

Our ref: Mixed use development with in-fill affordable housing, 138 Maroubra Road, Maroubra (SSD-81426710)

Mr Leigh Manser

Development Director

MAROUBRA PROPERTY DEVELOPMENTS PTY LIMITED

Ground Floor 21 Solent Circuit

Baulkham Hills NSW 2153

26 May 2026

Subject: Amendment of Application

Dear Mr Manser,

I refer to the Amendment Report which was submitted on 26 May 2026 in accordance with the Environmental Planning and Assessment Regulation 2021 (the Regulation) for the proposed mixed use development with infill affordable housing located at 138 Maroubra Road, Maroubra (SSD-81426710).

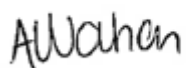
The Amendment Report has requested changes to, among other things, building setbacks, vehicular access, landscaping and internal layout reconfiguration.

The department has reviewed the Amendment Report and is satisfied it is consistent with the overall development proposed and seeks to respond to the issues raised during exhibition of the original proposal.

Accordingly, I as delegate of the Minister for Planning and Public Spaces approve the application for the amendment.

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,



Amy Watson

Director

Affordable Housing Assessments