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Response to Planning Advice Request

Dear Thomas,

Thank you for the request for advice from Public Authority Consultation (PAE-22614707), requesting input from the NSW Environment Protection Authority (EPA) on the Secretary's Environmental Assessment Requirements (SEARs) for the proposed mixed-use development (Application SSD-21356591) at 2A and 2B Olympic Park, corner Murray Rose Avenue/Australia Avenue.

The proposal is for:

- site preparation works including tree removal and excavation;
- construction of two buildings including a tower (approximately 45 storeys in height) that provides serviced apartments, plus a podium on Site 2A and a commercial building (approximately 12 storeys in height) on Site 2B;
- six levels of basement accommodating car and bicycle parking;
- construction of an extension to Dawn Fraser Avenue and a service lane; and
- construction of a large activate public domain located in the frontage area between the proposed buildings and Australia Avenue.

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:

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

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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 issues to guide assessment of these matters.

Basement excavations – the EIS should detail measures to collect and manage any seepage waters from the basement/underground car parking areas to prevent pollution of waters. Consideration should be given to waterproofing or ‘tanking’ and basement levels likely to interfere with an aquifer to prevent the need for treatment and discharge of groundwater.

Air issues: air quality, odour and dust emissions – Emissions should not adversely impact on human health and amenity. Projects should not result in offensive odour.

Water quality – All practical measures that could be taken to prevent, control, abate or mitigate water pollution and protect human health and the environment from harm are considered and implemented where appropriate.

Noise, vibration and blast overpressure – The impact of noise and vibration to protect the amenity and wellbeing of the community must be managed. Potential impacts should be minimised through the implementation of all feasible and reasonable mitigation measures.

Waste management – The EIS should estimate volumes of waste generated on the site and identify waste streams and disposal options for all waste including liquid waste, wastes classified as hazardous and wastes containing radiation. Waste management should consider the prevention of pollution, minimising resource use, improving the recovery of materials from the waste stream and ensuring the appropriate disposal of waste.

The EPA does not require any follow-up consultation and City of Parramatta 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 Carolina Olmos on (02) 9995 6595 or via email at carolina.olmos@epa.nsw.gov.au

Yours sincerely



24 June 2021

HAMISH CAMPBELL
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NSW Environment Protection Authority