



DOC20/947805

Planning and Assessment Division
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Email: Candice.Pon@planning.nsw.gov.au

28 November 2020

No Comment to Planning Advice Request

Dear Ms Pon

Thank you for the request for advice from Public Authority Consultation (PAE-11200960), requesting input from the NSW Environment Protection Authority (EPA) on the SEARs for the proposed Building R4B (Application SSD-8892218) at One Sydney Harbour, Barangaroo South.

The proposal is for:

- An increase in the overall building height of Building R4B from RL208.23 up to RL235, comprising the addition of eight levels.
- Refinement of the upper levels of the approved Building R4B to accommodate the addition of eight levels, including;
 - Elevation of the two approved sky home levels at Levels 56-57 to Levels 64-65.
 - Addition of eight additional upper floor plate levels from Levels 56-63.
- Amendment of the floor to ceiling heights of Levels 48 and 49 to 2,700mm from 3,000mm.
- An increase in the overall number of apartments from 290 to 322 and associated revision to the dwelling mix.
- An increase in the number of car parking spaces from 324 to 331.

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

In view of these factors, the EPA has no comments to provide on this project and no follow-up consultation is required.

The EPA does not require any follow-up consultation and Council of the City of Sydney should be consulted as the appropriate regulatory authority for the *Protection of the Environment Operations Act 1997* in relation to the proposal.

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If you have any questions about this request, please contact Environment Line on 131 555 and quote the above reference number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Beaman', with a long horizontal line extending from the end.

STEVE BEAMAN PSM
Executive Director Regulatory Operations
Environment Protection Authority