

Our ref: 242-244 Beecroft Road, Epping - Amending Detailed Design SSD-Mod-1 (SSD-68708456-Mod-1)

Mr Brad Delapierre
The trustee for The Think Planners Unit Trust
9 George Street
North Strathfield NSW 2137

18 December 2025

Subject: Rejection of Modification Application

Dear Mr Delapierre,

I refer to your modification application for 242-244 Beecroft Road, Epping - Amending Detailed Design SSD-Mod-1 (SSD-68708456-Mod-1). After careful consideration, the Department requests that you provide the following additional information before accepting and publishing the application on the NSW planning portal:

- submit a concurrent modification application for the Amending Concept Proposal for 242 -244 Beecroft Road, Epping (SSD-68939460), aligning the proposed changes to approved maximum building heights
- submit landowners' consent for both modification applications
- provide evidence that Conditions B4 and B5 of SSD-68708456 (below) have been satisfied:

DESIGN EXCELLENCE AND INTEGRITY

B4. To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant must notify the Planning Secretary of any proposed modifications to the approved architectural drawings;

B5. The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the Key Sites and TOD Assessments Team, GANSW and/or State Design Review Panel (SDRP). For clarity, this condition relates to design excellence and integrity and does not negate the need to modify the development consent in accordance with the EP&A Act (If necessary).

You are requested to re-submit your modification application, in addition to providing the information above to the Department by **Monday 19 January 2026**. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Abigail Bautista on 92746525 or via email at abigail.bautista@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Annie Leung".

Annie Leung
Team Leader
Key Sites Assessments