

INNOVATIVE

ITEM NUMBER	15.2
SUBJECT	Pre-Gateway - Planning Proposal - Amendment to Clause 4.6 at Epping Town Centre
REFERENCE	F2018/03031 - D06760226
REPORT OF	Student Project Officer

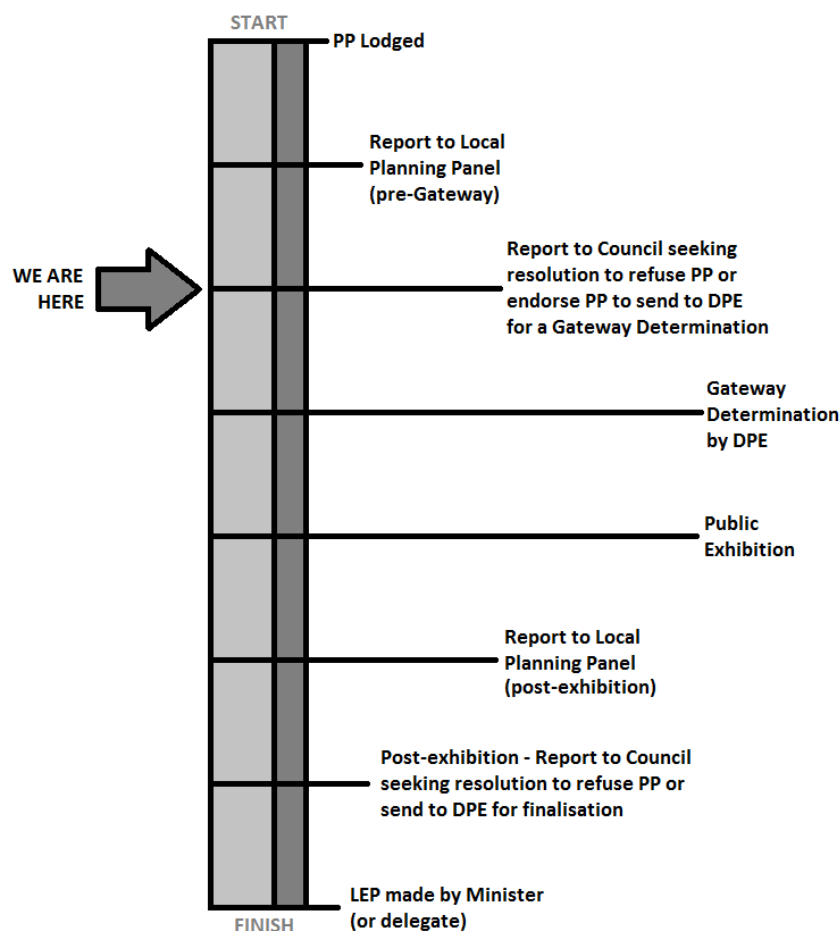
PURPOSE:

The purpose of this report is to seek Council's endorsement to proceed with the Planning Proposal for an amendment to Clause 4.6 in *Parramatta LEP 2011* and *Hornsby LEP 2013* as it applies to the Epping Town Centre in accordance with the recommendations of the Local Planning Panel (LPP).

RECOMMENDATION

- (a) **That** Council notes the recommendation of the Local Planning Panel (16 April 2019) in relation to this matter, as detailed below, and its consistency with the recommendation provided by Council officers to the Panel.
- (b) **That** Council endorses the Planning Proposal to amend Clause 4.6 in *Parramatta LEP 2011* and *Hornsby LEP 2013* as it applies to the Epping Town Centre, as provided at **Attachment 1**, for submission to the Department of Planning and Environment with a request for a Gateway Determination.
- (c) **That** Council retains this position until further infrastructure is provided in the locality to satisfactorily resolve the existing traffic congestion issues within Epping Town Centre.
- (d) **That** Council advises the Department of Planning and Environment that the Acting CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (e) **Further, that** Council authorises the Acting CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.

Planning Proposal Timeline



BACKGROUND

- To address identified traffic issues in the Epping Town Centre, on 9 July 2018, Council resolved that Council does not support any increase in residential density via Clause 4.6 of the *Parramatta LEP 2011* until the traffic issues have been satisfactorily addressed.
- Consistent with Council's resolution of 9 July 2018, a Planning Proposal was prepared to seek to amend *Parramatta LEP 2011* and *Hornsby LEP 2013* by disabling the use of Clause 4.6 variations in relation to floor space ratio controls for the following types of development in the Epping Town Centre:
 - In *Parramatta LEP 2011* - residential accommodation and tourist and visitor accommodation, or a mixed use development that includes these uses within Zone B2 Local Centre or residential accommodation in Zone R4 High Density Residential; and
 - In *Hornsby LEP 2013* - residential accommodation and tourist and visitor accommodation, or a mixed use development that includes these uses within Zone B2 Local Centre.
- The Planning Proposal was reported to the Local Planning Panel on 16 April 2019, where it endorsed the Council staff's recommendation. Refer to **Attachment 1** and **Attachment 2** of this report for details.

IMPLICATIONS AND ASSESSMENT

4. While a substantial part of the Epping Town Centre has already been developed, the Planning Proposal considers the cumulative effects of Clause 4.6 variations on the remaining sites that still have redevelopment potential under the planning controls introduced by the State Government in 2014.
5. Restrictions on the application of Clause 4.6 is not a new practice and has been exercised by other councils. Removing access to additional floor space through this clause provides some certainty to the local community that no further traffic will be added to the road network from any floor space that is generated on top of the maximum floor space mapped in the applicable LEPs.
6. The proposed change has no impacts on other policies or clauses that enable FSR bonuses or development modifications for additional floor space. It also does not affect Clause 4.6 variations to other development standards, such as the height control.
7. The housing supply in the Epping precinct and the housing target for the Parramatta Local Government Area will not be fettered by the proposed restriction.
8. The proposed restriction will not directly resolve the traffic issues in the Epping Town Centre but will work to manage future growth and complement other strategic initiatives undertaken by Council in the town centre.
9. Council officers consider that the restriction of Clause 4.6 applications is a proactive approach to balance future growth and infrastructure provisions in the Epping Town Centre.
10. A full assessment of the Planning Proposal is detailed in the Local Planning Panel Report provided at **Attachment 1**.

CONCLUSION & CONSULTATION

11. At the Local Planning Panel meeting of 16 April 2019, the Panel supported Council staff's recommendations and endorsed the Planning Proposal to 'switch off' Clause 4.6 for certain types of developments within the Epping Town Centre.
12. Should Council resolve to endorse this Planning Proposal, it (and all related information) will be submitted to the Department of Planning and Environment for a Gateway Determination. Community consultation will be undertaken as required by the Gateway Determination.

FINANCIAL IMPLICATION FOR COUNCIL

13. There are no financial implications for Council associated with this report.

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Jonathon Carle
Land Use Planning Manager

Jennifer Concato
Acting Executive Director, City Strategy & Development

ATTACHMENTS:

- | | | |
|---|--|-------------|
| 1 | ↓ Local Planning Panel Report and Attachments for Planning Proposal
- Amendment to Clause 4.6 at Epping Town Centre | 43
Pages |
| 2 | ↓ Local Planning Panel Recommendation | 1 Page |

REFERENCE MATERIAL