



DOC19/1009524

20 November 2019

Ms Paula Bizimis
Key Sites and Industry
Department of Planning, Industry and Environment
GPO Box 39,
Sydney NSW 2001

Dear Ms Bizimis

**Kellyville Station Precinct Concept Proposal (SSD 10343)
Bella Vista Station Precinct Concept Proposal (SSD 10344)
Hills Station Precinct Concept Proposal (SSD 9653)
Advice on the Environmental Impact Statement**

I am writing to you in reply to the invitation to the Environment Protection Authority (EPA) to provide advice on the Environmental Impact Statement (EIS), including recommendations for Conditions of Approval for the above three proposals.

On the basis of the information provided, the concept proposal and subdivision does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act). Therefore, the EPA does not consider that the proposal will require an Environment Protection Licence (EPL) under the POEO Act. Accordingly, the EPA has no specific comments regarding the proposal.

I note, however, that future development will be located in close proximity to the operational rail network, which the EPA regulates through environment protection licences. Any future planning approvals permitting development of the site should include requirements for acceptable vibration and ground-borne noise limits for spaces within the development drawn from the EPA's *Rail Infrastructure Noise Guideline (EPA, 2013)* and *Assessing Vibration: a technical guideline (DECC, 2006)*.

Should you require clarification of any of the above please contact Anna Timbrell on 9274 6345 or email anna.timbrell@epa.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jacinta Hanemann'.

JACINTA HANEMANN
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Environment Protection Authority

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