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**ADDRESS: 246-250 BEECROFT ROAD, EPPING**

**APPLICANT: ASHE MORGAN BEECROFT ROAD PTY LTD**

**PROPOSAL: CONSTRUCTION OF A 15 STOREY MIXED-USE (SHOP TOP HOUSING)  
DEVELOPMENT INCLUDING 2 LEVELS OF BASEMENT PARKING, A MEDICAL CENTRE  
AND RETAIL USES AND RESIDENTIAL APARTMENTS**

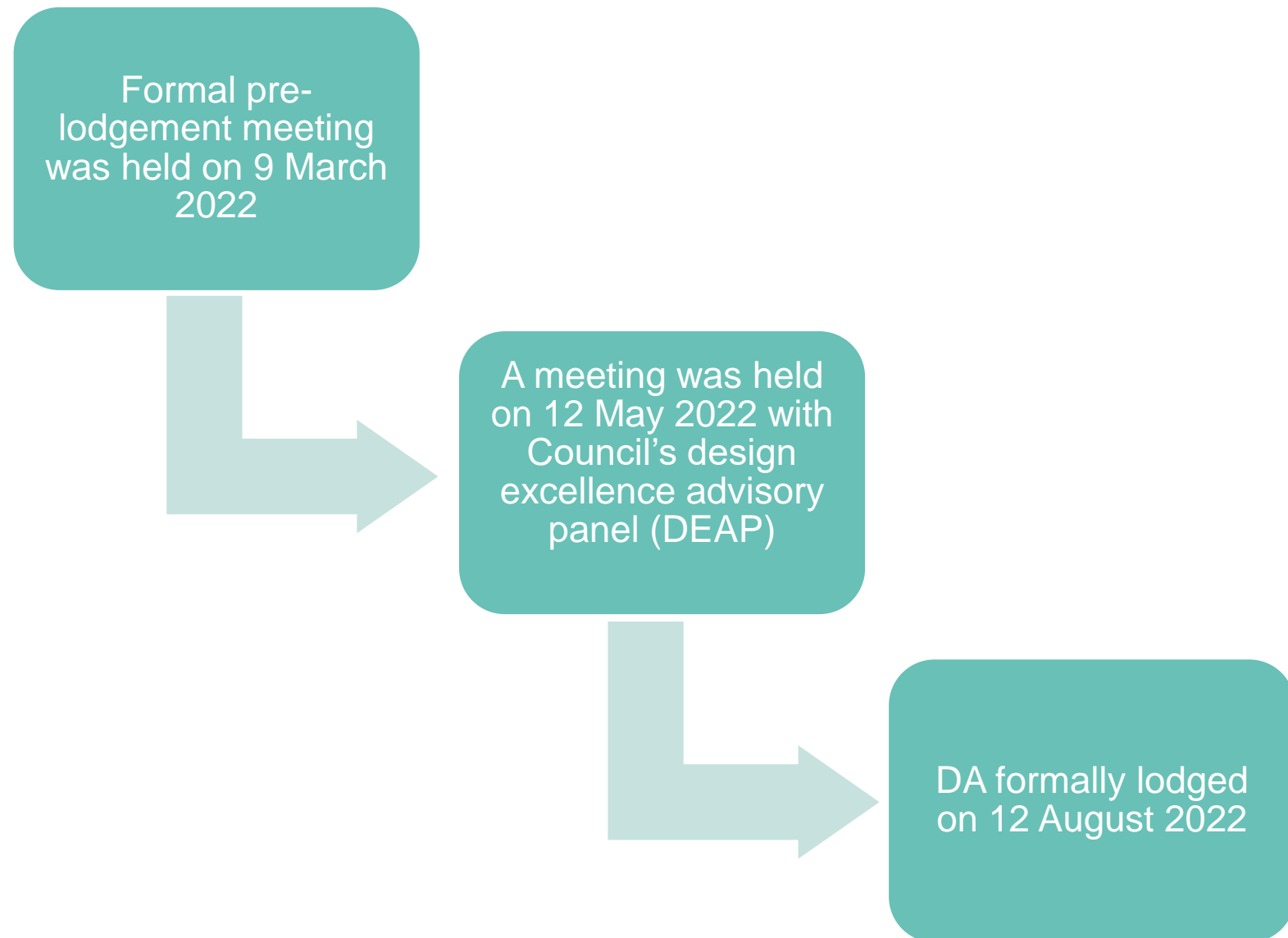
**(DL/653/2022)**

# PROJECT VISION AND BENEFITS

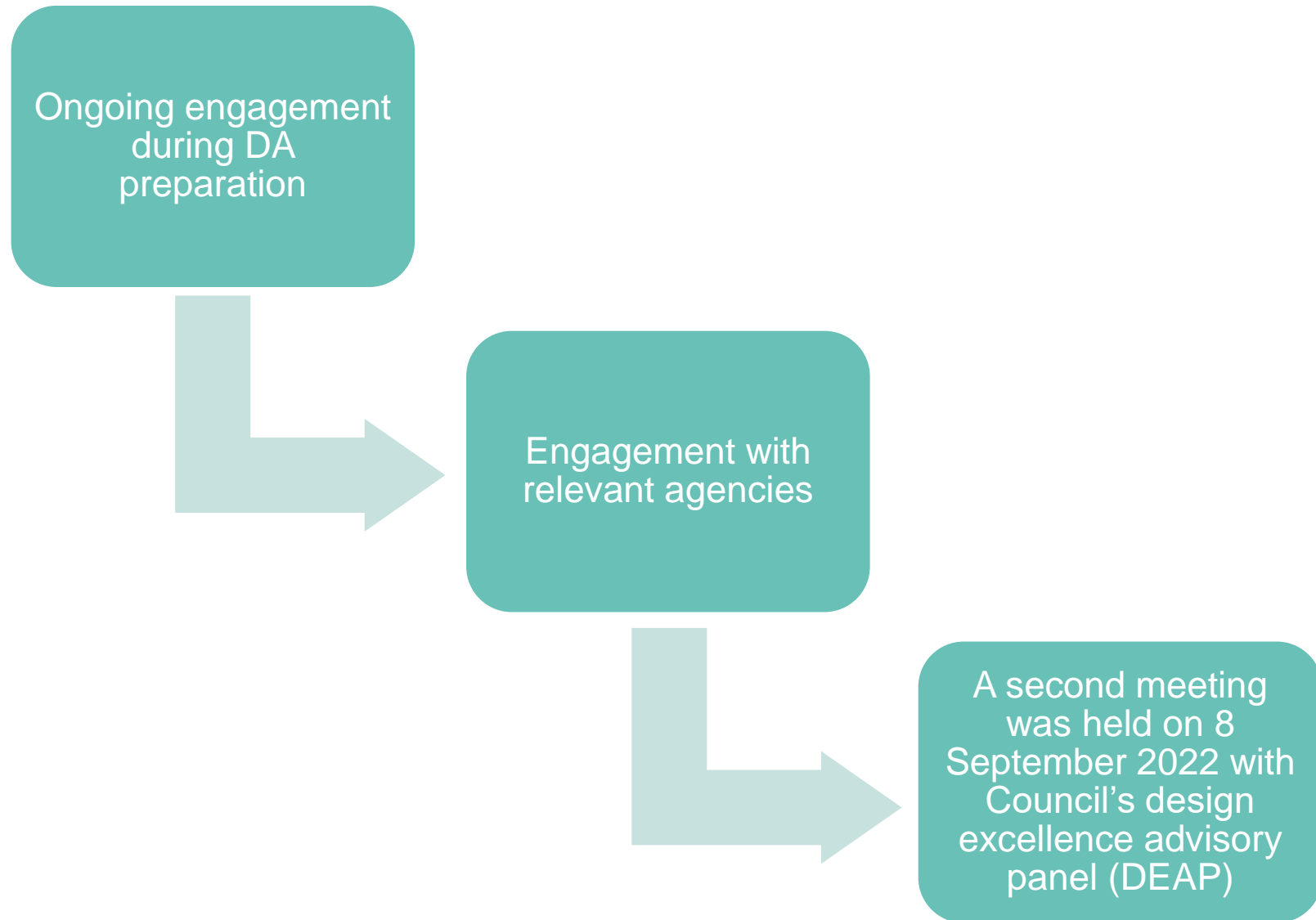
*“The site is in a highly prominent location on the fringe of the Epping town centre and provides an opportunity to redevelop the area with an orderly and economic development in a growing precinct. The proposal will provide high quality housing and local jobs close to transport, consistent with metropolitan planning strategies for Sydney and will support the continuing growth of Epping town centre as a strategic centre”.*



# PROJECT TIMELINE



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# SITE DETAILS AND PLANNING CONTROLS

**Address:** 246-250 Beecroft Road, Epping

**Local Government Area:** Parramatta Local Government Area (LGA)

**Legal Description:** Lot 1 in DP328586, Lot 2 in DP328586, Lot 70 in DP1226431 and Lot 71 in DP1226431

**Site Area:** 2,814sqm

**Zoning:** B2 Local Centre

**Floor Space Ratio:** 4.5:1

**Height of Building:** 48 metres

**Site Hazards:** The site is not subject to any hazards.

**Existing Development:** Currently occupied by a 7 Eleven petrol station and car wash.





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# SITE DETAILS

## LAND ZONING MAP





# LOCALITY CONTEXT





# OVERVIEW OF PROPOSAL

## SUMMARY

**Description:** Construction of a 15 storey mixed-use (shop top housing) development including 2 levels of basement parking, a medical centre and retail uses and residential apartments.

**Land Use Activity:** Shop top housing

**Max height of building:** 52.86 metres to top of mech plant

**Gross Floor Area (Total):** 12,644sqm (FSR of 4.5:1)

- Residential – 9,147sqm

- Commercial – 3,302sqm

**Communal Open Space:** 1,181sqm (41% of the site area)

**No. of Apartments:** 103 units

**Natural Ventilation:** 68% of apartments

**Solar Access:** 72% of apartments

**Car Parking Spaces:** 136 spaces

**Bicycle Parking Spaces:** 120 spaces

## PERSPECTIVE



# OVERVIEW OF PROPOSAL

## ELEVATIONS / STREETSCAPES



EAST ELEVATION • BEECROFT ROAD



SOUTH ELEVATION • CARLINGFORD ROAD



1 • GROUND FLOOR MEDICAL & RETAIL ENTRY



2 • GROUND FLOOR RESIDENTIAL AND GP ENTRY



3 • LOWER GROUND FLOOR CAR PARK ENTRY



4 • LOWER GROUND FLOOR RETAIL ENTRY





## LANDSCAPE MASTERPLAN

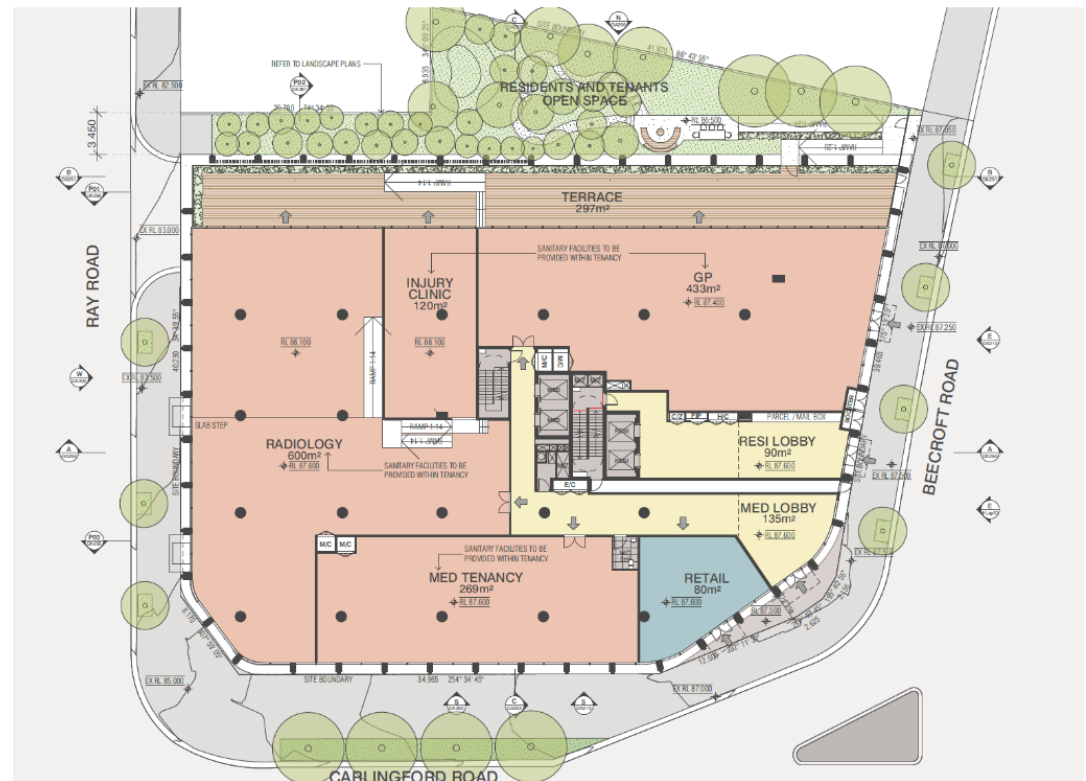


# RESPONSE TO COUNCIL AND DEAP FEEDBACK

## KEY CHANGES

- The through site link has been removed and converted into a deep soil zone.
- A double volume loggia is proposed along the north facing façade.
- The podium indentation at the corner of Carlingford Road and Beecroft Road has been 'filled in'.
- The ground floor of the development has been reconfigured to provide separate entries.
- The residential apartments and amenities at Level 1 have been removed and replaced with medical centre uses.
- The tower form has been further refined to provide additional stepping at the upper levels.
- The proposed parking provision has been amended to comply with the DCP.
- The apartment balconies have been squared off to provide a more consistent and efficient form to the tower.

## GROUND FLOOR PLAN





# SUMMARY OF PLANNING COMPLIANCE

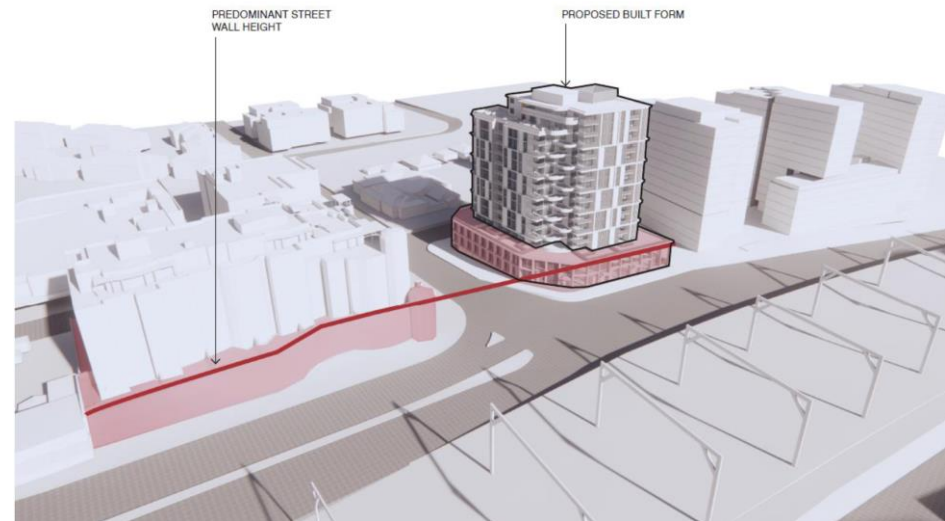
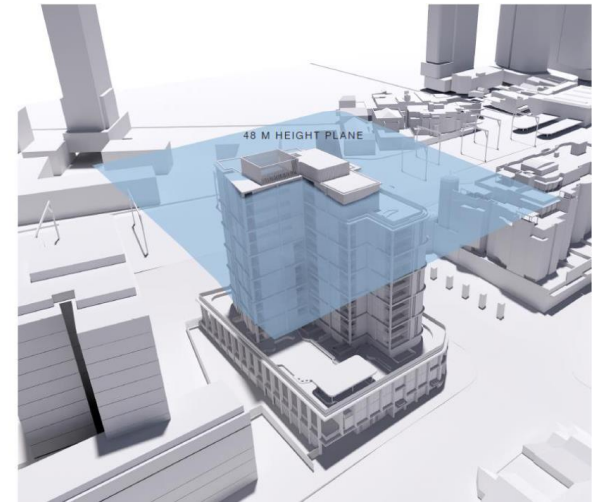
Provision	Proposed	Complies (Y/N)
Land Zoning – B2 Local Centre	'Shop top housing', 'retail premises', and a 'medical centre', all of which are permissible in the B2 zone.	Y
Height of Buidling – 48 metres	52.86 metres (inclusive of the plant and lift overrun) which represents a 10.1% variation or 4.86 metre exceedance.	N
Floor Space Ratio – 4.5:1	Total GFA of 12,644sqm which equates to a maximum FSR of 4.5:1.	Y
Car Parking – Max. of 154 spaces is permitted	136 spaces	Y
Communal Open Space – 25% of site area	1,181sqm which equates to 41% of the site area	Y
Deep Soil Zone – 7% of site area	197sqm which equates to 7% of the site area	Y
Solar Access – Min. 70% of units	72% of the apartments achieve 2 hours of winter sun to living areas	Y
Natural Ventilation – Min. 60% of units	68% of the apartments are naturally cross ventilated between Levels 2-9.	Y
Ceiling Heights	The floor to floor height is 3.1m on residential levels. Living rooms, dining rooms and bedrooms will achieve a 2.7m ceiling height.	Y
Apartment Size	The proposal provides for a variety of generously sized open plan layouts, exceeding DCP and ADG requirements.	Y

# KEY PLANNING ISSUE - PROPOSED BUILDING HEIGHT

## BUILDING HEIGHT

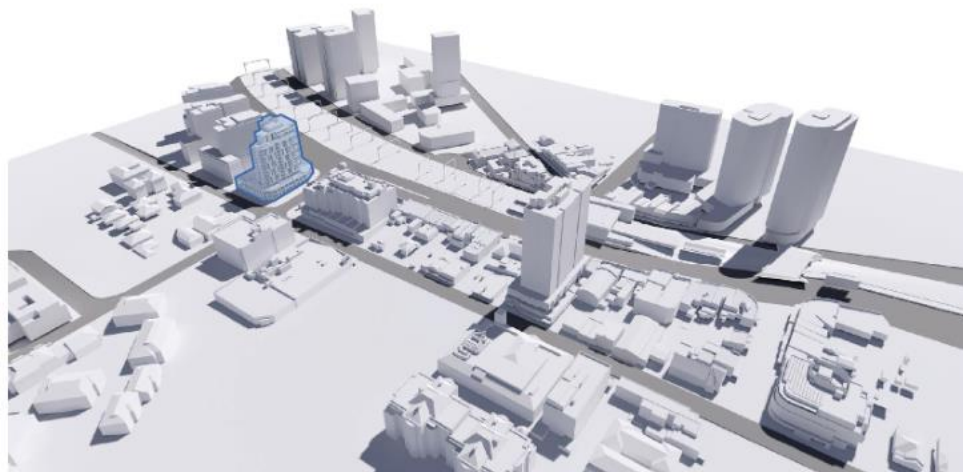
- The proposal results in some minor intrusions above the 48-metre LEP height limit with plant elements and some roof elements.
- The development proposes a maximum height of 52.86 metres to top of mech plant.
- The exceedance is primarily due to the significant slope of the land which means a small portion of the uppermost level of the development protrudes above the height limit at the western end of the site.
- When analysed in 3-dimension, the intrusion is evidently minor.
- The height plane diagrams provided show that the elements which extend above this plane are limited to plant items and some roof slab elements.

## BUILDING HEIGHT



# SPECIALIST REPORTS AND INVESTIGATIONS

Document Title	Consultant
Survey Plan	Lockley
CIV Statement	Slattery
Architectural Plans	Fender Katsalidis Architects
Urban Design Report & SEPP 65 Statement	Fender Katsalidis Architects
Landscape Plans & Design Report	Arcadia
Traffic and Parking Impact Assessment	TTPA
Clause 4.6 Request	Urbis
Environmental Noise Impact Assessment	ADP
BCA Assessment Report	BCA Logic
BASIX Report & Certificates	ADP
Stormwater Management Report, Plans and Checklist	Arcadis
Waste Management Plan	SALT
Geotechnical Investigation	Douglas Partners
Reflectance Impact Report	ADP
Civil Drawings	Arcadis
Sydney Metro Statement	Arcadis
Contamination Reports (RAP and DSI)	Douglas Partners
Arboricultural Impact Assessment Report	Blues Bros Arboriculture
Fire Engineering Statement	ADP
Desktop Environmental Wind Study	SLR
Accessibility DDA Report	BCA Logic



# SUMMARY

- *Council's DEAP is supportive of the design.*
- *Apart from the minor non compliance with building height, the proposal satisfies the applicable planning controls and policies.*
- *The proposal is consistent with the guidelines in the ADG.*
- *The proposal does not result in any adverse environmental impacts.*
- *The proposal will result in positive social and economic impacts.*
- *The proposal is highly suitable for the site.*
- *The proposal is in the public interest.*

