



DOC20/513562

2 July 2020

Ms Megan Fu
Principal Planner
Social and Other Infrastructure Assessments
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Fu

**Darlington Terraces Mixed Use Development (SSD 7539)
EPA advice on Amendment to the Proposal and Response to Submissions**

I am writing to you in reply to the invitation to the Environment Protection Authority (EPA) to provide advice on the Amendment to the Proposal and Response to Submission (RtS) for the above project at Sydney University.

The EPA notes the amendments relate to architectural changes that do not affect the EPA's previous submission on the Environment Impact Statement (EIS). As such the following comments relate only to the applicant's response to the EPA's submission. These are as follows:

Hours of construction

The EPA's submission recommended a condition that construction related activity likely to be audible at any noise sensitive receivers (such as surrounding residences and Darlington Public School) are only undertaken during the standard construction hours.

The applicant has agreed only conditionally. The RtS states *"the University requests the same hours of works be applied to those that were approved for other University SSD projects including the Regiment mixed use student accommodation, FASS, F23 and LEES1 projects fronting City Road"*. An amendment is proposed as follows (in red):

- (a) The hours of construction, including the delivery of materials to and from the Subject Site, must be restricted as follows:
- i. 7.00 am to 6.00 pm Monday to Friday,
 - ii. **7:30 am and 3:30 pm Saturday**, and
 - iii. No work on Sundays or gazetted public holidays.
- (b) **Works may be undertaken outside these hours where:**
- i. **the delivery of materials is required outside these hours by the Police or other authorities; or**
 - ii. **it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or**
 - iii. **variation is approved in advance in writing by the Secretary or her [sic] nominee**

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With regard to extended hours on Saturday ((a) ii.), the EPA recommends that construction activities take place during the recommended standard hours in the *Interim Construction Noise Guideline* (ICNG) (DECC, 2009). Section 2.3 of the ICNG stipulates that a clear justification should be provided for reasons other than convenience, such as to sustain the operational integrity of road, rail and utility networks. The construction hours that apply to other university development projects is not a sufficient justification. The Department of Planning may wish to consider any request to extend the hours of work as part of its consideration of the proposal, including limiting the outside standard hours work to be no greater than 5 dB above background noise.

Regarding (b) outlining where works may be undertaken outside construction hours, it is noted that these are standard exceptions for out of hours works. The EPA raises no objections.

Terrace Recreation Areas

The applicant has requested that use of all rooftop terraces be limited to between 7 am and 10 pm Monday to Saturday and 8 am to 9 pm Sunday. The EPA raises no objection.

The EPA has no further comments on the proponent's Response to the EPA's submission.

Should you require clarification of any of the issues please contact Anna Timbrell on 9274 6345 or email anna.timbrell@epa.nsw.gov.au.

Yours sincerely



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