

25 August 2021

Professor Mary O'Kane AC  
Chair  
Independent Planning Commission  
Level 3, 201 Elizabeth Street  
Sydney NSW 2000

Dear Professor O'Kane

**Loreto Normanhurst Redevelopment (Concept Proposal and Stage 1) SSD-8996**

The Department of Planning, Industry and Environment (the Department) has completed its assessment of the merits of the application for the Loreto Normanhurst Redevelopment (SSD-8996) in Normanhurst, lodged by Ethos Urban Pty Ltd on behalf of Loreto Normanhurst Limited (the Applicant).

In accordance with clause 8A of the State Environmental Planning Policy (State and Regional Development) 2011 and section 4.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the application is referred to the Independent Planning Commission for determination, as the Department received more than 50 unique public submissions objecting to the development.

The Department exhibited the application and accompanying Environmental Impact Statement (EIS) from 28 June 2018 to 25 July 2018. The EIS was re-exhibited between 9 December 2019 and 31 January 2020 due to an administrative error resulting in not all relevant surrounding landowners and occupiers being originally notified. The Department received a total of 72 submissions, including eight submissions from public authorities (including Council), 62 individual public submissions (including 61 objections) and two submissions from special interest groups (both providing comments).

Following the close of exhibition to the EIS, the Department engaged an independent traffic consultant (Bitzios Consulting) to peer review the adequacy of the Applicant's traffic modelling.

On 15 January 2021, the Applicant submitted a Response to Submissions (RtS), including an amended proposal. The Department exhibited the RtS and amended proposal from 23 February 2021 to 8 March 2021. During this period, the Department received a total of 90 submissions, comprising eight submissions from public authorities (including Council) and 82 individual public submissions (including 78 objections).

On 20 May 2021, the Applicant submitted a Supplementary Response to Submissions (SRtS). The Department did not formally exhibit the SRtS but made the documents publicly available on the Department's website. A further five submissions were received in response to the SRtS, including three from public authorities (including Council) and two objections from the public.

In assessing the merits of the project, the Department considered the environmental, social and economic impacts of the proposal, the submissions received on the EIS, RtS and SRtS, relevant environmental planning instruments, the suitability of the site for the project and the public interest, in accordance with the EP&A Act.

Based on its assessment, the Department considers that the project is approvable subject to the recommended conditions of consent.



A copy of the Department's assessment report and all other publicly made documents relevant for the Commission's consideration is available on the Department's major project website:

<https://www.planningportal.nsw.gov.au/major-projects/project/10486>

For any further information or to arrange a briefing, please contact Karen Harragon – Director, Social and Infrastructure Assessments on (02) 9274 6358.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Gainsford'.

David Gainsford  
**Deputy Secretary**  
**Assessment and Systems Performance**  
**Planning and Assessment**