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Planning Officer, Key Sites Assessments
NSW Department of Planning, Housing and
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4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2124

Your Reference SSD-68708456 & SSD-68939460
Our Reference NCA/13/2024
Contact Bianca Lewis
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Email blewis@cityofparramatta.nsw.gov.au

7 April 2026

Dear Ms Bautista

City of Parramatta Council submission to Modification Applications to Amending Concept (SSD-68939460) and Detailed State Significant Development Application (SSD-68708456) at 242-244 Beecroft Road Epping

I refer to the above modification applications and the request from NSW Department of Planning, Housing and Infrastructure (DPHI) to provide a submission. Please note this letter constitutes a response to both the Concept and Detailed modification applications.

Council has reviewed the documentation and objects to both modifications as follows. Should the below matters be addressed by the applicant to Council's satisfaction, Council will consider formally withdrawing its objection.

Modification to the Concept Application

1. The Concept application modification is poorly documented. The plans submitted are difficult to assess, as there are no comparative plans, sections or elevations provided to clearly demonstrate changes to building envelope in plan or in section and elevation.

Condition A1 development consent of SSD-68939460 provides a list of approved plans prepared by Turner. These plans should be used to provide marked updated sections, elevations and a concise schedule of changes, so to adequately support assessment.

2. The scope of the Concept application is not clear and should be clarified on the plans and planning report. It would be expected that all proposed modification to the building envelope would be included in the modification application. As detailed in the Modification Report (Think Planners, December 2025) the proposed amendments include changes to the through site link, changes to the pool shape and floor to floor heights. Based on the issued consent, it is Council's opinion that only the adjustment to the Building E footprint and height of buildings would be relevant amendments to the Concept approval.
3. It is noted that based on the information submitted, the minor height adjustments are considered minimal in magnitude and do not substantially alter the approved building envelopes or storey counts, and do not result in significant additional bulk or overshadowing impacts. Therefore, Council do not object to the proposed height amendments. Notwithstanding, Council has concerns in relation to the adjustment to the Building E setback which is detailed below.

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Modification to the Detailed Application

4. The detailed application modification is poorly documented. The plans submitted are difficult to assess, as there are no comparative plans, sections or elevations provided to clearly demonstrate changes to building envelope in plan or in section and elevation. The approved plans, as per Condition A2 of the Development Consent (SSD-68708456) should be used to provide marked updated sections, elevations and a concise schedule of changes, so to adequately support assessment.
5. Council objects to the proposed reduction in the northern setback to Building E, which appears to result in a setback to be less than 6 metres (dimensions are unclear from the submitted plans). The adjoining property at 240 Beecroft Road is zoned R4 High Density Residential under the Parramatta Local Environmental Plan 2023, and in accordance the NSW Apartment Design Guide the proposal should consider future residential uses. For a building of 18 storeys in height, the minimum setback should be 12 metres above 8 storeys. This 300mm variation results in a further erosion of visual privacy for residents within the subject site and prejudices development on the adjoining site.
6. Council is not satisfied that sufficient information has been provided to assess the impact the proposed *“minor external material changes from precast to metal cladding, while retaining the terracotta colour design intent.”* While the colour intent may be retained, the type of metal cladding proposed (e.g. aluminium, steel, composite panel) has not been specified and the location and extent of the proposed material change is unclear due to the absence of updated elevations and sections.

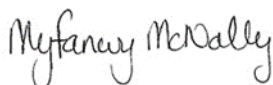
Therefore, it is recommended that further detail be submitted which includes a material schedule and specifications with annotated elevations and sections, and confirmation of durability and performance outcomes as per the NSW Apartment Design Guide.

7. The revised design of the through-site link is considered an improvement to the approved scheme. The removal of handrails and the regrading of ramps improve accessibility, legibility and visual permeability, allowing clearer views toward the upper portions of the site. The introduction of weather protection measures, including external lift vestibules, further enhances user comfort. Overall, the revised through-site link better achieves universal access objectives delivering an improved public domain outcome and is supported by Council.
8. Council does not object to the proposed amendments to the basement, so long as the conditions of consent relating to driveway, waste access and B31 car parking are unchanged.

Council appreciates the opportunity to comment on the above applications. Please note this response has been prepared by Council staff and has not been endorsed by Council.

Should you wish to discuss the matters raised, please contact Bianca Lewis, Executive Planner on 9806 5531 or at blewis@cityofparramatta.nsw.gov.au.

Regards



Myfanwy McNally
Manager, City Significant Development