



DOC21/283012

Mr Karl Fetterplace
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No Comment to Planning Advice Request

Dear Mr Fetterplace

Thank you for the request for advice from Public Authority Consultation, requesting input from the NSW Environment Protection Authority (EPA) for advice on the EIS for the proposal for a Concept New Hotel (Application SSD-10464) at 50-52 Phillip Street, Sydney.

The concept (stage 1) development application comprises of:

- Demolition of the existing building at 52 Phillip Street
- Retention of existing heritage-listed 50 Phillip Street building
- Construction of a 48-storey building
- A three-level basement including car parking
- Maintenance of existing vehicular access easement

The EPA emphasises that it does not review or endorse Environmental Impact Statements or similar plans but sets and regulates to environmental outcomes. The EPA supports the development of Environmental Impact Statements (EISs) as part of good environmental management but does not generally approve specific EISs for industry operations.

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

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'.

STEVE BEAMAN PSM
Executive Director Regulatory Operations
Environment Protection Authority

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