

Our ref: Residential development with in-fill affordable housing, 2-6 Conway Avenue, 15-15A Fernleigh Avenue and 38-40 Carlisle Street, Rose Bay (SSD-101842729)

Mr. Alessandro Sicari
Managing Director
MATHIESON PROPERTY
Level 12
25 Bligh Street
SYDNEY NSW 2000

4 March 2026

Subject: Response to Submissions

Dear Mr. Sicari,

The exhibition of the development application and environmental impact statement (EIS) for the residential development with in-fill affordable housing, located at 2-6 Conway Avenue, 15-15A Fernleigh Avenue and 38-40 Carlisle Street, Rose Bay (SSD-101842729) ended on 03 March 2026.

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-2-6-conway-avenue-15-15a-fernleigh-avenue-38-40-carlisle-street-rose-bay>

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 response to submissions report (RTS) 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 RTS.

Please note we are still waiting for the advice of Heritage NSW, DCCEEW CPHR, DCCEEW Water, Sydney Water, Ausgrid and NSW SES. We will forward these on as soon as we receive them.

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

Please be advised that the Department have engaged an independent third-party to review the exhibited Preliminary Geotechnical Investigation and Groundwater Considerations Letter. Once this review is complete, the Department may issue a further request for additional information.

Department of Planning, Housing and Infrastructure



Please lodge your submissions report, including your response to the Department's forthcoming letter, within two months of the date of this letter 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 Liam Spinks, on 02 9274 6006 or via email at liam.spinks@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Keith Ng".

Keith Ng

Team Leader

Affordable Housing Assessments

as delegate for the Planning Secretary