

22 September 2025

Mr Russell Hand
Principal Planning Officer
4 Parramatta Square,
12 Darcy Street, Parramatta NSW 2150

Dear Russell

**CONSOLIDATED CONSENT NOTICE FOR SSD 31576972 AS
REQUIRED BY CONDITION A8 OF SSD-68708456
242 -244 BEECROFT ROAD, EPPING**

I refer to the above and advise that on behalf of Beecroft Property Developments Pty Ltd Reference we attach a formal Notice of Modification to SSD-68708456.

This notice has been prepared in accordance with the following:

- Section 4.17(5) of the *Environmental Planning and Assessment Act 1979*;
- Clause 67 of the *Environmental Planning and Assessment Regulations 2021* ;
and
- Condition A8 ('Amendments to Detailed Design SSD31576972) of the development consent for SSD 68708456

SSD SITE HISTORY

The site benefits from a number of consents as outlined below:

- SSD 8784 that was a concept approval granted by the Minister for Planning for a Mixed Use Development on the site on 22 July 2020;
- SSD 31576972 that was a Detailed Design SSD that approved the construction of a Mixed Use Development on the site was granted approval by the Independent Planning Commission on 19 September 2023.
- A modification to SSD 8784 (Concept Approval) that modified the Concept Approval was also granted approval by the Independent Planning Commission on 19 September 2023.
- An Amending Concept Development Application (SSD-68939460) and an Amending Detailed Design Development Application(SSD-68708456) that

provided additional affordable and market housing to the development was approved by the Independent Planning Commission on 19 August 2025.

Condition A8 of SSD 68708456 states:

MODIFICATION OF DEVELOPMENT CONSENT SSD 31576972

- A1. Pursuant to Section 4.17(1)(b) and (5) of the Environmental Planning and Assessment Act 1979, development consent SSD 8784 (as modified) is modified in accordance with **Schedule 3**. The Applicant must deliver a notice of modification to the Planning Secretary that complies with section 67 of the Environmental Planning and Assessment Regulation 2021 within six months of the date of this determination. The notice must set out the modifications to conditions in SSD 31576972 that are listed in **Schedule 3** of this consent.

SECTION 4.17(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 4.17(5) of the Environmental Planning and Assessment Act 1979 states:

(5) Modification or surrender of consents or existing use rights *If a consent authority imposes (as referred to in subsection (1)(b)) a condition requiring the modification or surrender of a consent granted under this Act or a right conferred by Division 4.11, the consent or right may be modified or surrendered subject to and in accordance with the regulations.*

Pursuant to Condition A8 of SSD SSD-68708456 and section 4.17(5) of the EP&A Act, this Notice provides the information required under clause 67 of the EP&A Regs, enabling SSD 31576972 to be modified.

CLAUSE 67 MODIFICATION OR SURRENDER OF DEVELOPMENT CONSENT OR EXISTING USE RIGHT—THE ACT, S 4.17(5)

Clause 67 of the Regulations states:

67 Modification or surrender of development consent or existing use right—the Act, s 4.17(5)

(1) A development consent or existing use right may be modified or surrendered by written notice to the consent authority.

(2) The notice must contain the following information—

(a) the name and address of the person giving the notice,

(b) the address and folio identifier of the land to which the consent or right relates,

(c) a description of the consent or right to be modified or surrendered,

(d) whether the consent or right will be modified, including details of the modification, or surrendered,

(e) if the person giving the notice is not the owner of the land—a statement signed by the owner of the land that the owner consents to the modification or surrender of the consent or right.

(3) The notice takes effect when the consent authority gives written notice to the person giving the notice that the consent authority received the notice.

(4) The notice operates, according to its terms, to modify or surrender the development consent or existing use right to which it relates.

(5) The consent of the owner is not required under subsection (2)(e) if the consent of the owner of the land was not required under section 23 to make the application for the development consent.

(6) In this section—

existing use right means a right conferred by the Act, Division 4.11.

This notice relates to a modification and the following table addresses the requirements of clause 76(2).

Clause 76(2) Requirements	Comment
the name and address of the person giving the notice,	Epping Property Investments No.1 Pty Ltd Level 2, 9 George Street, North Strathfield NSW 2137
the address and folio identifier of the land to which the consent or right relates,	242-244 Beecroft Road, Epping Lots 220 and 222 in DP 1251471
a description of the consent or right to be modified or surrendered,	SSD 31576972 granted approval for The Detailed Design and the construction of a mixed-use development with a scale of five to 15 storeys and containing: • five residential flat buildings containing 374 apartments including 19 affordable housing dwellings for 15 years • commercial premises • basement car parking • outdoor public plaza and publicly accessible through-site link

	• stratum subdivision of the site.
whether the consent or right will be modified, including details of the modification, or surrendered,	The consent is requested to be modified. The modification seeks to: • Identify the approved plans and reports for the Mixed Use Development; • Delete references to superseded plans and reports; • Confirm the maximum height of the 5 buildings in the complex; • Confirms the gross floor area of the development; • Confirm the provision of parking throughout the development; • Confirm the provision of electrical vehicle charging infrastructure; • Confirm the requirements for vehicle manoeuvring within the development; • Confirm the provision of bicycle parking throughout the development; • Confirm the documents that will be utilised by Sydney Metro in their ongoing review of the development; • Confirm the signs off required from Sydney Metro prior to the issue of construction certificates; • Confirm the acoustic report to be considered as part of the construction certificate process; • Confirm the affordable housing the development will provide; • Confirm the requirements of the Affordable Housing Provided Attachment 1 contains the proposed amendments to conditions for SSD 31576972 as outlined within schedule 3 of SSD 68908456
if the person giving the notice is not the owner of the land—a statement signed by the owner of the land that the owner consents to the modification or surrender of the consent or right.	Epping Property Investments No.1 Pty Ltd is the owner and the required owners consent accompanies this modification.

CONCLUSION

The proposed modification to SSD 31576972 that was a Detailed Design SSD that approved the construction of a Mixed Use Development on the suite was granted approval by the Independent Planning Commission on 19 September 2023, will ensure consistency with the Amended Detailed Design Development Application (SSD 68908456) and correctly identify elements of the overall development including, buildings heights, gross floor area, parking provision and affordable and market housing provision.

In accordance with clause 67(2) 31576972 of the EP&A Regulations, this Notice takes effect when received by the consent authority and operates according to its terms to modify development consent SSD . This letter therefore satisfies Condition A8 of Development Consent SSD 68908456.

Should you require any further information, I can be contacted on 9687 8899.

Brad Delapierre
Planning Manager
Think Planners Pty Ltd
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PARRAMATTA NSW 2150