

8 September 2023

Mr Chris Wilson
Panel Chair
Independent Planning Commission

Dear Commissioner Wilson

SSD -31576972 -CONSTRUCTION OF A MIXED USE DEVELOPMENT AT 242 -244 BEECROFT ROAD, EPPING HILLS

I refer to the above development and the applicant briefing held with the Independent Planning Commission on Monday 4 September 2023.

During this briefing we advised that a further response from the applicant on the following four issues would be provided being:

- The appropriateness of the current location of the three electrical substations proposed to be located along the Beecroft Road frontage of the site in the north eastern corner of the site and alternative options;
- Consideration of the provision of affordable housing to be managed for 15 years by a Community Housing Provider from the issue of an occupation certificate;
- A summary of the environmental measures proposed to be incorporated in the development; and
- The necessity of proposed condition B1 that requires design amendments to reduce proposed apartment AB101 from a 3 bedroom apartment to a 2 bedroom apartment.

A response to these four clarifications is now provided.

This letter is accompanied by the following plans and documents:

Plans/Reports	Prepared by
Markup of landscape plan	Site Image Landscape Architects
Summary of proposed ESD Measures	Northrop

1. Proposed Substations

The architectural plans before the panel illustrate three substations in the north eastern corner of the site. Discussions occurred as to whether these substations would reduce views to the site from pedestrians utilising Beecroft Road and whether the relocation of the substations would potentially allow an additional at grade pathway to be provided to the commercial tenancy within Building B.

As a result of this concern the proponent has reviewed the current location of the three substations and confirms that a condition could be imposed that:

- Relocates one substation to the southwestern corner of the site fronting Ray Road;
- Increases the street setback of the two remaining substations in the south eastern corner of the site fronting Beecroft Road from 1.2m to 2.4m and 1.4m from the southern side boundaries;
- Provides an additional pedestrian path from the south eastern corner of the site to the paving in front of Block B; and
- Reduces landscaping proposed to be located in the garden bed to the north of the substation along Beecroft Road to be low planting with a maximum ,mature height of 1.2m.

A possible condition that that the Independent Planning Commission may wish to propose to address this concern is:

DESIGN AMENDMENTS B1.

Prior to the issue of any Construction Certificate, the Applicant must submit plans and details showing the following design amendments to the Planning Secretary for approval:

- a. One substation is to be relocated from the Beecroft Road frontage of the site to the south western corner of the site fronting Ray Road. The substation is to*

- be located a minimum of 3m from the southern boundary of the site and 1.2m from Ray Road;*
- b. The remaining two substations are to be relocated to the west by 1m to have a front setback of 2.4m to Beecroft Road and are to be set off the southern boundary by 1.4m;*
 - c. An additional pedestrian path of travel is to be provided from the near the south eastern corner of the site to the forecourt in front of the commercial tenancies within Building B.*
 - d. Revised landscaping is to be provided within the in the garden bed immediately to the north of the substation along Beecroft Road that is to comprise low planting with a maximum mature height of 1.2m.*

2. Affordable Housing

The applicant raises no objection to the 19 proposed affordable apartments being managed by a Community Housing Provider for 15 years.

A possible rewording of proposed condition E38 could be:

E38. A minimum of 19 dwellings within the approved development must be used for the purpose of affordable housing as defined by the State Environmental Planning Policy (Affordable Rental Housing) 2009, for a minimum tenure of 15 years from the date of the issue of the occupation certificate. All affordable housing at the site must be managed by a registered community housing provider.

3. ESD Measures

A summary of the proposed ESD measures the development embraces is outlined in the attached letter prepared by Northrop,

This letter concludes that:

We note that the project greatly exceeds the minimum requirements of both the NCC and BASIX expectations and goes above and beyond the sustainability measures typical of a residential development.

4. Apartment AB101

Proposed condition B1 requires amendment to the design to remove a bedroom from Apartment AB101 to reduce it from a 3 bedroom apartment and create a 2 bedroom apartment to increase the legibility of the pedestrian entry to Block A.

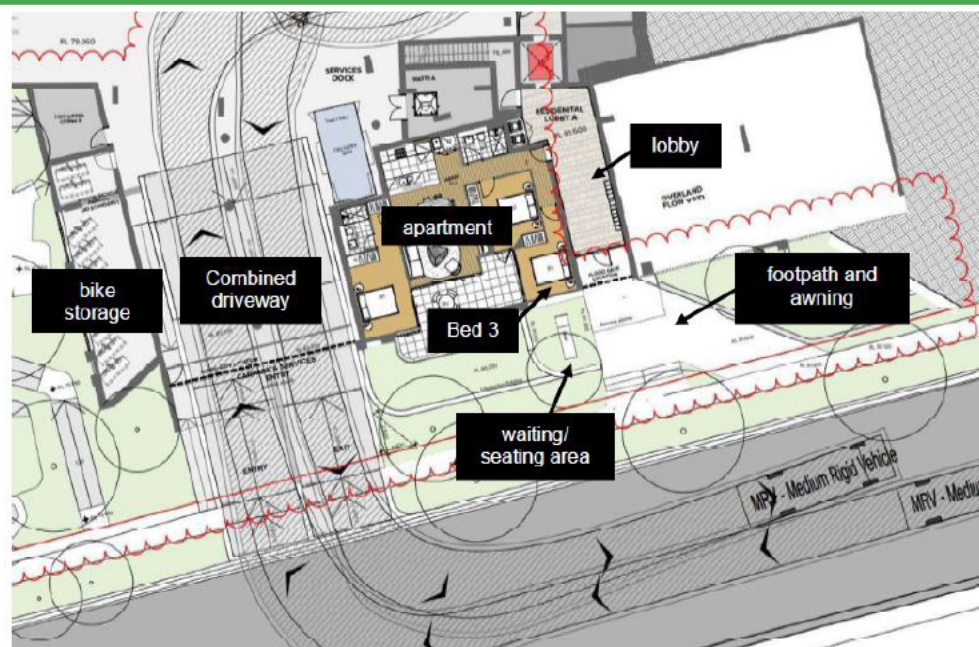
The following photomontage illustrates the view from Ray Road to the proposed pedestrian entry to Block A.

Figure 1 : Shows the Foyer to Block A as viewed from Ray Road (Source Turner).



Figure 2 illustrates Unit AB101 and the adjoining foyer.

Figure 2 : Shows the internal layout of unit AB101 and the adjoining foyer (Source Turner).



The condition has been imposed as a result of feedback received from the City of Parramatta that indicates that the revised lobby provides little to no visual interest or activation of the frontage.

As can be seen from the previous figures the foyer provides access to a singular lift

The proposed building entrance and lobby to Building A are considered to exhibit an appropriate visual interest given the provision of wider pathways, the use of a protruding awning structure, the double height void space provided, wide stairs, angled pathway, and planter beds. The space also provides weather protection whilst waiting for the lift and opportunities for casual social interaction.

Given the above the panel is requested to give consideration to deleting the current wording within condition B1, noting that part one of this letter requests that it be reinstated to address the altered substations.

Conclusion

We again thank the Independent Planning Commission for the opportunity of a briefing on Monday 4 September 2023 and trust the above in conjunction with the attached additional information responds to the requested certifications and allows the Commissions assessment of the application to be finalised.

Should you require any further information, I can be contacted on [REDACTED] or [REDACTED].

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