

DOC17/467037
SSD 8135

Ms Amy Watson
Team Leader
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

Attention: Brian Kirk

Dear Ms Watson

Notice of Exhibition
Section 75W Modification (MP 06_0101 MOD 2) and State Significant Development (SSD 8135)
Student Accommodation Building, Pemulwuy, Eveleigh Street, Redfern

I refer to your letter dated 12 September 2017 requesting comments from the NSW Environment Protection Authority (EPA) on the exhibition of the Section 75W modification (MP 06_0101 MOD 2) and the State Significant Development (SSD) application SSD 8135.

The EPA has previously provided a 'no-interest' response in relation to the proposed modification request and SSD application in an email dated 9 December 2016 (EPA reference DOC16/619890-01).

On the basis of the information available, the EPA maintains that the proposed development application does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) and will therefore 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 public authority. The EPA is therefore not the appropriate regulatory authority for the proposal.

The EPA has reviewed the supporting documentation and notes that the Acoustic Assessment report prepared by Koikas Acoustics Pty Ltd indicates that noise levels during construction are likely to exceed the criteria in the *Interim Construction Noise Guidelines (EPA, 2009)*.

A proactive and preventative approach to noise mitigation measures should be taken based on the findings of the quantitative acoustic modelling and data. This includes feasible and reasonable noise mitigation and management measures to minimise noise and vibration impacts on surrounding residences and receivers, as detailed in the Acoustic Assessment.

If you have any questions regarding this matter, please contact Rajesh Mottey on (02) 9995 6563.

Yours sincerely



5 October 2017

JAMES GOODWIN
Director - Sydney Industry
NSW Environment Protection Authority