

Our ref: Mixed Use Development, Walker Street North Sydney (SSD-82599709)

Mr Michael Romano
Executive Director of Development
FREECITY NORTH SYDNEY DEVELOPMENT PTY LTD
Level 8, 123
PITT STREET
SYDNEY New South Wales 2000

3 November 2025

Subject: Response to Submissions

Dear Mr Romano,

The exhibition of the development application and environmental impact statement (EIS) for the Mixed Use Development, Walker Street North Sydney (SSD-82599709) ended on 27 Oct 2025.

We have placed all submissions on the NSW Planning Portal at www.planningportal.nsw.gov.au/major-projects/projects.

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*.

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 17 November 2025 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 Nicholas Beck, on 9995 5190 or via email at nicholas.beck@dpi.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