

24 December 2025

Ms Annie Leung
Team Leader
Department of Planning Housing and Infrastructure
4 Parramatta Square,
12 Darcy Street, Parramatta NSW 2150

Dear Annie

**NOTIFICATION OF AMENDED PLANS FOR SSD 68708456 AS
REQUIRED BY CONDITION B4 AND REQUEST FOR
CONSIDERATION OF REVISED PLANS BY KEY SITES TEAM
AS REQUIRED BY CONDITION B5 OF SSD-68708456
242 -244 BEECROFT ROAD, EPPING**

I refer to the above development and advise that on behalf of Beecroft Property Developments Pty Ltd that we advise the Department that we intend to lodge a modification to SSD-68708456 and seek to have the Department of Planning 'Key Sites' team confirm that the modification continues to ensure the scheme maintains Design Excellence.

Notification of Proposed Modification

Condition B4 of SSD 68708456 states:

B4. To ensure the scheme retains, or is an improvement upon, the approved design excellent qualities, the applicant must notify the planning secretary of any proposed modifications to the approved architectural drawings.

The future modification seeks approval to modify the development by:

- Revised through site link design including the provision external lift vestibules to provide improved weather protection to users and revision of ramp grades so they do not exceed 1:20 to allow for handrail free ramps with associated changes in switchbacks accommodate these new grades. This minor adjustment improves the overall design outcome as it removes obstructions in the through site link and increases visibility from Ray Road.
- Revised basement mechanical strategy which has resulted in a the provision of a carpark exhaust duct being provided on the communal podium between Buildings C and E as well as the utilisation of this structure to provide an additional BBQ facility for residents;

- Revised Basement levels design as a result of the detailed structural design and design refinement including:
 - Conversion of a small part of the gym to a plant room;
 - Relocation of some storage cages within the basement to ensure they are not counted as GFA;
 - Provision of some open lobbies in the basement;
- Introduction of additional modest risers thought the building to accommodate plant, stormwater disposal and air circulation.
- Minor increase of some unit sizes through the minor reduction in corridor widths on levels 1 - 16;
- Revised location of hot water units and plant areas to suit (Building B & C rooftop) due to current non compliance with NCC requirements;
- Amendments to all apartments to include nibs on facade to accommodate mechanical requirements for exhausting kitchen, bathroom and laundries and the provision of make up air;
- Reallocation of 22 of the 96 liveable apartment types within Buildings B and E in alternate locations as a result of the detailed design. It is noted that the total number of liveable apartments or bedrooms is not altered by this modification.
- Minor external material changes from precast to metal cladding, however, the design intent (i.e. the terracotta colour) remains the same.
- Modification to 7 x 2 bedroom apartments residential unit beings D106, D206, D306, D406, D506, D606 to include new study and window in a riser no longer required for ventilation.
- Building C fan room extended to align with flood model footprint.
- Minor Modification of floor to floor heights as a result of the detailed design that increases the height of some of the buildings within the development as follows.

Building	Approved Height	Proposed Height	Change
A	RL 108.16 25.3m 8 storeys	RL 108.28 25.425m 8 storeys	+125mm +125mm
B	RL 145.02 61.74m	RL 145.08 61.8m	+60mm

	16 storeys	16 storeys	
C	RL 143.81 60.3m 18 storeys	RL 143.92 60.41m 18 storeys	+110mm +110mm Nil
D	RL 109.960 25.72m 7 storeys	RL 110.44 25.2m 7 storeys	-520mm -520mm Nil
E	RL 142.96 59.8m 19 storeys	RL 143.06 59.9m 19 storeys	+100mm +100mm Nil

- Building A portal entry extended towards Ray Road for way finding and increased weather protection; and
- Modification to Building D pool shape that decreases its size from 40.6kls to 35.6kls as a result of design refinement;

As a result of the above changes that include additional risers, changes to the basement and conversion of former plant rooms to GFA the GFA remains 49,910m².

Assessment of Design Excellence by Keys Sites Team GA, or State Design Review Panel

Condition B4 of SSD 68708456 states:

- B5. *The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the Key Sites and TOD Assessment Team, GANSW and/or the 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).*

As outlined above and demonstrated in the attached drawings prepared by Turner, the changes are minor. Given this and the following reasons it is considered that the assurance that the revised scheme maintains Design Excellence can be considered by the Key Sites Team within the Department of Planning Housing and Infrastructure:

- The architect for this modification remains Turner who designed the SSD scheme that was supported by the State Design Review Panel;
- The proposal has not fundamentally altered with the proposed modification not seeking additional residential apartments or additional commercial space. The building footprint is not altered, other than a very minor increase in height;

- The development enhances a key elements that the SDRP has seen as a key element through the proposed redevelopment of the site being the Through Site Link. The development maintains the Through Site Link but enhances it by providing weather protection in front of the link and removing handrails to improve permeability throughout this area;
- The development improvised residential facilities by providing an additional BBQ area for future resident in accordance with the ventilation strategy for the development;
- The Department of Planning, Housing and Infrastructure has the appropriate expertise to consider the minor design changes and the key personnel involved with previous applications are available to assess this minor modifcaiton and understand key Design Excellence aspects from previous development applications for the site; and
- The proponent is hopeful that the proposed modifications can be approved by the Department in February/March 2025 to allow construction of the complex to continue. The backlog of consideration of matters by the SDRP may prevent this.

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

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