



16 July 2025

Mr Anthony Witherdin  
Director, Key Sites and TOD Assessments  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 12 Darcy Street  
PARRAMATTA NSW 2150

Via email:  
CC:



**Request for Information**  
**242-244 Beecroft Road, Epping – Amending Concept SSD (SSD-68939460) & Amending Detailed Design SSD (SSD-68708456)**

Dear Anthony,

I refer to the above State significant development applications, currently before the Independent Planning Commission (**Commission**) for determination.

The Commission has identified inconsistent references to different applicants as set out in **Table 1** and **Table 2** below and is seeking clarification from the Department of Planning, Housing and Infrastructure (**Department**) on the correct applicant for each SSD application.

*Table 1 – Summary of applicant and document references associated with SSD-68939460*

Applicant	Document references
<b><i>Dasco Property Development Services Pty Ltd</i></b>	<ul style="list-style-type: none"><li>• Environmental Impact Statement (EIS) cover page</li><li>• Correspondence from the Department to the applicant in relation to response to submissions (RtS) process and requests for information (RFIs)</li><li>• Department's recommended draft consent</li></ul>
<b><i>Beecroft Property Developments Pty Ltd</i></b>	<ul style="list-style-type: none"><li>• Department's Assessment Report</li><li>• Secretary's Environmental Assessment Requirements</li><li>• RtS report prepared by Think Planners</li></ul>
<b><i>The Trustee for the Think Planners Unit Trust</i></b>	<ul style="list-style-type: none"><li>• Application form</li><li>• Department's notice of exhibition</li><li>• Advanced data report provided to the Commission</li></ul>
<b><i>Epping Property Investments No 1 Pty Ltd C/O Think Planners</i></b>	<ul style="list-style-type: none"><li>• EIS declaration page</li></ul>
<b><i>Landcom on Behalf of Sydney Metro</i></b>	<ul style="list-style-type: none"><li>• Existing Concept SSD Consent (SSD-8784)</li></ul>



*Table 2 – Summary of applicant and document references associated with SSD-68708456*

<b>Applicant details</b>	<b>Document references</b>
<b><i>Dasco Property Development Services Pty Ltd</i></b>	<ul style="list-style-type: none"> <li>• EIS cover page</li> <li>• EIS declaration page (noting this also refers to SSD-68939460)</li> <li>• Correspondence from the Department to the Applicant in relation to the RtS and RFIs</li> <li>• Department's recommended draft consent</li> </ul>
<b><i>Beecroft Property Developments Pty Ltd</i></b>	<ul style="list-style-type: none"> <li>• Department's Assessment Report</li> <li>• Secretary's Environmental Assessment Requirements</li> <li>• RtS report prepared by Think Planners</li> <li>• Existing Concept SSD Consent (SSD-31576972)</li> </ul>
<b><i>The Trustee for the Think Planners Unit Trust</i></b>	<ul style="list-style-type: none"> <li>• Application form</li> <li>• Department's notice of exhibition</li> <li>• Advanced data report provided to the Commission</li> </ul>
<b><i>Epping Property Investments No 1 Pty Ltd C/O Think Planners</i></b>	No references to this applicant
<b><i>Landcom on Behalf of Sydney Metro</i></b>	No references to this applicant

Can the Department please provide the following information to the Commission:

1. Confirm the applicant for each SSD application;
2. Confirm owners' consent has been obtained in respect of each SSD application;
3. Advise of any consequential changes to documentation which may be required (e.g. references to the applicant in the Department's recommended draft instruments of consent); and
4. Advise if each SSD application has been duly made and has satisfied the exhibition requirements under clause 56(6)(b) of the *Environmental Planning and Assessment Regulation 2021*.

Could you please provide the Department's response by **5pm Wednesday, 23 July 2025**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Kendall Clydsdale or Tahlia Hutchinson at [REDACTED] or

[REDACTED] respectively, or phone [REDACTED]

Yours sincerely,



Stephen Barry

**Planning Director**