

Our ref: Residential development with in-fill affordable housing - 11-23 Rangers Avenue, Mosman (SSD-96272465)

Mr Mike Armstrong  
Senior Development Manager  
GRAND NOBLE PROJECT 1 PTY LTD  
Level 21, 201 Elizabeth Street  
SYDNEY New South Wales 2000

18 December 2025

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**Subject:** Response to Submissions

Dear Mr Armstrong

The exhibition of the development application and environmental impact statement (EIS) for the Residential development with in-fill affordable housing - 11-23 Rangers Avenue, Mosman (SSD-96272465) ended on 17 Dec 2025.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/residential-development-fill-affordable-housing-11-23-rangers-avenue-mosman>

The Department is also considering the proposal as outlined in your EIS and the issues raised in submissions and will separately forward to you a list of key issues to be addressed.

The Department now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

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*

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

Please lodge your submissions report by Friday, 20 March 2026 via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

## Department of Planning, Housing and Infrastructure



If you have any questions, please contact Ritu Shankar, on (02) 9274 6228 or via email at [ritu.shankar@dpie.nsw.gov.au](mailto:ritu.shankar@dpie.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "K Kim".

Kevin Kim

Acting Team Leader, Affordable Housing Assessments

as delegate for the Planning Secretary