



Our reference: DOC21/713879-3

The Proper Officer  
Department of Planning, Industry and Environment  
Returned via Planning Portal  
Attention: Caleb Ball

26 August 2021

Dear Mr Ball,

**Budawang School for Specific Purposes (SSD – 8845345)  
EPA Response to Submissions Report**

I refer to the Response to Submissions (RTS) for the proposed development of Budawang School for Specific Purposes (SSD-8845345; the Project) provided by Department of Planning, Industry and Environment (DPIE) to the Environment Protection Authority (EPA) on 17 August 2021. I also refer to the EPA's submission to DPIE on 17 May 2021 regarding the Environmental Impact Statement (EIS).

The EPA's submission specifically addressed issues relating to noise and vibration impacts, water quality impacts, sediment and erosion controls, air quality impacts, and waste management. The EPA has reviewed the RTS and are satisfied that our comments have been addressed. The EPA has included recommended conditions of consent in **Attachment A**.

The EPA takes this opportunity to remind the proponent that all construction activities must be carried out with due diligence, duty of care and in accordance with best management practices. All staff associated with operations relating to the works must be aware of the strict liability provisions of the POEO Act, particularly section 120 of the POEO Act which prohibits the pollution of waters. In this regard, all personnel involved in the works should be aware of work plans, legislation and environmental sensitivity of the receiving waters and associated controls before any works commence.

If you have any queries or wish to discuss this matter further, please contact Lisa Fane or myself on (02) 6229 7002 or at [Queanbeyan@epa.nsw.gov.au](mailto:Queanbeyan@epa.nsw.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Carlie Armstrong', written over a light blue circular stamp.

**Carlie Armstrong**  
**Unit Head - Regulatory Operations**

## ATTACHMENT A

### Recommended Conditions of Consent

The EPA recommends the following conditions of consent for the proposed project

#### AIR

The Premises must be maintained in a manner that prevents and/or minimises the emission of air pollutants, including dust from the Premises.

#### NOISE

All reasonable and feasible noise mitigation and management measures must be taken during the construction of the Project. This includes consideration of the Interim Construction Noise Guidelines.

*Mitigation and management measures may include, but need not be limited to:*

- 1. Community consultation*
- 2. Selecting quieter equipment that have an efficient muffler system*
- 3. Alternatives to “beeper” style reversing alarms*
- 4. Enclosing the source of noise, and*
- 5. Respite periods*