



DOC20/1063777

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

1 February 2021

No Comment to Planning Advice Request

Dear Minoshi

Thank you for the request for advice from the NSW Environment Protection Authority (EPA) on the SEARs for the proposed Student Housing application SSD-12618001 at 114-116 Regent Street, Redfern.

The proposal is for:

- Demolition of the existing service station building and any remaining structures following completion of
- site remediation works (in accordance with a separate local development application lodged with the City of Sydney).
- Construction of an 18-storey mixed-use building comprising a total of 9,562m² gross floor area (GFA) with a mixture of land use activities including:
 - Ground level: 85m² of retail floorspace along the Regent Street frontage, 412m² of common space for the student accommodation along the Margaret Street, Regent Street and William Lane frontages and ancillary facilities to service both the retail and student housing components, including 100 onsite bicycle parking spaces.
 - Upper levels: student accommodation providing a total of 412 beds, including a mix of single and twin occupancy studios, single rooms with ensuite bathrooms, two bedrooms with ensuite bathrooms and accessible units, with communal areas on Levels 2, 3, 9, 12 and 15 (in addition to the ground floor space described above).
- Hard and soft landscaping on the outdoor communal terraces on Levels 2 and 3 to provide for active and passive recreation.
- Public domain improvements along Regent Street and Margaret Street with new publicly accessible open space within a new link between Margaret Street and the existing William Lane.

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

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

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
www.epa.nsw.gov.au

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.

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

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Beaman', with a stylized flourish at the end.

STEVE BEAMAN PSM
Executive Director Regulatory Operations
NSW Environment Protection Authority