



DOC21/510888

22 June 2021

M/s Jenny Chu
Planning Officer
Infrastructure Assessments
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124
Email: Jenny.Chu@planning.nsw.gov.au

**Kingscliff Public School Redevelopment (SSD 8378620)
EPA Advice on Environmental Impact Statement**

Dear M/s Chu,

Thank you for the request for advice from Public Authority Consultation (PAE-20935226), requesting input from the NSW Environment Protection Authority (EPA) on the Environmental Impact Statement (EIS) for the proposed Kingscliff Public School Redevelopment (Application SSD 8378620) at 12 Orient Street, Kingscliff. (Lot 1 in DP 384195).

The EPA understand the proposal includes: demolition (removal) of 11 demountable buildings, the library, administration building and multiple classrooms and the construction of new buildings and structures.

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*.

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: –

Phone 131 555	TTY 133 677	Locked Bag 5022	4 Parramatta Square	info@epa.nsw.gov.au
Phone +61 2 9995 5555 (from outside NSW)	ABN 43 692 285 758	Parramatta NSW 2124 Australia	12 Darcy St, Parramatta NSW 2150 Australia	www.epa.nsw.gov.au

- (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, 4th 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

Yours sincerely



JOHN FORCIER
Unit Head
Regulatory Operations Regional North