday to Friday, and/or
- 1:00PM to 6:00PM Saturdays

Activities associated with the operation of the AC batch plant include:

- Front end loader loading the batch plant hoppers with required aggregate and materials to produce AC
- Lighting towers and crib facilities
- AC trucks entering and existing site via North Boambee Road

2.1 JUSTIFICATION

In some instances, pavement works are required to be completed OOH due to ROL restrictions on the Pacific Highway (as approved in accordance with EPL Condition L6.5) or where a Community Agreement is in place (as approved in accordance with EPL Condition E1.1).

The purpose of this community agreement is to compliment the above OOH pavement works with the production and supply of the AC provided by the Project batch plant. It is advantageous to use the Project batch plant over Boral's AC Coffs Harbour Plant for the following reasons:

- It has higher capacity output which will provide greater certainty to meet critical ROL timeframes
- There are a number of speciality AC mix designs that will only be produced by the Project batch plant

3 NOISE SENSITIVE RECEIVERS

A detailed noise impact assessment of AC batch plant operations was undertaken using the Project's Noise Model Noisecheck to identify noise sensitive receivers predicted to experience noise levels above the daytime OOH noise management level (NML) and agreement would need to be sought from. A copy of the Noise Assessment Report is included in Attachment A.

Several residential receivers shown in the Noisecheck report contained in Attachment A have been removed from the receiver list given they have been either demolished, not built yet (e.g. future Lakes Estate development) or are not residential properties following ground truthing. Three additional residential properties that were not identified in Noisecheck Report were also added given their proximity to works as well as other affected residents.

Following this ground truthing exercise, a total of 73 residential receivers were identified as noise affected for the proposed OOH batch plant operations and agreement was sought from them.

Predicted noise impacts are summarised in Table 2 and a more detailed breakdown at each receiver address is provided in Attachment B.

TABLE 2: PREDICTED NOISE IMPACT SUMMARY

Noise Category	dBA above NML	Affected receivers	Mitigation
Noticeable	<5	4	-
Clearly Audible	5 to 15	61	N, R1, DR
Moderately Intrusive	15 to 25	8	V, N, R1, DR
Highly Intrusive	>25	0	V, IB, N, R1, DR, PC, SN

4 CONSULTATION SUMMARY

All 73 noise sensitive receivers were emailed and/or letterbox dropped a copy of the letter detailing the Project's request for community agreement as a first attempt to make contact (refer to Attachment C). This written agreement also formed the script used during the consultation and included the following details:

- Description of the different construction activities proposed consistent with Section 2 above;
- Proposal for OOH AC Batch Plant Operations between 6:00PM and 7:00AM Monday to Friday, and/or 1:00PM to 6:00PM Saturdays where required
- Map showing the location of the proposed work;
- Summary of the noise levels predicted consistent with Section 3 above;
- List of plant and equipment to be used for the work;
- Mitigation measures to minimise impacts;
- Receiver's ability to withdraw agreement at any stage during the work;
- Ongoing consultation process to ensure continuation of agreement throughout the program of work;
- Other out of hours work in the area;
- Project contact details.

Following resident feedback and concerns, the FGJV and TfNSW Community Team held two Community Information Sessions for residents on 25 February 2025 from 10am to 11am and 5:30pm and 6:30pm. Invites to the Information Sessions were letterbox dropped on Friday 21 February 2025, to all noise affected residents. Approximately, 35 residents attended the sessions, and we received 5 agreements whilst there.

Key themes included hours of operation, truck movements, discussions around the construction of the noise wall between Highlands Estate and the alignment, and residents not receiving At House Noise Treatment. FGJV advised that construction of the noise wall would commence in March 2025 with completion expected in July 2025 and also advised the team would investigate the option of trucks using the alignment from North Boambee Road to the Englands Road Interchange once safe to do so.

Follow up phone calls, emails and door knocks were also made in second and third attempts to contact all residents.

Where a doorknock was made and the resident was not home, a sorry we missed you card was left asking the resident to get in contact with the Project Team to discuss the community agreement.

The letter requesting consideration of the proposal expressed that a non-response would be considered as agreement to the project's proposal to operate the AC batch plant OOH.

5 COMMUNITY RESPONSE & CONSENT RATES

During the consultation period, the FGJV Community team made contact with 48 percent of the noise sensitive receivers (35 residents). Despite three attempts to make contact using a range of communication methods, 52 percent did not formally respond (38 residents). As detailed in the agreement letter in Attachment C, a non-response is considered to be agreement to the proposal.

As detailed in Table 3, formal agreement to undertake proposed OOH for both nighttime and Saturday daytime was 30 percent, 3 percent agreed only to Saturday daytime, and 15 percent did not agree. Of the 35 residents who did formally respond, 63% of residents did provide their agreement which constitutes a substantial majority, and another 6% agreed to Saturday daytime only.

Copies of the signed agreements will be submitted to the EPA along with this report.

A more detailed breakdown of the consultation undertaken with each receiver and their response is provided in Attachment B.

TABLE 3: COMMUNITY AGREEMENT SUMMARY

Total Affected Receivers	Agreement Received		Agreement Received (Sat Day Only)		Agreement Not Received		No Response Received	
	No.	%	No.	%	No.	%	No.	%
73	22	30	2	3	11	15	38	52

6 NOISE VALIDATION MONITORING PLAN

Noise validation monitoring of the proposed OOH AC batch plant operations will be undertaken in accordance with the Project's approved Construction Noise and Vibration Monitoring Program (Appendix 7 of the Construction Noise and Vibration Management Plan).

Noise monitoring is proposed during OOH AC batch plant operations at a location/s representative of the worst-affected sensitive receivers REDACTED

ATTACHMENT A – NOISE ASSESSMENT REPORT

REDACTED

**ATTACHMENT B – NOISE SENSITIVE RECEIVER
CONSULTATION AND RESPONSE SUMMARY TABLE**

No.	Address	NCA	NML	Prediction (dBA)	Exceedance (dBA)	CNVG Category	Contact Made	Consultation Summary	Response	Comment
1	REDACTED			46	10	Clearly audible	Yes	Emails (17/02/25, 26/02/25) Community Info Sessions (25/02/25)	Agreed (Sat Only)	Agreed verbally
2				46	10	Clearly audible	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25)	Did Not Agree	
3				49	13	Clearly audible	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25)	Agreed	Agreed verbally
4				47	11	Clearly audible	Yes	Email (17/02/25) Community Info Sessions (25/02/25)	Did Not Agree	
5				44	8	Clearly audible	Yes	Email (17/02/25) Community Info Sessions (25/02/25)	Agreed	
6				38	3	Noticeable	No	Emails (17/02/25, 26/02/25) Community Info Sessions (25/02/25)	No Response	
7				39	4	Noticeable	No	Emails (17/02/25, 26/02/25) Doorknock (27/02/25)	No Response	
8				39	4	Noticeable	Yes	Email (17/02/25) Community Info Sessions (25/02/25)	Agreed	Agreed verbally
9				36	1	Noticeable	No	Emails (17/02/25, 26/02/25) Community Info Sessions (25/02/25)	No Response	
10				46	10	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
11				45	9	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
12				46	10	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
13				47	11	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
14				47	11	Clearly audible	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25)	Did Not Agree	
15				49	13	Clearly audible	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Phone Call (27/02/25)	Agreed	Agreed verbally
16				47	11	Clearly audible	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25)	Agreed	
17				48	12	Clearly audible	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25)	Agreed	Agreed verbally
18				47	11	Clearly audible	No	Emails (17/02/25) Community Info Sessions (25/02/25) Phone Call (27/02/25)	No Response	
19				48	12	Clearly audible	Yes	Email (17/02/25) Community Info Sessions (25/02/25)	Agreed	
20				45	9	Clearly audible	Yes	Email (17/02/25)	Did Not Agree	
21				51	15	Clearly audible	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25)	Agreed	
22				45	9	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
23				45	9	Clearly audible	No	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
24				45	9	Clearly audible	No	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
25				44	8	Clearly audible	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25)	Agreed	
26				45	9	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
27				N/A	N/A	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	Property not in noise model, but included in agreement following ground truthing given proximity to works & other affected residents
28				50	14	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
29				49	13	Clearly audible	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25)	Agreed	Agreed verbally
30				54	18	Moderately intrusive	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
31				47	11	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
32				50	14	Clearly audible	Yes	Email (17/02/25) Community Info Sessions (25/02/25)	Agreed	
33				52	16	Moderately intrusive	Yes	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25)	Agreed	Agreed verbally and included conditions around noise wall construction and truck movements to utilise the alignment as soon as possible
34				51	15	Clearly audible	No	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
35				53	17	Moderately intrusive	No	Emails (17/02/25, 26/02/25) Community Info Sessions (25/02/25)	No Response	
36				52	16	Moderately intrusive	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
37				53	17	Moderately intrusive	Yes	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	Agreed	Agreed verbally

No.	Address	NCA	NML	Prediction (dBA)	Exceedance (dBA)	CNVG Category	Contact Made	Consultation Summary	Response	Comment
38	REDACTED			49	13	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
39				53	17	Moderately intrusive	No	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
40				49	13	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
41				53	17	Moderately intrusive	Yes	Email (17/02/25) Community Info Sessions (25/02/25)	Agreed	
42				49	13	Clearly audible	Yes	Letterbox Drop (17/02/25)	Did Not Agree	
43				48	12	Clearly audible	Yes	Email (17/02/25)	Did Not Agree	
44				48	12	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
45				49	13	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
46				48	12	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
47				50	14	Clearly audible	Yes	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	Agreed	
48				51	15	Clearly audible	No	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
49				50	14	Clearly audible	Yes	Letterbox Drop (17/02/25)	Did Not Agree	
50				45	9	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
51				N/A	N/A	Clearly audible	No	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	Property not in noise model, but included in agreement following ground truthing given proximity to works & other affected residents
52				N/A	N/A	Clearly audible	Yes	Email (17/02/25) Community Info Sessions (25/02/25)	Agreed	Property not in noise model, but included in agreement following ground truthing given proximity to works & other affected residents
53				48	12	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	Property currently vacant.
54				49	13	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
55				45	9	Clearly audible	No	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
56				45	9	Clearly audible	Yes	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	Agreed	Agreed verbally
57				46	10	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
58				47	11	Clearly audible	Yes	Email (17/02/25)	Did Not Agree	
59				46	10	Clearly audible	Yes	Email (17/02/25)	Agreed (Sat Only)	
60				48	12	Clearly audible	Yes	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	Agreed	Agreed verbally
61				46	10	Clearly audible	Yes	Email (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	Agreed	Agreed verbally
62				48	12	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
63				50	14	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
64				45	9	Clearly audible	Yes	Email (17/02/25)	Did Not Agree	
65				46	6	Clearly audible	Yes	Letterbox Drop (17/02/25)	Agreed	Agreed verbally
66				60	17	Moderately intrusive	Yes	Letterbox Drop (17/02/25) SMS (25/02/25) Phone Call (28/02/25)	Agreed	Agreed verbally
67				52	9	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
68				56	13	Clearly audible	No	Emails (17/02/25, 26/02/25) Doorknock (27/02/25)	No Response	
69				51	8	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	
70				56	13	Clearly audible	Yes	Letterbox Drop (17/02/25)	Did Not Agree	
71				53	10	Clearly audible	Yes	Email (17/02/25)	Did Not Agree	
72				53	10	Clearly audible	Yes	Email (17/02/25)	Agreed	Agreed verbally
73				50	14	Clearly audible	No	Letterbox Drop (17/02/25) Community Info Sessions (25/02/25) Doorknock (27/02/25)	No Response	

ATTACHMENT C – COMMUNITY AGREEMENT LETTER TEMPLATE

Resident
Highlander Drive
North Boambee Valley NSW 2450

14 February 2024

Re: Agreement to work outside of approved construction hours at the Coffs Harbour bypass temporary Asphalt Batch Plant on North Boambee Road

Dear Resident

The Australian and NSW Governments are investing in the 14-kilometre Coffs Harbour bypass project. The bypass will boost the regional economy and improve connectivity, road transport efficiency and safety for all motorists.

The Coffs Harbour bypass has built a temporary asphalt batch plant on North Boambee Road. This plant will only provide asphalt for the project and will be removed after the bypass construction is completed. We have provided a map to show the location of this work.

As part of major construction, the project team is seeking your agreement to operate this plant outside of approved construction hours until mid 2027. These operations will be Monday to Friday from 6pm to 7am and/or Saturday from 1pm to 6pm, when required.

Our approved construction hours are from Monday to Friday from 7am to 6pm, and Saturday from 8am to 1pm.

Under project's Ministerial Conditions of Approval, the project team can work two nights and then provide a night of respite. We can also seek agreement from noise impacted community members to not provide respite and work outside of approved construction hours. The project is required to have agreement from a substantial majority to progress with these activities.

Noise levels

The noise you are likely to hear during these activities includes the asphalt batch plant operating, a front end loader, light towers and asphalt trucks entering and leaving site via North Boambee Road.

The predicted noise level for this work is moderate to noisy. To help explain this, we have included a diagram of comparative noise levels.

The project's Minister's Conditions of Approval (MCoA) sets strict requirements for work outside of standard construction hours and noise, vibration and dust management. To ensure compliance and mitigate impacts of this out of hours work, we:

- Consult and seek agreement with directly impacted residents ahead of the work starting
- Monitor noise levels, dust and vibration
- Use water carts, and soil binders to reduce dust where possible, focusing on high traffic areas within the project boundary
- Turn off plant and machinery when not in use
- Use non-tonal reversing beepers and instruct workers to keep noise to a minimum
- Position plant and equipment as far from nearby neighbours as possible.

Further agreements may be required for future work in the area, separate agreement will be sought, if required.

Other out of hours work in this area

- Delivering machinery using the project’s approved heavy vehicle routes
- Carrying out survey, geotechnical and pavement investigations, including some out of hours work
- Maintaining and refuelling plant and machinery and maintaining internal project haulage routes
- Maintaining environmental controls and internal haulage routes, including some out of hours work
- Delivering, laying and cutting concrete and asphalt.

Seeking your agreement

This program of work is a proposal we are seeking your agreement for. You are under no obligation to sign these agreements. By signing this document, you confirm that you agree to one or all of the programs of work between February 2025 and mid 2027 as outlined in this letter.

We will make three attempts to contact you about this agreement. Please note that if we do not receive a response from you by **9am on Friday 28 February 2025**, we will consider this as agreement to our proposal.

At any point you can withdraw this agreement by contacting the project team.

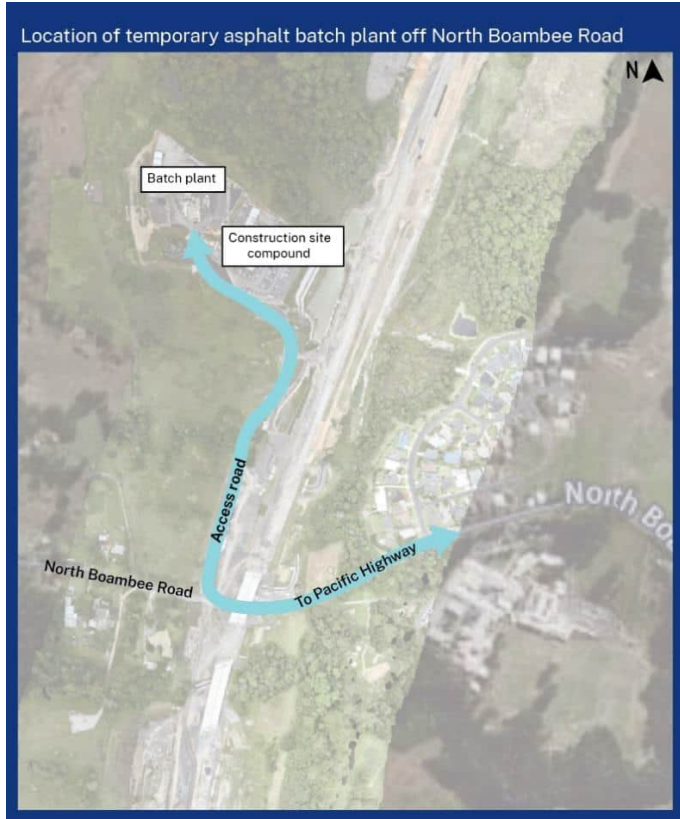
Do you want to receive updates

To subscribe to receive SMS notifications when out of hours asphalt batch plant operations on North Boambee Road are being carried out, contact the project team on 1800 550 621 or email community@chbteam.com.au.

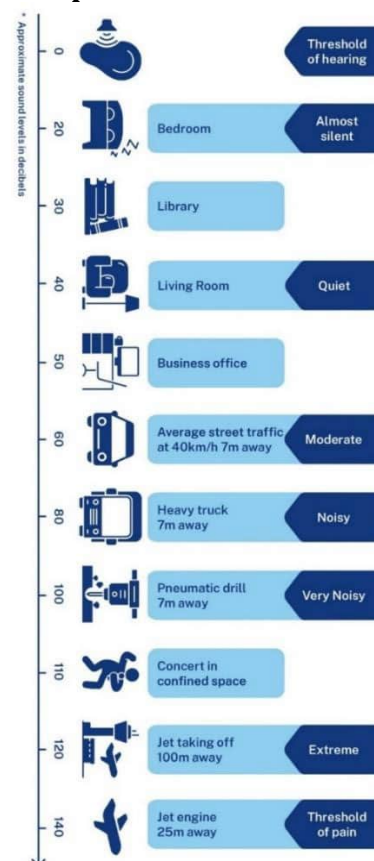
Contact the team

If you have an enquiry or complaint, please contact the team on 1800 550 621 or community@chbteam.com.au.

Location of work



Comparison of noise levels



Agreement for asphalt batch plant operations out of approved construction hours on Saturdays

Name: _____

As the property owner/tenant of ADDRESS, I agree to the Coffs Harbour bypass project's request to work outside of approved construction hours on Saturday from 1pm to 6pm. This agreement covers the period from late February 2025 to mid 2027.

I agree/do not agree to a copy of this document being provided to the NSW Environmental Protection Agency. I understand that I can withdraw this agreement at any time.

The project team will consult with residents to confirm the continuation of this agreement, if required, during this program of work. The project team should contact me via phone/email /SMS (circle preferred contact method), if you need to consult with me about an extension.

Signature _____ Date: _____

Agreement for asphalt batch plant operations out of approved construction hours between Monday and Friday

Name: _____

As the property owner/tenant of ADDRESS, I agree to the Coffs Harbour bypass project's request to work outside of approved construction hours from Monday to Friday from 6pm to 7am. This agreement covers the period from late February 2025 to mid 2027.

I agree/do not agree to a copy of this document being provided to the NSW Environmental Protection Agency. I understand that I can withdraw this agreement at any time.

The project team will consult with residents to confirm the continuation of this agreement, if required, during this program of work. The project team should contact me via phone/email /SMS (circle preferred contact method), if you need to consult with me about an extension.

Signature _____ Date: _____

Conditions of agreement