

Our ref: Mixed-use development with affordable housing - 215, 229-239 Pitt Street, Merrylands (SSD-79844224)

Mr Steven Chen
Senior Development Manager - South
ANGLICAN COMMUNITY SERVICES
Level 4, MQX Macquarie Exchange
1 Griffnock Avenue
Macquarie Park, NSW 2113

28 April 2026

Subject: Response to Submissions

Dear Mr Chen,

The exhibition of the development application and environmental impact statement (EIS) for the mixed-use development with affordable housing, located at 215, 229-239 Pitt Street, Merrylands (SSD-79844224) ended on 24 April 2026.

We have placed the submissions on the NSW Planning Portal at the following link:

<https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-affordable-housing-215-229-239-pitt-street-merrylands>

The Department of Planning, Housing and Infrastructure (the Department) has not yet received advice from the Conservation Programs, Heritage and Regulation group (CPHR) and Ausgrid. These responses 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.

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, within two months of the date of this letter 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 Edwina Ross, on 02 9274 6120 or via email at edwina.ross@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Justin Keen".

Justin Keen

Acting Team Leader

Affordable Housing Assessments

as delegate for the Planning Secretary