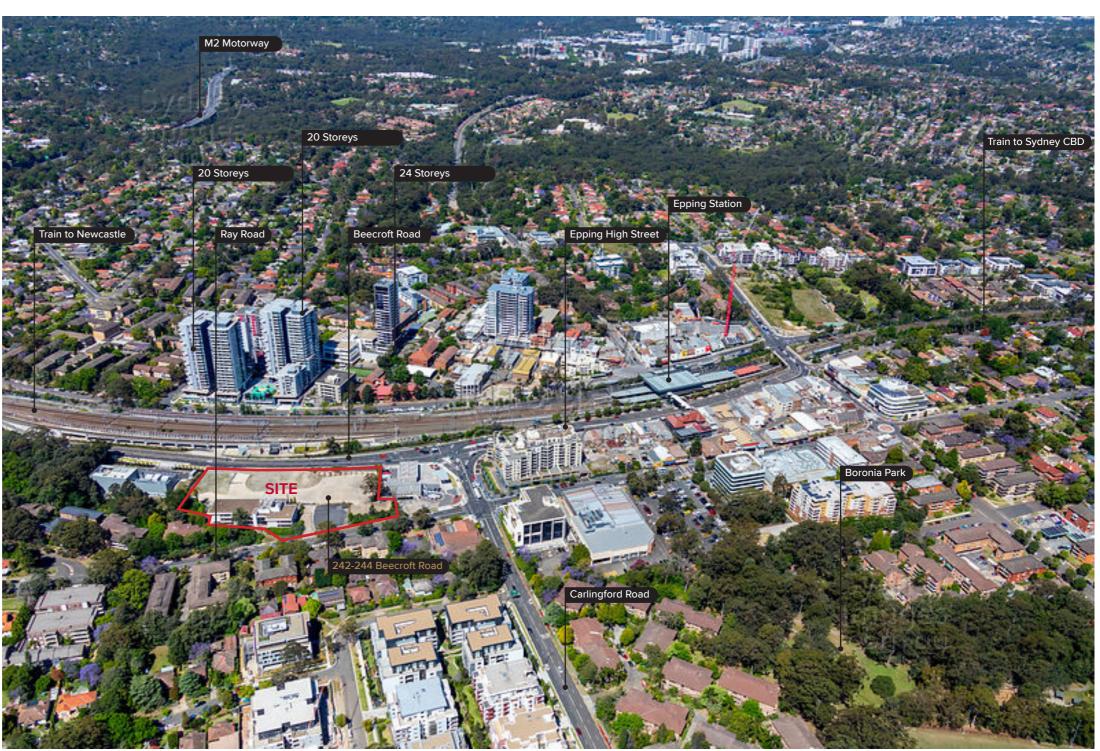


CONTEXT

Epping Town centre has a mid to high rise urban form with a clustering of towers along a north-south axis near the rail line.

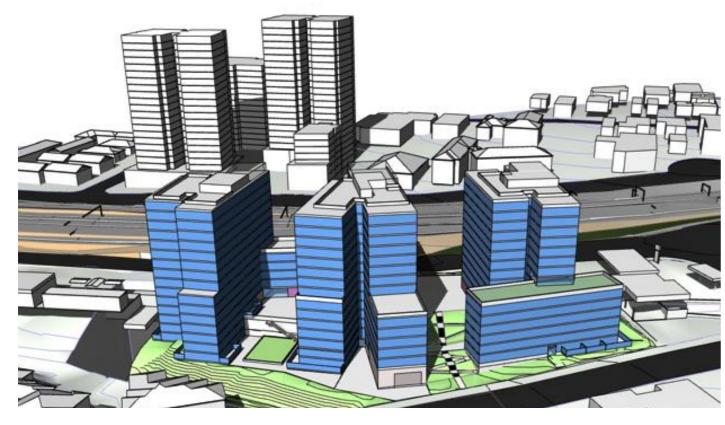
- The significant site of 10.137 m2 site is located on the edge of Epping Town Centre, in close proximity to the train station.
- Located on Beecroft Road.
- There is a steep fall across the site from Beecroft Road to Ray Road
- At the transition from the high density town centre, to the medium to low rise surrounding context.
- The elevated location along the ridgeline allows for significant district views to the west.



Aerial view from west.

APPROVED CONCEPT PLAN - BUILT FORM

RESPECTING THE URBAN DESIGN OF THE APPROVED CONCEPT PLAN BUILDING MASSING





SSD 8784 - APPROVED CONCEPT PLAN ENVELOPES





SUBMISSION & FEEDBACK SUMMARY

GANSW SDRP REVIEW #3

17th May 2024

Key notes:

- Following elements to be maintained from the approved SSDA:
 - Commitment to delivering all buildings at once
 - Diverse provision of communal facilities and equitable access for all residents including affordable units
 - Commitment to delivering a fully electrified precinct
 - Intent to achieve Green Star rating
 - Commitment to maintain the quality of materials and finishes of the approved scheme
- Provide a strong foundation to deliver measurable benefits for Country and First Nations communities.
- Affordable housing units to be compatible with the Community Housing Provider requirements
- Landscape design and planting species to respond to the natural climate with compliance to be no less than what was approved
- Provide proportionate communal spaces to the increased number of dwellings
- Built form to not compromise solar access to site and shadow impacts on neighbouring properties
- Increase the number of 3-bedroom apartments
- Sustainability measures, such as EV charging capacity and solar panels, to not impact the sustainability performance of the development.

CITY OF PARRAMATTA

16th May 2025

Key areas of objection relate to the following matter:

- Traffic generation and the siginificant impact it will have on existing traffic.
- · Lowering rate of residential car parking
- Inadequate waste servicing due to the development site.
 The development is to demonstrate that it allows for a Heavy Rigid Vehicle.

MEMBERS OF PUBLIC

April 2025

3 members of public:

- Traffic congestion on Ray Road and impact of intersection of Ray Road and Carlingford Road
- Parking provision should be reduced
- Overshadowing

1 member of public (supportive)

- More affordable housing is appropriate
- 5 star green star design and no use of gas

PROJECT NUMERICS

APPROVED SSDA 2023

Areas:

Allowable GFA: 38,700sqm
Total Residential GFA: 37,700 sqm
Total non-residential GFA: 922sqm

Total approved GFA: 38,622sqm

Yield

Approved Concept Plan Indicative Yield: 432 Approved SSDA yield: 374 Apartments

Mix:

Approved Concept Plan Indicative Mix: 10.8% Studios | 24.4% 1 beds | 51% 2 beds | 13.8% 3 beds

Approved SSDA Mix: 0% Studios | 19.3% 1 beds | 49.2% 2 beds | 31.6% 3 beds

Approved SSDA Building Numerics:
Building A 31 apt | Building B 94 Apt | Building C 124 apt |
Building D 28 apt | Building E 97 apt

Livable & Adaptable Apartments:

10% silver livable | 20% Adaptable

Affordable Apartments: 5% of total apartments

ADG Solar: 72.2%

ADG Cross Ventilation: 60%

Landscape Considerations: (Site Area: 10,137sqm)

40.9% Communal Open Space of which 51.2% received more than 2hrs solar access between 9am and 3pm.

20.45% deep soil provided

SEPP 2021 (HOUSING)

Division 1 Infill-Affordable Housing

The objective of this decision is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.

Planning Controls:

- The maximum floor space ratio permissible is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%.
 - Approved residential GFA: 37,700m²
 - 30% GFA increase: 49,010m²
- The maximum building height permissible is the current permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio.
 - LEP maximum height: 48m
 - 30% height increase: 62.4m
- Provide a minimum affordable housing component, which must be at least 10%, is calculated as follows:
 - Affordable housing component = additional floor space ratio (as a percentage) / 2
 - Affordable housing requirement is 30/2 = 15%

PROPOSED SSDA 2024

Areas:

Allowable GFA: 50,010sqm Total Residential GFA: 49,010 sqm Total non-residential GFA: 819sqm

Total GFA: 49,829sqm

Yield:

479 apartments

Mix:

0% Studios | 19.6% 1 beds | 49.7% 2 beds | 30.7% 3 beds

Building Numerics:

Building A 36 apt | Building B 128 Apt | Building C 143 apt | Building D 41 apt | Building E 131 apt

Livable & Adaptable Apartments:

10% silver livable | 20% Adaptable

Affordable Apartments:

15% (Refer to next page for more information)

ADG Solar:

72.4%

ADG Cross Ventilation:

60.5%

Landscape Considerations: (Site Area: 10,137sqm)
43.78% Communal Open Space of which 54.6% received more than 2hrs solar access between 9am and 3pm.

20.8% deep soil provided



AFFORDABLE HOUSING

Affordable housing units have been provided in accordance with the Housing SEPP 2021. The affordable housing units are fully located within Building A & B, and all residents will have access to communal facilities.

1 bed | 21 apt (26%) 2 bed | 55 apt (67.9%) 3 bed | 5 apt (6.1%)

Total: 81 apt 15% required Aff. GFA: 7474sqm



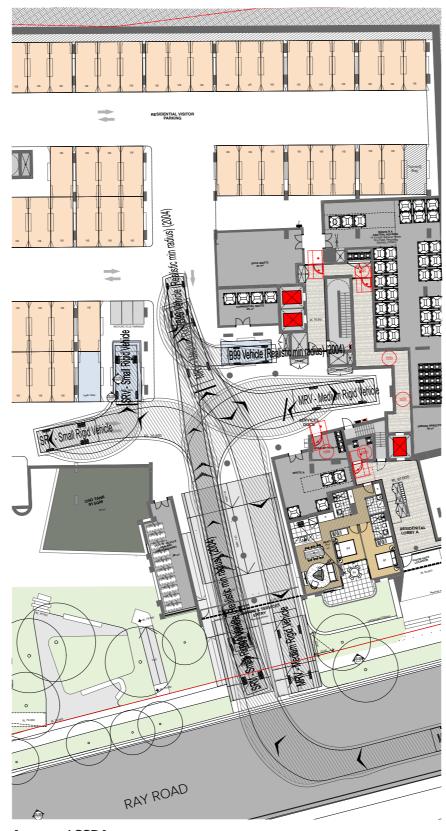
WASTE COLLECTION

Approved SSDA

- Basement 01 design to suit a MRV vehicle consistent with Traffic Engineer (JMT) advice.
- 4300mm height clearance achieved.

Proposed SSDA

- Basement 01 design amended to suit a HRV vehicle consistent with the draft conditions of consent SSD-68708456.
- 4500mm height clearance achieved.



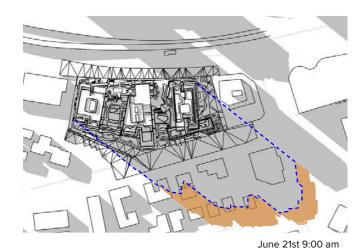
Approved SSDA

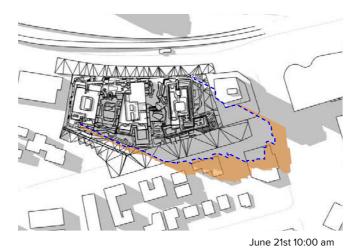


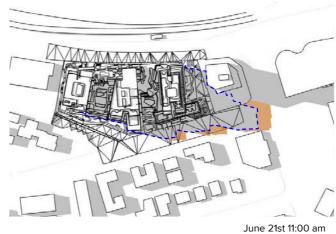
SHADOW ANALYSIS

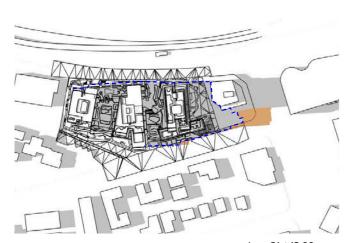
NORTH TO EAST SITE

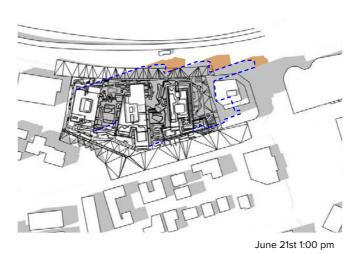


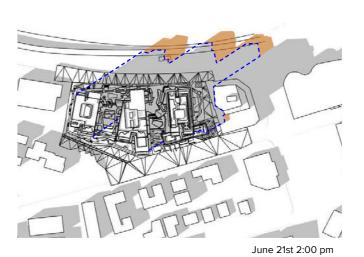












June 21st 3:00 pm

June 21st 12:00 pm

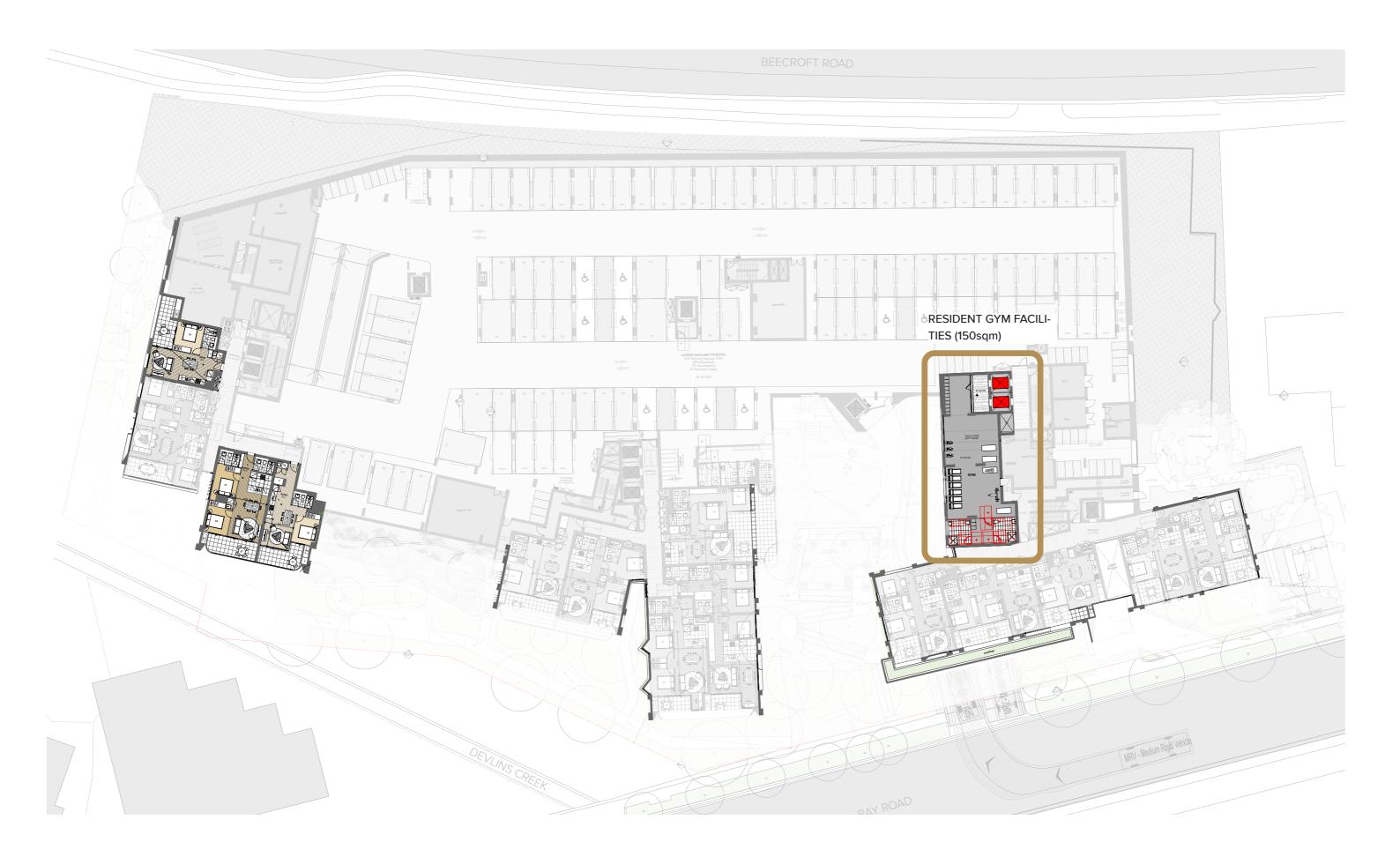
GROUND FLOOR PLAN

MASTERPLAN



LOWER GROUND FLOOR PLAN

RESIDENTIAL GYM FACILITIES



GROUND FLOOR PLAN

COMMUNAL SPACES FOR RESIDENTS



TYPICAL LOWER LEVEL (1-5)



LEVEL 6 - ROOF TERRACE

ROOFTOP FACILITIES



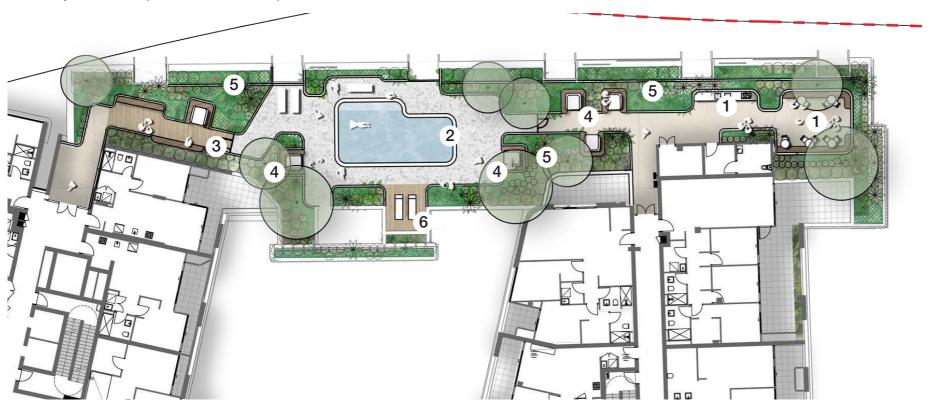
LEVEL 7 - ROOF TERRACE

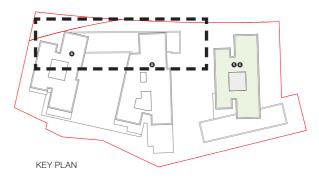
ROOFTOP FACILITIES



LEVEL 7 - ROOF TERRACE

Landscape Design Approach Rooftop Level 7 (Eastern Terrace)





Legend

- 1 BBQ dining area
- 2 Pool and attached spa with submerged seating
- 3 Passive seating zone/ WFH space
- 4 Booth/ pool side seating for groups
- 5 Layered planting to frame amenity areas
- 6 Viewing Deck

Image Precedents







242-244 Beecroft Rd, Epping | Landscape Design Report

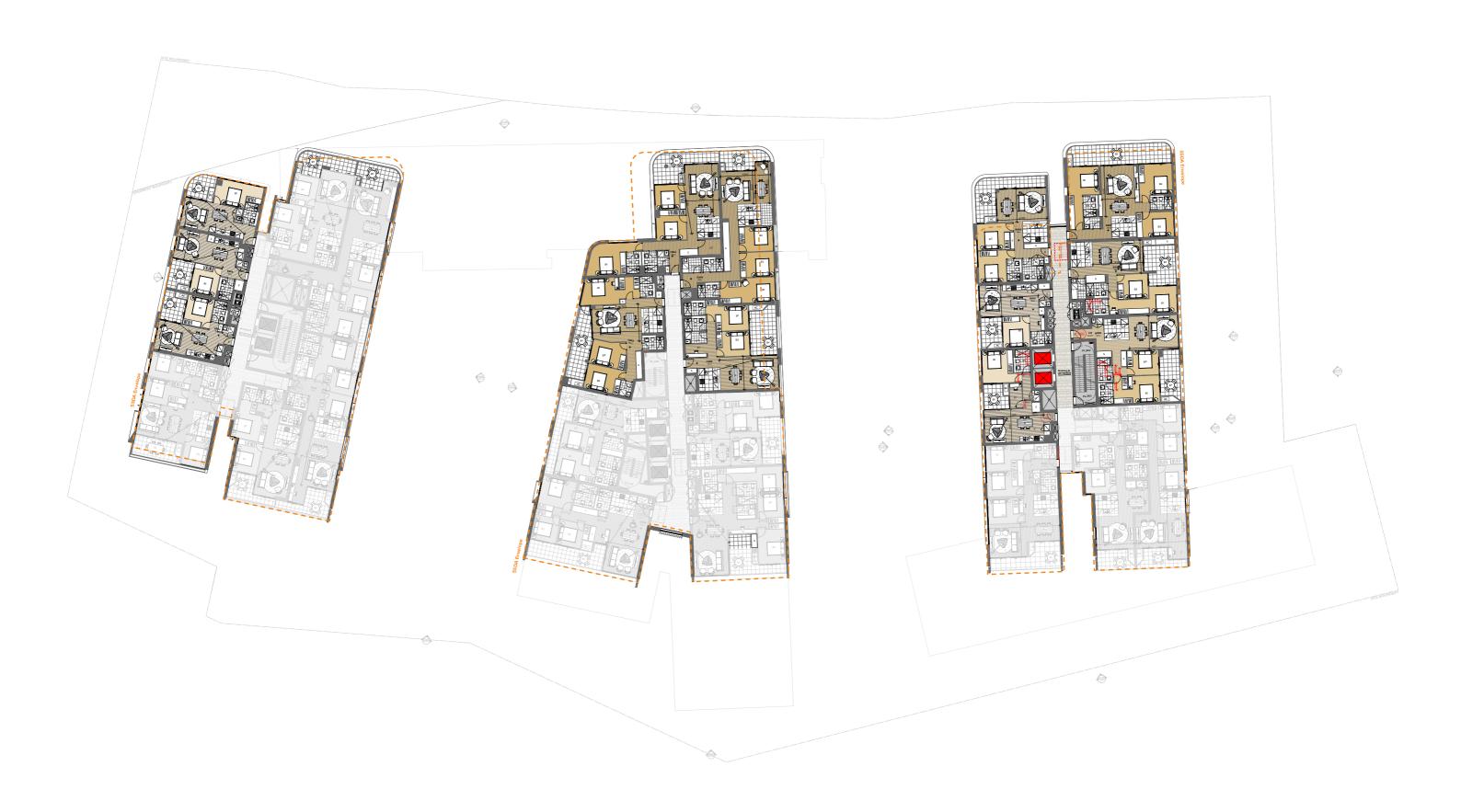




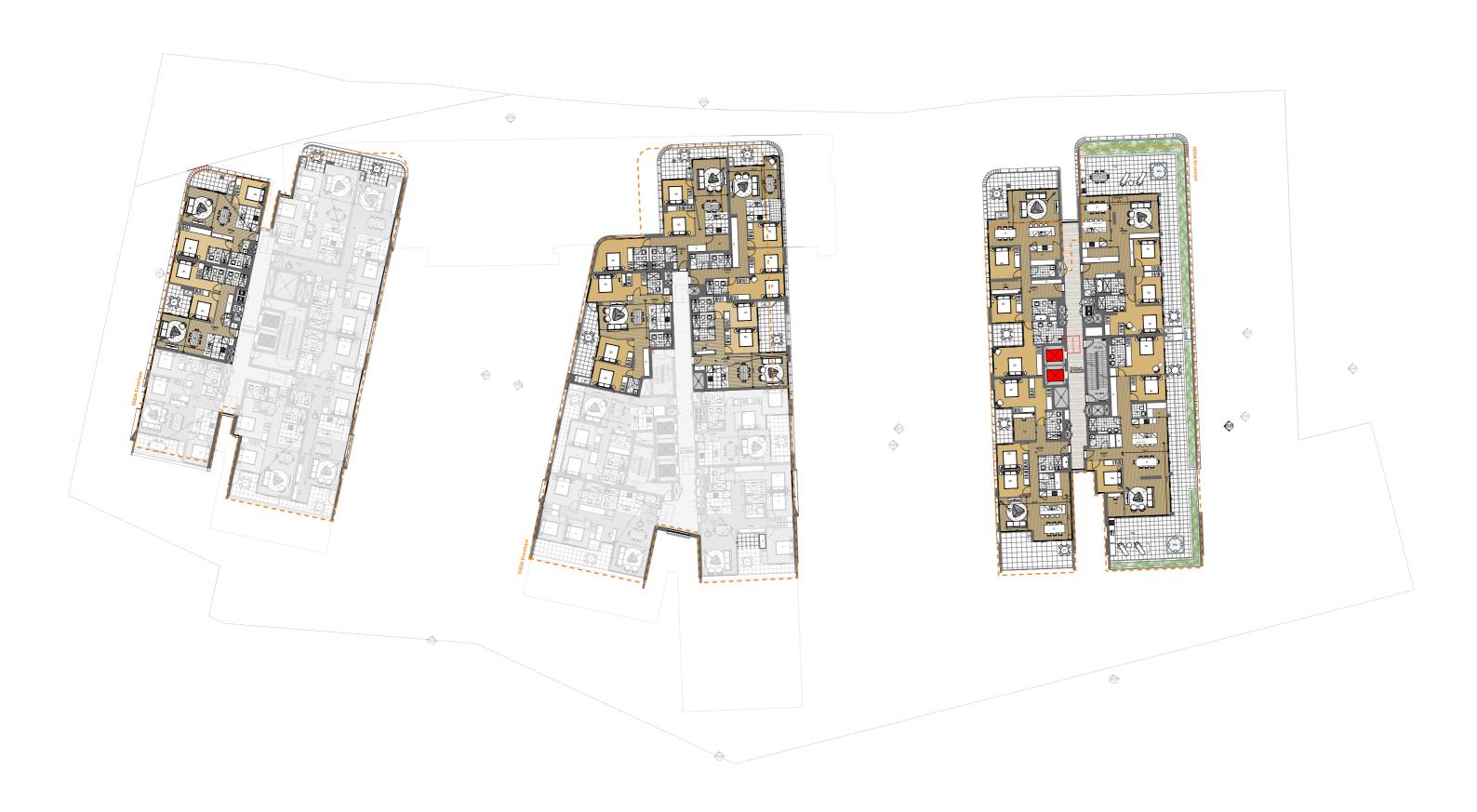




TYPICAL UPPER LEVELS (8-14)



LEVEL 15



LEVEL 16ROOFTOP FACILITIES & COMMUNAL SPACES



LEVEL 17 UPPER LEVEL PENTHOUSE



LEVEL 16 ROOF TOP COMMUNAL FACILITIES

SWIMMING POOL, SUN DECK AND CABANAS, BBQ & DINING AREA, AND OUTDOOR CINEMA

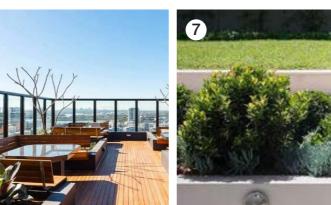
Landscape Design Approach Level 16 Pool Terrace







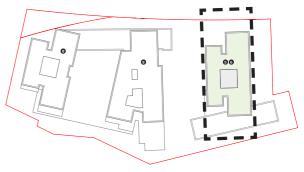












KEY PLAN

Legend

- 1 Integrated lounges and cabanas
- 2 Pool with lagoon / seating edge
- 3 Infinity edge
- 4 Spa at lower terrace (adjacent to infinity edge)
- **5** Feature paving
- 6 Booth seating and BBQ area
- 7 Low planting to frame/ maximise views
- 8 Outdoor cinema/ flexible lawn



MATERIALS & FINISHES

MAINTAINING THE QUALITY OF MATERIALS AND FINISHES OF THE APPROVED SCHEME

Approved SSDA Material and Finishes Palette



Concrete finish to match **Dulux Monument**



Concrete



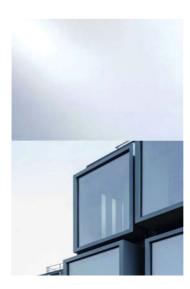
Framed glass balustrade



Fixed vertical metal fins balustrades with top rail in powdercoat finish to match **Dulux Monument**



Feature concrete profiled finish

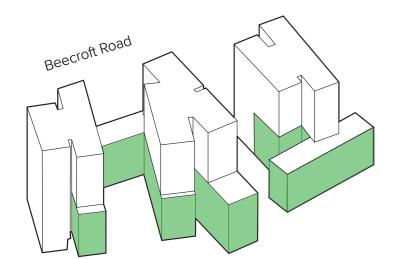


Windows: Clear glass, aluminium framing system to match Dulux Monument

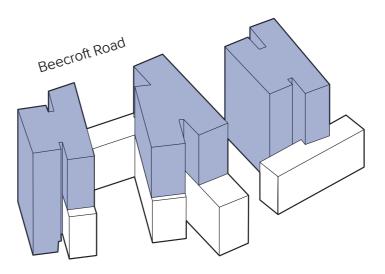


Metal clad in terracotta tones Bowral Simmental Silver





A **shared language** with common palette, differentiated by scale and interface. The use of brick will form a refined but established base giving texture and human scale to the streetscape.

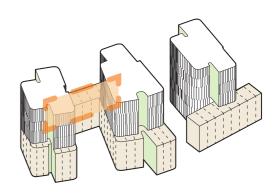


Rising above the residential datum, the tower facades predominantly use metal clad. Colour will subtly vary with a earthy tonal range.

FACADE DETAILING AND ARTICULATION

BEECROFT ROAD STREETSCAPE

East Brick Facade / Beecroft Road







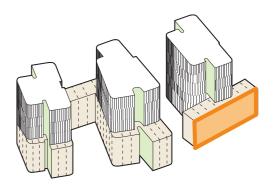
APPROVED SSDA PROPOSED SSDA

FINE GRAIN RETAIL. FACADE ARTICULATED AS A SERIES OF BAYS THAT ALIGN WITH RETAIL SHOPFRONTS AND AWNING BELOW

FACADE DETAILING AND ARTICULATION

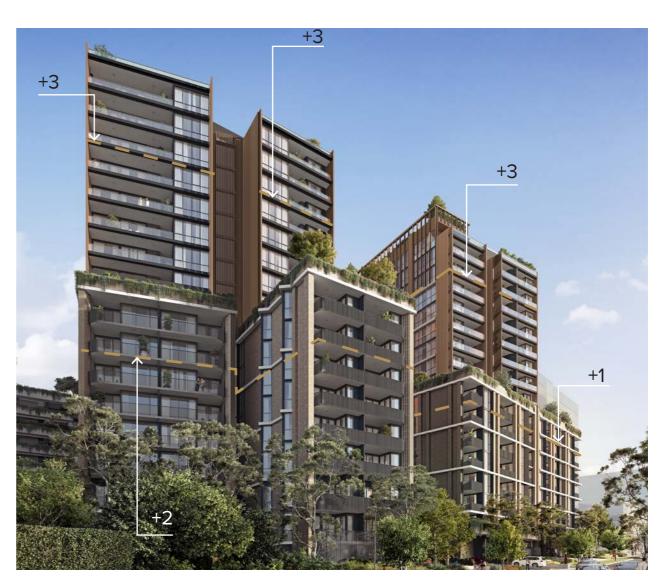
RAY ROAD STREETSCAPE

West Brick Facade / Ray Road





APPROVED SSDA



AMENDING SSDA

A FAMILIAL LANGUAGE THAT PROVIDES ARCHITECTURAL DIVERSITY

