

Record of site inspection & locality tour



New South Wales Government
Independent Planning Commission

SITE INSPECTION NOTES		
Project:	242-244 Beecroft Road, Epping - Amending Concept SSD and Amending Detailed Design SSD (SSD-68939460) and (SSD-68708456)	
Meeting location:	The project site and surrounding area	
Date:	Friday, 25 July 2025	
Time:	2:00pm – 3:00pm	
ATTENDEES		
Commissioners:	Dr Sheridan Coakes Mr Michael Chilcott	Panel Chair Panel Member
Office of the IPC:	Kendall Clydsdale Tahlia Hutchinson	Principal Case Manager Senior Planning Officer
Applicant:	Brad Delapierre Dany Nicolas Jack Maalouf Jonathan Sayegh James McCarthy Theo Krallis Jacqui Liang	Planning Manager, Think Planners Director, DASCO Australia Head of Development, DASCO Australia Development Cadet, DASCO Australia Director, Turner Studio Associate Director, Turner Studio Project Architect, Turner Studio
LOCATIONS AND KEY OBSERVATIONS (REFER TO SITE INSPECTION MAP)		
<p>1) Meeting Point</p> <ul style="list-style-type: none"> Chair Acknowledgement of Country opening statement and general introductions Panel observed the site, surrounding locality and developments (existing and under construction) located east of the railway corridor Panel walked north along Ray Road to point 2, observing the surrounding locality <p>2) Ray Road Boundary</p> <ul style="list-style-type: none"> Panel observed the site and the existing creek line Panel walked south along Ray Road to point 3, observing the surrounding locality <p>3) Southern Boundary</p> <ul style="list-style-type: none"> Panel observed the site and existing developments to the south, and west of the site Panel walked south along Ray Road then east along Beecroft Road to point 4, observing the surrounding locality <p>4) Beecroft Road and Ray Road Intersection</p> <ul style="list-style-type: none"> Panel observed existing development to the south and the intersections of <ul style="list-style-type: none"> Ray Road and Beecroft Road Epping Road and Beecroft Road Panel walked east along Beecroft Road then North along Epping Road to point 5, observing the surrounding locality <p>5) Epping Road Boundary</p> <ul style="list-style-type: none"> Panel observed Epping Road, the site and its proposed vehicular access point, the surrounding locality and developments (existing and under construction), located east of the railway corridor 		
Meeting closed at: 2:35pm		
Locality Tour		
<ul style="list-style-type: none"> Panel walked along Beecroft Road and north along Epping Road to point 6, observing the surrounding locality Panel observed existing development to the north and the northern boundary of the site Panel walked south along Epping Road, observing the surrounding locality and the Epping Town Centre 		
Locality tour ended at: 3:00pm		

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SITE INSPECTION MAP



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SITE INSPECTION PHOTOS

Figure 1 – Looking east across the site from western boundary

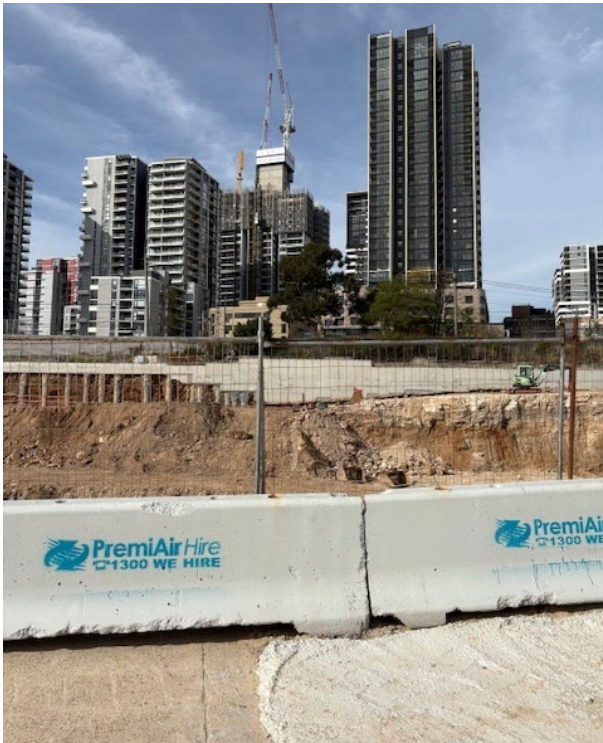


Figure 2 – Looking south along western boundary



Figure 3 – Looking north-east across the site from point 1



Figure 4 – Looking west across the site from eastern boundary

