



DOC25/663391-3

28 August 2025

Edwina Ross
Department of Planning, Housing and Infrastructure

Via Major Projects Portal

**No Comment on EIS - 2-6 Pilgrim Avenue and 11-13 Albert Road, Strathfield -
SSD-80432461**

Dear Edwina

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 with In-Fill Affordable Housing.

The EPA understands the proposal is for the construction of two 20-storey towers and podium comprising a total of 228 dwellings (including 35 affordable dwellings) and two commercial tenancies on the ground floor.

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 does not require any follow-up consultation and Strathfield Council should be consulted as the appropriate regulatory authority for the *Protection of the Environment Operations Act 1997* in relation to the proposal.

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

Yours sincerely

CHRISTIE JACKSON
Unit Head – Environment Protection Planning
NSW Environment Protection Authority