

361 Newbridge Road Pty Ltd ACN 607 521 700 ATF The 361 Newbridge Road Unit Trust ABN 35 949 970 910
Bridges Road Developments Pty Ltd ACN 601 839 534 ATF The Bridges Road Unit Trust ABN 63 458 748 867
Bridges Road Developments No 2 Pty Ltd ACN 601 918 218 ATF The Bridges Road No 2 Unit Trust ABN 95 857 339 276
Bridges Road Developments No 3 Pty Ltd ACN 601 918 227 ATF The Bridges Road No 3 Unit Trust ABN 49 392 836 324
Bridges Road Developments No 4 Pty Ltd ACN 601 918 236 ATF The Bridges Road No 4 Unit Trust ABN 15 510 836 139
Bridges Road Developments No 5 Pty Ltd ACN 301 918 245 ATF The Bridges Road No 5 Unit Trust ABN 17 532 211 438
Bridges Road Developments No 6 Pty Ltd ACN 648 506 567 ATF The Bridges Road No 6 Unit Trust ABN 30 107 114 327
Bridges Road (Joyce) Developments Pty Ltd ACN 604 586 816 ATF The Bridges Road (Joyce) Unit Trust ABN 67 328 357 418

c/- Level 31, 133 Castlereagh Street, Sydney NSW 2000

Tel: (02) 9261 7000

Email: jlanderer@landerer.com.au

13 March 2026

Mrs Monica Gibson
Deputy Secretary
Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2124

Email: monica.gibson@planning.nsw.gov.au

Dear Mrs Gibson,

Re: Formal Request for Withdrawal of Planning Proposal — Bridges Road Moorebank Precinct (RZ-6/2015)

We are the registered proprietors (referred to as investors in the recent Coronation letter to you) of the following land within the Moore Point Planning Proposal precinct:

- 361 Newbridge Road, Moorebank
Owner: 361 Newbridge Road Pty Ltd ACN 607 521 700 ATF The 361 Newbridge Road Unit Trust ABN 35 949 970 910
- 8–16 Bridges Road, Moorebank
Owner: Bridges Road Developments Pty Ltd ACN 601 839 534 ATF The Bridges Road Unit Trust ABN 63 458 748 867

Bridges Road Developments No 2 Pty Ltd ACN 601 918 218 ATF
The Bridges Road No 2 Unit Trust ABN 95 857 339 276

Bridges Road Developments No 3 Pty Ltd ACN 601 918 227 ATF
The Bridges Road No 3 Unit Trust ABN 49 392 836 324

Bridges Road Developments No 4 Pty Ltd ACN 601 918 236 ATF
The Bridges Road No 4 Unit Trust ABN 15 510 836 139

Bridges Road Developments No 5 Pty Ltd ACN 301 918 245 ATF
The Bridges Road No 5 Unit Trust ABN 17 532 211 438

Mrs Monica Gibson
Deputy Secretary
Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure

- 5–9 Bridges Road, Moorebank
Owner: Bridges Road (Joyce) Developments Pty Ltd ACN 604 586 816 ATF
The Bridges Road (Joyce) Unit Trust ABN 67 328 357 418
- 6 Bridges Road, Moorebank
Owner: Bridges Road Developments No 6 Pty Ltd ACN 648 506 567
ATF The Bridges Road No 6 Unit Trust ABN 30 107 114 327

(Any inconsistencies between the recent Coronation letter (the “Coronation Letter”) and this letter, the contents of this letter shall prevail. Any letter you receive from Coronation or its employees should be first confirmed by you with us before acting on it.)

We refer to Planning Proposal RZ-6/2015, lodged in respect of the above land, which received a Gateway Determination from the Department.

Pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979, we hereby formally request the withdrawal of Planning Proposal RZ-6/2015 in its entirety. We no longer wish to proceed with the proposed amendment to the Liverpool Local Environmental Plan 2008 and do not intend to undertake any further steps in connection with this proposal.

Grounds for Withdrawal

1. Infrastructure and Feasibility

Having undertaken further assessment of the costs required to unlock the site for residential development, we have determined that the proposal is not commercially feasible. The infrastructure costs associated with making the site flood resilient, the necessary upgrades to traffic and road networks, and the construction costs required to deliver a residential development on the site render it unviable for us and, in our view, for any prospective developer considering the opportunity.

2. Material Change in Ownership

Since the lodgement of this planning proposal, two of the four properties within the precinct have been sold to industrial owner-occupiers who have no intention of rezoning or redeveloping their sites, and a third property is currently in the process of being sold. This represents a fundamental and material change to the composition of the proponent group and the original basis upon which the planning proposal was advanced — namely, the collective interest of the precinct landowners in pursuing a rezoning — no longer exists.

3. Preferred Outcome: Retention of E4 General Industrial Zoning

We intend to develop our retained property in accordance with its current permitted use under the E4 General Industrial zone. We are committed to contributing to the Moorebank and broader Liverpool area through the delivery of premium industrial and high-technology uses, which aligns with the strategic direction for the precinct and is consistent with the Liverpool LEP 2008 as it stands.

Mrs Monica Gibson
Deputy Secretary
Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure

We acknowledge that this planning proposal is currently with the Department and is no longer under our day-to-day control. We confirm that we will not be entering into any further works, conversations, or expenditure to progress the rezoning, and we formally withdraw our support for any continued advancement of this proposal.

Should the Department proceed with the Planning Proposal to rezone the residual land adjacent to our properties (i.e. 3 Newbridge Road), we request that the proposed zoning be amended to introduce a buffer area, by way of an E3 Productivity Support zone, to reduce the risk of land use conflict between the E4 General Industrial Area and the proposed MU1 Mixed Use area.

We respectfully request that the Department update its records to reflect that Planning Proposal RZ-6/2015 has been formally withdrawn at our request, and that this withdrawal be confirmed to us in writing at the earliest convenience.

Please do not hesitate to contact the undersigned should you require any further information or documentation in connection with this request. By the way, for regular audit purposes, could you please advise the precise date you received the said Coronation Letter. Sorry to be troubling you in this regard.

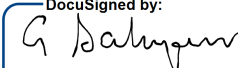
Yours faithfully,

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JOHN LANDERER CBE AM
Director

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GEORGE SAHYOUN
Director

Copy to: Mr Mark Hannan
Director City Planning, Liverpool City Council
mark.hannan@liverpool.nsw.gov.au