

Our ref: SSD-8784-MOD-1 and SSD 31576972

Mr Bradley James
Principal Case Manager
Office of the Independent Planning Commission NSW
Level 15, 135 King Street,
SYDNEY NSW 2000

15 September 2023

Subject: 242-244 Beecroft Road, Epping – mixed use development on referral to the Independent Planning Commission

Dear Mr. James,

I refer to 242-244 Beecroft Road, Epping and the Independent Planning Commission's (IPC) mark-up of draft conditions of approval and draft instrument of modification for the Department's consideration and feedback.

Please find attached the Department's minor mark-up of comments in reply.

The Department has no comments in relation to the IPC's proposed conditions B1 and B2 regarding the Ray Road frontage of Building A and the redesign of the proposed substations respectively.

We understand the proposed amendments to Conditions B25 and F14 relating to Green Star Rating and Condition E38 in relation to affordable housing have been discussed and agreed to by the Applicant. As such, the Department has no comments on these conditions.

Thank you for providing the opportunity to review the draft conditions.

If you wish to discuss the matter further, please contact Russell Hand on [REDACTED] or email [REDACTED].

Yours sincerely,

[REDACTED]
Anthony Witherdin
Director
Key Sites Assessments