

Our ref: Mixed Use Development and Rezoning at Buchan Avenue, Edmondson Park (SSD-88953706)

Mr Chris Ferreira
Head of Planning
UPG EDMONDSON PARKLAND PTY LTD
Suite 101, Level 1
180-186 Burwood Road
Burwood New South Wales 2134
04 May 2026

Subject: Response to Submissions

Dear Mr Ferreira

The exhibition of the development application and environmental impact statement (EIS) for the Mixed Use Development and Rezoning at Buchan Avenue, Edmondson Park (SSD-88953706) ended on 30 Apr 2026.

We have placed all submissions on the NSW Planning Portal at www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-and-rezoning-buchan-avenue-edmondson-park.

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*.

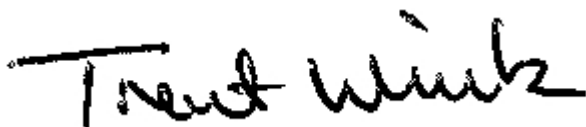
We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report. Please note that we are still awaiting advice from several agencies including Liverpool Council. These will be forwarded when received.

The Department is preparing a Request for Information (RFI) that will be issued shortly. The Department requires a consolidated response to the submissions and RFI by 15 June 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 Sian Holmes, on 0249042721 or via email at sian.holmes@planning.nsw.gov.au.

Yours sincerely,

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

Trent Wink, Team Leader

as delegate for the Planning Secretary