

DATE OF DETERMINATION	28 August 2026
DATE OF PANEL DECISION	28 August 2026
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 27 August 2026.

MATTER DETERMINED

PPSSCC-804 – Parramatta – DA/61/2018/C – 48 Beecroft Road, Epping - Section 4.55(2) modification to approved 21 storey mixed use development, including revisions to podium design and layout, tower façade, unit mix, basement and car parking.

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 development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The modified development is substantially the same as the original approved development as the development is materially the same in terms of use, intensity and environmental impacts.

The application seeks to modify a development consent for a Regionally Significant Development that was originally determined by the Sydney Central City Planning Panel. The relevant consent authority for modification applications under section 4.55(2) of the *Environmental Planning and Assessment Act 1979* is established by s. 275 of the *Environmental Planning and Assessment Regulation 2021*. Section 275(2) provides:

(2) A council must not determine an application to modify a development consent under the Act, section 4.55(2) on behalf of a Sydney district or regional planning panel if the application is of a kind specified in the Instruction on Functions Exercisable by Council on Behalf of Sydney District or Regional Planning Panels—Applications to Modify Development Consents published on the NSW planning portal on 30 June 2020.

The subject application falls within a category of modification specified in the Instruction on Functions Exercisable by Council on Behalf of Sydney District or Regional Planning Panels – Applications to Modify Development Consents. In particular, the application triggers Schedule 1, Item 3 of the Instruction, which relates to departures from development standards:

3. Departure from development standards - Development that contravenes a development standard imposed by an environmental planning instrument by more than 10% or non-numerical development standards.

The additional gross floor area proposed under the modification will result in a cumulative variation to the site's floor space ratio development standard of approximately 11.7%. As the proposal would exceed the

prescribed floor space ratio by more than 10%, it falls within the category of development identified in the Instruction and must therefore be determined by the Sydney Central City Planning Panel rather than Council acting under delegation.

This application is a MOD for amendments to an approved design to:

- Increase floor space from 14,211sqm (6.59:1) to 14,450sqm (6.7:1) representing a cumulative variation (across all modification applications) to the prescribed floor space ratio development standard (6:1) of 11.6%
- Increase building height from RL 167.5 to RL 168.3 metres, representing a 0.4% increase from the approved scheme and an overall exceedance of the 72m height limit by 7.15%
- Provide additional 11 residential parking spaces (total: 162 spaces).
- Reduce dwellings from 123 to 122 with corresponding adjustment to unit mix.
- External facade amendments to reflect internal reconfiguration and revised floor-to-ceiling heights.
- Revisions to a number of conditions of consent to reflect the changes detailed above.

Five objections were received during the exhibition process. Having assessed the application and considered the objections, Council's recommendation is for approval subject to conditions.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development 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
- Traffic and congestion
- Design quality
- Status of development consent
- Alignment with strategic planning for Epping

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 	Sameer Pandey 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-804 – Parramatta – DA/61/2018/C
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to approved 21 storey mixed use development, including revisions to podium design and layout, tower façade, unit mix, basement and car parking.
3	STREET ADDRESS	48 Beecroft Road, Epping
4	APPLICANT/OWNER	Applicant: Urbis Owner: DGS Epping Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Environmental Planning & Assessment Act 1979 ○ Environmental Planning & Assessment Regulation 2021 ○ Parramatta Local Environmental Plan 2023 • Draft environmental planning instruments: Nil • Development control plans: ○ Parramatta Development Control Plan 2023 ○ Apartment Design Guide • 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: 21 August 2026 • Written submissions during public exhibition: 5 • Total number of unique submissions received by way of objection: 5
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report