



DOC25/1018181-3

11 December 2025

Max Duncan
Department of Planning, Housing & Infrastructure

Via: Major Projects Portal

**2-4 Giffnock Avenue, Macquarie Park – SSD-79017211
No Comment on Environmental Impact Assessment**

Dear Max

I refer to your invitation to the NSW Environment Protection Authority (EPA) to provide comment on the Environmental Impact Statement for the proposed mixed-use development located at 2-4 Giffnock Avenue, Macquarie Park.

Based on the information provided, the EPA has no comment on this proposal and no further consultation is required. This is because:

- the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act* (1997) and so, will not require an Environment Protection Licence under this Act.
- the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are there activities for which the EPA is the appropriate regulatory authority.
- the site is not being regulated by the EPA under the *Contaminated Land Management Act* (1997).

The EPA recommends that you consult with the City of Ryde Council who will be the appropriate regulatory authority for the proposed development under the POEO Act if approved.

Please contact Nick Vlasoff via email at environmentprotection.planning@epa.nsw.gov.au if you wish to discuss this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chrisite Jackson', written in a cursive style.

CHRISITE JACKSON
Unit Head - Environment Protection Planning
NSW Environment Protection Authority

NSW Environment Protection Authority
As the environmental steward and regulator of our State we are committed to a sustainable future.
Join us on our mission to protect tomorrow together.

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