



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION

242-244 Beecroft Road, Epping – Modification 1

Application No	SSD-8784-Mod-1
Location	242-244 Beecroft Road, Epping
Applicant	The Trustee for The Think Planners Unit Trust
Council Area	City of Parramatta
Consent Authority	Minister for Planning or Independent Planning Commission

Description of the development consent

Concept Development Application comprising a mixed used development, including:

- maximum building envelopes for podium and tower buildings
 - maximum gross floor area of 38,700m² comprising maximum residential gross floor area of 37,700m² and maximum non-residential gross floor area of between 750m² and 1,000m²
 - conceptual land use for non-residential and residential floor space, which may include office premises, business premises, food and drink premises, shops and medical centres.
 - minimum 5% residential gross floor area as affordable housing dwellings
 - basement car parking, motorcycle parking, bicycle parking and service vehicle spaces
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Description of proposed modification

Section 4.55(2) Modification Application seeking to:

- realign building envelopes with minor adjustments to orientation
 - increase maximum building heights between 0.5m and 3.8m due to uneven ground levels and to allow for higher floor-to-ceiling height
 - relocate basement car park access further south along Ray Road
 - rearrange private open space on site
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About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning and Environment (the department) has received an application to modify the abovementioned approved State significant development (SSD). The application and accompanying documents (including the modification report) are on exhibition from **Tuesday 18 October 2022** until **Monday 14 November 2022**. You can view these documents online at www.planningportal.nsw.gov.au/major-projects.

At the time of publishing this advertisement, the Minister for Planning has not directed that a public hearing should be held.

Have your say

The department encourages online submissions, particularly during times when mobility may be impacted by COVID-19 restrictions. To have your say online, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

If you cannot submit online, post or drop your submission to the address below, to arrive before the close of exhibition. If you would like your personal information to be withheld from publication, please clarify this in a separate cover sheet and only provide your personal information in that cover sheet. Do not include personal information in your submission as your submission will be published in full.

If you choose to send a paper-based submission, it is important that both the submission and mailing envelope are addressed to the nominated contact person below:

Please be aware that if you choose to send a paper-based submission and it is not addressed to the nominated contact person, the submission will not be received by the department and will instead be returned to sender.

Before making your submission: You should read the department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy

Please call 1300 305 695 if you wish to be provided with a copy. Your submission will be published on the NSW planning portal in accordance with our privacy statement and disclaimer and declaration.



Department of Planning and Environment

Please note that if the application is approved, there is no right of a merit appeal to the NSW Land and Environment Court by an objector.

In your submission please include:

- your name and address (please ensure your personal details are provided in a separate cover sheet if you would like your details to be withheld from publication)
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- a statement indicating you acknowledge and accept the department's disclaimer and declaration.

For more information, including a copy of the department's submissions policy, please go to <https://www.planningportal.nsw.gov.au/major-projects/have-your-say>

For more information: Contact (02) 8275 1313 or 1300 305 695

Address: Director Key Sites Assessments, NSW Planning, Department of Planning and Environment, Locked Bag 5022, Parramatta NSW 2124.
