

Our ref: Mixed Use Development - Darby St Cooks Hill (SSD-82276964)

Mr Thomas Copping
VIVACITY PROPERTY PTY LTD
47 Darby Street
COOKS HILL NSW2300

9 March 2026

Subject: Response to Submissions

Dear Mr Copping

The exhibition of the development application and environmental impact statement (EIS) for the Mixed Use Development - Darby St Cooks Hill (SSD-82276964) ended on 18 Feb 2026.

We have placed all submissions on the NSW Planning Portal at www.planningportal.nsw.gov.au/major-projects/projects.

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*.

Please note that we are awaiting advice from Subsidence Advisory NSW and this will be made available once received. Your response to the issues raised by agencies should be incorporated into the submissions report.

A further detailed request for information is being prepared and will be sent through shortly, reflecting the Department's assessment of the application. The Department requests a single consolidated response to this Response to Submissions request and the subsequent Request for Further Information to be provided.

Please lodge your submissions report by 13 April 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.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Fiona Dowler, on 02 4904 2705 or via email at fiona.dowler@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "Trent Wink".

as delegate for the Planning Secretary