



Our reference: DOC15/24615
Contact: Wendy Stevenson 9995 6866

Brendon Roberts
Metropolitan Projects
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Roberts

Draft SEARs – SSD 7133 - Building W1 Western Plot (Darling Drive) Student Accommodation

I refer to your letter of 2 July 2015 inviting comments from the Environment Protection Authority (EPA) on the draft Secretary's Environmental Assessment Requirements (SEARs) for the following component of the SICEEP development: Building W1 Western Plot (Darling Drive) Student Accommodation (SSD 7133).

The EPA has reviewed the proponent's request for the SEARs and the draft SEARs accompanying your letter and considers that the key environmental protection issues are contamination and acid sulfate soils, noise and vibration, soil and water management, dust emissions, and generation and disposal of waste. Additionally, a licence under the *Protection of the Environment Operations Act 1997* (POEO Act) may be required in relation to excavation of material for building construction. The EPA's comments on the SEARs are provided in **Attachment 1**.

If you wish to discuss any of the issues raised in this letter please contact Wendy Stevenson on 9995 6866.

Yours sincerely

A handwritten signature in blue ink that reads 'M. Sharpin' followed by the date '13-7-15'.

MIKE SHARPIN
Unit Head Metropolitan Infrastructure
Environment Protection Authority

Attachment 1 - EPA Comments on draft SEARs – SSD 7133 - Building W1 Western Plot (Darling Drive) Student Accommodation

Licensing

The EPA notes that excavation works undertaken as part of the proposed development may constitute 'extractive activities' as defined under Schedule 1 of the POEO Act. Schedule 1 states that an environment protection licence is required for works involving "the extraction, processing or storage of more than 30,000 tonnes per year of extractive materials, either for sale or re-use, by means of excavation, blasting, tunnelling, quarrying or other such land-based methods."

To enable appropriate consideration of the requirement for an environment protection licence, the EPA recommends that the SEARs include the requirement for the EIS to:

- Identify the annual volume of material to be extracted, processed or stored on site during construction.
- Describe how the extracted material will be disposed of or re-used.
- Address the licensing requirements under the POEO Act.

Contamination and acid sulphate soils

The EPA notes that the proposed development site has the potential to contain contamination and acid sulfate soils. The EPA recommends that the SEARs include a specific requirement for construction activities to be carried out in accordance with relevant EPA guidelines made or approved under section 105 of the *Contaminated Land Management Act 1997* and the Overarching Remedial Action Plan that was included as Appendix K to the Concept Plan EIS.

Noise and vibration

The EPA recommends that the SEARs regarding noise and vibration (point 7 of the "Key issues" section of the draft SEARs) be amended to include reference to the following guidelines:

- *NSW Industrial Noise Policy* (EPA 2000).
- *Interim Construction Noise Guideline* (DECC 2009).
- *NSW Road Noise Policy* (DECCW 2011).
- *Assessing Vibration: A Technical Guideline* (DEC 2006).

It is noted that the previously issued DGRs for the SICEEP (SSD 5752-2012) refers to the *Environmental Criteria for Road Traffic Noise*. This guideline document has been replaced by the *NSW Road Noise Policy* (DECCW 2011).

The EPA also recommends that the "Plans and Documents" section of the SEARs include the need for preparation of a Construction Noise and Vibration Management Plan.

Soil and water management

The EPA recommends that the SEARs regarding demolition and construction impacts (point 11 of the "Key issues" section of the draft SEARs) provide further details on the requirements for assessment and management of water quality impacts. The EPA recommends that the assessment include:

- Identification of the potential sources of discharges to waters (such as stormwater runoff and groundwater seepage to excavations) and the corresponding volumes.
- Identification of the need for off-site discharges during construction and any associated treatment requirements.
- A description of receiving waters, including background water quality.
- Assessment of potential impacts on receiving waters.
- Proposed impact mitigation and management measures.
- Reference to relevant guidelines, including:

- *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC and ARMCANZ 2000).
- *Managing Urban Stormwater: Soils and Construction, Vol 1, 4th Ed* (Landcom 2004).

The EPA also recommends that the reference to the preparation of an erosion and sediment control plan under the “Plans and Documents” section of the SEARs should specify the need for this plan to be prepared in accordance with *Managing Urban Stormwater: Soils and Construction, Vol 1, 4th Ed* (Landcom 2004).

It is noted that discharges to water that do not meet the ANZECC guidelines may be considered to constitute a breach of section 120 of the POEO Act (pollution of waters) unless an exemption is granted by the EPA via an environment protection licence.

Air quality

The EPA recommends that the SEARs regarding demolition and construction impacts (point 11 of the “Key issues” section of the draft SEARs) include specific requirements for the assessment and management of dust issues. The EPA recommends that the assessment include:

- Identification of residential and commercial receivers potentially affected by dust emissions from the construction site.
- Assessment of the potential extent of dust impacts on residential and commercial receivers.
- Identification of measures and strategies to minimise dust impacts.

Construction waste management

In addition to addressing waste management issues associated with the construction and demolition phase (as required by point 11 of the “Key issues” section of the draft SEARs) the EPA recommends that the requirements for preparation of plans (as specified in the “Plans and Documents” section of the draft SEARs) include the requirement for preparation of a Construction Waste Management Plan.

It is also recommended that the SEARs refer to relevant strategies and guidelines for waste minimisation and management. In particular Point 1 of the “Key issues” section of the draft SEARs should refer to the NSW Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA 2014).

It is noted that point 2 of the “Key issues” section of the SERAs and point 2 of the “Key Assessment Requirements” section of the previously issued DGRs for the SICEEP (SSD 5752-2012) refer to the *Waste Classification Guidelines (DECC 2008)*. This guideline document was replaced in 2014 by a new four part waste classification guideline. It is recommended that the relevant sections of the SEARs include requirements to address the following parts of the current waste classification guideline:

- *Waste Classification Guidelines – Part 1: Classification of Waste* (EPA 2014).
- *Waste Classification Guidelines – Part 4: Acid Sulfate Soils* (EPA 2014).

