



DOC21/468254

11 June 2021

M/s Tuong Vi Doan  
Planning Officer KSIA  
Infrastructure Assessment  
Department of Planning, Industry and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Email: [tuongvi.doan@dpie.nsw.gov.au](mailto:tuongvi.doan@dpie.nsw.gov.au)

**Kingscliff High School Upgrade ( SSD8744305)  
EPA Advice on Environmental Impact Statement**

Dear M/s Doan,

Thank you for the request for advice from Public Authority Consultation (PAE-19880325), requesting the review by the NSW Environment Protection Authority (EPA) of the Environmental Impact Statement (EIS) for the proposed Kingscliff High School Upgrade - Application SSD 8744305 at 33 Oxford Street, Kingscliff (Lot 57 in DP 803814 and Lot 3 in DP 803772).

The EPA understand the proposal includes: building extensions, reconfigurations, upgrades and relocations, new buildings, enclosures and a pavilion, upgrades to sitewide services, new carpark and external landscaping.

Based on the information provided, the proposal does not appear to require an environment protection licence under the *Protection of the Environment Operations Act 1997*. However, the proposal is being undertaken by a NSW public authority and therefore the EPA is the appropriate regulatory authority for the proposal.

The EPA has reviewed the EIS and has the following additional comments and recommendations:

**Matters to be addressed with conditions**

**Noise and vibration**

The EPA anticipates significant demolition/construction noise and vibration impacts and operational phase noise impacts on the neighbouring sensitive receiver locations. The proponent should ensure that background noise monitoring and subsequent assessment of demolition/construction and operational noise impacts is undertaken in accordance with the guidance material provided in the EPA's *Noise Policy for Industry (NPI) 2017*.

Phone 131 555  
Phone +61 2 9995 5555  
(from outside NSW)

TTY 133 677  
ABN 43 692 285 758

Locked Bag 5022  
Parramatta  
NSW 2124 Australia

4 Parramatta Square  
12 Darcy St, Parramatta  
NSW 2150 Australia

[info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au)  
[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

#### Recommendation

The EPA emphasises that demolition, site preparation, bulk earthworks, construction and construction-related activities should be undertaken during the recommended standard construction hours, being: –

- (a) 7am to 6pm Monday to Friday;
- (b) 8am to 1pm Saturday, and
- (c) No work on Sundays or gazetted public holidays

#### Recommendation

The proponent be required to ensure construction vehicles (including concrete agitator trucks) involved in demolition, site preparation, bulk earthworks, construction and construction-related activities do not arrive at the project site or in surrounding residential precincts outside approved construction hours.

#### **Dust control and management**

##### Recommendation

The proponent be required to:

- (a) Minimise dust emissions on the site; and,
- (b) Prevent dust emissions from the site.

#### **Sediment control**

*Managing Urban Stormwater Soils and Construction, 4<sup>th</sup> Edition* published by Landcom ('Blue Book') provides guidance material for achieving effective sediment control on construction sites. The proponent should implement all such feasible and reasonable measures as may be necessary to prevent water pollution in the course of developing the site.

The EPA emphasises the importance of –

- (a) not commencing demolition, site preparation, bulk earthworks, construction and construction-related activities until appropriate and effective sediment controls are in place, and
- (b) daily inspection of sediment controls which is fundamental to ensuring timely maintenance and repair of those controls.

#### **Waste control and management (general)**

All wastes generated during the project must be properly assessed, classified and managed in accordance with the EPA's guidelines to ensure proper treatment, transport and disposal at a landfill legally able to accept those wastes.

#### Recommendation

The proponent be required to ensure that all waste generated during the project is assessed, classified and managed in accordance with the EPA "*Waste Classification Guidelines Part 1: Classifying Waste, 2014*".

If you have any questions about this request, please contact Johanne Hunt on (02) 9860-1476 or via email at [Johanne.hunt@epa.nsw.gov.au](mailto:Johanne.hunt@epa.nsw.gov.au)

Yours sincerely



**JOHN FORCIER**  
**Unit Head**  
**Regulatory Operations Regional North**