

Basement 01

- Solar access: 3
- Cross-ventilation: 2
- No direct sunlight: 0



Lower Ground Level

- Solar access: 13
- Cross-ventilation: 9
- No direct sunlight: 1
- Cross ventilation duct



Ground Level

- Solar access: 15
- Cross-ventilation: 11
- No direct sunlight: 6
- Cross ventilation duct



Level 01 - 02

- Solar access: 46
- Cross-ventilation: 44
- No direct sunlight: 14
- Cross ventilation duct

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**LEGEND**  
Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
D	11/03/26	TK	For S 455 Submission - Response to Department #2
C	03/02/26	TK	For S 455 Submission - Response to Department
B	06/11/26	TK	For S 455 Submission
A	11/07/24	TK	For Amending SSDA Submission

**Project Title**  
BEECROFT ROAD  
242-244 Beecroft Road, Epping

**Drawing Title**  
Amenity Diagrams  
Apartment Amenity (Solar, Cross Vent)

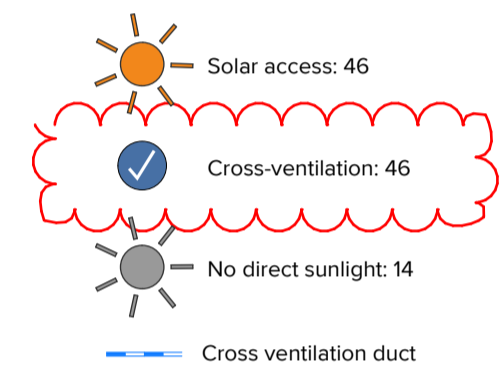
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Status: For S4.55 Submission

**Project No.** 21044  
**Dwg No.** DA-720-001

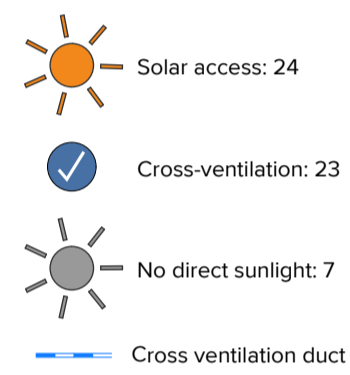
**Drawn by** JL  
**Rev** D  
**North**



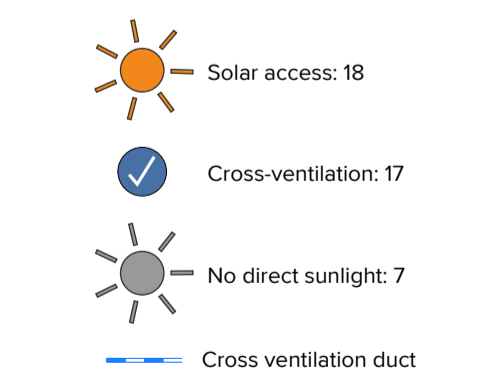
Level 03 - 04



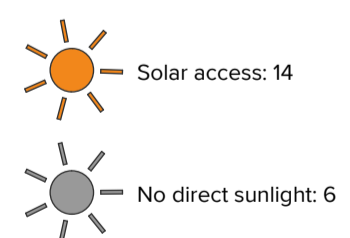
Level 05



Level 06



Level 07



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242-244 Beecroft Road, Epping

Drawing Title  
**Amenity Diagrams**  
Apartment Amenity (Solar, Cross Vent)

Scale  
**1:450 @A1, 50%@A3**

Project No.  
**21044**

Drawn by  
**JL**

North

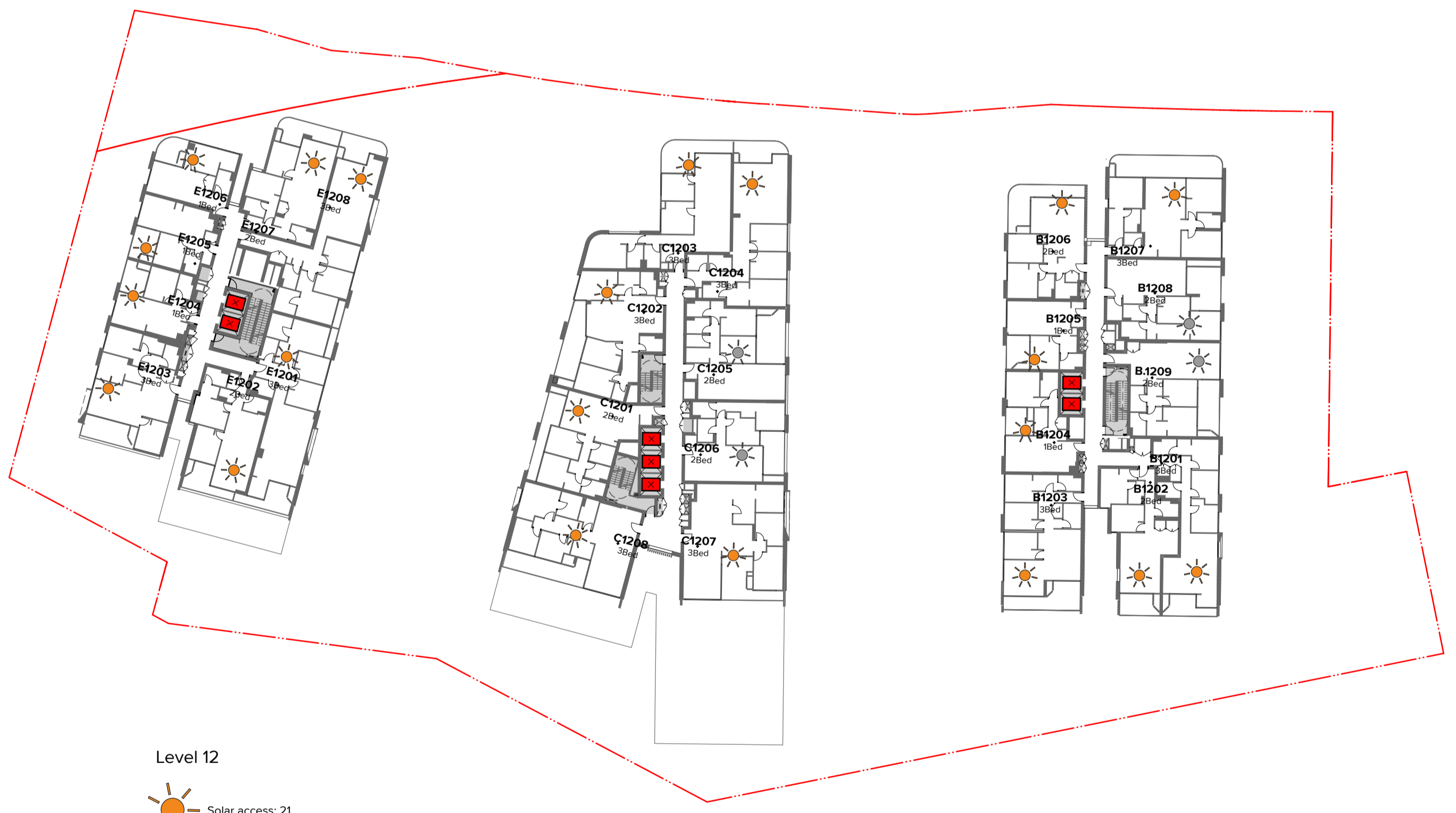
Revision  
**D**

Dwg No.  
**DA-720-002**

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**Project Title**  
 BEECROFT ROAD  
 242-244 BEECROFT ROAD, EPPING

**Drawing Title**  
 Amenity Diagrams  
 Apartment Amenity (Solar, Cross Vent)

**Scale**  
 1:450 @A1, 50% @A3

**Project No.**  
 21044

**Drawn by**  
 JL

**North**

**Rev**  
 D

**Dwg No.**  
 DA-720-003

**Scale**  
 1:450 @A1, 50% @A3  
 For S4.55 Submission

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DLCC Quality Endorsed Company (ISO 9001:2015, Registration Number 25476)  
 Notified Architect Nicholas Turner (NSR, APRN 901394 911)



Level 13

- Solar access: 21
- No direct sunlight: 4



Level 14

- Solar access: 21
- No direct sunlight: 3



Level 15

- Solar access: 17
- No direct sunlight: 2



Level 16

- Solar access: 11
- No direct sunlight: 0

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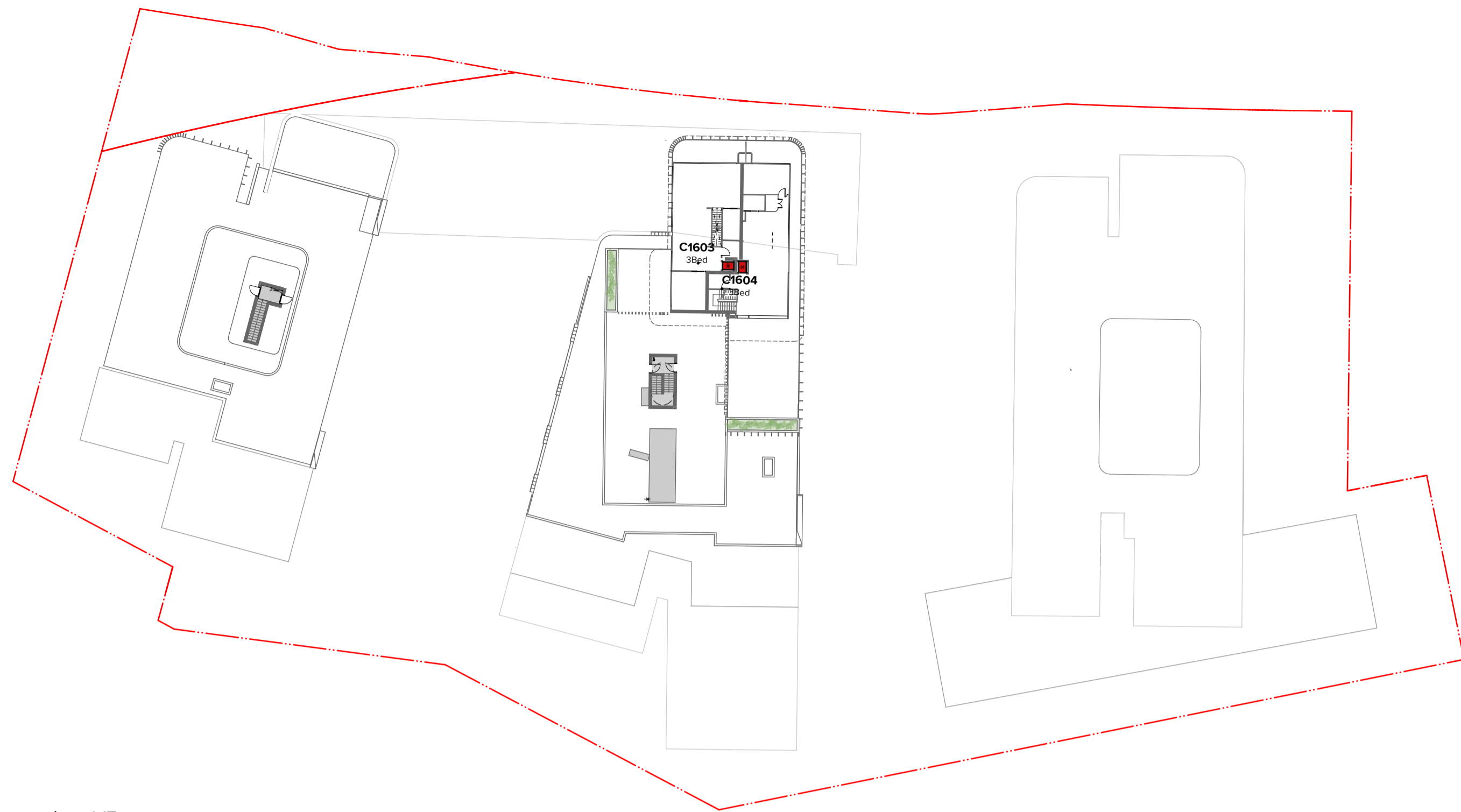
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 242-244 BEECROFT ROAD, EPPING

**Drawing Title**  
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 Apartment Amenity (Solar, Cross Vent)

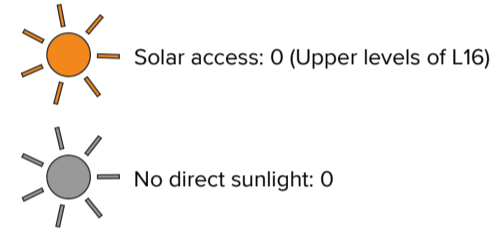
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**Project No.** 21044  
**Dwg No.** DA-720-004

**Drawn by** JL  
**Rev** D



Level 17



#### APARMENT AMENITY (SOLAR & CROSS VENTILATION)

With reference to Apartment Design Guide, Solar Access (Objective 4A-1, Design Criteria 1). Minimum % of apartments achieving 2 hours solar access:  $\geq 70\%$ . No Direct Sunlight (Objective 4A-1, Design Criteria 3). Maximum % of apartments receiving no sunlight:  $\leq 15\%$ .

#### PROVIDED AMENITY (SOLAR)

Actual % of apartments achieving 2 hours solar access:  
347 apartments = 72.4% (of 479 apartments)  
Actual % of apartments receiving no direct sunlight:  
84 apartments = 17.5% (of 479 apartments)

#### PROVIDED AMENITY (CROSS VENTILATION)

Actual % of apartments achieving cross-ventilation (of first 9 storeys):  
152 apartments = 60.5% (of 251 apartments)

**No net change in S4.55 March 2026 Cross Ventilation.**

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AC Condenser Units

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Project Title  
**BEECROFT ROAD**  
242-244 Beecroft Road, Epping

Drawing Title  
**Amenity Diagrams**  
Apartment Amenity (Solar, Cross Vent)

Scale  
**1:450 @A1, 50%@A3**

Project No.  
**21044**

Drawn by  
**JL**

North

Status  
**For S4.55 Submission**

Dwg No.  
**DA-720-005**

Rev  
**D**

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**B1 - Ground Level Combined**

- Deep Soil provided as per ADG and DCP requirements
- Deep Soil

**DEEP SOIL**

Definition: Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.  
 (ADG Objective 3E-1) Sites greater than 1,500m<sup>2</sup> with significant existing tree cover: 7% of site.  
 (Parramatta DCP)

Site Area: 10,137m<sup>2</sup>

**Deep Soil Requirements**

ADG Deep Soil Requirements: 7% 710m<sup>2</sup>  
 DCP Deep Soil Requirements: 30% 3,041m<sup>2</sup>

**Approved Deep Soil**

Deep Soil Approved 19% 1,880 m<sup>2</sup>  
 Deep Soil Approved SSSA Sept 2023 20.45% 2,075m<sup>2</sup>

**Amending SSSA June 2024 Deep Soil**

Deep Soil provided as per ADG and DCP requirements 20.3% 2,070 m<sup>2</sup>

Deep Soil 0.45% 46 m<sup>2</sup>

Total Deep Soil Provided 20.8% 2,116m<sup>2</sup>

**No net change in S4.55 March 2026 Deep Soil.**

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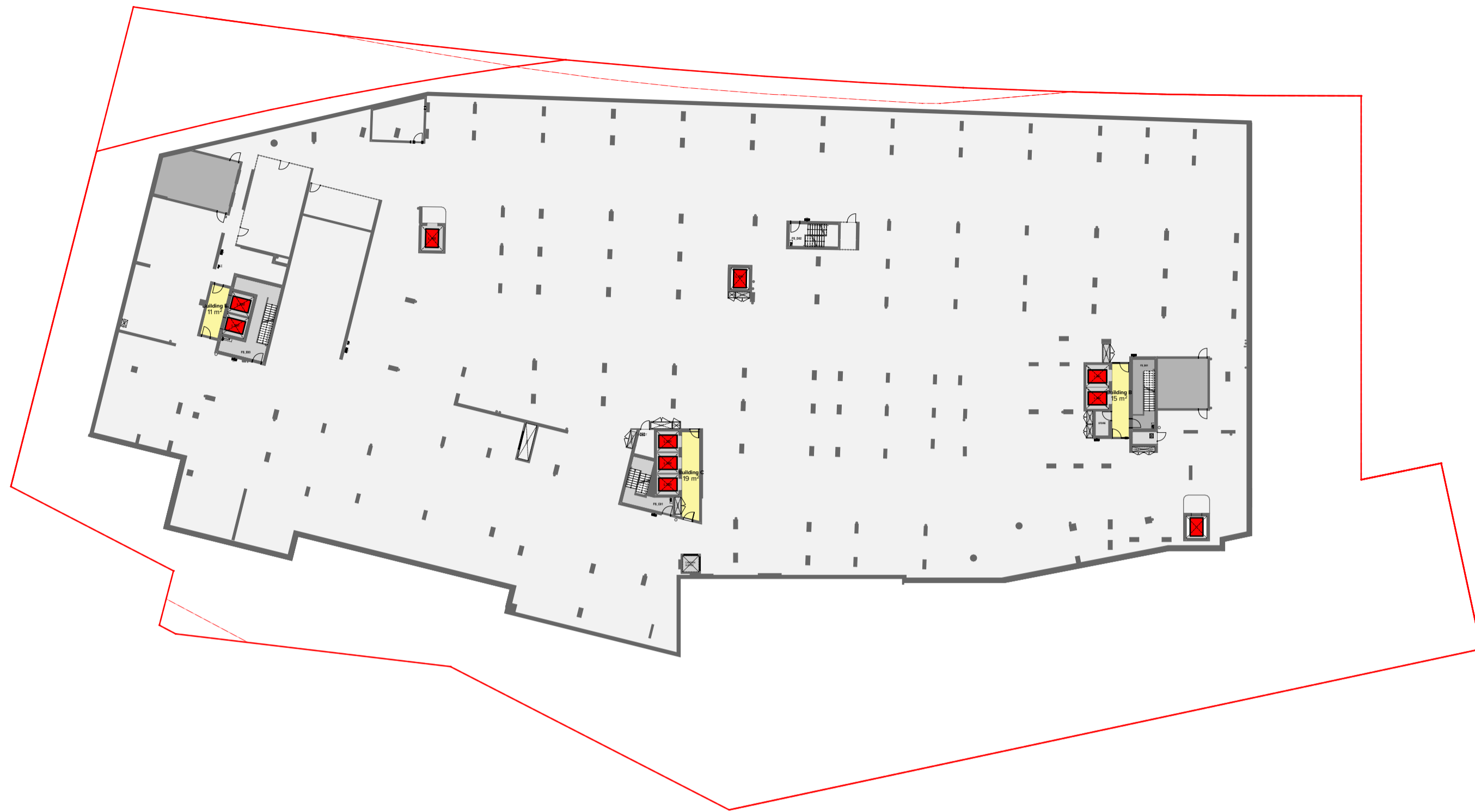
AC Condenser Units

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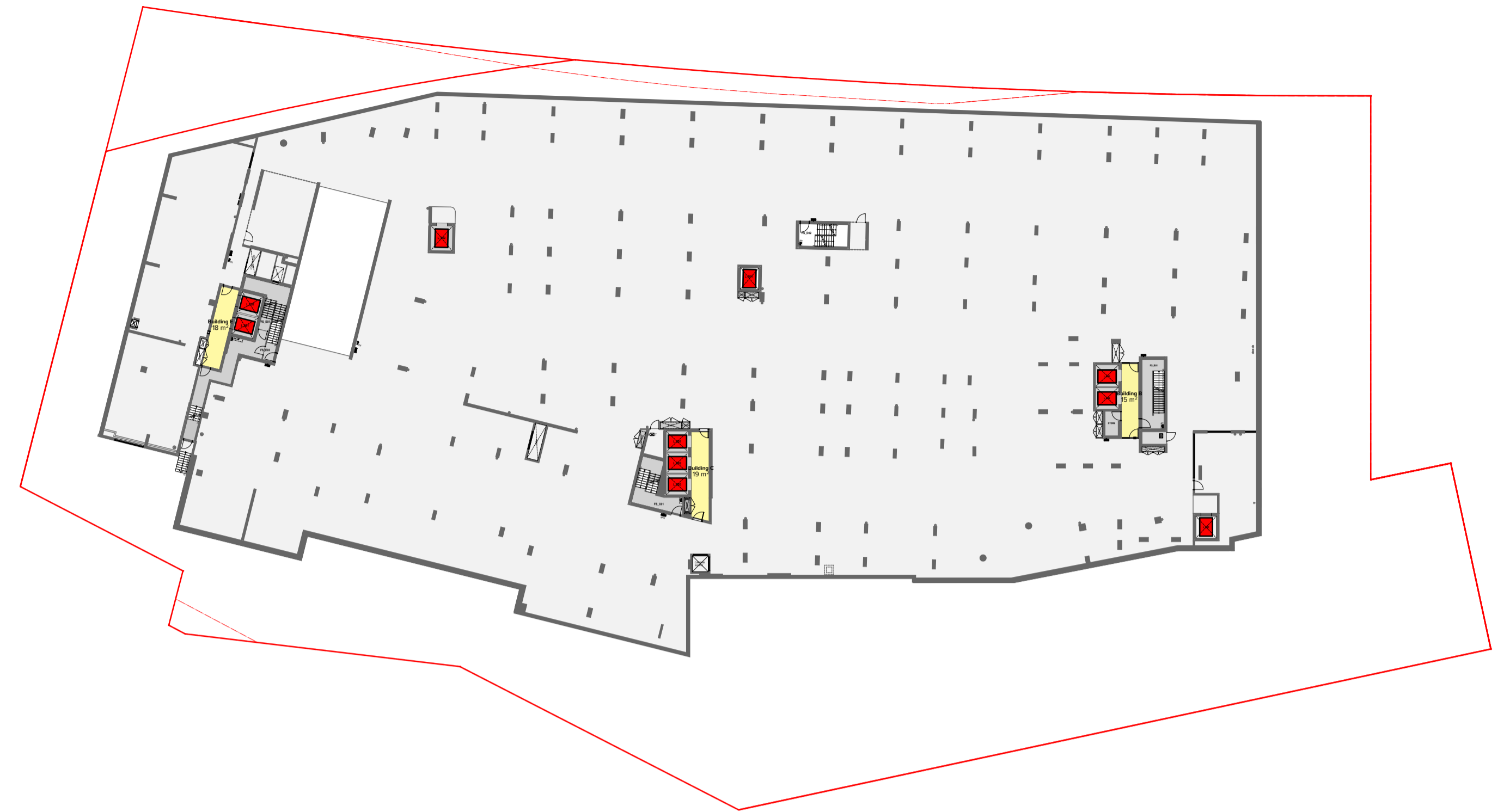
Project Title  
**BEECROFT ROAD**  
 242-244 Beecroft Road, Epping  
 Drawing Title  
**Deep Soil and Communal Space Diagrams**  
 Ground Level Deep Soil

Scale  
**1:450 @A1, 50% @A3**  
 Project No.  
**21044**  
 Drawn by  
**SE**  
 Status  
 For Amending SSSA Submission  
 Drawing No.  
**DA-730-001**  
 Rev  
**D**

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**Basement 03**  
Residential: 45m<sup>2</sup>  
Commercial: n/a



**Basement 02**  
Residential: 52m<sup>2</sup>  
Commercial: n/a



**Basement 01**  
Residential: 527m<sup>2</sup>  
Commercial: n/a



**Lower Ground**  
Residential: 1443m<sup>2</sup>  
Commercial: 47m<sup>2</sup>

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A	11/07/24	TK	For Amending SSDA Submission

**Project Title**  
BEECROFT ROAD  
242-244 Beecroft Road, Epping

**Drawing Title**  
GFA Diagrams  
GFA B3-LG

**Scale**  
1:450 @A1, 50% @A3

**Project No.**  
21044

**Dwg No.**  
DA-770-001

**Drawn by**  
SE

**Rev**  
D

**North**  
←



**Ground Level**

Residential: 2482m<sup>2</sup>  
Commercial: 774m<sup>2</sup>



**Level 1**

Residential: 3416m<sup>2</sup>



**Level 2-5**

Residential: 3418m<sup>2</sup>  
Total: 13,672m<sup>2</sup>



**Level 06**

Residential: 2896m<sup>2</sup>

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BEECROFT ROAD  
242-244 Beecroft Road, Epping

**Drawing Title**  
GFA Diagrams  
GFA Level G-L6

Scale: 1:450 @A1, 50% @A3  
Project No: 21044  
Drawn by: SE  
Checked: Rev  
For Amending SSDA Submission: DA-770-002  
Rev: D

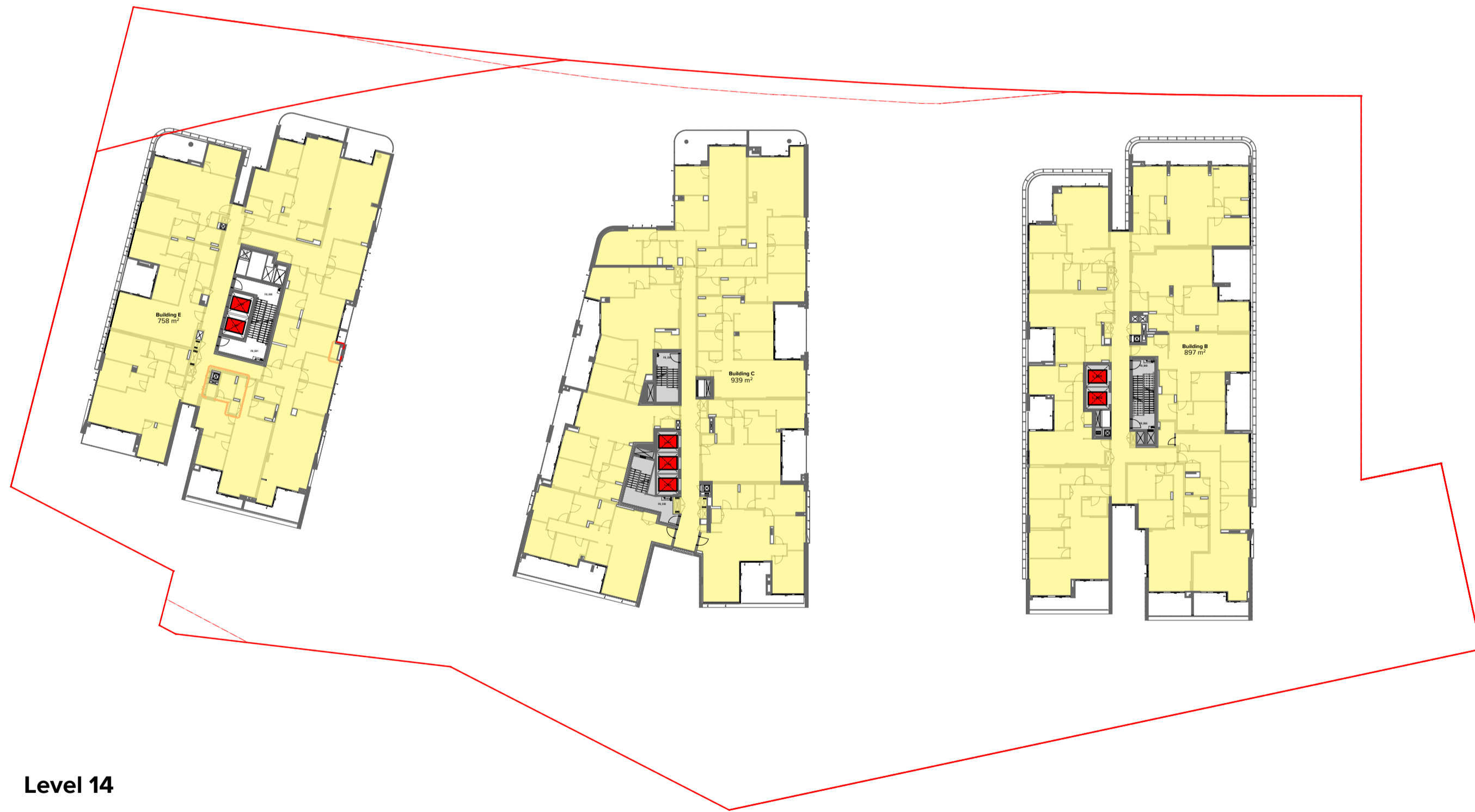
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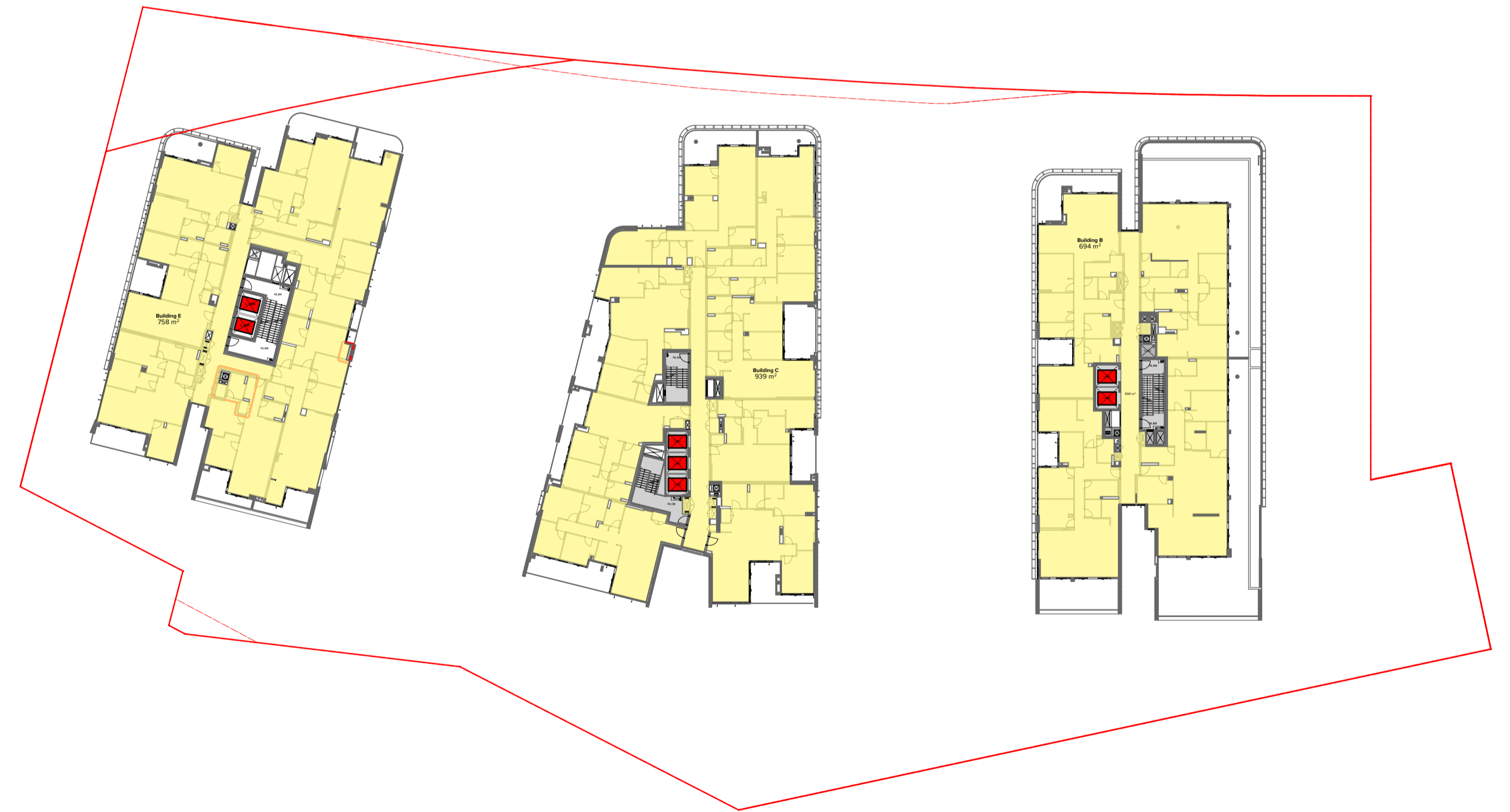
**Level 07**  
Residential: 2384m<sup>2</sup>



**Level 8-13**  
Residential: 2588m<sup>2</sup> per level  
Total: 15,528m<sup>2</sup>



**Level 14**  
Residential: 2594m<sup>2</sup>



**Level 15**  
Residential: 2391m<sup>2</sup>

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BEECROFT ROAD  
242-244 Beecroft Road, Epping

**Drawing Title**  
GFA Diagrams  
GFA Level 7-15

**Scale**  
1:450 @A1, 50% @A3

**Project No.** 21044

**Drawn by** SE

**Checked by** D

**Rev**

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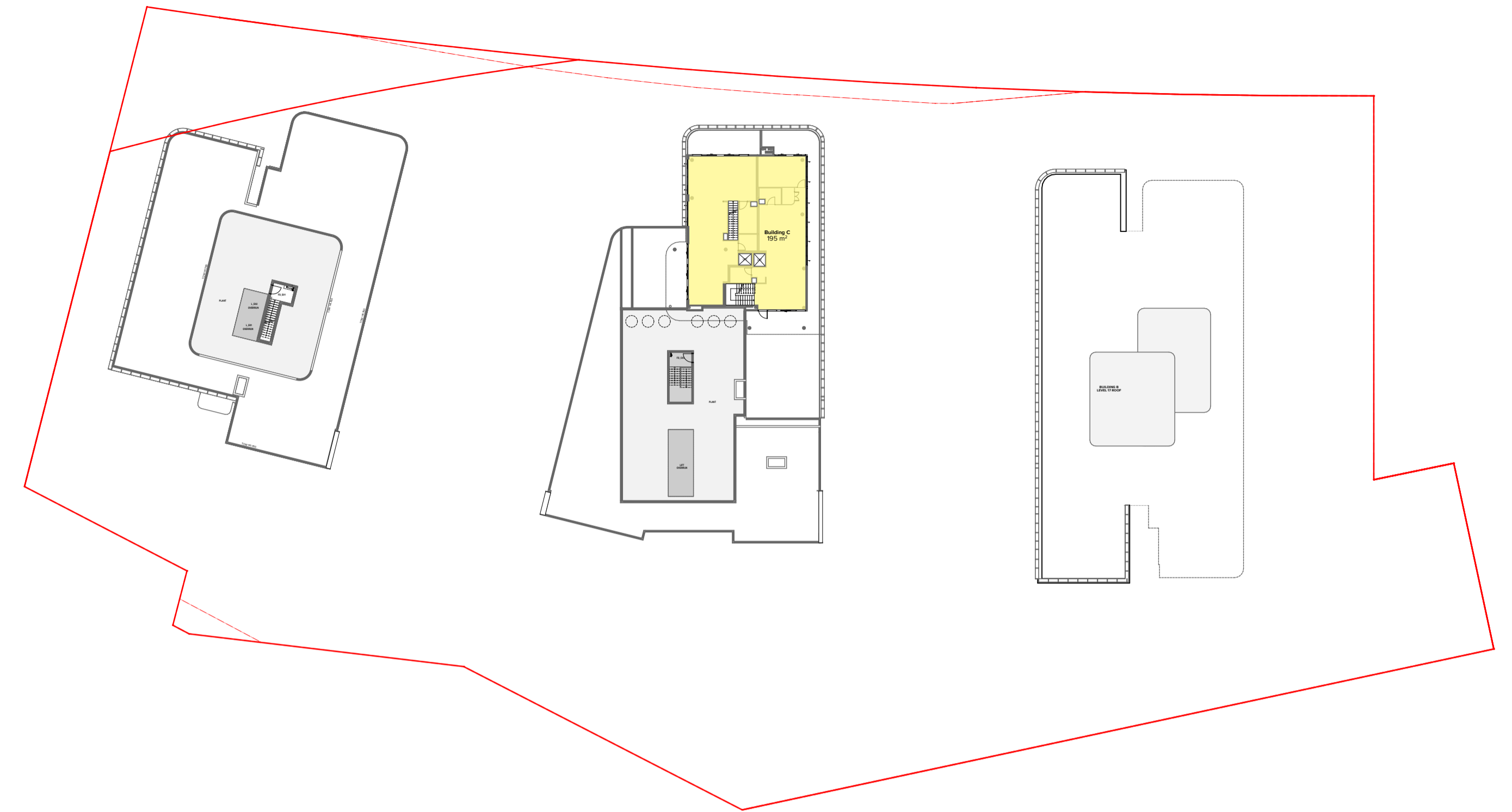
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**Level 16**

Residential: 1385m<sup>2</sup>



**Level 17**

Residential: 195m<sup>2</sup>

**GFA CALCULATIONS**

Under the Housing SEPP (2021), the maximum floor space ratio permissible is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%.

**Approved Amending SSDA August 2025 Residential GFA: 49,010m<sup>2</sup>**

**Approved Amending SSDA August 2025 Commercial GFA: 819m<sup>2</sup>**

**Max. Residential GFA Permissible: 49,010m<sup>2</sup>**

**S4.55 March 2026 Total Residential GFA Provided: 49,010m<sup>2</sup>**

**S4.55 March 2026 Total Commercial GFA Provided: 819m<sup>2</sup>**

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242-244 Beecroft Road, Epping

**Drawing Title**  
**GFA Diagrams**  
GFA Level 16-17

**Scale**  
1:450 @A1, 50% @A3

**Project No.** 21044

**Drawn by** SE

**Checked by** D

**Rev** D

**Status**  
For Amending SSSA Submission

**Dwg No.** DA-770-004

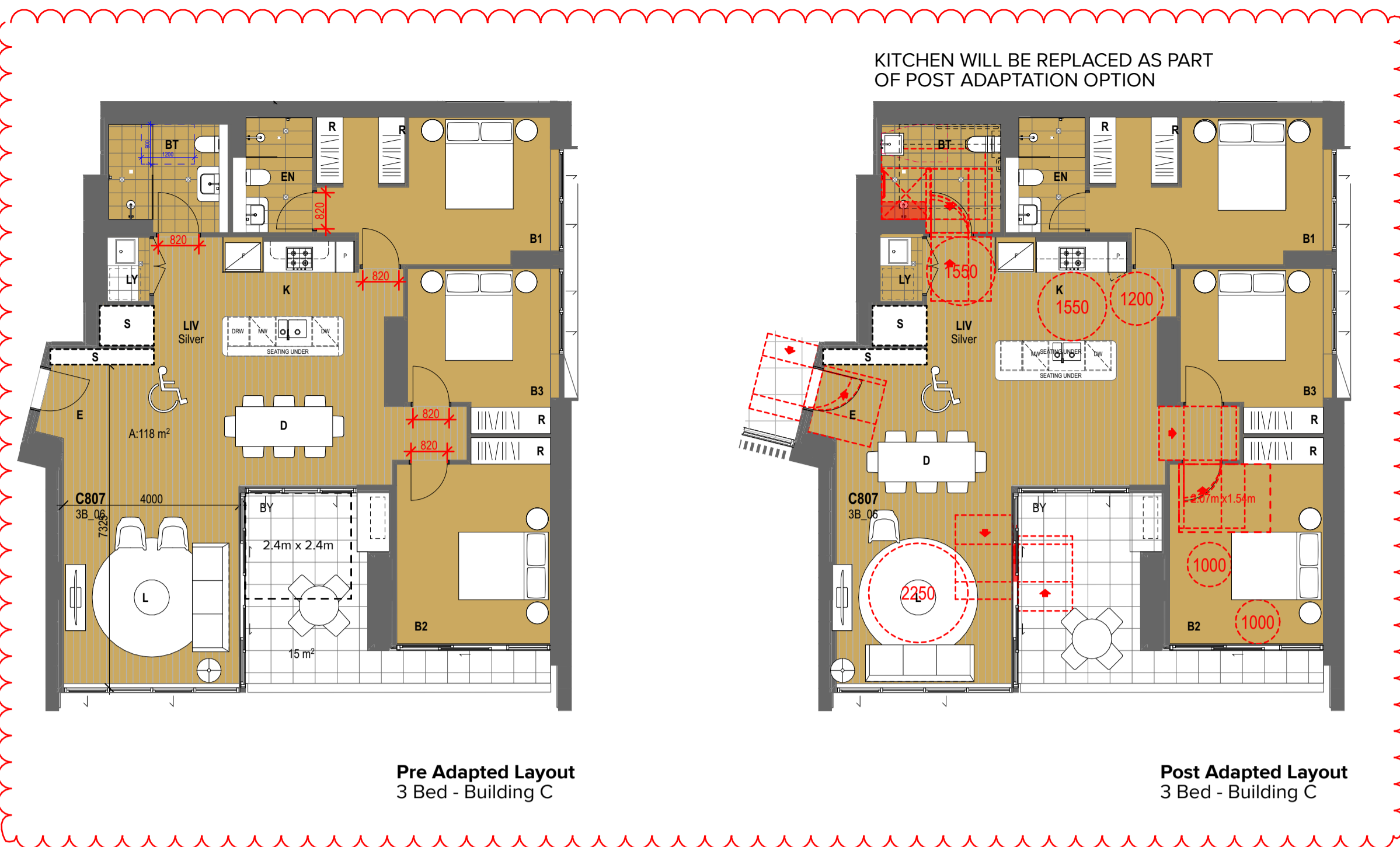
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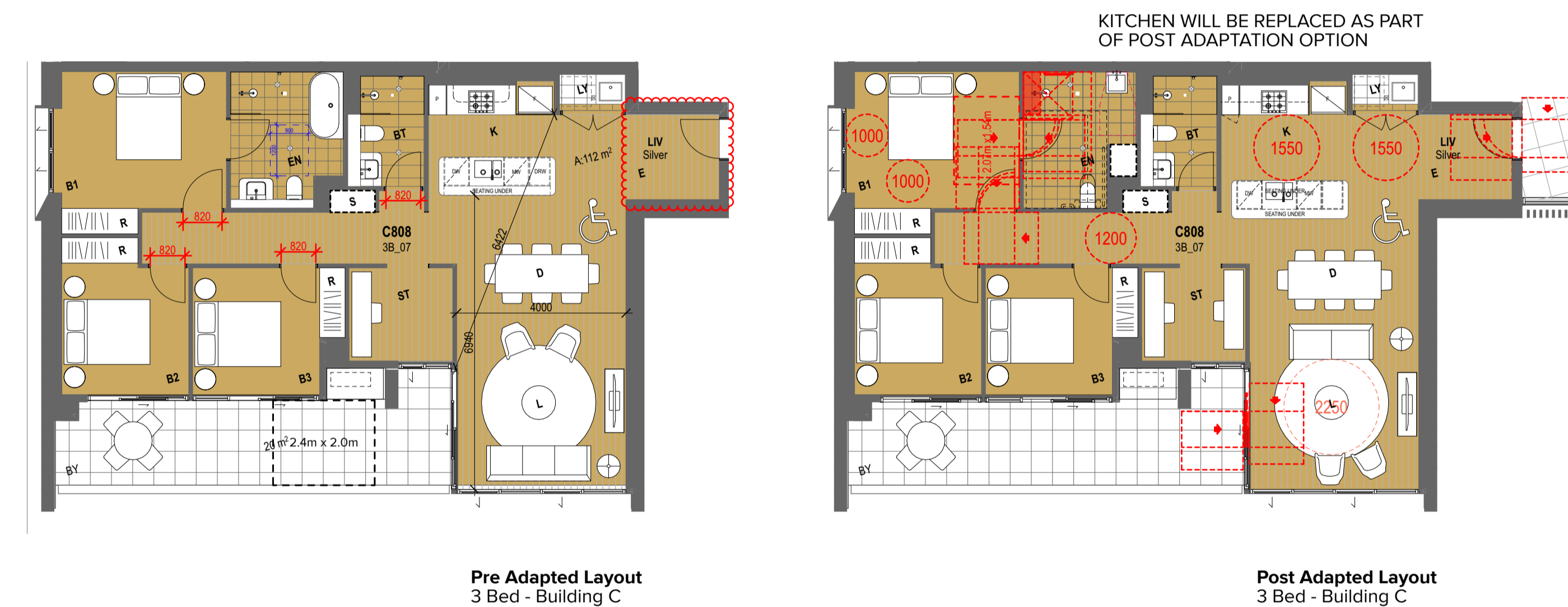
## ADAPTABLE HOUSING DESIGN COMPLYING APARTMENTS

- AS 4299 Appendix A :  
Defines the classification levels of apartments required as follows:  
Adaptable Dwelling Class C - All essential features in incorporated.  
Essential Required Features:
1. A safe continuous accessible path of travel from the street entrance and vehicle parking entry to comply with AS 1428.1
  2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS1428.1
  3. Parking spaces min 6.0x3.8m
  4. Accessible entry to be level (max 1:40 slope) .
  5. Threshold to below level .
  6. Landing to enable wheelchair manoeuvrability .
  7. Accessible entrance door to have min 850 mm clearance .
  8. Door lever handles and hardware to AS1428.1
  9. Internal doors to have 820mm in clearance.
  10. Internal corridors: 1000mm min. clear width.
  11. Provision for compliance with AS1428.1 for door approaches.
  12. Provision for circulation space of 2250mm dia .
  13. Living/ Dining space: Telephone point adjacent to GPO.
  14. Living/ Dining space: Potential illumination level min 300lux .
  15. Kitchen: Minimum width 2.7m (1550mm clear between benches).
  16. Kitchen: Provision for circulation at doors to comply with AS1428.1 .
  17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.
  18. Kitchen: Refrigerator adjacent to work surface.
  19. Kitchen: Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.
  20. Kitchen sink bowl max. 150mm deep.
  21. Kitchen: Tap set capstan or lever handles or lever mixer.
  22. Kitchen: Tap set located within 300mm of front of sink.
  23. Cooktops to include either front or side controls with raised crossbars.
  24. Cooktops to include isolating switch.
  25. Kitchen: Work surface min. 800mm length adjacent to cooktop at same height .
  26. Kitchen: Oven located adjacent to an adjustable height or replaceable work surface.
  27. Kitchen: GPOs to comply with AS1428.1 At least one double GPO within 300mm of front of work surface.
  28. Kitchen: GPO for refrigerator to be easily reachable when refrigerator is in it's operating position.
  29. Kitchen: Slip resistant floor surface.
  30. Main Bedroom: At least one bedroom of area sufficient to accommodate queen size bed and wardrobe with circulation space to meet requirements of AS1428.1
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  35. Recessed soap holder.
  36. Shower taps positioned for easy reach to access side of shower sliding track.
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  38. Provision of grab rail in the shower.
  39. Tap sets to be capstan or lever handles with single outlet.
  40. Provision for capped services and reinforcement of bathroom walls in accordance with the location of the fixtures at post-adaptation.
  41. Provision for continuous tiling under kitchen bench Adaptable Apartments



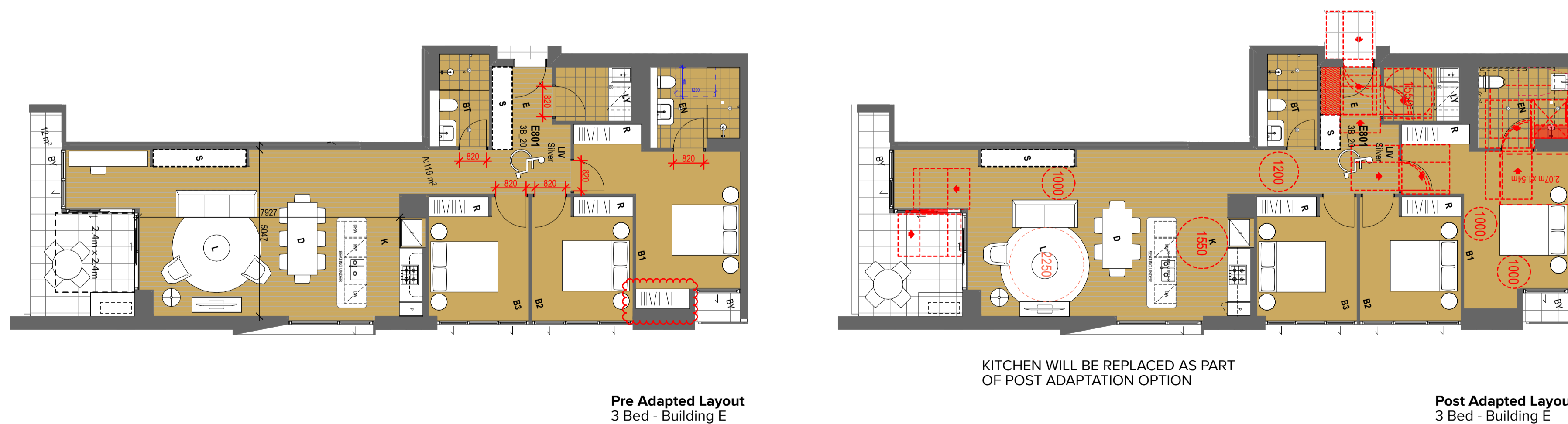
C706  
C807  
C907  
C1007  
C1107  
C1207  
C1307  
C1407  
C1507

**Total Number of Unit(s): 9**



C707  
C808  
C908  
C1008  
C1108  
C1208  
C1308  
C1408  
C1508

**Total Number of Unit(s): 9**



E701  
E801  
E901  
E1001  
E1101  
E1201  
E1301  
E1401  
E1501

**Total Number of Unit(s): 9**

**Adaptable Apartments**  
Minimum 10% of total apartments to be adaptable housing units.  
(Parramatta Council DCP Requirement)

**Total Number Apartments**  
479 apartments

**Total Adaptable Apartments Provided:**  
48 apartments @ 10%

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**CLIENT**  
Dasco Property Development Services Pty Ltd

**LEGEND**  
Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

DLCC Quality Endorsed Company (ISO 9001:2015, Registration Number 25476)  
Nominated Architect Nicholas Turner (AEC, APR 90-904-994-911)

Rev	Date	Approved by	Revision Notes
E	11/03/26	TK	For S.455 Submission - Response to Department #2
D	03/02/26	TK	For S.455 Submission - Response to Department
C	06/11/26	TK	For S.455 Submission
B	16/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

**Project Title**  
BEECROFT ROAD  
242-244 Beecroft Road, Epping

**Drawing Title**  
Adaptable Plan Layouts  
Adaptable Plan Layouts

**Scale**  
1:100 @A1, 50%@A3

**Project No.** 21044

**Dwg No.** DA-810-001

**Drawn by** JL

**Rev** E

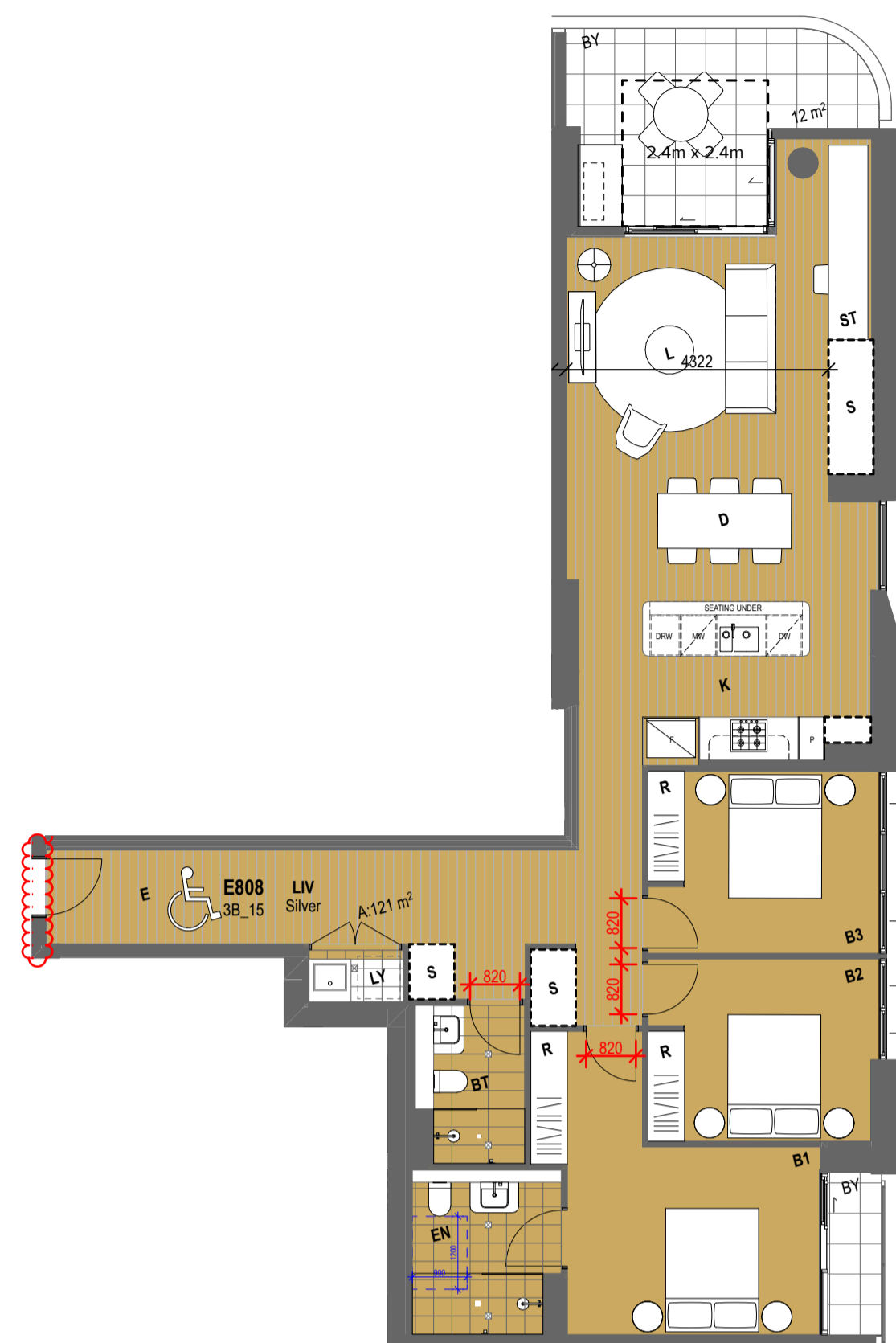
**TURNER**

Level 7 ONE Oxford Street  
Sydney NSW 2010  
AUSTRALIA

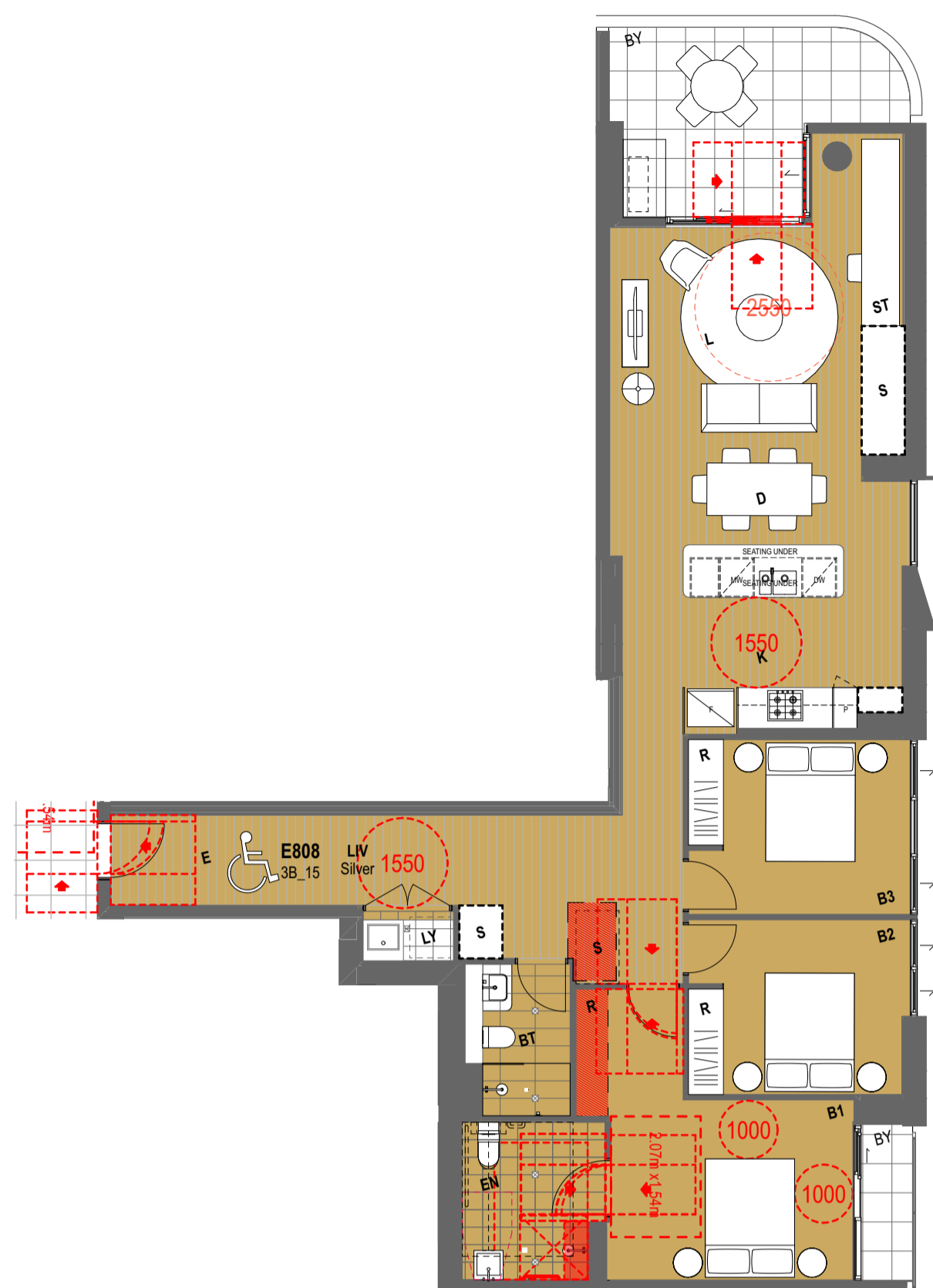
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F +61 2 8668 0066  
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# ADAPTABLE HOUSING DESIGN COMPLYING APARTMENTS

- AS 4299 Appendix A :  
Defines the classification levels of apartments required as follows:  
Adaptable Dwelling Class C - All essential features in incorporated.  
Essential Required Features:
1. A safe continuous accessible path of travel from the street entrance and vehicle parking entry to comply with AS 1428.1
  2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS1428.1
  3. Parking spaces min 6.0x3.8m
  4. Accessible entry to be level (max 1:40 slope) .
  5. Threshold to below level .
  6. Landing to enable wheelchair manoeuvrability .
  7. Accessible entrance door to have min 850 mm clearance .
  8. Door lever handles and hardware to AS1428.1
  9. Internal doors to have 820mm in clearance.
  10. Internal corridors: 1000mm min. clear width.
  11. Provision for compliance with AS1428.1 for door approaches.
  12. Provision for circulation space of 2250mm dia .
  13. Living/ Dining space: Telephone point adjacent to GPO.
  14. Living/ Dining space: Potential illumination level min 300lux .
  15. Kitchen: Minimum width 2.7m (1550mm clear between benches).
  16. Kitchen: Provision for circulation at doors to comply with AS1428.1 .
  17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.
  18. Kitchen: Refrigerator adjacent to work surface.
  19. Kitchen: Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.
  20. Kitchen sink bowl max. 150mm deep.
  21. Kitchen: Tap set capstan or lever handles or lever mixer.
  22. Kitchen: Tap set located within 300mm of front of sink.
  23. Cooktops to include either front or side controls with raised crossbars.
  24. Cooktops to include isolating switch.
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  41. Provision for continuous tiling under kitchen bench Adaptable Apartments



**Pre Adapted Layout**  
3 Bed - Building E

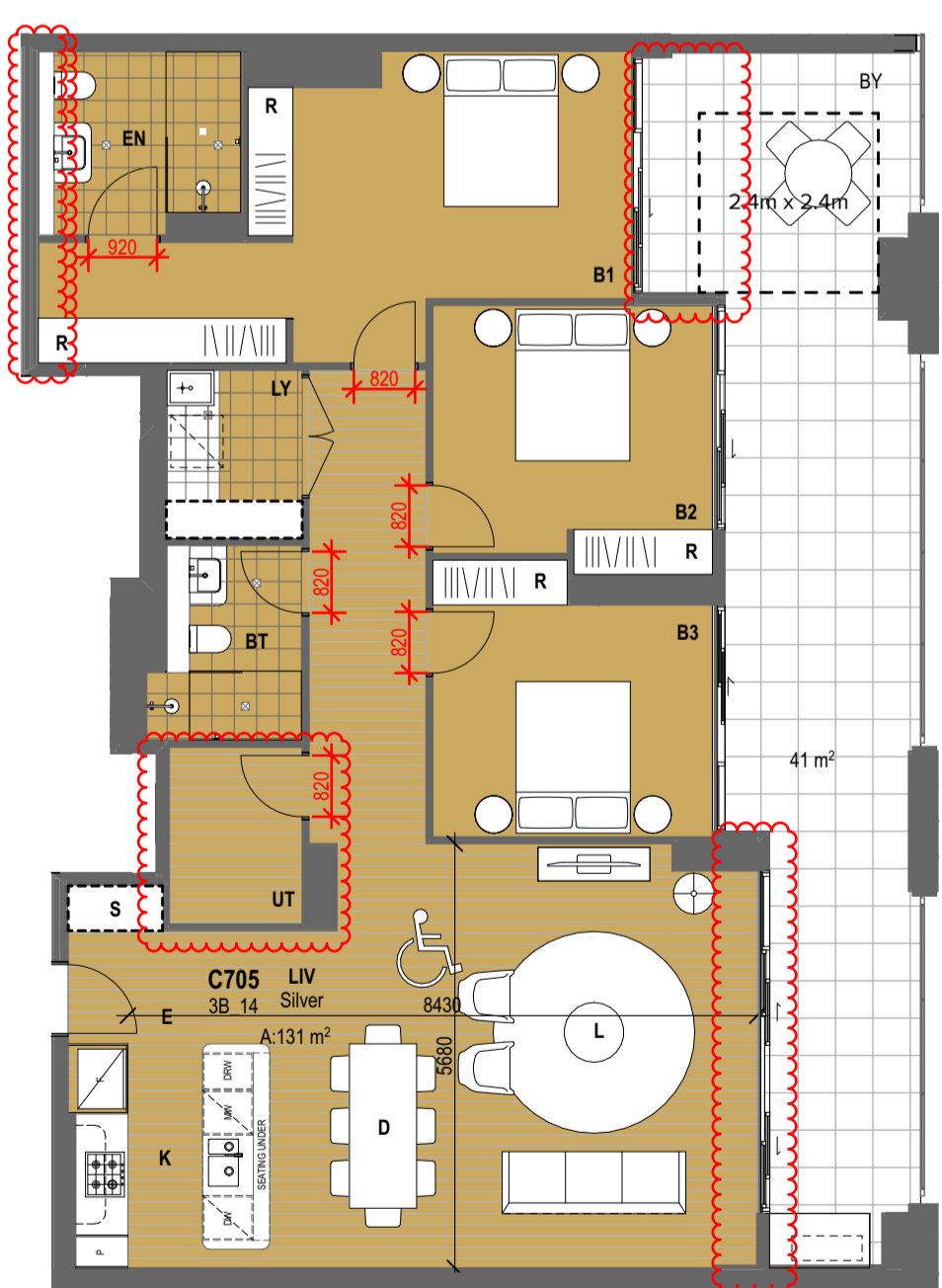


**Post Adapted Layout**  
3 Bed - Building E

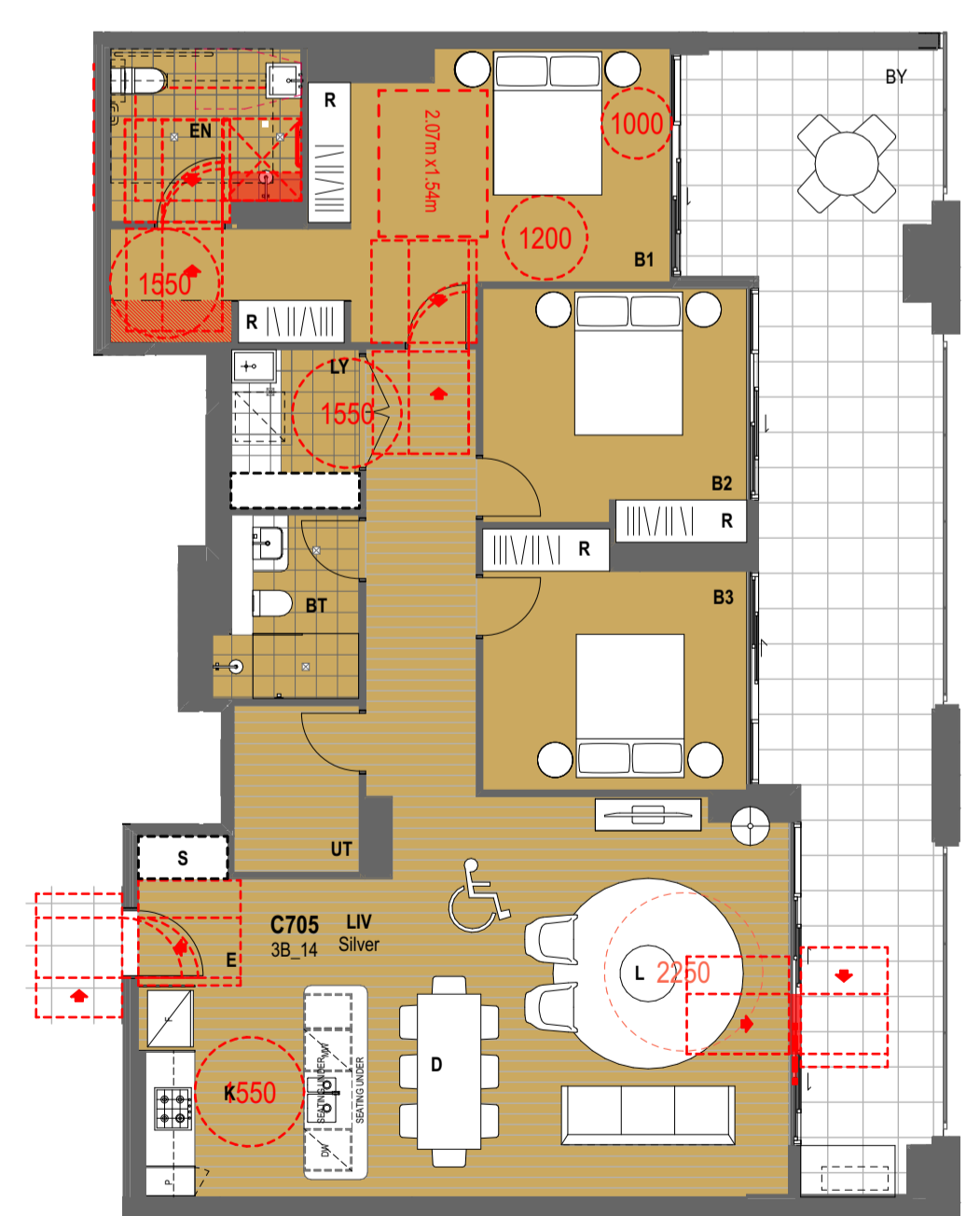
KITCHEN WILL BE REPLACED AS PART OF POST ADAPTATION OPTION

- E808
- E908
- E1008
- E1108
- E1208
- E1308
- E1407
- E1507
- E1605

Total Number of Unit(s): 9



**Pre Adapted Layout**  
3 Bed - Building C



**Post Adapted Layout**  
3 Bed - Building C

KITCHEN WILL BE REPLACED AS PART OF POST ADAPTATION OPTION

- C104
- C204
- C304
- C404
- C504
- C604
- C705

Total Number of Unit(s): 7

**Adaptable Apartments**  
Minimum 10% of total apartments to be adaptable housing units.  
(Parramatta Council DCP Requirement)

**Total Number Apartments**  
479 apartments

**Total Adaptable Apartments Provided:**  
48 apartments @ 10%

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**CLIENT**  
Dasco Property Development Services Pty Ltd

**LEGEND**  
Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)



Rev	Date	Approved by	Revision Notes
E	11/03/26	TK	For S.455 Submission - Response to Department #2
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C	06/11/26	TK	For S.455 Submission
B	16/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

**Project Title**  
BEECROFT ROAD  
242-244 Beecroft Road, Epping

**Drawing Title**  
Adaptable Plan Layouts  
Adaptable Plan Layouts

**Scale**  
1:100 @A1, 50% @A3

**Project No.** 21044

**Dwg No.** DA-810-002

**Drawn by** JL

**Rev** E

**TURNER**

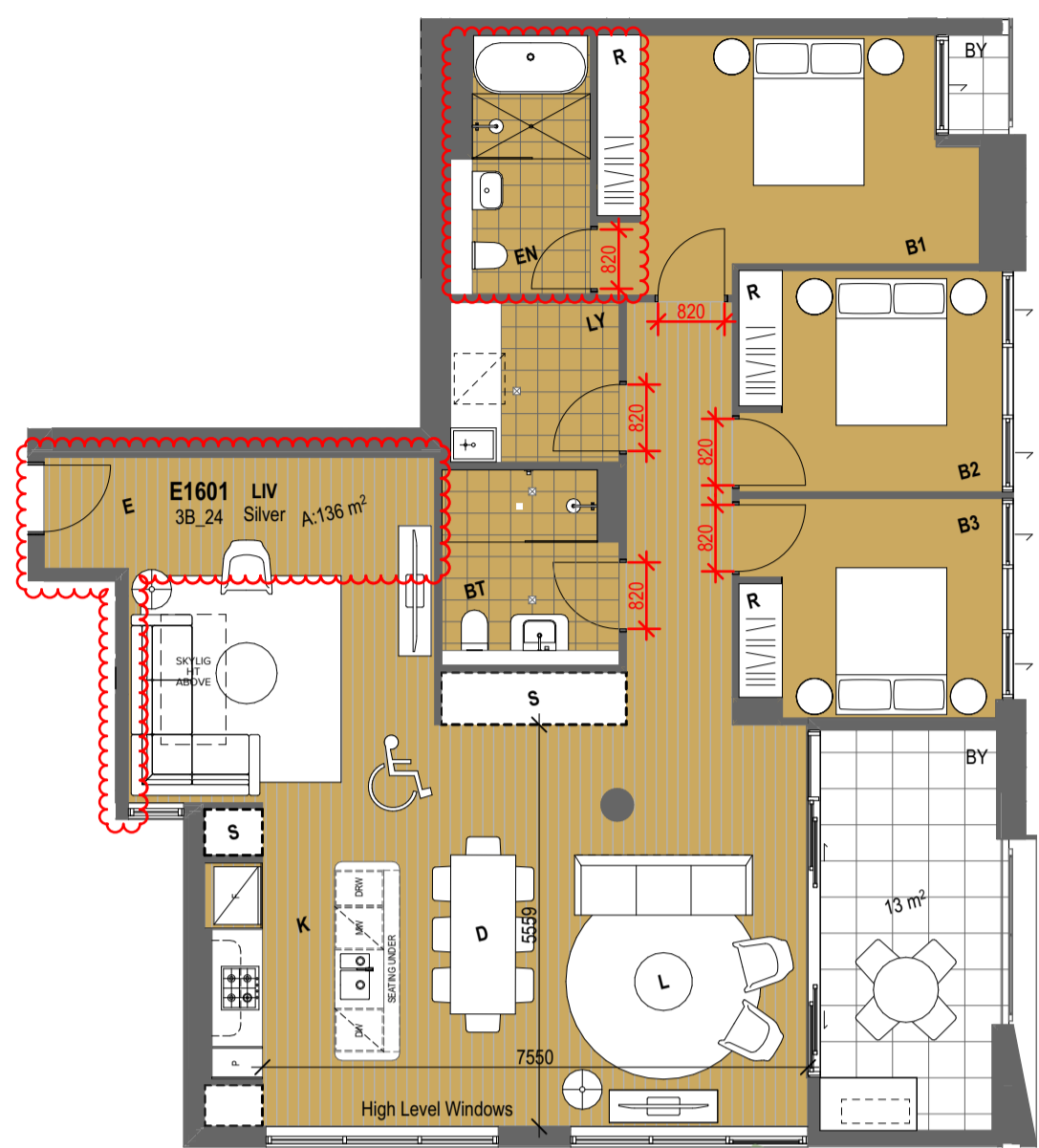
Level 7 ONE Oxford Street  
Sydney NSW 2010  
AUSTRALIA

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F +61 2 8668 0066  
turnerco.com.au

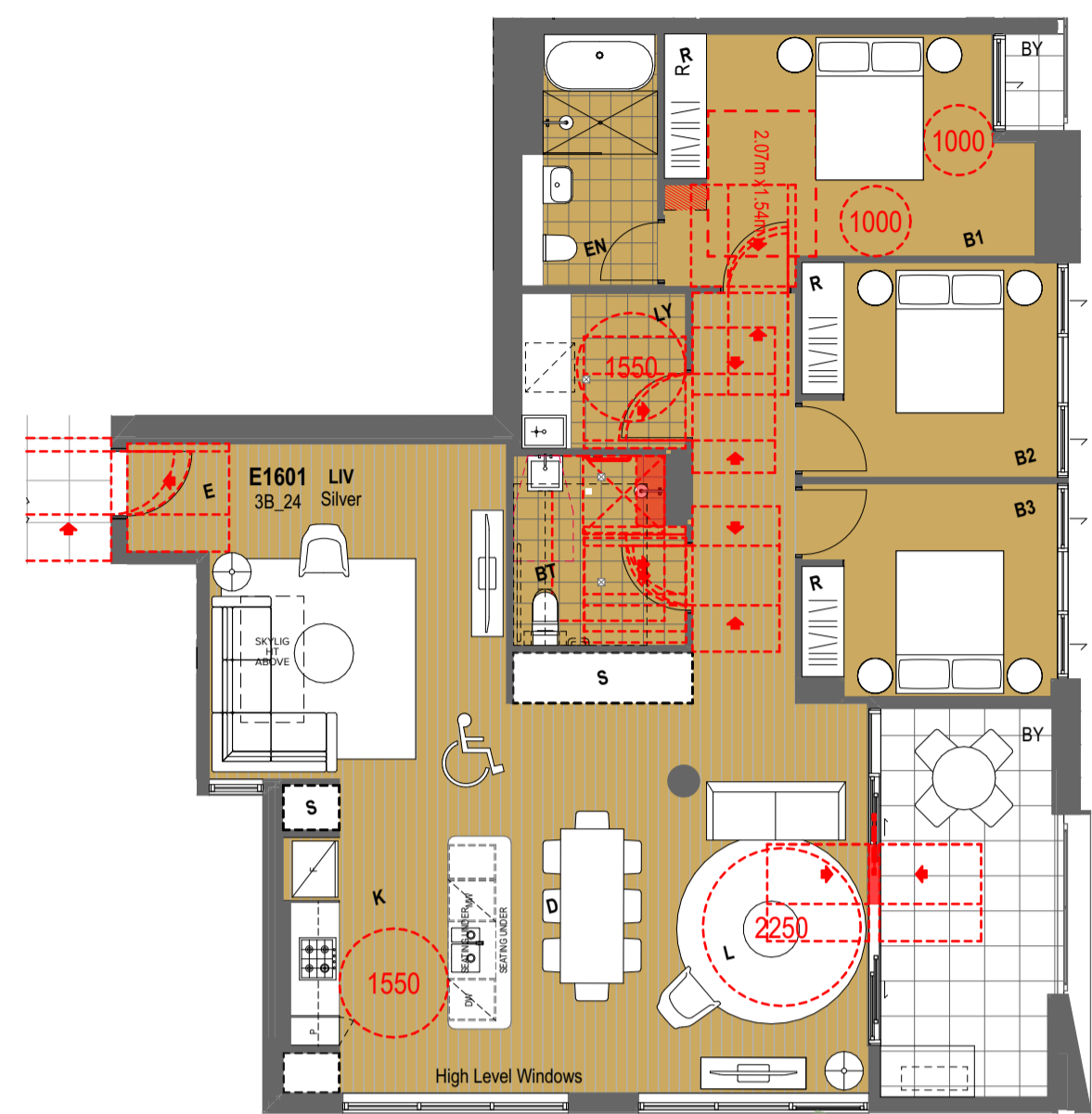
DLCC Quality Endorsed Company (ISO 9001:2015, Registration Number 25476)  
Nonmember Architect Nicholas Turner (NSW, APR 98-99-04-91)

**ADAPTABLE HOUSING DESIGN  
COMPLYING APARTMENTS**

- AS 4299 Appendix A :  
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41. Provision for continuous tiling under kitchen bench Adaptable Apartments



**Pre Adapted Layout**  
3 Bed - Building E



KITCHEN WILL BE REPLACED AS PART OF POST ADAPTATION OPTION

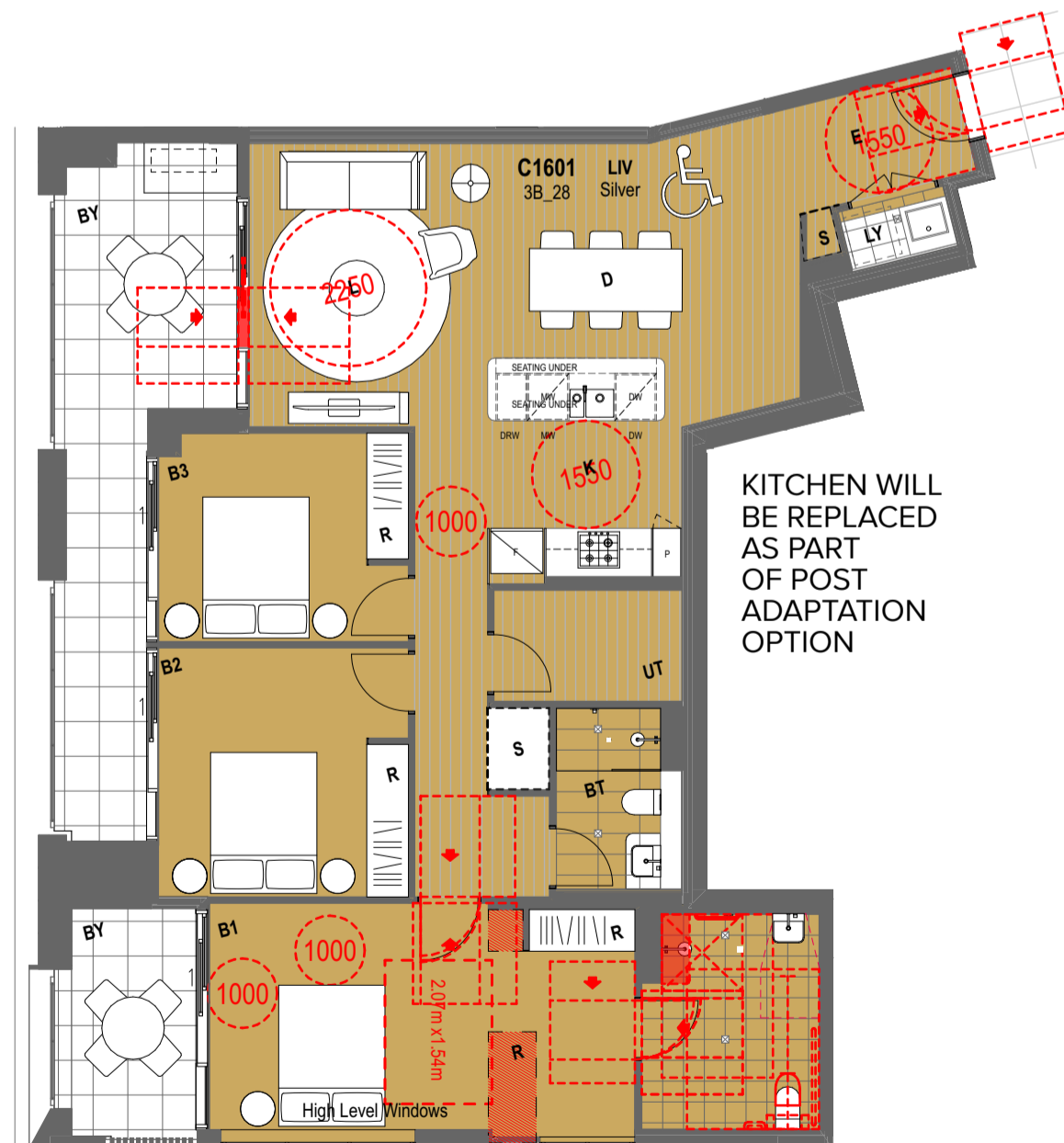
**Post Adapted Layout**  
3 Bed - Building E

E1601

**Total Number of Unit(s): 1**



**Pre Adapted Layout**  
3 Bed - Building C



KITCHEN WILL BE REPLACED AS PART OF POST ADAPTATION OPTION

**Post Adapted Layout**  
3 Bed - Building C

C1601

**Total Number of Unit(s): 1**

**Adaptable Apartments**  
Minimum 10% of total apartments to be adaptable housing units.  
(Parramatta Council DCP Requirement)

**Total Number Apartments**  
479 apartments

**Total Adaptable Apartments Provided:**  
48 apartments @ 10%

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**CLIENT**  
Dasco Property Development Services Pty Ltd

**LEGEND**  
Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
E	11/03/26	TK	For S.455 Submission - Response to Department #2
D	03/02/26	TK	For S.455 Submission - Response to Department
C	06/11/26	TK	For S.455 Submission
B	16/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

**Project Title**  
BEECROFT ROAD  
242-244 Beecroft Road, Epping

**Drawing Title**  
Adaptable Plan Layouts  
Adaptable Plan Layouts

**Scale**  
1:100 @A1, 50%@A3

**Project No.** 21044

**Dwg No.** DA-810-003

**Drawn by** JL

**Rev** E

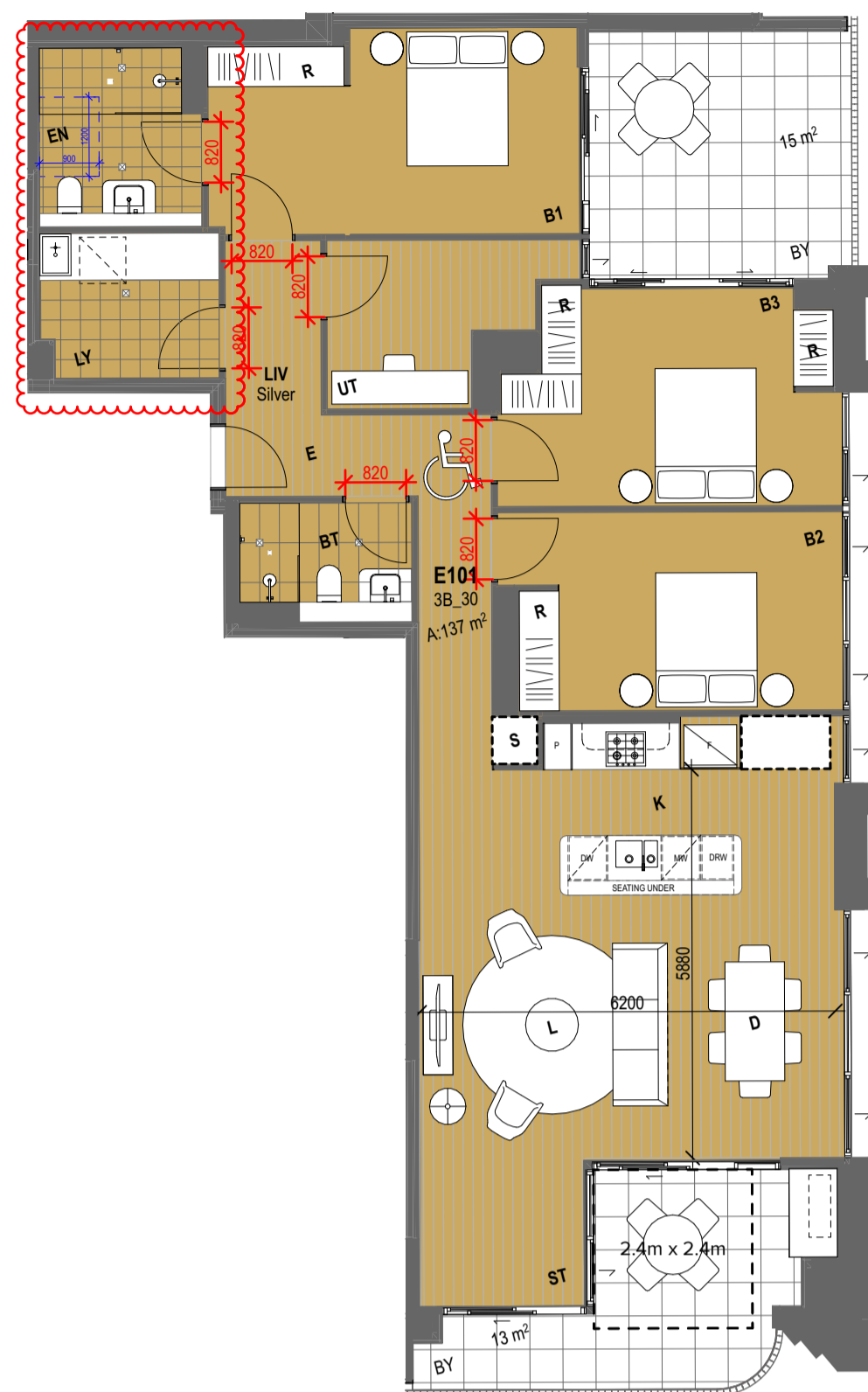
**TURNER**

Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

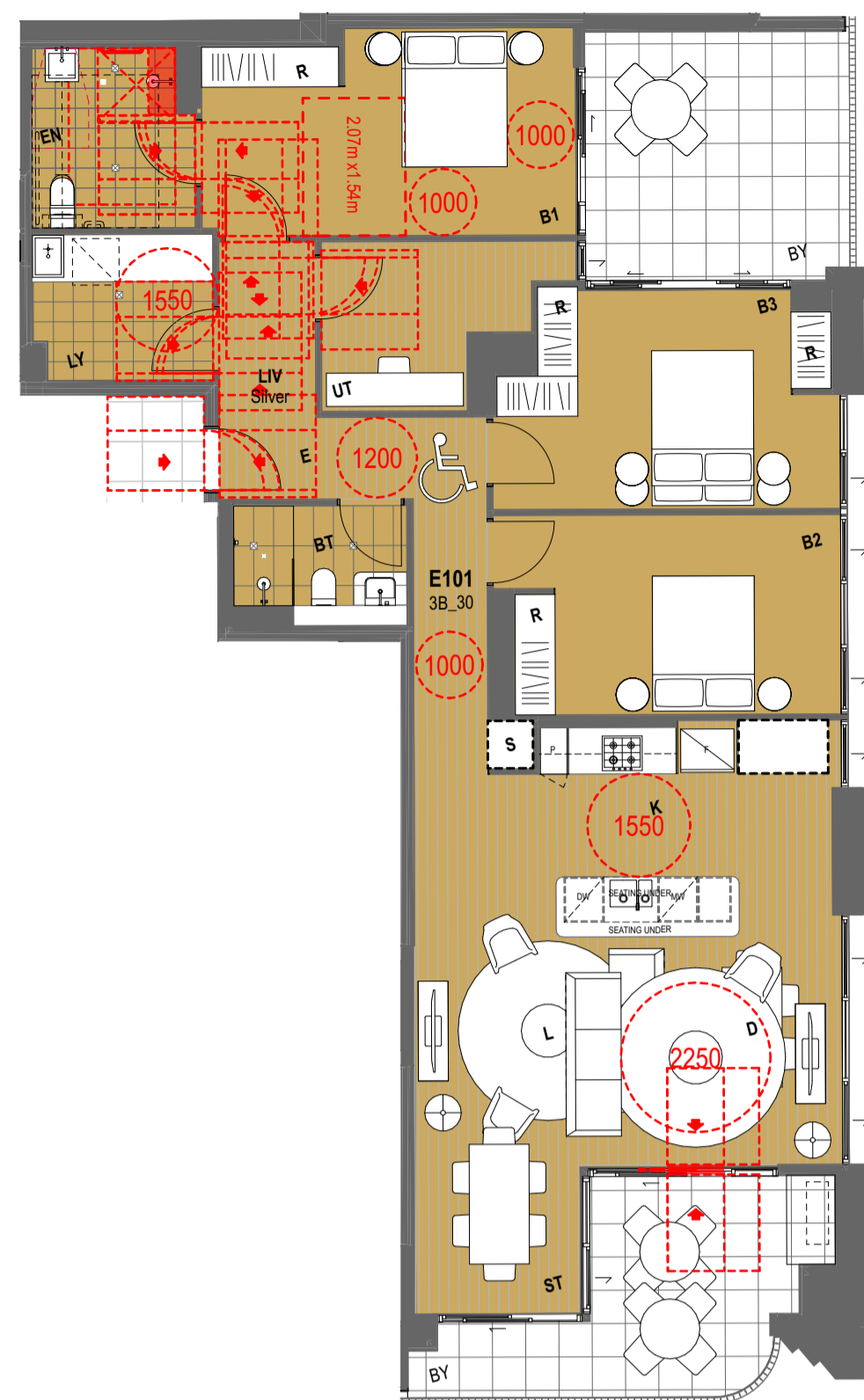
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F +61 2 8668 0088  
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# ADAPTABLE HOUSING DESIGN COMPLYING APARTMENTS

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  41. Provision for continuous tiling under kitchen bench Adaptable Apartments



Pre Adapted Layout  
3 Bed - Building E



Post Adapted Layout  
3 Bed - Building E

KITCHEN WILL BE  
REPLACED AS PART  
OF POST ADAPTATION  
OPTION

E101  
E201  
E301

Total Number of  
Unit(s): 3

**Adaptable Apartments**  
Minimum 10% of total apartments to be adaptable housing units.  
(Parramatta Council DCP Requirement)

**Total Number Apartments**  
479 apartments

**Total Adaptable Apartments Provided:**  
48 apartments @ 10%

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CLIENT  
**Dasco Property Development Services Pty Ltd**

LEGEND  
Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
E	11/03/26	TK	For S 455 Submission - Response to Department #2
D	03/02/26	TK	For S 455 Submission - Response to Department
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Project Title  
**BEECROFT ROAD**  
242-244 Beecroft Road, Epping

Drawing Title  
**Adaptable Plan Layouts**  
**Adaptable Plan Layouts**

Scale  
**1:100 @A1, 50% @A3**

Project No.  
**21044**

Dwg No.  
**DA-810-004**

Drawn by  
**JL**

Rev  
**E**

**TURNER**

Level 7 ONE Oxford Street  
Sydney NSW 2010  
AUSTRALIA

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F +61 2 8668 0088  
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LIVEABLE APARTMENTS (WITH REFERENCE TO APARTMENT DESIGN GUIDE \_ OBJECTIVE 4Q-1)

The eight core design feature elements in the silver level are:

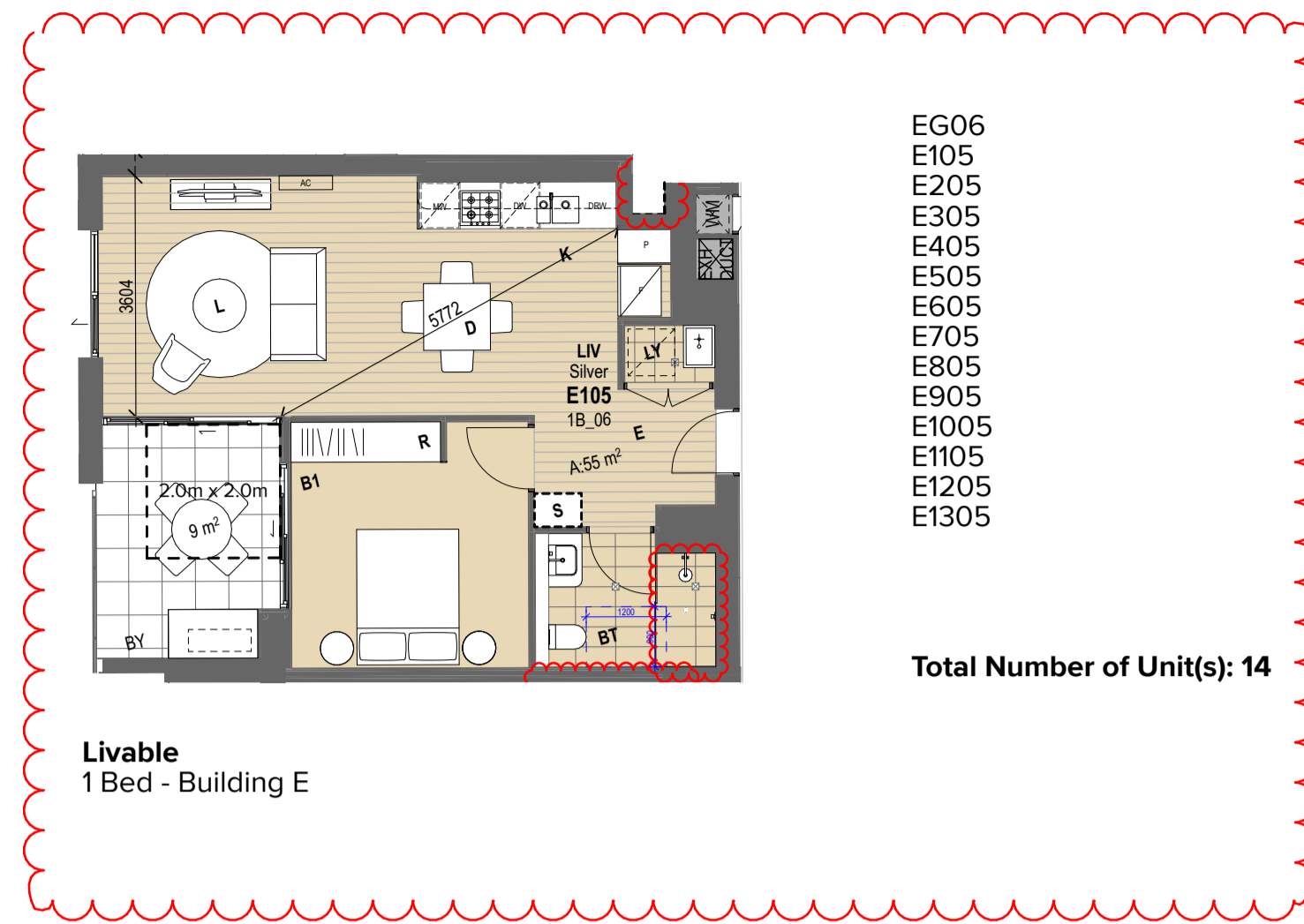
1. A safe continuous and step free path of travel from the street entrance and/ or parking area to dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced wall around the toilet shower and bath to support the safe installation of grab rails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.
9. All doors require a minimum clear opening width of 820mm.

**Liveable Apartments**  
Minimum 10% of total apartments to be adaptable housing units.  
(Apartment Design Guide and Parramatta Council DCP Requirement)

**Total Number Apartments**  
479 apartments

**Total Liveable Apartments Provided:**  
48 apartments @ 10%

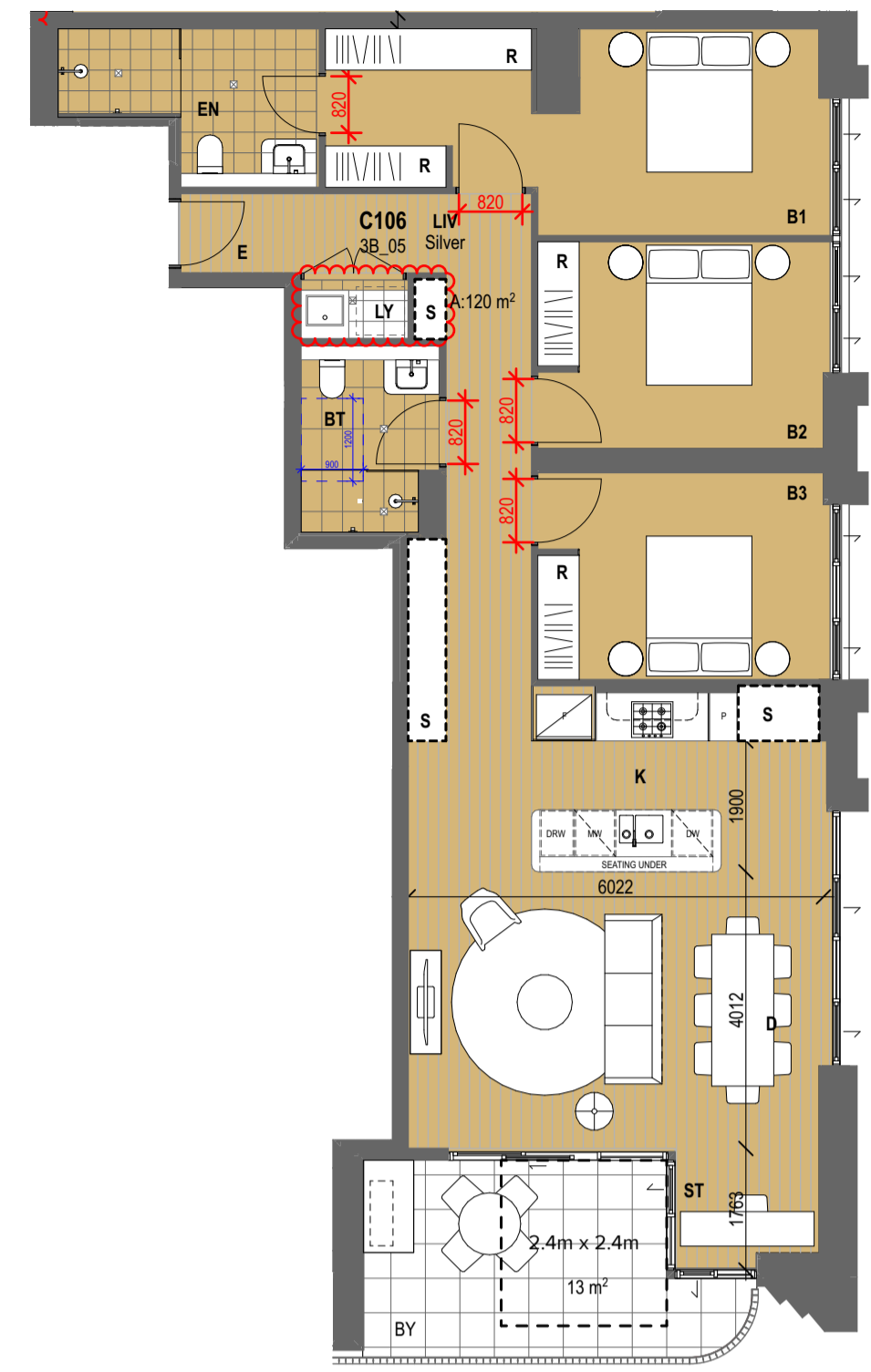
96 Liveable apartments TOTAL @ 20%



EG06  
E105  
E205  
E305  
E405  
E505  
E605  
E705  
E805  
E905  
E1005  
E1105  
E1205  
E1305

Total Number of Unit(s): 14

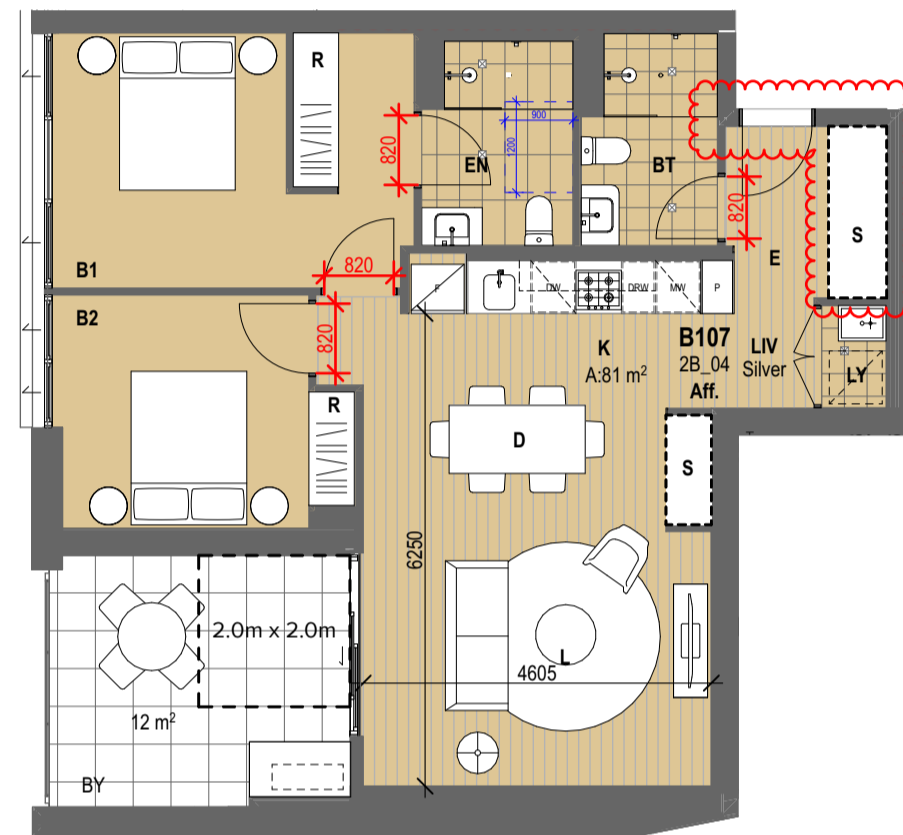
Livable  
1 Bed - Building E



CLG02  
CG04  
C106  
C206  
C306  
C406

Total Number of Unit(s): 6

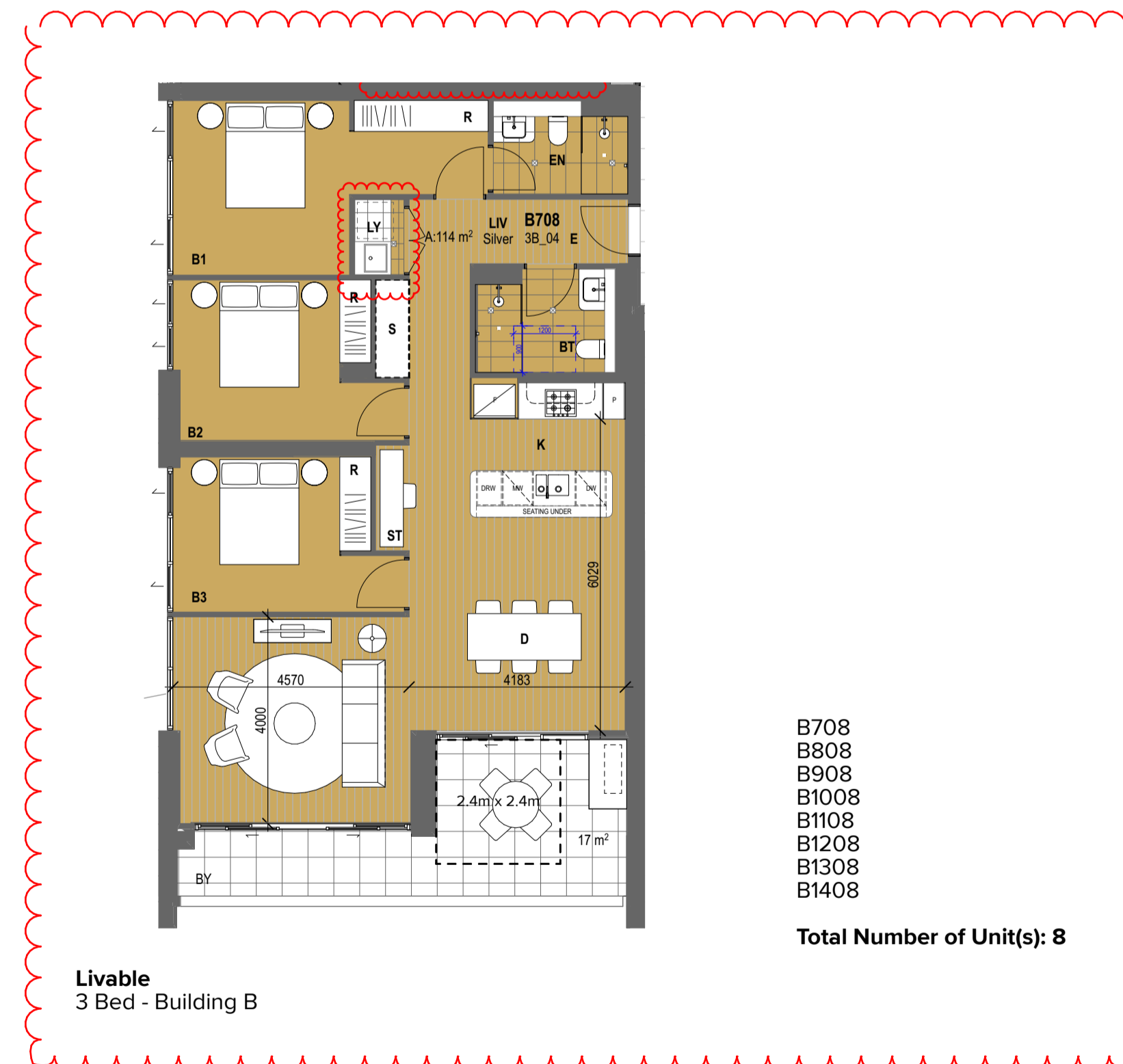
Livable  
3 Bed - Building C



BG03  
B107  
B207  
B307  
B407  
B507

Total Number of Unit(s): 6

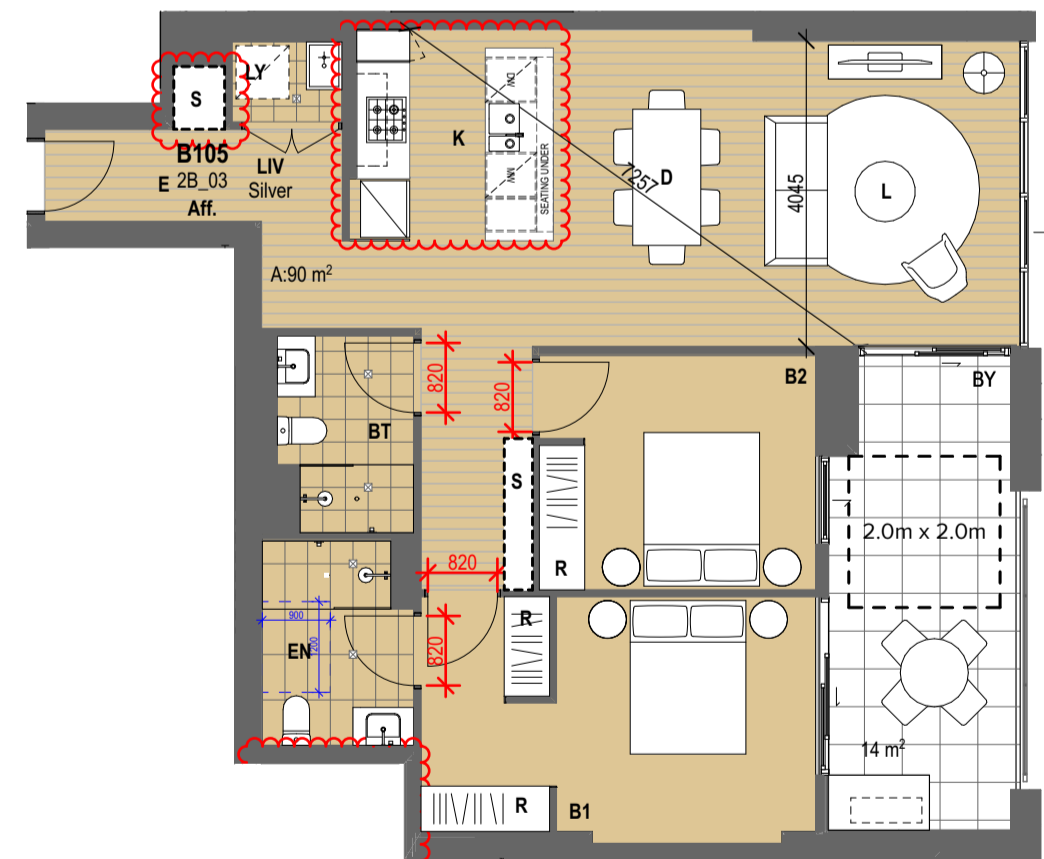
Livable  
2 Bed - Building B



B708  
B808  
B908  
B1008  
B1108  
B1208  
B1308  
B1408

Total Number of Unit(s): 8

Livable  
3 Bed - Building B



B105  
B205  
B305  
B405  
B505  
B605  
B705  
B805  
B905  
B1005  
B1105  
B1205  
B1305  
B1405

Total Number of Unit(s): 14

Livable  
2 Bed - Building B

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CLIENT  
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LEGEND  
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AC Condenser Units

Rev	Date	Approved by	Revision Notes
E	11/03/26	TK	For S.455 Submission - Response to Department #2
D	03/02/26	TK	For S.455 Submission - Response to Department
C	06/11/26	TK	For S.455 Submission
B	16/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title  
BEECROFT ROAD  
242-244 Beecroft Road, Epping

Drawing Title  
Adaptable Plan Layouts  
Liveable Plan Layouts

Scale  
1:100 @A1, 50%@A3

Project No.  
21044

Drawn by  
JL

North

Rev  
E

Dwg No.  
DA-810-005

TURNER

Level 7 ONE Oxford Street  
Sydney NSW 2010  
AUSTRALIA

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turnerinfo.com.au



Basement 01  
GFA: 143m<sup>2</sup>



Lower Ground  
GFA: 424m<sup>2</sup>



Ground Level  
GFA: 825m<sup>2</sup>



Level 01-05  
GFA: 1206m<sup>2</sup> per level  
Total GFA: 6030m<sup>2</sup>

	1B	2B	3B	Total
Basement 01	0	1	0	1
LG	2	3	0	5
GF	3	0	9	12
1	3	9	1	13
2	3	9	1	13
3	3	9	1	13
4	3	9	1	13
5	3	9	1	13
6	1	0	0	1
<b>Total</b>	<b>21</b>	<b>55</b>	<b>5</b>	<b>81</b>
	26%	67.9%	6.1%	

Total GFA: 49829 sqm  
 15% Required Aff. GFA: 7474 sqm  
 Total No. Units: 81  
 Provided Affordable GFA: 7476 sqm

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**CLIENT**  
 Dasco Property Development Services Pty Ltd

**LEGEND**  
 Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)



Rev	Date	Approved by	Revision Notes
C	11/03/26	TK	For S455 Submission - Response to Department #2
B	15/05/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

**Project Title**  
 BEECROFT ROAD  
 242-244 BEECROFT ROAD, EPPING

**Drawing Title**  
 Affordable Housing  
 Affordable Housing

Scale: 1:450 @A1, 50% @A3  
 Project No: 21044  
 Drawn by: [Signature]  
 Rev: C

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Level 06  
GFA: 54m<sup>2</sup>


	1B	2B	3B	Total
Basement 01	0	1	0	1
LG	2	3	0	5
GF	3	6	0	9
1	3	9	1	13
2	3	9	1	13
3	3	9	1	13
4	3	9	1	13
5	3	9	1	13
6	1	0	0	1
<b>Total</b>	<b>21</b>	<b>55</b>	<b>5</b>	<b>81</b>
	26%	67.9%	6.1%	

Total GFA: 49829 sqm  
 15% Required Aff. GFA: 7474 sqm  
 Total No. Units: 81  
 Provided Affordable GFA: 7476 sqm

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**CLIENT**  
 Dasco Property Development Services Pty Ltd

**LEGEND**  
 Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

 AC Condenser Units

DLCC Quality Endorsed Company (ISO 9001:2015, Registration Number 25476)  
 November Australia, Nicholas Turner, 4882, APRN 90 394 934 811


Rev	Date	Approved by	Revision Notes
C	11/03/26	TK	For S.455 Submission - Response to Department #2
B	15/05/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title  
**BEECROFT ROAD**  
 242-244 Beecroft Road, Epping  
 Drawing Title  
**Affordable Housing**  
**Affordable Housing**

Scale  
**1:450 @A1, 50% @A3**  
 Status  
**For Amending SSDA Submission**

Project No.  
**21044**

Drawn by  
**TK**

North  


Rev  
**C**

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