

# Department of Planning, Housing and Infrastructure



Our ref: Shop Top Housing - 20-22 Atchison Street (SSD-87486461)

Ms Cynthia Chau  
Setia Sydney Pty Ltd  
Level 1, 155 Franklin Street  
Melbourne VIC 3000

17 December 2025

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Subject: Response to Submissions

Dear Ms Chau

The exhibition of the development application and environmental impact statement (EIS) for the Transport Oriented Development at 20-22 Atchison Street, St Leonards (SSD-87486461) ended on 15 December 2025.

We have placed the advice received from government agencies and all public submissions on the NSW Planning Portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/shop-top-housing-20-22-atchison-street>

We now require a written response to issues raised in accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). This response should be incorporated into a submissions report. Please note the North Sydney Council is yet to provide a submission and will be forwarded upon receipt.

The Department also required that you provide a response to key issues raised by the Department in its preliminary assessment of the EIS. This will be provided by Wednesday, 24 December 2025.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*. Please lodge your submissions report via the NSW Planning Portal

<https://majorprojects.planningportal.nsw.gov.au/>.

If you have any questions, please contact Charley Wells on (02) 8275 1444 or via email at [charley.wells@dpie.nsw.gov.au](mailto:charley.wells@dpie.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink that reads 'BDevine'.

**Brent Devine**

Team Leader  
Key Sites and TOD Assessments