

25130

15 October 2025

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Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street Parramatta NSW 2150
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Dear Emma,

Proposed Staging and Active Consents | 2 and 2A Bullecourt Avenue (PDA-96141219)

This letter has been prepared to support PDA-96141219 in relation to a new State Significant Development at 2A and 2 Bullecourt Avenue, Milperra. This letter has been prepared to address the RFI issued to the applicant on 15 October 2025.

1.0 Proposed Staging

The project will be delivered in stages and across two separate SSDA Projects, and comprises the construction of approximately 385 dwelling houses, dual occupancies and attached dwellings, three (3) public parks, new roads and shared paths, civil infrastructure, a car park, and the management of conservation land. Specifically, across the two SSDAs, consent is sought for:

- Tree removal
- Site remediation (excluding works carried out as category 2 remediation works)
- Construction of bulk earthworks, public roads and landscaping, and services
- Augmentation of existing services and road infrastructure
- Construction of three (3) public parks
- Construction of 385 dwelling houses
- Construction of a carpark to service the existing childcare centre and E1 Local Centre zoned land
- Subdivision resulting in 385 residential lots, infrastructure lots, and the creation of a community title lot for land zoned C2 Environmental Conservation and E1 Local Centre
- Conservation works including the management of >2Ha Cumberland Plain Woodland Species.

This SSDA comprises of all Civil works across the entirety of the site as well as the construction of all 62 dwellings in Stages 1 and 2 only, which are as follows:

- Stage 1 – Commencement of site-wide tree removal and land remediation, creation of two (2) super lots and total of 22 residential lots, and construction of 22 dwelling houses fronting Ashford Avenue. This will be the first stage to be delivered and will connect into the existing infrastructure that located within Ashford Avenue.
- Stage 2 – Creation of four (4) super lots, a new lot (Lot 25) across the RE1 Public Recreation zoned land, and 40 residential lots. This stage also involves the construction of 40 dwellings within Stage 2, and the construction of new roads and the new public park referred to in the Civil Plans as the 'Central Park'.
- Stage 3a – Creation of a new super lot, and the construction of perimeter roads surrounding the existing childcare centre, construction of a new car park to service the childcare centre and C2 Environmental Conservation zoned land. It is proposed all associated civil works required to enable the operation of the existing childcare centre will be delivered under this stage. The new traffic intersections at both Bullecourt Avenue and Horsley Road will be constructed.
- Stage 3b – Creation of three (3) lots to be delivered under a Community Title Scheme for the E1 Local Centre zoned land.

- Stage 4 – Creation of eight (8) super lots, a new lot (Lot 50) across the RE1 Public Recreation zoned land, and a new lot (Lot 49) across the SP2 Infrastructure zoned land. This stage also involves the construction of new roads, the stormwater infrastructure Basin 1 and Basin 2, and the new public park referred to in the Civil Plans as the 'Southern Park', all to be dedicated to Council.
- Stage 5 – Creation of six (6) super lots and construction of new roads and civil works.
- Stage 6 – Creation of nine (9) super lots and a new lot (70) across the RE1 Public Recreation zoned land. This stage also involves the construction of new roads and civil works, and the new public park referred to in the Civil Plans as the 'Northern Park', all to be dedicated to Council.
- Stage 7 – Creation of six (6) super lots and construction of road and civil works.

The second SSDA will seek consent for all outstanding works in stages 3 to 7, which are as follows:

- Stage 3 – Construction of the Childcare Alterations and Additions and Construction of a permanent structure for Commercial use.
- Stage 4 – Creation of the subsequent subdivision into 107 residential lots and construction of dwellings.
- Stage 5 – Creation of the subsequent subdivision into 65 residential lots and construction of dwellings.
- Stage 6 – Creation of the subsequent subdivision into 92 residential lots and construction of dwellings.
- Stage 7 – Creation of the subsequent subdivision into 59 residential lots and construction of dwellings.

The staging plan is as shown in **Figure 1** and is attached as a standalone document in the request for SEARs.



Figure 1 Indicative Staging Plan
Source Beveridge Williams

Please note that there may be minor variations of the numbering upon SSDA lodgement 2 subject to further detailed design being carried out.

2.0 Active Consents

There are currently two active consents on the site:

- DA-1512/2023: Demolition of all buildings and structures in four stages. The works include the disconnection of utility services and the demolition of all buildings to ground level.
- DA-526/2025: Use of a temporary Builders Structure as a Temporary Sales Office.

The consent for the temporary structure DA states that "The use of the temporary sales office is restricted to only between the date of this consent and the date of the issue of a final clearance certificate or inspection report in relation to DA-1512/2023 or 2 years from the date of issue of this consent, whichever comes first." The works approved under the demolition DA have not yet been complete, with retention of one hardstand space which is currently being utilised as a car parking area for the temporary structure.

It is intended that the temporary structure consent be preserved until the second SSDA is approved. Therefore, the final demolition works permitted under the demolition DA will not be carried out until the second SSDA approval. This approach has been established to maintain the temporary sales office consent until the operation can be shifted into a permanent structure within the E1 zoned land within the site (as will be proposed under the second SSDA lodgement). The two active DAs will be closed out following the first SSDA approval.

Kind regards



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