

Our ref: Stephen Road Multi-level Warehouse, Banksmeadow (SSD-65924461)

Ms Grace Macdonald
NSW Planning Manager
ESR Developments (Australia) Pty Ltd
Level 13, 39 Martin Place
Sydney NSW 2000

Attention: Zara Bennett, Urbis

8 April 2025

Subject: Request for Response to Submissions

Dear Ms Macdonald

The exhibition of the development application for the proposed Stephen Road Multi-level Warehouse, Banksmeadow (SSD-65924461), including the Environmental Impact Statement, ended on 7 April 2025.

All submissions received by the Department of Planning, Housing and Infrastructure (the Department) are now available on the [NSW planning portal](#).

The Department requests a written response to issues raised in these submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021 (the Regulation). The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines* (DPHI, 2024), including the *Preparing a Submissions Report* guideline (Appendix C).

We also require a response to the issues raised by government authorities in their advice. This response should be incorporated into the Submissions Report.

At the time of writing, the Department has not yet received responses from the Conservation Programs, Heritage & Regulation Group of the NSW Department of Climate Change, Energy, the Environment and Water, Ausgrid and Sydney Airport. The Department is in the process of following up these authorities. Any advice received from these agencies will be provided upon receipt and will also require a response in the Submissions Report.

In addition, the Department will also be providing comments that you will be required to address in your submissions report. These comments will be provided under separate cover shortly.

Your submissions report should be provided within two months of the date of this letter. Please lodge your response by progressing the application via the [Major Projects dashboard](#).

Please note that the time between the date of this letter and the date the Planning Secretary receives your submissions report are not included in the development application's assessment period, pursuant to section 94(1) of the Regulation.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Thomas Bertwistle, on 02 8275 1025 or via email at Thomas.Bertwistle@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be "CS" or similar initials.

Catriona Shirley
A/Team Leader
Industry Assessments

as delegate for the Planning Secretary