

Our ref: Maroubra - Affordable Housing Redevelopment-Mod-1 (SSD-71454960-Mod-1)

Mrs Megan Crowe
Director
New South Wales Land and Housing Corporation
4PSQ, 12 Darcy Street
Parramatta NSW 2150

Attention: Peter Mangels
22 January 2026

Subject: Request for Additional Information

Dear Mrs Crowe

I refer to the modification application (Mod-1) to the Yorktown Parade and Fitzgerald Avenue, Maroubra - Affordable Housing Redevelopment-Mod-1 (SSD-71454960-Mod-1). We have placed the Randwick City Council's and agency comments on the NSW Planning Portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-1-design-development-and-building-compliance-0>

We now require a written response to the issued raised by Council, agencies and the items at **Attachment A** of this letter under Section 104 of the *Environmental Planning and Assessment Regulations 2021*.

You are requested to provide a response to the Department by Wednesday 11 February 2026. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department via the NSW Planning Portal.

If you have any questions, please contact Anson Tong on 02 8217 2057 or via email at anson.tong@dpie.nsw.gov.au.

Yours sincerely,



Anna Nowland
Acting Team Leader
Key Sites and TOD Assessments

ATTACHMENT A

Flooding

- Further consider the new high hazard (H5) overland flow corridor along the eastern site boundary along 66 Yorktown Parade and address whether it can be reduced in the design, and/or confirm that the high hazard area would not result in any additional impacts to the development and the neighbouring development – including consideration of evacuation for the neighbour and whether there are any further engineering interventions required.
- Confirm that the flood emergency management strategy prepared by Mott MacDonald and dated 28 March 2025 remains relevant and valid noting the changes to hazard conditions.

Building Envelope and Design

- Consider design variations to the Fitzgerald Street frontage that would reduce the repetition of design and create greater visual variation.

Car Parking

- Clarify whether the retention of an existing driveway adjacent to the proposed driveway is necessary for maintenance vehicle access noting that the proposed driveway is adjacent.

Parking

- Update the tree species schedule to reflect Council's recommendation that Tuckeroo's (*Cupaniopsis anarcardioides*) are no longer suitable in the Maroubra area.