



Our reference: DOC14/301220-01

Simon Truong
Key Sites
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Truong

**The Sandstone Precinct - Tourism and Visitor Accommodation (SSD 6751)
Public Exhibition of Stage 1 State Significant Development Application and EIS**

I refer to the letter from the Department of Planning and Environment dated 5 December 2014 inviting comments from the Environment Protection Authority (EPA) on the above Proposal. The EPA has reviewed the EIS for the Stage 1 State Significant Development Application and recommends that the conditions of consent include a requirement to address operational noise issues, including the impacts of the Proposal on adjacent land uses and the impacts of surrounding land uses on the proposed tourism and visitor accommodation uses. This recommendation is consistent with the comments previously provided by the EPA on the SEARs for the Proposal (refer to EPA letter dated 3 November 2014).

It is understood that detailed design elements and physical works for the Proposal will be subject to additional Stage 2 development applications and associated environmental impact assessment. Additional environmental issues - including construction noise, soil and water management, air quality and waste management - will need to be considered at this time. It is recommended that the EPA continues to be consulted for subsequent stages of the planning approval process.

If you wish to discuss any of the issues raised in this letter, please contact Wendy Stevenson on 9995 6866.

Yours sincerely

A handwritten signature in blue ink that reads 'M. Sharpin 27.1.15'.

MIKE SHARPIN
Unit Head Metropolitan Infrastructure
Environment Protection Authority