

Our ref: 242-244 Beecroft Road Epping
SSD-31576972 and SSD-8784-MOD-1

Professor Mary O’Kane AC
Chair, Office of the Independent Planning Commission NSW
Suite 15.02, Level 15
135 King Street
Sydney NSW 2000

17 August 2023

Subject: Referral for Determination

Dear Professor O’Kane,

The Department has completed its assessment of 242-244 Beecroft Road, Epping comprising a mixed-use development containing 374 apartments and 923m² of commercial floor space.

In accordance with section 2.7(1)(a)-(c) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this development as City of Parramatta Council has made a submission by way of objection.

The Department also requests the Independent Planning Commission to exercise the Minister for Planning’s delegation to determine a concurrent modification to the Concept Approval for the site (Modification 1 to SSD-8784).

Based on its assessment, the department believes that the project is able to be approved, subject to the recommended conditions of consent and recommended modification instrument.

I have attached a copy of the Department’s assessment report, recommended instrument of consent, recommended instrument of modification and other relevant documents for the Commission’s consideration.

Further information about the project can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/242-244-beecroft-road-epping>

<https://www.planningportal.nsw.gov.au/major-projects/projects/242-244-beecroft-road-epping-mod-1>

Please contact Anthony Witherdin, Director Key Sites Assessments, on 9274 6173, if you would like to arrange a briefing or require any additional information.

Department of Planning and Environment



Yours sincerely,

A handwritten signature in black ink, appearing to read "David Gainsford".

David Gainsford
Deputy Secretary
Development Assessment