

Our ref: Florida Street, Sylvania, Affordable Housing (SSD-83258708)

Ms Carolyn Howell  
Manager, Assessment  
Homes NSW  
6 Parramatta Square  
10 Darcy Street  
Parramatta, NSW 2150

23 January 2026

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**Subject:** Response to Submissions

Dear Ms Howell

The exhibition of the development application and environmental impact statement (EIS) for the Florida Street, Sylvania, Affordable Housing (SSD-83258708) ended on 22 January 2026.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/florida-street-sylvania-affordable-housing>

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

We 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*.

Your submissions report must incorporate responses to Government agencies' advice and Sutherland Shire Council and the Department's forthcoming letter. Please lodge your submissions report 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.

If you have any questions, please contact Lucinda Craig, on 9585 6027 or via email at [lucinda.craig@dpie.nsw.gov.au](mailto:lucinda.craig@dpie.nsw.gov.au).

## Department of Planning, Housing and Infrastructure



Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Wythes".

Paulina Wythes

Director

Social and Diverse Housing Assessments

as delegate for the Planning Secretary