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BR21/1

Mr Russell Hand
Principal Planning Officer
Key Sites Assessments
NSW Department of Planning, Industry and Environment
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Dear Mr Hand

Re: Suite of Waterloo Metro Quarter Over Station Development State Significant Development Environmental Impact Statements (SSD-10437, SSD-10438, SSD-10439, SSD-10440, SSD-10441)

Thank you for the opportunity to comment on the Suite of Waterloo Metro Quarter Over Station Development (WMQOSD) Environmental Impact Statements (EISs), including SSD-10437, SSD-10438, SSD-10439, SSD-10440, and SSD-10441. Sydney Local Health District Public Health Unit (SLHD PHU) has reviewed the EISs, focussing on issues that may impact human health.

The comments provided below are contingent on confirmation by the NSW Environmental Protection Agency (EPA) that the methods and modelling employed to assess the environmental impacts are appropriate. If this were found not to be the case, our comments would need to be considered in light of the methodological issues identified by the EPA.

SLHD PHU supports the consideration which has been given to: active and public transport; sustainability and adaptation; equity and affordable housing; mixed used development associated with major public transport hub; design that is sensitive to the existing varied community and area. Each is relevant to the health of the community. Furthermore, it is noted that these more detailed EISs improve upon the original concept designs in relation to all of these areas.

Nevertheless, SLHD PHU notes the following issues have the potential to impact health.

Cumulative Impacts

Within the broader area of Waterloo-Redfern-Zetland-Green Square-Beaconsfield-St Peters multiple developments are occurring, or are recently completed, with further developments planned over the coming years. We strongly recommend that broader cumulative impacts of these projects on the local population are taken into account, and include not only concurrent projects, but also consecutive projects. We note that the EISs do discuss how normal impact mitigations measures will be used to lessen cumulative impacts (e.g. Page 156 of Amendment EIS). We recommend that further consideration of mitigation measures beyond those normally employed for isolated impacts are considered in this setting of cumulative impacts.

Noise Impacts

- SLHD support the amended plans resulting in fewer residences experiencing traffic noise exceedances than were expected from earlier plans. The EIS identifies impacted residences will require alternative sources of ventilation so that the windows and balcony doors can be closed to stop excessive noise as required. However, as direct access to outdoor air and utility of balconies is important, all reasonable and feasible mitigation measures should be undertaken to further minimise traffic noise exceedances.
- The EIS anticipates that construction guideline Noise Management Levels (NMLs) may be exceeded at times for a number of receivers surrounding the project site. All reasonable and feasible best practice noise mitigation measures should be undertaken to minimise these, including mitigating noise generated by truck movements as well as engaging an acoustics consultant given the size of the overall development.

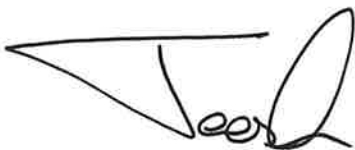
Other issues

- SLHD PHU supports the incentives to use public, active, and shared transport. However, it is important that access to car parking, bike parking, and access to car share cars are equitable for those in social housing, affordable housing, and private housing residences. It is unclear if this is indeed the case from the basement plans.
- Water recycling/rainwater: the EISs identify the intent to harvest rainwater and/or stormwater, and treat (or import already treated water from existing nearby treatment plants) for non-potable uses. We support water recycling; however, public health risks from using recycled water will need to be managed appropriately, including approval by the appropriate regulatory authorities.
- Contamination present in the western portion of the site has been identified as a potential risk to future site users of Waterloo station. We recommend that remediation is undertaken as outlined in the Contamination Strategy as prepared by Douglas Partners (SSD-10437 – Southern Precinct EIS Appendix OO).

We also recommend including the SLHD guidelines *Building Better Health* (<https://www.slhd.nsw.gov.au/planning/partnershipPlans.html>) as a reference and consulting them when considering the potential health impacts of large developments within SLHD.

I trust this information is of assistance. Should you require any further information please contact Dr Kleete Simpson, Medical Epidemiologist, on (02) 9515 9420.

Yours sincerely



Dr Teresa Anderson AM
Chief Executive

Date 4.1.21