



DOC19/420637-3; EF14/501

Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001
Attention: Megan Fu

By email: megan.fu@planning.nsw.gov.au

19 June 2019

Dear Ms Fu

**Nihon University Newcastle Campus (SSD 9787)
Review of Environmental Impact Statement**

I refer to your email to the Environment Protection Authority (EPA), dated 20 May 2019, seeking the EPA's review of the Environmental Impact Assessment (EIS) for the proposed Nihon University, 9 Church Street Newcastle, reference SSD 9787.

The EPA has reviewed the proposal and it does not appear that the development involves an activity that is listed under Schedule 1 of the *Protection of the Environment Operations Act 1997*. As such the EPA does not have any comments or issues to raise regarding the application.

This is based on the proposed development involving:

- Demolition of the existing Administration Building and Supreme Court Building;
- Site preparation works, including removal of 29 trees, earthworks, remediation works and installation of ancillary services and infrastructure;
- Adaptive re-use of the former Courthouse building for education purposes, including minor internal demolition works and alterations;
- Construction of two new part 3, part 4-storey buildings, including 108 bed student accommodation building; and
- Associated vehicle access arrangements, ground level car park, public domain works and site landscaping, including rooftop open space.

If you have any questions about this matter, please contact Michael Howat on (02) 4908 6819 or by email to hunter.region@epa.nsw.gov.au.

Yours sincerely

MITCHELL BENNETT
Head – Strategic Operations Unit – Hunter
Environment Protection Authority

Phone 131 555
Phone 02 4908 6800

Fax 02 4908 6810
TTY 133 677
ABN 43 692 285 758

PO Box 488G
Newcastle
NSW 2300 Australia

117 Bull Street
Newcastle West
NSW 2302 Australia

info@epa.nsw.gov.au
www.epa.nsw.gov.au

From: [Sarah Dorward](#)
To: [Megan Fu](#)
Cc: [Michael Howat](#)
Subject: FW: Nihon University (old court house) DPE contamination advice
Date: Thursday, 20 June 2019 11:49:08 AM

Hi Megan,

As discussed, I provide the following comments and recommendations in consideration of the potential for contamination to be present at the proposed Nihon University Building.

- Site wide characterisation is required to assess the suitability of the site for the intended use, and it is agreed that the best timing for these works would be post demolition when good access to the site is possible.
- Based on site history and the results from the Prensa 2016 investigation, the potential for significant contamination to exist and need for remediation is considered to be unlikely (given the proposal to cap most of the site with new buildings which in itself could be considered a remedial approach). However, there is the potential for impacts to be present from adjacent historical activities at the police station, and any future investigations should focus on eastern / southern boundaries to assess potential impacts from this possible source as well as site wide characterisation.
- A preliminary / conceptual RAP is ok, but a site specific RAP would be required following completion of a site wide assessment, if results indicate further management / remediation is needed. In the event a RAP is not required for longer term site use, it is expected a construction management plan may be needed to identify management of contamination during the construction phase.
- Given the site is going to a sensitive land use, we recommend that an NSW EPA Accredited Site Auditor be engaged to confirm site suitability following completion of additional investigations. Further information can be found in the following link
<https://www.epa.nsw.gov.au/your-environment/contaminated-land/site-auditor-scheme>

Please call if you have any questions on the above.

Thanks

Sarah

Sarah Dorward

Operations Officer – Contaminated Land Management

Hazardous Incidents and Environmental Health, NSW Environment Protection Authority

+61 2 4908 6838

sarah.dorward@epa.nsw.gov.au www.epa.nsw.gov.au [@EPA_NSW](#)

Report pollution and environmental incidents 131 555 (NSW only) or +61 2 9995 5555



From: Michael Howat

Sent: Wednesday, 19 June 2019 4:20 PM

To: Sarah Dorward <Sarah.Dorward@epa.nsw.gov.au>

Subject: Nihon University (old court house) DPE contamination advice

Sarah – thanks for your time this afternoon re the Nihon University conceptual RAP proposal for their proposed demolish of old court house and building uni accommodation and teaching centres in a new building next to Newcastle Police Station.

The DPE officers is **Megan Fu, 9274 6531**. In summary DPE is proposing to ask further details of them in relation to the conceptual RAP approach and works involved but wanted to talk to somehow about (a) is this approach appropriate, and (b) what sort of information/details should be required moving forward

The application can be viewed at <https://www.planningportal.nsw.gov.au/major-projects/project/10356> and the specific appendices are at Appendix 24 (Phase 1 Site Environmental Site Assessment) and Appendix 28 (RAP review technical note). Our response letter to planning did not identify any CLM issues, but if this has been missed in our assessment please let me know.

Cheers

Michael Howat

Operations Officer - Hunter

NSW Environment Protection Authority

Ph: (02) 4908 6819 Mob: 0407 262 553

michael.howat@epa.nsw.gov.au www.epa.nsw.gov.au

Formal electronic correspondence to the EPA should be sent to hunter.region@epa.nsw.gov.au

Report pollution and environmental incidents 131 555 (NSW only) or +61 2 9995 5555

