

Our ref: Mixed-Use Development with in-fill affordable housing – 138 Maroubra Road, Maroubra (SSD-81426710)

Mr Leigh Manser
Development Director
Lindsay Bennelong
Ground Floor, 21 Solent Circuit
Baulkham Hills NSW 2153

16 June 2026

Subject: Response to Submissions

Dear Mr Manser,

The re-exhibition of the development application and amended documents for the mixed-use development with infill affordable housing at 138 Maroubra Road, Maroubra (SSD-81426710) ended on 15 June 2026.

We have placed all submissions received on the NSW planning portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-fill-affordable-housing138-maroubra-road-maroubra>

The Department is also considering the proposal as outlined in your amended documentation and will separately forward you a list of any outstanding key issues to be addressed.

The Department requires 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*.

Please lodge your submissions report, including your response to the Department's forthcoming letter, within two months 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 Ayse Lavorato on 02 8289 6602 or via email at ayse.lavorato@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andy Nixey', with a stylized flourish at the end.

Andy Nixey
Team Leader Assessments
Affordable Housing Assessments

as delegate for the Minister for Planning and Public Spaces