

Our ref: Mixed-use development with in-fill affordable housing - Cecil Avenue and Roger Avenue, Castle Hill (SSD-78156221)

Mr Justin Epstein
Director
GEMI 168 PTY LTD
Level 6/4 Martin Place
Sydney NSW 2000

23 April 2024

Subject: Response to Submissions

Dear Mr Epstein

The exhibition of the development application and environmental impact statement (EIS) for the Mixed-use development with in-fill affordable housing - Cecil Avenue and Roger Avenue, Castle Hill (SSD-78156221) ended on 22 April 2025.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-fill-affordable-housing-cecil-avenue-and-roger-avenue-castle-hill>.

The Department has not yet received advice from the Department of Climate Change, Energy, the Environment and Water's (DCCEEW) Conservation Programs, Heritage and Regulation (CPHR) branch. The advice will be provided to you once received.

The Department is also considering the proposal as outlined in your EIS and the issues raised in submissions and will separately forward you a list of the key issues to be addressed within the coming days.

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.

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, including your response to the Department's forthcoming 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 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