

**E1.3 Community Agreement Report:  
Gatlys South Tunnelling Works &  
Portal Shotcreting – EPL 21766**  
Revision A - Coffs Harbour Bypass

FERROVIAL GAMUDA JOINT VENTURE

## VERSION CONTROL

Revision	Date	Description
A	30/07/2025	Submission to EPA
B		
C		
D		
E		

## CONTENTS

<b>1</b>	<b>Purpose</b>	<b>3</b>
<b>2</b>	<b>Proposed OOHW</b>	<b>4</b>
2.1	Justification	4
<b>3</b>	<b>Noise Sensitive Receivers</b>	<b>4</b>
<b>4</b>	<b>Consultation Summary</b>	<b>5</b>
<b>5</b>	<b>Community response &amp; Consent Rates</b>	<b>5</b>
<b>6</b>	<b>Noise Validation monitoring plan</b>	<b>6</b>
	<b>Attachment A – Noise Assessment Reports</b>	<b>13</b>
	<b>Attachment B – Community Agreement Letter</b>	<b>14</b>

## TABLES

Table 1: EPL Requirements .....	3
Table 2: Predicted Noise Impact Summary .....	5
Table 3: Community Agreement Summary .....	5
Table 4: Noise Sensitive Receiver Consultation and Consent .....	7

# 1 PURPOSE

This report details the consultation undertaken by Ferrovial Gamuda Joint Venture (FGJV) to obtain community agreement for out of hours (OOH) tunnelling and portal shotcreting between 7:00AM and 8:00AM, and 1:00PM to 6:00PM Saturdays at the Gatelys Road Tunnel southern portal. The agreement period is up to the start of October 2025.

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 B
	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
	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 OOHW

In accordance with EPL Condition E1, FGJV has sought community agreement from noise sensitive receivers to undertake OOH works at the Gatelys Road Tunnel southern portal (herein referred to Gatelys-S) between 7:00AM and 8:00AM, and 1:00PM to 6:00PM Saturdays.

Construction activities associated with the proposed works include:

- Portal shotcreting:
  - Concrete deliveries with Concrete Agitator Trucks
  - Spraying of shotcrete with a Mobile Concrete Boom Sprayer and Concrete Agitator Truck
  - Washdown after spraying with a water pump
- Tunnelling:
  - Waterproofing membrane spraying
  - Shotcreting (as described above)
  - Installing pins and anchors
  - Drainage trench excavating, pit and pipe installing and backfilling (excluding hammering).

*Note: Drainage spoil haulage from inside the tunnel to the stockpiling area has not been included in the works covered by this agreement. Consultation with additional receivers affected by spoil haulage is still ongoing and will be incorporated into this report in a future update pending the results of the consultation.*

### 2.1 JUSTIFICATION

Tunnel construction is a key program risk for the CHB Project with any delays having knock on effects to Project opening and completion. In order to complete the finishing works at the tunnel portal, the acoustic enclosures need to be removed at Gatelys-S. Also, finishing works inside the tunnel including waterproofing and the secondary concrete lining has been slower than programmed due to heavy rainfall in the first half of 2025 resulting in a wetter tunnel environment slowing work progress..

Completion of the tunnel secondary lining (inclusive of at the portals) is also critical to hand over the tunnel portals to mechanical and electrical (M&E) teams for the next stage of works.

Therefore, extended working hours on Saturdays will help FGJV to complete the tunnel and portal finishing works and hand over the work area to M&E on time without delaying the overall Project program.

## 3 NOISE SENSITIVE RECEIVERS

For the portal shotcreting works, a detailed noise impact assessment 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.

To assess the impacts of tunnelling after the acoustic structures have been removed, the unmitigated construction noise assessment from the Gatelys South Construction Noise and Vibration Impact Statement (CNVIS). This model was prepared by an acoustic specialist from EMM Consulting using iNoise (2024) modelling software which incorporates factors such as the lateral and vertical location of plant and equipment, source-to-receiver distances, ground effects, atmospheric absorption, topography and meteorological conditions. A summary table from the CNVIS is included in Attachment A.

Predicted noise impacts for both portal and tunnelling works combined are summarised in Table 2 and a more detailed breakdown at each receiver address is provided in Table 4.

TABLE 2: PREDICTED NOISE IMPACT SUMMARY

Noise Category	dBA above NML	Affected receivers	Mitigation
Noticeable	<5	35	-
Clearly Audible	5 to 15	3	N, R1, DR
Moderately Intrusive	15 to 25	0	V, N, R1, DR
Highly Intrusive	>25	0	V, IB, N, R1, DR, PC, SN

## 4 CONSULTATION SUMMARY

All 38 noise sensitive receivers were letterbox dropped or emailed a copy of the letter detailing the Project's request for community agreement (refer to Attachment B). 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 tunnelling and portal works between 7:00AM and 8:00AM, and 1:00PM to 6:00PM Saturdays;
- 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; and
- Project contact details.

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

## 5 COMMUNITY RESPONSE & CONSENT RATES

During the consultation period, the FGJV Community team made contact with 61 percent of the noise sensitive receivers (23 residents). Despite three attempts to make contact using a range of communication methods, 42 percent did not formally respond (including two residents who contact was made with during doorknocks). 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 OOHW was 47 percent, and 11 percent did not agree. Of the 21 residents who did formally respond, 82% of residents did provide their agreement which constitutes a substantial majority.

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 Table 4.

TABLE 3: COMMUNITY AGREEMENT SUMMARY

Total Affected Receivers	Agreement Received		Agreement Not Received		No Response Received	
	No.	%	No.	%	No.	%
38	18	47	4	11	16	42

## 6 NOISE VALIDATION MONITORING PLAN

Noise validation monitoring has already been completed by FGJV for tunnelling and portal shotcreting at Gatelys South Portal.

Based on this data, the JV is confident in the validity of the model used to predict worst-case impacts from the works. In accordance with the Project's approved Construction Noise and Vibration Monitoring Program (Appendix 7 of the Construction Noise and Vibration Management Plan), the JV do not need to undertake additional validation monitoring. If consultation with the community suggests a need for validation monitoring, this will be reassessed.

# ATTACHMENT A – NOISE ASSESSMENT REPORTS

REDACTED

# **ATTACHMENT B – COMMUNITY AGREEMENT LETTER**

Resident  
Coffs Harbour NSW 2450

---

**Re: Proposal for extended construction hours on Saturdays until October 2025**

15 July 2025

Dear

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.

As part of major construction, the Coffs Harbour bypass is continuing work at Gatelys Road Tunnel, which is located between West Korora Road and Mackays Road.

The project team has finished controlled blasting in the tunnel and is now carrying out the final shotcreting layer (including at the portal) and installing drainage before starting paving. Following this work, we will start the mechanical and electrical fit out of the tunnel.

We are removing the acoustic doors at Gatelys Road Tunnel portals for this work so construction for this tunnel will, for the time being, revert to the project's approved construction hours. Our approved construction hours which are between 7am and 6pm from Monday to Friday and 8am to 1pm on Saturdays.

We are seeking your agreement to extend our approved construction hours **between 7am and 8am and 1pm and 6pm** for tunnel work on **Saturdays until the start of October 2025**. The only activities we will do during these hours are:

- Remove the acoustic doors, and shotcrete and waterproof at the tunnel portal
- Excavate, hammer drainage trenches, lay pipes, backfill and concrete work within the tunnel.

For the project team to start works earlier and finish later than our approved construction hours, we must have agreement from a substantial majority of residents and property owners who will be impacted by this work.

### Noise levels

Equipment to be used for this work will include light vehicles, excavators with a hammer (inside the tunnel), cranes, dump trucks, tipper trucks and semi-trailers, elevated working platforms, telescopic handlers, concrete boom sprayers, concrete trucks, and hand tools. Ventilation fans for the tunnel will also be running continuously.

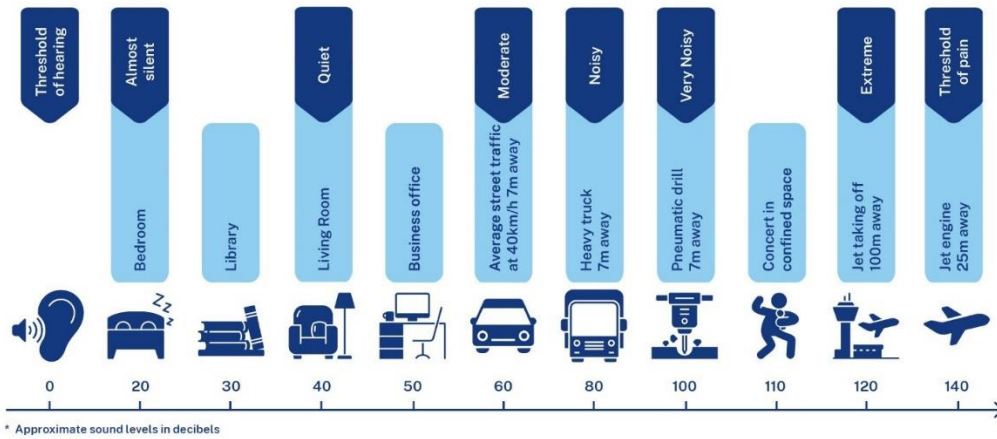
We have assessed the environmental impacts of this work, and it will only result in changes to noise levels. The predicted noise levels are expected to be quiet to moderate. We have provided an illustration of comparative noise levels on the next page. This work should not be overly intrusive to your outdoor amenity.

To ensure compliance and mitigate impacts of this work, we will:

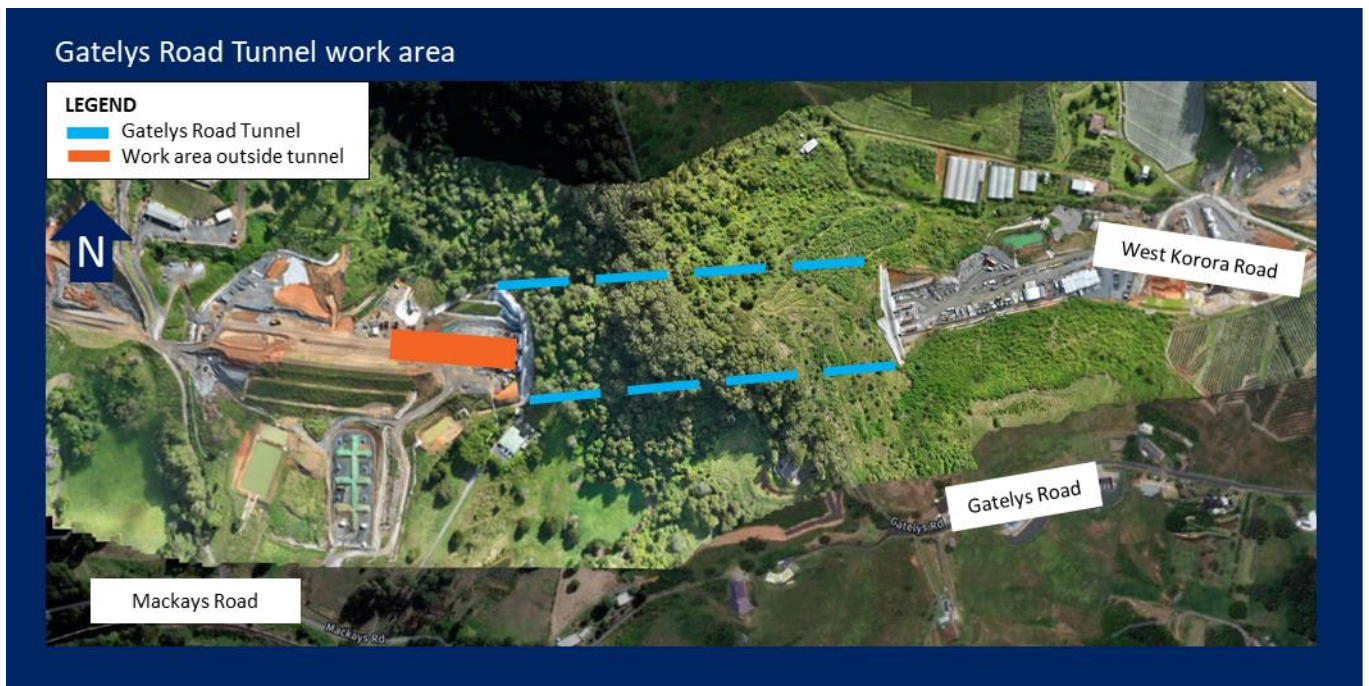
- Consult with directly impacted residents ahead of the work starting and during work
- Monitor noise levels, dust and vibration

- Turn off plant and machinery when not in use
- Position plant and equipment as far from nearby neighbours as possible.

**Comparative noise levels**



**Location**



## Seeking your agreement

This program of work is a proposal we are seeking your agreement for. You are under no obligation to sign this agreement. By signing this document, you confirm that you agree or do not agree with proposed work at Gatelys Road Tunnel and Southern Portal as outlined in this proposal.

We will make three attempts to contact you about this agreement. Please note that if we do not receive a response from you by **Thursday 24 July 2025**, we will consider this as agreement to our proposal.

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

## Contact

If you have any questions or a complaint, please contact the project team on 1800 550 621 or [community@chbteam.com.au](mailto:community@chbteam.com.au)

## Translating and interpreting service

If you need help understanding this information, please contact the Translating and Interpreting Service on 131 450 and ask them to call us on 1800 550 621

## Conditions of agreement

Name: \_\_\_\_\_

As the property owner of \_\_\_\_\_, I agree / do not agree to the Coffs Harbour bypass project's proposal to extend construction work hours between 7am and 8am and 1pm and 6pm on Saturdays until October 2025.

I understand that this will allow the project to recover program delays caused by significant rain.

If this program is interrupted by rain, the project team must provide me with information to explain the changes and impacts.

I agree / do not agree to a copy of this document being provided to the NSW Environmental Protection Agency and the NSW Department of Planning, Housing and Infrastructure.

I understand that I can withdraw this agreement at any time.

Signature \_\_\_\_\_ Date: \_\_\_\_\_