

Our ref: Bullecourt Avenue, Milperra- Early Works & Stage 1 (SSD-97092958)

Mr Nibraas Ahmad
Development Manager
MIRVAC RESIDENTIAL (NSW) DEVELOPMENTS PTY LTD
Level 28, 200 George Street
Sydney New South Wales 2000

2 February 2026

Subject: Response to Submissions

Dear Mr Ahmad,

The exhibition of the development application and environmental impact statement (EIS) for the early works, subdivision and construction of Stage 1 and 2 dwellings, located at 2 and 2A Bullecourt Avenue, Milperra (SSD-97092958) ended on 29 January 2026.

We have placed all submissions on the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/bullecourt-avenue-milperra-early-works-stage-1>.

The Department of Planning, Housing and Infrastructure (the Department) has not yet received advice from NSW Department of Climate Change, Energy, the Environment and Water. This response will be provided to you once received.

The Department is also considering the proposal as outlined in your EIS and will separately forward you a list of the 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*.

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, including your response to the Department's forthcoming letter, by 20 March 2026 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 Emma Butcher, on 02 8289 6607 or via email at Emma.Butcher@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in grey ink, appearing to be "LP".

Lisa Pemberton

Team Leader, Housing Delivery Assessments

as delegate for the Planning Secretary