

Our ref: The Boulevarde, Punchbowl, Affordable Housing (SSD-83256463)

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

28 October 2025

Subject: Response to Submissions

Dear Ms Howell

The exhibition of the development application and environmental impact statement (EIS) for The Boulevarde, Punchbowl, Affordable Housing (SSD-83256463) project ended on 27 Oct 2025.

We have placed all submissions on the NSW Planning Portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/boulevarde-punchbowl-affordable-housing>

At the time of writing, we have not received comments from Sydney Metro. 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 a response to issues raised by agencies and Council in their advice, in addition to the Department's forthcoming letter.

Please lodge your submissions report by 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 Liz James, on (02) 8275 1508 or via email at liz.james@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