

DATE OF DETERMINATION	25 June 2026
DATE OF PANEL DECISION	24 June 2026
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 15 June 2026.

MATTER DETERMINED

PPSSCC-687 – City of Parramatta – DA/397/2020/A – 2 Epping Road, Epping - Section 4.56 modification of DA/397/2020 for demolition of existing structures, site preparation works, excavation, tree removal, construction of five 5-8 storey residential flat buildings over basement car parking. The application was Integrated Development under the Roads Act 1993 and the Water Management Act 2000.

The modification is seeking to operate as Build-to-Rent housing, provide an additional 66 units, make changes to the building envelope and façade, reduce the basement extent, and add additional communal amenities and facilities. The modifications also seek to modify the consent to allow the staged construction of the development.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented in Schedule 1.

Modification application

The panel determined to approve the application pursuant to section 4.56 of the *Environmental Planning and Assessment Act 1979*.

After consideration of the development against Section 4.56 of the Environmental Planning and Assessment Act 1979, the Panel –

- is satisfied that the development to which the consent as modified relates is the same or substantially the same development as the development for which the consent was originally granted*
- has considered submissions made concerning the proposed modification*
- has taken the following into consideration—*
 - (a) the matters referred to in section 4.15(1),*
 - (b) the reasons given by the consent authority for the grant of the consent sought to be modified,*

The modification application that provides for an additional 66 units, amendments to the building envelope and façade, a reduction in the extent of the basement, and the inclusion of additional communal amenities and facilities at 2–16 Epping Road and 2–4 Forest Grove, Epping, is supported for the following reasons:

- a. The modified development is permissible in the R4 High Density Residential zone pursuant to the Parramatta Local Environmental 2023 and satisfies the requirements of all applicable planning standards controls.*
- b. The modified development will deliver additional housing to the local area.*
- c. The modified development will continue to protect the heritage values of nearby heritage sites*
- d. The modified development will protect the natural environment.*
- e. The modified development will not adversely impact on the visual character of the area.*

f. For the reasons given above, approval of the modified application is in the public interest.

The Sydney Central City Planning Panel, as the consent authority, modifies the development consent to DA/397/2020 for a period of five (5) years from the date on the original Notice of Determination. The reasons for the conditions imposed on this application are as follows:

1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are addressed.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report and as described in this Statement.

CONDITIONS

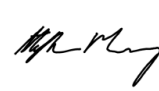
The application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Overdevelopment of the site
- Traffic and Parking
- Overshadowing
- Solar Access
- Privacy
- Pedestrian Safety
- Affordable Housing
- Waste Management
- Landscaping
- Built Form
- Impact on Views
- Heritage
- Local Infrastructure
- Noise/Residential Acoustic
- No site notification of development

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-687 – City of Parramatta – DA/397/2020/A
2	PROPOSED DEVELOPMENT	Section 4.56 modification of DA/397/2020 for demolition of existing structures, site preparation works, excavation, tree removal, construction of five 5-8 storey residential flat buildings over basement car parking. The application was Integrated Development under the Roads Act 1993 and the Water Management Act 2000. The modification is seeking to operate as Build-to-Rent housing, provide an additional 66 units, make changes to the building envelope and façade, reduce the basement extent, and add additional communal amenities and facilities. The modifications also seek to modify the consent to allow the staged construction of the development.
3	STREET ADDRESS	2 Epping Road, Epping
4	APPLICANT/OWNER	Applicant: Think Planners/Novus Investco Pty Ltd Owner: Austino Epping 2 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - Environmental Planning and Assessment (EP&A) Act 1979 - EP&A Regulations 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Housing) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - Parramatta Local Environmental Plan 2023 - Draft environmental planning instruments: Nil - Development control plans: - Parramatta Development Control Plan 2023 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: [Nil] - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 30 April 2026 - Written submissions during public exhibition: 7 - Total number of unique submissions received by way of objection: 6
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report