

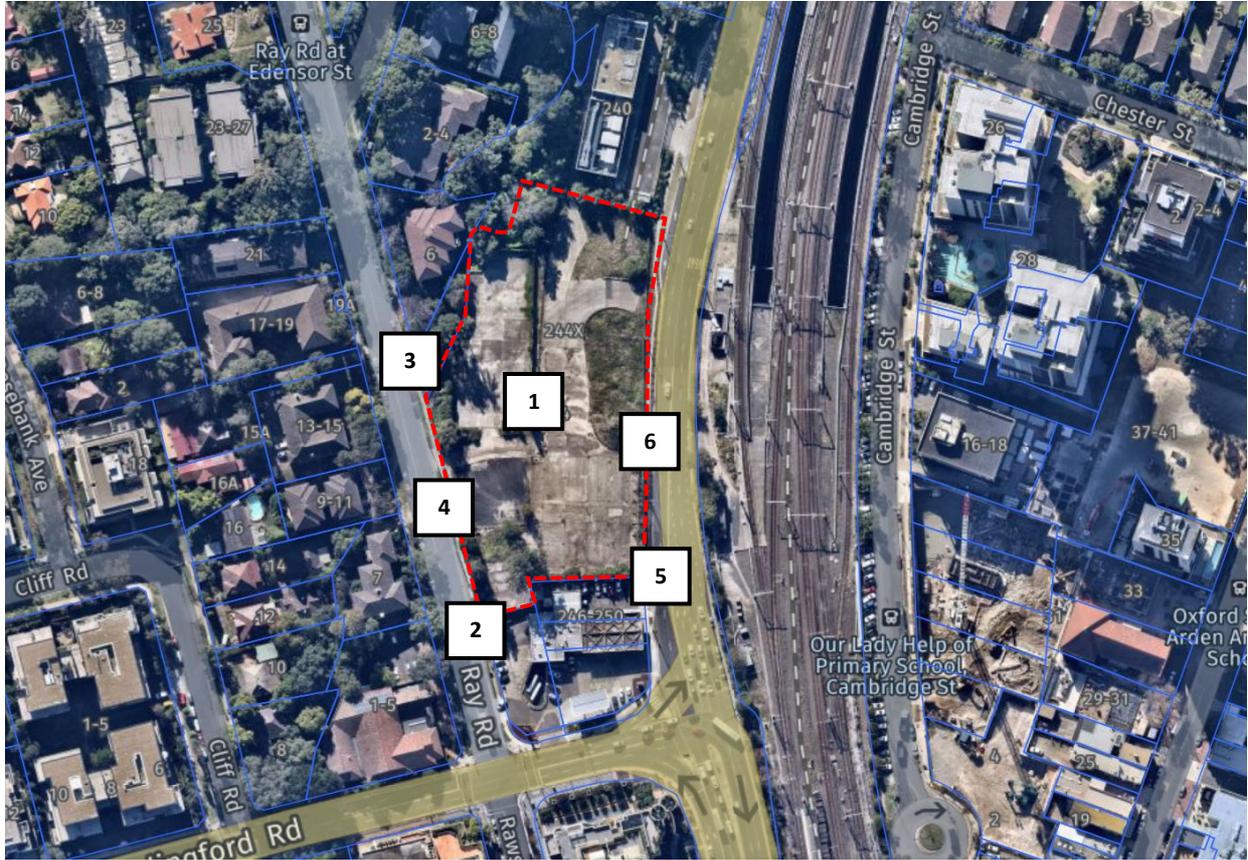


# RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
<b>Project:</b>	Mixed use development at 242-244 Beecroft Road, Epping	
<b>Meeting Location:</b>	242-244 Beecroft Road, Epping (the Site) and surrounding area	
<b>Date:</b>	1 September 2023	
<b>Time:</b>	2:00pm	
ATTENDEES		
<b>Commissioners:</b>	Mr Chris Wilson Ms Wendy Lewin Prof Elizabeth Taylor AO	Panel Chair
<b>Office of the IPC:</b>	Brad James Geoff Kwok Stuart Morgan	Principal Case Manager Senior Planning Officer Manager, Public Participation
<b>Applicant:</b>	Daniel Nicolas Jack Maalouf Brad Delapierre Chris Ryan James McCarthy Theo Krallis Claira Kratochvil	Director, DASCO Australia Development Manager, DASCO Australia Planning Manager, Think Planners Director, Ionic Management Director, Turner Studios Associate Director, Turner Studios Senior Landscape Architect, Site Image Landscape Architects
LOCATIONS AND KEY OBSERVATIONS		
<p>A site map is provided at <b>Attachment 1</b> showing the locations visited during the site visit and listed below. Photographs taken during the site visit are provided at <b>Attachment 2</b>.</p> <ol style="list-style-type: none"><li><b>Within the Project Site</b><ul style="list-style-type: none"><li>- Commissioners and IPC staff met with the Applicant within the Site</li><li>- Opening statement by Panel Chair and introductions</li><li>- Observed the topographical changes and existing conditions within the Site</li></ul></li><li><b>Ray Road vehicular entry to 246-250 Beecroft Road, Epping (adjoining site to the south)</b><ul style="list-style-type: none"><li>- Observed the Site's southern boundary, the proposed setback and proposed location of vehicular access to the Site</li></ul></li><li><b>Devlins Creek at Ray Road</b><ul style="list-style-type: none"><li>- Observed the Ray Road frontage and Devlins Creek interface</li></ul></li><li><b>Ray Road vehicular entry to Project Site</b><ul style="list-style-type: none"><li>- Observed the approximate locations of the proposed Ray Road vehicular entry and the through site link</li><li>- Observed the location of the through site link including implications of topographical changes</li></ul></li><li><b>Beecroft Road frontage from southern boundary</b><ul style="list-style-type: none"><li>- Observed the site from the south-eastern corner of the site at Beecroft Road</li><li>- Observed the location of substation kiosks and sight lines to the Site</li></ul></li><li><b>Beecroft Road frontage</b><ul style="list-style-type: none"><li>- Observed the Site from the Beecroft Road frontage and location of the proposed through site link, the extension to the slip road, and the Beecroft Road vehicular access point.</li></ul></li></ol>		
<b>Meeting closed at:</b> 2:45pm		



## ATTACHMENT 1 – SITE INSPECTION MAP





## ATTACHMENT 2 - SITE INSPECTION PHOTOS

Figure 1 - The existing site access off of Ray Road



Figure 2 - Devlin's Creek from Ray Road

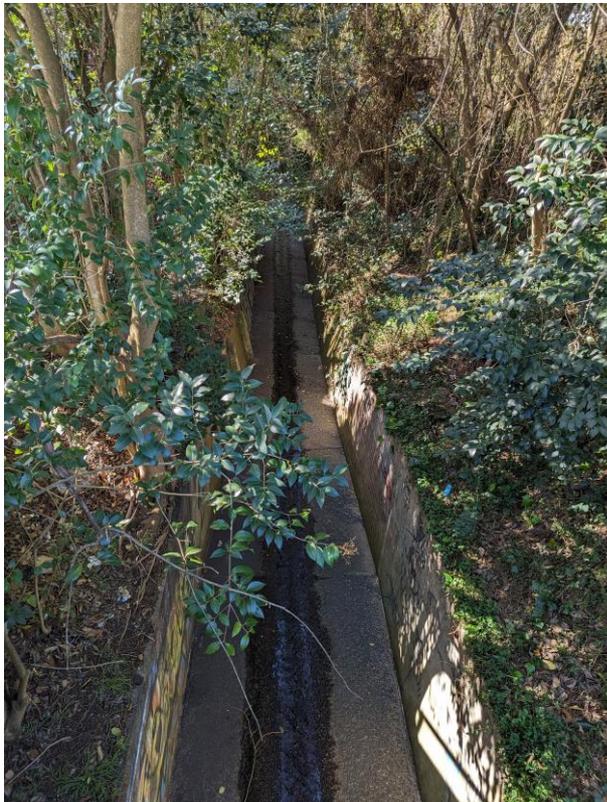




Figure 3 - Ray Road



Figure 4 - The existing site and Beecroft Road

