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16 December 2025

Max Duncan
Department of Planning, Housing and Infrastructure

Via Major Projects Portal

**No Comment on EIS - 12-20 Berry Road and 11-19 Holdsworth Avenue, St Leonards South -
Mixed use development - The Trustee for Altis ARET Sub Trust 22 - (SSD-81941461)**

Dear Max

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to comment on the Environmental Impact Statement for the proposed mixed-use development (Proposal) located at 12-20 Berry Road and 11-19 Holdsworth Avenue, St Leonards South (Site).

The EPA understands the Proposal is for a mixed-use development, comprising of residential accommodation with affordable housing, childcare centre and community facility, with more details below:

- total of 188 dwellings across 2 x 15 storey residential flat buildings, and
- other related development: basement carpark with car, motorcycle, bicycle spaces; connection between Holdsworth Avenue and Berry Road, landscaped recreation area, communal spaces, landscaping and public domain works, works as required.

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* (POEO Act) 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 does not require any follow-up consultation, and Lane Cove Council should be consulted as the appropriate regulatory authority for the POEO Act in relation to the Proposal.

If you have any questions about this matter, please contact Geo Lapina via email at environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

CHRISTIE JACKSON
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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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