

Our ref: 242-244 Beecroft Road Epping

SSD-68939460 and SSD-68708456

Mr Andrew Mills

Chair, Office of the Independent Planning Commission NSW

Suite 15.02, Level 15, 135 King Street

Sydney NSW 2000

7 July 2025

Subject: Referral for Determination

Dear Mr Mills,

The Department has completed its assessment of 242-244 Beecroft Road, Epping, comprising an Amending Concept application and an Amending Detailed Design application for additional apartments under bonuses available in the Housing SEPP.

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

Based on its assessment, the Department believes that the project is able to be approved, subject to the recommended conditions of consent. I have attached a copy of the Department's assessment report, recommended instruments of consent and other relevant documents for the Commission's consideration.

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

[242 -244 Beecroft Road, Epping - Amending Concept SSD | Planning Portal - Department of Planning and Environment](#)

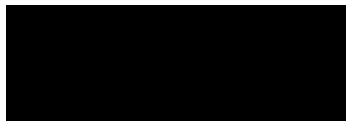
[242 -244 Beecroft Road, Epping - Amending Detailed Design SSD | Planning Portal - Department of Planning and Environment](#)

Please contact Anthony Witherdin, Director Key Sites and TOD Assessments, on [REDACTED], if you would like to arrange a briefing or require any additional information.

Department of Planning, Housing and Infrastructure



Yours sincerely,



David Gainsford

Deputy Secretary

Development Assessment & Sustainability