

Our ref: 242-244 Beecroft Road,Epping-Mod-1 (SSD-8784-Mod-1)

Mr Brad Delapierre  
The Trustee for The Think Planners Unit Trust  
76b Great Western Highway  
Parramatta New South Wales 2145

18 November 2022

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**Subject: Response to Submissions for Concept Modification – 242-244 Epping Road, Epping**

Dear Mr Delapierre,

The exhibition of the Modification Application for 242-244 Beecroft Road, Epping (SSD-8784-Mod-1) ended on 14 November 2022.

We have placed all submissions on the NSW planning portal at [www.planningportal.nsw.gov.au/major-projects/projects](http://www.planningportal.nsw.gov.au/major-projects/projects)

Please note that Parramatta City Council has prepared an outline submission at this stage and will be providing a detailed submission shortly. These comments, once received, will be forwarded to you in addition to any key issues identified by the Department.

We now require a written response to issues raised in the submissions, including any issues raised in the forthcoming advice from Parramatta City Council and the Department, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to State Design Review Panel advice in the upcoming session on 14 December 2022. This response should be incorporated into the submissions report.

Please lodge your submissions report by 3 February 2023 via the NSW planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

If you have any questions, please contact Russell Hand on 82751313 or via email at [russell.hand@planning.nsw.gov.au](mailto:russell.hand@planning.nsw.gov.au).

Yours sincerely,



**Anthony Witherdin**  
**Director, Key Sites Assessments**  
as delegate for the Planning Secretary