

**242-244 Beecroft  
Road Epping  
Stakeholder  
Engagement  
Report**

Prepared for  
Beecroft Property  
Development

July 2022

**HiIPDA**  
CONSULTING

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## Quality control

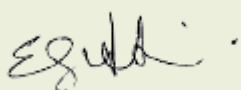
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This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

## Reviewer

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Signature



Dated

14 July 2022

## Report details

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# 1.0 INTRODUCTION

HillPDA has been engaged by Beecroft Property Development Pty Ltd to undertake stakeholder engagement to inform a State Significant Development Application (SSDA) for the construction of mixed use development at 242-244 Beecroft Rd Epping (the site).

This report has been prepared to satisfy the requirements for engagement as specified in item 27 of the Secretary’s Environmental Assessment Requirements (SEARs) (see Table 1).

Stakeholder engagement by HillPDA and the proponent has been undertaken to inform the proposal for the site. Stakeholder engagement has been designed to comply with the Department of Planning and Environment’s (DPE) *Undertaking Engagement Guidelines for State Significant Projects*.<sup>1</sup>

## 1.1 Compliance with SEARs

The relevant SEARs and how they have been addressed are indicated in the Table below.

**Table 1: Compliance with SEARs**

Key issue no. & description	Issue & assessment requirements	How it is addressed	Section of this report
Issue 27: Engagement	Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> . Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:	The engagement objectives, Scope and method align with the DPE <i>Guideline</i> . Issues raised have been considered by the proponent and the proposed development has been refined to reflect the views of stakeholders where appropriate.	Chapter 1.3
	The relevant Department assessment team	The proponent met and corresponded with the Department’s assessment team to discuss the proposal and resolve issues, including at the scoping phase.	Section 2.4.2 and 3.2.
	Any relevant local councils	HillPDA has contacted the planning team at the City of Parramatta Council and invited comment on the proposal.	Section 2.4.2 and 3.2.
	Any relevant agencies	Relevant agencies were contacted and provided with an opportunity to comment on the proposal.	Section 2.4.2 and 3.2.
	The community	Occupants of neighbouring premises were informed of the proposed development and were invited to participate in a questionnaire survey. The issues raised were considered as part of the social impact assessment report or referred to the relevant technical specialist and the proponent.	Sections 2.4.1 and 3.1
	If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	All relevant authorities have been consulted throughout the preparation of the development application. A Corridor Protection Deed has been enacted between the proponent and Sydney Metro. It is understood that the exhibited proposal will be referred to TfNSW for further assessment and the Natural Resources Access Regulator.	N/A

<sup>1</sup> (NSW Department of Planning and Environment, 2021)

## 1.2 Project description

The SSDA seeks consent for the construction of a mixed use development (See Figure 1). The development is an evolution on a previously approved concept proposal (SSD 8784). The 5-star Green Design building would contain 372 residential apartments over 37,599 square meters and include communal amenities to promote health and wellbeing. It also includes landscaped outdoor areas and a publicly accessible pedestrian link, improving local connectivity.

Figure 1: Site plan



Source: TurnerStudio (2022)

The following table provides a comparison of this proposal and the previously approved concept plan.

Table 2: Comparison of previous approved concept and current proposal

	Approved concept	This proposal
Studio	47 apartments	0 apartments
1 bedroom	104 apartments	72 apartments
2 bedroom	221 apartments	183 apartments
3 bedroom	60 apartments	117 apartments
<b>Total</b>	<b>432 apartments</b>	<b>372 apartments</b>
<b>Residential area (gross)</b>	<b>37,700 sqm</b>	<b>37,599 sqm</b>
<b>Non-residential area (gross)</b>	<b>750-1,000 sqm</b>	<b>931 sqm</b>
<b>Car parking</b>	<b>356 spaces</b> (incl. 45 visitor spaces, 10 commercial and 3 car share)	<b>366 spaces</b> (incl. 53 visitor, 14 commercial, 1 car share and 1 car wash)
<b>Bicycle parking</b>	<b>442 spaces</b> 45 visitor spaces	<b>375 spaces</b> 41 visitor spaces

### 1.3 Previous engagement

Consultation was previously undertaken for the approved Consultation Proposal between 2017 and 2019.

Previous consultation activities included a range of stakeholder meetings, a doorknock and supporting delivery of letters to local residents, a community information line and dedicated project email address. The letters were for information purposes only and did not request submissions or feedback.

The SSDA was placed on public exhibition for 28 days from the 8 August 2019 to 4 September 2019. Seventy submissions were received during the EIS exhibition period including six submissions from public authorities, one submission from Council and 63 public submissions. The key issues raised in the submissions related to:

- the non-residential GFA offering to provide for retail, services and employment
- vehicular and pedestrian access, traffic management and car parking
- building scale and design
- the provision of Affordable Housing
- open space
- amenity impacts<sup>2</sup>.

The original Concept Proposal was amended to address a number of issues raised during the public exhibition period including:

- provision of a wider, publicly accessible pedestrian through-site link
- redistribution and small increase of the non-residential land uses
- reduced residential yield, GFA and car parking spaces
- additional deep soil areas.<sup>3</sup>

This proposal further refines the approved Concept Proposal.

Parramatta Council provided a further response to the submissions report by Landcom (November 2019). Consistent with their submission during public exhibition they maintained their objection to the proposal. Key areas of contention were around the limited commercial floorspace provided, the proposed link road, car parking provision, dedication of affordable housing units and design concerns in relation to the public link.

Consultation was not undertaken with the relevant Aboriginal communities to inform the Heritage Impact Assessment by GML that accompanied SSD 8784. The report identified that there were no registered sites or Aboriginal Places within the specified study area.<sup>4</sup> Engagement with Aboriginal stakeholders (LALC, knowledge holders and other relevant groups) as part of this proposal is being undertaken by Danny Eastwood who, in association with Turner, will lead a comprehensive integration of the local storytelling and history into the design story of the project. This engagement is ongoing at the time of writing.

<sup>2</sup> NSW Government, 2019 'Sydney Metro Northwest Places Program 242-244 Beecroft Road, Epping SSD 8784 - Response to Submissions Report', cited at: <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-1588%2120191125T233219.203%20GMT>

<sup>3</sup> As above

<sup>4</sup> GML Heritage, June 2018 '240-244 Beecroft Road, Epping – Heritage Impact Statement', cited at: <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8784%2120190725T075111.852%20GMT>

## 2.0 HOW STAKEHOLDERS WERE ENGAGED

HillPDA prepared a detailed engagement plan, in consultation with the proponent, that identified relevant stakeholders and engagement methods and set out a clear and transparent process for undertaking early and relevant stakeholder engagement. This section outlines our engagement approach.

### 2.1 Engagement objectives

The objectives of the stakeholder engagement were:

- To circulate **information** about the project to the local community and key stakeholders
- To **facilitate** an open engagement process where stakeholders are given meaningful opportunities to have their say
- To provide accessible opportunities for stakeholder **participation** by acknowledging and meeting the diverse needs of the different stakeholders
- To present **outcomes** from the engagement in a format that can be used to inform the preparation of a SSDA and meet SEARs obligations.

### 2.2 Engagement plan

A detailed engagement plan was developed in consultation with the proponent and in line with the NSW DPE's *Undertaking Engagement Guidelines for State Significant Projects*.<sup>5</sup> It committed to the delivery of a considered, open and evidence-based approach to the engagement. Some key components of the engagement plan are summarised below.

**Table 3: Engagement overview**

Attribute	Detail
Purpose of engagement	<ul style="list-style-type: none"> <li>● <b>To inform</b> stakeholders of the proposed development</li> <li>● To provide an opportunity for stakeholders to have <b>input to the development proposal</b> for the site at an early stage in the development process</li> <li>● To <b>satisfy the requirements</b> of the SEARs.</li> </ul>
Principles of engagement	<ul style="list-style-type: none"> <li>● <b>Relationships</b> - we act in an honest and open way at all times to build strong relationships, partnerships and trust with our client and stakeholders within the confidentiality requirements of the project</li> <li>● <b>Clarity of purpose</b> - we are clear about why and how we are engaging with the community and our stakeholders</li> <li>● <b>Timely</b> - we will contact stakeholders early on and provide sufficient time for stakeholders to provide input</li> <li>● <b>Coordinated</b> - we will work with the client to collaborate to ensure our engagement activities are coordinated and within the project scope.</li> </ul>

<sup>5</sup> (NSW Department of Planning and Environment, 2021)

## 2.3 Stakeholder identification

Stakeholders were divided into three groups according to the level and type of impact that may arise from the proposed development and consideration of the most appropriate methods of consulting with the stakeholders.

- Tier one stakeholders: those in the immediately surrounds with the potential to be affected by the project
- Tier two stakeholders: government agencies and peak organisations whose responsibilities are relevant to the proposed development
- Tier three stakeholders: wider community.

This approach enabled engagement methods to be tailored to each stakeholder group. Details of tier one and two stakeholders are provided in the sections below. Consultation with tier three stakeholders will occur as the proposal progresses through the SSDA process including during public exhibition.

### 2.3.1 Tier one stakeholders

HillPDA analysed, using GIS mapping, the existing environment context of the site. It was determined that the properties immediately adjacent to the site, as well as those located near the site access points and along the route proposed for construction vehicle movement, may be impacted by the proposed development and are regarded as tier one stakeholders. The identified properties are mapped in Figure 2.

Figure 2: Tier 1 stakeholders



Source: HillPDA, Nearmap (2022)

### 2.3.2 Tier two stakeholders

In accordance with the SEARS, the Tier two stakeholder engaged at this stage of the proposal development were identified and are outlined in the table below.

**Table 4: Tier two stakeholders**

Stakeholder	Organisations
NSW Government agencies	Department of Planning and Environment Government Architect Office Transport for NSW
Local Government	City of Parramatta Council
Utility service providers	Sydney Water Ausgrid
Indigenous community	Metropolitan Local Aboriginal Land Council (LALC) and other relevant groups and knowledge holders

## 2.4 Engagement methods

Engagement methods were tailored to each stakeholder group. Figure 3 displays the tiered approach to the engagement method, ensuring that those with the highest potential to be affected by the proposal are given ample information and opportunity to provide feedback. Selected engagement methods are outlined below.

**Figure 3: Engagement method by stakeholder group**



Source: HillPDA

### 2.4.1 Letter and questionnaire survey – tier one stakeholders

Tier one stakeholders were invited to participate in a questionnaire survey. The survey was delivered as follows:

- On Tuesday 24 May 2022, letters were sent to the 135 premises identified in Figure 2
- The letters provided information about the proposed development and invited stakeholders to participate in an online survey, make an email submission or call a HillPDA team member to discuss the proposal.

A copy of the questions included in the **questionnaire survey** is provided at Appendix A.

A copy of the **letter to occupants** is provided at Appendix B.

## 2.4.2 Letters to agencies – tier two stakeholders

Engagement was undertaken with Tier two stakeholders by email correspondence. In some instances, the proponent or their appointed technical specialists undertook the engagement to enable specialised and detailed conversations. Outcomes from those consultations have been incorporated into this report.

**Table 5: Tier two stakeholders**

Stakeholder	Organisation	Action
Indigenous community	Metropolitan LALC and other relevant groups and knowledge holders	The client appointed Aboriginal consultants Danny and James Eastwood to facilitate inclusion of local Indigenous voices in the project (detailed in Design Report). This process is currently ongoing.
NSW Government agencies	Department of Planning and Environment	DPE and the State Design Review Panel (SDRP) met with the project team on 10 February 2022). Further email correspondence was received on 17 March 2022.
	Transport for NSW	The transport consultant (JMT Consulting) emailed TfNSW on 2 June 2022. TfNSW responded on 15 June 2022.
	NSWGA - SDRP	The SDRP met to consider the proposal in a design review session on 10 February 2022. A formal letter of advice was received from the NSWGA detailing the SDRP's findings was sent on 21 February 2021.
Infrastructure providers	Sydney Water	A pressure inquiry was made to Sydney Water on 11 November 2022 by Sparks & Partners Consulting Engineers (application number 1289916). In response, a Statement of Available Pressure and Flow was received on 25 November 2022.
	Ausgrid	An application was made to Ausgrid on 27 June 2022 for a new connection offer and related technical assessment. A response was received on 6 July.
Local Government	City of Parramatta	Email sent on 14 June 2022. Response received 30 June.

## 3.0 ENGAGEMENT OUTCOMES

### 3.1 Survey responses

The survey was open from 23 May 2022 to 8 June 2022, a total of 17 days. Two responses from local residents were received. No written submissions or phone calls were received.

The responses did not support the development. It was perceived that construction of the proposal would impact negatively on liveability. Apart from withholding the development, no suggestions were given to how the construction impacts could be minimised. No details were provided to explain the reasons for objection to the proposed development.

### 3.2 Agency engagement

The agencies listed in Table 6 were contacted at various stages through the development of the proposal. The table below contains the response provided by the agencies.

**Table 6: Responses from tier two stakeholders**

Stakeholder	Organisation	Matter raised	Action
	Metropolitan LALC and other relevant groups and knowledge holders	<ul style="list-style-type: none"> <li>This process is currently ongoing, being led by Aboriginal consultants Danny and James Eastwood.</li> <li>Engagement is being undertaken with the local community groups, knowledge holders, and LALC.</li> <li>Local Indigenous knowledge will be used to guide artwork, landscaping, public domain, and planting.</li> </ul>	Process is ongoing, it is understood modifications will be made to reflect the findings of this process (refer Design Report).
NSW Government agencies	Department of Planning and Environment – Key sites assessment	<ul style="list-style-type: none"> <li>Notification that the assessment team would support the Epping project returning to the SDRP after the exhibition of the SSD application.</li> </ul>	Eno action required. Exhibition of SSD Application to proceed.
	Transport for NSW	<ul style="list-style-type: none"> <li>Feedback was requested regarding the appropriateness of tree planting along Beecroft Road. TfNSW issued steps which must be followed to ensure compliance with the TfNSW's Systems Engineering and Configuration Management standards.</li> </ul>	Compliance with standards has been achieved (refer Design Report and Traffic Report).
	NSW Government Architect	<ul style="list-style-type: none"> <li>Engage with indigenous knowledge holders to understand narratives of Country</li> <li>Demonstrate how the proposed public and private spaces would serve its users</li> <li>Map movement patterns for different travel modes</li> <li>Justify parking space allocation through demographic and travel mode analysis</li> <li>Provide further consideration of public realm treatments, transitions and interfaces</li> <li>Further develop the landscape strategy</li> <li>Further develop architectural designs to demonstrate façade articulation, architectural expression, acoustic performance and internal amenity</li> <li>Conduct studies that consider wind, solar and overshadowing</li> </ul>	<ul style="list-style-type: none"> <li>Engagement with indigenous knowledge holders is ongoing and will result in design refinements as the process progresses (refer Design Report).</li> <li>The Design Report and Landscape Report provide justification for design considerations raised by the SDRP, including how refinements to open space and public realm design and planning respond to SDRP requirements and Design Excellence requirements</li> <li>The Acoustic Report provides relevant modelling and</li> </ul>

Stakeholder	Organisation	Matter raised	Action
		<ul style="list-style-type: none"> <li>Demonstrate compliance with Design Excellence Strategy.</li> </ul>	<p>mitigation strategies for acoustic performance</p> <ul style="list-style-type: none"> <li>The Traffic Report provides justification for the proposed provision of parking</li> <li>Wind, solar and overshadowing studies have been included with proposal.</li> </ul>
Infrastructure providers	Sydney Water	<ul style="list-style-type: none"> <li>Sydney Water was notified of the development in an inquiry regarding water pressure and flows. Sydney Water responded on 25 November 2021, providing details of expected pressures and flows.</li> </ul>	No upgrades required, but full assessment to be made during design development by accredited Sydney Water service coordinator.
	Ausgrid	<ul style="list-style-type: none"> <li>An application was made to Ausgrid on 27 June 2022 to provide a connection offer and related technical assessment for the premises.</li> <li>A response was received from Ausgrid on 6 July 2022.</li> </ul>	The application requested that the connection be expedited by Ausgrid.
Local Government	City of Parramatta Council	<p>Response received 30 June 2022. Noting that this was in response to a request for preliminary feedback and building off feedback previously provided as part of SSD 8784, they identified following potential issues to clarify:</p> <ol style="list-style-type: none"> <li>Has the modification addressed the request for a link road through the site connecting Ray Road to Beecroft Road?</li> <li>Allocation of social housing units and in what form (break down of 1, 2 &amp; 3 bedroom units) – additional information is required.</li> <li>Concerns in relation to the amount of commercial floor area remain unchanged – Council has previously raised concerns in relation to the delivery of commercial floor area within Epping and the jobs associated with additional retail and commercial floor space.</li> <li>Allocation of carparking to response to the alteration in the housing mix, particularly given the removal of studio apartments and the increase in 3 bedroom apartments.</li> </ol> <p>They noted that they will provide a detailed submission at the formal exhibition phase.</p>	<p>Matters (a) and (c) were previously raised as part of SSD 8784 and addressed in the response to submissions as part of that proposal.</p> <p>Matters (b) and (d) have been addressed in the project documentation, notably the modification application itself (unit schedule) and the traffic report.</p>

## 4.0 CONCLUSION

This consultation outcomes report presents the communications and stakeholder engagement activities undertaken by HillPDA and the broader project team prior to lodgement of the SSDA for a proposed mixed use development at 242-244 Beecroft Road, Epping.

In accordance with the SEARs requirements for stakeholder engagement outlined in section 1.1, HillPDA has designed and implemented an engagement plan to inform and consult neighbours and key agencies about the proposed development. This provided an early opportunity for the community and key stakeholders to have a clear understanding of the proposal and provide comment for consideration prior to lodgement of the SSDA.

Two submissions were received from neighbouring residents with concerns that construction would impact the liveability of their premises. The submissions objected to the proposed development in general, however, no rationale was provided as to the reasons for objection.

Amongst the agencies and infrastructure providers, none raised any objection to the proposed development. The DPE assessment team suggested that the proposal should be progressed to public exhibition and return to the SDRP post exhibition. Council raised four issues, two of which were previously raised and addressed as part of SSD 8784, and two of which are addressed in the project documentation and technical reports. There will be a further opportunity for these agencies to comment at the SSDA exhibition phase.

The approved concept proposal has been further refined and reduced in scale. It is considered that the consultation undertaken to date as part of the original concept proposal and this process has effectively informed the refinement of the concept.

# APPENDIX A: SURVEY QUESTIONS

## Appendix A: SURVEY QUESTIONS

### Survey questions

- Are you a resident or business?
  - If business: What type of business are you operating?
  - If business: Where is your business located?
  - If resident: Where is your residence located?
- Do you think the proposed development would impact you during construction?
  - If yes: How will the proposal impact you during construction?
  - If yes: Do you have any suggestions on how these construction impacts could be minimized?
- Do you think the proposal would impact you when complete?
- Do you have any other comments or questions about the proposal?

APPENDIX B:  
LETTER TO  
OCCUPANTS

## Appendix B: LETTER TO OCCUPANTS



**242-244 Beecroft Road, Epping**  
Letter to residents and businesses

MAY 2022

**We are seeking community input on a proposed mixed use residential development at 242-244 Beecroft Road, Epping.**

The development is an evolution on a previously approved concept proposal (SSD 8784). The 5-star Green Design building would contain 372 residential apartments over 37,599 square meters and include communal amenities to promote health and wellbeing. It also includes landscaped outdoor areas and a publicly accessible pedestrian link, improving local connectivity.

### Comparison of previously approved concept and this proposal

	Approved concept	This proposal
<b>Studio</b>	47 apartments	0 apartments
<b>1 bedroom</b>	104 apartments	72 apartments
<b>2 bedroom</b>	221 apartments	183 apartments
<b>3 bedroom</b>	60 apartments	117 apartments
<b>Total</b>	<b>432 apartments</b>	<b>372 apartments</b>
<b>Residential area (gross)</b>	37,700 sqm	37,599 sqm
<b>Non-residential area (gross)</b>	750-1,000 sqm	931 sqm
<b>Car parking</b>		366 spaces (incl. 10 electric)
<b>Bicycle parking</b>		375 spaces 41 visitor spaces



## THE PROPOSAL

Below is an image showing the concept layout of the proposal.



Register for updates and have your say by completing our survey here:

[engage.hillpda.com.au/beecroftrepping](https://engage.hillpda.com.au/beecroftrepping)



### Contact us

HillPDA Engagement Team

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# APPENDIX C: CORRESPONDENCE

# Appendix C: CORRESPONDENCE

## GOVERNMENT ARCHITECT NEW SOUTH WALES

21<sup>st</sup> February 2022

**Brad Delapierre**  
Planning Manager  
Think Planners

brad@thinkplanners.com.au

**PROJECT:** 242-244 Beecroft Road, Epping  
**RE:** State Design Review Panel – 10<sup>th</sup> February – First Review

Dear Brad,

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 10<sup>th</sup> February 2022.

The team is commended for its commitment to improve the scheme while maintaining the design integrity of the approved design concept and associated metrics and requirements.

The following elements of the masterplan are supported:

- overall reduction in gross floor area while catering for a wider demographic group
- improvements in compliance to the Apartment Design Guide standards in relation to cross ventilation and access to natural light
- commitment to high quality materials and architectural expression
- increasing the width of the through link and commitment to improve its quality and integration into the development
- relocation of commercial spaces to be accessible from the street and public spaces.

The following commentary provides advice and recommendations for the project.

### Connecting with Country

While the design team acknowledged the site's pre-European history, it was unclear how an understanding of Country has informed the proposal.

1. Engage with Indigenous knowledge holders to understand narratives of Country and explore opportunities for these stories to inform the design of the built form, landscape, public realm and communal spaces.
2. It is recommended the design team refer to the draft framework Connecting with Country on the GANSW website.

### Site planning

3. Outline the proposed day to day activity in the precinct and demonstrate how the proposed public and private spaces will serve well its residents, workers, and visitors. In particular:
  - a. provide further detail on the expected demographics and resident's profile
  - b. outline assumptions in relation to expected travel mode split

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## GOVERNMENT ARCHITECT NEW SOUTH WALES

- c. map expected movement patterns for different travel modes (walking, cycling, public transport, driving) and identify opportunities for planned and spontaneous community interaction. Include:
  - access points to the precinct, buildings, and communal spaces
  - connections within the precinct and to the immediate context (e.g. the station, local parks)
  - the hierarchy of movement patterns.
- b. Cross reference results from the demographic profile, the travel mode split and the movement patterns analysis with the parking space allocation for vehicles (private and shared), bicycles and electric vehicles charging stations. Demonstrate how this allocation promotes sustainable modes of travel and capitalises on the proximity to the train and metro station.

### Public realm

4. As part of the public realm design development consider:
  - a. creating more legible transitions between public and private spaces
  - b. ensuring the through link is fully accessible and provides places to pause and dwell, and how the through link integrates to adjoining public and private spaces
  - c. the treatment of nooks and undercroft spaces to ensure these will not detract from or impact the overall public amenity.
5. For the proposed communal spaces provide further detail on:
  - d. how they interface with adjacent public and private spaces
  - e. how they will be used, programmed and managed.
  - f. research and benchmarks to explain how potential impacts such as noise, access or cleanliness will be mitigated and/or managed.

### Landscape strategy

The landscape strategy presented was at an early and conceptual stage. While promising, it requires further development.

6. Provide further detail on the character of each major space, how it interfaces with the built form to address the site's topography, and how it is expected to be used.
7. Demonstrate how the proposed tree canopy will be achieved in podium areas (above the basement).
8. Provide a planting strategy, outlining tree canopy targets and the rationale for species selection.
9. Present a precinct wide Water Sensitive Urban Design strategy.

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# GOVERNMENT ARCHITECT NEW SOUTH WALES

## Architecture

10. The approach to expressing the podium and the tower by using distinctive materials is supported. Further explore the architectural expression and use of brick at the podium levels and how this can differentiate the precinct's major addresses to Ray Road and Beecroft Road.
11. Explore the use of façade articulation and materiality to ameliorate solar impacts, and noise impacts particularly from Beecroft Road which presents as a road and rail corridor.
12. Provide further information on how measures to manage acoustic performance will be balanced with the need to meet natural ventilation requirements.
13. Present the strategies to be used to manage noise in the communal roof spaces.
14. Undertake a wind study to identify potential impacts on communal and public spaces at ground and podium levels and illustrate proposed mitigation measures.
15. Provide solar studies to illustrate solar exposure and any overshadowing of communal and public spaces.
16. Address overlooking, cross viewing and light spill impacts between adjacent apartments in corner locations and review the internal planning to mitigating these impacts.
17. There is concern about the internal amenity of the proposed townhouses. Provide plans and cross sections illustrating how appropriate levels of internal amenity and habitability can be achieved.

## Sustainability

18. It is noted that the approved Design Excellence Strategy requires the achievement of minimum 5 star Green Star 'Design and As-Built' and 20% of apartments within the precinct to achieve a minimum 'Design and As-Built' Liveable Housing Australia silver level accreditation.
  - a. Demonstrate how the above requirements can be met.
  - b. Develop strategies and set meaningful targets that will create material and long-lasting impacts on the immediate and future environmental performance of the precinct. These include energy, water, and waste efficiency and performance.

For the next session, in addition to addressing the matters outlined above, please provide:

- a. floor plans of all levels of the buildings
- b. cross sections illustrating how the development responds to level changes and the edge conditions to adjacent streetscapes and public spaces including Devlins's Creek.

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## GOVERNMENT ARCHITECT NEW SOUTH WALES

- c. detail of public private interfaces including
  - entries, thresholds, fences and material treatments
  - plans and sections of residential and commercial uses at the ground level
- d. acoustic, wind and ESD reports.

This project should return to the SDRP. The issues outlined above are to be addressed at the next SDRP session.

Please contact GANSW Design Advisor, Melizza Morales ([melizza.morales@planning.nsw.gov.au](mailto:melizza.morales@planning.nsw.gov.au)), if you have any queries regarding this advice.

Sincerely,



**Emma Kirkman**  
Principal Design Advisor  
Chair SDRP

Distribution:

NSW SDRP Panel members	Cathryn Chatburn, Che Wall, Hannah Tribe, Chi Melhem (Council nominee - Parramatta)
DPIE	Russell Hand, Annie Leung
Turner Studio	James McCarthy, Theo Krallis
Insite	Claire Kratochvil, Nick Metcalf
Ionic Management	Chris Ryan, Meg Ryan
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23 June 2022  
Job No: 21317

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ABN 95 161 152 969

**Re: Residential Development - 242-244 Beecroft Road Epping NSW 2121**

Attention: Chris Ryan,

We, Sparks & Partners Consulting Engineers at the request of Ionic Management P/L have undertaken a preliminary theoretical review of above mentioned property and surrounding water and sewer infrastructure, in order to satisfy section **22. Infrastructure Requirements and Utilities** of the Planning Secretary's Environmental Assessment Requirements

The following was determined:

- *"assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site".*

Water Infrastructure:

There is a 250mm water main running at Beecroft Road capable to deliver maximum flow of 50l/s at 60m/Head (refer to appendix A) which should be sufficient for the proposed development, with an approximate average daily demand of 56.66kL/day

Sewer Infrastructure:

There are two (2) x 225mm sewer connections into the site (refer to appendix B). Both could be a possible connection point to the new development, with an approximate average daily discharge of 41.83kL/day

Also, there is an existing concrete encased sewer main traversing the site on Ray Road boundary. It is important to note that based on the latest architectural layout, the proposed shall not impact it.

- *"identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained."*

Based on the above assessment, there shall be no upgrades required. Nevertheless a full assessment shall be carried during design development by an accredited Sydney water service coordinator

- *provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.*

This is not applicable

Should you have any questions with regard to the above please do not hesitate to contact the undersigned.

Yours Faithfully,



Bruno Lara Alvarez  
**Director – BIM manager**  
 Sparks & Partners Consulting Engineers  
[bruno@sparksandpartners.com.au](mailto:bruno@sparksandpartners.com.au)





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