



Our reference: EF14/6056:DOC14/48599-14:PW  
Contact: Paul Wearne (02) 4224 4100

NSW Department of Planning & Environment  
Major Projects Assessment  
(Attention: Megan Fu)  
GPO Box 39  
SYDNEY NSW 2001

Dear Madam

**STATION NORTH AND STATION SOUTH SITES – NORTH RYDE STATION  
ACTIVATION PRECINCT (SSD 6256)**

I am writing in reply to your request for comments received electronically by the Environment Protection Authority (EPA) dated 9 April 2014 regarding a proposed Development Application for a subdivision and associated construction works within the Station North sub-precinct of the North Ryde Station Precinct.

In general, the proponent should ensure that the proposed development complies with the requirements of the *Protection of the Environment Operations (POEO) Act 1997* and its associated regulations. The EPA has attached some general guidance for Department of Planning & Environment's (DPE) consideration in its assessment of the proposed development (**Attachment A**). These relate to the following key issues:

- Water Quality
- Construction Noise
- Contaminated Land
- Waste; and
- Future Development of Land

If you have questions regarding the above, please phone the contact officer on (02) 4224 4100.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Bloem', followed by the handwritten date '28/5/14'.

**PETER BLOEM**  
**Manager Illawarra**  
**Environment Protection Authority**

Att A

## ATTACHMENT A

### 1. Water Quality

#### 1.1 Stormwater Management

The Integrated Water Management Plan (IWMP) consists of a stormwater treatment train comprising of on street level treatment and subdivision/development treatment measures in order to meet water quality objectives for the development. The Environment Protection Authority (EPA) supports this approach, however the EPA recommends that a condition of approval be secured that requires the design and implementation of a monitoring program to ensure that the treatment train is performing as predicted to validate the water quality objectives are being met.

The success of the IWMP will be dependent upon ongoing monitoring and maintenance of the stormwater treatment train. The submitted IWMP also recognises the importance of these actions to ensure their effective ongoing performance. However, the submitted information does not provide any information on who will be responsible for the management of these stormwater management features post development. In this regard, the EPA recommends that the Department of Planning & Environment (DPE) should seek additional information from the proponent on who will be undertaking these roles post development including any in perpetuity funding arrangements. The EPA suggests that the proponent may wish to seek environmental commitments as part of a VPA process which could also be linked to developer contributions.

A Soil and Water Management Plan should also be developed and implemented prior to construction in accordance with the *Managing urban stormwater: soils and construction*, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC 2008).

### 2. Construction Noise

Any potential noise impacts associated with construction should be assessed and any appropriate noise mitigation measures identified and implemented. Any local residents or noise sensitive receivers should be considered. In this regard, we recommend the proponent consult the *Interim Construction Noise Guideline* (DECC, 2009). A copy of this guideline is available at:

<http://www.environment.nsw.gov.au/noise/constructnoise.htm>.

### 3. Contaminated Land

The Environment Impact Statement (EIS) states that a Phase 1 and Phase 2 Assessment was prepared in 2012 during the UAP process in order to determine the presence and extent of potential site contamination. This assessment was not included with the EIS, however these investigations revealed that there is generally low potential for contamination on the site.

The EPA recommends that the proponent should consider whether this assessment and any proposed remediation strategies are still adequate based on the proposed development. In this regard, the proponent may wish to request the services of an accredited site auditor. The proponent should also consider any requirements and procedures in the following:

- *Contaminated Land Management Act 1997; and*
- *Contaminated Land Management Regulation 1998.*

### 4. Waste

The EIS states that a detailed Construction Management Plan will be prepared prior to the commencement of the construction works and will provide detailed waste management practices and procedures. In this regard, the EPA recommends that any waste generated during demolition/remediation/construction is



classified and managed in accordance with relevant legislative requirements and the *EPA Waste Classification Guidelines* (DECCW 2009).

## 5. Future Development of Land

The proposal is seeking approval for subdivision of land that will deliver future high density residential apartment, retail and commercial uses and open space and public domain. While the proposal does not include a concept plan for this future development, the EPA recommends that DPE should be advising the proponent that a range of environmental matters should be considered as part of any future development application process. These include but not necessarily limited to the following:

### Road Traffic Noise and Air Quality

With a subdivision proposal that will involve an increase in residential densities in conjunction with commercial activities the proposal will be a major traffic generating development. In this regard, the impacts from road traffic noise need to be assessed to determine whether noise mitigation measures are required in order to satisfy the *NSW Road Noise Policy* (DECCW 2011).

In addition the proposed development is in close proximity to the M2 Motorway. Residential development next to busy roads (with an annual traffic volume of over 40,000 vehicles per day) would be required to meet the internal noise goals in the *Infrastructure SEPP 2007*. In addition the *Development Near Rail Corridors and Busy Roads—Interim Guideline* should also be consulted. This guideline includes goals for internal noise levels based on World Health Organisation guidelines for residential and other sensitive developments along busy road corridors to protect health and amenity. This guideline recognises judicious land use planning, architectural design, building orientation and good internal layout that can achieve acceptable acoustic amenity and minimise exposure to poor air quality in close proximity to busy transport corridors.

### Future Water Quality and Management

Consistent with 1.1 above with a significant intensification of activities being proposed for the site it is recommended that an integrated approach for water management at the site should be developed and implemented. In particular with considerable areas of sealed area, the need for management of polluted stormwater runoff and the collection of roofed rainwater, water sensitive urban design principles should be applied to the development. In this regard, the EPA recommends that Council should include as a requirement in any condition of approval in relation to stormwater management, the demonstration that these principles will be met.

### Sewage Management

Information should be provided on whether the existing sewage reticulation system can cater for any new additional load in relation to the future development of the site. Information should be sought on whether any additional load will impact the systems' environmental performance especially in relation to sewage overflows from any existing sewage pumping stations and discharges from any associated Sewage Treatment Plant. The EPA's policy is that for new systems there should be no pollution of waters as a result of overflows during dry weather and that overflows during wet weather should be minimised. Sewage overflows have been identified as one of the major contributors to diffuse source water pollution in urban environments. The receiving waters that would potentially be impacted in any adverse scenario include Lane Cove River and Sydney Harbour.

Section 47 of the *Protection of the Environment Operations (POEO) Act 1997* defines scheduled development work as 'work at any premises at which scheduled activities are not carried on that is designed to enable scheduled activities to be carried on at the premises'. Under Section 47 of the POEO Act it is an offence for scheduled development work to be undertaken without an environment protection licence. If the sewage reticulation installed as part of the proposed development will be connected to the existing sewage system licensed under the POEO Act when completed, then the proposed reticulation will form part of that licensed system and will be considered to be a scheduled activity. Construction of the proposed reticulation would therefore constitute scheduled development work under the POEO Act and must not be undertaken without an environment protection licence in place prior

to the commencement of construction. The proponent should investigate the requirement for construction of the proposed sewage reticulation to be licensed under the POEO Act.

#### Future Waste Management

NSW State Plan 2021 Goal 23 requires an increase in recycling to meet the 2014 NSW waste recycling targets. Increased recycling limits the amount of space required for landfill and turns waste into a valuable resource. In addition, Goal 23 also requires that by 2016, NSW will have the lowest litter count per capita in Australia. The cost to the community of littering goes beyond visual pollution. Greater respect for neighbourhoods by disposing of rubbish properly leads to improved safety, limits health impacts and protects the natural environment. These goals also need to be the cornerstones of waste management strategies as part of the development.

The EPA recommends that the proponent consult the NSW EPA's *Better Practice Guidelines for Waste Management and Recycling in Commercial Facilities* (Dec 2012) in order to implement best practice waste management initiatives. This guidance will assist in providing approaches to improve recycling rates for office and commercial facilities. It will also ensure typical waste and recycling vehicle access and turning provisions are provided in any sub-division layout and building design. This document can be accessed at: <http://www.epa.nsw.gov.au/warr/ProdStewardshipEPR.htm>.

In addition *the Better Practice for Public Place Recycling* (DEC 2005) should also be consulted as it provides information on standard recycling systems for public places, such as parks, shopping centres, footpaths, bus-stops, etc.