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Our ref: MP07\_0158 MOD 2

John Holland Group Pty Ltd  
C/- Mr Andrew Cowan  
Senior Planner  
McKenzie Group Consulting Planners (NSW) Pty Ltd  
Level 6, 189 Kent Street  
SYDNEY NSW 2000

Dear Mr Cowan

**Exhibition of Section 75W Modification Application for The University of Sydney  
Abercrombie Precinct Redevelopment, Darlington (MP07\_0158 MOD 2)**

The exhibition of the above modification application ended on Thursday, 19 September 2013. Submissions received by the department during the exhibition of the modification application are available on the department's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6071](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6071)

The department would appreciate if you would provide a response to the issues raised in these submissions. Furthermore and in relation to the strong concerns raised within the public submissions regarding dust and air quality impacts generated by current on-site works, the department recommends that the dust suppression and mitigation measures identified within the Air Quality and Visual Amenity Environmental Control Plan, prepared by John Holland, dated 28 June 2013 be reviewed to ensure that all practical and feasible measures are being applied to minimise dust and air quality impacts. Please provide your response to submissions to the department as soon as possible.

Notwithstanding the above, the department has also completed a preliminary assessment of the proposed modification and requests that the following matters also be addressed within the response to submissions prepared:

- The submitted statement of commitments are to be amended to reflect the current status of the project as follows:
  - o Design – the commitment should make specific reference to which 'response to submissions' documentation and ensure that reference to the approved student accommodation component of the project is not excluded.
  - o Site Contamination – the commitment should correctly reference the Remedial Action Plan prepared by WSP Environment and Energy, dated 24 September 2012 and recommendation therein.
  - o Construction Noise – the commitment should be updated to also refer to the Construction Noise and Vibration Management Plan, prepared by Marshall Day Acoustics, dated 11 July 2013 to satisfy condition C12 of the approved project.
  - o Tree Protection – the commitment should be amended to make specific reference to which report prepared by Landscape Matrix Pty Ltd tree protection will be undertaken in accordance with.
  - o Environmental and Construction Management – the commitment timing should be amended to reflect 'prior to the commencement of construction' and not 'prior to the issue of an occupation certificate'.

- Flood Study – the commitment should be amended to correctly reference 'Flood' and provide prior to the certification of drainage and stormwater designs.
- Notwithstanding the comments provided by council in relation to the use of the space adjacent to the substation for the purposes of a temporary passing bay until such time as approval through council's local traffic committee establishes Darlington Lane as one-way, details are to be provided demonstrating the provision of soft landscaping along the Darlington Lane elevation of the substation to soften and screen its appearance within the streetscape.
- Clarification is required in relation to the submitted Interim Traffic Statement, prepared by Taylor Thomson Whitting (NSW) Pty Ltd, dated 23 July 2013, with respect to intersection modelling results and the comment that notes that further intersection modelling would be included within an addendum traffic report for the Golden Grove/Darlington Lane and Darlington Lane/Codrington Street intersections.
- Further justification is to be proposed to support the proposed deletion of conditions B9, D1 and G1 from the approved project. Furthermore, details of the identified 'revised Green Star strategy and sustainability targets for the project' are to be provided for consideration during the department's assessment of the proposed modification application.
- Further to the concerns raised within the public submissions received, details are to be provided in relation to the proposed method and location of the basement car park ventilation system and any associated mitigation measures to control emissions.

Your contact officer, Peter McManus, can be contacted on 02 9228 6316 or via email at [peter.mcmanus@planning.nsw.gov.au](mailto:peter.mcmanus@planning.nsw.gov.au). Please mark all correspondence to the attention of the contact officer.

Yours sincerely



Heather Warton

**Director**

**Industry, Social Projects and Key Sites**

24/9/13