

Our ref: Mixed-use residential and commercial development (SSD-77458970)

Mr Roy Makari  
Developer  
Bradfield Corporation Pty Limited  
101 Mary Street  
Merrylands 2160  
19 March 2026

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Subject: Response to Submissions

Dear Mr Makari

The exhibition of the development application and environmental impact statement (EIS) for the Mixed-use residential and commercial development (SSD-77458970) ended on 2 March 2026.

The Department has placed all submissions on the NSW Planning Portal at [www.planningportal.nsw.gov.au/major-projects/projects](http://www.planningportal.nsw.gov.au/major-projects/projects).

The Department now requests a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation.

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*. A response to the issues raised by agencies in their advice is also required. This response should be incorporated into the submissions report.

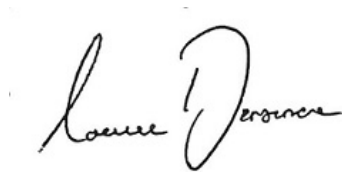
The Department is expecting to receive further advice from Liverpool City Council, which will be forwarded to you once received. The issues raised in Council's advice should be considered and addressed in a consolidated submissions report.

Please lodge your submissions report by Monday 4 May 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 James Gibbeson, on 02 8289 6963 or via email at [james.gibbeson@planning.nsw.gov.au](mailto:james.gibbeson@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Louise Densmore".

Louise Densmore

**Director, Regional Assessments**

as delegate for the Planning Secretary