



DOC21/988740

15 November 2021

Mr Andy Nixey
Principal Planning Officer
Key Sites and Industry
Department of Planning Infrastructure and Environment

(via Major Projects Planning Portal)

Dear Mr Nixey

**Ivanhoe Estate Redevelopment – Stage 2 (SSI 15822622)
EPA comment on the Environmental Impact Statement (EIS)**

Thank you for your request to the NSW Environment Protection Authority (EPA) to provide comment on the Environmental Impact Statement (EIS) for the above project.

It is understood Stage 2 involves the development of Blocks C2, C3 and C4 comprising a mixture of residential apartment towers, ground floor retail, basement parking, three-storey town houses, as well as the village green and community centre.

Although it is unlikely an environment protection licence (EPL) will be required for this project, the EPA will be the Appropriate Regulatory Authority (ARA) as the development is being undertaken on behalf of a public authority.

The EPA requests that any project approval have consideration for the following:

Noise and Vibration

- Construction hours are consistent with the standard hours set out in the *Interim Construction Noise Guideline* (ICNG) (DECC, 2009). This is consistent with the construction hours identified in the EIS.
- Any works that are required to be undertaken outside of standard construction hours meet the requirements of condition 2.3 of the ICNG.
- Intra-day respite periods from highly intensive noise-generating works are scheduled.
- The applicant coordinates with other construction projects in the area to minimise the cumulative impacts from construction. This includes, but is not limited to, scheduling respite periods consistent with other construction projects.
- An out of hours work protocol is prepared to govern any out of hours works.
- The applicant prepares a Construction Noise and Vibration Management Plan (CNVMP) that details all reasonable and feasible mitigation measures to minimise noise impacts to nearby sensitive receivers and to ensure best practice.

Water

- The applicant implements erosion and sediment control management measures so that the project does not result in any pollution of waters, as per section 120 of the *Protection of the Environment Operations Act 1997*.
- *Managing Urban Stormwater Soils and Construction*, 4th Edition published by Landcom (the 'Blue Book') provides guidance material for achieving effective sediment control on construction sites.

Air

- The applicant be required to implement appropriate dust control measures to minimise dust emissions on site during construction.

Should you wish to discuss any of the above, please contact Anna Timbrell on 9274 6345 or by email at anna.timbrell@epa.nsw.gov.au

Yours sincerely

MITCHELL BENNETT
Unit Head - Statutory Planning