



8 December 2025

John Martinez
Senior Planning Officer
4PSQ, 12 Darcy Street
Parramatta NSW 2150

Dear John,

MARQUET STREET MIXED USE RESIDENTIAL DEVELOPMENT (SSD67636458) – REQUEST FOR AMENDED SEARS

This letter is submitted on behalf of TWENTY THREE MARQUET STREET PTY LTD, requesting amendments to the Secretary's Environmental Assessment Requirements (SEARs) for SSD67636458 concerning the proposed mixed-use development (including affordable housing) at 23–29 Marquet Street, Rhodes (the site).

Industry-specific SEARs for in-fill affordable housing were issued for the development on 19 February 2024. Subsequently, a Design Competition was held, with the winning design selected in September 2024.

In December 2024, the Department published revised industry-specific SEARs for housing. The SEARs for SSD-67636458 were amended to align with these revised requirements on 14 February 2025.

Development consent is required for works on the neighbouring sites despite there being legal rights for works access.

Therefore, we respectfully ask the Department to amend the SEARs to include the relevant Lot/Deposited Plans/Strata Plans where works are proposed which include the following:

Principal Address:

23–29 Marquet Street, Rhodes known as Lot 40 DP1275410 (Stratum Lot) and Lot 102 DP 624798

Relevant Lot/Deposited Plans/Strata Plans where works are proposed:

- 6 Walker Street, Rhodes known as Stratum Lot 25 DP 1264076
- 34 Walker Street, Rhodes known as Stratum Lot 36 DP 1294145
- 35 Marquet Street, Rhodes known Strata Plan 108635

Should you require any additional information, please do not hesitate to contact the undersigned or Murray Donaldson (mdonaldson@urbis.com.au/ +61 410 425 880).

Kind regards,

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Belinda Thomas".

Belinda Thomas
Associate Director
+61 2 8233 9910
bthomas@urbis.com.au

urbis.com.au

Angel Place, Level 8, 123 Pitt Street
Sydney NSW 2000 Australia (Gadigal Country)

Urbis Ltd
ABN 50 105 256 228

