

Our ref: Mixed Use Development, 184 Fifth Avenue Rd Leppington (SSD-82160220)

Mr Roy Makari
Managing Director
21 DERWENT ROAD PTY LTD
Level 4, 180 George Street
Sydney New South Wales 2000

25 March 2026

Subject: Planning Secretary's Environmental Assessment Requirements – Extension Request

Dear Mr Makari,

I refer to your request dated 25 March 2026 to extend the timeframe for Secretary's environmental assessment requirements (SEARs) for the Mixed Use Development, 184 Fifth Avenue Rd Leppington (SSD-82160220).

It is noted that the original SEARs were issued on 7 May 2025.

In accordance with Section 177A of the Environmental Planning and Assessment Regulation 2021, a request for an extension may be made but the total period of the extension must not exceed 3 months beyond the original SEARs issue date.

As nominee of the Planning Secretary, I grant you an extension to the Secretary's Environmental Assessment Requirements (SEARs) for Mixed Use Development, 184 Fifth Avenue Rd Leppington (SSD-82160220). The SEARs will now expire on **7 May 2026**.

Please note that **your DA is not taken to be lodged until the DA fee has been paid**.

If you have any questions, please contact Chris Eldred on (02) 8289 6855 or via email christopher.eldred@dpie.nsw.gov.au.

Yours sincerely,



Keiran Thomas
Director, Housing Delivery Assessments
as delegate for the Planning Secretary