



DOC21/584582

The Proper Officer
Department of Planning Industry and Environment
Returned via Planning Portal
Attention: Navdeep Shergill

14 July 2021

Dear Navdeep,

State Significant Development SSD-11233241
New Murrumbateman Primary School, 2 Fairley Street MURRUMBATEMAN NSW

Thank you for providing the NSW Environment Protection Authority (EPA) with the opportunity to provide comment on the Environmental Impact Statement (EIS) for the proposed new Primary School in Murrumbateman (SSD-1228766; the Project). The request was received from the Department of Planning, Industry and Environment via the Major Projects Portal on 11 June 2021.

The EPA considers that the Project is not scheduled under the *Protection of the Environment Operations Act 1997* (the POEO Act) and therefore does not require an Environment Protection Licence (EPL). As per section 6 of the POEO Act, the EPA is the appropriate regulatory authority (ARA) for activities carried on by a public authority, including the Department of Education. In that regard, the EPA is the ARA for the Project.

The EPA has reviewed the EIS for the proposal and provides detailed comments in **Attachment 1** for your consideration.

The EPA reminds you that the receiving waterway for the Project is Murrumbateman Creek, which discharges into Yass River. This forms part of the high conservation value Murrumbidgee Catchment and requires a high level of protection from construction activities associated with the Project.

If you have any questions or wish to discuss, please contact me on (02) 6229 7002 or via email to queanbeyan@epa.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Carlie Armstrong'.

Carlie Armstrong
Unit Head - Regulatory Operations Regional

ATTACHMENT 1: DETAILED COMMENTS FROM REVIEW OF EIS

NOISE AND VIBRATION

The EIS assesses potential noise impacts during construction and operation in accordance with the Noise Policy for Industry (EPA 2017). The EIS identifies that the surrounding noise receivers are a mix of residential, educational, and commercial users. The closest residential receivers are approximately 80m west of the Project.

Construction:

There is a predicted noise impact on nearby sensitive receivers during construction. Some sensitive receivers may be impacted by periods with Highly Noise Affected Levels. The EIS identifies broad mitigation and management options to address potential noise impacts during construction, including communication, engagement and complaints handling. The proponent is also encouraged to consider:

1. Using alternatives to tonal reversing alarms (beepers) such as broadband alarms, reversing cameras, proximity alarms or a combination; and
2. Considering respite periods during period of Highly Noise Affected Levels (>75dBA)

The EPA recommends that the proponent develops and implements a Noise Mitigation and Management Plan prior to commencing works to minimise impacts on sensitive receivers.

The EPA requires the proponent to implement all reasonable and feasible measures to minimise noise impacts for nearby sensitive receivers during construction.

Operation:

There is a predicted noise impact on nearby sensitive receivers during outdoor play periods. The EIS identifies that this predicted noise impact is minimal and likely to primarily affect a medical centre and childcare centre.

The EPA requires the proponent to implement all reasonable and feasible noise mitigation and management measures to minimise noise impacts at sensitive receivers during operations.

Hours of Operation:

The EIS identifies that construction is proposed to occur from Monday to Friday (7am to 6pm) and Saturday (8am to 5pm). No construction works are proposed on Sundays or Public Holidays.

The EPA notes that standard construction hours on Saturdays is from 8am to 1pm. The EPA does not consider that suitable justification has been provided to justify construction outside of these hours.

The EPA requires further information to justify the approval of construction outside of standard hours identified in the Interim Construction Noise Guidelines.

The EPA considers it appropriate to capture the standard hours of construction on the consent.

WATER QUALITY

Water Quality Objectives:

The receiving waterway for the project is Murrumbateman Creek which discharges into Yass River. This forms part of the high conservation value Murrumbidgee Catchment.

The EIS does not consider the NSW Water Quality Objectives (WQOs) in receiving waters. The WQOs and Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018) provide the general framework to assess the potential impacts of a discharge on the environmental values of the receiving waters.

The EPA requires consideration of the receiving environment and relevant WQOs in relation to the project.

Construction:

The EIS identifies that a Soil and Water Management Plan complying with *Managing Urban Stormwater Soil & Construction* (the Blue Book) will be implemented during the construction phase. The EPA acknowledges that a suite of sediment and erosion control measures are discussed in the EIS, including the installation of a temporary sediment basin to capture site runoff during construction. Detail on the capacity, sizing, design rain event, catchment and management of the sediment basins are not provided. The EPA reminds the proponent that it is an offence under section 120 of the POEO Act to pollute any waters. The project is unlikely to include a licence to discharge to waters. In that regard, the proponent must ensure that any discharges to waters meet ambient water quality or ANZG 2018. This includes Total Suspended Solids and any pollutants that might be suspected from on-site processes including the use of flocculants.

The EPA reminds the proponent that appropriate sediment and erosion controls must be in place prior to the commencement of construction activities and adapted as required as the project progresses.

- 1. The EPA requires further information on the capacity, sizing, design rain event, catchment and management of the sediment basins.***
- 2. The EPA reminds the proponent that it is an offence under section 120 of the POEO Act to pollute waters.***
- 3. The EPA recommends that a detailed Sediment and Erosion Control Management Plan is developed for the proposed construction prior to the commencement of works.***

Operation:

The EIS identifies that stormwater that falls on the Premises once the school is operational will discharge to Council's stormwater system. The EPA recommends that the proponent considers best management practices for the management of stormwater to prevent pollution of waters.

The EPA reminds the proponent that it is an offence under section 120 of the POEO Act to pollute waters.

AIR QUALITY

The EIS identifies that a range of management measures will be implemented to minimise dust emissions during construction. These include, but may not be limited to:

1. Reuse of water collected in sediment basins for dust suppression;
2. Covering and stabilising stockpiles; and
3. Staging earthworks to minimise exposed areas

The EPA recommends all reasonable and feasible dust mitigation measures must be implemented during construction and operation to prevent dust emissions.

WASTE MANAGEMENT

The EIS includes a Waste Management Plan for both construction and operation for the Project.

The EIS identifies that contaminants of concern may be identified during construction from historic site use. However, sampling results did not indicate exceedances of any contaminants of concern.

The EPA reminds the proponent that all waste should be classified in accordance with the NSW EPA's Waste Classification Guidelines and disposed of at a facility that can lawfully accept it.