



DOC21/1112165-2

14 December 2021

Department Planning, Industry and Environment  
Greater Sydney, Place and Infrastructure-GPOP  
Email: [REDACTED]

Attention: [REDACTED]

Dear [REDACTED]

**Draft Sydney Olympic Park Master Plan 2030 (Interim Metro Review)**

Thank you for the opportunity to review the Draft Sydney Olympic Park Master Plan 2030 (Interim Metro Review) and supporting information that is on public exhibition and forwarded to the Environment Protection Authority (EPA) for comment on the 25 November 2021.

The EPA provides the following comments (**Attachment A**) for Department of Planning, Industry and Environment consideration. These comments relate to the following matters:

- Odour
- Noise
- Water quality
- Contaminated land management.
- Waste and resource recovery

Should you require any further information, please contact [REDACTED] on [REDACTED]

Yours sincerely

A handwritten signature in purple ink, appearing to read 'B. Lloyd'.

**BRENDAN LLOYD**  
**A/Lead Environment Protection Planning**

Att.

## APPENDIX A

### Odour

There is a history of odour issues associated with activities in the vicinity of the Sydney Olympic Park that should be appropriately assessed and managed. In particular the odour assessment undertaken for the Carter Street Urban Activation Precinct highlighted the risk of potential odour impacts from the nearby Homebush Liquid Waste Treatment Plant (LWTP) to Sydney Olympic Park (including the Central Precinct area) during a 'worst-worst case' odour emission scenario.

The LWTP is essential infrastructure for Sydney, as it currently accepts a range of liquid wastes streams which cannot be treated in any other facilities in NSW. There has been a history of community complaint in the vicinity of the LWTP. A range of Pollution Reduction Programs have been undertaken at the premises. However, the design and age of the LWTP is such that unforeseen events can occur where odour impacts cannot be completely avoided. While a process is progressing on the future of the LWTP it is important that, if the planning proposal is approved, measures are in place to address any potential risks of odour impacts from these events. There are also a range of other potentially odour producing activities in the vicinity of Sydney Olympic Park.

Its recommended that a statutory mechanism such as notifications on Planning Certificates should be sought that ensures any future residences and tenancies are made aware of any potential odour impacts.

### Noise

The entertainment precinct of Sydney Olympic Park is managed by the Sydney Olympic Park Authority (SOPA). In general, this Authority is the Appropriate Regulatory Authority (ARA) under the Protection of the Environment Operations (POEO) (General) Regulation in relation to potential noise impacts associated with entertainment activities carried on at Sydney Olympic Park. While infrequent, there can also be situations where the EPA may have an ARA role if the activity is carried on by the state or a public authority.

The SOPA Act 2001 regulated by SOPA also establishes a maximum permissible noise level of 85dB(A) LA10 15mins for events and SOPA's current Noise Management Plan is based around this limit. Specific noise limits may also be set for individual events. Section 48A of the SOPA Act also establishes that the emission of noise from a major event at Sydney Olympic Park does not constitute a public or private nuisance and that no action may be taken, except where noise exceeds the maximum permissible noise level at the nearest residential façade.

In this regard, placing housing closer to some of the Sydney Olympic Park venues could require the need for lower noise levels being required at the venues in-order to comply with the above regulatory requirements due to reduced distances between receivers and venues. Advice should be sought from SOPA regarding any current noise management arrangements for the venues to assess their adequacy with regards to new dwellings or whether they will require amendment. Alternatively, the buildings will need to be designed and constructed so as to ensure the existing worst-case noise levels from these events do not exceed the above regulatory requirements.

As highlighted in the Acoustic Report (the Report) the building evaluation results indicate that the lower, mid and some of the upper floors of the towers could be impacted by noise along the marshalling area. It also appears unclear if the key design elements in the urban design report and

its supporting place design and public domain framework have taken into account the noise mitigation and management measures in the Report in particular the need for architectural and mechanical ventilation requirements.

*State Environmental Planning Policy 65 – Design Quality of Residential Flat Development* (SEPP 65) and its accompanying [Apartment Design Guide](#) should also be consulted in relation to best practice building design in relation to the management of noise. As highlighted in the design guide careful design solutions can help to improve quality of life in affected apartments by minimising potential noise and pollution impacts. This will be important for the Central Precinct with a range of noise producing activities proposed including mix use development, late night entertainment/commercial activities and the marshalling of people during events in relation to the operation of the new Metro Station.

Due to the significance of noise in this area, the design process for its management should form a key element in the design excellence process. This appears to be missing in the process documented in the supporting information. This process would benefit its inclusion as any retrospective noise mitigation approaches post approval can be expensive and challenging to resolve.

The planning proposal may also wish to include information and/or guiding design principles for the management of noise in relation to the new Metro Station. The station and any supporting mechanical ventilation services will need to be assessed in accordance with the *Noise Policy for Industry* (EPA 2017) however the planning proposal would benefit such information to help preempt key design elements for the station including the mechanical ventilation services for the underground station and future light rail. This would help support the high amenity, liveability and multifunctional public domain being sought in this area.

The planning proposal would also benefit the identification of measures (including planning certificates) to ensure that purchasers of residential premises and tenants are aware of the mixed use nature of the zoning and the potential for legitimate noise generating activities to be audible and potentially impinge on their acoustic amenity. While a process to validate noise predictions and adequacy of the recommended noise mitigation measures should also be sought.

### **Contaminated Land Management**

The site has not been previously notified to the NSW EPA in relation to Section 60 of the *Contaminated Land Management* (CLM) Act (the Act) and is currently not regulated under the Act. However, this land is in the vicinity of the former Bicentennial Park Landfill and former Golf Driving Range Landfill. These landfills are currently regulated by a Maintenance Remediation Notice issued under Section 28 of the CLM Act.

Sydney Olympic Park has a previous history for the uncontrolled disposal of waste. As such, land outside the waste containment areas should be considered as potentially contaminated land where the requirements of *State Environmental Planning Policy* (SEPP) 55 should be applied. The SEPP states that as part of any land use change process, the following key considerations should be addressed when preparing an environmental planning instrument:

- Whether the land is contaminated,
- If the land is contaminated whether it is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes to which the land will be used; and
- If the land requires remediation; will be made suitable for any purpose for which the land will be used.

With the planning proposal seeking to deliver a range of residential and mixed uses, it is important that there is an understanding of any potential contaminated land risks associated with developing this land. This includes any potential risks in relation to developing land near the former

Bicentennial Park and Golf Driving Range Landfills. For example, the putrescible waste contained within these landfills is still in the active decomposition phase and is producing landfill gas where particular design elements maybe needed such as buffers or preventing underground carpark or basement areas. The EPA notes that the P3 Carpark (southwest of the proposed development), which was built on the former Golf Driving Range landfill, has been affected by landfill gas intrusion leading to the total or partial shutdown of the carpark over past years.

It appears that that the planning proposal does not include any information on the management of contaminated land in-order to satisfy the requirements of SEPP 55. In this regard the site should be appropriately investigated, remediated and validated for its proposed land use. In cases where land is potentially contaminated, the investigation and any remediation and validation work is to be carried out in accordance with the guidelines made or approved by the EPA under Section 105 of the CLM Act 1997 and be in accordance with the requirements and procedures in the following:

- *Contaminated Land Management Act 1997,*
- *Contaminated Land Management Regulation 2013;* and
- *SEPP 55 – Remediation of Land.*

DPIE may wish to consider the involvement of an EPA-accredited Site Auditor during the contamination management process. This also includes the provision of a Site Audit Statement certifying that the land is suitable for the proposed use(s).

### **Water Quality**

Design principles that deliver sustainable and greener places that are underpinned with water sensitive urban design and maintaining and enhancing waterways are supported. As it will be important that the planning proposal is contributing to water quality that will help deliver initiatives such as *Let's Make Parramatta River Swimmable Again by 2025* and the NSW Water Quality Objectives (WQO) for Sydney Harbour and the Parramatta River catchment. This will also help support the aspiration of a regenerative place that is connected to Country that celebrates the spirit of Water Country.

Sydney Olympic Park has a locally integrated approach to water conservation based on stormwater harvesting and wastewater reprocessing. This includes the Sydney Olympic Parks Water Reclamation and Management Scheme (WRAMS) which commenced operation in 2000. The WRAMS treats and recycles sewage effluent (under an Environment Protection Licence) and stormwater to supply irrigation, ornamental fountain and toilet flushing applications across Sydney Olympic Park and in the suburb of Newington. Office buildings, sporting and entertainment venues and Newington residences are all connected to this recycled water. The Place Design and Public Domain Framework would benefit an investigation in how the planning proposal could contribute and use water from this scheme. In addition, recommendations by Sydney Water for the provision of dual-pipe service to the site that support the use of recycled water is also supported.

The supporting information includes advice from Sydney Water which states that as part of the review of the Greater Parramatta to Olympic Peninsula (GPOP) subregional plan wastewater network amplification will be needed in the future to support the significant growth projected within GPOP. It further states that information including staging, timing and yield is needed to understand when such amplification will be needed. In this regard it is unclear if the provision of sewerage services can be provided to the site at this time.

Understanding capacity issues of the system to accept additional sewage loads should be understood including consideration of any potential impacts from any sewage overflows from the existing sewage reticulation systems (for example, sewer pipes and pumping stations) and discharges from any existing sewage treatment plant. It should also identify what practical and cost-effective measures can be taken to maintain or restore the community's uses and values of waterways and protect public health to help support the water vision being sought for the site.

Sewage overflows have been identified as one of the major contributors to diffuse source water pollution in urban environments. 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 avoided wherever reasonably practicable.

It is important that any supporting development controls in relation to basement or underground car parking areas require the installation of measures to collect and manage any seepage waters that will prevent pollution of waters.

### **Waste and Resource Recovery**

The Planning proposal and supporting design frameworks would benefit recognising the recently released [NSW Waste and Sustainable Materials Strategy 2041](#). This strategy provides the roadmap for NSW to help transition to a circular economy over the next 20 years. It also includes measures to reduce waste, increase recycling, plan for future infrastructure and create new markets for recycled products. It also highlights new directions for the management of waste including time frames for their implementation including the need for source separation of food and garden waste for residential and targeted commercial uses.

There appears to be limited discussion in the supporting information on the management of waste and delivering circular economy approaches that would help support the above strategy, other than recognising reduced waste as part of SOPAs 6 Star Green Star Communities rating system.

In particular, the Place Design and Public Domain Framework would benefit the inclusion of circular economy as a concept that could underpin infrastructure and design as an approach that needs to be planned for in the Precinct. Such an approach could also help inform the design of buildings to ensure longevity and facilitate disassembly, encourage the reuse of existing assets, and use of building materials with recycled content. There is also an opportunity enable circular economy approaches that help people to reuse, share, repair and recycle their materials close to where they live and work.

The management of waste should also be discussed with the City of Parramatta Council and the outcome of these discussions documented to ensure the site can be appropriately serviced by Council.

The design frameworks would also benefit by recognising the [Better practice guide for resource recovery in residential developments](#) to help guide the design of medium and high density residential development to ensure these buildings incorporate innovative and well-designed waste management systems. It would also benefit recognising key directions highlighted in this strategy where design excellence can also assist especially in high density residential and commercial settings. This includes the allocation of space for source separation of 3 waste streams (waste, recycling and organic material), defined spaces for unwanted household goods awaiting collection and spaces to source separate other materials such as e-waste, textiles, batteries, bulky cardboard and polystyrene.

The [Better Practice Guide for Public Place Recycling](#) should also be recognised in the Place Design and Public Domain Framework to help with design of recycling needs for open spaces. While the [Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities](#) should also be consulted in relation to the design of commercial uses.