

242-244 Beecroft Road, Epping

Concept Modification and Detailed SSD

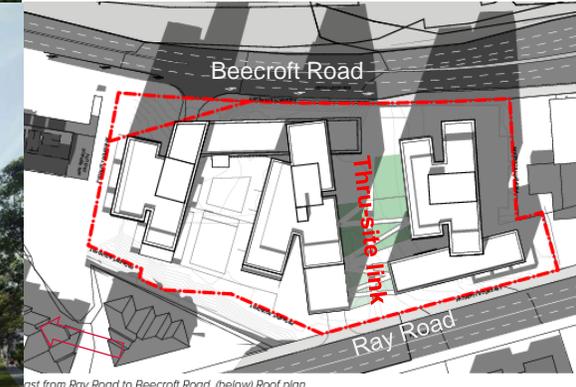
DPE Key Sites Assessments

Prepared for IPC meeting 4 September 2023

Mixed-use development at 242 – 244 Beecroft Road Epping (SSD 31576972) & (SSD 8784 Mod 1)

Proposal

- residual land from the development of the Sydney Metro Epping Service Facility located at Beecroft Road near its intersection with Carlingford Road, Epping.
- after Sydney Metro obtained Concept Approval (SSD 8784), Beecroft Property Developments (the Applicant) lodged the subject Detailed Development Application for the design and construction of five buildings up to 15 storeys, containing 374 apartments (including 5% affordable housing), commercial tenancies for 923m² and basement parking.
- concurrent Modification Application to the Concept to realign building envelopes and increase maximum building heights due to uneven ground levels and to allow for higher floor-to-ceiling heights.
- exhibition received 10 public submissions (9 objections, 1 support) and objection from Parramatta City Council (request for increase of commercial floorspace and other urban design issues).



Land use

Concept Approval

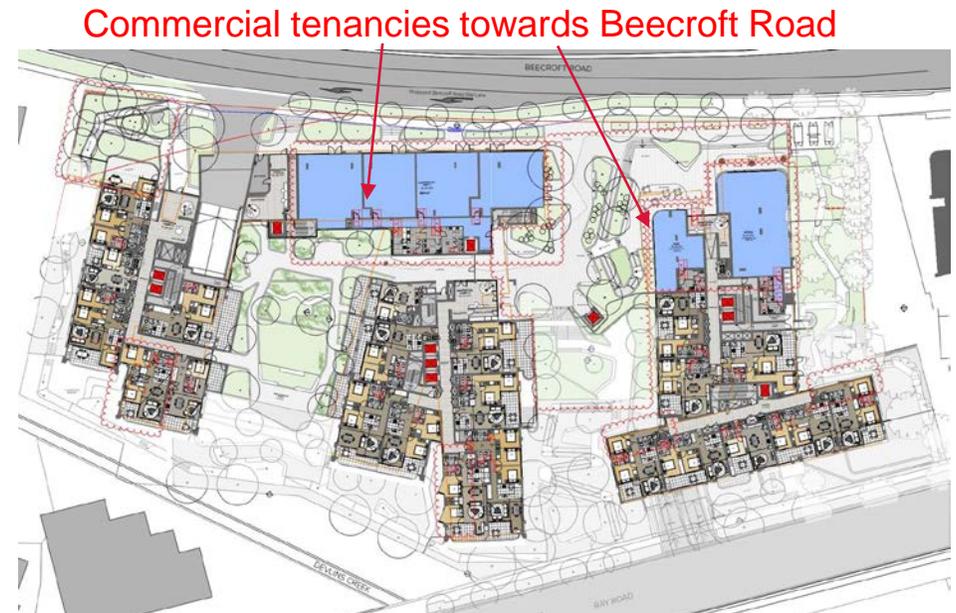
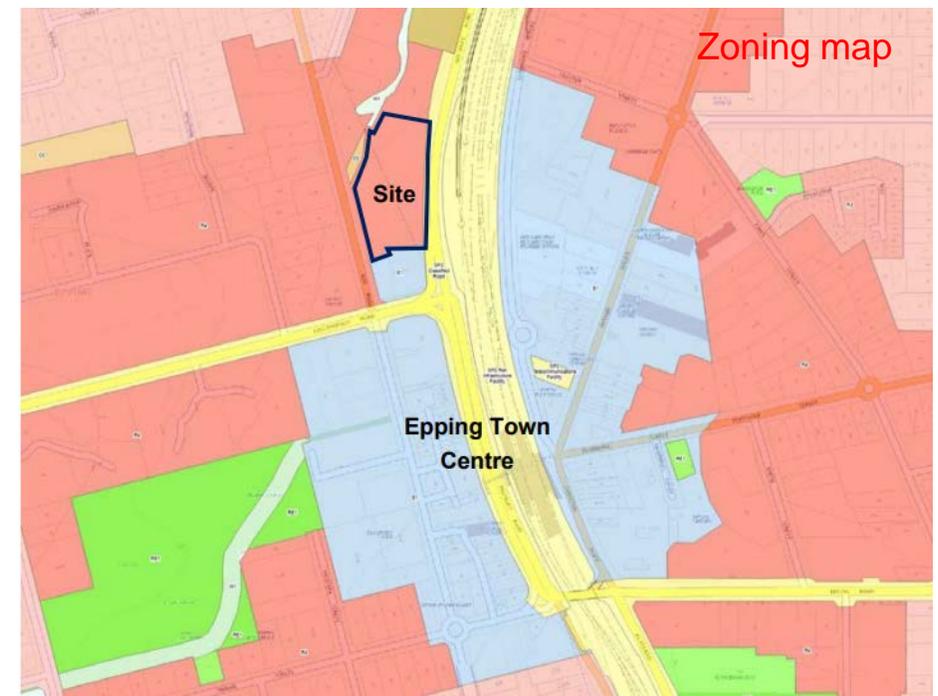
- approval for non-residential GFA of 750m² to 1,000m²

Zoning

- R4 High Density Residential
- commercial premises are prohibited, other than 100m² neighbourhood shops
- objectives of the zone include to allow non-residential uses that meet day-to-day needs of residents

Proposal

- commercial tenancies for 923m² GFA
- use of tenancies for retail premises, business premises or office premises



Height of building

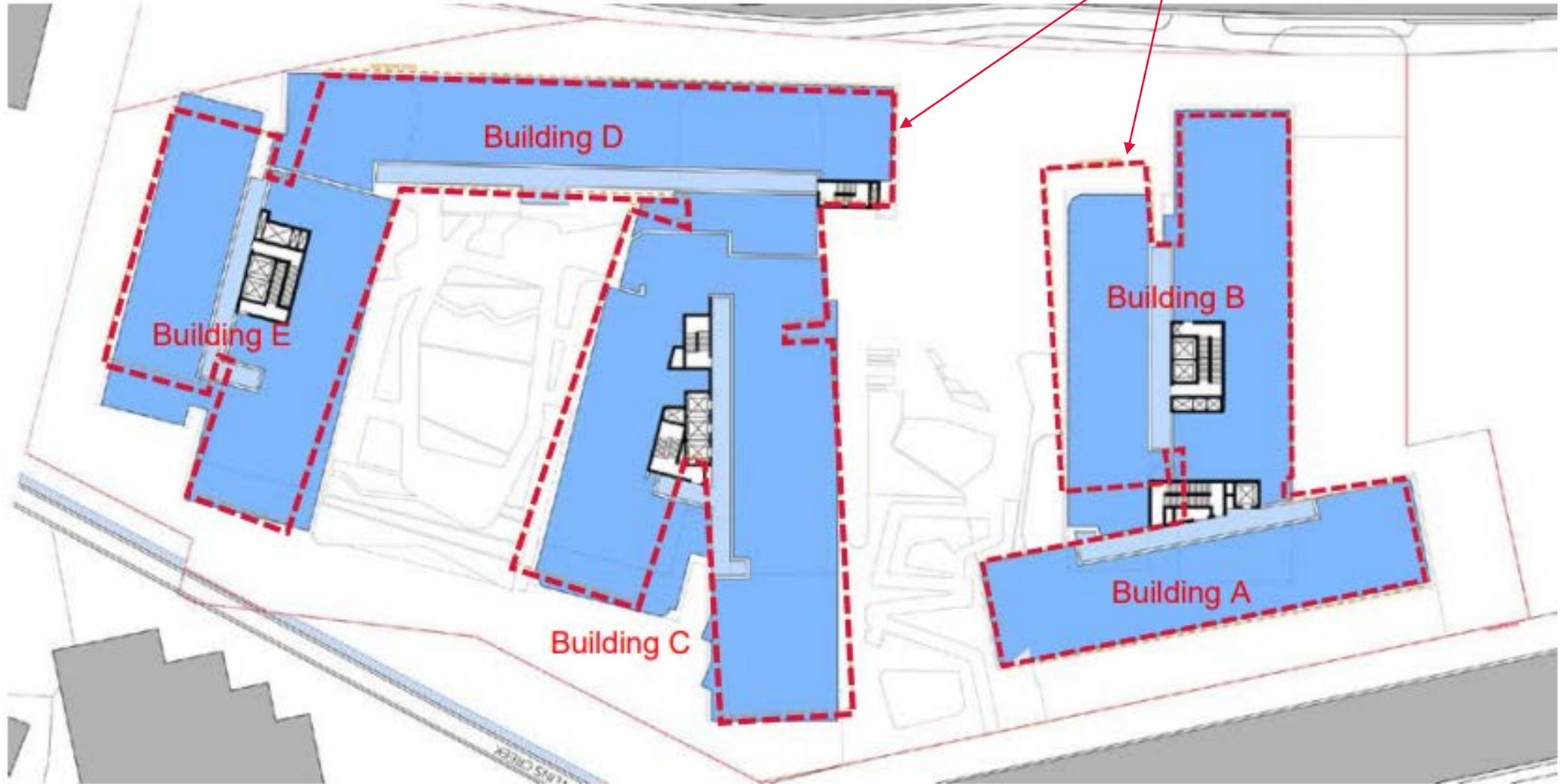
Building height variations

- 0.63m and up to 3.83m higher when compared to the Concept Approval as referenced in Table 4 of the Assessment Report; and
- 0.2m and up to 2.9m above the 48m Hornsby Local Environmental Plan height standard as represented in Figure 32 and Paragraph 84 of the Assessment Report.



Modification to Building Envelopes

Concept Approval building footprints in red outline

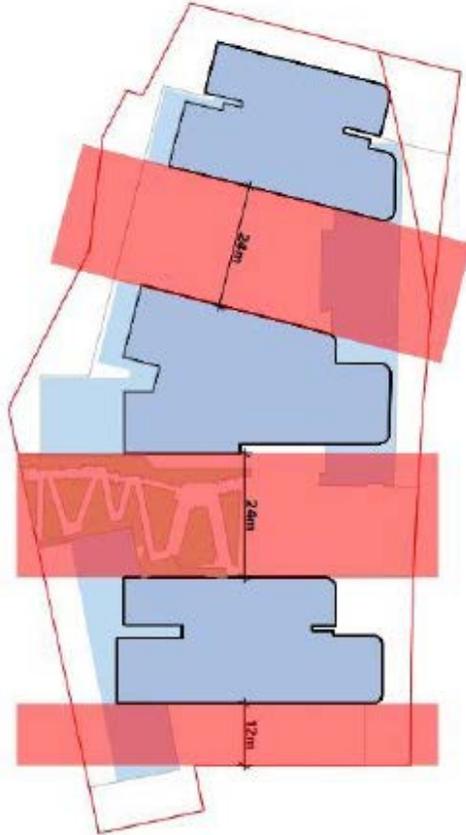


Building Separations



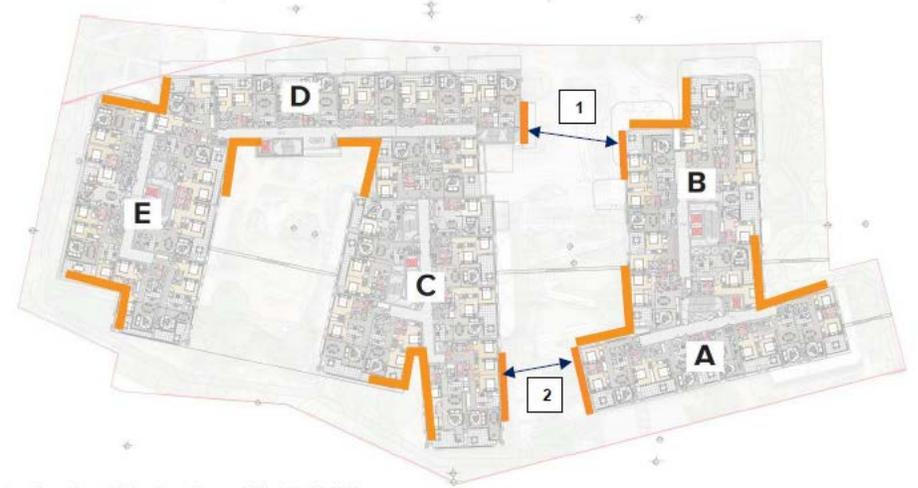
APPROVED

ADG building separation compliance is achieved.



PROPOSED

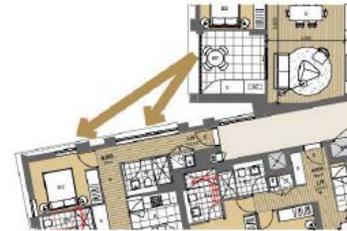
Building realignment maintains the building separation compliance.



Source: Turner - Diagram indicating all areas of concern with DA submitted July 2022.

Proposed privacy treatment between apartments

SUBMITTED DA JULY 2022



AMENDED DA PROPOSAL MAY 2023



3D PERSPECTIVE



Residential amenity

ADG compliance

Solar access (70% to receive 2 hours on 21 June)	No. of apartments with no solar Access (15%)	Cross-ventilated Apartments (60% up to 9 Storeys)	No. of apartments per lift core (12)
270	66	147 of 245	Up to 10
(72.2%)	(17.6%)	(60%)	

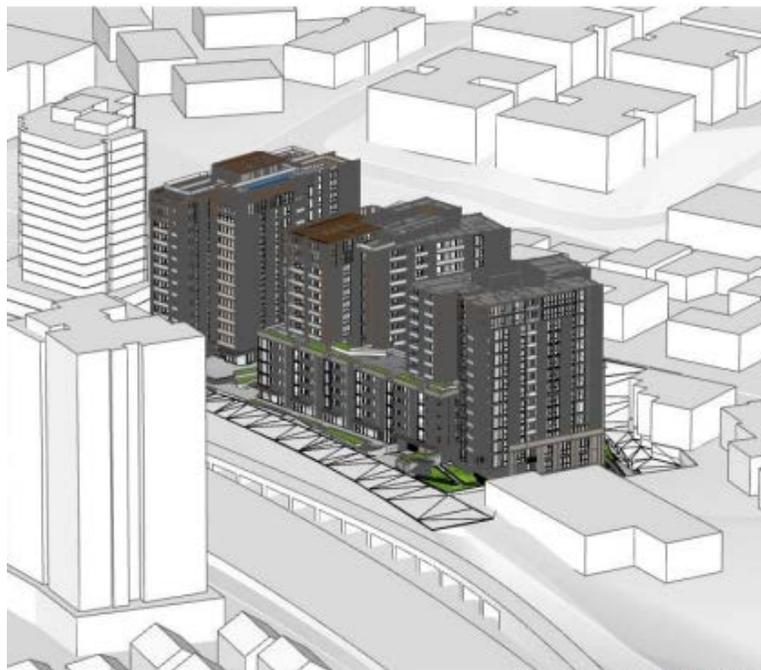


- Solar access: 34
- Cross-ventilation: 14 (L6 only)
- No direct sunlight: 6



- Solar access: 84
- Cross-ventilation: 12
- No direct sunlight: 12

Solar access



June 21st Sun Eye 9:00 am



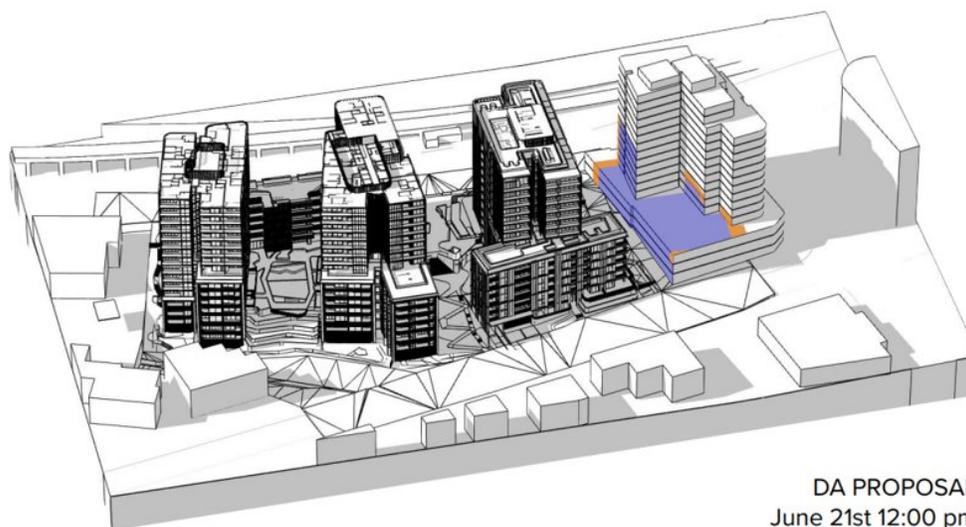
June 21st Sun Eye 12:00 pm



June 21st Sun Eye 3:00 pm

Sun's eye diagrams for June 21

Shadow impacts to adjoining development (under assessment by Council)



DA PROPOSAL
June 21st 12:00 pm

Communal Open Space and Landscaping

Concept Approval

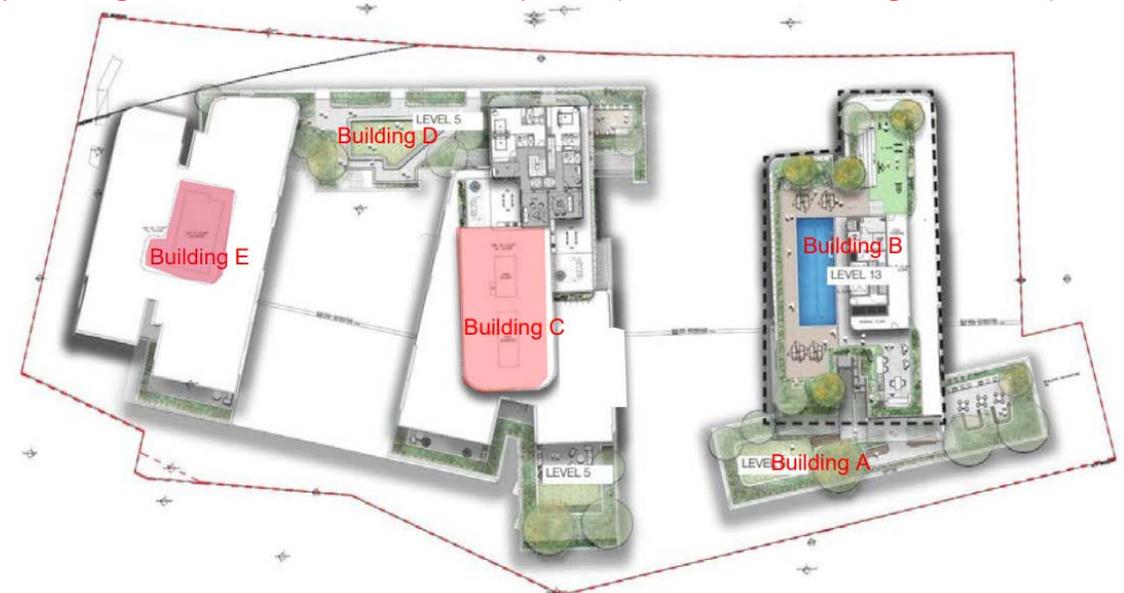
- indicative roof tops for communal open space and landscaping with 26% communal open space (25% required by ADG) and 19% deep soil area (15% required by ADG)

Proposal

- 41% communal open space (excluding the publicly accessible through site link)
- 21% deep soil area
- 29% tree canopy coverage (25% GA Greener Places target)
- Tree planting along street frontages, including street trees along slip lane fronting Beecroft Road.
- Deep soil planting and basement setback from Devlin Creek interface.

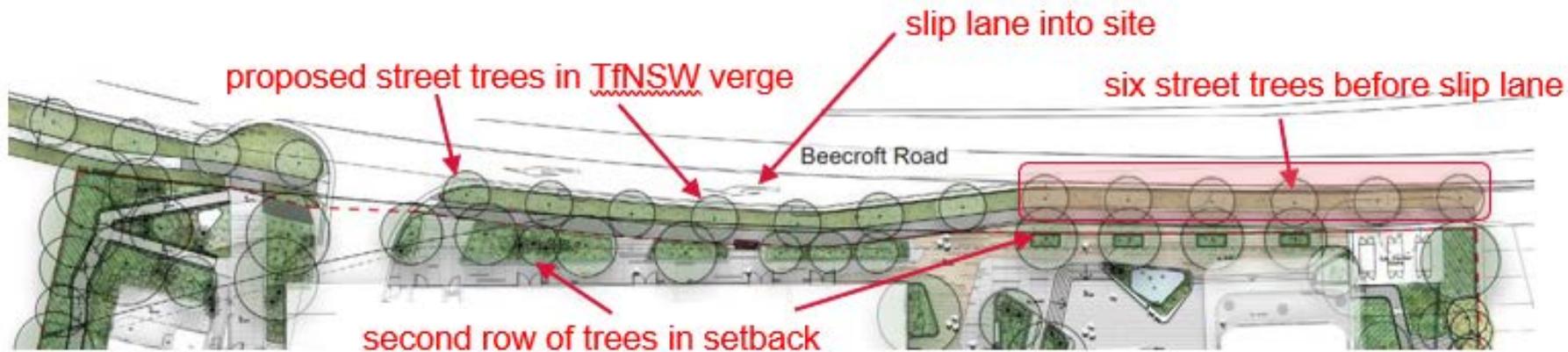


Proposed ground floor communal space (between Building C and E)

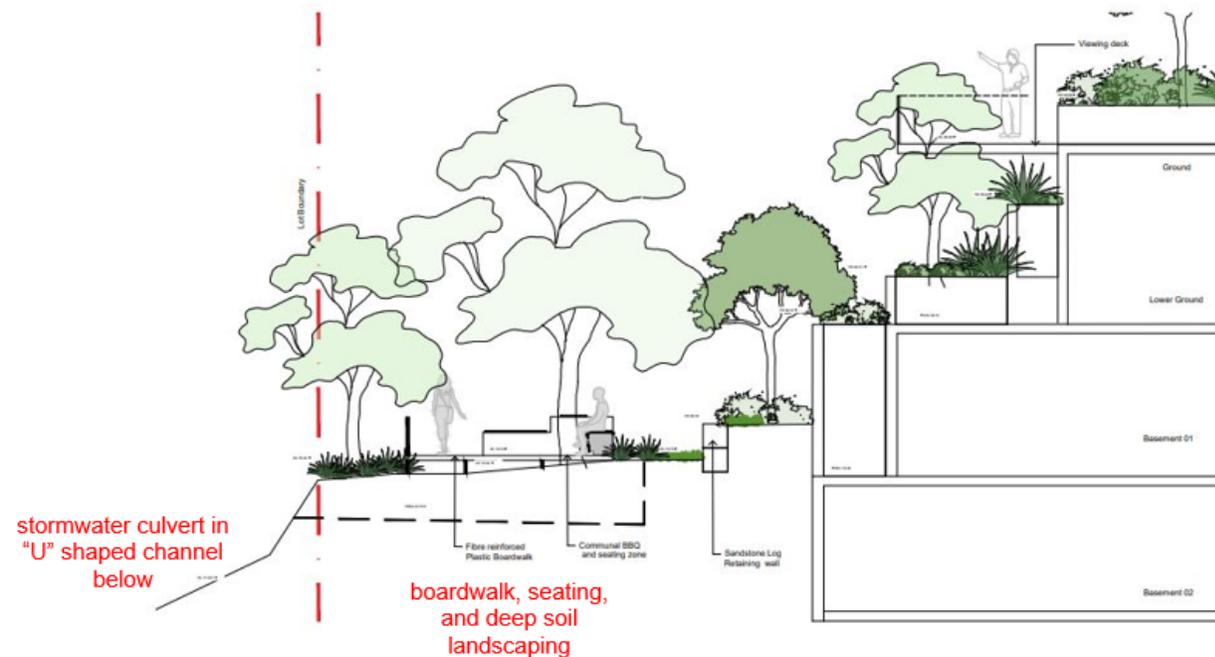


Proposed rooftop communal spaces

Landscaping

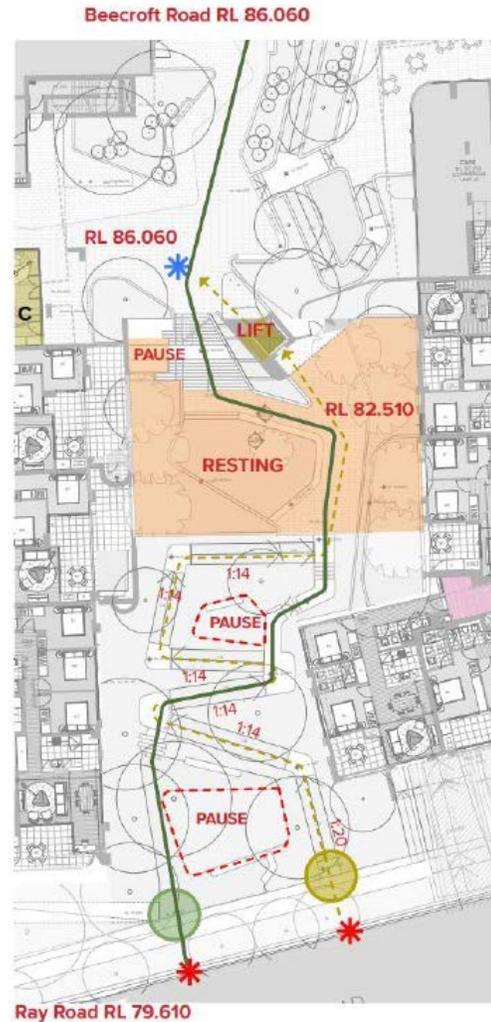


Tree planting along street frontages, including street trees along slip lan fronting Beecroft Road.



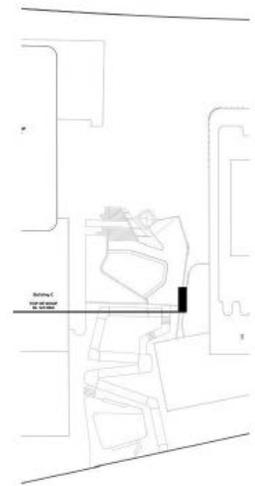
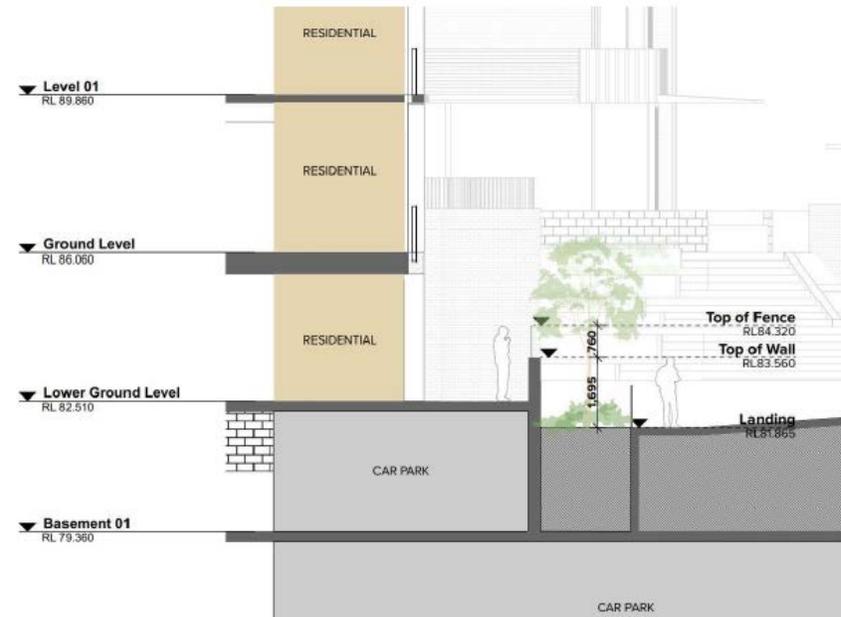
Deep soil planting and basement setback from Devlin Creek interface.

Public domain and landscaping



Perspective and section showing interface between proposed apartments and the through site link

Through site link approximately 1,400m²



Traffic and Parking

- The application is accompanied by a Traffic Impact Statement which identified the proposed SSD would result in fewer peak hour vehicle trips compared to the Concept Approval.
- The proposed reduction in number of apartments from 442 in the Concept indicative design to 374 in the proposal would represent a 11% reduction in traffic generation.
- The proposal will have a two-way vehicular access off Ray Road and a left in/left out vehicular access off Beecroft Road with a slip lane for vehicles to decelerate before entering the site.
- The Concept Approval also sets out car parking rates (including visitors and bicycles) and the proposed SSD is consistent with those rates.

Design excellence

The SDRP reviewed the proposal on two occasions and advised that it supported the following elements:

- engagement with indigenous artists in the formation of the Connecting with Country framework for the site
- meeting and exceeding sustainability targets
- the approach to managing the significant level differences across the site
- removal of previously shown townhouses at lower ground levels fronting the northern boundary and Ray Road.

Elements which the SDRP advised needed further development included:

- further details of connecting and designing with Country including moving concepts to proposals, and considering landscape design, soil structure and biodiversity
- illustration of how the scheme fits within the wider context in the locality, in relation to built form, character and impacts on surrounding uses
- improvements in the public realm and landscape proposals, including the through-site link as discussed in Section 6.3 above
- managing privacy impacts between apartments, as discussed in Section 6.4 above
- review of ADG compliance for natural cross ventilation, as discussed in Section 6.4 above
- facilitating electric vehicle use in future.

In response, the Applicant provided greater details of their Connecting with Country response, streetscape analysis of the context surrounding the proposal, amendments to improve residential amenity, improvements to the through site link and landscaping and allowance for electric car charging.

The Government Architects Office (on behalf of the SDRP) advised that it was satisfied the Applicant has satisfactorily considered and responded to the SDRP advice.

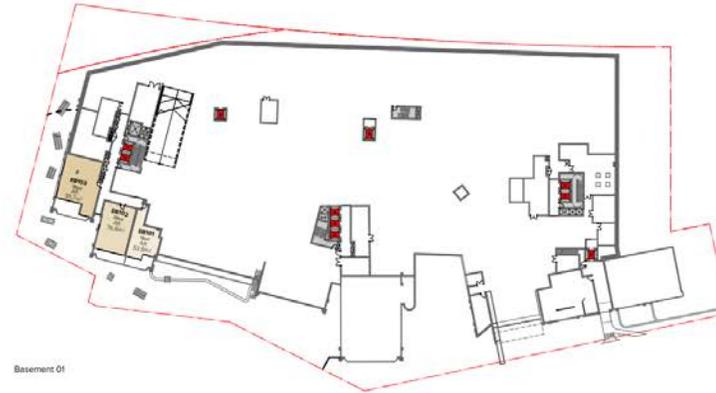
Affordable housing

Concept Approval

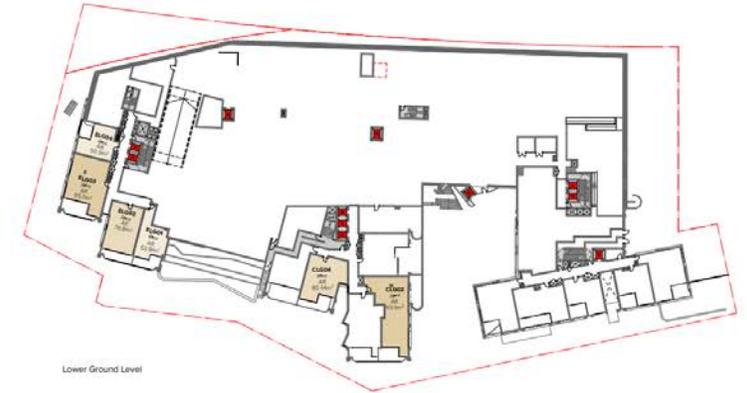
- minimum 5% GFA as affordable housing (1,877m²)

Proposal

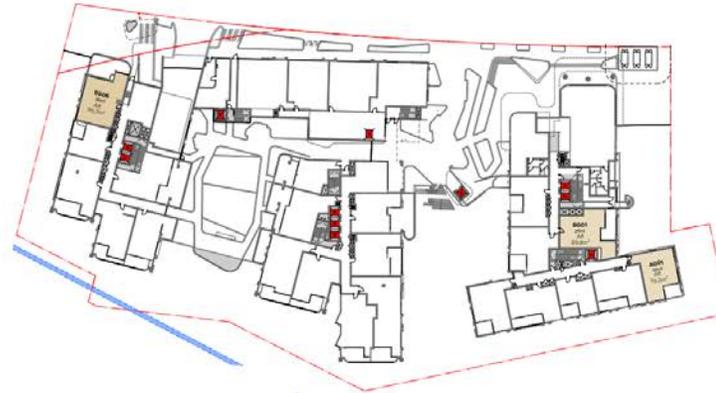
- 19 affordable housing apartments with 1,879m²
- covenant registered on title to provide the affordable housing submitted with EIS
- Conditions E38 and E39 require evidence of compliance with covenant and management by a Community Housing Provider.



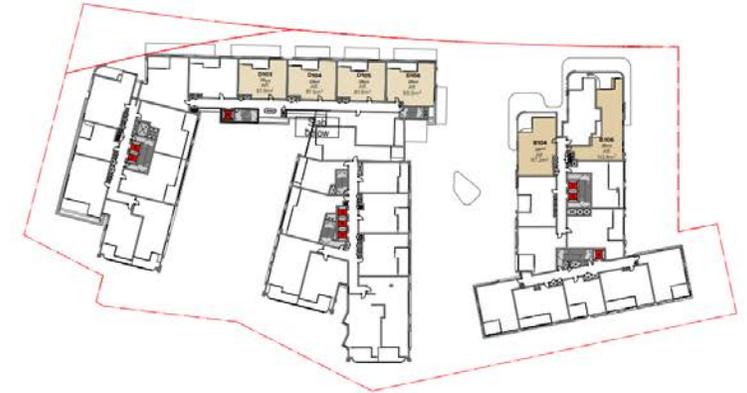
Basement 01



Lower Ground Level



Ground Level

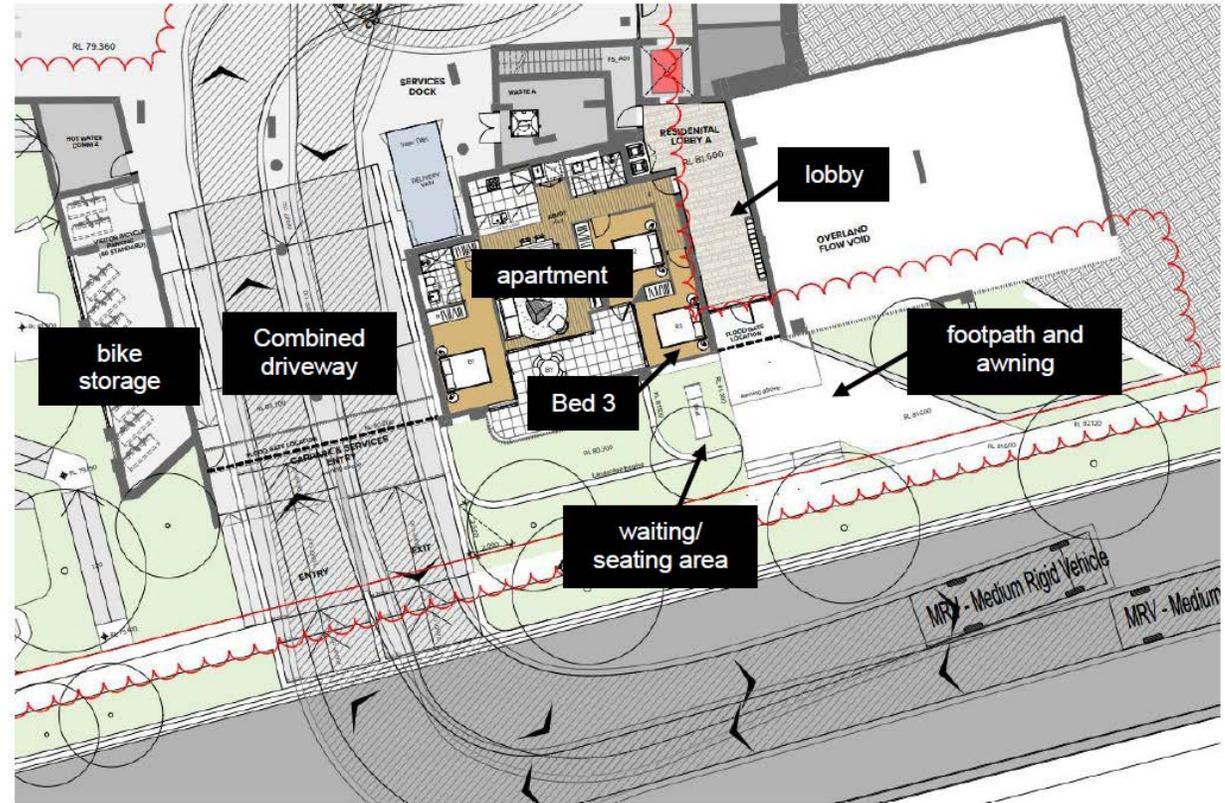


Level 01

affordable housing of varying sizes and layouts

Draft conditions of consent

Condition	Issue addressed
B1	Amendments to ground floor apartment facing Ray Road to enlarge building entry and lobby space
B2 - B7	Design excellence conditions to ensure development retains high quality architectural and landscape elements
B10	Design details to be lodged for plenum natural ventilation to noise affected apartments
B30 - B32	Car parking and bicycle parking requirements
B35	Public domain requirements including Council's recommendations
E38 - E39	Affordable housing requirements – minimum 19 dwellings and demonstration of compliance with Covenant



Ground floor apartment along Ray Road recommended for amendment to increase residential entrance and lobby (Condition B1 – amendments)

Questions?