

Our ref: Leppington Residential Precinct 156-166 Rickard Rd (SSD-84430209)

Mr Kim Tan

Development

RICKARD 88 DEVELOPMENT PTY LTD

20 Parkes Street

Harris Park New South Wales 2150

20 July 2026

Subject: Response to Submissions

Dear Mr Tan,

The exhibition of the development application and environmental impact statement (EIS) for the Leppington Residential Precinct 156-166 Rickard Rd (SSD-84430209) ended on 17 July 2026.

We have placed all submissions on the NSW Planning Portal at www.planningportal.nsw.gov.au/major-projects/projects.

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.

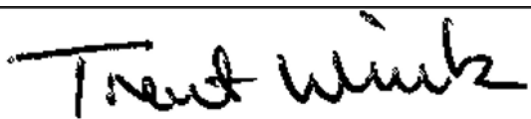
The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*. We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report. Please lodge your submissions report by **28 August 2026** via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Please note that the Department is preparing a Key Issues letter and it will be sent through shortly as a request for information. The Department requires a consolidated response to the RtS and RFI.

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 Chris Eldred, on 02 8289 6855 or via email at christopher.eldred@planning.nsw.gov.au.

Yours sincerely,

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

Trent Wink

Team Leader, HDA Assessments

as delegate for the Planning Secretary