



DOC21/354568-36

The Proper Officer
Department of Planning, Industry and Environment
Returned via Planning Portal
Attention: Caleb Ball

Request for Advice - SSD-8845345 - Budawang School for Specific Purposes

Dear Mr Ball,

I refer to your email on 4 May 2021 requesting the Environment Protection Authority's (EPA) advice on a proposal to develop the Budawang School for Special Purposes.

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 for your consideration.

1. Noise and vibration impacts

The EPA notes that predicted construction noise level will exceed management levels for nearby sensitive receivers, even after implementing noise control measures by up to 23dB (74dB).

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 7 of the report prepared by Marshall Day Acoustics and dated 15 April 2021.

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).

2. Water quality impacts and sediment and erosion controls

The proposal identifies that a natural watercourse traverses the north west corner of the proposed development area. The receiving waterway for the proposed works is Pettys Creek, which ultimately leads to the high conservation value waters of Burrill Lake.

Stormwater is proposed to be captured by a series of pits and pipes draining into a stormwater treatment system followed by an on-site stormwater detention (OSD) tank located under Block A before connecting to the existing 750mm diameter stormwater pipe that discharges under the existing access road and into Pettys Creek.

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.

3. Air quality impacts

The EPA notes that the proposal will comprise earthworks of 1970m³ cut and 4100m³ of fill, with 2310m³ of fill being imported to site. There is a Concrete Batching Plant and a Helipad within 300m of the site. Cumulative air emissions from the nearby premises, heavy vehicle haulage movements and excavation activities on site, can generate visual and dust pollution, which can be reduced by implementation of appropriate control techniques and practices.

The EPA reiterates that all reasonable and feasible dust mitigation measures must be undertaken during construction activities to prevent dust emissions.

4. Waste management

The EPA notes the proposal 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.

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

Yours sincerely



17/05/2021

JANINE GOODWIN
Acting Manager
Regulatory Operations Regional