

MEMO

Folder Number: DA/1063/2016

To SCCPP – Planning Panels
Secretariat
From Denise Fernandez
Senior Development Assessment
Officer

Date 5 December 2017

Subject 2017SWC047– DA/1063/2016 - 2-4 Cambridge Street, EPPING NSW 2121 –
Epping Town Centre Context – Supplementary Report

Development Application 1063/2016 proposes the construction of a 23 storey shop top housing development containing a retail shop, commercial office space and residential apartments over basement parking.

The application is to be determined by the SCCPP on 6 December 2017.

It is brought to the Panel's attention an incorrect reference to The Hornsby Town Centre located on Pages 3 and 4 of the Section 79C Assessment Report. The portion of the report incorrectly provides commentary of the Hornsby Town Centre instead of the Epping Town Centre.

Accordingly, Council wishes to correct this error in the report by providing a local context of the Epping Town Centre.

3. Site context

Epping Town Centre has previously straddled two different local government areas, Parramatta Council and Hornsby Shire Council. Following the Council mergers on 12 May 2016, all of Epping Town Centre is now under the control of the new City of Parramatta Council.



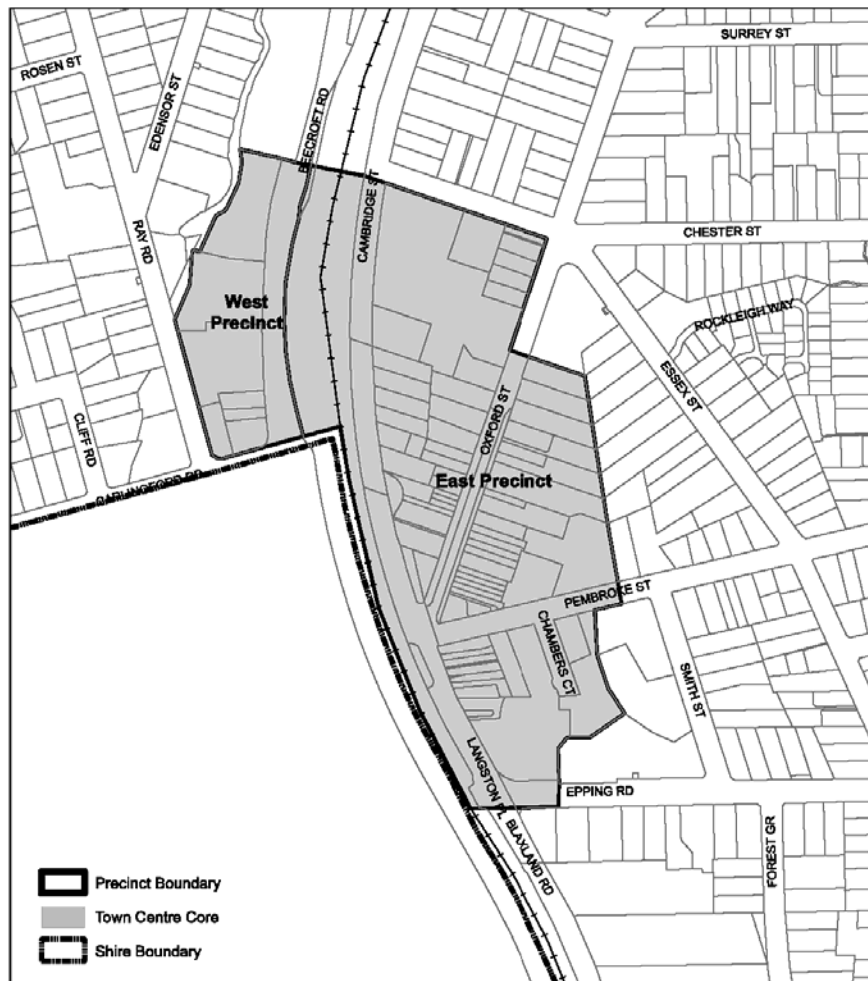


Figure 1 Epping Centre Precinct

The Epping Town Centre Core is located around the Epping Railway Station and is in proximity to public transport. The Epping Town Centre Core is divided into two planning precincts - East Precinct and West Precinct.

The Epping Town Centre Core comprises of main street retail/commercial activity, dispersed with civic/community uses and surrounded by residential development of varying density.

Epping Town Centre Core - East Precinct

The East Precinct will provide traditional main street activities for Epping Town Centre. The Precinct will provide a range of housing, retail and commercial offices, food outlets and entertainment and employment opportunities to support the larger centre and service the working and residential populations in the area.

Epping Town Centre Core -West Precinct

The West Precinct is a mixed use precinct separated from the 'main street' functions of the Town Centre Core by busy arterial roads and the railway line and station. The West Precinct support the edge of centre functions and provide a transition into the adjoining lower density residential areas.

The subject site is located within the Epping Town Centre Core East Precinct.

The above correction relates only to the background of the precinct/Epping Town Centre.

The relevant controls applying to the site were assessed accordingly pursuant to Section 79C of the EP&A Act and that the assessment under Attachment of the report is correct.