

Our ref: Residential flat building with in-fill affordable housing at 5-9 Cowan Road, St Ives (SSD-88948458)

Miss Natalie Bocock
Assistant Development Manager
PROSPER 5-9 COWAN ROAD ST IVES PTY LIMITED
Level 9, 100 William Street
SYDNEY NSW 2000

21 May 2026

Subject: Response to Submissions

Dear Miss Bocock

The exhibition of the amended development application and Response to Submissions (RTS) for the residential flat building with in-fill affordable housing at 5-9 Cowan Road, St Ives (SSD-88948458) ended on 20 May 2026.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/residential-flat-building-fill-affordable-housing-5-9-cowan-road-st-ives>

The Department of Planning, Housing and Infrastructure (the Department) is also considering the proposal as outlined in your RTS and the issues raised in submissions and will separately forward you a list of key issues to be addressed, if required.

The Department requires a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021. We also require a response to the issues raised by agencies in their advice.

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*.

Please lodge your submissions report by 30 June 2026 via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Department of Planning, Housing and Infrastructure



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 Joe Somerville, on 02 8275 1423 or via email at joe.somerville@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Prity", with a long, sweeping underline.

Prity Cleary
A/Team Leader
Affordable Housing Assessments

as delegate for the Planning Secretary