

242-244 Beecroft Road, Epping Amending SSDs for additions

SSD-68939460 and SSD-68708456

IPC Presentation

Presenters
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Amending Concept DA (SSD 68939460) Amending Detailed Design (SSD 68708456)

Proposal

- use of SEPP (Housing) bonus FSR and height for a proposal with 15% affordable housing
- Amending Concept SSD:
 - i. additions to building envelopes and basement
 - ii. increase from 5% to 15% affordable housing for 15 years
- Amending Detailed Design SSD:
 - i. additional 1-2 storeys to podiums and 3-4 storeys to towers
 - ii. additional gross floor area of 11,216m²
 - iii. 105 additional apartments, increased from 374 to 479 apartments
 - iv. additional basement level for increased car parking

Exhibition

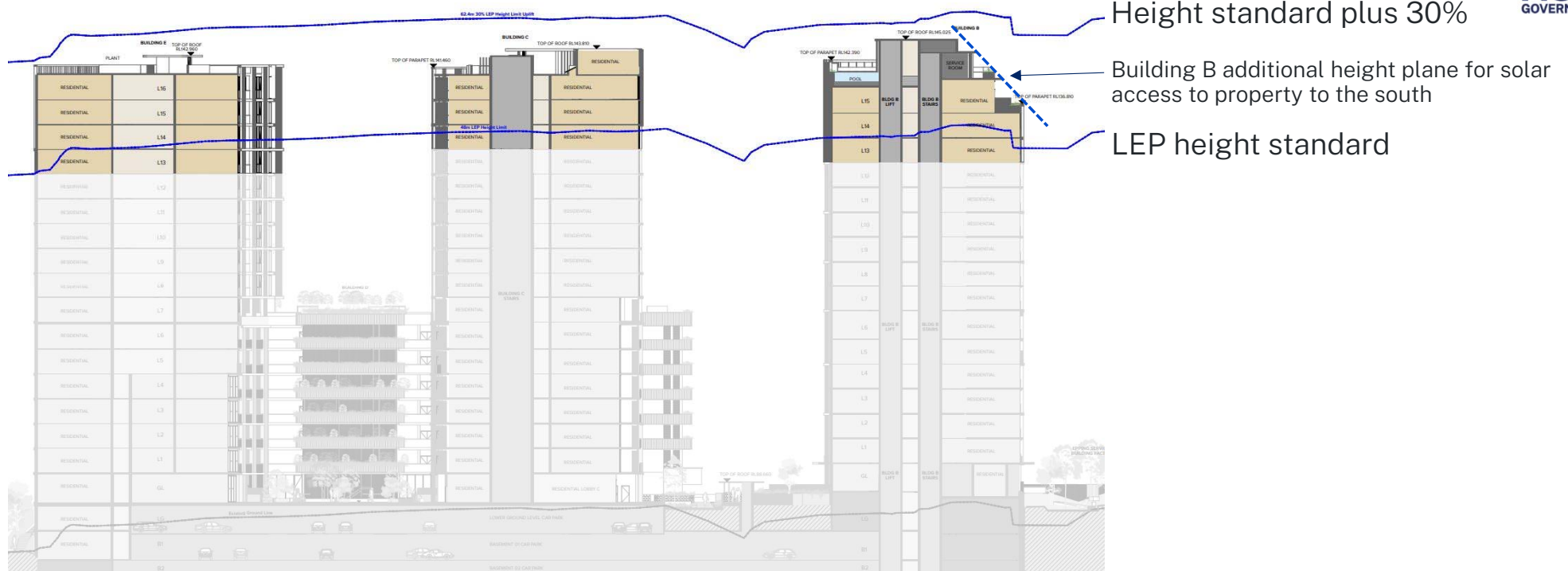
- six public submissions (five objections, 1 support) and an objection from Council on high parking provision and traffic

Key issues

- amenity of neighbouring properties and proposed apartments
- residential car parking rates



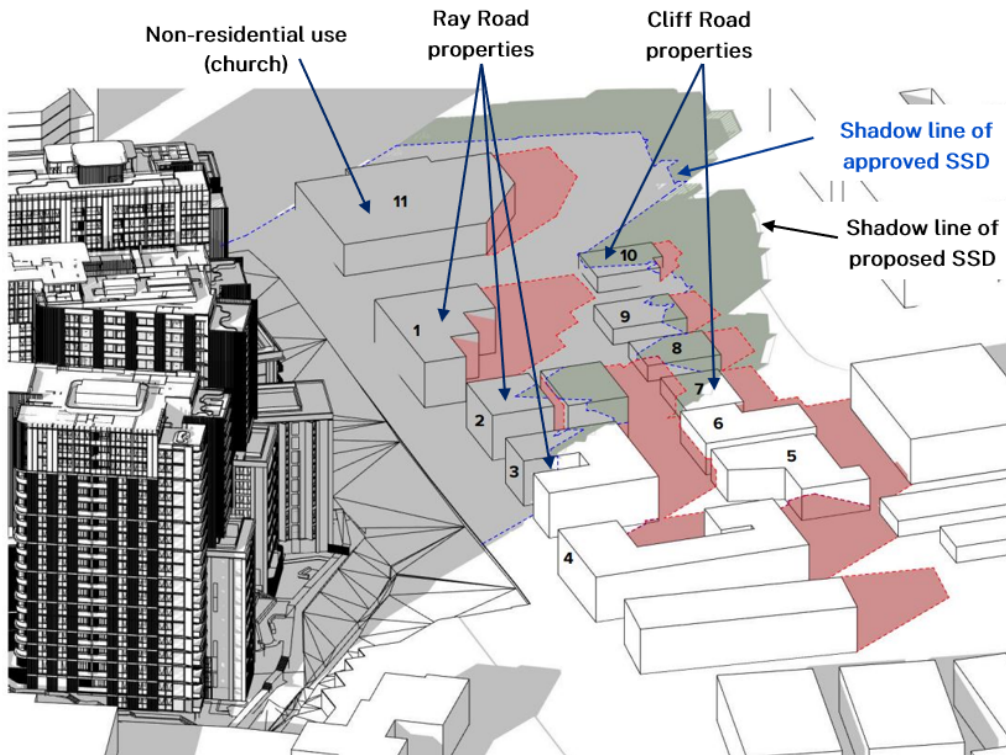
Building height and density



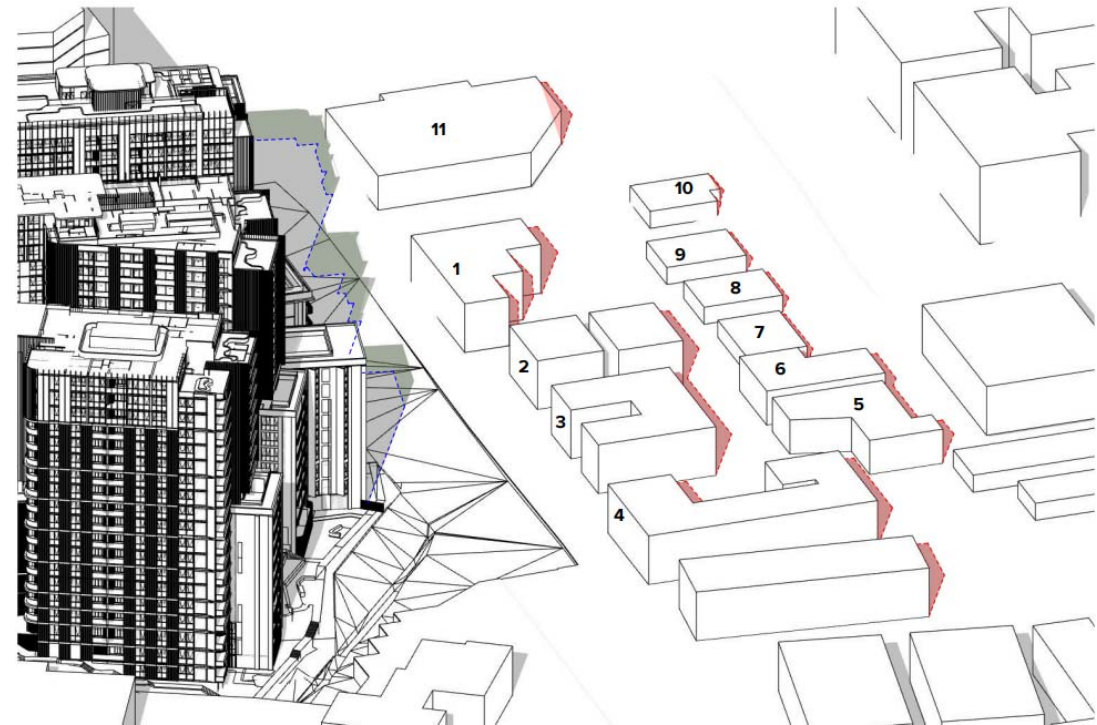
Section plan showing height standards

	Parramatta LEP	Housing SEPP incentives (up to 30% greater)	Compliance
Building height	48m	62.4m	✓ max 61.7m
FSR	3.8:1	4.94:1	✓ 4.91:1

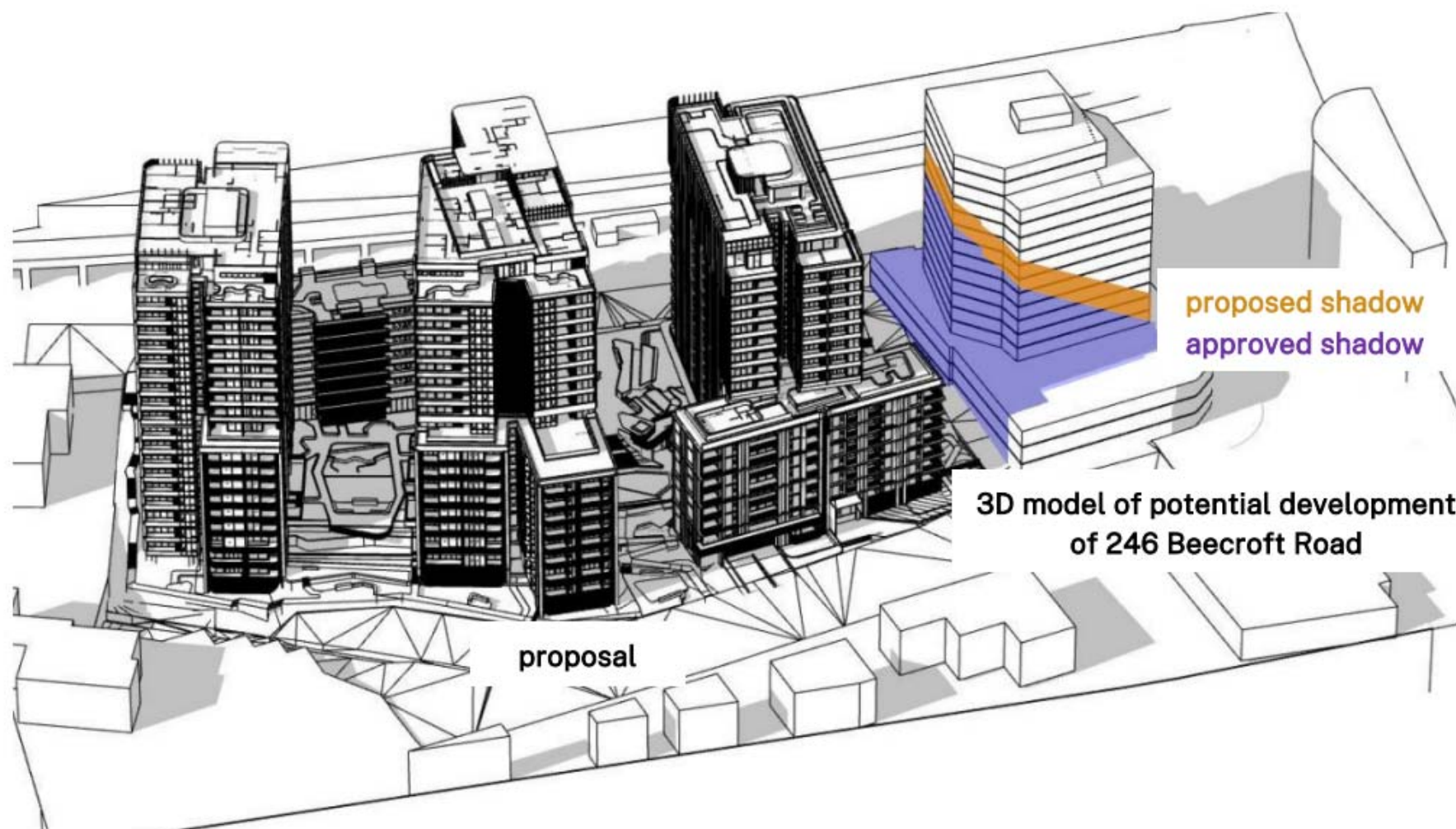
Residential amenity – overshadowing of adjacent dwellings



Shadow diagram at 9am at midwinter with shadows cast onto adjoining residential properties



Shadow diagram at 11am at midwinter showing no shadows cast onto adjoining residential properties



Overshadowing model, at 1pm in midwinter, of potential development of 246 Beecroft Road, Epping

Market apartment car parking

Approved

- 374 apartments
- 299 residential spaces

Proposed

- 479 apartments
- 474 residential spaces (433 market, 41 affordable)

Rates for market apartment parking:

Proposal	Previous Concept SSD rates
Proposed rates from SEPP Housing: <ul style="list-style-type: none"> • 0.5 spaces per 1 bedroom • 1 space per 2 bedroom • 1.5 spaces per 3 bedroom 	(same as Parramatta DCP and TfNSW rates) <ul style="list-style-type: none"> • 0.4 spaces per 1 bedroom • 0.7 spaces per 2 bedroom • 1.2 spaces per 3 bedroom

Conditions – Amending Concept SSD draft instrument

Condition	Matter
B8	Affordable housing requirements
B9	Car parking rates
Schedule 3	Amendments to conditions of SSD-8784

Conditions – Amending Detailed Design SSD draft instrument

Condition	Matter
B1-B5	Design integrity conditions
B6	Design amendments for waste collection vehicles
B11 and B13	Contributions <ul style="list-style-type: none"> - Local - <i>Parramatta (Outside CBD) Development Contributions Plan</i> - State – <i>NSW Housing and Productivity Contributions</i>
B34	Car parking provision
E2 and F17-F21	Affordable housing conditions
Schedule 3	Amendments to conditions of SSD-31576972

Waste management –drafting of Condition B6



DESIGN AMENDMENTS FOR WASTE COLLECTION VEHICLES

- B6. Prior to the issue of the relevant Construction Certificate, the Applicant must prepare and submit to the satisfaction of Council, final design drawings and details for the basement levels demonstrating heavy rigid vehicles (HRV) can be accommodated in accordance with letter dated 22 May 2025 by Turner Architects, letter dated 28 May 2025 by Think Planners and associated floor plans and section. The final drawings and details must demonstrate that all of the requirements in Council's submission dated 16 May 2025 are satisfied. Evidence of Council's satisfaction to the design details must be provided to the Planning Secretary prior to the issue of the relevant Construction Certificate.

Questions