

Russel Hand
Department of Planning and Environment
4 Parramatta Square
Parramatta, NSW 2150

Your Reference	SSD-31576972
Our Reference	NCA/20/2022
Contact	Rafael Morrissey
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14 November 2022

Dear Mr. Hand,

RE: Built Form SSD - Residential Flat Building development at 242-244 Beecroft Rd, Epping (SSD 31576972)

The City of Parramatta Council thanks you for the opportunity to comment on the Environmental Impact Statement for the proposed development SSD-31576972 at 242-244 Beecroft Rd, Epping.

Council previously provided comments on the Environmental Impact Statement for the concept SSD 8784 for the site on 18 September 2019 and then provided comment on the Response to Submission Report on proposal on 21 February 2020. Council staff have undertaken a preliminary review of SSD-31576972 concurrently with SSD 8784 Mod 1 in order to provide preliminary comments via the Major Projects Portal. As agreed via email on 9 November 2022 Council will have the opportunity to provide a more detailed response via email by 28 November 2022.

Key concerns raised in Council's previous comments on SSD 8784 on the proposal have not been adequately addressed as part of SSD 8784 MOD 1 or SSD-31576972 and therefore Council strongly objects to the proposal. In summary the points of concern in relation to the proposal are as follows:

1. The provision of commercial floorspace on the site is consistent with Epping's role as a Strategic Centre as identified in the Greater Sydney Commission's (GSC's) Metropolitan Region Plan and Central City District Plan, and this Government owned site provides Government with an excellent opportunity to lead in delivering employment opportunities in accordance with the GSC's plans. As such, the proposal should provide a significant level of additional commercial floorspace. (business, office, retail) floorspace to support the existing and future populations of Epping Town Centre.
2. Council's Epping Town Centre Traffic Study identified the provision of a link road through the site will take pressure of key intersections in the peak periods in the long term, coupled with a suite of traffic improvements. Council requests that the link road be provided as previously requested.
3. Others issues to be discussed in the detailed response are traffic and transport, urban design and public domain, provision of affordable housing, landscaping, stormwater and flooding, waste management and site remediation.

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Council will expand on these above points as part of its formal submission to be made by 28 November 2022.

If you have any queries please do not hesitate to contact the officer listed above.

Regards,



Belinda Borg
Team Leader, Major Projects & Precincts