

Ms Katrina Lim
Landcom
Level 14, 60 Station Street,
Parramatta NSW 2150

20/12/2019

Dear Ms Lim,

242-244 Beecroft Road, Epping (SSD-8784)
Request for Additional Information

I refer to the redevelopment of 242-244 Beecroft Road, Epping (SSD-8784). After considering your Response to Submissions (RTS) and the agency responses to the RTS, the Department requests that you provide the following additional information:

Design Guidelines

- Provide additional design guidance for landscaping and open space in relation to:-
 - treatment of basement protrusions and aboveground car parking
 - building identity and the provision of high quality pedestrian access to residential lobbies
 - the pedestrian through-site link in terms of its public and private purposes, accessibility, visual connectivity and passive surveillance.
- Clarify the through-site link design capacity and consider safety for cyclists.

Deep Soil Zones

- Consider providing additional deep soil zones within the widened pedestrian through-site link to provide improved amenity and visual privacy for residential uses.

Land Uses

- Provide further justification for, and design guidance on, the success of the non-residential space along Beecroft Road.

Documentation

- Amend Section 1 within the Design Drawings to accurately show the proposed Beecroft Road setback without trees.
- Amend Envelope View 1 within the Design Report to accurately show the treatment of the Beecroft Road setback, containing footpaths and a hard courtyard in lieu of tree planting shown.
- Please provide high-quality photomontages or perspectives of the proposal that are suitable for use with the Department's Assessment Report and website. For instance, provide an updated perspective of the previous image of the internal courtyard and adjacent indicative buildings.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Friday 31 January 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Russell Hand, who can be contacted on 8275 1313 or at russell.hand@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'A Witherdin', with a stylized, cursive script.

Anthony Witherdin
Director
Key Sites