

Our ref: Mixed Use Development at 23 - 25 Ashton Avenue, The Entrance (SSD-84190958)

Mr Anthony Williams
Director
Williams Planning and Property Pty Ltd
60 Denison Street
Hamilton East NSW 2303

12 June 2026

Subject: Response to Submissions

Dear Mr Williams,

The exhibition of the development application and environmental impact statement (EIS) for the Mixed Use Development at 23 - 25 Ashton Avenue, The Entrance (SSD-84190958) ended on 9 June 2026.

We have placed all submissions and agency advice on the NSW Planning Portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-23-25-ashton-avenue-entrance>.

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 by 14 August 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.

Please note that the Department is still awaiting responses from Ausgrid and Central Coast Council. A copy of any further advice and submissions will be made available on the Portal once received.

In the meantime, the Department will continue to review the application and will raise additional matters in a further request for information. The Department requests a single consolidated response to this request for a response to submissions and any subsequent request for information issues.

If you have any questions, please contact Eliza Williamson, on 02 8229 2830 or via email at eliza.williamson@dphi.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "EM", with a small blue circular mark below it.

Erin Murphy

Team Leader, Regional Assessments

as delegate for the Planning Secretary