



DOC20/971225

Planning and Assessment Division  
Department of Planning, Industry and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124  
Email: Marcus.jennejohn@planning.nsw.gov.au

Attention: Mr Marcus Jennejohn

1 December 2020

### **No Comment to Planning Advice Request**

Dear Mr Jennejohn

Thank you for the request for advice from Public Authority Consultation (PAE-11479429), requesting input from the NSW Environment Protection Authority (EPA) on the SEARs for the proposed Eden Street Site Redevelopment (Application SSD - 1149726) at 26-42 Eden Street and 161-179 Princes Highway, Arncliffe.

The proposal is for:

- Approximately 714 residential apartments (60,264m<sup>2</sup>) within four buildings between 17-21 storeys in height, including:
- Approximately 534 market housing residential apartments in Buildings A, B and D, comprising:
  - 171 x 1 bedroom apartments;
  - 207 x 2 bedroom apartments;
  - 156 x 3 bedroom apartments;
- Approximately 180 social housing residential apartments in Building C, comprising:
  - 101 x 1 bedroom apartments;
  - 63 x 2 bedroom apartments;
  - 8 x 3 bedroom apartments;
- Approximately 3,360m<sup>2</sup> of communal open space.
- An estimated 4,235m<sup>2</sup> of retail/commercial floor space.
- Potential for a 1,830m<sup>2</sup> community centre.
- A childcare centre accommodating 90 children and 28 staff.
- A 4,000m<sup>2</sup> public park, an 870m<sup>2</sup> public meeting space and through site link.
- 950 parking spaces across 3 levels of basement plus lower ground level.

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*. Furthermore, the EPA understands that the proposal is not being undertaken by or on behalf of a NSW Public

<b>Phone</b> 131 555	<b>TTY</b> 133 677	Locked Bag 5022	4 Parramatta Square	<a href="mailto:info@epa.nsw.gov.au">info@epa.nsw.gov.au</a>
<b>Phone</b> +61 2 9995 5555	<b>ABN</b> 43 692 285 758	Parramatta	12 Darcy St, Parramatta	<a href="http://www.epa.nsw.gov.au">www.epa.nsw.gov.au</a>
(from outside NSW)		NSW 2124 Australia	NSW 2150 Australia	

Authority nor are the proposed activities other activities for which the EPA is the appropriate regulatory authority.

In view of these factors, the EPA has no comments to provide on this project and no follow-up consultation is required.

While the EPA does not have regulatory involvement in the projects, we recommend that the Environmental Impact Statement (EIS) should address the following:

- **Land contamination** – An assessment in accordance with State Environmental Planning Policy 55 (Remediation of Land) of land contamination resulting from past land-use activities must determine, whether the land is suitable for the proposal or will require remediation. The EPA should be notified under section 60 of the *Contaminated Land Management Act 1997* of any contamination identified that meets the triggers in the Guidelines on the duty to report contamination under the Contaminated Land Management Act 1997 found at [www.epa.nsw.gov.au/your-environment/contaminated-land/statutory-guidelines](http://www.epa.nsw.gov.au/your-environment/contaminated-land/statutory-guidelines).

The EPA has published guidelines (available at [epa.nsw.gov.au](http://epa.nsw.gov.au)) relating to the above issue to guide assessment of these matters.

The EPA does not require any follow-up consultation and Bayside Council should be consulted as the appropriate regulatory authority for the *Protection of the Environment Operations Act 1997* in relation to the proposal.

If you have any questions about this request, please contact Environment Line on 131 555 and quote the above reference number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Beaman', with a long horizontal flourish extending to the right.

**STEVE BEAMAN PSM**  
**Executive Director Regulatory Operations**  
**Environment Protection Authority**