



DOC20/816268

6 October 2020

Mr Nicholas Gunn  
Planning Officer  
Social and Other Infrastructure Assessments  
Department of Planning, Industry and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Gunn

**Tallawong Primary School (SSD 9440668)  
Secretary's Environmental Assessment Requirements (SEARs)**

I am writing to you in reply to your invitation to the Environment Protection Authority (EPA) to provide input to the draft Secretary's Environmental Assessment Requirements (SEARs) for the above State Significant Development (SSD) project.

The EPA understands the project involves the construction of a new school on a former rural residential site with the capacity to accommodate 1,000 primary school students. The EPA provides the following advice regarding the draft SEARs:

Noise and Vibration:

SEAR number 10 regarding Noise and Vibration includes *Development Near Rail Corridors and Busy Roads – Interim Guideline* (Department of Planning, 2008). This guideline has general strategic relevance for the siting of schools and school design layout – such as orientating areas of high congregation (e.g. playgrounds) away from roads or rail to minimise exposure to noise and air emissions. It does not specifically pertain to noise and vibration guidelines and may be of more relevance to SEAR number 3 regarding Built Form and Urban Design.

Soil and Water:

Under the SEAR number 17 for Soil and Water it is noted the SEARs request consideration of acid sulphate soils, in which case it is suggested guidelines include:

- Acid Sulfate Soil Manual, (NSW Acid Sulfate Soil Management Advisory Committee, 1998)
- Acid Sulfate Soils Assessment Guidelines (DoP, 2008)

Waste:

It is also noted that under SEAR number 19 for Contamination there is a requirement to *“Provide a hazardous materials survey of existing aboveground buildings that are proposed to be demolished or altered.”* Such aboveground requirements may be better located under SEAR number 18 Waste, as Contamination primarily deals with below ground issues.

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Contamination:

Please replace the existing draft SEAR number 19 for Contamination with the proposed SEAR, as shown in the second column of the following table:

Existing Draft SEARs – Contamination	Recommended SEARs – Contamination
<ul style="list-style-type: none"><li>- Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. This must include the following prepared by certified consultants recognised by the NSW Environmental Protection Authority:<ul style="list-style-type: none"><li>o Preliminary Site Investigation (PSI).</li><li>o Detailed Site Investigation (DSI) where recommended in the PSI.</li><li>o Remediation Action Plan (RAP) where remediation is required. This must specify the proposed remediation strategy.</li><li>o Preliminary Long-term Environmental Management Plan (LEMP) where containment is proposed on-site.</li></ul></li><li>- Provide a hazardous materials survey of existing aboveground buildings that are proposed to be demolished or altered.</li></ul> <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"><li>- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP, 1998)</li><li>- Sampling Design Guidelines (EPA, 1995)</li><li>- Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011)<ul style="list-style-type: none"><li>o National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, as amended 2013).</li></ul></li></ul>	<ul style="list-style-type: none"><li>- Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with the statutory guidelines made and approved under section 105 of the <i>Contaminated Land Management Act 1997</i>: <a href="https://www.epa.nsw.gov.au/your-environment/contaminated-land/statutory-guidelines">https://www.epa.nsw.gov.au/your-environment/contaminated-land/statutory-guidelines</a></li><li>- The following must be prepared by Certified Contaminated Land Consultants recognised by the NSW Environment Protection Authority:<ul style="list-style-type: none"><li>o Preliminary Site Investigation (PSI);</li></ul>and as required:<ul style="list-style-type: none"><li>o Detailed Site Investigation (DSI) – where recommended in the PSI;</li><li>o Remediation Action Plan (RAP) – where remediation is required – specifying the proposed remediation strategy;</li><li>o Preliminary Long-term Environmental Management Plan (LEMP) – where residual contamination is proposed to remain on-site.</li></ul></li></ul>

Should you require clarification of any of the above please contact Anna Timbrell on 9274 6345 or email [anna.timbrell@epa.nsw.gov.au](mailto:anna.timbrell@epa.nsw.gov.au)

Yours sincerely



**SARAH THOMSON**  
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