



Project Name: Modification 1 to Amending Concept SSD (SSD-68939460)
Case ID: SSD-68939460-Mod-1

Applicant Details

Project Owner Info

Title	Mr
First Name	Brad
Last name	Delapierre
Role/Position	Town Planner
Phone	0405530095
Email	brad@thinkplanners.com.au
	76b Great Western Highway
Address	Parramatta , New South Wales, 2145 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The trustee for The Think Planners Unit Trust
ABN	39297923244

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Brad	Delapierre
Phone	Email	Role/Position
0405530095	brad@thinkplanners.com.au	Town Planner

Address

76b Great Western Highway
Parramatta, New South Wales 2145
AUS

Political Donations

Do you need to disclose a political donation?

No

Modification Details

Project Info

Project Name	Modification 1 to Amending Concept SSD (SSD-68939460)
Additional Estimated Development Cost (excl GST)	AUD0.00
Additional Operation Jobs	0
Additional Construction Jobs	0
Additional Dwellings	0

Modification Description

Revison of development to faciliate construction including minor increase to height, revision of through site link and modifcaiton to Building D pool.

How is the modification substantially the same as the original development?

Minor changes -refer SEE

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Site Details

Site Information

Site Name	Beecroft Road Epping
Site Address (Street number and name)	242 -244 Beecroft Rpad Epping

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	<input checked="" type="radio"/>

Landowner's Consent

Is the applicant the sole owner of the land?

No

Was landowner's consent required for the original development application for consent to which this modification application relates?

Yes

Attachments

File Name Owners Consent

Does the modification application relate to land owned by a Local Aboriginal Land Council?
No

Statutory Context

Modification Type

Section 4.55(1A) - involving minimal environmental impact, where the development as originally approved remains substantially the same

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

Yes

Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?

No

Other Requirements

Is the modification application accompanied by a biodiversity development assessment report (BDAR)?

No

Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?

No

Approvals - Part1

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the **Environmental Planning and Assessment Act 1979, in order to carry out the development:**

An aquaculture permit under [Section 144](#) of the *Fisheries Management Act 1994*?*

No

An approval under [Section 15](#) of the *Mine Subsidence Compensation Act 1961*?*

No

A mining lease under the *Mining Act 1992*?*

No

A petroleum production lease under the *Petroleum (Onshore) Act 1991*?*

No

An environment protection licence under [Chapter 3](#) of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the *Roads Act 1993*?*

No

A licence under the *Pipelines Act 1967*?*

No

Modification Report and Attachments

Attachments

File Name	Architectural Shadow letter
File Name	Architectural Plans
File Name	Statement of Environmental Effects