

Our ref: Coffs Harbour, Affordable Housing (SSD-83294209)

Ms Carolyn Howell
Manager, Assessment
Homes NSW
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

21 October 2025

Subject: Response to Submissions

Dear Ms Howell,

The exhibition of the development application and environmental impact statement (EIS) for the Coffs Harbour, Affordable Housing (SSD-83294209) ended on 15 October 2025.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/coffs-harbour-affordable-housing>.

At the time of writing, we have not received comments from Conservation Programs, Heritage & Regulation Group (CPHR) of NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) and Coffs Harbour City Council (Council). The Department will provide you with these comments once received. The Department is also considering the proposal as outlined in the EIS and the issues raised in the submissions and will separately forward you a list of key issues to be addressed.

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*.

Your submission report must incorporate responses to Government agencies' advice in addition to Council's and the Department's forthcoming letters. require a response to the issues raised by agencies in their advice. Please lodge your submissions report 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 Lucinda Craig, on 9585 6027 or via email at lucinda.craig@dpie.nsw.gov.au.

Yours sincerely,

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

Paulina Wythes

Director

Social and Diverse Housing Assessments

as delegate for the Planning Secretary