

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
10/12/2025

Subject: Response to Submissions

Dear Mr Manser,

The exhibition of the development application and environmental impact statement (EIS) for the mixed-used development with in-fill affordable housing proposal at 138 Maroubra Road, Maroubra (SSD-81426710) ended on 9 December 2025.

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

[Mixed use development with in-fill affordable housing, 138 Maroubra Road, Maroubra | Planning Portal - Department of Planning and Environment.](#)

The Department of Planning, Housing and Infrastructure (the Department) has not yet received advice from Randwick City Council or Ausgrid. These responses will be provided to you once received.

The Department is also considering the proposal as outlined in your EIS and will separately forward you a list of the 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*.

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, including your response to the Department's forthcoming letter, 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'.

Andy Nixey
Team Leader
Affordable Housing Assessments

as delegate for the Minister for Planning and Public Spaces