

Our ref: Mixed-use development with affordable housing – 23-29 Marquet Street, Rhodes (SSD-67636458)

Mr Saul Moran

Director

TWENTY THREE MARQUET STREET PTY LTD

101/25 Angas Street

Meadowbank NSW 2114

22 January 2026

Subject: Response to Submissions

Dear Mr Moran

The exhibition of the development application and environmental impact statement (EIS) for the mixed-use development with affordable housing – 23-29 Marquet Street, Rhodes (SSD-67636458) ended on 21 January 2026.

The Department may receive a further detailed submission from City of Canada Bay Council. This will be forwarded to you once received.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-affordable-housing-23-29-marquet-street-rhodes>

The Department is also considering the proposal as outlined in your EIS and the issues raised in the 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*.

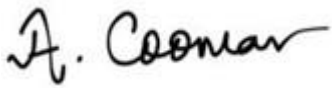
We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

Please lodge your submissions report by Wednesday, 22 April 2026 via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and 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 John Martinez, on 02 5852 6828 or via email at john.martinez@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "A. Coomar".

Aditi Coomar

Team Leader

Affordable Housing Assessments

as delegate for the Planning Secretary