

Our ref: Sanderling Avenue Residential Flat Buildings (SSD-82066472)

Mr Bob Lander
Tattersall Lander PTY LTD
2 Bourke Street
RAYMOND TERRACE, NSW 2324

15 June 2026

Subject: Response to submissions

Dear Mr Lander,

The exhibition of the development application and environmental impact statement (EIS) for the Sanderling Avenue Residential Flat Buildings (SSD-82066472) ended on 28 May 2026.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/sanderling-avenue-residential-flat-buildings>

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*.

The department has received feedback from the community (outside of the exhibition process) that relates to:

- Over development of the site, particularly in relation to the height of the proposed structures
- Lack of affordable housing
- Proposal being a tourist development
- Visual impact and the supporting documentation not addressing all key viewpoints
- Proposal not being within the local character and not providing any community benefit or ongoing employment opportunities
- Impact on the sand dunes, including coastal erosion and sea level rise
- Biodiversity concerns surrounding the loss of koala habitat, significant vegetation and threatened species

- Lack of on-site car parking provisions for additional vehicles including water vehicles and lack of storage and on-site wash bay facilities.
- On-site detention, stormwater management and impact on the water table, leading to localised flooding. This includes basement excavation activities and future carparking facilities.
- Traffic impacts including concerns around methodology used in the Traffic Impact Assessment and not undertaking studies of traffic movements during peak holiday times. The surveys within the Traffic Assessment were conducted during July, which is outside of peak holiday times.

The Department considers these issues to be significant and requires a response on how these matters will be addressed. Please provide a response to these matters in the 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 **10 July 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.

The Department is also considering the proposal as outlined in your EIS and will separately forward you a Request for Information after a detailed assessment is complete.

Should you have any enquiries about this matter, I have arranged for Stephanie Wood to assist you. Stephanie can be contacted on 02 9274 6550 or steph.wood@dphi.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "Silvio Falato".

Silvio Falato

Team Leader Housing Delivery Assessments

as delegate for the Planning Secretary