



14 September 2023

Mr Russell Hand
Principal Planning Officer, Key Sites Assessments
Department of Planning and Environment

By email: [REDACTED]

Dear Mr Hand,

**Mixed use development at 242-244 Beecroft Road, Epping
(SSD-31576972 & SSD-8784-MOD-1)**

I refer to the mixed use development at 242-244 Beecroft Road, Epping, state significant development application and concept modification (the **Project**) received by the Independent Planning Commission on 18 August 2023 for determination.

The Commission is considering the imposition of the Department's draft conditions of consent for the Project should it determine to approve the application. The Commission seeks the Department's advice on the workability and enforceability of the following amendments to those draft conditions (**Attachments A and B**) and whether there are any potential unintended consequences of those amended draft conditions if imposed.

To the extent the Department's advice to the Commission would be assisted by consultation with the Applicant or any other government agency, the information in Attachments A and B may be provided to them, provided they are required to keep the proposed amendments to the Department's draft conditions confidential until the Commission determines the application and modification.

The Commission would be grateful if the Department could provide its written advice by 12pm Monday, 18 September 2023.

This letter, its attachment and your advice will be made publicly available on the Commission's website immediately following the publication of the Commission's determination of this application and modification.

Should you require any further information please contact me on [REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]
Brad James
Principal Case Manager

Attachments:

- A) Proposed amendments to the Department's draft Conditions of Consent
- B) Proposed amendments to the Department's draft Modification Instrument