

EF13/5058, DOC 17/375965-01
SSD 7237 MOD1

Ms Natasha Harras
Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001

Dear Ms Harras

SSD 7372 MOD2 – O'CONNELL STREET PUBLIC SCHOOL

I am writing to you in reply to your invitation to the EPA to provide a submission in respect of the application to modify the consent for the project.

The EPA emphasises that it does not review or endorse environmental management plans or the like for reasons of maintaining regulatory 'arms length' and therefore has not reviewed any environmental management plan forming part of or referred to in the application.

The EPA understands that the modification application is intended to enable inter alia a significant expansion of the building B rooftop plant platform to support condensers serving Buildings A, B and C.

The modification does not appear to address noise emissions from mechanical plant impacting nearby noise sensitive land uses, including the presbytery associated with St Patricks Cathedral. Instead, the Modification Application proposes –

- (section 3.1) installation of a louvered balustrade to minimise the visual impact of new condensers; and
- (section 5.6) noise mitigation measures "... in accordance with the recommendations ..." in the EIS documentation.

However, Section 8.2 to the project EIS Appendix R (p.29) stated that:

- (a) some buildings will be air conditioned; but
- (b) "... a detailed [noise impact] assessment has not been carried out."

Accordingly, the EPA confirms its EIS submission that the proponent be required to ensure plant and equipment does not generate noise that –

- (i) exceeds 5 dBA above the night-time background noise level measured at the northern boundary of the development site, and

(ii) exhibits tonal or other annoying characteristics;

Should you require clarification of any of the above please contact John Goodwin on 9995 6838.

Yours sincerely



28/7/2017

JACINTA HANEMANN
Regional Manager Operations, Metropolitan Infrastructure
NSW Environment Protection Authority

Contact officer: J GOODWIN
9995 – 6838