



DOC19/942569

Mr James Groundwater  
Key Sites and Industry  
Department of Planning, Industry and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Groundwater

**Victoria Cross Over Station Development – Stage 1 –  
Modification 1 – Amendments to Building Envelope (SSD 8874 Mod 1)  
Advice on Modification Report**

I refer to your invitation to comment on the modification report for the above-mentioned State Significant Development.

Based on the information provided, the over station development (OSD) proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act). At this stage, the EPA does not consider that the proposal will require an Environment Protection Licence (EPL) under the POEO Act.

As an advisory note, the development will be located above tunnels containing operational rail lines, for which the EPA has a regulatory responsibility. The consent should include acceptable vibration and ground borne noise limits for spaces within the development drawn from the EPA's *Rail Infrastructure Guideline* (EPA, 2013) and *Assessing Vibration: A Technical Guideline* (DECC, 2006).

As the applicant, Lendlease (Victoria Cross) Pty Ltd, is a private developer and not a NSW public authority, the EPA would not be the appropriate regulatory authority under the POEO Act for the environmental performance of the OSD project. The EPA has no comment on the modification report.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Claire Miles'.

29.10.19

**Claire Miles**  
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**NSW Environment Protection Authority**

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