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Mr Andy Nixey
Principal Planning Officer
Key Sites and Industry Assessments
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Email andy.nixey@planning.nsw.gov.au

Dear Andy

**Ivanhoe Estate Redevelopment – Stage 2 – (SSD 15822622)
EPA Advice on draft Secretary's Environmental Assessment Requirements (SEARs)**

I am writing to you in reply to your invitation to the NSW Environment Protection Authority (EPA) to provide comments on the draft SEARs for the above State Significant Development (SSD) proposal.

The EPA understands from the scoping report that the application involves the detailed design, construction and operation of Stage 2 of the Ivanhoe Estate Concept Masterplan, comprising the Village Green (identified as C2 on the Masterplan staging plan), Community Centre and residential flat buildings C3 and C4.

The EPA makes the following comments regarding the draft SEARs:

7. Environmental amenity – the EPA notes the requirement to demonstrate a high level of environmental amenity within the proposal and on surrounding buildings, assessing impacts associated with view loss, ventilation, pedestrian movement, access to outdoor spaces, visual privacy lighting and wind. The EPA requests that detailed design provide the greatest opportunity to manage noise.

Further to this and in relation to potential land use conflict, the EPA requests the applicant ensure consideration of the interface between residential and other uses (e.g. commercial, recreational), and advises on careful placement of operational plant to avoid impacts to sensitive receivers.

16. Noise and vibration – The EPA recommends all reasonable and feasible measures are put in place to minimise construction noise impact. In addition, and as noted for environmental amenity, it is requested that for operational noise management, careful consideration of the location of plant be made to avoid impacts to residential amenity.

14. Stormwater and Drainage – the EPA advises that the *NSW Water Quality Objectives* (WQO) provide a framework and benchmark for community uses and values of waterways and water quality needed to support these. The EPA supports:

- development that maintains, improves or restores water quality and waterway health to support the community's environmental values and uses of waterways; and

- integrated water cycle management that includes sustainable water supply, wastewater and stormwater management and reuse and recycling initiatives where it is safe and practicable to do so and provides the best environmental outcome.

20. Waste and Servicing – the EPA notes the requirement to identify, quantify and classify the likely waste to be generated during construction and operation, as well as efforts to minimise, reuse, recycle or dispose of waste, and identify the servicing arrangements. The EPA requests the applicant consider the implementation of innovative waste and resource recycling measures guided by recent EPA documents including *Better practice guide for resource recovery in residential developments* (EPA, 2019) and *Circular Economy Policy* (EPA, 2019) to deliver the *NSW Waste Avoidance and Resource Recovery Strategy 2014-21* (EPA, 2014). Note too the potential for waste to impact onsite air quality and how this is considered in the air quality assessment under SEAR number **15. Air Quality**.

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

Yours sincerely

A handwritten signature in dark ink, appearing to read 'MA' with a stylized flourish.

MATTHEW HART
A/Unit Head
Regulatory Operations Metro South