

Engagement Outcomes Report

2 and 2a Bullecourt Avenue, Milperra

SSDA1a - Early Works and Stage 1

Submitted to the Department of Planning, Housing and Infrastructure

SSD-97092958



building the
imagine nation

Engagement outcomes report

November 2025



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Executive Summary

This Engagement Outcomes Report supports a State Significant Development Application (SSDA) (SSD-97092958) for Early Works and Stage 1 homes being lodged with the Department of Planning, Housing and Infrastructure (DPHI). Early works include staged delivery of bulk earthworks, services, roads, and over 14,000sqm of public open space, together with an initial phase of 62 homes located at the southern end of the Site at 2 and 2a Bullecourt Avenue, Milperra (the Site). The proponent for the SSDA is Mirvac Residential (NSW) Development Pty Ltd.

While this report has been prepared to address the early works and initial phase of homes within the Project, WSU Milperra ('the Project') seeks to deliver a thriving new community comprising up to 430 new homes in a mix of terraces, semi-detached, and detached homes, along with over 14,000sqm of new parks and community spaces and environmental conservation zoning to protect and maintain over two hectares of Cumberland Plain Woodlands. The Project intends to transform the Site into a sustainable, well-connected neighbourhood that delivers diverse housing, quality open spaces, and community amenities that enhance the character and liveability of the local area.

This report details the feedback gathered to date on the Early Works and Stage 1 SSDA, noting that further consultation and an updated report will be prepared to accompany the next SSDA for the balance of homes. The consultation carried out to date is sufficient to meet the requirements for the purpose of the Early Works and Stage 1 SSDA.

Mirvac recognises the importance of engaging with adjacent neighbours and the broader community to understand local views, potential concerns, and opportunities for improvement, while ensuring stakeholders remain regularly informed about project progress and activities in the area.

Since 2019, consultation has been undertaken with Canterbury-Bankstown Council (Council), the Department of Planning, Housing and Infrastructure (DPHI), government authorities, the local community, and key stakeholders.

Consultation undertaken as part of the Planning Proposal, gazetted in June 2024, resulting in rezoning of the Site, provided valuable insights into community sentiment and key priorities – which has been considered within the Structure Plan for the Project and formed the basis of the engagement continued as part of this SSDA.

Engagement has focused on informing stakeholders of the next phase of planning for this project, maintaining transparency, and providing opportunities for questions, discussion and further feedback prior to lodgement.

Full consideration has been given to the NSW Department of Planning, Housing and Infrastructure's (DPHI) Secretary's Environmental Assessment Requirements (SEARs) during the consultation, including alignment with the *Undertaking Engagement Guidelines for State Significant Projects 2024*.

Engagement activities detailed within this report focussed on the following groups:

- Local community – to maintain consistent, transparent communication with neighbouring residents, businesses, and those registered for updates, providing clear information about the next phase of planning and channels for feedback.
- Key local stakeholders – to ensure awareness of the next phase of planning, understand potential impacts, and identify opportunities for collaboration.
- Government agencies and local government representatives – to coordinate with relevant authorities identified in the SEARs and progress development approvals, along with elected representatives to keep them informed of project progress and support accurate responses to constituent enquiries.

- Canterbury-Bankstown Council – to engage as a key partner in planning and design coordination throughout the Project.

Details of the key activities and outcomes are outlined in Section 3, 5 and 6 with key themes including public access to parklands, Ashford Avenue interfaces, traffic and parking consideration and construction management measures.

This report demonstrates that Mirvac has conducted transparent and effective consultation for this proposal and remains committed to further engagement with the community and local stakeholders throughout the Project lifecycle.

1 Introduction

This report supports an Early Works and Stage 1 State Significant Development Application (SSD-97092958) being lodged with the DPHI for staged civil works including bulk earthworks, services, roads, and over 14,000sqm of public open space, along with an initial 62 homes located at the southern end of the Site at 2 and 2a Bullecourt Avenue, Milperra. This SSDA is the first of a staged planning process, with a subsequent SSDA to follow for the remaining homes across the Site.

1.1 Project background

The Site occupies 19.6 hectares of land at 2 and 2A Bullecourt Avenue, Milperra. The Project intends to transform the Site into a sustainable, well-connected neighbourhood that delivers diverse housing, quality open spaces, and community amenities that enhance the character of the local area.

Situated within the Canterbury Bankstown Local Government Area, approximately ~30 kilometres south-west of the Sydney CBD, the Site lies within Sydney's South District. It is bounded by the M5 Motorway to the South, Ashford Avenue to the West, Bullecourt Avenue to the North, and Horsley Road to the East. An aerial photo of the Site is shown at Figure 1 below.

The proposal seeks to deliver a thriving new community comprising up to 430 new homes in a mix of terraces, semi-detached and detached houses on a serviced infill site, together with new roads, a childcare centre, over 14,000sqm of parks and community spaces, and protection of more than two hectares of Cumberland Plain Woodland through environmental conservation zoning.

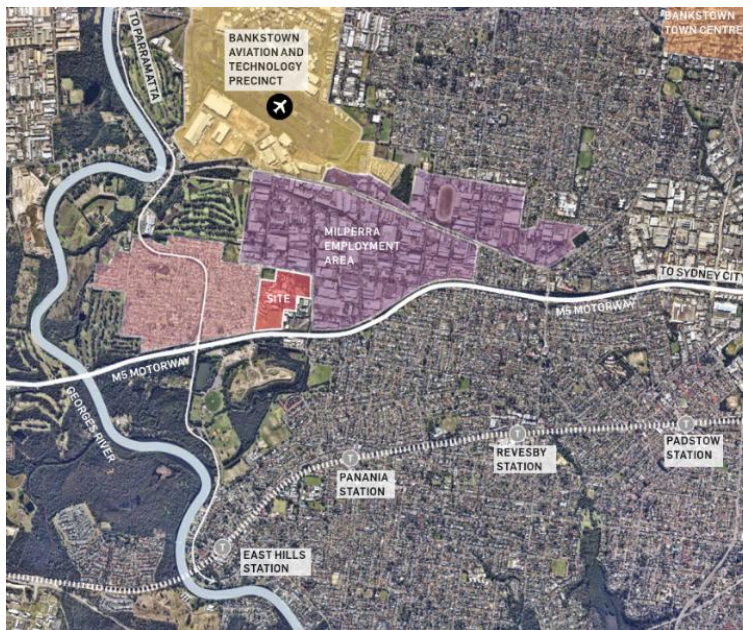


Figure 1 – Location map

1.2 Planning context

In 2019, Mirvac and Western Sydney University (landowner) commenced initial investigations to rezone the Site from educational use to residential use with associated open space, conservation requirements and community facilities.

A Planning Proposal was lodged in 2020 and subsequently exhibited and reviewed by Council, DPHI, and the South District Planning Panel (Planning Panel).

In May 2024, Council approved the Development Application (DA) for demolition of existing buildings and structures on the Site.

Following the Planning Panel's recommendation for the Planning Proposal to proceed, the rezoning was formally gazetted in June 2024, enabling delivery of:

- Up to 430 homes in a mix of terraces, semi-detached and detached houses
- A reconfigured childcare centre within the existing building
- A retail area with the potential for a cafe
- Extensive green space providing for a mix of passive and active recreation across three parks
- Environmental conservation zoning to protect and maintain over two hectares of Cumberland Plain Woodlands
- Pedestrian and cycleway links through the proposed neighbourhood to the existing road network.

With Demolition Works reaching Practical Completion in July 2025, the Site remains shovel-ready, with hoarding and site controls in place awaiting the next phase of development.

1.3 Housing Delivery Authority (HDA) process

On 19 December 2024, the HDA was established by DPHI under the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024 to accelerate the delivery of housing across NSW. This framework provides a new State Significant Development (SSD) pathway through which the proposed redevelopment is being progressed.

To access this planning pathway, Mirvac submitted an Expression of Interest (EOI) to the HDA on 30 May 2025. This EOI was reviewed and subsequently approved, allowing the Project to be classified as a State Significant Development (SSD) pursuant to State Significant Declaration Order 2025 (No 13) issued on 8 September 2025. The order specifies that the development in EOI application 26734 is declared to be SSD.

Under this EOI the WSU Milperra proposal is required to include:

- Construction of up to 430 homes in a mix of terraces, semi-detached, and detached homes – on lot sizes ranging from 150m² to >300m²
- Conservation and management of C2 Environmental Conservation zoned land (in perpetuity)
- Delivery of executed VPA items including 3 parks / open spaces and renovation of existing childcare facility
- Delivery of over \$5m of Affordable Housing Contributions
- Delivery of the components in two-stage detailed SSDA process.

The HDA SSD pathway is designed to fast-track housing delivery and requires that an SSD application be lodged within nine months of the issue of the Secretary's Environmental Assessment Requirements (SEARs).

SEARs for the Project were issued for Early Works and Stage 1 on 30 October 2025 (SSD-97092958). The SEARs for the subsequent SSDA for remaining stages of homes are yet to be issued.

1.4 This State Significant Development Application (SSDA-97092958)

This SSDA covers the early works, which will be delivered in stages across the Site, together with our initial phase of homes. These early works are necessary to facilitate the delivery of future homes across the Site which will be further detailed in a subsequent SSD application.

Early Works including:

- Bulk earthworks,
- Services and infrastructure,
- Roads and drainage,
- Shared cycle and pedestrian paths
- Delivery of three public parks, amounting to more than 14,000sqm of open space, and associated play and gym equipment,
- Tree removal and replacement, with over 1,500 new trees planted,
- Dedication of roads and parks to Council,
- Subdivision of lots,
- Community title subdivision to allow conservation and maintenance of Cumberland Plain Woodlands.

Initial phase of homes (Stage 1):

- 62 detached homes comprising a mix of 4 and 5 bedroom homes,
- Located at the southern end of site as shown in Figure 2.



Figure 2 – Indicative illustrative plan for SSDA-97092958

2 Engagement approach

2.1 Engagement objectives

The engagement process for this SSDA focused on reconnecting with existing stakeholders, introducing the Project team to new community members, and providing an update on the Project's progression. As the proposal has already been informed by extensive consultation since 2019 through the approved Planning Proposal, and endorsement of the Site specific DCP, this phase aimed to maintain transparent communication, share updates, and address any emerging questions.

2.2 Engagement principles

Mirvac has adopted a genuine and proactive approach to engagement with the local community and key stakeholders across all phases of the Project – from early consultation to inform the Planning Proposal, endorsement of the Site specific DCP, through to engagement undertaken for this SSDA. The engagement program has been guided by the following principles, consistent with the *Undertaking Engagement Guidelines for State Significant Projects 2024*:

- Relevant – Built on feedback from previous engagement, demonstrating how earlier input has informed the current SSDA.
- Timely – Delivered at key milestones, including prior to SSDA lodgement.
- Transparent – Maintained clear and consistent communication to ensure stakeholders were well informed across all project phases and milestones.
- Targeted – Engagement activities were tailored to the needs and interests of identified stakeholder groups, with a focus on residents along Ashford Avenue as well as residents and businesses within the broader community.
- Inclusive – Engagement aimed to understand the local context, providing clear, accessible information and multiple ways for stakeholders to stay informed and contribute.
- Educational – Materials were designed to clearly explain project elements, benefits, and constraints to support informed and meaningful discussion.

2.3 Engagement Guidelines for State Significant Projects

The NSW Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects 2024* sets out the following nine objectives to consider when undertaking engagement for an SSDA:

1. Engagement is about transparency and fairness.
2. Engagement is not about doing what everyone wants.
3. It is about identifying and understanding the competing needs and priorities of all those with an interest in a project and demonstrating how these needs and priorities have been considered.
4. Engagement does not mean 'asking' the community for permission for the Project to proceed.
5. However, proponents do need to demonstrate that they understand what concerns, issues and impacts a project may have for those who live close to a development.
6. Local residents have a right to object to changes in their neighbourhood.

7. Engagement is about facilitating a civil dialogue that can explore whether differences can be addressed and needs met. If this doesn't happen, clear reporting should show why this is not possible, together with an identification of what has changed and why.
8. Engagement is not about making a project more complicated, costly or creating red tape.
9. Engagement is about engaging early, so the issues are known, and providing transparency about how these issues have been considered.

These guidelines assisted us to ensure that our engagement process was fair, equitable and transparent and importantly would stand up to rigorous assessment.

2.4 Alignment with IAP2 Public Participation Spectrum

To determine the appropriate level of engagement for each stakeholder, the IAP2 Spectrum of Public Participation was applied, classifying stakeholder groups by their known and/or perceived levels of interest and influence on the Project.

Given the extensive engagement undertaken since 2019 – which has informed both the approved Planning Proposal, endorsed site specific DCP and subsequently the proposed SSDA – the overall objective of engagement is to inform and consult stakeholders and the community.



Figure 3 - IAP2 Spectrum of Public Participation

Source: IAP2

3 Engagement background

3.1 Overview of previous engagement

In 2019, Mirvac entered into a partnership with Western Sydney University (WSU), to revitalise the Site into a thriving residential community. Since that time, Mirvac has undertaken significant engagement for WSU Milperra to support Planning Proposals, subsequent Development Applications and ongoing community relations.

Mirvac has maintained regular engagement with Canterbury-Bankstown Council (Council), the Department of Planning, Housing and Infrastructure (DPHI), government authorities, the local community, and key stakeholders to shape plans for the 19.6-hectare site.

Consultation activities to date have included letters, information sessions, on-site meetings, community events, webinars, construction updates, a community website and management of enquiries and complaints via email.

Key community engagement initiatives included:

- 2019 – Pre-lodgement engagement to inform the Planning Proposal for the Site, including community and stakeholder consultation, meetings with Council and government agencies. This early engagement established key themes and priorities that have guided subsequent planning and designs.
- 2023 – Pre-lodgement of demolition DA providing an update on the Planning Proposal's progress and the next phase of planning, including proposed demolition works.
- 2024 – Pre-commencement of demolition works, introducing the principal contractor, outlining upcoming works, and providing contact details for on-site communication.

3.2 Engagement pre-lodgement of Planning Proposal (2019)

Mirvac undertook early community and stakeholder engagement in November and December 2019 to help shape the Planning Proposal lodged in 2020. This provided the ability to:

- Gain early insight into the community's sentiments towards the planning proposal.
- Establish an open and transparent communication process.
- Understand the aspirations different stakeholders have for the Site's future.
- Communicate the Project's benefits.
- Demonstrate a commitment to the community.

The engagement program was delivered by Elton Consulting on behalf of Mirvac and included:

- Doorknocking: 26 residences and 25 businesses on Ashford Avenue between the intersections of Sinai Avenue and Flanders Avenue.
- Postcard: printed and delivered to 441 residences and businesses surrounding the Site.
- FAQ sheet: delivered to residences on Ashford Avenue and businesses on Bullecourt Avenue and Horsley Road.
- 2 x 2-hour community information and feedback sessions: attended by ~90 attendees, these activities aimed to provide information about the proposed rezoning and master plan, including expected timeframes. They also provided an opportunity to seek feedback and gain an understanding of sentiment about the proposal.

- 4 x 1-hour meetings: with key local stakeholders.
- Project specific website: established with details of the engagement activities, and a page dedicated to frequently asked questions.
- Project email: provided on all collateral, enabling interested residents to contact the Project team with any comments or questions.

Engagement and consultation focused on stakeholders including:

- Residents within 500 metres of the Site.
- The wider community.
- Groups that currently use facilities on the Site (e.g., for sporting activities).
- On-campus businesses.
- Key community groups.
- Local businesses.

Feedback from engagement consultation activities:

Table 1 Feedback and response from 2019 consultation activities

Key Theme	Feedback	Response
Loss of community / open space	Site formally used for its green space / open space, enjoying leisurely walks and the natural environment. Concern around the future of the WSU playing field, Milperra Reserve and the vegetated area located at the corner of Bullecourt Ave and Horsley Road.	- A network of green, open space will provide future residents and the wider community with both active and informal recreation opportunities. - The proposed development does not seek to remove or reconfigure Milperra Reserve. - Upgrades to Milperra Reserve to improve useability and amenity with works or a monetary contribution up to \$1.04M for landscaping, new turf, seating, lighting, and public art. - The existing native bushland area at the corner of Bullecourt Avenue and Horsley Road will be retained, rezoned as C2 conservation, inclusive of ongoing maintenance and management plan. - The existing oval within the WSU campus is not a park that is directly accessible for public use (owned by WSU). - The oval is being removed however the establishment of three new local parks and open space is to be provided connected via a series of new and existing public footpaths and shared cycleways for existing and future residents.
Traffic	Feedback in relation to existing and future traffic congestion centred around the congestion on the roads surrounding the campus site as well as roads used as short cuts from Ashford Avenue to Henry Lawson Drive. Requested traffic study to include these roads to the west of site. Further the issue of cars parking in streets adjoining the Site was raised.	- Mirvac extended the traffic study following consultation to include streets mentioned to the west of site up to Henry Lawson Drive. - The report modelling concludes that although the development proposed results in a small increase in traffic volumes during peak times, the key intersections surrounding the Site would continue to operate effectively. - Therefore, the proposal is not expected to compromise the existing intersection performance on the surrounding road network, nor result in any safety or operational issues. - The adjoining roads are also operating at well under capacity. - Proposal also seeks to provide sufficient on and off-street parking with additional parking bays located in strategic areas adjacent to Milperra Reserve, the proposed local parks are adjacent to the proposed commercial centre.

Change to Milperra's low-density character	Proposed rezoning is 'out of character' for their suburb. Concerns around setbacks along Ashford Avenue.	- The development concept was amended since consultation to ensure only low-rise detached homes are permissible along the Ashford Avenue frontage, on lots measuring at least 10m wide and 300sqm in area. - A 11m building height is set for the residential land, effectively permitting a maximum height of two stories. - This form of development integrates with the future character and housing density that can be delivered under the R2 Low Density Residential zone to the west. - The application of the R1 zone will provide flexibility to provide the housing types required for emerging communities including low rise detached, attached (terrace style) and semi-detached dwellings.
Continued education uses	Land should be retained for educational purposes for a local high school, TAFE, or an additional primary school. Waste of money to knock the university buildings down.	- Transfer of 36,800 square metres of land, and buildings therein to be used for educational and associated uses by Mount St Joseph High School. The future use of this land will be subject to detailed master planning undertaken by the school. - SINSW confirmed existing schools have sufficient capacity and that the Site is not required to meet future local education demand.

Public input has been available at multiple Council meetings, the Local Planning Panel meeting and South District Planning Panel meetings which was published at the Gazette of the planning proposal.

The Planning Proposal was on exhibition between 1 November 2022 and 14 December 2022 with a total of 108 submissions received, 100 of which were from the community, six submissions from government agencies and two submissions from organisations. Community and stakeholder feedback from the exhibition period is detailed in the [Responses to Submissions Summary Report – Public Exhibition of PP-2021-5837](#) from February 2023.

This report outlines the key issues raised through exhibition, Mirvac's responses to each submission, and how feedback informed refinements to the Planning Proposal, the Site's masterplan and the site specific DCP. Together, they demonstrate how community and stakeholder input has shaped the planning outcome that underpins this SSDA.

3.3 Engagement pre-lodgement of demolition Development Application (DA) (2023)

Ahead of lodging the demolition development application seeking approval to demolish existing buildings, structures, and car parking areas, Mirvac re-engaged with the local community and key stakeholders to provide an update on the next phase of planning and proposed mitigation measures. This included the following activities:

- Community letter: dropped to ~350 residents and businesses surrounding the Site (Appendix A).
- Government letters: Letter to Federal Member for Blaxland Jason Clare, and letter to State Member for East Hills Kylie Wilkinson
- Stakeholder briefing calls: 3 x briefings with key local stakeholders including an Ashford Avenue resident, Mount St Joseph's School and Milperra Sports Reserve
- Project specific website: updated with details of the next phase of planning, along with updated associated FAQs.
- Project email: provided on all collateral. This enabled interested residents to contact the Project team with any comments or questions.

Summary of feedback: Feedback from the 2023 engagement focused on demolition noise, construction traffic, and safety around Ashford Avenue. In response, a Council-approved Traffic Management Plan directs heavy vehicles to access the Site via Bullecourt Avenue to reduce local traffic, and noise monitoring devices were installed across the Site to manage and monitor impacts.

3.4 Engagement pre-commencement of demolition (2024)

Prior to the commencement of demolition works, letters were distributed to the same group of neighbouring properties to inform them of the upcoming works on site and to introduce the appointed contractor, including contact details for any future site-specific enquiries.

- Community works notification letter: dropped to ~250 nearby residents to the west of site marking the commencement of demolition works, and introducing DECC as demolition contractor (Appendix B).
- Project specific website: updated with details of the next phase of works, along with updated associated FAQs.
- Project email: provided on all collateral. This enabled interested residents to contact the Project team with any comments or questions.

Summary of feedback: Concerns were raised by a nearby resident regarding construction work hours, noting the potential impact on a family member with additional needs. The matter was addressed through a personal doorknock, during which work hours were explained and notification methods confirmed, with letterbox updates identified as the resident's preferred channel.

4 Stakeholder analysis

A stakeholder analysis was undertaken to guide the engagement program. The below table sets out stakeholder groups identified, and how they were considered as part of the consultation strategy from pre-lodgement of the Planning Proposal through to pre-lodgement of the proposed SSDA.

Table 2 Stakeholder matrix

Stakeholder	Likely interests / concerns	Engagement approach	Engagement aim
Authorities and agencies			
Government Agencies - DPHI - Environmental Protection Agency - Sydney Water - TfNSW - Ausgrid - Telstra - Environment and Heritage	- Housing Accord and delivery requirements - Contribution to affordable housing - Progress of VPA - Design impacts - Transport and access - Local and regional infrastructure - Wastewater and potable water capacity - Service relocation works - Public domain - Environmental sustainability - Conservation area –ownership, accessibility and future management	Ongoing briefings with project team	- Manage aspects of the Project which are reliant on the approvals and permissions. from these stakeholder groups. - Ensure statutory requirements are met. - Seek feedback that may be used in the decision-making process. - Provide these stakeholders with balanced and accurate information. - Assist in the understanding of the Project and its vision.
Local Council Canterbury Bankstown Council	- Intended planning pathway - Alignment with Council’s housing strategy - Design impacts - Site specific Development Control Plan (DCP) - Project benefits being delivered within Voluntary Planning Agreement (VPA) - Stormwater infrastructure design	Ongoing briefings with project team Pre-SSDA meetings	
Aboriginal Cultural Heritage Gandangara Local Aboriginal Land Council	- Adherence to ACHA - Protection of significant Aboriginal heritage items - Connection to Country report - Treatment of environmental impacts	Emails Media Site visit (as part of Aboriginal Cultural Heritage Assessment Report)	
Political stakeholders			
City of Canterbury Bankstown CEO	- Road changes and traffic during construction, including heavy vehicle movement - Construction noise and dust mitigations - Provision of local green spaces and parks	Email updates	- Provide balanced and accurate information to assist in the understanding of the Project and its vision. - Keep local MPs informed as community representatives, ensuring they have accurate

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Stakeholder	Likely interests / concerns	Engagement approach	Engagement aim
	- Density of proposed residential community - Protection of remnant Cumberland Plain Woodland - Community outcomes/benefits - Stakeholder engagement process - Contribution to affordable housing		information to respond to constituents. Showcase proactive and inclusive stakeholder engagement program.
Federal Member for Blaxland, Minister for Education Jason Clare MP	- Previous electorate boundary included project before 2025 election - Maintains a continued interest in project due to earlier involvement in the project - Improve community infrastructure - Infrastructure and essential services - Environmentally sustainable design - Community consultation - Adjoining landowners such as childcare and school	Email / letter updates	
Federal Member for Banks Zhi Soon MP	- Introduction to project since 2025 election and electorate boundary change - Local resident and stakeholder engagement - Community benefits and outcomes - Impacts on nearby residents, landowners, and businesses - Delivery of supporting social and physical infrastructure - Landscaping that complements the character of the area - Duration and management of construction works - Provision of affordable housing	Email / letter updates	
State Member for East Hills Kylie Wilkinson MP	- Local resident and stakeholder engagement - Community benefits and outcomes - Impacts on nearby residents, landowners, and businesses - Delivery of supporting social and physical infrastructure - Landscaping that complements the character of the area - Duration and management of construction works - Provision of affordable housing	Email enquiries Letter updates	

Stakeholder	Likely interests / concerns	Engagement approach	Engagement aim
Local community, including immediate neighbours			
Immediate residential neighbours Ashford Avenue	- Construction impacts (noise, dust, waste management) - Access constraints (traffic congestion and pedestrian blockages) - Appropriate landscaping to compliment local area - Setbacks and tree lines for privacy - Environmental protection - Pedestrian amenity and access to public open spaces - Food and beverage premises - Over densification and scale of new homes - Perception of affordable housing within the precinct - Construction fatigue - Programming and timeline - Ongoing community engagement	Notification letter (50 residences along Ashford Avenue) 1-1 meetings Webinar Project email address Website updates	- Provide a tailored engagement approach for immediate neighbours, offering more one-on-one communication and support due to their proximity to the Site - Two-way dialogue throughout the planning and construction process, communicating potential impacts on residents' day-to-day lives - Mitigate concerns by taking feedback on how we will address impacts - Highlight benefits of new public amenity and local upgrades
Broader residential neighbours	As above	Notification letter (240 residences) Webinar Project email address Website updates	- Inform broader community about the Project - Provide opportunities for questions - Build on previous community engagement to foster relationships - Communicate the benefits of public amenity and local upgrades
Neighbouring businesses - Local shops - Industrial employment hubs	- Construction impacts (noise, dust, waste management) - Access constraints (traffic congestion and pedestrian blockages) - Streetscape activation - Pedestrian amenity - What retail is proposed - Parks and open spaces for nearby workers - Programming and timeline - Ongoing community engagement	Notification letter (160 businesses) Webinar Project email address Website updates	- Two-way dialogue throughout the planning and construction process, communicating potential impacts on business operations - Mitigate concerns by taking feedback on how we will address impacts - Highlight benefits of new public amenity
Immediate neighbours under construction ESR industrial development	- Construction impacts (noise, dust, waste management) - Traffic and access - Coordination of construction management plans	Email to project manager 1 on 1 meetings as required	Inform of construction program to ensure coordinated traffic movement

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Stakeholder	Likely interests / concerns	Engagement approach	Engagement aim
Mount St Joseph's Secondary School	• Construction impacts (noise, dust, waste management) • Hours of construction works • Traffic and access during construction • Student safety • Appropriate landscaping and interface treatment • Amenity impacts • Environmental protection • Options for student involvement • Programming and timeline • Ongoing community engagement	1 on 1 meetings Ongoing email updates	• Two-way dialogue throughout the planning and construction process, communicating potential impacts on school • Leverage as a channel for sharing planning and construction updates and exploring opportunities for community involvement • Mitigate concerns by taking feedback on how we will address impacts • Seek feedback on proposed scheme
Wider neighbourhood	• Construction impacts (noise, dust, waste management) • Social infrastructure and publicly accessible open space • Traffic and accessibility • Environmental protection • Public open space • Pedestrian amenity • Project timeline • Affordable housing contribution	Notification letter (those within catchment) Project email address Webinar Website updates	• Inform broader community about the Project • Provide opportunities for feedback • Build on previous community engagement to foster relationships • Foster community buy-in and communicate the benefits of finalising the Town Centre Development
Broader community			
Community Groups and Services (Bankstown Bushland Society)	• Protection of remnant Cumberland Plain Woodland • Concern over zoning and ownership of the bushland parcel • Preference for natural paths and low-key recreation • Support for indigenous plantings and minimal fencing • Environmental protection • Project timeline • Impacts to surrounding landscapes and gardens • Impacts to public amenity	Email 1 on 1 meeting Website updates	• Inform stakeholders about the Project and opportunities for engagement • Discuss potential partnership or volunteering opportunities

5 Engagement activities

This section of the report outlines the tools and methods applied to deliver community and stakeholder engagement during the preparation of the Early Works and Stage 1 homes SSDA.

5.1 Engagement with local community and key stakeholders



Figure 4 – Key stats from pre-lodgement engagement activities

Table 3 Engagement activities with key local stakeholders

Activity/ Tool	Target Audience	Date	Description	How engagement informed the Project
Project notification letter	Immediate neighbours (Ashford Ave)	29 Oct 2025	Letters distributed via letterbox drop to immediate neighbours, providing information on the next phase of planning, inviting one-on-one meetings or attendance at a webinar, and including contact details and website for further information or enquiries. Approximately 50 residents and businesses along Ashford Avenue were reached. A copy of this letter and the delivery radius can be found in Appendix C.	Ensured immediate neighbours were aware of the next phase of planning, with opportunities to learn more, ask questions, and stay informed – building on feedback and relationships established through earlier consultation.
	Wider community	29 Oct 2025	Letters distributed via letterbox drop to community, providing information on the next phase of planning, inviting attendance at a	Ensured local residents and businesses were aware of the next phase of planning, with opportunities to learn more,

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Activity/ Tool	Target Audience	Date	Description	How engagement informed the Project
			webinar, and including contact details and website for further information or enquiries. Approximately 400 residents and businesses surrounding the Site were reached. A copy of this letter and the delivery radius can be found in Appendix D.	ask questions, and stay informed – building on feedback and relationships established through earlier consultation.
	Registered project database	30 Oct 2025	Emails sent from the community inbox to registered contacts on the digital database, providing information on the next phase of planning and inviting attendance at a webinar. Approximately 60 recipients who have registered to receive planning updates via the Project webpage. A copy of the email can be found in Appendix E.	Ensured stakeholders who registered for updates during the Project's consultation period were kept informed of the next phase of planning, with opportunities to learn more, ask questions, and stay engaged.
Key local stakeholder emails	Local stakeholders (St Joseph's School)	30 Oct 2025	Emails to inform stakeholders about the Project and invite to one-on-one engagement opportunities.	Ensured that key local stakeholders were made aware of the Project's next planning phase and had the opportunity meet.
	Local stakeholders (ESR site)	5 Nov 2025	A copy of stakeholder letters can be found in Appendix F.	
	Local stakeholders (Bankstown Bushland Society)	5 Nov 2025		
Key local government letters	Local government (Council CEO)	30 Oct 2025	Letters distributed via email to update Council and MPs about the Project, share the stakeholder engagement program and invite to one-on-one engagement opportunities either on site or at their office.	Ensured local community representatives were kept informed of project updates in and around their area and had access to accurate information and contact details to respond to constituent enquiries if required.
	Local government (State and Federal MPs)	31 Oct 2025	A copy of local government letters can be found in Appendix G.	
Community webinar	Local residents and businesses	6 Nov 2025	A 1-hour webinar that provided details of the proposed early works and stage 1 homes for the Site, planning context and pathways,	Provided visual aids to stakeholders and the community during engagement events and

Engagement outcomes report

November 2025



Activity/ Tool	Target Audience	Date	Description	How engagement informed the Project
			impacts and mitigations, next steps and opportunity for live QandA. A copy of the presentation can be found in Appendix H.	ensured that meaningful feedback could be obtained.
Project website	All	29 Oct 2025	Updated the dedicated website with information about the next phase of planning for the Project including key features, timeline, and opportunities to register for updates. A copy of key website content can be found in Appendix I and a link to the website can be accessed here https://milperracommunity.mirvac.com/ .	Provided key information about the Project during engagement and an opportunity for community and stakeholders to stay up to date throughout the Project lifecycle.
Meetings	Mount St Joseph Catholic College	25 Sep 2024	Provided an overview of project progress, upcoming demolition works, collaboration opportunities, and the proposed interface along the school boundary, while coordinating to accommodate scheduling requirements.	Engagement supported coordination with the adjoining landowner, helping to establish clear communication channels, identify potential collaboration opportunities, and ensure alignment on timing and interface management during project delivery.
		22 Oct 2025	Provided an overview of the upcoming SSDA1 lodgement and responded to any concerns. Discussed SSDA1 works adjacent to the Site to minimise disruption to school operations, ensure safety, and identify opportunities for continued engagement and collaboration.	
	Canterbury Bankstown Council Planners	28 Feb 2024 – 13 Aug 2025	Regular engagement with Council has been completed through a series of regulated meetings held with Council to discuss project progress, planning updates, and design coordination. Key topics included the evolving civil and landscape designs, biodiversity, staging approach, and refinement of design principles to guide future approvals. A more detailed table outlining the ~26 meetings over this period can be found in Appendix J.	Workshops and follow-up meetings provided an opportunity to respond to Council feedback on previous submissions, review technical matters such as water management, biodiversity, and public domain treatments. Pre-lodgement discussions focused on ensuring a shared understanding of project objectives, design intent, and documentation requirements

Activity/ Tool	Target Audience	Date	Description	How engagement informed the Project
		31 Oct 2025	Pre-SSDA lodgment meeting discussed intention to lodge first SSDA1a and outstanding RFI items from the original DA lodgement.	ahead of the next stage of submission.

5.2 Engagement with agencies and authorities

Mirvac has undertaken regular engagement with key government agencies, authorities, and utility providers throughout the planning and design process. The table below summarises the engagement activities, timing, and key outcomes with these stakeholders and Appendix K provides more detailed contact logs..

Table 4 Record of engagement activities with key agencies, authorities, and utility providers

Agency / Authority	Dates	Tools	Description
DPHI	17 Sep 2025	HDA briefing	• Site Context • Project background • Environmental overlay • SSDA composition and strategy • Programme
Transurban / TfNSW	May 2024 – Oct 2025	Email Online meetings	• Coordination of design and engineering requirements along the M5 boundary interface. • Review and response to TfNSW and Transurban design comment registers. • Agreement on civil and servicing requirements, including sewer adjustment and stormwater management. • Coordination of approvals, RFIs, and concurrence for Stage 2 civil works. • Transition to the State Significant Development (SSD) approval pathway and associated process updates.
Telstra	Sep 2024 – Oct 2025	Email Online meetings	• Early coordination to identify existing Telstra assets and scope. • Review of relocation requirements and cost estimates. • Collaboration to develop alternate designs to avoid relocation. • Agreement on revised intersection design and safety measures. • Review of Telstra's updated scope reflecting final design changes.
NBN	Nov 2024 – Aug 2025	Email Online meetings	• Initial coordination to clarify roles, responsibilities, staging and timing. • Request to establish recurring NBN project/design meetings to provide project updates. • Discussion of design considerations and required amendments. • Updates to NBN on revised masterplan and Development Application strategy.

5.3 Engagement with First Nations

Consultation was undertaken to ensure that Aboriginal heritage values were identified, considered, and appropriately reflected in the Project's planning and design. The table below summarises key engagement activities, timing, and outcomes with First Nations representatives and registered Aboriginal parties.

Table 5 Record of engagement activities with First Nations stakeholders

Stakeholder	Dates	Tools	Description
Aboriginal local knowledge holders	2 May 2025	Email	Aboriginal people identified as potential local knowledge holders were notified of the proposed project, and invited to register an expression of interest in the community consultation process.
Aboriginal readers / subscribers	21 May 2025	Aboriginal Newspaper (Koori Mail)	A public notice was issued providing a description of the proposed project and inviting expressions of interest from the Aboriginal community to participate in the community consultation process.
Registered Aboriginal Parties (RAP)	3 Jul 2025 – 1 Aug 2025	Email	Sixteen Aboriginal people and organisations nominated to become RAPs on the Project. 8 RAPs provided feedback. All RAPs either agreed, supported or endorsed the Project methodology.
Darug Custodian Aboriginal Corporation	13 Aug 2025	Site visit during archaeological survey	During an on-site archaeological survey, attendees participated in assessing the condition of the land and identifying any potential cultural heritage values. They agreed that the majority of the Project Area has been extensively disturbed and that there is a low potential for harm to Aboriginal heritage.
Registered Aboriginal Parties (RAP)	22 Aug 2025 – 12 Sep 2025	Email	The draft Aboriginal Cultural Heritage Assessment (ACHA) was issued to RAPs for review and comment
Registered Aboriginal Parties (RAP)	23 Sep	Email	All RAPs expressed support or agreement with the draft report. Following the 28-day review period, the final ACHA was issued, incorporating RAP feedback and confirming consensus on the findings.

6 Summary of feedback received

6.1 Enquiry channel feedback

Details of feedback provided via the Project email address are provided below.

1. Ashford Avenue resident meeting request to discuss proposal in more detail, want to understand what's to come near their residence

Response:

Thank you for reaching out and we acknowledge your long connection to the area. We appreciate the time you've taken to share your thoughts and would welcome the opportunity to meet and talk through the Project in more detail – including traffic management measures, parking, and the proposed lot layout as part of our upcoming lodgement.

We're happy to come to your residence or meet somewhere locally, whichever is easiest. How are you placed on morning of 20 November?

We'll also make sure to keep you informed as planning progresses.

2. Neighbour enquiring about inclusion of childcare centre within the development

Response:

Yes, the future development will include a childcare facility with additions and alterations. Further details about the proposed design will be provided as part of the next planning phase, which is expected to be lodged next year. The operator for the future childcare is yet to be determined and will be considered at a later stage.

If you have any further questions, please don't hesitate to reach out.

3. Local community member who attended the webinar requesting the slide deck to be shared.

Response:

Thank you for taking the time to attend the webinar, we hope you found it useful.

We're just finalising the remaining elements of the SSDA lodgement with the Department of Planning. Once it's formally lodged and available on the NSW Planning Portal, I'll send you the webinar pack we took you through last night along with a link to where all the documentation can be accessed. In the meantime, you can find lots of project information at milperracommunity.mirvac.com.

6.2 Local stakeholder feedback

The Project team undertook engagement with key local stakeholders, including Mount St Joseph's School as an adjoining neighbour. Details of feedback raised is included in Table 6 below.

Table 6 Feedback from meeting with Mount St Joseph's School

Comment	Response
Raised queries regarding the operation of the proposed roundabout and potential traffic impacts during peak school periods.	Mirvac confirmed the roundabout forms part of the approved traffic design and will be retained.
Ensuring potential homebuyers along the school boundary are aware of proximity to the school and typical noise levels.	Mirvac confirmed this will be disclosed to purchasers at time of sales.
Construction work involved with retaining wall and fencing along the adjoining boundary should be coordinated to minimise disruptions to basketball court usage.	Mirvac confirmed they will coordinate the works to minimise disruptions to school operations.
Noise minimisation requested during exam periods (Trials: Aug–Sept; HSC: Oct–Dec).	Mirvac to consider exam schedules when planning heavy noise generating activities, and requested FY26 exam timetable.
Concern raised regarding overflow following a recent heavy rain event.	Mirvac will continue monitoring the onsite swale and will consult with BW's Engineering Team to explore ways to minimise future drainage overflow.
Clarification requested on duration of works.	Estimated duration of home construction is approximately 4–5 years.
Enquiry about repurposing plants from the former WSU nursery within school grounds.	Mirvac to review potential opportunities for reuse, and welcome school for site visit to nursery.
School advised of plans to install shade cloths along boundary areas.	Noted.
Interest in promoting STEM pathways and careers for female students.	Mirvac to explore opportunities.
Advised they object to a public footpath along the southern boundary of the school site for safety and privacy reasons.	Noted. Mirvac advised this will be reiterated to council as this was a site specific DCP provision requested by council.
Clarification on accessibility and management.	Conservation area will remain private; funded through childcare and retail contributions.
Enquired about opportunities for students to use the nearby parks for play and sports, including the potential for a direct access path or secured gate from the school.	Noted.
Shared parent concerns regarding possible site contamination given historical uses.	Mirvac advised the school and general public will be informed on the proposed remediation scope of works alongside program.

The team also reached out and offered one-on-one meetings with key local stakeholders, including the Bankstown Bushland Society – given their ongoing interest in the Site's parks and conservation areas – as well as ESR Development, our neighbouring site, to coordinate and ensure alignment between projects. Both groups have taken up this opportunity with meetings occurring over the coming weeks.

6.3 Local Council feedback (Canterbury-Bankstown Council)

Council staff were engaged as part of the pre-lodgement process to inform the preparation of a consolidated SSDA. Feedback from a pre-DA meeting on 31 October 2025 is detailed in Table 7 below.

Table 7 Feedback from Pre-DA meeting with Council

Topic	Comment/Response
Community Title Scheme	Council acknowledged the rationale behind the proposal and requested this be outlined in this EIS.
Justify the location of the substations and RE1 dedication to meet VPA	Mirvac showed Council updated Civil Plans. Mirvac clarified the positions of the substations were determined by factors including DCP required provisions for EV charging infrastructure within public open space, best practice to locate closest to load centre, and flexibility for future install and increases in EV charging capacity.
Shared pathway width	Council acknowledged that the width was derived from the site-specific DCP, however noted that their preference was for a 2.5m wide path. This was explored, however could not be achieved without reducing tree planting and increasing hard surfaces.
Proposed pedestrian crossing design on Ashford Avenue	Council requested greater consideration of the proposed pedestrian crossing design on Ashford Avenue.
Pedestrian link through the Mount St Joseph Catholic School	This was not provided in the design due to ownership arrangements having changed since the establishment of the site-specific DCP.
Horsely Road intersection design conflicts with the C2 zoning	The design utilised the existing arrangement for the left-out design, and the proposed design preserves the existing tree within the C2 zone.
Biodiversity	Council stated that the BDAR does not adequately demonstrate that the mitigation hierarchy has been applied and relies too heavily on the C2 conservation zoning carried out at planning proposal. Council were redirected to Section 7.2 of that report which addresses this. The BDAR has been updated to include further clarity on the matter.

6.4 Community webinar feedback

A community webinar was delivered on 6 November 2025. Details of feedback provided by attendees is provided in Table 8 below.

Table 8 Feedback from community webinar

Topic	Question / comment	Project response
Traffic / Parking / Public Transport	Many streets effectively become single streets once residents park on both sides of the street, so will the streets be wide enough to allow two-way traffic?	The site-specific Development Control Plan (DCP) includes an 11-metre carriageway width. This allows for parking on both sides of the street while maintaining sufficient space for two-way traffic. In addition, footpath verges on both sides provide safe pedestrian movement.

Topic	Question / comment	Project response
	What is the parking situation for the new development?	Each home will have a single or double garage, supplemented by on-street parking throughout the neighbourhood. Street designs include dedicated parking bays to accommodate residents and visitors.
	Will there be any bus routes through to East hills, Panania, Revesby stations from the development?	Existing bus routes currently operate along Bullecourt Avenue, providing connections to Bankstown and surrounding centres. The project's traffic and transport assessment, available during public exhibition, outlines these routes.
Footpaths	Will footpaths be on both sides of Ashford Avenue?	Under the Voluntary Planning Agreement (VPA) with Council, Mirvac will deliver a footpath along the development side of Ashford Avenue, extending from the southern to the northern boundary of the project land.
	Are the pathways going to be the full length of Ashford Avenue?	There is currently no footpath proposed adjacent the existing houses along Ashford Ave.
	Will the footpaths be on both sides of all streets, or only one side and grass on the other side?	The development will include a combination of footpaths and shared paths. Street layouts will vary, with some streets featuring a footpath on one side and a landscaped verge on the other.
Parks	Are any of the parks dog friendly and is it going to be a gated park?	The parks are designed as open spaces for the wider community to enjoy and will not be gated. Discussions with Council are ongoing regarding the potential for a designated dog-friendly area. The current designs do not specifically include an off-leash dog park, but this remains under consideration.
Homes	What is the maximum building heights across the site?	Homes are proposed up to two storeys in height, with a maximum building height of 11 metres. This control applies to most of the residential area and is consistent with the existing character of Milperra.
	Between stages 1 and 2 what are the proposed lot sizes	Stage 1 lots along Ashford Avenue range from approximately 350 m ² to 450 m ² . Stage 2 lots are around 300 m ² . Future stages will include smaller lots to support a mix of housing types such as terraces and duplexes.
	How will the new houses integrate with the existing, around Ashford Avenue?	Homes along Ashford Avenue are designed to be compatible with the surrounding streetscape, featuring detached larger lots and architectural styles that complement the existing residential character.

Topic	Question / comment	Project response
Retail	Are there going to be any retail shops in the plans?	There are no retail uses proposed as part of this current application. However, there is land zoned E1 Local Centre within the site that may accommodate retail or community uses in the future. These opportunities will be considered as part of a later stage (SSDA 1B).
Construction	During demolition we had a high level of dust impact us – how will this be mitigated for future works?	Dust and other environmental impacts will be actively managed during construction in accordance with approved Environmental Management Plans. Community members can contact Mirvac directly if they experience any environmental concerns. Contact details are available on the project website.
	Can you provide an assurance that power will not be disrupted during business week?	Any planned electrical works that may result in short-term outages will be communicated in advance to affected residents and businesses. Notification will occur through the project's stakeholder engagement process, and measures will be implemented to minimise disruption.

7 Conclusion and next steps

This Engagement Outcomes Report provides a succinct overview of the communications and stakeholder engagement activities Mirvac undertook prior to lodgement of the State Significant Development Application (SSD-97092958) in relation to 2 and 2a Bullecourt Avenue, Milperra for the development of the site into thriving new community along with enhancements to public space.

In accordance with the SEARs for engagement, Mirvac has implemented a targeted engagement strategy to inform local residents and businesses, Council, local stakeholders, and key government agencies and authorities about the proposal. As the proposal has already been informed by extensive consultation since 2019 through the approved Planning Proposal, and endorsement of the Site specific DCP, this phase aimed to maintain transparent communication, share informative updates, and address any emerging questions.

A range of comments and questions were received, with key themes including public access to parklands, Ashford Avenue interfaces, traffic and parking consideration and construction management measures.

Throughout the engagement program for this SSDA, the local community and stakeholders were made aware that this SSDA will be placed on Public Exhibition by the Department of Planning, Housing and Infrastructure, with the opportunity for them to provide further feedback through the formal submission process which will be responded to by Mirvac.

Mirvac will continue to keep stakeholders and the community informed as the project progresses through the approval process and into project delivery by:

- Providing planning updates at key milestones and notifying near neighbours ahead of any works commencing.
- Maintaining two-way communication channels through the dedicated community inbox, allowing stakeholders to ask questions or seek clarification at any time.
- Sharing ongoing updates via the project website, ensuring information remains accessible and transparent to the wider community.

To ensure consistency and transparency, the same engagement approach will be adopted for the lodgement of the next SSDA, which will seek approval for the balance of homes across the site.

Appendix A

A1 Community letter pre-lodgement of Demo DA (2023)

Level 28, 200 George Street T +61 2 9080 8000
Sydney NSW 2000 www.mirvac.com
Australia



4 December 2023

Dear Neighbour,

Demolition Development Application – 2 and 2A Bullecourt Avenue, Milperra

Mirvac, in partnership with Western Sydney University (WSU), has recently lodged a Demolition Development Application (DA) to Canterbury-Bankstown City Council (Council) for the site at 2 and 2A Bullecourt Avenue, Milperra. It seeks approval to demolish buildings, structures and carparking areas.

WSU Milperra Campus:

As you may be aware, the 19.6-hectare site formally used as the WSU Milperra campus is currently being rezoned to permit residential, business, recreation and conservation uses. The Planning Proposal is underpinned by a masterplan proposing the delivery of up to 430 low-rise dwellings, alongside community enhancements set to benefit both existing and future residents. Proposed benefits include:

- Three public parks to be embellished and dedicated to Council.
- Shared cycle and pedestrian paths along local roads.
- A café or restaurant.
- Refurbished childcare centre.
- Long-term management plan inclusive of funding mechanism for ongoing maintenance of over two hectares of remnant Cumberland Plain Woodland.
- Contribution to the repair and renovation of the local Milperra Community Centre or alternate community facility selected by Council.
- Upgrades to Milperra Reserve (corner of Ashford and Bullecourt Avenues).
- Monetary contribution to Council towards affordable housing.
- Monetary contribution towards a new shared pedestrian/cycle path from Milperra to Panania rail station.

Demolition Development Application (DA) for WSU Milperra campus:

Demolition of the campus buildings is the first stage in delivering the proposed masterplanned community. WSU Milperra is in the final stages of relocating student services to the recently completed high-rise campus in Bankstown. If approved, demolition will occur in four stages, and will involve:

- Establishment of site facilities including erosion control, access signage and fencing.
- Isolation of utility services to the buildings being demolished.
- Protocols regarding the removal of any hazardous building materials contained within structures.
- Demolition and removal of multiple structures, hardstands and inground footings.
- Complete site clearing of rubbish, waste and rubble.

The site is expected to be fully vacated by 31 December 2023, with the exception of the childcare centre which will remain operational throughout 2024 before closing temporarily for refurbishment.

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The safety and ongoing operation of the surrounding community is of paramount importance. The demolition application includes several measures to reduce potential impacts to neighbours throughout the demolition process, including:

- Vehicle access and egress to the site from Bullecourt Avenue, limiting construction traffic on residential streets.
- Car parking for construction workers is to be provided on site.
- Pedestrian and cycle access along public streets is to be maintained with site personnel assisting where required.
- Temporary fencing to allow continued access to the childcare centre and associated parking.
- Temporary fencing to provide a barrier to the proposed conservation area located north of the childcare facility.
- Staged demolition plan aimed at minimising impacts on neighbouring residential and commercial properties during the initial stages.
- Appropriate noise and vibration mitigation measures including restrictions on machinery use and implementation of respite periods.
- Dust mitigation measures.

If you wish to view the demolition DA in full, please visit Councils website (<https://eplanning.cbccity.nsw.gov.au/ApplicationSearch>) and search using the application number 1512/2023.

Next steps

Community engagement is an important part of our commitment to being a good neighbour, and we look forward to keeping the community up to date as the project progresses.

Should you have any further queries or questions please contact our team via email milperracomunity@mirvac.com.au or visit our website for more information <https://milperracampusrezoning.com.au/>.

Yours sincerely,

Theo Zotos

Senior Development Manager
Mirvac

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Appendix B

B1 Community letter pre-commencement of Demolition (2024)

Level 28, 200 George Street T +61 2 9080 8000
Sydney NSW 2000 www.mirvac.com
Australia



9th September 2024

Dear Neighbour,

Demolition Contractor Appointment – 2 & 2A Bullecourt Avenue, Milperra NSW 2214

This letter is to inform you that Mirvac Residential (NSW) Developments Pty Ltd has appointed a contractor, Demolition Environmental Civil Contractors (DECC) Pty Ltd, to undertake the demolition works on site at 2 and 2A Bullecourt Avenue, Milperra.

DECC's delivery team has over 75 years of experience in planning and driving demolition projects and have been an integral part of the successful delivery of many iconic projects across NSW and QLD. DECC is committed to managing safety, quality, and environmental standards throughout demolition, and is supported by a third-party accredited management system, including a Federal Safety Accreditation.

Please find more information regarding demolition details enclosed in DECC's Works Notification, including demolition timeframes, site access and approved work hours.

Whilst DECC is the principal contractor managing the site, we acknowledge that there may be some impacts to the local community throughout the demolition process and ensure every effort will be made to minimise the impacts and disruptions along the way. We appreciate your understanding and patience in advance.

Website: If you would like more information including FAQs and the opportunity to register your details to receive project updates, please visit our website at www.milperracommunity@mirvac.com.

Email: For general project enquiries, the team can be reached at milperracommunity@mirvac.com.

Kind regards,
Mircvac Project Team

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QLD OFFICE
Unit 14, 15 Corporate Place
Hillcrest QLD 4118

NSW OFFICE
Unit 30, 19 McCauley Street
Port Botany NSW 2019

ACT OFFICE
Unit 10, 10 Kennedy Street
Kingston ACT 2604

9th September 2024

Dear Resident,

Re: Commencement of Site Works – WSU Milperra, 2 Bullecourt Avenue, Milperra NSW 2214

Demolition Environmental Civil Contractors (DECC) Pty Ltd (SafeWork NSW License No. AD205523) have recently been awarded the contract for demolition works at 2 Bullecourt Avenue, Milperra. We would like to take the opportunity to notify you of the upcoming works which includes, but is not limited to, hazardous materials removal, demolition of all structures to ground level and removal of hardstand and footings.

Site establishment commenced in August 2024 and will be ongoing throughout September 2024 with structural demolition works scheduled to commence by September 2024 with completion by March 2025.

Works will be undertaken within the DA approved hours of work noted below:

- 7:00am to 5:00pm, Monday to Saturday.
- No works will be carried out any time on a Sunday or public holiday unless approved by relevant authorities.

Perimeter fencing to the site for demolition works will be established to restrict any unauthorized access onto site. This will delineate the public from demolition activities. The perimeter fence and access gates will include signage and project contact details and we request you not park adjacent to site entry gates.

Vehicular traffic along Bullecourt Avenue may increase with various trucks delivering and picking up equipment and materials to and from the site during this time.

For further information regarding this project feel free to contact DECC on (02) 9003 0684 or on the undersigned:

- Dave Scuglia (DECC Project Manager) – dave@decc.com.au
- Ivan Lim (DECC Project Manager) – ivan@decc.com.au
- Adam Lombardi (DECC Project Engineer) – adam@decc.com.au

We thank you for your co-operation and patience.

Regards,

Ivan Lim
Project Manager
ivan@decc.com.au



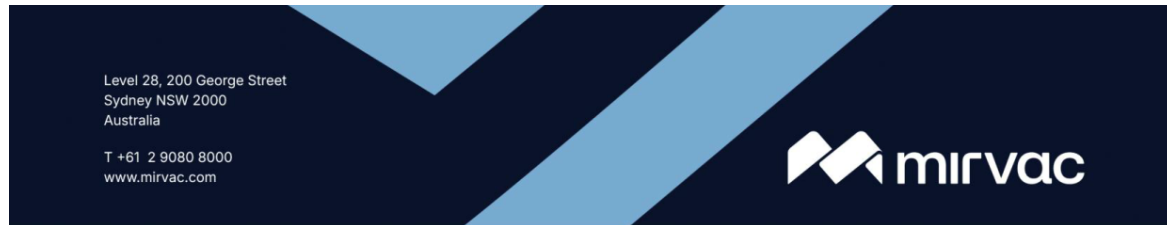
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Appendix C

C1 Community notification letter – distribution area



C2 Community notification letter



29 October 2025

Dear neighbour,

We're writing to update you on the next phase of planning for our new community at 2 and 2A Bullecourt Avenue, Milperra and invite you to an upcoming online information session.

Mirvac is one of Australia's leading property groups, renowned for creating sustainable, design-led communities that stand the test of time. For decades, we've been shaping communities across Western Sydney through landmark projects such as Georges Cove Residences and Brighton Lakes in Moorebank, and more recently Riverlands in Milperra. These projects have delivered new homes and townhouses, along with vibrant parks, community facilities, and public spaces that form the heart of thriving neighbourhoods.

We're also proud that Mirvac Construction has achieved the highest possible 5 Gold Star iCIRT rating for three consecutive years – a testament to our unwavering commitment to quality, safety and trust.

Project overview

As you may recall, we have been working in partnership with Western Sydney University (WSU) since 2019 to develop 2 and 2A Bullecourt Avenue, Milperra into a thriving community.

Over this time, consultation with Canterbury-Bankstown Council (Council), the Department of Planning, Housing and Infrastructure (DPHI), government authorities, the local community, and key stakeholders has taken place to shape plans for the 19.6-hectare site, resulting in the site being rezoned in 2024 to allow for:

- Residential, business, and recreation uses
- Up to 430 new homes in a mix of terraces, semi-detached, and detached homes
- More than 14,000sqm of new parks and community spaces to benefit both current and future residents
- Environmental conservation zoning to protect and maintain over two hectares of Cumberland Plain Woodlands

In 2025, we submitted an Expression of Interest (EOI) to the Housing Delivery Authority (HDA) for staged civil works and the delivery of homes across the site in line with the approved rezoning. The EOI was accepted, and we're now preparing the relevant State Significant Development Applications (SSDAs) consistent with the EOI.

Demolition of the site has also taken place, with the site now cleared and ready for construction, subject to relevant approvals. Thank you for your patience during this process.

SSDA1a: State Significant Development Application for Civil Works + 62 homes

The first step in this staged planning process is the preparation of an application for civil works, which will be delivered in stages across the site, together with our initial phase of homes. This includes:

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Staged civil works including:

- Bulk earthworks,
- Services and infrastructure,
- Roads and drainage,
- Shared cycle and pedestrian paths
- Delivery of three public parks, amounting to more than 14,000sqm of open space, and associated play and gym equipment,
- Tree removal and replacement, with over 1,500 new trees planted,
- Dedication of roads and parks to Council,
- Subdivision of lots,
- Community title subdivision to allow conservation and maintenance of Cumberland Plain Woodlands.

Initial phase of homes:

- 62 detached homes comprising a mix of 4- and 5-bedroom homes,
- Homes in SSDA1a located at the southern end of site as noted on the attached plan.



SSDA1a will shortly be submitted to DPHI for assessment, which will include a formal Public Exhibition period for community and stakeholder feedback.

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A second SSDA (SSDA1b) will follow for the balance of homes, and we'll provide another opportunity to take you through those plans.

What's next – upcoming early works and site preparation

Ahead of civil works and the construction of the initial phase of homes as proposed under SSDA1a, a series of early works are to be undertaken to adequately prepare the site. These works include:

- **Site remediation** – safely removing and recycling unsuitable material from site in line with regulatory standards to ensure the land is suitable for future use.
- **Service relocations and enabling infrastructure** – relocating essential services such as overhead electrical cables along Ashford Avenue and Sydney Water sewer lines within and around the site.

All works will be managed under approved environmental controls to minimise noise, dust, and disruption, and coordinated with authorities to ensure safety and maintain essential services.

We expect to appoint a contractor before the end of the year and will be in touch about what to expect ahead of works commencing, timing and mitigation measures we have put in place to minimise disruption.

Register here for online community information session



As a neighbour to the site, you are invited to an upcoming information session to be held on the **Thursday, 6 November 2025** between **6:30pm-7:30pm**, where you can learn more about the application.

To allow for ease of access the meeting will be held **online**.

To register, please scan the QR code or visit https://us06web.zoom.us/webinar/register/WN_AWGUvppjRCeRig8LwWzf4w.

Registration is essential – please RSVP by Tuesday 4 November 2025. You will receive an email with a link with the information on how to join the session.

Questions

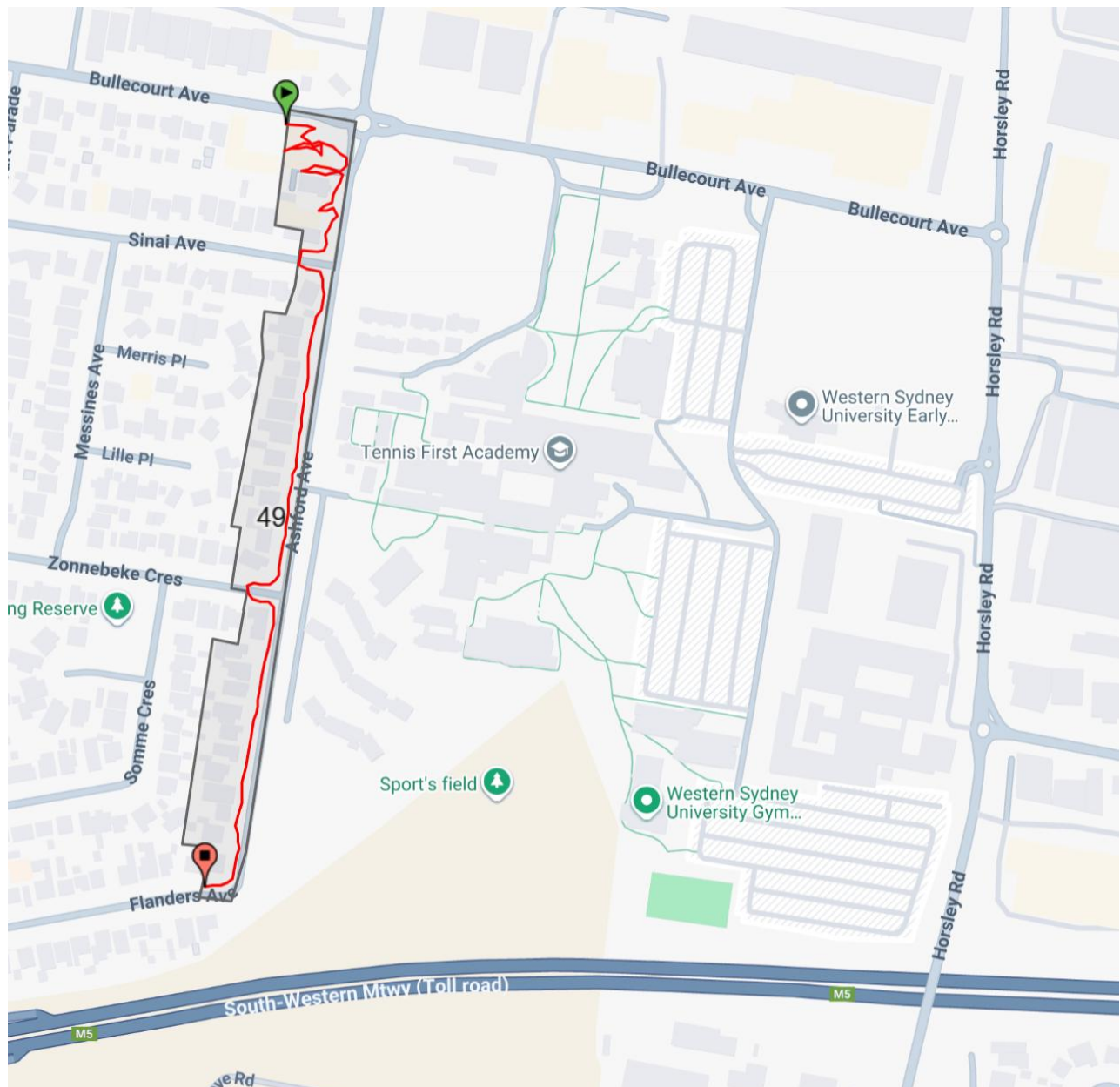
If you have any questions you'd like to pre-submit to us regarding the project, please don't hesitate to get in touch at any time via email milperracommunity@mirvac.com.

Alternatively, our website is available for further information <https://milperracommunity.mirvac.com/>.

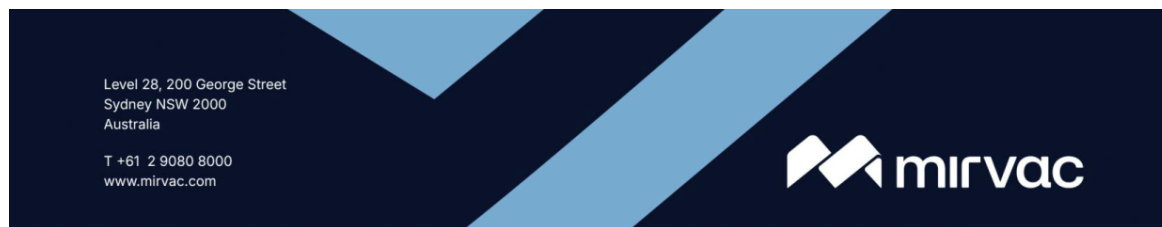
Kind regards,
The project team

Appendix D

D1 Ashford Ave notification letter – distribution area



D2 Ashford Ave notification letter



29 October 2025

Dear resident of Ashford Avenue,

We're writing to update you on the next phase of planning for our new community at 2 and 2A Bullecourt Avenue, Milperra and invite you to meet the project team.

Mirvac is one of Australia's leading property groups, renowned for creating sustainable, design-led communities that stand the test of time. For decades, we've been shaping communities across Western Sydney through landmark projects such as Georges Cove Residences and Brighton Lakes in Moorebank, and more recently Riverlands in Milperra. These projects have delivered new homes and townhouses, along with vibrant parks, community facilities, and public spaces that form the heart of thriving neighbourhoods.

We're also proud that Mirvac Construction has achieved the highest possible 5 Gold Star iCIRT rating for three consecutive years – a testament to our unwavering commitment to quality, safety and trust.

Project overview

As you may recall, we have been working in partnership with Western Sydney University (WSU) since 2019 to develop 2 and 2A Bullecourt Avenue, Milperra into a thriving community.

Over this time, consultation with Canterbury-Bankstown Council (Council), the Department of Planning, Housing and Infrastructure (DPHI), government authorities, the local community, and key stakeholders has taken place to shape plans for the 19.6-hectare site, resulting in the site being rezoned in 2024 to allow for:

- Residential, business, and recreation uses
- Up to 430 new homes in a mix of terraces, semi-detached, and detached homes
- More than 14,000sqm of new parks and community spaces to benefit both current and future residents
- Environmental conservation zoning to protect and maintain over two hectares of Cumberland Plain Woodlands

In 2025, we submitted an Expression of Interest (EOI) to the Housing Delivery Authority (HDA) for staged civil works and the delivery of homes across the site in line with the approved rezoning. The EOI was accepted, and we're now preparing the relevant State Significant Development Applications (SSDAs) consistent with the EOI.

Demolition of the site has also taken place, with the site now cleared and ready for construction, subject to relevant approvals. Thank you for your patience during this process.

SSDA1a: State Significant Development Application for Civil Works + 62 homes

The first step in this staged planning process is the preparation of an application for civil works, which will be delivered in stages across the site, together with our initial phase of homes. This includes:

Level 28, 200 George Street
Sydney NSW 2000
Australia

T +61 2 9080 8000
www.mirvac.com



Staged civil works including:

- Bulk earthworks,
- Services and infrastructure,
- Roads and drainage,
- Shared cycle and pedestrian paths
- Delivery of three public parks, amounting to more than 14,000sqm of open space, and associated play and gym equipment,
- Tree removal and replacement, with over 1,500 new trees planted,
- Dedication of roads and parks to Council,
- Subdivision of lots,
- Community title subdivision to allow conservation and maintenance of Cumberland Plain Woodlands.

Initial phase of homes:

- 62 detached homes comprising a mix of 4- and 5-bedroom homes,
- Homes in SSDA1a located at the southern end of site as noted on the attached plan.



SSDA1a will shortly be submitted to DPHI for assessment, which will include a formal Public Exhibition period for community and stakeholder feedback.

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ABN 70 002 561 640
AFSL 233121
Responsible Entity for Mirvac Property Trust
ARSN 086 780 645

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Sydney NSW 2000
Australia

T +61 2 9080 8000
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A second SSDA (SSDA1b) will follow for the balance of homes, and we'll provide another opportunity to take you through those plans.

What's next – upcoming early works and site preparation

Ahead of civil works and the construction of the initial phase of homes as proposed under SSDA1a, a series of early works are to be undertaken to adequately prepare the site. These works include:

- **Site remediation** – safely removing and recycling unsuitable material from site in line with regulatory standards to ensure the land is suitable for future use.
- **Service relocations and enabling infrastructure** – relocating essential services such as overhead electrical cables along Ashford Avenue and Sydney Water sewer lines within and around the site.

All works will be managed under approved environmental controls to minimise noise, dust, and disruption, and coordinated with authorities to ensure safety and maintain essential services. We expect to appoint a contractor before the end of the year and will be in touch about what to expect ahead of works commencing, timing and mitigation measures we have put in place to minimise disruption.

Opportunity to meet the team – Ashford Avenue residents

As a neighbouring resident along Ashford Avenue, we would like to offer you the chance to meet with our team in-person at a convenient time before the end of the year. This will be an opportunity to discuss our plans in more detail and answer any questions you may have. To arrange a time, email us at milperracommunity@mirvac.com.

Alternatively, we are hosting an online information session for the broader community, and you are very welcome to join using the details below.



Date: Thursday, 6 November 2025

Time: 6:30pm-7:30pm

Where: Online via Zoom

Register: Using QR Code or visit

https://us06web.zoom.us/webinar/register/WN_AWGUvppjRCeRig8LwWzf4w.

Registration is essential – please RSVP by Tuesday, 4 November 2025. You will receive an email with a link with the information on how to join the session.

Questions

If you have any questions you'd like to pre-submit to us regarding the project, please don't hesitate to get in touch at any time via email milperracommunity@mirvac.com.

Alternatively, our website is available for further information <https://milperracommunity.mirvac.com/>.

Kind regards,
The project team

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Appendix E

E1 Email notification letter – registered community database

Mirvac planning update: 2 and 2A Bullecourt Avenue, Milperra



Milperra Community
To ○ Milperra Community

↩ Reply

↩ Reply All

→ Forward



Thu 30/10/2025 9:16 AM



Dear neighbours,

Thank you for registering to receive community updates relating to our residential project at 2 and 2A Bullecourt Avenue, Milperra.

We're writing to provide an update on the next phase of planning for our new community, as we prepare to lodge an application seeking approval for staged civil works across the site, along with our initial phase of homes. **Please find further information in the attached letter.**

We would also like to invite you to an upcoming online information session on **Thursday, 6 November 2025** between **6:30pm-7:30pm**, where you will hear about these plans from the project team and have the opportunity to submit questions.

To register, please click the link below https://us06web.zoom.us/webinar/register/WN_AWGUvppjRCeRig8LwWzf4w.

Please note: This registration is for neighbours seeking updates on the planning process only; it will not include information about future sales.

We hope you can join us.

Kind regards,
The Mirvac Project Team

You are receiving this update because you have registered for updates via our community webpage. If you would prefer NOT to receive future updates, please reply STOP and we will take you off our mailing list.

Appendix F

F1 Email notification letter – Mount St Joseph’s Secondary School

RE: Meeting with MSJ Principal/ Mirvac



Nibraas Ahmad

To ○ Sean Nishanth; ○ elizabeth.clark@syd.catholic.edu.au
Cc ● Arron Tanoai; ● Renee Barilla; ● Sarah Kim; ● Renee Barilla



Follow up. Start by Thursday, 30 October 2025. Due by Thursday, 30 October 2025.

This message is part of a tracked conversation. Click here to find all related messages or to open the original flagged message.



281025_SSDA1 - Community Letter - WSU Milperra - FINAL.pdf
306 KB



↩ Reply

↩ Reply All

➡ Forward



Thu 30/10/2025 11:20 AM

Hi Sean,

We have now distributed our community update letter regarding the project – the school may receive a hard copy of this letter but we’d like to share it with you in case you hadn’t. As mentioned at the meeting, we look forward to working alongside the school on this project, so if you have any questions at all, please feel free to reach out.

Regards,

Nibraas Ahmad
Development Manager
Development

F2 Email notification letter – ESR Development Site

Mirvac planning update: 2 and 2A Bullecourt Avenue, Milperra



Milperra Community

To ○ Grace.Macdonald@esr.com
Cc ○ Milperra Community



051125_SSDA1a - ESR Letter - WSU Milperra.pdf
264 KB

↩ Reply

↩ Reply All

➡ Forward



Wed 5/11/2025 5:32 PM

Dear Grace,

I have been trying to find the appropriate contact to send this letter to regarding the ESR development at 270–286 Horsley Road, Milperra, and a colleague passed on your email address to assist.

If you could please distribute the attached letter to your development team, providing an update on the next phase of planning for our new community at 2 and 2A Bullecourt Avenue, Milperra, it would be greatly appreciated.

As a neighbouring development to our site, we look forward to keeping you informed as plans progress and would be happy to arrange a meeting to discuss the proposal in more detail.

Kind regards,
Mia

F3 Email notification letter – Bankstown Bushland Society

Mirvac planning update: 2 and 2A Bullecourt Avenue, Milperra



Milperra Community

To  greenaissance1@gmail.com

Cc  Milperra Community

 Reply

 Reply All

 Forward



Wed 5/11/2025 4:54 PM



051125_SSDA1a - BBS Letter - WSU Milperra.pdf

264 KB

Dear Colin,

Please find attached a letter providing an update on the next phase of planning for our new community at 2 and 2A Bullecourt Avenue, Milperra.

We look forward to keeping you informed as plans advance and would be happy to arrange a meeting with you to discuss the proposal in more detail.

Kind regards,
The project team

Appendix G

G1 Key local government letter – State Member for East Hills, Kylie Wilkinson MP

Level 28, 200 George Street
Sydney NSW 2000
Australia

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www.mirvac.com



31 October 2025

Ms Kylie Wilkinson, MP
Member for East Hills
20 Revesby Place
REVESBY NSW 2212
By email: easthills@parliament.nsw.gov.au

Dear Ms Wilkinson,

It was a pleasure to meet with you earlier this year at Riverlands, Milperra. Since then, the team has continued to progress works on site, with 40 homes now settled and residents moved in, a further 61 homes under construction. Stage 2 and 3 civil works are also underway, with bulk earthworks and trunk drainage in progress.

At the same time, we have been working in partnership with Western Sydney University (WSU) to finalise the next phase of planning for our new community at 2 and 2A Bullecourt Avenue, Milperra. We are writing today to provide you with an update on our plans.

Since 2019, we have been working in consultation with Canterbury-Bankstown Council (Council), the Department of Planning, Housing and Infrastructure (DPHI), government authorities, the local community, and key stakeholders to shape the 19.6-hectare site. This engagement informed the Planning Proposal, which led to the site's rezoning in 2024 to allow for:

- Residential, business, and recreation uses
- Up to 430 new homes in a mix of terraces, semi-detached, and detached homes
- More than 14,000sqm of new parks and community spaces to benefit both current and future residents
- Environmental conservation zoning to protect and maintain over two hectares of Cumberland Plain Woodlands

In 2025, we submitted an Expression of Interest (EOI) to the Housing Delivery Authority (HDA) for staged civil works and the delivery of homes across the site in line with the approved rezoning. The EOI was accepted, and we're now preparing the relevant State Significant Development Applications (SSDAs) consistent with the EOI.

Demolition works have also been completed, with regular updates to our neighbours throughout this period. The site is now cleared and ready for construction, subject to relevant approvals.

SSDA1a: State Significant Development Application for Civil Works + 62 homes

The first step in this staged planning process is the preparation of an application for civil works, which will be delivered in stages across the site, together with our initial phase of homes. This includes:

Staged civil works including:

- Bulk earthworks,
- Services and infrastructure,
- Roads and drainage,
- Shared cycle and pedestrian paths,
- Delivery of three public parks, amounting to more than 14,400sqm of open space, and associated play and gym equipment,
- Tree removal and replacement, with over 1,500 new trees planted,
- Dedication of roads and parks to Council,
- Subdivision of lots,

Initial phase of homes:

- 62 detached homes comprising a mix of 4- and 5-bedroom homes,
- Homes in SSDA1a located at the southern end of site.

- Community title subdivision to allow conservation and maintenance of Cumberland Plain Woodlands.

Community engagement

Ahead of lodging this first application, we have undertaken pre-lodgement engagement with our key stakeholders, including Council, DPHI, government authorities and the local community. This involved distributing around 450 notices to nearby residents and businesses, sending an eDM to our 60-person database, hosting a webinar, and updating our dedicated project website. We continue to maintain a direct email contact for feedback and enquiries.

We are committed to providing further engagement opportunities for the community and other stakeholders to have their say as we as we prepare SSDA1b for the balance of homes across the site.

Next steps

Ahead of civil works and the construction of the initial phase of homes as proposed under SSDA1a, a series of early works are to be undertaken to adequately prepare the site. These works include:

- **Site remediation** – safely removing and recycling unsuitable material from site in line with regulatory standards to ensure the land is suitable for future use.
- **Service relocations and enabling infrastructure** – relocating essential services such as overhead electrical cables along Ashford Avenue and Sydney Water sewer lines within and around the site.

All works will be managed under approved environmental controls to minimise noise, dust, and disruption, and coordinated with authorities to ensure safety. We expect to appoint a contractor before year-end and will keep our neighbours informed on timing and mitigation measures ahead of works commencing.

Offer to meet

We look forward to keeping you informed as plans advance and would be happy to arrange a meeting to discuss the proposal in more detail.

We would be delighted to welcome you to tour the site, or alternatively we could meet at your office. Mia Mahony, Stakeholder Engagement Advisor (0449 984 011) is our contact for your office and will be in touch shortly to discuss this invitation further.

Yours sincerely,



WARWICK BIBLE
General Manager, Residential Development NSW & QLD

G2 Key local government letter – Federal Member for Blaxland and Minister for Education, Jason Clare MP

Level 28, 200 George Street
Sydney NSW 2000
Australia

T +61 2 9080 8000
www.mirvac.com



31 October 2025

The Hon. Jason Clare MP
Federal Member for Blaxland
Federal Minister for Education
Suite 7 Level 1, 400 Chapel Road
Bankstown NSW 2200
By email: jason.clare.mp@aph.gov.au

Dear Minister,

Since we last wrote in 2023, we would like to provide an update as we progress through the next phase of planning at our new community at 2 and 2A Bullecourt Avenue, Milperra. We would also like to take this opportunity to congratulate you on your re-election and continuation in Cabinet following the 2025 Federal Election, and we look forward to your next term.

In 2019, Mirvac entered into a partnership with Western Sydney University (WSU), to revitalise the site into a thriving residential community. Since that time, we have been working in consultation with Canterbury-Bankstown Council (Council), the Department of Planning, Housing and Infrastructure (DPHI), government authorities, the local community, and key stakeholders to shape plans for the 19.6-hectare site. This engagement informed the Planning Proposal, which led to the site's rezoning in 2024 to allow for:

- Residential, business, and recreation uses
- Up to 430 new homes in a mix of terraces, semi-detached, and detached homes
- More than 14,000sqm of new parks and community spaces to benefit both current and future residents
- Environmental conservation zoning to protect and maintain over two hectares of Cumberland Plain Woodlands

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SSDA1a: State Significant Development Application for Civil Works + 62 homes

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Staged civil works including:

- Bulk earthworks,
- Services and infrastructure,
- Roads and drainage,
- Shared cycle and pedestrian paths,
- Delivery of three public parks, amounting to more than 14,400sqm of open space, and associated play and gym equipment,
- Tree removal and replacement, with over 1,500 new trees planted,
- Dedication of roads and parks to Council,
- Subdivision of lots,

Initial phase of homes:

- 62 detached homes comprising a mix of 4- and 5-bedroom homes,
- Homes in SSDA1a located at the southern end of site.

- Community title subdivision to allow conservation and maintenance of Cumberland Plain Woodlands.

Community engagement

Ahead of lodging this first application, we have undertaken pre-lodgement engagement with our key stakeholders, including Council, DPHI, government authorities and the local community. This involved distributing around 450 notices to nearby residents and businesses, sending an eDM to our 60-person database, hosting a webinar, and updating our dedicated project website. We continue to maintain a direct email contact for feedback and enquiries.

We are committed to providing further engagement opportunities for the community and other stakeholders to have their say as we prepare SSDA1b for the balance of homes across the site.

Next steps

Ahead of civil works and the construction of the initial phase of homes as proposed under SSDA1a, a series of early works are to be undertaken to adequately prepare the site. These works include:

- **Site remediation** – safely removing and recycling unsuitable material from site in line with regulatory standards to ensure the land is suitable for future use.
- **Service relocations and enabling infrastructure** – relocating essential services such as overhead electrical cables along Ashford Avenue and Sydney Water sewer lines within and around the site.

All works will be managed under approved environmental controls to minimise noise, dust, and disruption, and coordinated with authorities to ensure safety. We expect to appoint a contractor before year-end and will keep our neighbours informed on timing and mitigation measures ahead of works commencing.

Offer to meet

As always, we welcome the opportunity to discuss our plans with you in more detail. Please do not hesitate to reach out at any time if you would like to meet on this project or our broader investment in Blaxland.

We would be delighted to welcome you to tour the site, or alternatively we could meet at your office. Mia Mahony, Stakeholder Engagement Advisor (0449 984 011) is our contact for your office and will be in touch shortly to discuss this invitation further.

Yours sincerely,



WARWICK BIBLE
General Manager, Residential Development NSW & QLD

G3 Key local government letter – Federal Member for Banks, Zhi Soon MP

Level 28, 200 George Street
Sydney NSW 2000
Australia

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www.mirvac.com



11 November 2025

The Hon. Zhi Soon MP
Federal Member for Banks
22 Revesby Place
Revesby NSW 2212
By email: zhi.soon.mp@aph.gov.au

Dear Mr Soon,

We are writing to provide an update on our plans in the seat of Banks, including our next phase of planning at our new community at 2 and 2A Bullecourt Avenue, Milperra. We would also like to take this opportunity to congratulate you on your election win following the 2025 Federal Election, and we look forward to working with you in your first term as we plan and progress projects within your electorate.

As you may know, Mirvac is an ASX top 100 listed property company that has been developing and managing well-located, diversified housing, inspiring workplace precincts and thriving shopping centres for over 50 years. We currently manage around \$22 billion in assets and have a future development pipeline of around \$29 billion. Our presence within the Banks area continues to grow with masterplanned communities such as Riverlands, Milperra now under construction – where 40 homes have already settled and residents are moving in – as well as our WSU Milperra project, which is now progressing into its next phase of planning.

In 2019, Mirvac entered into a partnership with Western Sydney University (WSU), to revitalise the site at 2 and 2A Bullecourt Avenue, Milperra into a thriving residential community. Since that time, we have been working in consultation with Canterbury-Bankstown Council (Council), the Department of Planning, Housing and Infrastructure (DPHI), government authorities, the local community, and key stakeholders to shape plans for the 19.6-hectare site. This engagement informed the Planning Proposal, which led to the site's rezoning in 2024 to allow for:

- Residential, business, and recreation uses
- Up to 430 new homes in a mix of terraces, semi-detached, and detached homes
- More than 14,000sqm of new parks and community spaces to benefit both current and future residents
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In 2025, we submitted an Expression of Interest (EOI) to the Housing Delivery Authority (HDA) for staged civil works and the delivery of homes across the site in line with the approved rezoning. The EOI was accepted, and we're now preparing the relevant State Significant Development Applications (SSDAs) consistent with the EOI.

Demolition works have also been completed, with regular updates to our neighbours throughout this period. The site is now cleared and ready for construction, subject to relevant approvals.

SSDA1a: State Significant Development Application for Civil Works + 62 homes

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Staged civil works including:

- Bulk earthworks,
- Services and infrastructure,
- Roads and drainage,
- Shared cycle and pedestrian paths,

Initial phase of homes:

- 62 detached homes comprising a mix of 4- and 5-bedroom homes,
- Homes in SSDA1a located at the southern end of site.

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- Delivery of three public parks, amounting to more than 14,400sqm of open space, and associated play and gym equipment,
- Tree removal and replacement, with over 1,500 new trees planted,
- Dedication of roads and parks to Council,
- Subdivision of lots,
- Community title subdivision to allow conservation and maintenance of Cumberland Plain Woodlands.

Community engagement

Ahead of lodging this first application, we have undertaken pre-lodgement engagement with our key stakeholders, including Council, DPHI, government authorities and the local community. This involved distributing around 450 notices to nearby residents and businesses, sending an EDM to our 60-person database, hosting a webinar, and updating our dedicated project website. We continue to maintain a direct email contact for feedback and enquiries.

We are committed to providing further engagement opportunities for the community and other stakeholders to have their say as we as we prepare SSDA1b for the balance of homes across the site.

Next steps

Ahead of civil works and the construction of the initial phase of homes as proposed under SSDA1a, a series of early works are to be undertaken to adequately prepare the site. These works include:

- **Site remediation** – safely removing and recycling unsuitable material from site in line with regulatory standards to ensure the land is suitable for future use.
- **Service relocations and enabling infrastructure** – relocating essential services such as overhead electrical cables along Ashford Avenue and Sydney Water sewer lines within and around the site.

All works will be managed under approved environmental controls to minimise noise, dust, and disruption, and coordinated with authorities to ensure safety. We expect to appoint a contractor before year-end and will keep our neighbours informed on timing and mitigation measures ahead of works commencing.

Offer to meet

We welcome the opportunity to discuss our plans with you in more detail. Please don't hesitate to reach out at any time if you would like to meet on this project or our broader investment in Banks.

We would be delighted to welcome you to tour the WSU Milperra site, or to visit Riverlands, Milperra to view some of the newly completed homes. Alternatively, we'd be happy to meet at your office if that's more convenient. Mia Mahony, Stakeholder Engagement Advisor (0449 984 011) is our contact for your office and will be in touch shortly to discuss this invitation further.

Yours sincerely,



WARWICK BIBLE
General Manager, Residential Development NSW & QLD

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G4 Key local government letter – Canterbury-Bankstown Council CEO

From: Toby Long
Sent: Thursday, 30 October 2025 8:52 AM
To: Matthew Stewart <matthew.stewart@cbc.city.nsw.gov.au>
Cc: Andy Sharp <Andy.Sharp@cbc.city.nsw.gov.au>; Adam Perrott <adam.perrott@mirvac.com>
Subject: Update on Mirvac projects

Hi Matt,

Hope you are well.

I wanted to give you an update on our current projects, Riverlands and the WSU Milperra Campus.

Riverlands

We have now settled the first houses in the development, and it is so positive to see the new community engage and respond to their new homes. We would be more than happy to show you and Andy or anyone else from Council the progress of the development and how it is flourishing with the new residents.

WSU Milperra

As an update on the next phase of planning at WSU Milperra. As you know, the project was accepted through the HDA pathway earlier this year, and since then, we have been progressing the preparation of the relevant State Significant Development Applications (SSDAs) consistent with the approved Expression of Interest (EOI).

Shortly we will lodge SSDA1a for civil works including bulk earthworks, services, roads, and over 1400sqm of public open space, together with an initial phase of 62 homes located at the southern end of the site. This is the first step in our staged planning process with our next SSDA (SSDA1b) to follow for the balance of homes across the site.

Ahead of lodging SSDA1a, we have undertaken pre-lodgement engagement with our key stakeholders and the local community. This involved distributing over 350 notices (copy attached for your reference) to nearby residents and businesses, sending an eDM to our 60-person database, hosting a webinar, and updating our dedicated project website. We continue to maintain a direct email contact for feedback and enquiries.

We will provide further engagement opportunities for key stakeholders and the local community as we progress toward lodgement of SSDA1b for the remaining homes next year.

Working together with you and council officers continues to be an important part of this process, with a focus on delivering thoughtfully designed housing and public spaces that contribute positively to the current and future local community.

Please don't hesitate to reach out at any time if you would like to discuss our plans any further or to meet at our Riverlands project to see its progress.

Kind regards,
Toby

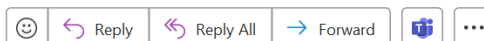
Appendix H

H1 Community webinar registration confirmation

Mirvac webinar - SSDA1a for 2 and 2A Bullecourt Avenue, Milperra Confirmation



Zoom <no-reply@zoom.us>
To Mia Mahony



Wed 5/11/2025 9:31 PM



If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Thank you for registering for Mirvac webinar - SSDA1a for 2 and 2A Bullecourt Avenue, Milperra. You can find information about this webinar below.

Please submit any questions to: milperracommunity@mirvac.com

You can [cancel](#) your registration at any time.

Thank you!

Mirvac webinar - SSDA1a for 2 and 2A Bullecourt Avenue, Milperra

Date & Time	Nov 6, 2025 06:30 PM Canberra, Melbourne, Sydney
Webinar ID	847 7971 2656
Description	Thanks for your interest - this webinar is your opportunity to learn more about Mirvac's SSDA1a regarding civil works and our initial phase of homes at 2 and 2A Bullecourt Avenue, Milperra. During the session, you will hear from the project team, who will outline the proposal and explain the planning process. You'll also have the opportunity to take part in a live Q&A with the team.

H2 Community webinar reminder email

Reminder: Mirvac webinar - SSDA1a for 2 and 2A Bullecourt Avenue, Milperra ...



Zoom <no-reply@zoom.us>
To Mia Mahony



5:25 PM



If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Mia Mahony,

This is a reminder that your webinar will begin in 1 hour:

You can [cancel](#) your registration at any time.

Thank you!

Mirvac webinar - SSDA1a for 2 and 2A Bullecourt Avenue, Milperra

Date & Time	Nov 6, 2025 06:30 PM Canberra, Melbourne, Sydney
Webinar ID	847 7971 2656
Description	Thanks for your interest - this webinar is your opportunity to learn more about Mirvac's SSDA1a regarding civil works and homes at 2 and 2A Bullecourt Avenue, Milperra. During the session, you will hear from the project team, who will outline the proposal and explain the planning process. You'll also have the opportunity to take part in a live Q&A with the team.

H3 Community webinar presentation



Introducing the team



- Arron Tanoai
- Senior Development Manager
- Mirvac



- Nibraas Ahmad
- Development Manager
- Mirvac



- Ashleigh Ryan
- Director, Planning
- Beam



- Mia Mahony
- Stakeholder Engagement Advisor
- Mirvac

All content shared within this pack is current at this point in time for stakeholder engagement purposes and is subject to change pending internal and regulatory approvals.



About Mirvac



Georges Cove Residences, Moorebank



Riverlands, Milperra



Brighton Lakes, Moorebank

Mirvac is renowned for creating and delivering high-quality places that serve the community well and stand the test of time

- Over 50-years of continuous delivery of residential, office, industrial and retail property projects nationwide
- Australian established and managed
- Strong track record of design & construction excellence
- Integrated development, design and construction capability and reputation for quality is a critical competitive advantage
- Successful delivery of multiple communities in Sydney's south-west, including:
 - Riverlands, Milperra – under construction
 - Georges Cove Residences, Moorebank – completed September 2025
 - Brighton Lakes, Moorebank – completed December 2018

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Agenda

1. Presentation (40 minutes)

- Site context
- Planning process for WSU Milperra
- Details of early works + 62 homes SSDA (SSDA1a)
- Considerations (SSDA1a)
- Next steps and contact details

2. Q&A (20 minutes)

- Submit a question using the Zoom Q&A function at anytime during the event, we will get to this at the end
- Your microphones and cameras are disabled
- A reminder that this session is being recorded for note taking purposes



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Site context

Site context

WSU Milperra

- Address: 2 & 2A Bullecourt Avenue (19.64ha)
- Suburb: Milperra NSW 2214
- LGA: Canterbury Bankstown
- Location:
- ~30km south-west of the Sydney CBD
- Bound by:
 - Bullecourt Avenue to the North
 - M5 Motorway to the South
 - Horsley Road / Mount St Joseph Catholic College & existing industrial to the East
 - Ashford Avenue & existing residential to the West
- Land Ownership: Western Sydney University (WSU)



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Project background

WSU Milperra

2019 – Early consultation

Early community and stakeholder consultation commenced to help inform the Planning Proposal.

2020 – Planning Proposal

Planning Proposal lodged, exhibited, and subsequently reviewed by Council, DPHI, and the South District Planning Panel.

2024 – Rezoning approved

Allowing Residential, Recreation, Business, and Environmental conservation uses on the site.

2025 – Demolition completed

Following Council approval in 2024, demolition works were carried out over approx. 12 months and completed earlier this year.

2025 – Development Application

The site is now ready to progress to the Development Application stage seeking approval for civil works and housing delivery.

We are here

2025/2026 – Site prep works

Early infrastructure and site enabling works for remediation and utility relocations to commence in December.

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Land use

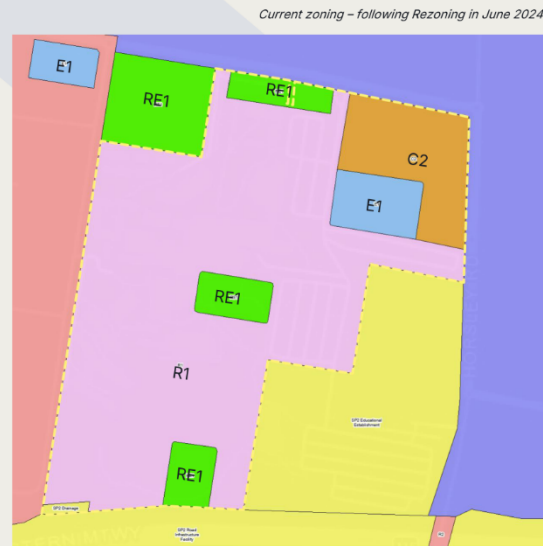
WSU Milperra

The site's zoning allows for:

Residential (R1), Recreation (RE1), Business (E1), and Environmental conservation (C2) uses on the site.

Specifically:

- Up to 430 homes in a mix of terraces, semi-detached and detached houses
- A reconfigured childcare centre within the existing building
- A retail space with the potential for a cafe
- Extensive green space providing a mix of passive and active recreation across three parks
- Environmental conservation zoning to protect and maintain >2 hectares of Cumberland Plain Woodlands



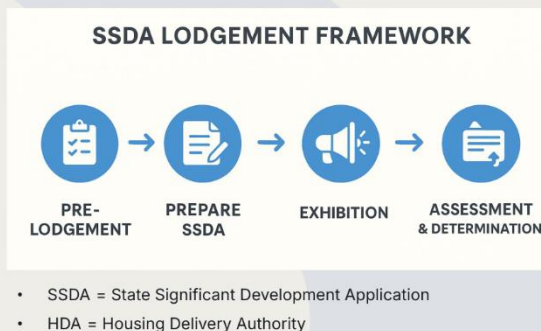
All content shared within this pack is current at this point in time for stakeholder engagement purposes and is subject to change pending internal and regulatory approvals.

Pathway forward

Planning pathway

In response to the critical need for new homes in Sydney:

- The NSW Government introduced the Housing Delivery Authority (HDA) to fast-track well-located housing and community infrastructure
- Enables streamlined assessment of State Significant Development Applications (SSDA)
- Assessed by a dedicated team within the Department of Planning, Housing and Infrastructure (DPHI)
- Aims to accelerate delivery without compromising planning oversight, quality, or design



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Site declared 'State Significant Development'

Following rezoning and demolition, WSU Milperra is ready for the next phase of planning:

- Earlier this year, Mirvac lodged an Expression of Interest (EOI) with the NSW Housing Delivery Authority for a housing-focused plan in line with the approved rezoning:



Up to 430 homes including terraces, semi-detached and detached houses



Over 14,000sqm of open space across 3 new parks



Conservation & management of >2ha Cumberland Plain Woodlands



Retail space with potential for café



Renovation of existing childcare facility



Affordable housing contribution

- The EOI was declared a 'State Significant Development Application' via a Ministerial Declaration in September 2025.
- This requires Mirvac to prepare and lodge staged State Significant Development Applications (SSDAs) in line with EOI.

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Staged SSDA process



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Details of application (SSDA1a)

Details of this application (SSDA1a)

Staged civil works (Early Works):

- Bulk earthworks,
- Services and infrastructure,
- Roads and drainage,
- Shared cycle and pedestrian paths
- Delivery of three public parks, amounting to more than 14,000sqm of open space, and associated play and gym equipment,
- Tree removal and replacement,
- Dedication of roads and parks to Council,
- Subdivision of lots,
- Community title subdivision of C2 and E1 zoned land to allow conservation and maintenance of Cumberland Plain Woodland.

Initial phase of homes (Stage 1):

- 62 detached homes,
- Mix of 4 and 5-bedroom homes,
- Located at the southern end of site along Ashford Ave.

The target program for SSDA1a is as follows:

Lodgment: Q4 2025 > Assessment: Q4 2025 – Q4 2026 > Subject to approvals, construction duration: ~Q1 2027 – ~Q2 2029

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Landscape design

- Tree retention – the design considers retention of existing trees in conjunction with the proposed development to retain as many trees as practical within key areas of the site.
- Plant selection – landscaping will feature native species from the Cumberland Plain Woodland, chosen for their local provenance and ability to thrive in local conditions while supporting native wildlife.
- Green corridors – the design creates a green corridor along streets and verges that connects parks and open spaces.

>2ha of Cumberland Plain Woodland retained protecting an endangered ecological community, and preserving the site's legacy.



Cumberland Plain Woodland



Proposed native species selection



Reference images only – final designs will vary based on further planning approvals.

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3 x new public parks delivered in stages

Central Park >5,000sqm open space for the entire community to enjoy



The Central Park will be the green heart of the community suitable to all ages and abilities, featuring:

- Play areas
- Informal walking trails
- Bush gardens
- Open lawns
- Shaded shelters
- Bike racks

What would you like to see in this park?

Reference images only – final designs will vary based on further planning approvals.

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3 x new public parks delivered in stages

Southern Park ~4,700sqm open space for the entire community to enjoy



The Southern Park will be a lively hub for physical activity which is promoted by active spaces, featuring:

- Outdoor fitness zone
- Accessible pathways
- Open turf areas
- Multi-purpose sport court
- Amphitheatre lawn
- Seating and picnic areas

What would you like to see in this park?

Reference images only – final designs will vary based on further planning approvals.

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3 x new public parks delivered in stages

Northern Park ~4,600sqm open space for the entire community to enjoy



The Northern Park forms the green interface to Bullecourt Avenue and promotes a passive space featuring:

- Mature canopy trees
- Stormwater retention
- Native planting
- Discovery trail
- Car parking area



What would you like to see in this park?

Reference images only – final designs will vary based on further planning approvals.

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Access and movement

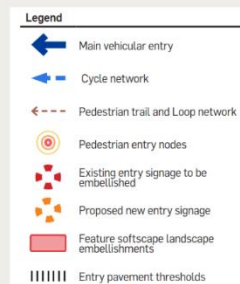
Provision of walking and cycling networks across entire site, connecting new and existing communities

Vehicle access:

- 3 x new access roads consistent with the existing arrangement
- These include access points off Ashford Ave, Bullecourt Ave, and Horsley Rd

Pedestrian movement:

- Multiple pedestrian and cycle links throughout the site
- Creates connections to surrounding streets and public parks



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Residential neighbourhood – initial phase of 62 homes



Stage 2 - Proposed Indicative Artist Impression of Housing Streetscape

Initial phase of homes as part of SSDA1a, designed for all stages of life:

- Approx. 62 homes,
- Mix of 4 and 5-bedroom homes,
- Freestanding homes,
- Located at the southern end of site along Ashford Ave.

Sustainable and well-planned living

- Solar & battery ready homes
- Provisions for EV charging stations around parks
- Sustainable Urban Design

Reference images only – final designs will vary based on further planning approvals.

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Considerations (SSDA1a)

Construction management

- Technical reports that are being prepared will help us understand potential construction impacts, and how we can best manage these.
- Most importantly, a Construction Environmental Management Plan will be prepared before any works commence and will outline mitigation measures for construction impacts. Near neighbours will receive more information prior to commencement of works.
- The team will comply with all relevant regulations and requirements, including noise attenuation, working hours and traffic management plans.
- Mirvac is committed to keeping the local community informed as the project progresses and to minimising disruptions throughout the life of the project.



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Technical studies

Following the rezoning in June 2024, Mirvac has been working closely with Council, DPHI, and other key stakeholders in preparation of the SSDA documentation.

Over that time, we've undertaken a series of detailed planning studies and technical investigations to ensure a well-informed approach.

The following studies will be included in the Environmental Impact Statement and available as part of the public exhibition process:

- | | | |
|-------------------------------------|---|--|
| ✓ Engagement Outcomes Report | ✓ Site Investigation Reports / RAP / Site Auditor Statement | ✓ Noise and Vibration Assessment |
| ✓ Flood Impact and Risk Assessment | ✓ Operational Waste Management Plan (OWMP) | ✓ Arboricultural Impact Assessment (AIA) |
| ✓ Civil Engineering Report | ✓ Transport Impact Assessment (TIA) | ✓ Architectural/Urban Design Report |
| ✓ Water Cycle Management Plan | ✓ BDAR Report | ✓ ESD Report |
| ✓ Erosion and Sediment Control Plan | ✓ Green Travel Plan | ✓ Public Space Plan |
| ✓ Bushfire Assessment | ✓ Landscape Plans and Design Report | ✓ CPTED Report |
| ✓ Statement of Heritage Impact | ✓ Heritage Interpretation Plan | ✓ Visual Impact Analysis |
| ✓ Geotechnical Report | ✓ Accessibility Report | ✓ Integrated Water Management Plan |

These reports can all be found within the SSDA documentation once lodged on NSW Planning Portal.

All content shared within this pack is current at this point in time for stakeholder engagement purposes and is subject to change pending internal and regulatory approvals.

What's next?

What's next?

There are plenty of opportunities to keep informed and have your say as we progress:

We are here

Phase 1

Community engagement providing information on SSDA1a for early works + 62 homes

Phase 2

Lodgement & assessment of SSDA1a to NSW DPPI - this includes public exhibition where you can have your say

Phase 3

Early infrastructure and site enabling works for remediation and utility relocations to commence in December.

Phase 4

Community engagement providing information on SSDA1b for the balance of homes

Phase 5

Lodgement & assessment of SSDA1b by NSW DPPI - this includes public exhibition where you can have your say

Phase 6

Subject to approvals, construction of staged civil works and first phase of homes to commence

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Opportunities to get in touch and provide feedback

Questions

Further questions or feedback? Contact the team...



Email

milperracomunity@mirvac.com

More information

For more information, please visit our website...



Website

milperracomunity.mirvac.com/

Public Exhibition period

- Visit the NSW Planning Portal
- You will be able to review all finalised SSDA documentation and provide a formal submission to DPHI via the Major Projects website



Scan QR code to register your details to receive digital updates from us

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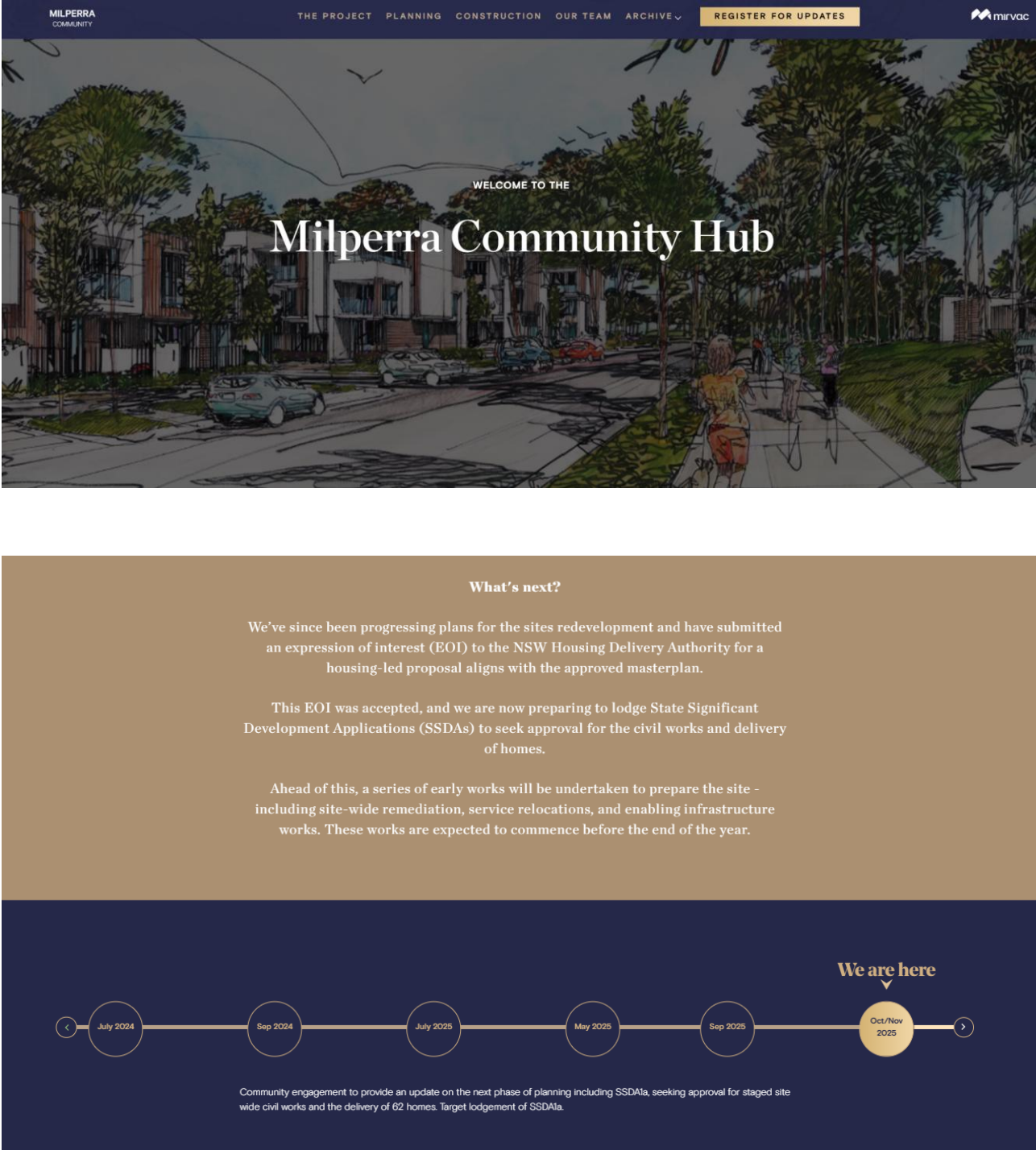
Q&A

- Submit a question using the Zoom Q&A function

building the
imagine nation

Appendix I

I1 Key website content



The screenshot shows the Milperra Community Hub website. The header includes the 'MILPERRA COMMUNITY' logo, navigation links for 'THE PROJECT', 'PLANNING', 'CONSTRUCTION', 'OUR TEAM', and 'ARCHIVE', a 'REGISTER FOR UPDATES' button, and the 'mirvac' logo. The main banner features a sketch of a modern residential street with the text 'WELCOME TO THE Milperra Community Hub'. Below this, a section titled 'What's next?' provides updates on the redevelopment plans, including the submission of an Expression of Interest (EOI) to the NSW Housing Delivery Authority and the preparation of State Significant Development Applications (SSDAs). A timeline at the bottom shows the project's progress from July 2024 to October/November 2025, with the current status marked as 'We are here'.

MILPERRA COMMUNITY THE PROJECT PLANNING CONSTRUCTION OUR TEAM ARCHIVE REGISTER FOR UPDATES mirvac

WELCOME TO THE

Milperra Community Hub

What's next?

We've since been progressing plans for the sites redevelopment and have submitted an expression of interest (EOI) to the NSW Housing Delivery Authority for a housing-led proposal aligns with the approved masterplan.

This EOI was accepted, and we are now preparing to lodge State Significant Development Applications (SSDAs) to seek approval for the civil works and delivery of homes.

Ahead of this, a series of early works will be undertaken to prepare the site - including site-wide remediation, service relocations, and enabling infrastructure works. These works are expected to commence before the end of the year.

We are here

< July 2024 Sep 2024 July 2025 May 2025 Sep 2025 Oct/Nov 2025 >

Community engagement to provide an update on the next phase of planning including SSDA1a, seeking approval for staged site wide civil works and the delivery of 62 homes. Target lodgement of SSDA1a.

The Site

The site occupies 19.6 hectares formally utilised as the 'WSU Bankstown Village Campus' at 2 and 2A Bullecourt Avenue, Milperra.

Located approximately 24 kilometres west of the Sydney CBD, the site is in Sydney's South District and is bound by the M5 motorway to the south, Ashford Avenue to the west, Bullecourt Avenue to the north, and Horsley Road to the east.

The site is well located adjacent to bus services employment precincts and emerging centres, which offers jobs, amenities, and services. This is consistent with the '30-minute' initiative.



The Project

In June 2024, the 19.6-hectare site was rezoned to allow for residential, commercial, recreational and conservation uses.

The proposed residential masterplan for the site incorporates a diverse range of up to 430 low-rise dwellings including attached terraces, semi-detached houses and freestanding homes, alongside a suite of community enhancements set to benefit both existing and future residents.

Under the Voluntary Planning Agreement (VPA) drafted in conjunction with and adopted by Council, the following community benefits will be delivered:



Housing diversity

Delivers a variety of dwelling types, sizes and price points such as attached, semi-detached and free-standing homes. Diverse housing means the neighbourhood will cater to people at all life stages including sole occupancy, growing families and the ageing population. A \$5.3m contribution will also be made to Council for social and affordable housing within the area.



Open space

Encourages active recreation opportunities by providing access to over 14,000sqm of public parks connected via footpaths and cycleways, implementing a long-term management plan for over 2 hectares of remnant vegetation and contributing to the upgrade of Milperra Reserve. A tree replacement ratio of three new trees planted for every one removed will be implemented on site.



Meeting place

Provides a convenient and accessible space for social interaction through the creation of a small neighbourhood centre. This will include a refurbished childcare centre within the existing building, and a food and beverage premises to service the day-to-day needs of residents, workers and the broader community.

Environmental Sustainability

We have established clear goals and strategies aimed at reducing environmental impacts while promoting sustainable practices across all stages of the project.

- Protection for over 2-hectares of a significant Cumberland Plain Woodlands.
- 3 new publicly accessible parks across the site, totalling over 14,000 square metres of open space.

Project Team

Mirvac | Beam | Urbis | Beveridge Williams | SLR Consulting

About Mirvac

Founded in 1972, Mirvac has been making a positive contribution to our cities and the urban landscape for over 50 years, through our connected communities, exceptional workplaces and thriving shopping centres. We are an Australian Securities Exchange (ASX) top 100 company, the first Australian property group to be net positive in carbon and in 2023, and have been ranked in the top five in the world for gender equality by Equileap for five years running.

As an integrated property designer, developer, builder, owner and manager – Mirvac has control over every stage of a development's lifecycle, giving us a significant competitive advantage to deliver in challenging markets.

For the third year in a row, Mirvac Constructions has earned the highest possible iCIRT rating. This independent recognition reflects our reputation as a trusted, award-winning property developer – committed to delivering high-quality construction, with a focus on safety, reliability, and consistently meeting the highest standards.



About Beam – Planning

Beam Planning is a Sydney-based consultancy. Their experienced team brings decades of expertise across statutory, strategic, and urban renewal projects. They specialise in strategic advice, State Significant Development applications, and precinct planning, delivering high-quality outcomes for clients and communities. For this project, Beam Planning is advising on planning and approvals to ensure a smooth, well-considered process.



COMMUNITY UPDATES

Email: milperracommunity@mirvac.com

Register below to receive community updates about Milperra as the project progresses.

Appendix J

J1 Meeting records with Canterbury-Bankstown Council

Date	Stakeholder/s	Activities	Purpose
28 February 2024	Canterbury Bankstown Council	Meeting	Provide project update and discuss Civils & Park Designs
June 2024 to current	Canterbury Bankstown Council - Senior Council Planners and Planners	Approximately 26 recurring Fortnightly project meetings - in person and online	Discuss project updates and Status of DA submission.
June 2024 to current	Canterbury Bankstown Council - Council Planning and Engineering Directors	Approximately 10 monthly engagement meetings - in person	Discuss project updates and Status of DA submission.
9 September 2024	Canterbury Bankstown Council	Meeting	Discuss with council project updates and design principles for agreement: • Roll Kerb and Blisters • Delineation of Parking and Entry Thresholds • Basin Staging and Water Cycle Management Plan (WCMP) • Southern Park Landscape Design – Tiered Steps • Porous / Cool Pavement
19 February 2025	Canterbury Bankstown Council	Meeting	Discuss with council Stage 1 & 2 DA and design alternatives to retain additional trees in the northern part of the site, noting that the southern part of the site was comparatively free of trees and does not contain the Council biodiversity controls.
12 March 2025	Canterbury Bankstown Council	Meeting	Meeting with Council to Align Staging Approach to Documentation
24 April 2025	Canterbury Bankstown Council	Meeting	Meeting with Council to work through DA updates

14 May 2025	Canterbury Bankstown Council	Meeting	Meeting with Council for Update on DA
18 June 2025	Canterbury Bankstown Council	Meeting - Workshop	Council RFI Workshop (3 hours) held at Council Chambers to discuss Council Comment / Issues on the previously submitted DA's withdrawn at request of Council.
9 July 2025	Canterbury Bankstown Council - Council Planners	Meeting	Meeting with Council Planners to outline the action plan in response to RFI Workshop and advise of scope and timing of the next DA submission (being site-wide Civil DA and 49 Homes).
13 August 2025	Canterbury Bankstown Council - Planning and Engineering Director's	Meeting	Meeting with Planning and Engineering Director's to page-turnkey. Pre-DA documentation particularly around Biodiversity further to previous agreements
31 October 2025	Canterbury Bankstown Council	Meeting - Workshop	Pre-SSDA lodgment meeting – Discuss with council our intention to lodge SSDA1A and outstanding RFI items from the original DA lodgement.

Appendix K

K1 Correspondance records with Transurban/TfNSW

Date	Stakeholder	Activities	Purpose
28/05/2024	Transurban	email	Initial contact with Transurban to discuss the project and kick start project discussions
03/07/2024	Transport for NSW, Transurban	Online meeting	Briefing session with the broader project team to discuss the project in key impact considerations to the M5
06/09/2024	Transport for NSW, Transurban	email	Project update and issue of preliminary plans for discussion purposes
23/09/2024	Transport for NSW, Transurban	online meeting	Project meeting to discuss the latest design Stage 1 and 2, including requirements from the project team to progress the development applications
01/11/2024	Transport for NSW, Transurban	Email	Issue of Engineering memo for the M5 boundary interface, Concept civil engineering plans, acoustic report, arborist report and water cycle management plan
01/11/2024 to 29/11/2024	Transport for NSW, Transurban	Email	Several emails back and forth to follow up on comments to the design
29/11/2024	Transport for NSW, Transurban	Email	Receipt of Transport for NSW/Transurban Design comments register
10/12/2024	Transport for NSW, Transurban	Online meeting	Project meeting to discuss the design comments Register and responses against each item. Request for landowners' consent to support the stage 3 development application.
20/12/2024	Transport for NSW, Transurban	Email	Receipt of Transport for NSW/Transurban Additional Design comments register
07/01/2025	Transport for NSW, Transurban	Email	Issue of final responses to design comments register
07/01/2025 to 07/02/2025	Transport for NSW, Transurban	Email	Several emails back and forth to follow up on comments to the design

07/02/2025	Transport for NSW, Transurban	Email	Receipt of Transport for NSW/Transurban Additional Design comments register
07/02/2025	Transport for NSW, Transurban	Email	Issue of final responses to design comments register
31/03/2025	Transport for NSW, Council	Email	Receipt of DA1301/2024 (PAN-476751) Stage 2 Civil RFI Comments
14/04/2025	Transport for NSW, Transurban	Email	Issue of engineering RFI responses - DA1301/2024 (PAN-476751) Stage 2 Civil RFI
06/06/2025	Transport for NSW	email	Email approval granting concurrence from TfNSW for DA1301/2024 (PAN-476751) Stage 2 Civil RFI
04/08/2025	Transport for NSW, Transurban	Email	Transurban provided signed permission to enter form to enable approval of the sewer adjustment/deviation works
16/10/2025	Transport for NSW, Transurban	Email	Project update to advise of the new approval process to state significant development (SSD)

K2 Correspondance records with Telstra

Date	Stakeholder	Activities	Purpose
19/09/2024	Telstra	Email	Initial contact with Telstra to discuss the project and kick start project discussions
20/09/2024	Telstra	Email	Receipt of preliminary cost estimate for Telstra relocation
22/10/2024	Telstra	Email	Issue of agricultural ecological and heritage reports what Telstra the progress the impact study quote
23/10/2024	Telstra	Email	Receipt of Telstra impact quote
23/10/2024	Telstra	Email	Issue of Telstra impact quote acceptance
30/10/2024	Telstra	Email	Issue of civil design drawings, long sections, cross sections and project consultant reports
13/11/2024	Telstra	Email	Receipt of Telstra scope of works to relocate existing assets

03/12/2024	Telstra	In person meeting	Site meeting with Telstra to discuss the proposed relocation scope of works
07/02/2025	Telstra	Online meeting	Meeting to discuss the Telstra scope of works, proposal for alternate designs to negate the need of for relocation of existing assets
07/02/2025 to 13/06/2025	Telstra	Emails	Back and forth emails and phone discussions to propose alternate design solutions
13/06/2025	Telstra	Online meeting	Telstra agreed that the updated intersection design would be accepted. BW will update the plans to show the following: • Provide 2 fixed bollards to the south of the Telstra pit to address safety concerns with vehicles traveling along the entry road • Sections of the entry and exit roads • Section of the existing telco alignment
03/10/2025	Telstra	Email	Receipt of Telstra's updated scope of works to reflect the updated intersection design
17/10/2025	Telstra	Email	Issue of review comments on Telstra's scope of works brief and plans

K3 Correspondance records with NBN

Date	Stakeholder	Activities	Purpose
01/11/2024	NBN	Online meeting	Meeting with the team to discuss the development site, roles, responsibilities, staging and timings
24/02/2025	NBN	Email	Email to NBN requesting for NBN reoccurring meeting to discuss the project and design considerations
04/03/2025 to 22/10/2025	NBN	Online meeting	Various online meetings with NBN to provide project updates and discussions of amendments to the project design / Development Applications

01/08/2025	NBN	Email	Email to NBN to provide a project design update and the amended Masterplan Development Application strategy
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