



11 November 2021

Ms Kiersten Fishburn
Secretary
Department of Planning, Industry and Environment
Locked Bag 5022,
Parramatta NSW 2124

Attention: Minoshi Weerasinghe

Dear Ms Fishburn,

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
SHELBOURNE HOTEL REDEVELOPMENT
200-202 SUSSEX STREET, SYDNEY**

Thank you for referring the Secretary's Environmental Assessment Requirements (SEARs) regarding SSD-30855273 'Shelbourne Hotel Redevelopment' to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the submitted information and request the following additional issues in **TAB A** to be addressed as part of the traffic and transport impact assessment for the proposed development.

If you have any further inquiries in relation to this development application please contact Narelle Gonzales, Development Assessment Officer, on 0409 541 879 or by email at: development.sydney@transport.nsw.gov.au.

Yours sincerely,

**Brendan Pegg
Senior Land Use Planner
Planning and Programs, Greater Sydney Division**

TAB A

1. TfNSW requests that the third dot point included in Item 23 of the submitted Draft SEARs is amended as follows:

23. Infrastructure and Utilities

The EIS must consider and address:

- *the existing capacity of the site to service the proposed development*
- *required utility augmentation to accommodate the proposed development*
- *any requirements of the Infrastructure SEPP in relation to development on or adjacent to utilities and infrastructure **including future infrastructure (CBD Rail Link) on-site and any possible impacts of the construction and operation of the proposal on this infrastructure and associated mitigation measures.***

2. Sydney Trains advises the Department that the Applicant should seek to consider the below prior to lodgement of the EIS:

- *The Applicant shall undertake a Dial Before You Dig search to establish the existence and location of any rail services. Persons performing the Dial Before You Dig search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the subject development site, the Applicant must discuss with Sydney Trains as to whether these services are to be relocated or incorporated within the development site.*