



3945 Penrith Pty Ltd & 4749 Penrith Pty Ltd

15 December 2025

Kevin Kim/Aditi Coomar

The Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150

Dear Kevin Kim/Aditi Coomar,

Re: 39-49 Henry Street, Penrith | SSD-71778464

We are currently in preparation of the EIS and arranging for community consultation, however, we are uncertain whether we will be able to meet the SEARs current deadline of 12 June 2026.

We also understand that new Housing SEARs have been released by the Department since the issuing of the current SEARs for SSD-71778464.

We confirm that the proposal remains substantially the same as the previous SEARs issued and the proposal still aligns with the SEARs request prepared by PPD Pty Ltd in April 2024.

We wish to ensure consistency with the new Housing SEARs as we progress the State Significant Development Application.

Development details

Application number SSD-71778464

Project name	Mixed use and affordable housing - Henry Street
Location	39-49 Henry Street, Penrith
Applicant	The Trustee for 3945 Penrith Unit Trust
Date of issue	12/06/2024

Can we please

1. request an extension of time from the Planning Secretary to the SEARs provided for SSD-71778464 and to extend the time for lodgement of the associated EIS and DA for a period of 2 years, and or,
2. Have new Housing SEARs issued for the project as the development remains the same as previous issued.

tel +61 2 9899 4000 | 0430 245 835

Suite 706, 275 Alfred Street, North Sydney NSW 2060 | PO Box 159 Milsons Point NSW 1565
Australia

It is understood the Department are able to extend the SEARs for up to a maximum period of 2 years, should the Planning Secretary approve the request in accordance with clause 176(3) of the EP&A Regulation 2021 and have the ability to issue new Housing SEARs that would commence from the date of issue.

Please feel free to contact us should you have any queries, wish to discuss the request, and/or require any further information in relation to the request.

Should you have any queries, or would like to discuss this matter prior to the first directions hearing, please do not hesitate to contact me on (02) 9899 4000 or by email at mark.hanna@merccapital.com.au.

Kind regards,

A handwritten signature in black ink, appearing to read 'Mark Hanna', with a stylized flourish at the end.

Mark Hanna
Senior Legal Counsel, Planning and Development