

15 April 2020

Mr Anthony Witherdin
Director, Key Sites
NSW Department of Planning, Industry and Environment
4 Parramatta Square
Parramatta NSW 2150

Attention: Russell Hand
russell.hand@planning.nsw.gov.au

Dear Mr Witherdin

Response to the Department's Request for Additional Information and to correspondence from the City of Parramatta Council and Transport for NSW

242-244 Beecroft Road, Epping (SSD 8784)

We provide the following information on behalf of Landcom (the Applicant) in respect to the above State Significant Development Application. The information is provided in response to the Request for Additional Information (RFI) received from the Department, dated 20 December 2019.

A response to the RFI is provided in the table at Attachment A. Revised project plans and design report and an indicative photomontage of the proposed development are provided at Attachment B and Attachment C, respectively.

A response to comments provided by both Transport for NSW and the City of Parramatta Council (Council) following their reviews of the Response to Submissions report is provided at Attachment D and Attachment E, respectively. Additional advice has been prepared by Hill PDA and is provided at Attachment F.

As outlined in Attachment A, in response to the additional advice provided by HillPDA, Landcom confirms that the concept DA now:

- proposes non-residential GFA of 750 m² to 1,000 m²
- in addition to "office premises", seeks consent for "business premises", "food and drink premises", "medical centre" and "shop" under section 4.38(3) of the *Environmental Planning and Assessment Act 1979*, which provides that the Minister may grant consent to a SSD application, despite the development being partly prohibited by an environmental planning instrument. It is noted that these uses will be detailed in future stage DAs.

We trust that the additional information provided in response to the RFI and to correspondence received from Transport for NSW and Council will enable the Department to finalise its assessment of the application.

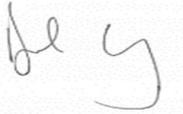
Landcom also confirms that the Affordable Housing offering proposed as part of the concept development application is consistent with Landcom's *Housing Affordability and Diversity Policy* (September 2017) which sets out a target of a minimum of 5 per cent of new homes as Affordable Housing across each project.

In accordance with this Policy, individual projects determine the appropriate target for Affordable Housing based on the opportunities and characteristics of the project.

The allocation of Affordable Housing on the site will be undertaken and managed in partnership with a registered Community Housing Provider. The total number of Affordable Housing dwellings will be determined as part of the future DAs for the site.

Please do not hesitate to contact Brent Devine on 8413 0403 or via email at brent@keylan.com.au should you wish to discuss any aspect of this project.

Yours sincerely



Dan Keary BSc MURP MPIA
Director

- Attachment A:** Response to Request for Additional Information from DPIE
- Attachment B:** Updated project plans and design report (Bennett & Trimble)
- Attachment C:** Indicative photomontage of the future development (Virtual Ideas)
- Attachment D:** Response to Transport for NSW comments on the Response to Submissions
- Attachment E:** Response to the City of Parramatta Council's key issues
- Attachment F:** Hill PDA Letter
- Attachment G:** Updated Design Excellence Strategy (Landcom)