

Our ref: Mixed Use Development, North Gosford (SSD-69773460)

Mr Sam Scheinberg

Executive

The Trustee for Stockbridge Property Unit Trust

PO Box R1849

Royal Exchange NSW 1225

9 October 2025

Subject: Response to Submissions (RtS)

Dear Mr Scheinberg

The exhibition of the development application for the Mixed Use Development, North Gosford (SSD-69773460) ended on 7 October 2025.

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-north-gosford>

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 15 December 2025 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 Central Coast Council, Central Coast Local Health District and Conservation, Programs, Heritage and Regulation. 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 may 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 issued.

If you have any questions, please contact Renah Givney, on 02 8275 1824 or via email at renah.givney@dpie.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "Renah".

Renah Givney

A/Team Leader, Regional Assessments

as delegate for the Planning Secretary