

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  
DATEWILLBEINSERTEDHERE

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**Subject:** Request for Additional Information

Dear Mr Ahmad

I refer to the response to submissions for the early works, subdivision and construction of dwellings for Stage 1 and 2, located at 2 and 2A Bullecourt Avenue, Milperra (SSD-97092958). After careful consideration, the department is requesting that you provide additional information before it accepts and publishes your Submissions Report on the NSW Planning Portal.

You are requested to submit the following additional information:

- An updated Submissions Report and Register incorporating the additional information and the final response to all issues, including this request.
- Updated plans providing a pedestrian crossing on Ashford Avenue near Road 1, in accordance Council's comments.
- Details of the permissibility of the proposed pedestrian boardwalk in the C2 zone.
- After a review of the additional information submitted, further justification is required on the avoidance of impacts to biodiversity outside of the C2 zoned land. The justification provided to the department seeking reliance on compliance with the DCP, as well as engineering matters, are insufficient to demonstrate that all reasonable actions have been implemented to avoid impacts upon the Cumberland Plain Woodland community.

Further information is required for assessment, which may result in a change to lot numbers, including the consolidation of a number of lots to retain vegetation, for Stages 3 onwards. This could result in larger lots subject, which would be subject to future DA's for assessment.

**Attachment A** indicates areas of vegetation that could be retained (outside the identified areas of contamination), however there may be other alternatives for retention of the vegetation.

Other information required includes:

- An amended plan showing additional vegetation for retention (see Attachment A)
- A consolidated plan clearly showing where retention of trees (with Cumberland Plain Woodland trees and others clearly identified) has been achieved outside of the C2 zoned land.
- Details of the vegetation retained (identified on a plan) as a result of the proposed 390 lot layout compared to the 430 lots under the planning proposal.
- Retention of additional Cumberland Plain Woodland vegetation as outlined in various options in the Response to Test of Adequacy Comments document.

You are requested to provide the information in a revised submissions report, or notification that the information will not be provided, to the department by 1 June 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.

The assessment period ceases to run between the date of this letter and the date you provide the additional information (or notification that the information will not be provided), in accordance with Part 4 Division 4 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](mailto: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

Attachment A – Potential areas for retention of vegetation (outlined in red)

