



Our reference: DOC16/218477-01
Contact: Jane Burgett

Brendon Roberts
Senior Planning Officer - Key Site Assessments
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Brendon

I refer to the Department of Planning & Environment's (DPE) correspondence dated 4 May 2016 requesting input from the Environment Protection Authority (EPA) to the Secretary's Environmental Assessment Requirements (SEAR's) for the Modification to the concept approval to increase building envelopes, development yield and associated amendments.

The EPA is the appropriate Regulatory Authority for the site as it is licenced under the POEO Act for Helicopter-related activities. The EPA has reviewed the proposal and concludes that a section 58 licence variation is not required. The Environment Protection Authority (EPA) has reviewed the proponent's request for the SEARS and considers the key environmental protection issues of concern are the related to management of waste streams both during construction and operation of the facility, sediment and erosion control during construction, dust control and construction noise management. The EPA's comments on the draft SEAR's are provided in **Attachment 1**.

If you have any questions please contact Senior Operations Officer Jane Burgett on (02) 9995 6911.

Yours sincerely

A handwritten signature in black ink, which appears to read 'Jane Burgett', followed by the date '17/5/16' written in a similar cursive style.

JANE BURGETT
A/Unit Head – Sydney Industry
Environment Protection Authority

Attachment 1 – EPA comments on the draft SEARs for the modification to the concept approval to increase building envelopes, development yield and associated amendments MP 10_0198 (MOD1)

Noise and Vibration

The EPA recommends that the SEARs regarding noise and vibration for the proposed development be amended to include the following additional requirements:

- Identification of the sensitive receivers potentially impacted by construction noise and vibration;
- Identification of quantity and quality of potential construction noise and vibration impacts on both residential and commercial receivers;
- Preparation of a noise and vibration impact assessment report for the construction phase of the development

Soil and water management

The EPA recommends that the SEARs regarding water quality for the proposed development include the requirement for the preparation of an erosion and sediment control plan.

Dust control

The EPA recommends that the SEAR's for the proposed development include specific requirements for management of construction phase dust impacts, including:

- Identification of residential and commercial receivers potentially affected by dust emissions from the construction site;
- Assessment of the potential dust impacts on residential and commercial receivers;
- Identification of measures to minimise dust impacts.

Construction waste management

The EPA recommends that the SEARs for the proposed development include a requirement for the preparation of a construction waste management plan and an operational waste management plan to properly manage waste generated both in the construction phase and once the facility is operational to ensure all waste is transported to and disposed of at lawful waste facilities.