



48-54 Beecroft Road & 52-54 Rawson Street, Epping NSW 2121

Approved Mixed Use Tower

Applicant: DGS Epping Development Pty Ltd & Linsland Pty Ltd

Proposal: DA/61/2018/A Section 4.55(2) Modification Application

**WOODS
BAGOT**

E Ethos
Urban



Development consent DA/61/2018 was granted by the Sydney Central City Planning Panel on 4 September 2019 for a:

“21 storey mixed use building comprising 2 – 3 storey podium containing 5 retail tenancies and 18 storeys of shop-top housing above containing 130 apartments (46 x 1 bed, 70 x 2 bed and 14 x 3 bed) over 4 storeys of basement car parking; public through-site link; and demolition of existing buildings.”

Relevant Planning Instruments:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy 65 (Design Quality of Residential Flat Development)
- Parramatta Local Environmental Plan 2011
- Parramatta Development Control Plan 2011

**WOODS
BAGOT**

**Ethos
Urban**



Background

- Since the approval of DA/61/2018, Council's property division has finalised a road closure application in accordance with Section 34 of the Roads Act 1993 and the sale of that land to the applicant.
- The land known as Lot 100 DP 1274400 was previously classified as a road reserve.
- Lot 100 has the same zoning, building height and floor space ratio (FSR) controls as the subject site.
- Accordingly, the proposed modification seeks to utilise this parcel of land to form part of the approved development at 48-54 Beecroft Road & 52-54 Rawson Street, Epping.

**WOODS
BAGOT**

E Ethos
Urban



Proposed Section 4.55(2) Modifications to DA/61/2018

The proposal seeks to incorporate Lot 100 and its accompanying floor space into a modified development. The addition of this land will result in a number of modifications to the approved building, including:

- Changes to the building envelope to increase the overall GFA by 536m² to 12,903m² - FSR remains at 6:1;
- Internal apartment reconfiguration, including a reduction in the number of apartments from 130 to 123;
- Basement carparking level changes to accommodate 153 car parking spaces, 136 bicycles parking spaces, 13 motorcycle parking spaces;
- Rearrangement of the retail tenancies and circulation zones on the Ground Level;
- Minor amendments to the building façade; and
- Revised landscaping and communal open space areas.

**WOODS
BAGOT**

**Ethos
Urban**



Epping



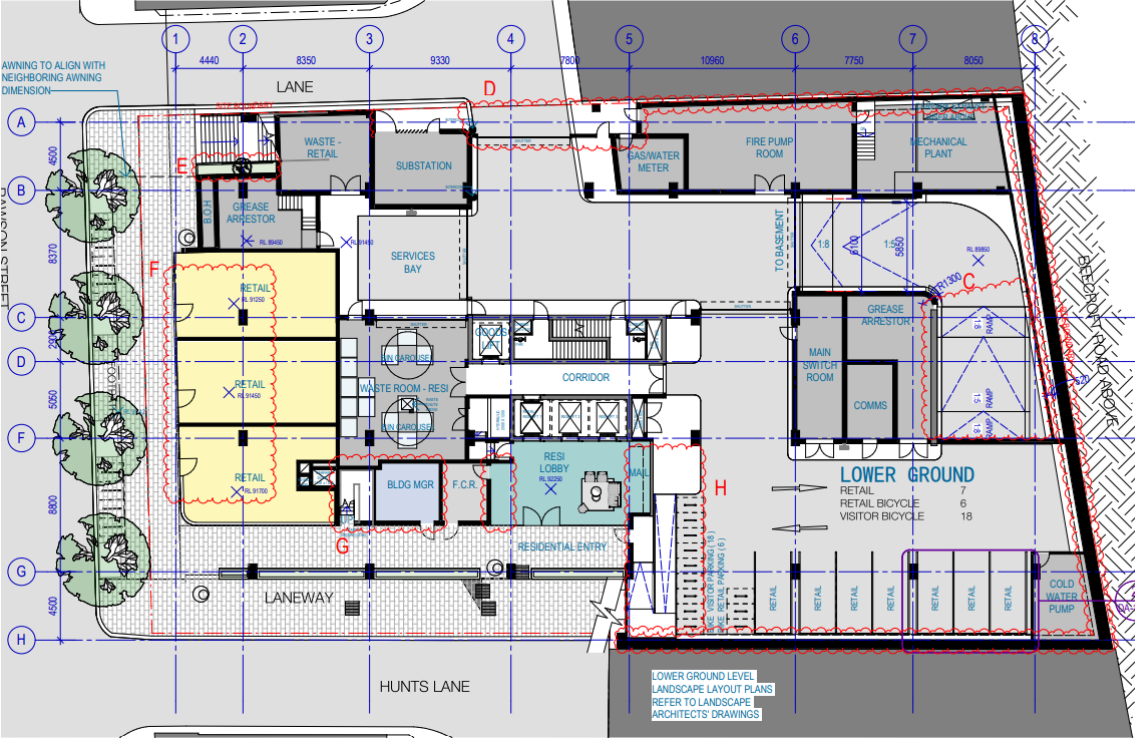
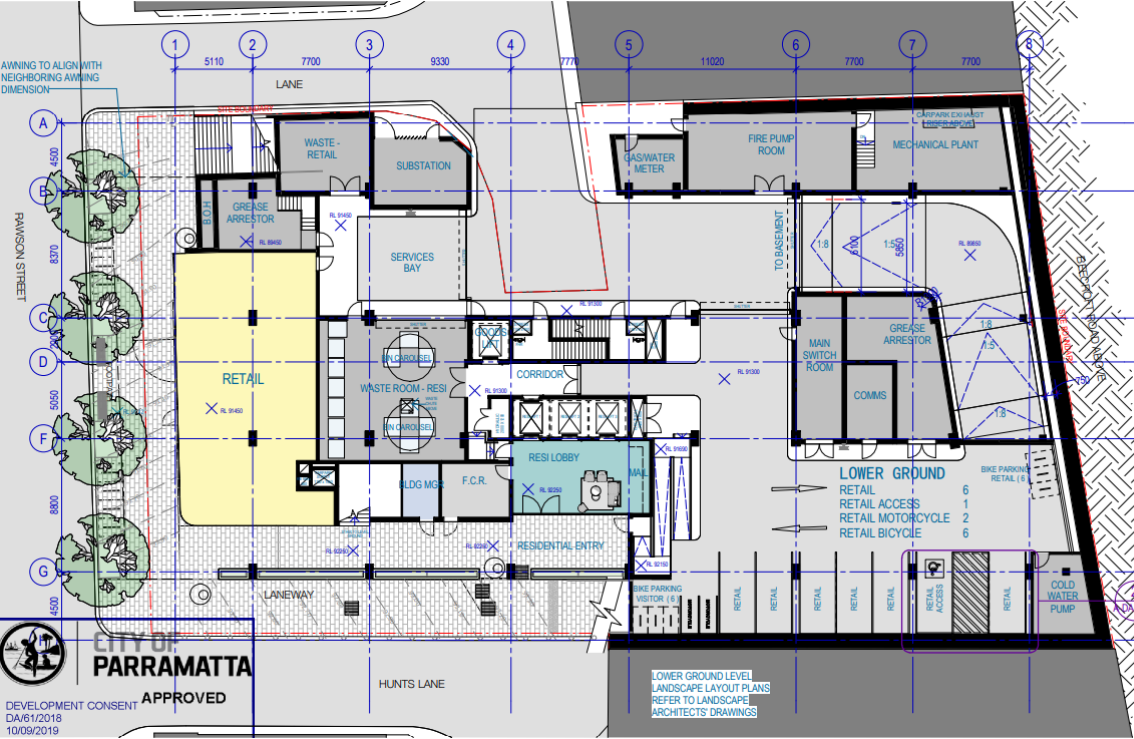
Site Boundaries



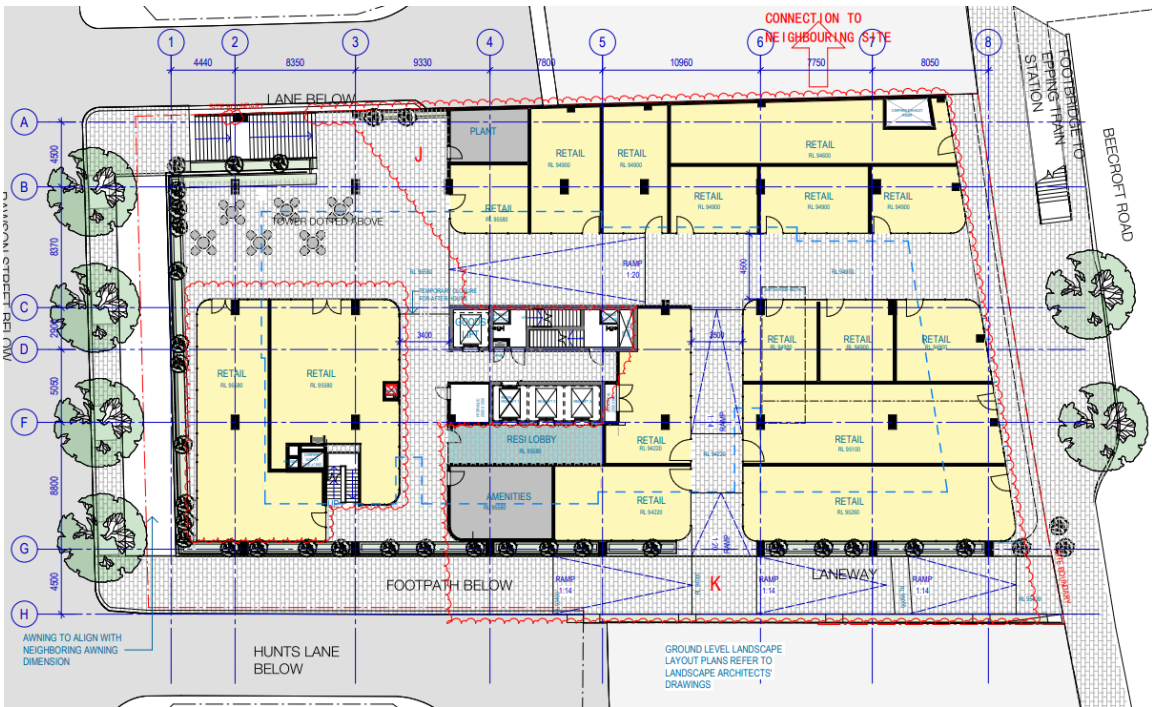
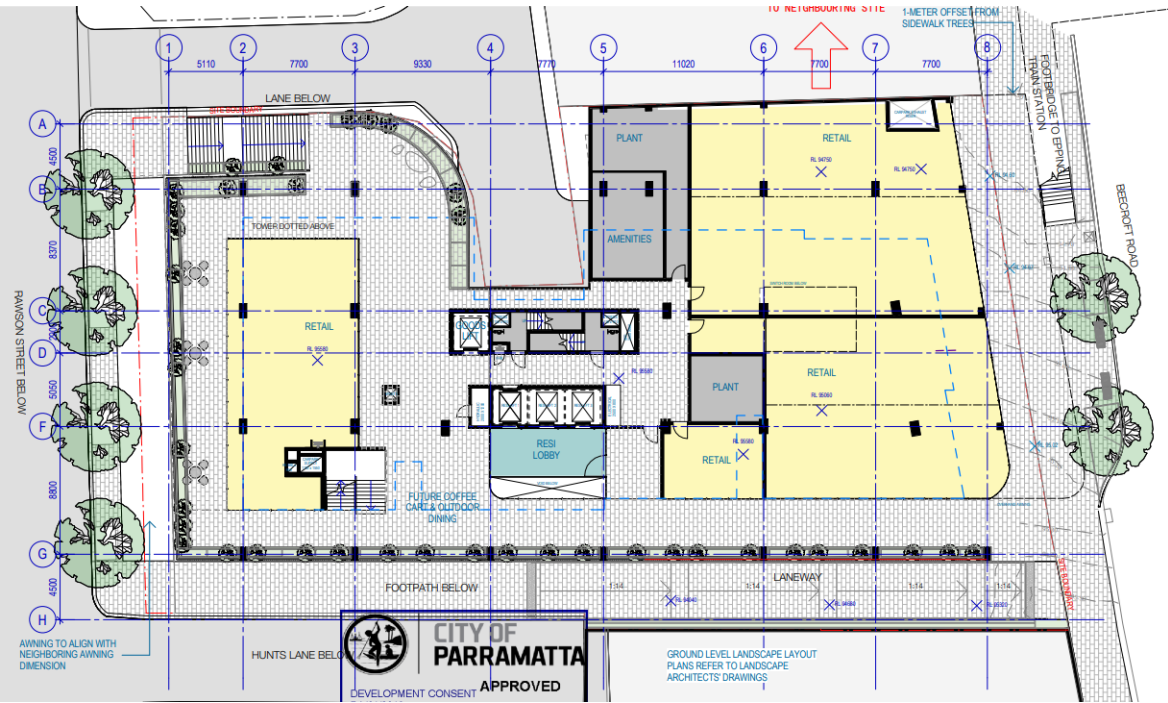
Lot 100 DP 1274400



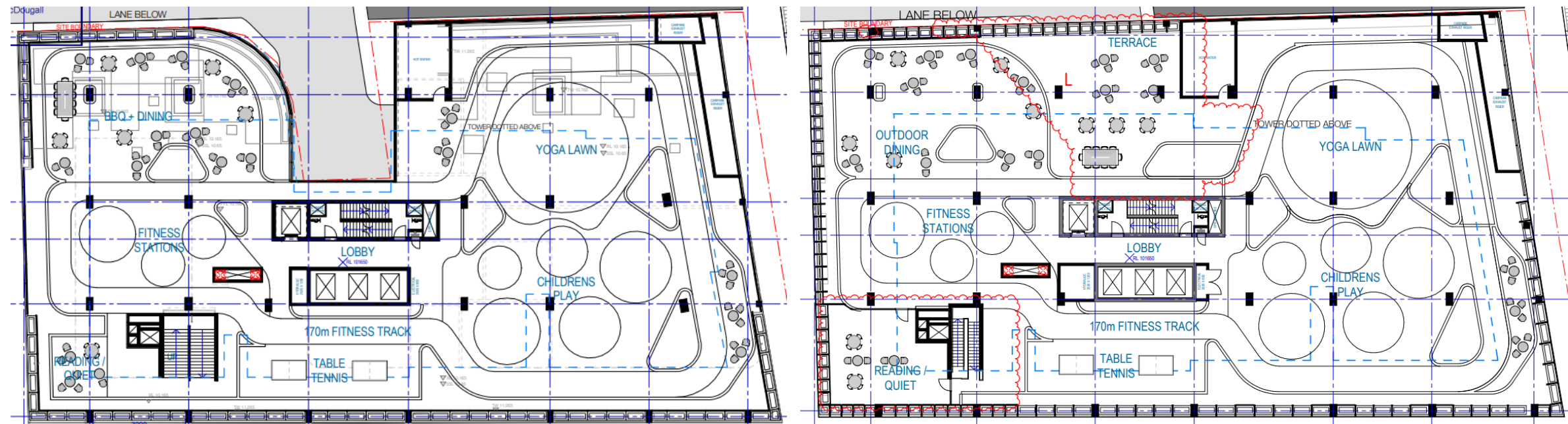
Lower Ground Plan (Rawson Street) – Approved (Left) and Proposed (Right)



Ground Floor Plan – Approved (Left) and Proposed (Right)



Level 1 Podium – Approved (Left) and Proposed (Right)



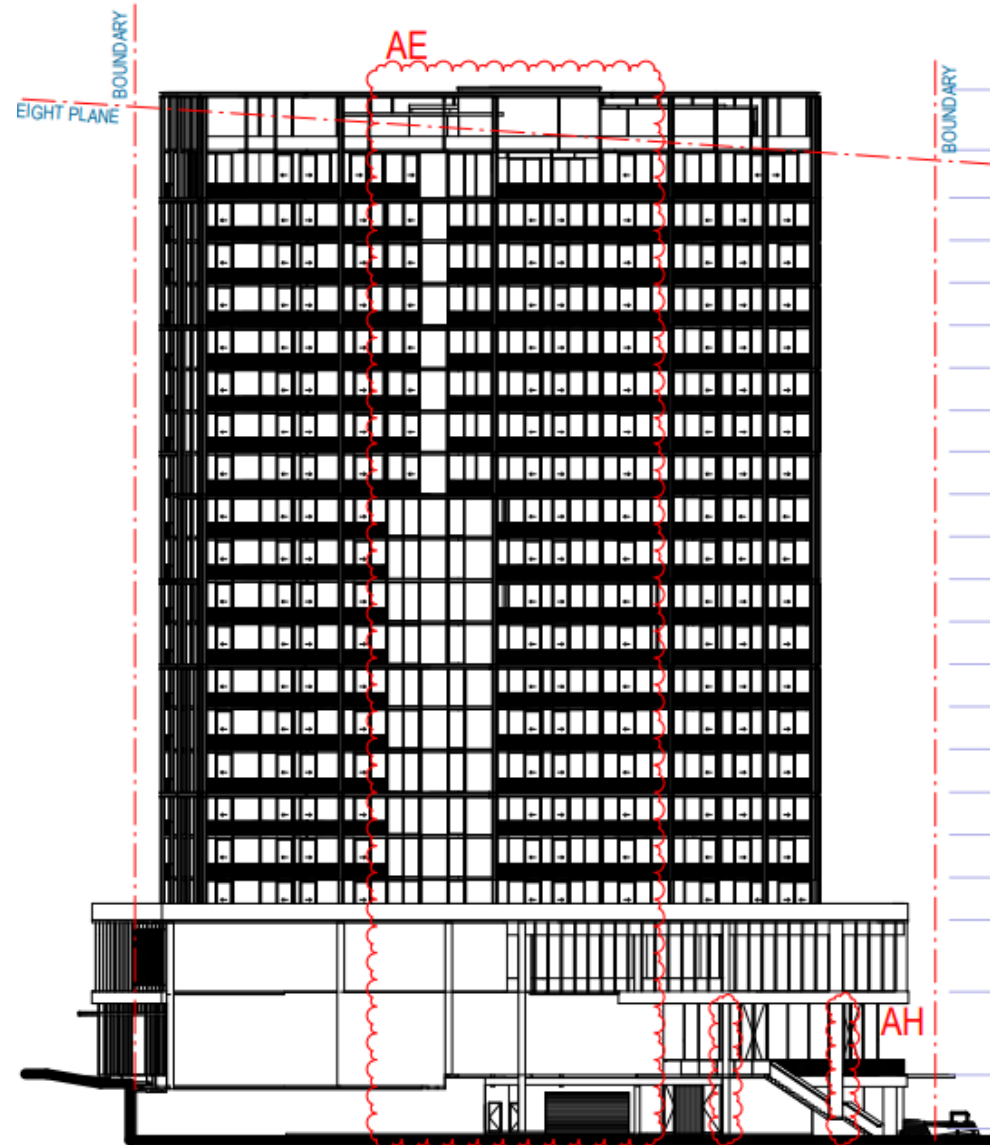
[illegible]

Typical Floor Plans: Level 9 – Approved (Left) and Proposed (Right)

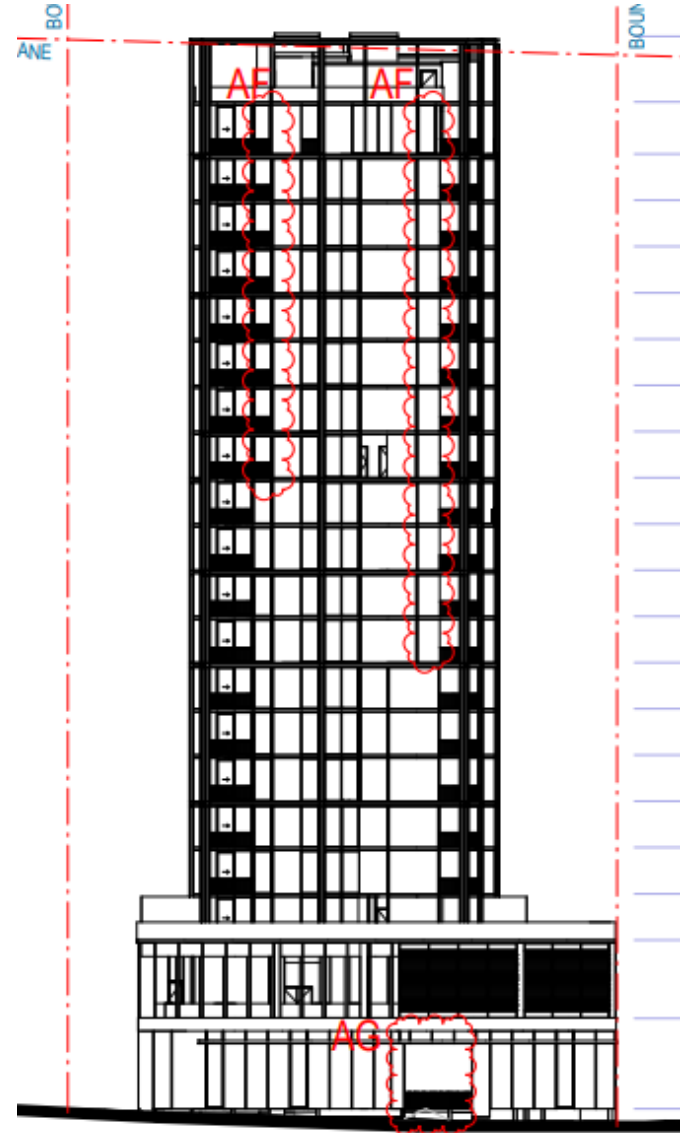
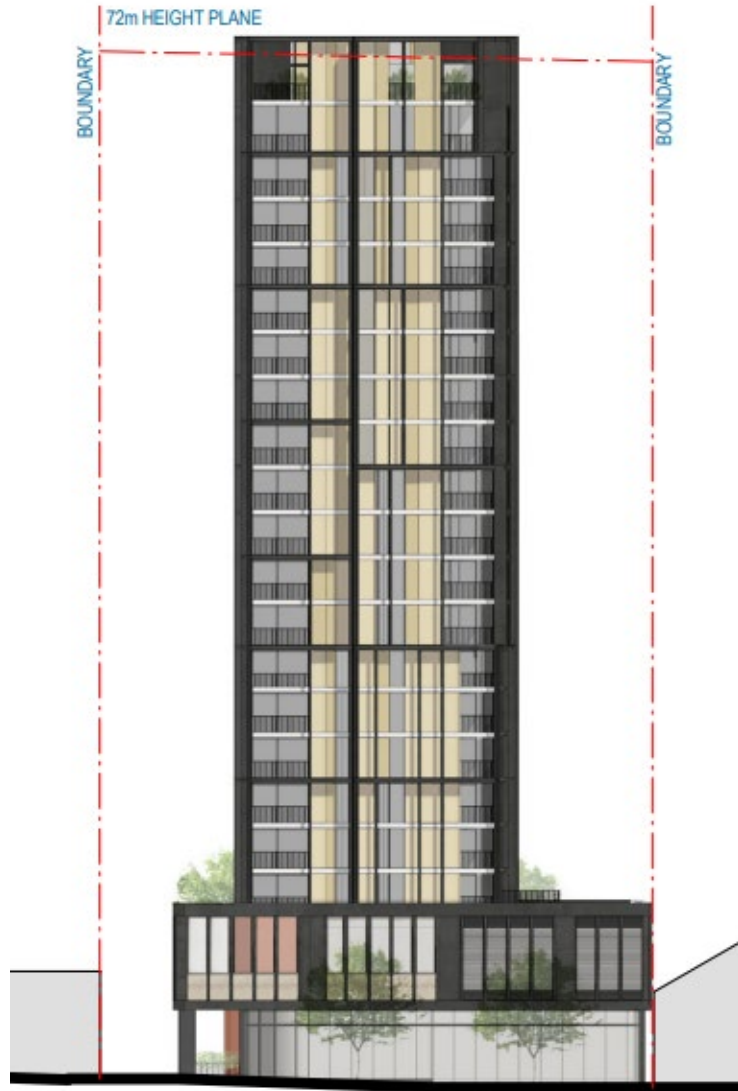


[illegible]

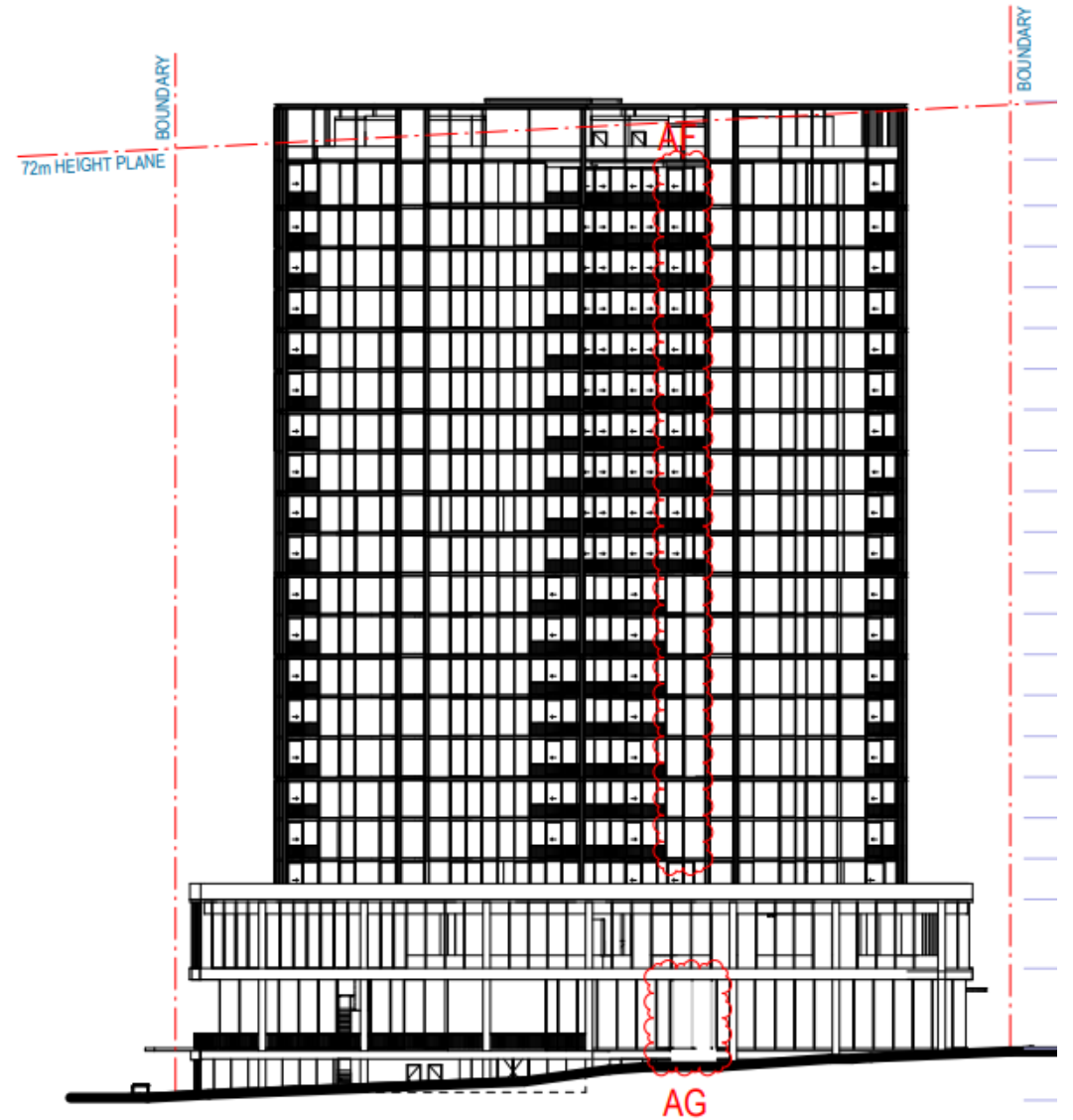
Northern Elevation – Approved (Left) and Proposed (Right)



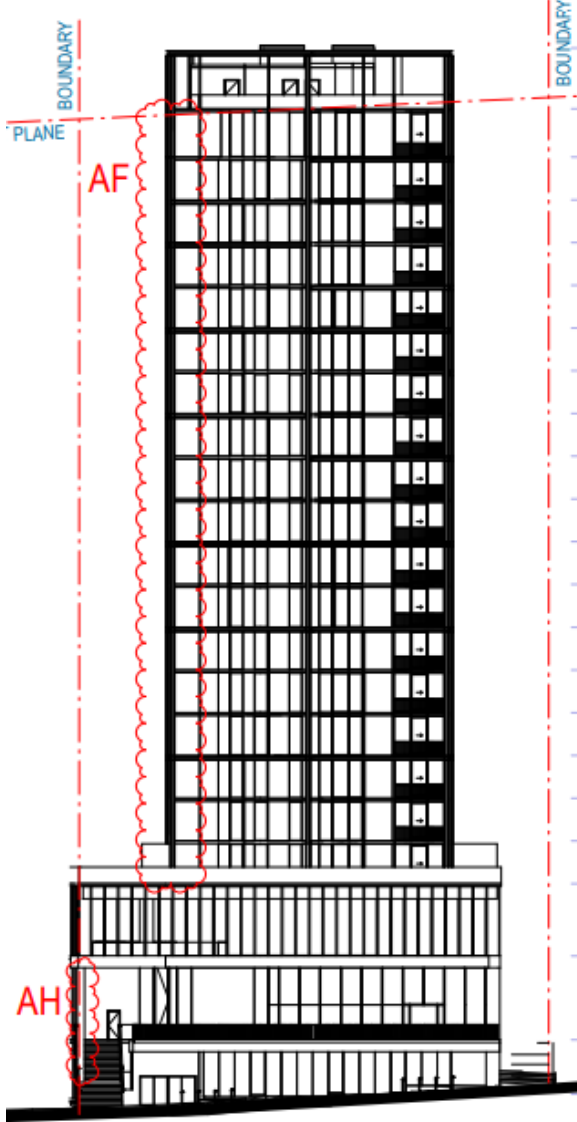
Eastern Elevation – Approved (Left) and Proposed (Right)



Southern Elevation – Approved (Left) and Proposed (Right)



Western Elevation – Approved (Left) and Proposed (Right)





Specialist Reports

- Architectural Plans – Woods Bagot
- Landscape Plans – Urbis
- BASIX Certificate – EMF Griffiths
- Traffic Impact Assessment – Street Level Strategies
- Waste Management Plan – TTM Consulting
- Geotechnical Investigation – Douglas Partners
- Pedestrian Wind Impact Report – RWDI
- Acoustic Assessment – Acoustic Logic
- BCA Assessment Report – BCA Logic
- Access Report – Accessible Building Solutions
- Civil Stormwater Drawings – Wilson Consulting Engineers
- Cost Summary Report – Rider Levett Bucknall

Consultation

No formal community consultation was required. A pre-lodgement meeting was held between the Proponent Team and City of Parramatta Council on 5 May 2021.

**WOODS
BAGOT**

**Ethos
Urban**