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Mr Jason Maslen
Department of Planning, Industry & Environment
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Dear Mr Maslen

Request for Advice – SSD 9671 - Young High School Library and Joint Use Community Facility

I refer to your email on 8 November 2019 requesting the Environment Protection Authority's ('EPA') advice on a proposal to redevelop Young High School to build a new library and joint-use community facility.

Under the *Protection of the Environment Operations Act 1997* ('the Act'), the proposed activity is not a scheduled activity and does not need to hold an Environment Protection Licence ('EPL'). However, the EPA is the regulatory authority for the proposal as it is being conducted by a public authority.

The EPA has reviewed the proposal and provides the following comments on the REF for consideration.

Noise

The EPA notes that predicted construction noise levels will exceed management levels for several nearby sensitive receivers even after implementing noise control measures, including people using Carrington Park, the TAFE childcare centre and 15-17 Caple Street. The management levels may also be exceeded at St Mary's Catholic Church and Hennessey College.

Due to the predicted noise impacts on the surrounding community, the EPA advises that it is critical for the proponent to implement all reasonable and feasible noise control measures at the site, including (but not limited to) the measures suggested in Table 10 of the report prepared by Marshall Day Acoustics and dated 25 September 2019.

In addition, the proponent should establish a consultation and notification strategy with all sensitive receivers. The proponent should ensure that these receivers are made aware of where to get project details, and what avenues they can take if they have any questions or complaints.

Should works be undertaken outside of recommended standard construction hours, the EPA recommends that the proponent prepare a noise impact assessment to quantify out of hours construction noise impacts and identify all feasible and reasonable work practices and noise mitigation. The EPA recommends that the assessment be prepared with due regard to the Interim Construction Noise Guidelines (DEC, 2009).

Waste

The EPA notes that the REF identifies that the building waste may contain hazardous materials, such as asbestos, lead based paint, and PCB capacitors. The EPA advises that these materials should be classified in accordance with the Waste Classification Guidelines and disposed at a facility that can lawfully accept them.

Water quality

The EPA notes that stormwater on site is proposed to be captured in a collection system and have a controlled discharge to the street drainage system. This discharge location is proposed to be to a stormwater network in Campbell St which eventually drains into the Burrangong Creek catchment.

The EPA advises that in accordance with section 120 of the Act, it is an offence to pollute waters. As such, the EPA recommends that the proponent consider all reasonable and feasible measures to reuse stormwater impacted by construction activities and ensure that any discharge offsite does not cause pollution to waters.

I trust this information is of assistance. If you have any questions or wish to discuss, please contact Amanda Fletcher on (02) 6229 7002.

Yours sincerely



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