



DOC19/1037631-2

Mr David Glasgow
Planning Officer
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Glasgow,

Thank you for consulting the NSW Environment Protection Authority (EPA) to request input to the Secretary's Environmental Assessment Requirements (SEARs) for the proposed mixed-use development at 8 – 10 Lee Street, Haymarket NSW (SSD-10405).

The EPA understands that the proposal includes the construction of a mixed-use, high-rise development comprising tourist and visitor accommodation, and commercial office space.

Based on the information provided, the proposal does not require an environment protection licence under the *Protection of the Environment Operations Act 1997*. Furthermore, the proposal is not being undertaken by or on behalf of a NSW Public Authority nor are the activities other activities for which the EPA is the appropriate regulatory authority.

In view of these factors, the EPA has no further interest in the proposal and no further consultation is required.

On an advisory note only, the proposed development will be located in close proximity to the operational rail network, for which the EPA has a regulatory responsibility. Any future planning approvals permitting development of the site should include acceptable vibration and ground-borne noise limits for spaces within the development drawn from the EPA's Rail Infrastructure Noise Guideline (EPA, 2013) and Assessing Vibration: a technical guideline (DECC, 2006).

If you have any questions about this advice, please contact Claire McQueeney on (02) 8837 6393 or via email at claire.mcqueeney@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Craig Flemming', written over a light blue circular stamp.

05/12/2019

CRAIG FLEMMING
Unit Head Sydney Industry
Environment Protection Authority