

# PLANNING PROPOSAL

Increase Commercial Floorspace in Epping Town Centre





**CITY OF  
PARRAMATTA**

# PLANNING PROPOSAL

Increase Commercial Floorspace in Epping Town Centre

# TABLE OF CONTENTS

INTRODUCTION.....	2
PART 1 – OBJECTIVES OR INTENDED OUTCOMES .....	4
PART 2 – EXPLANATION OF PROVISIONS .....	5
PART 3 – JUSTIFICATION .....	7
PART 4 – MAPPING .....	26
PART 5 – COMMUNITY CONSULTATION .....	27
PART 6 – PROJECT TIMELINE .....	28
Appendix 1 – Council Report & Resolution – 9 July 2018.....	29
Appendix 2 – LPP Report & Resolution – 29 September 2020 .....	30
Appendix 3 – LPP Report & Resolution – 15 December 2020 .....	31
Appendix 4 – Council Report & Resolution – 8 February 2021 .....	32
Appendix 5 – Rescission Motion & Resolution – 22 February 2021.....	33
Appendix 6 – Epping Commercial Floorspace Study .....	34
Appendix 7 – Commercial Floorspace Traffic Study .....	35
Appendix 8 – Shadow Analysis Epping Town Centre .....	36

### Planning Proposal drafts

No.	Author	Version
1.	City of Parramatta Council	Planning Proposal submitted to Department of Planning, Industry and Environment for Gateway Determination – March 2021

# INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011* and *Hornsby Local Environmental Plan 2013*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

## Background and context

The Planning Proposal is a progression of the outcomes of the Epping Planning Review (the Review) undertaken by Council in 2017 and 2018. The loss of commercial floor space within the Epping Town Centre was a key planning issue examined by Council as part the Review which identified that since the 2014 Epping Urban Activation Precinct rezoning, new development within the B2 Local Centre zoning has reduced the amount of commercial floor space and jobs within the Town Centre. Recent developments are typically replacing large and small-scale offices with shop top housing. These developments only provide ground floor retail or business premises with residential towers above and little or no floor space for other job generating activities.

On 9 July 2018, Council considered the consultation outcomes and technical analysis of the Review and resolved that a planning proposal be prepared to progress new planning controls to require the provision of commercial floor space in the Epping Town Centre (**refer Appendix 1**).

At its meetings of 29 September and 15 December 2020 the Parramatta Local Planning Panel (LPP) considered three potential planning options in relation to the provision of commercial (non-residential) floorspace within the Epping Town Centre (**refer Appendices 2 and 3**). In its advice to Council at its meeting of 15 December 2020 the LPP supported the preparation of this Planning Proposal, consistent with the Council Officer's recommendation.

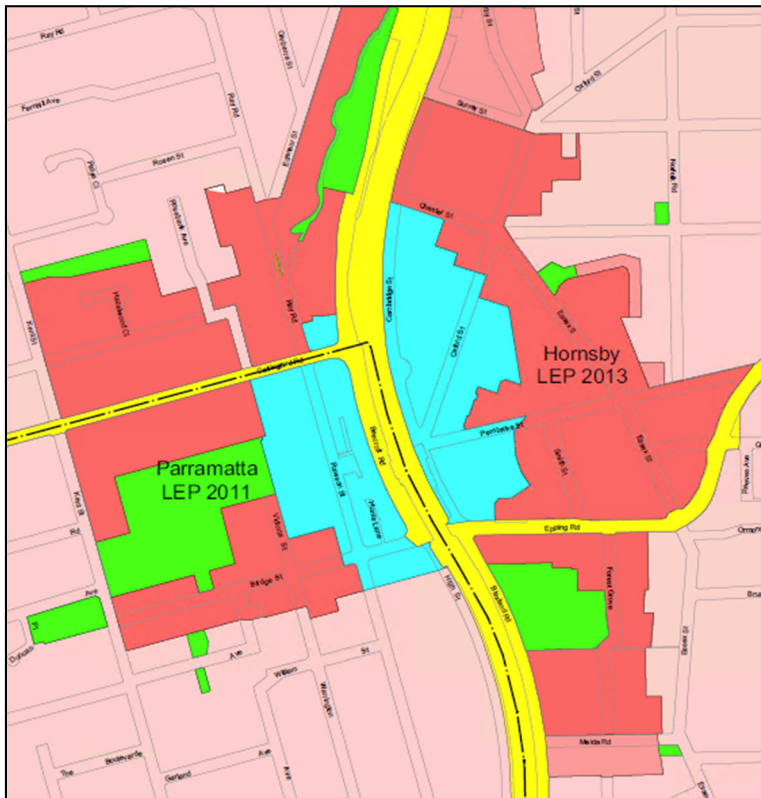
On 8 February 2021, Council considered a report (**refer Appendix 4**) which presented the three potential planning options in relation to the provision of commercial (non-residential) floorspace within Epping Town Centre. Council resolved on the 8 February 2021 to progress with option 3 and the preparation of this Planning Proposal to Department of Planning, Industry and Environment (DPIE) for Gateway Determination (**refer Appendix 4**). It is noted that a recession motion was considered by Council on 22 of February in relation to this matter but did not proceed to change the resolution of 8 February 2021 (**refer Appendix 5**).

The Planning Proposal applies to the majority of B2 Local Centre zoned land within the Epping Town Centre with exception of land at 6-14 and 18A Bridge Street and 24-30 High Street (**shown at Figure 1**). The extent of the B2 Local Centre Zoning within the Epping Town Centre is shown at **Figure 2**.

**Figure 1** – Land within the Epping town centre subject to the Planning Proposal



**Figure 2:** B2 Zoned Land within the Epping Town Centre shown in blue



# PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to mandate a minimum amount non-residential floor space for new development that occurs on certain B2 Local Centre zoned sites within Epping Town Centre in order to achieve the following intended outcomes:

- Addressing the loss of commercial floorspace within the Epping Town Centre which has been experienced since the Epping Urban Activation Precinct rezoning in 2014;
- Supporting Epping's status as a Strategic Centre as identified in the Central City District Plan (2018) and its target of 7,000 jobs;
- Meeting the actions of Council's Local Strategic Planning Statement (2020) including reviewing B2 Local Centre zones to strengthen the economic offering in centres;
- Providing services and products for the local and surrounding population;
- Supporting a vibrant and active town centre; and
- Taking advantage of Epping's accessible location and public transport availability.

The Planning Proposal seeks to mandate non-residential uses on the first three levels of any new development on certain sites within the Epping Town Centre. It also proposes to allow an increase of height and density (FSR) controls to accommodate this additional non-residential floorspace. It is acknowledged that an increase in heights and non-residential densities may cause adverse impacts in the Town Centre including increased overshadowing and traffic impact. However, on balance the potential impacts are considered an acceptable compromise in order to practicably deliver the additional non-residential floor space required to meet the intended outcomes above, including realising Epping as a thriving and vibrant commercial centre.



## PART 2 – EXPLANATION OF PROVISIONS

The objective of this planning proposal is to mandate an increase in non-residential floor space requirements within *Parramatta Local Environmental Plan (PLEP) 2011* and *Hornsby Local Environmental Plan (HLEP) 2013* for new development on land in the B2 Local Centre zone in the Epping Town Centre, with the exception of 6-14 and 18A Bridge Street and 24-30 High Street.

In order to achieve the desired objectives, the following amendments are proposed.

To introduce site specific clauses and/or relevant mapping amendments within the PLEP 2011 and HLEP 2013 which:

- Mandates a minimum amount of non-residential uses to be provided on the ground, first and second floors of any building facing a street.
- Accommodate the minimum amount of non-residential uses, by allowing up to a maximum of 1:1 floor space ratio (FSR) of non-residential floorspace in addition to the mapped maximum floor space ratio. It is to be made clear that the FSR of residential development permitted on the site should not increase as a result of this requirement.
- Increase the maximum height of buildings from:
  - o 48 metres in some parts of Epping and 72 metres in some parts of Epping up to 80 metres (approx. 24 storeys) where sites have a mapped FSR of 4.5:1; and
  - o 72 metres up to 90 metres (approx. 28 storeys) where sites have a mapped FSR of 6:1.only where developments provide a minimum amount of non-residential uses of ground, first and second floors of any building facing a street.
- Ensure any change of use proposed on the first three levels would not allow residential uses.
- Apply an exception to that part of a building that faces a service lane or is required for entrances and lobbies, access for fire services or vehicular access associated or servicing residential accommodation above.
- Introduces a requirement that the proposed controls of the Planning Proposal apply to development applications determined once a Gateway Determination has been issued for this Planning Proposal.

### **Note - Harmonisation Planning Proposal**

The Harmonisation Planning Proposal will create a new LEP which will harmonise (or consolidate) the existing planning controls that apply across the City of Parramatta Local Government Area. The focus of the Harmonisation LEP is consolidation of existing LEP controls, therefore there is no change proposed to the extent of the B2 Local Centre zoning or FSR or height of building controls in the B2 zone within the Epping Town Centre. A change is proposed as part of the Harmonisation Planning Proposal which will require B2 zoned sites (across the Parramatta LGA) to include non-residential on the ground floor.

Following Gateway Determination from the Department of Planning, Industry and Environment (DPIE) the Harmonisation Planning Proposal was publicly exhibited between 31 August 2020 to 12 October 2020. The Planning Proposal will be reported back to Council in Q2 of 2021 for consideration of public submissions.

If supported by DPIE and Council, it is likely that this Planning Proposal for the Epping Town Centre would be completed following the finalisation of the Harmonisation Planning Proposal. Therefore the



controls would be required to formally amend a newly consolidated Parramatta Local Environmental Plan (rather than the Hornsby LEP 2013 and Parramatta LEP 2011 as outlined in this document).

## 1.1. Other relevant matters

### 1.1.1 Draft Development Control Plan

Supporting controls will be drafted as an amendment to the Epping Town Centre controls contained in the Hornsby Development Control Plan (DCP) 2013 and Parramatta Development Control (DCP) Plan 2011. Potential draft DCP controls would relate to the following:

- a) setting podium height controls to ensure appropriate height of podium at street level;
- b) minimum floorplates dimensions for non-residential uses to ensure that floorplates are flexible for both office, and other non-residential uses to be located;
- c) floor to ceiling heights for non-residential uses (which are higher than residential floor to ceiling heights);
- d) location of services (to prevent the first three floors filling up with 'services'); and
- e) new building and podium setback controls.

As resolved by Council at its meeting 8 February 2021 (**refer Appendix 4**), any Draft DCP amendments to support the Planning Proposal relating to the above design controls will be placed on public exhibition with the Planning Proposal.

## PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

### 3.1 Section A - Need for the planning proposal

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

#### 3.1.1 Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is as a result of the resolution of Stage 1 of the Epping Planning Review and forms part of the implementation of Stage 2. A background to the Epping Planning Review, as it relates to this planning proposal, is detailed below.

In March 2014, new planning controls for the Epping Town Centre and surrounds came into effect as a result of the, then, Department of Planning and Environments (DPE) Priority Precinct process. This process resulted in amendments the building heights and density controls within *Hornsby Local Environmental Plan 2013* (HLEP 2013) and *Parramatta Local Environment Plan 2011* (PLEP 2011) as it applied to land within the Epping Town Centre.

Following Council amalgamations on 12 May 2016, Epping Town Centre and immediate surrounds fell wholly within the City of Parramatta Council Local Government Area.

In December 2016, the Epping Planning Review was commenced by City of Parramatta Council. The scope of the review was to address the unintended consequences of the planning control amendments brought into effect of (the then) DPE as well as allowing Council to manage current Planning Proposals seeking additional growth within the Town Centre.

The Epping Planning Review involves the following Stages:

- Stage 1 – the preparation of technical studies, community consultation and the release of a discussion paper for public comment. This Stage was undertaken between 2016 and 2018. This planning proposal is one of the Council resolved outcomes of Stage 1 of the Epping Planning Review.
- Stage 2 – involves the statutory phase, including the preparation of planning proposals that seek to amend the current planning controls to resolve the land use issues identified during the first phase. Council are currently in this phase of the project.

As part of Stage 1, two phases of community consultation were undertaken, including community workshops, online surveys and the release of a Discussion Paper for public input. The loss of commercial floorspace within the Epping Town Centre was a key issue explored during the consultation period. Focused workshops on the topic of commercial floorspace were held in May 2017 (phase 1) and July 2017 (phase 2) with key stakeholders and the general community. The purpose of the Phase 1 workshop was to introduce the context behind the Commercial Floorspace Study (described below) and gather feedback around what Epping locals believe should be considered in the future planning on retail, business and office spaces for the Town Centre. The purpose of the Phase 2 workshop was to provide information about the specific findings of the Commercial Floorspace Study and invite participants to discuss their feedback to the consultation questions and provide materials for people to make a submission directly to Council. The outcomes of the consultation are detailed in the Community Engagement Reports for the Epping Planning Review and can be found on Council's website

<https://www.cityofparramatta.nsw.gov.au/vision/precinct-planning/epping-planning-review>

*The Epping Commercial Floorspace Study*

As part of the Epping Planning Review Council commissioned SGS Economics and Planning to undertake a Commercial Floor Space Study (**refer Appendix 6**) to understand the loss of commercial floor space and Epping's role as a centre and therefore the future demand for retail and commercial floorspace. The study found the key issues are:

- a) Recent development activity has seen the development of new residential floor space at the expense of existing commercial floor space. The market has determined that residential is the highest yielding land use, at the expense of existing commercial floor space.
- b) The current planning controls will likely continue to result in the loss of commercial floor space and, best case, replace current ground level retail offerings.
- c) Due to some landowner's desire to maintain redevelopment potential of their land, there is currently very little commercial floor space on a long-term lease or a lease without a demolition clause. This creates an environment of uncertainty for existing and potential commercial tenants which has seen commercial uses unable to access appropriate floor space to support their business.

The Study modelled three employment scenarios for Epping:

- a) Low scenario - where Epping is a population serving centre and represents a further reduction in office floor space;
- b) Medium scenario - where Epping is a local centre (meeting the demands of a local catchment) and forecasts demand for 31,845sqm to 2036 of office floor space. This is in line with current provision; and
- c) High scenario, where Epping fulfils its function as a sub-district centre (as a professional services hub) and forecasts demand for 55,616sqm to 2036 of office floor space.

The Study concluded the office space demand for Epping is likely to sit between the medium and high scenario and therefore supportable demand of between 40,000sqm and 45,000sqm at 2036 is considered the most likely limit for office floor space for Epping. It is noted that the Study's reference to office floor space includes knowledge intensive, population serving and health and education. The forecast demand for retail floor space in Epping to 2036 is 13,000sqm.

In relation to 'office' floor space, the Study anticipates that Epping is likely to function as a secondary employment centre in the local office market (supporting, not competing with, Parramatta CBD and Macquarie Park) and provide for local and small-medium enterprises and strategic knowledge intensive businesses in a highly accessible location, with smaller floorplates.

In relation to retail floor space, the Study identifies the opportunity to renew existing retail offerings to meet local demand (complementary to Carlingford shops), which is likely to offer quality and convenience retail and hospitality in a highly accessible location.

Current patterns of development are unlikely to deliver the quantum of commercial floor space required by 2036. Therefore, the Study recommends applying a non-residential floor space ratio (excluding visitor and tourist accommodation) within the B2 Local Centre zone to ensure these uses are accommodated in a truly mixed-use development providing services for the local and surrounding population.

#### *Epping Planning Review – Outcome*

On 9 July 2018, a report was considered by Council that detailed the findings of the Epping Planning Review, including the findings of the Commercial Floor Space Study and community feedback in relation to the loss of commercial floor space in Epping Town Centre. The 9 July 2018 Council report and minutes can be found at **Appendix 1**.

Specifically, in response to the loss of commercial floor space, Council (part) resolved at its meeting of 9 July 2018:

- (l) ***That a Planning Proposal including all necessary background studies and analysis be prepared to progress the recommended LEP amendments detailed in this report relating to new controls to require the provision of commercial floor space in the Town Centre and that the Planning Proposal and associated material be reported to Council for endorsement before it is forwarded to the Department of Planning and Environment seeking any Gateway Determination for the planning proposal.***

Further, it is noted that Council at its 9 July 2018 meeting resolved to not support any planning proposal or preliminary planning proposal which seeks to deliver additional housing to what can be achieved under the current planning controls, unless it seeks to address a planning issue identified in the Council's Epping Planning Review process related to:

- a. commercial floor space in Epping Town Centre; or
- b. the planning controls that should apply to the heritage conservation areas or areas that interface with the High Density Residential zones surrounding Epping Town Centre.

Therefore this Planning Proposal is a direct result of an endorsed outcomes of the Epping Planning Review and associated technical study.

#### *City of Parramatta's Local Strategic Planning Statement*

Council's Local Strategic Planning Statement (LSPS) came into effect in March 2020 and sets out a 20-year land use planning vision for the City of Parramatta. It aims to link the District Plan and Council's local planning framework. As such, the LSPS supports Epping in its role as a Strategic Centre and sets a jobs target of 9,400 to 2036. This jobs forecast is based on a 'high employment scenario' as per the Commercial Floor Space Study (**refer Appendix 6**) and as identified in the Study, this is an aspirational target.

This Planning Proposal is consistent with Planning Priority 11 of the LSPS, "Build the capacity of the Parramatta CBD, Strategic Centres, Local Centres and Employment Lands to be strong, competitive and productive" and associated action A69, "Advocate for the recommendations of the Epping Town Centre Review (when completed) and implement the adopted recommendations." Furthermore the following key actions are identified in the LSPS:

- A6 Complete a review of the B1 Neighbourhood Centre zone and B2 Local Centre zone to identify mechanisms to strengthen the economic offering in centres.
- A2 Undertake place-based policy or strategic analysis that informs and supports the future of specific employment precincts.

This Planning Proposal aims to fulfill the priorities and actions identified within the LSPS for the Epping Town Centre.

#### **3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

This Planning Proposal is considered to be the best way to achieve additional commercial floorspace in Epping Town Centre. There were three options investigated to achieve additional commercial floorspace as outlined in detail in the 29 September and 15 December 2020 Local Planning Panel Reports and 8 February 2021 Council Report (**refer Appendices 2, 3 and 4**):

- **Option 1** – no change to planning controls and let market conditions dictate the commercial floor space achieved, based on recent development trends this may result in only ground floor commercial (retail) being delivered however market conditions could change over time; or
- **Option 2** - mandate a minimum amount of non-residential floor space within the current maximum floor space ratio controls; or
- **Option 3** - mandate a minimum amount of non-residential floor space in excess of the current

maximum floor space ratio (FSR).

The Commercial Floor Space Study (**refer Appendix 6**) concludes that Option 1 would likely result, based on current development trends and permissibility of shop top housing within the B2 Local Centre Zone, in retail or business on the ground floor with residential towers above. Therefore, over time this would result in further commercial floor space and job loss within the Epping Town Centre.

Both Options 2 and 3 would provide for future commercial and retail floor space targets for Epping to be met, and would require changes to planning controls, that is, an amendment to the Hornsby LEP 2013 and Parramatta LEP 2011 via a Planning Proposal. It is noted that the potential advantages and disadvantages of the three potential planning options were presented to the Parramatta Local Planning Panel (Panel) at its meetings of 29 September 2020 and 15 December 2020 (**refer Appendices 2 & 3**).

Based on the assessment of each Option, it was concluded that Option 3 should be pursued. This recommendation is based on the market's likely response to the proposed planning controls (as opposed to Option 2). Council officers believe this approach is the one most likely to achieve the forecast additional demand for commercial floorspace in the Epping Town Centre. It is acknowledged that there would be some adverse impact by pursuing Option 3 in relation to increased overshadowing and traffic impact. However, on balance the impact is considered an acceptable compromise to practicably deliver the additional commercial floor space required to realise Epping as a thriving and vibrant employment centre. It is noted that the Panel resolved to support Option 3 at its meetings of 29 September 2020 and 15 December 2020 (**Appendices 2 & 3**).

Council resolved to support Option 3 on 8 February 2020 (**refer Appendix 4**). Option 3 involves increasing the commercial floor space requirements by amending the height and density (FSR) controls to retain, where it results in minimal impact, an FSR for residential equivalent to existing levels. This would mean increases in overall density and building heights but makes delivery of more commercial floor space more viable.

### 3.1.3 Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

#### A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. Those objectives and or strategies relevant to this planning proposal are discussed below.

#### **Infrastructure and Collaboration**

An assessment of the planning proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in **Table 1**, below.

**Table 1** – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	The region plan highlights that the Central River City is undergoing a rebuilding program in a high-growth

	<b>O2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	<p>environment, which requires existing infrastructure to be optimised.</p> <p>The proposal meets this objective, due to the fact that the subject area is well serviced by transport infrastructure and has optimum access to employment opportunities.</p>
	<b>O3:</b> Infrastructure adapts to meet future need	
	<b>O4:</b> Infrastructure use is optimised	

### Liveability

An assessment of the planning proposal's consistency with the GSRP's relevant Liveability objectives is provided in **Table 2**, below.

**Table 2 – Consistency of planning proposal with relevant GSRP Actions – Liveability**

Liveability Direction	Relevant Objective	Comment
<b>A city for people</b>	<b>O6:</b> Services and infrastructure meet communities' changing needs	<p>The planning proposal aims to increase commercial floor space in Epping creating more job opportunities, facilitating a more vibrant town centre and providing a range of services to the local and surrounding population.</p>
	<b>O7:</b> Communities are healthy, resilient and socially connected	
	<b>O8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods	
	<b>O9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation	
<b>Housing the city</b>	<b>O10:</b> Greater housing supply	<p>As noted in Parramatta's Local Housing Strategy 2020 the expected dwelling delivery in Epping Strategic Centre from 2016-2021 is 4,420 with a forecast of 8,910 by 2036.</p> <p>The Planning Proposal proposes to mandate non-residential floor space and allow for increases in FSR and height to accommodate non-residential uses. Therefore, the controls are designed not to reduce the overall residential development potential available on these sites within the Epping Town Centre.</p>
	<b>O11:</b> Housing is more diverse and affordable	
	<b>O13:</b> Environmental heritage is identified, conserved and enhanced	

### Productivity

An assessment of the planning proposal's consistency with the GSRP's relevant Productivity objectives is provided in **Table 3**, below.

**Table 3 – Consistency of planning proposal with relevant GSRP Actions – Productivity**

Productivity Direction	Relevant Objective	Comment
<b>A well connected city</b>	<b>O14:</b> The plan integrates land use and transport creates walkable and 30 minute cities	<p>There is well serviced transport infrastructure in the heart of Epping Town Centre (subject land) including bus routes, Epping Railway Station and</p>
	<b>O15:</b> The Eastern, GOP and Western Economic Corridors are	



	better connected and more competitive	Sydney North West Metro which will be extended to the Sydney CBD by 2024.
<b>Jobs and skills for the city</b>	<b>O19:</b> Greater Parramatta is stronger and better connected  <b>O22:</b> Investment and business activity in centres	The planning proposal proposes additional commercial floor space which will see an increase in job supply leading to business activity.  Additional jobs will boost will strengthen the economy of Greater Parramatta.

### Sustainability

An assessment of the planning proposal's consistency with the GSRP's relevant Sustainability objectives is provided in **Table 4**, below.

**Table 4 –** Consistency of planning proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
<b>A city in its landscape</b>	<b>O25:</b> The coast and waterways are protected and healthier	No specific sustainability measures are proposed as part of this Planning Proposal.
	<b>O27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
	<b>O28:</b> Scenic and cultural landscapes are protected	
	<b>O29:</b> Environmental, social and economic values in rural areas are protected and enhanced	
	<b>O30:</b> Urban tree canopy cover is increased	
	<b>O31:</b> Public open space is accessible, protected and enhanced	
	<b>O32:</b> The Green grid links Parks, open spaces, bushland and walking and cycling paths	
<b>An efficient city</b>	<b>O33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	No specific sustainability measures are proposed as part of this Planning Proposal.
	<b>O34:</b> Energy and water flows are captured, used and re-used	
	<b>O35:</b> More waste is re-used and recycled to support the development of a circular economy	
<b>A resilient city</b>	<b>O36:</b> People and places adapt to climate change and future shocks and stresses	No specific sustainability measures are proposed as part of this Planning Proposal.
	<b>O37:</b> Exposure to natural and urban hazards is reduced	
	<b>O38:</b> Heatwaves and extreme heat are managed	



### Implementation

An assessment of the planning proposal's consistency with the GSRP's relevant Implementation objectives is provided in **Table 5**, below.

**Table 5 – Consistency of planning proposal with relevant GSRP Actions – Implementation**

Implementation Direction	Relevant Objective	Comment
Implementation	<b>O39:</b> A collaborative approach to city planning	<p>This planning proposal is an outcome of the Epping Planning Review which involved in-depth consultation with the community and the consideration of feedback from this consultation.</p> <p>The planning proposal was prepared with the consideration of planning policies including the Greater Sydney Region Plan - Metropolis of Three Cities, Central City District Plan and Local Strategic Planning Statement.</p>

### Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* ("CCDP") is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions.

Epping is specifically identified as a Strategic Centre within the District Plan, alongside Blacktown, Sydney Olympic Park, Norwest, Castle Hill, Rouse Hill, Mount Druitt and Marsden Park. The District Plan defines that all strategic centres have similar expectations, including:

- *"high levels of private sector investment*
- *flexibility, so that the private sector can choose where and when to invest*
- *co-location of a wide mix of activities, including residential*
- *high levels of amenity, walkability and being cycle-friendly*
- *areas identified for commercial uses, and where appropriate, commercial cores."*

In relation to employment growth, the District Plan states that "employment growth is the principal underlying economic goal for metropolitan and strategic centres" and as such has set a baseline jobs target of 7,000 jobs, with a higher target of 7,500 jobs by 2036.

It is noted that in relation to balancing residential uses and the desire for employment growth, Planning Priority C10 of the District Plan *"Growing investment, business opportunities and jobs in strategic centres"* identifies that:

*"Employment growth is the principal underlying economic goal for metropolitan and strategic centres. Therefore the designation of a commercial core within a strategic centre for economic and employment uses, may be necessary to manage the impact of residential developments in crowding out commercial activity."*

*A balance must be struck in providing adequate mixed-use or residential zoned land around the commercial core zone to ensure new residential developments can benefit from access and services in centres.”*

and further

*“Delivering housing within a walkable distance of strategic centres is an important outcome as it encourages non-vehicle trips, which foster healthier communities. Housing within centres contributes to a sense of vibrancy; however, the delivery of housing should not constrain commercial and retail activities.”*

Those Planning Priorities and Actions relevant to this planning proposal are discussed below.

### **Infrastructure and Collaboration**

An assessment of the planning proposal’s consistency with the CCDP’s relevant Infrastructure and Collaboration Priorities and Actions is provided in **Table 6**, below.

**Table 6 – Consistency of planning proposal with relevant CCDP Actions – Infrastructure and Collaboration**

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
<b>A city supported by infrastructure</b> <b>O2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact <b>O3:</b> Infrastructure adapts to meet future need <b>O4:</b> Infrastructure use is optimised	<b>PP C1: Planning for a city supported by infrastructure</b> <ul style="list-style-type: none"> <li><b>A3:</b> Align forecast growth with infrastructure</li> </ul>	The land where additional commercial floorspace is proposed to be increased is appropriately located near the Epping Town Centre and transport infrastructure.

### **Liveability**

An assessment of the planning proposal’s consistency with the CCDP’s relevant Liveability Priorities and Actions is provided in **Table 7**, below.

**Table 7 – Consistency of planning proposal with relevant CCDP Actions – Liveability**

Liveability Direction	Planning Priority/Action	Comment
<b>Housing the city</b> <b>O10:</b> Greater housing supply <b>O11:</b> Housing is more diverse and affordable	<b>PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</b> <ul style="list-style-type: none"> <li><b>A16:</b> Prepare local or district housing strategies that address housing targets [abridged version]</li> <li><b>A17:</b> Prepare Affordable Rental housing Target Schemes</li> </ul>	As noted in Parramatta’s Local Housing Strategy 2020 the expected dwelling delivery in Epping Strategic Centre from 2016-2021 is 4,420 with a forecast of 8,910 by 2036.  The Planning Proposal proposes to mandate non-residential floor space and allow for increases in FSR and height to accommodate non-residential uses. Therefore the controls are designed not to reduce the overall residential development potential available on these sites within the Epping Town Centre..

### Productivity

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in **Table 8**, below.

**Table 8** – Consistency of planning proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
<b>A well-connected city</b> <b>O19:</b> Greater Parramatta is stronger and better connected	<b>PP C7: Growing a stronger and more competitive Greater Parramatta</b> <ul style="list-style-type: none"> <li><b>A23:</b> Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy</li> </ul>	The planning proposal proposes the increase of commercial floors space in the Epping town centre which will increase jobs to strengthen the greater Parramatta economy.
<b>O14:</b> The plan integrates land use and transport creates walkable and 30 minute cities	<b>PP C9: Delivering integrated land use and transport planning and a 30-minute city</b> <ul style="list-style-type: none"> <li><b>A32:</b> Integrate land use and transport plans to deliver a 30-minute city</li> <li><b>A33:</b> Investigate, plan and protect future transport and infrastructure corridors</li> <li><b>A34:</b> Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network</li> </ul>	The subject site is located in very close proximity to well serviced transport infrastructure, including bus routes, Epping Railway Station and Sydney Northwest Metro.

### Sustainability

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in **Table 9**, below.

**Table 9** – Consistency of planning proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
<b>A city in its landscape</b> <b>O25:</b> The coast and waterways are protected and healthier	<b>PP C13: Protecting and improving the health and enjoyment of the District's Waterways</b> <ul style="list-style-type: none"> <li><b>A60:</b> Protect environmentally sensitive areas of waterways</li> <li><b>A61:</b> Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport</li> <li><b>A62:</b> Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes</li> <li><b>A63:</b> Work towards reinstating more natural conditions in highly modified urban waterways</li> </ul>	No specific sustainability measures are proposed as part of this Planning Proposal.

<p><b>O27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p><b>O28:</b> Scenic and cultural landscapes are protected</p>	<p><b>PP C15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes</b></p> <ul style="list-style-type: none"> <li>• <b>A65:</b> Protect and enhance biodiversity by (a-c) [abridged]</li> <li>• <b>A66:</b> Identify and protect scenic and cultural landscapes</li> <li>• <b>A67:</b> Enhance and protect views of scenic and cultural landscapes from the public realm</li> </ul>	<p>No specific sustainability measures are proposed as part of this Planning Proposal.</p>
<p><b>O30:</b> Urban tree canopy cover is increased</p> <p><b>O32:</b> The Green grid links Parks, open spaces, bushland and walking and cycling paths</p>	<p><b>PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections</b></p> <ul style="list-style-type: none"> <li>• <b>A68:</b> Expand urban tree canopy in the public realm</li> <li>• <b>A69:</b> progressively refine the detailed design and delivery of (a-c) [abridged]</li> <li>• <b>A70:</b> Create Greater Sydney green Grid connections to the Western Sydney Parklands</li> </ul>	<p>No specific sustainability measures are proposed as part of this Planning Proposal.</p>
<p><b>O31:</b> Public open space is accessible, protected and enhanced</p>	<p><b>PP C17: Delivering high quality open space</b></p> <ul style="list-style-type: none"> <li>• <b>A71:</b> Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]</li> </ul>	<p>No specific sustainability measures are proposed as part of this Planning Proposal.</p>
<p><b>An efficient city</b></p> <p><b>O33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p><b>O34:</b> Energy and water flows are captured, used and re-used</p> <p><b>O35:</b> More waste is re-used and recycled to support the development of a circular economy</p>	<p><b>PP C19: Reducing carbon emissions and managing energy, water and waste efficiently</b></p> <ul style="list-style-type: none"> <li>• <b>A75:</b> Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050</li> <li>• <b>A76:</b> Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency</li> <li>• <b>A77:</b> Protect existing and identify new locations for waste recycling and management</li> <li>• <b>A78:</b> Support innovative solutions to reduce the volume of waste and reduce waste transport requirements</li> <li>• <b>A79:</b> Encourage the preparation of low carbon, high efficiency strategies to reduce emissions,</li> </ul>	<p>No specific sustainability measures are proposed as part of this Planning Proposal.</p>

	optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm	
<p><b>O36:</b> People and places adapt to climate change and future shocks and stresses</p> <p><b>O37:</b> Exposure to natural and urban hazards is reduced</p> <p><b>O38:</b> Heatwaves and extreme heat are managed</p>	<p><b>PP C20: Adapting to the impacts of urban and natural hazards and climate change</b></p> <ul style="list-style-type: none"> <li>• <b>A81:</b> Support initiatives that respond to the impacts of climate change</li> <li>• <b>A82:</b> Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards</li> <li>• <b>A83:</b> Mitigate the urban heat island effect and reduce the vulnerability to extreme heat</li> <li>• <b>A84:</b> Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley</li> <li>• <b>A85:</b> Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD</li> </ul>	No specific sustainability measures are proposed as part of this Planning Proposal.

### 3.2.2 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the planning proposal.

#### Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long-term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

The planning proposal is considered to meet the strategies and key objectives identified in the plan including:

Epping Town Centre is considered as one of the major precincts in the Community Strategic Plan and is undergoing tremendous changes. The planning proposal is considered to, meet the strategies and key objectives identified in the plan as follows:

#### *Plans for Precinct Development – Epping Town Centre*

*With Significant and new redevelopment putting pressure on existing infrastructure, the Epping Planning Review seeks to introduce planning controls than better manage future growth. Stage 2 of the Epping Planning Review aims to address principles relating to heritage, commercial floor space, public domain, traffic and planning processes.*

#### Parramatta Local Strategic Planning Statement

The LSPS sets out the long-term vision for land use planning in the City of Parramatta's local government area (LGA) and responds to broader priorities identified in the District Plans and integrates with a Council's Community Strategic Plan. The LSPS came into effect on 31 March 2020 and provides greater weight to strategic planning in the broader plan making process and any new Planning Proposal must justify any inconsistency with this framework.

This Planning Proposal is consistent with Planning Priority 11 of the LSPS *"Build the capacity of the Parramatta CBD, Strategic Centres, Local Centres and Employment Lands to be strong, competitive and productive"*

The Planning Proposal is also consistent with LSPS Planning Priority 4 Focus housing and employment growth in the GOP and Strategic Centres and Policy 12 (P12) Focus high-rise development in the Parramatta CBD and Strategic centres (Epping & Sydney Olympic Park)

Specifically the Planning Proposal aims to fulfil the following Actions of the LSPS:

- A69 Advocate for the recommendations of the Epping Town Centre Review (when completed) and implement the adopted recommendations.
- A6 Complete a review of the B1 Neighbourhood Centre zone and B2 Local Centre zone to identify mechanisms to strengthen the economic offering in centres.
- A2 Undertake place-based policy or strategic analysis that informs and supports the future of specific employment precincts.

### 3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to **Table 10** below).

**Table 10** – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP No 1 Development Standards	N/A	The SEPP is not applicable to the subject land under Clause 1.9 of Parramatta LEP 2011 and Hornsby LEP 2013.
SEPP 33 – Hazardous and Offensive Development	N/A	This SEPP is not relevant to the Planning Proposal
SEPP No 55 Remediation of Land	N/A	This SEPP is not relevant to the Planning Proposal
SEPP 64 – Advertising and Signage	N/A	This SEPP is not relevant to the Planning Proposal
SEPP No 65 Design Quality of Residential Flat Development	✓	The SEPP is applicable to the subject land in both the Parramatta and Hornsby LGA. It may apply to future development of the site.
SEPP No.70 Affordable Housing (Revised Schemes)	✓	The SEPP is applicable to the subject land in both the Parramatta and Hornsby LGA. It may apply to future development of the site.

SEPP (Housing for Seniors or People with a Disability) 2004	✓	The SEPP is applicable to the subject land in both the Parramatta and Hornsby LGA. It may apply to future development of the site.
SEPP (Affordable Rental Housing) 2009	✓	The SEPP is applicable to the subject land in both the Parramatta and Hornsby LGA. It may apply to future development of the site.
SEPP (BASIX) 2004	✓	The SEPP is applicable to the subject land in both the Parramatta and Hornsby LGA. It may apply to future development of the site.
SEPP (Exempt and Complying Development Codes) 2008	✓	The SEPP is applicable to the subject land in both the Parramatta and Hornsby LGA. It may apply to future development of the site.
SEPP (Infrastructure) 2007	✓	The SEPP is applicable to the subject land in both the Parramatta and Hornsby LGA. It may apply to future development of the site.
Sydney Regional Environmental Plan No 18–Public Transport Corridors	N/A	This SEPP was repealed by the State Environmental Planning Policy (Integration and Repeals) 2016.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	This SEPP is not relevant to the Planning Proposal
SEPP (Urban Renewal) 2010	N/A	This SEPP is not relevant to the Planning Proposal

### 3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Local plan making

The following directions are considered relevant to the subject Planning Proposal.

**Table 11** – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
<b>1. Employment and Resources</b>		
Direction 1.1 – Business and Industrial Zones	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> <li>• will encourage employment opportunities in accessible locations.</li> <li>• will maximise public transport patronage and encourage walking and cycling.</li> </ul>	Yes



	<ul style="list-style-type: none"> <li>will encourage the construction of mixed-use buildings that integrate suitable commercial, residential and other developments and that provide active ground level uses.</li> </ul>	
<b>2. Environment and Heritage</b>		
Direction 2.3 - Heritage Conservation		N/A
<b>3. Housing, Infrastructure and Urban Development</b>		
Direction 3.1 - Residential Zones		N/A
Direction 3.4 - Integrating Land Use and Transport	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> <li>will provide commercial space in close proximity to existing public transport links</li> <li>will enable residents to walk or cycle to work if employed in the Parramatta LGA or utilise the heavy rail service.</li> <li>will maintain and provide additional commercial premises in proximity to existing transport links</li> </ul> <p>A Metro station, which forms part of the north west line serving Epping, is proposed to be extended to the Sydney CBD by 2024 and this proposal supports that integration.</p>	Yes
<b>4. Hazard and Risk</b>		
Direction 4.1 - Acid Sulfate Soils	The site is identified as Class 5 on the Acid Sulfate Soils Map in Parramatta LEP 2011 and Hornsby LEP 2013. Acid sulfate soils are generally not found in Class 5 areas however this will be addressed further at the development application stage.	Yes
Direction 4.3 - Flood Prone Land		N/A
<b>5. Local Plan Making</b>		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal is consistent with this direction in that it does not introduce any provisions that require any additions concurrence, consultation of referral.	Yes

Direction 6.3 - Site Specific Provisions	<p>The Planning Proposal is inconsistent with this direction. As it includes provisions for minimum commercial floor space requirements in Epping Town Centre. However it can be justified as there is currently a decline in commercial floor space in this area which is needed to meet local, district and regional strategic objectives.</p> <p>A Metro station, which forms part of the north west line serving Epping, is proposed to be extended to the Sydney CBD by 2024 and the proposal is consistent with the longer term context of this site.</p>	No
<b>6. Metropolitan Planning</b>		
Direction 7.1 - Implementation of A Plan for Growing Sydney	<p>The planning proposal supports Epping to grow as a Strategic Centre (as identified by the Plan for Growing Sydney) by providing additional jobs and services. As stated in the Plan "Strategic centres...enable access to a wide range of goods, services and jobs. Strategic centres are expected to accommodate high levels of private sector investment, enabling them to grow and evolve. They will become increasingly important parts of the region's structure."</p>	Yes

### 3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

#### 3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal is unlikely to adversely affect any critical habitat or threatened species , populations or ecological communities or their habitats.

#### 3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The potential environmental impacts in relation to the proposal are:

- Traffic impacts; and
- Height and Overshadowing

These presented briefly below, however more detail assessment is outlined in the 29 September and 15 December 2020 Local Planning Panel Reports and 8 February 2021 Council Report (**refer Appendices 2, 3 & 4**).

#### **Traffic Impacts**

In order to understand and compare the traffic impact of the planning options for increasing commercial floor space in the Epping Town Centre, Council commissioned EMM Consulting to undertake a traffic study – The Commercial Floor Space Traffic Study (refer **Appendix 7**).

The Traffic Study modelled three planning scenarios at the year 2026:

- a) Scenario 0 – Baseline - a forecast development scenario of the existing pattern of development.
- b) Scenario 1 - a minimum 3 storeys be provided of non-residential uses within the existing FSR (i.e. Option 2).
- c) Scenario 2 – a minimum of 3 storeys be provided of non-residential uses in addition to the existing FSR (i.e. Option 3).

It is acknowledged that there are, and will be, highly congested traffic conditions in Epping under the current planning controls, and that the proposal to mandate additional non-residential floor space will result in additional delays at identified intersections in the peak (in the short to medium term). Notwithstanding this, it is recommended the mandating of non-residential floor space within Epping Town Centre be pursued.

As a result of changes to planning controls, there will be a short to medium term adverse traffic impact, however this must be balanced with the long term pursuit of the strategic goal of making Epping a thriving Town Centre. There are demonstrable benefits from having an activity and employment based centre which is best placed to serve the needs of the broader community.

Furthermore, Council will continue to focus its efforts on delivering and advocating for the necessary traffic and transport improvements required in Epping. By taking advantage of Epping as a public transport hub this will continue to assist in resolving the road based transport issues, and seeking improvements in public transport provisions in areas east and west of Epping to reduce the levels of private vehicle through traffic, which is currently the primary source of congestion problems in the Epping Town Centre.

### **Height and Overshadowing**

The urban design testing highlights the need for additional height to accommodate the additional non-residential floor space (between 2 to 5 storeys depending on the size and shape of the site).

Additional height is also required to rectify the historical 'mismatch' between the current height and density (FSR) controls for B2 Local Centre zoned sites in Epping Town Centre. Those areas within the B2 zone where the increase in height goes from 48m to 80m is outlined in **Table 11** and **Figure 3**. The increase in height is justified due to the history of consistent use of Clause 4.6 for substantial height variations and the need to gain better tower form and separation outcomes on those sites which have irregular subdivision patterns. It is acknowledged that not all sites will require this additional height.

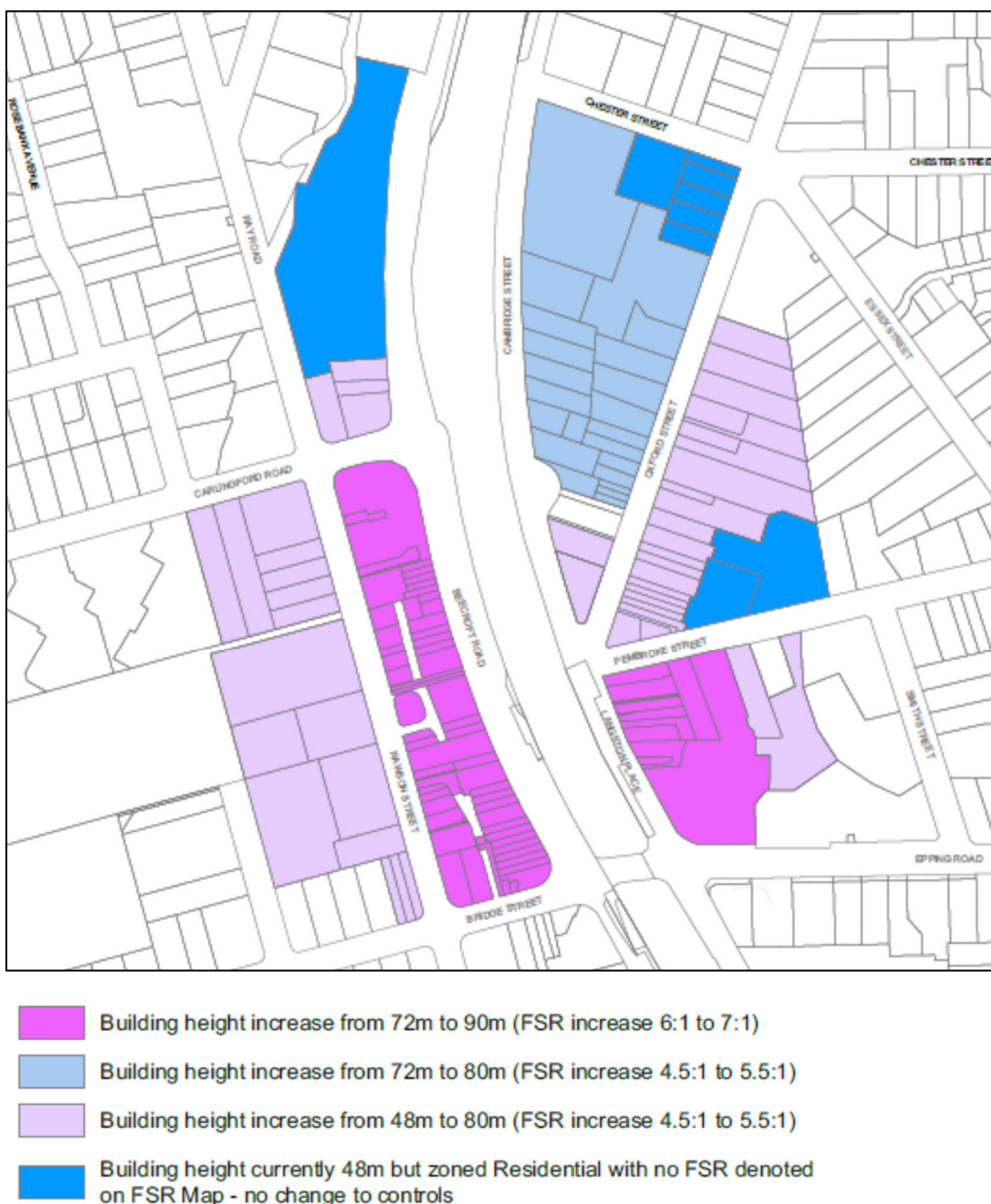
Therefore the Planning Proposal will result in an increase in density and height controls on B2 zoned sites within the Epping Town Centre. **Figure 3** and **Table 11** below indicates the current maximum FSR and heights available under the LEPs and proposed FSR and heights that would be required to accommodate the additional commercial floor space provision. This is based on a modelled development of a 3 storey commercial podium and residential tower above.

**Table 11:** Proposed FSR and Height of buildings under Option 3

<b>Current Maximum FSR and Height of Building (HoB) Controls on B2 sites in Epping</b>	<b>Proposed Maximum FSR and Height of Building (HoB) Controls on B2 sites in Epping</b>
6:1 and 72 metres (22 storeys)	7:1 FSR and 90m (28 storeys)
4.5:1 and 72 metres (22 storeys)	5.5:1 FSR and 80m (24 storeys)
4.5:1 and 48 metres (15 storeys)	5.5:1 FSR and 80m (24 storeys)

Current Maximum FSR and Height of Building (HoB) Controls on B2 sites in Epping	Proposed Maximum FSR and Height of Building (HoB) Controls on B2 sites in Epping
3.5:1 and 21 metres (6 storeys)	No change proposed. As detailed below the sites are at 6, 8, 10, 12, 14 and 18A Bridge Street and 24-30 High Street and have shadow impact on adjacent residential heritage areas.

**Figure 3:** Proposed Building Height and FSR changes in Epping Town Centre



An impact of additional density and height (and therefore taller buildings) is an increase in overshadowing. The difference in overshadowing extent between current planning controls and proposed under the Planning Proposal (additional height and density to the current planning controls) was calculated for all B2 Local Centre zoned sites in Epping Town Centre. The shadows cast were analysed on an hourly basis between 10am and 2pm on 21 June (winter solstice), as this

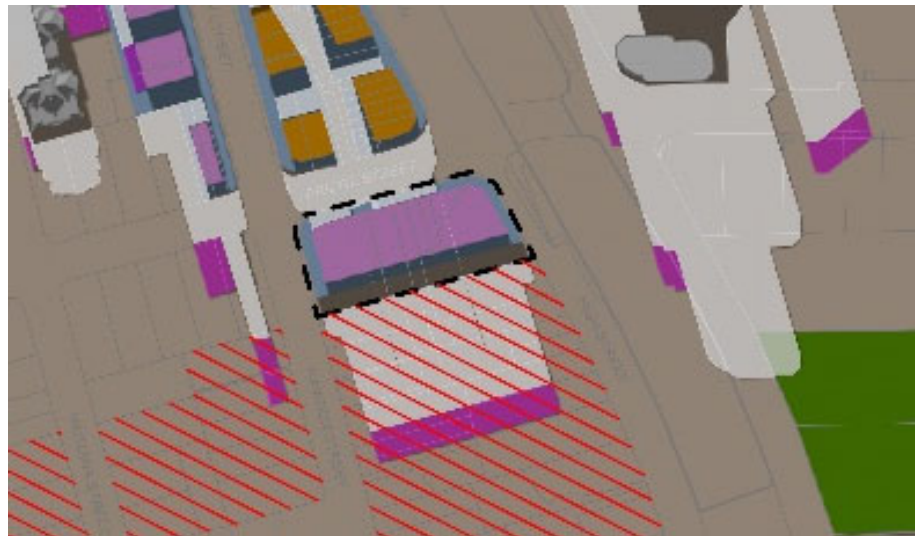
is the time of the year that the sun is lowest in the sky and the shadows cast are the longest and is provided at **Appendix 8**.

The overshadowing analysis at **Appendix 8** shows that any additional overshadowing (shown in pink) falling on the edge of Boronia Park, the residential areas to the south west of the Epping Town Centre and over the railway line between 10am and 11am, is marginal and has progressed further eastward by 12 midday. Therefore the overall net additional overshadowing caused by the Planning Proposal for the majority of B2 sites is considered acceptable.

However it is noted that the additional net shadow (shown in pink) caused by additional height and density at 6, 8, 10, 12, 14 and 18A Bridge Street and 24-30 High Street largely impacts those sites to its immediate south for the majority of time between 10am and 2pm. **Figure 4** below highlights the overshadowing impact at 12pm as a result from an increase in density and height from these sites. The sites impacted are located along Rawson and High Streets, are low density residential areas and sit within the Epping Eastwood Heritage Conservation Area under the Parramatta LEP 2011. It is therefore recommended that the B2 Local Centre sites 6, 8, 10, 12, 14 and 18A Bridge Street and 24-30 High Street be excluded from any planning proposal for Option 3.

The exclusion of these sites would not impact substantially on the delivery of commercial floor space in the future, as the sites have a current maximum FSR of 3:1 and height of buildings of 21 metres, the lowest density and height controls in the Epping Town Centre.

**Figure 4:** Additional overshadowing at 12 midday (shown in pink) onto the Epping Eastwood Heritage Conservation Area and residential area (shown in red hatched line) by sites along Bridge and High St (shown in black dash line).



### 3.3.3 How has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal aims to resolve the outcome of a planning process which facilitated the loss of commercial floorspace in the Epping Town Centre. The planning proposal recognises that Epping has the potential to fulfil its role as a Strategic Centre and the improved social and economic benefits as a result of an increase in services, retail, office and business offerings and jobs. Furthermore, in providing increased services and jobs in proximity to transport nodes this will support the viability of its transport as well as support future transport options.

## 3.4 Section D – State and Commonwealth Interests

### 3.4.1 Is there adequate public infrastructure for the planning proposal?

At the heart of Epping Town Centre is Epping Railway station, bus services and a Metro station which forms part of the north west line which is to be extended to the Sydney CBD by 2024.

Council will continue to focus its efforts on delivering and advocating for the necessary traffic and transport infrastructure required in Epping. By taking advantage of Epping as a public transport hub this will continue to assist in resolving the road based transport issues, and seeking improvements in public transport provisions in areas east and west of Epping to reduce the levels of private vehicle through traffic, which is currently the primary source of congestion problems in the Epping Town Centre. Whilst this approach would result in additional short term congestion, in the longer term it would help establish Epping as a thriving centre with a sustainable mix of use, and rely on future transport improvements that encourage use of other forms of transport to resolve the road based transport issues.

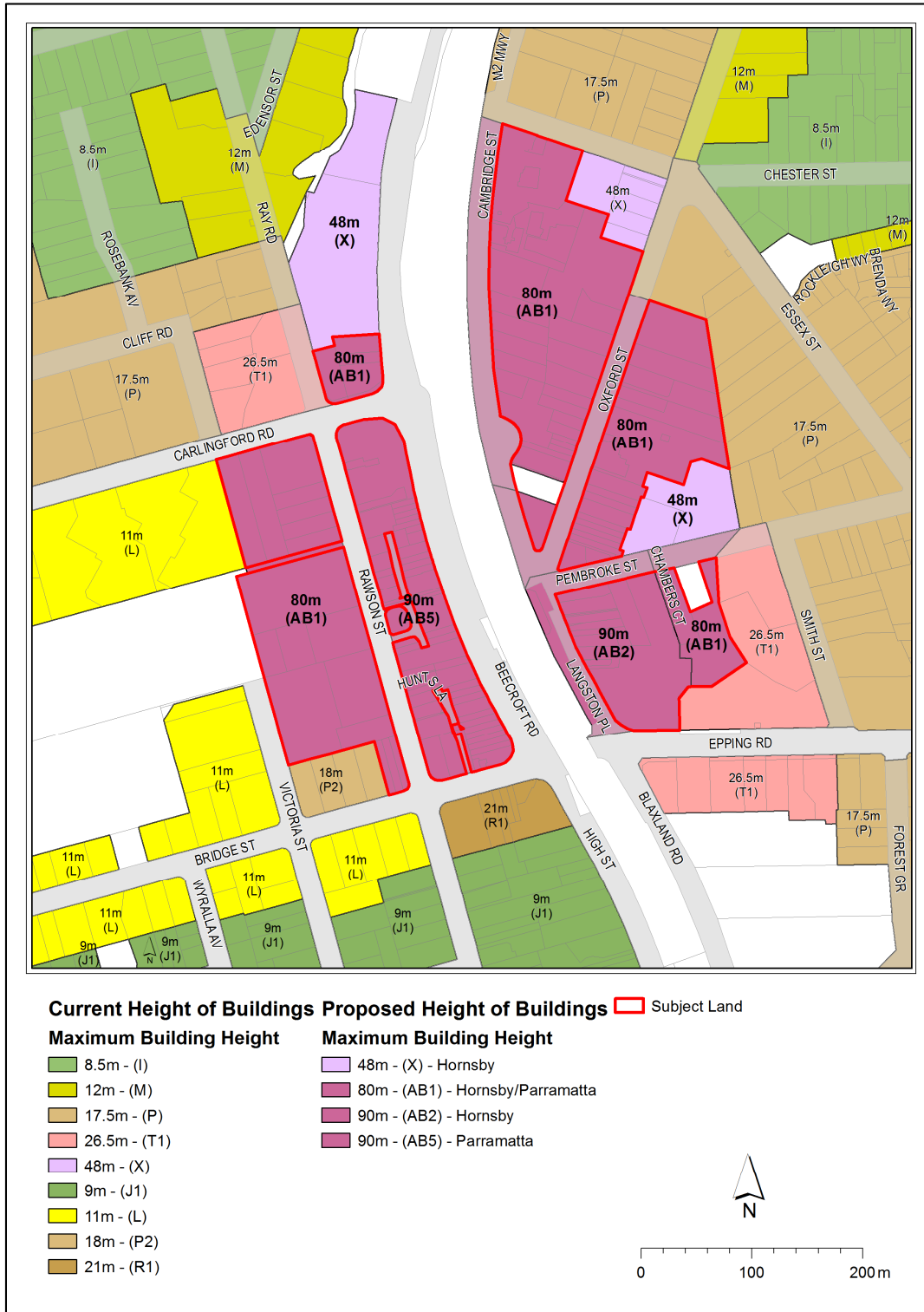
#### **3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Consultation with the State and Commonwealth public authorities will be undertaken in accordance with the conditions in the Gateway Determination.



# PART 4 – MAPPING

**Figure 5** shows the proposed potential amendments to height controls of this Planning Proposal. The map captures the strategic intent to allow additional height, however mapping requirements may be revised as the Planning Proposal progresses.





## PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation for a period of 28 days.

Public exhibition is likely to include:

- Hard copy display in the Epping Library and City of Parramatta Council's Customer Contact Counter
- Display on the Council's website; and
- Written notification to affected and surrounding owner/occupiers.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

## PART 6 – PROJECT TIMELINE

Once the planning proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the planning proposal's process.

**Table 12** below outlines the anticipated timeframe for the completion of the planning proposal.

**Table 12** – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to Council providing updates on the Epping Planning Review and matters relevant to Epping Town Centre	9 July 2018
Reports to the LPP requesting endorsement of a Planning Proposal	29 September & 15 December 2020
Council endorsed the Planning Proposal to proceed to the DPIE for Gateway Determination	8 February 2021
Report to Council (consideration of a recession motion)	22 February 2021
Referral to Minister for review of Gateway determination	March/April 2021
Date of issue of the Gateway determination	July /August 2021
Commencement and completion dates for public exhibition period	October/November 2021
Commencement and completion dates for government agency notification	October/November 2021
Consideration of submissions	December 2021
Consideration of planning proposal post exhibition and associated report to Council	February 2022
Submission to the Department to finalise the LEP	March 2022
Notification of instrument	To be determined

## **Appendix 1 – Council Report & Resolution – 9 July 2018**

## **Appendix 2 – LPP Report & Resolution – 29 September 2020**

## **Appendix 3 – LPP Report & Resolution – 15 December 2020**

## **Appendix 4 – Council Report & Resolution – 8 February 2021**

## **Appendix 5 – Rescission Motion & Resolution – 22 February 2021**



## **Appendix 6 – Epping Commercial Floorspace Study**

## **Appendix 7 – Commercial Floorspace Traffic Study**

## **Appendix 8 – Shadow Analysis Epping Town Centre**