

10 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

RE: MOORE POINT REZONING

Dear Monica

In December 2024 DPHI determined the Moore Point precinct would move from a planning proposal to a State Assessed rezoning. Numerous meetings occurred during 2025, with additional reports submitted to satisfy the requirements of the State Assessed Rezoning process.

In Mid 2025 Coronation (on behalf of its investors in the precinct) highlighted difficulties encountered with substantial Council and Agency demands. Such demands added unfeasible cost demands to the delivery of the Precinct.

In Q3 2025, an attempt to make the precinct feasible to redevelop, Coronation provided some alternatives to the design of the precinct. However, these alternatives were not pursued due to time and cost concerns relating to the multiple studies required to satisfy DPHI.

The investors in the precinct have been actively seeking a rezoning of the precinct for over 10 years at this point. Unfortunately, it was decided that further costs and delays were not acceptable and in late 2025 some of the Coronation land holdings were sold. These holdings form a fundamental part of the traffic solution, and without these holdings the draft TMAP is redundant. In addition, Coronation is divesting some of their other land holdings and is currently marketing their sale.

It is for these reasons that Coronation, on behalf of 6 Bridges Road, 8-16 Bridges Road, 361 Bridges Road and 5-9 Bridges Road, is unable to participate in the State Assessed rezoning process and will be unwilling to enter any planning agreement for the funding of State Infrastructure. Without Coronation's land, in particular 8-16 Bridges Road and 361 Newbridge Road, we are unsure how the rezoning maybe progressed.

The purchasers of the properties remain confidential to Coronation as do the settlement dates (we can confirm the new owners intend to operate an industrial related business for the longer term). The Status of each landholding is provided below for your information:

- 6 Bridges Road – Sold, settlement date TBC
- 8-16 Bridges Road – For sale



- 361 Newbridge Road – Sold, settlement date TBC
- 5-9 Bridges Road – to be used and enhanced as industrial land holding long term

Should you wish to discuss the contents of this letter, please don't hesitate to contact the undersigned at AL@coronation.com.au or 8316 9100.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Aras Labutis'.

Aras Labutis
Head of Urban Transformations