

Our ref: Stephen Road Multi-level Warehouse, Banksmeadow (SSD-65924461)

Mr Gannon Cuneo
ESR Developments (Australia) Pty Ltd
Level 13, 39 Martin Place
Sydney NSW 2000

14 May 2026

Subject: Request for Response to Submissions

Dear Mr Cuneo

The exhibition of the amended development application for the proposed Stephen Road Multi-level Warehouse, Banksmeadow (SSD-65924461) ended on 12 May 2026.

All submissions received by the Department of Planning, Housing and Infrastructure (the Department) are now available on the [NSW planning portal](#).

At the time of writing, the Department has not yet received responses from the NSW Environment Protection Authority, Bayside Council and Ausgrid. The Department is in the process of following up these authorities. Any advice received from these agencies will be provided upon receipt and will also require a response in the Submissions Report.

The Department requests a written response to issues raised in these submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021 (the 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* (DPHI, 2026), including the *Preparing a Submissions Report* guideline (Appendix C).

In addition, the Department will also be providing comments that you will be required to address in your submissions report. These comments will be provided under separate cover shortly.

Your submissions report should be provided within two months of the date of this letter. Please lodge your response by progressing the application via the [Major Projects dashboard](#).

Please note that the time between the date of this letter and the date the Planning Secretary receives your submissions report are not included in the development application's assessment period, pursuant to section 94(1) of the Regulation.

If you have any questions, please contact Rasmus Altenkamp, on 02 8275 1145 or via email at rasmus.altenkamp@dpie.nsw.gov.au.

Department of Planning, Housing and Infrastructure



Yours sincerely,

A handwritten signature in black ink, appearing to be "CS" or similar initials.

Catriona Shirley

A/Team Leader

Industry Assessments

as delegate for the Planning Secretary