

DOC18/165293-05

NSW Department of Planning and Environment
(Attention: Annie Leung, Team Leader)
Key Sites Assessments
GPO Box 39
SYDNEY NSW 2001

Dear Ms Leung

**Modification Request for the M2 Site, North Ryde Station Urban Activation Precinct
SSD 5093 MOD 4 - North Ryde Station precinct (Lachlan's Line)**


I am writing in reply to your request seeking comments from the Environment Protection Authority (EPA) regarding the above modification received by the EPA dated 19 March 2018.

In general, the proponent should ensure that the proposed development complies with the requirements of the *Protection of the Environment Operations (POEO) Act 1997* and its associated regulations. The EPA has undertaken a review of the submitted information and provides the following comments to assist in the Department of Planning and Environment's assessment and determination of the proposed modification.

- A Soil and Water Management Plan should be developed and implemented prior to construction in accordance with the *Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B. Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC 2008).*
- The Statement of Environmental Effects states that 24 hour operation may be necessary to undertake the proposed works. The supporting Noise Impact Assessment (NIA) further states that the expected construction noise impacts may be concerning for surrounding residents at times and particular effort should be directed towards the implementation of all feasible and reasonable noise mitigation and management strategies. However, there is no discussion on community notification approaches detailed in the *Interim Construction Noise Guideline (DECC, 2009)*. It is important that there is effective management of these activities and the preparation of plans and protocols drawing on the mitigation measures outlined in the *Interim Construction Noise Guideline*. A key issue and mitigation approach will be the need for effective "two-way" community consultation and engagement especially where there will be night time activity.
- A Construction Management Plan should be prepared prior to the commencement of the construction works that document waste management practices and procedures. Any waste generated during demolition/remediation/construction is classified and managed in accordance with relevant legislative requirements and the *EPA Waste Classification Guidelines (DECCW 2009)*.

If you have questions regarding the above, please phone the contact officer on (02) 4224 4100.

Yours sincerely



10/04/18

PETER BLOEM
Manager Regional Operations Illawarra
Environment Protection Authority

Contact officer: PAUL WEARNE
(02) 4224 4100