



DOC19/66377  
Your Ref: SSD 5175 MOD 6

Ms Emily Dickson  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001  
emily.dickson@planning.nsw.gov.au

Dear Ms Dickson

**Exhibition of Modification and State Significant Development Application for the Eastern Creek Business Hub (SSD 5175 MOD 6)**

The Environment Protection Authority ("EPA") refers to the Department of Planning and Environment's ("DPE") letter dated 22 January 2019, inviting comments from the EPA on the modification application for the Eastern Creek Business Hub Concept Plan located at Rooty Hill Road South, Eastern Creek in the Blacktown City Council local government area.

The proposal involves the modification to the concept approval (SSD 5175) to transfer 500m<sup>2</sup> gross floor area (GFA) from large format retail to the child care centre, resulting in a child care centre with a total GFA of 1,200m<sup>2</sup> and re-located to the south western corner of Lot 2.

The EPA has reviewed the application and relevant supporting documentation. Based on the information provided, the proposal does not constitute a scheduled activity under the *Protection of the Environment Operations Act 1997* ("POEO Act") and will not require an Environment Protection Licence ("EPL") under the POEO Act. The EPA understands that the proposal is not being undertaken by or on behalf of a NSW Public Authority. The EPA is therefore not the appropriate regulatory authority for the proposal and has no comment regarding the application.

If you have any questions in relation to this letter, please contact Jarrod Grimston on (02) 9895 6602.

Yours sincerely

A handwritten signature in black ink that reads "Christine Mitchell".

29 January 2019  
**Christine Mitchell**  
**A/Unit Head Sydney Industry**  
**Environment Protection Authority**