

Our ref: Residential Development with In-fill Affordable Housing - 21, 23 & 25 McIntosh Street and 55 Werona Avenue, Gordon (SSD-83478456)

Mrs Thirza Bean
Corporate Services Manager
CPDM Pty Ltd
Level 6 Suite 2 120
Sussex Street
SYDNEY NSW 2000

12/09/2025

Subject: Response to Submissions

Dear Mrs Bean

The exhibition of the development application and environmental impact statement (EIS) [for the residential development, including in-fill affordable housing at 21, 23 & 25 McIntosh Street and 55 Werona Avenue, Gordon (SSD-83478456) ended on 11 September 2025.

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-21-23-25-mcintosh-street-and-55-werona-avenue-gordon>.

The Department of Planning, Housing and Infrastructure (the Department) has not yet received a response from Heritage NSW. This response 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 key issues raised.

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, 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.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Max Tran, on (02) 8275 1606 or via email at max.tran@dpie.nsw.gov.au.

Yours sincerely,

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

Andy Nixey
Team Leader
Affordable Housing Assessments

as delegate for the Planning Secretary