



ENVIRONMENT PROTECTION AUTHORITY

Your reference: SSD 7445
Our reference: DOC16/66607-01

Mr Brendan Roberts
Acting Team Leader – Key Sites Assessments
Department of Planning and Environment, Planning
Services
GPO Box 39
SYDNEY NSW 2001

Dear Mr Roberts,

Request for EPA input into Secretary's Environmental Assessment Requirements for the proposed early works and allocation of gross floor area for development lots at North Eveleigh West (SSD 7483)

I refer to the request for EPA input to Secretary's Environmental Assessment Requirements (SEARs) for the proposed early works and allocation of gross floor area for development lots at North Eveleigh West (SSD 7483), received by the Environment Protection Authority (EPA) on 9 February 2016.

On the basis of the information provided, the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) at this stage. If the contamination assessment reveals significant findings the EPA would like further opportunity to comment. Following receipt of this information, we will finalise our assessment on whether the contamination warrants regulation from the EPA under the *Contaminated Land Management Act 1997* (CLM Act).

The EPA has provided further comments/input into the SEARs which can be viewed in 'Attachment 1'.

Please feel free to contact Ibrahim Muharrem on 9995 5893 should you require anything further.

11/02/2016

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stuart Clark', written over a horizontal line.

Stuart Clark
Acting Unit Head Sydney Industry
Environment Protection Authority

ATTACHMENT 1

Request for EPA input into Secretary's Environmental Assessment Requirements for the proposed early works and allocation of gross floor area for development lots at North Eveleigh West (SSD 7483)

Contamination

Sampling and analysis for potentially contaminated areas should be prepared in accordance with the *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1)*. Investigation reports should be prepared in accordance with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 2011) and therefore be referenced under **section 11** of the SEARs. The guidelines are available at <http://www.environment.nsw.gov.au/resources/clm/20110650consultantsglines.pdf>.

The EPA should be notified if the contamination assessment for the proposal identifies any significant contaminants. Soil/groundwater contamination should be managed as per the *Contaminated Land Management Act 1997 (CLM Act)* which can be viewed online at <http://www.epa.nsw.gov.au/legislation/Actsummaries.htm#contaminated>

Water Quality

The EIS should thoroughly assess specific impacts/risks to water quality from the proposal's activities and associated water quality controls. Any contractors or personnel undertaking works on the premises should be made aware of any risks associated with water quality and implement/maintain effective controls. These controls should be reviewed for performance throughout the duration of the activity. For example, any excess concrete slurry from any potential concreting works undertaken at the premises should be stored/disposed of adequately as to not impact the receiving environment. Any materials present on the premises should be stored/handled appropriately as to not negatively affect stormwater runoff from the premises.

Sediment and erosion controls should be implemented at the site as per the guideline *Managing urban stormwater: soils and construction, Landcom, 2004* and therefore should be referenced under **section 14** in the SEARs. This guideline can be viewed online at <http://www.environment.nsw.gov.au/resources/water/BlueBookVol1.pdf>

Air Quality

EIS should identify and include any air quality impacts from construction activities. This should include potential odour sources which may arise from site activities. The modelling and assessment for potential air quality impacts should be undertaken in accordance with the guideline *Approved Methods for the Modelling and Assessment of Air Pollutants, Department of Environment and Conservation, 2005*. The above guideline can be viewed online at <http://www.epa.nsw.gov.au/resources/air/ammodelling05361.pdf>

Activities need to be monitored closely for air quality impacts such as excess dust generation and where necessary effective controls need to be implemented to prevent air quality impacts to nearby sensitive receivers. The implemented air quality controls should be reviewed for performance and take into account

changing site activities/methodologies and conditions that may adversely affect air quality at nearby sensitive receivers.

Construction and Operational Noise

EIS should include a detailed noise assessment which should identify any noise sources from the construction and operational phase which impacts any potential sensitive receivers. The EPA recommends that any significantly audible construction activities are undertaken within the following recommended standard hours of operation:

- Monday to Friday 7:00am to 6:00pm
- Saturdays 8:00am to 1:00pm
- No work on Sundays or Public Holidays.

Construction noise associated with the project should be assessed/managed using the *Interim Construction Noise Guideline*, EPA, 2009 and therefore be referenced under **section 9** in the SEARs. The above guideline can be viewed online at <http://www.environment.nsw.gov.au/noise/constructnoise.htm>

Operational noise from all activities to be undertaken on the premises should be assessed/managed using the guidelines contained in the *NSW Industrial Noise Policy*, EPA, 2000 and therefore be referenced under **section 9** in the SEARs. The above guideline can be viewed online at http://www.epa.nsw.gov.au/resources/noise/ind_noise.pdf

Dangerous Goods/Chemical and Waste Management

The EIS should detail environmental risks/impacts associated with the storage, procession and handling of hazardous materials and dangerous goods utilised in the construction and operational phase. Any wastes generated by activities at the premises must be classified within the *EPA Waste Classification Guidelines; Part 1: Classifying Waste*, November 2014 found online at <http://www.epa.nsw.gov.au/resources/wasteregulation/140796-classify-waste.pdf>

General Comments/Advice

The proponent needs to be aware of the strict liability provisions of the *POEO Act*. All site personnel including contactors undertaking any works on the premises, especially significant construction activities, must be aware of the details of the any works plans, environmental conditions/legislation/guidelines and associated procedures/controls measures before any works commence and during the undertaking of relevant activities. Details of how this is to be implemented should to be included in site specific management plans.

Incident risk and associated management measures/procedures need to be identified/prepared. The proponent should note and be aware of its responsibility to notify each relevant authority of any pollution incident, in accordance with Section 148 of the *Protection of the Environment Operations Act 1997 (POEO Act)*.

