

30 June 2022

Mr Russell Hand  
Principal Planning Officer  
Key Sites Assessment Team  
Department of Planning and Environment

Dear Russell

## **SATISFACTION OF CONDITIONS B2 AND B3 OF SSD 8784 FOR A MIXED USE DEVELOPMENT AT 242 -244 BEECROFT ROAD, EPPING**

I refer to the above development and advise that we are progressing towards shortly lodging both a State Significant Development Application for this project and a modification to the approved Concept Development Application .

The consent notice of SSD 8784 contains two conditions that are required to be satisfied prior to lodgement of future detailed development applications.

This letter and accompanying attachments demonstrates how these conditions have been satisfied.

### **CONDITION B2 -DESIGN GUIDELINES**

This condition states:

- B2. Prior to the lodgement of any detailed development application, the Design Guidelines must be amended to the satisfaction of the Planning Secretary as follows:
- (a) in Section 3.02 (Design Guidelines), sub-section 2 regarding new through site link, include the following additional design guidance in relation to the pedestrian through-site link:
    - (i) the design of the through site link should increase the amount of landscaped area and rationalise ramps and staircases, such as by:
      - investigate separating the staircase and ramps
      - simplify the levels at landings
      - reduce the total length of ramps
      - increase landscaped spaces at level changes
      - consider how the path of travel for ramps will terminate near building entrances.
    - (ii) investigate design responses to keep the through site link open 18 to 24 hours a day

- (b) in Section 3.03 (Design Guidelines), sub-section 6 regarding landscaping, include the following additional design guidance in relation to the Beecroft Road frontage of the site:
  - (i) consult with Roads and Maritime Services (RMS) to explore opportunities to plant street trees along the Beecroft Road frontage, including tree setbacks from kerb, species and mature canopy height
- (c) in Section 3.02 (Design Guidance), sub-section 1 in relation low scale buildings, include the following additional design guidance in relation to the Ray Road frontage of the site:
  - (i) investigate opportunities to step the building levels along the slope of Ray Road to provide activated frontage and provide at grade pedestrian access to ensure basement walls do not dominate the frontage
  - (ii) where basement walls protrude aboveground and buildings are unable to be stepped, refer to Section 3.10 of this report for basement treatment options.

The Design Report for the concept DA was prepared by Bennett and Trimble, To address this condition an Addendum to the report has been prepared by Turner that includes the additional information required by the condition.

Given the above, the Department is requested to confirm that the Design guidelines have been appropriately amended.

## CONDITION B3 ENVIRONMENTAL PERFORMANCE

This condition states:


### ENVIRONMENTAL PERFORMANCE / ESD

- B3. Prior to the lodgement of future development applications, the Applicant shall submit an updated ESD Report to the satisfaction of the Planning Secretary which amends the heading of Table 3 from "Targets" to "Minimum Targets", without making changes to these minimum targets, as committed to in the ESD Memorandum dated 10 October 2019 prepared by ARUP.

As the project team has changed with the sale of the site to our client, Northrop have prepared a Sustainability Report for pre-Da submission

Section 1.5 of the attached report on page 7, provides the required information and identifies the targets as minimum targets based on the ESD memorandum dated 10 October 2019 that was prepared by ARUP.

Given the above, the Department is requested to also confirm that this condition has been satisfied..



We trust the above allows you to confirm that Conditions B2 and B3 have been satisfied, but should you require any further information, I can be contacted on or 0405 530 095 or via email on [brad@thinkplanners.com.au](mailto:brad@thinkplanners.com.au).

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