



Addendum Urban Design Report

in support of the amended Planning Proposal

for 53–61 Rawson Street, Epping

GYDE

Acknowledgment of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present and future Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.



Towards Harmony by Aboriginal Artist Adam Laws

This report has been prepared by Gyde with input from a number of expert consultants. To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this publication.

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1 Introduction

Introduction

This report was prepared by Gyde Consulting (Gyde) on behalf of Canjs Pty Limited (the Proponent).

This Urban Design Report is an addendum to be read in conjunction with the Urban Design Report dated February 2024.

This addendum summarises recent design updates prepared on the basis of post lodgement engagement with Parramatta Council (Council).

Gyde was appointed to undertake urban design investigations of the subject site located at Nos. 53-61 Rawson Street, Epping (the Site).

The findings of this report builds on the urban design analysis summarised in the Urban Design Report attached in **Appendix A**.

This report accounts for the recent design amendments and demonstrates the capacity of the updated scheme to deliver appropriate built form outcomes for the Site and its setting.

1.1 Project history

The Proponent owns and manages the subject site including the building currently occupied by the Coles supermarket. Coles is currently the only local supermarket serving residents west of Epping Train Station.

Gyde understands the size and age of the existing tenancy does not allow for an extended lease for the supermarket tenant and therefore, our client seeks to redevelop the Site.

As a long term landowner in Epping, the Proponent wishes to pursue redevelopment of the Site for a contemporary high quality mixed use development including an expanded supermarket tenancy with complementary retail offerings, commercial premises and residential apartment buildings.

The current proposal builds upon previous strategic work undertaken by Council as part of investigations relating to the Epping Planning Review (2017 - 2018). The planning review concluded that since the 2014, Epping Urban Activation Precinct rezoning, new development in the B2 zone (since E1), has progressively eroded the amount of commercial floor space and job creation in Epping.

The lodgement was accepted by Council 19 September 2023. Based on aims to strengthen the commercial offerings on the Site, the Proponent lodged a Planning Proposal in September 2023. Further details relating to the history of the Planning Proposal is provided in the Amended Planning Proposal by Mecone (April 2024).

Following lodgement of the Planning Proposal, the Proponent team has continued the dialogue with Council to understand, in greater detail, Council's aspirations for the Site and the area. The aim of the constructive engagement with Council staff has been to refine the massing strategy and subsequently the Proposal, to address Council's Request for Information (RFI) dated 22 December 2023.

The preferred massing strategy presented in this report is the result of consultation with Council with the key drivers of the Proposal remaining to provide a new supermarket and new commercial floor space offerings as part of a future retail destination to support future growth.

The comprehensive urban design analysis undertaken as part of the 2023 Planning Proposal includes investigations of:

- Key characteristics of Epping
- Local destinations
- Epping Town Centre
- Opportunity sites
- Existing development scale
- Streetscape character
- Existing development pattern
- Pedestrian movements
- Flood constraints
- Retail market potential in Epping
- Site constraints
- Site opportunities

The analysis also includes a summary of 6 alternative massing options tested for the Site along with the impact on future urban form outcomes. The study is attached in **Appendix A**.

Throughout the project, the Proponent team has tested a wide range of massing strategies for the Site to determine the most suitable distribution of built form, given the site specific constraints applying to the land.

Further details relating to technical studies and the comprehensive body of built form testing is provided in the Updated Planning Proposal Report by Mecone and key development outcomes are summarised in **Chapter 7** of this report.

1.2 The subject site

The subject site is located at Nos 53 and 61 Rawson Street, Epping. The Site is rectangular in shape, comprising an area of approximately 9,089sqm. It presents a frontage of approximately 198m to Rawson Street (east) and 87m to Carlingford Road (north).

The Site comprises 7 allotments legally defined as:

- Lots 4 - 7 in DP 19329,
- Lots 8 - 9 in DP 975578, and
- Lot 1 in DP 710711.

The Site is currently occupied by a single storey Coles Supermarket and four 4 storey mixed use building which includes education and office uses.

The Site is located in proximity to a number of community facilities including:

- Public transport hub including Epping Train Station and Metro Station (approximately 160m)
- Boronia Park (approximately 30m)
- Epping Branch Library (approximately 400m)
- Beecroft Road retail area (approximately 80m)
- Oxford Street retail area (approximately 180m)
- Bus services along Beecroft Road (approximately 80m)
- Epping Public School (approximately 1km)
- Epping Aquatic Centre (approximately 1.3km)

A summary of Gyde's strategic review is provided in the Urban Design Report dated February 2024. The Site adjoins Crown land and a Council owned car park is located immediately to the south. The vicinity of the Site includes traditional main street shops, established mid-rise residential land to the west, more recent mixed use development and Epping Train Station to the east.

Aerial photographs are provided in **Figure 1**, depicting the location of the Site relative to the Council owned car park and surrounding areas.

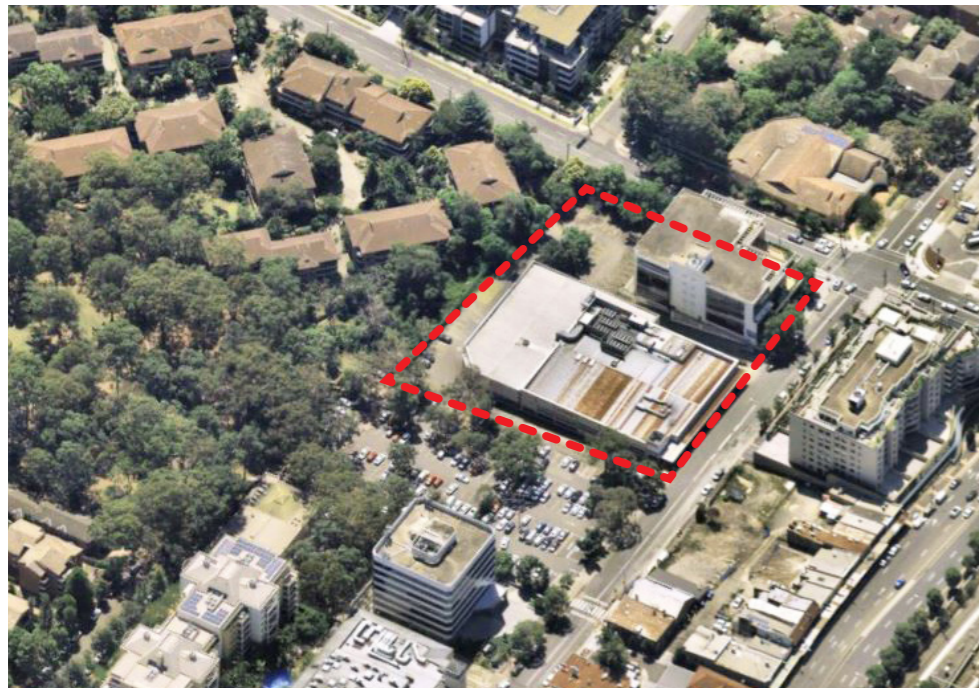


Figure 1. Aerial Photographs indicating the location of the site relative to Boronia Park and Rawson Street. The Site is outlined in red (Source: Google Maps).

2 Site Vision and Design Principles

2.1 The vision

The project team has developed a vision for the Site and its future contribution to the town centre.

The vision is to deliver a vibrant retail destination as part of a contemporary high quality mixed use development in the heart of Epping.

The updated indicative scheme demonstrates how future redevelopment of the Site may deliver well proportioned built forms and a strengthened streetwall presence at the northern entry to the Rawson Street precinct.

By concentrating the residential floor space in two tower forms addressing Rawson Street, the amended massing strategy ensures impacts to neighbouring properties and the public domain are minimised. The amended strategy facilitates a new open space node and an expansion of pedestrian areas surrounding the Site.

This addendum builds on the detailed urban design analysis and comprehensive built form testing documented in the previous Urban Design Report (**Appendix A**) which establishes that the Site has demonstrated merit, and capacity, to become a key retail node in Epping.

Detailed analysis of the existing development pattern, urban character and opportunity sites in Epping demonstrate the capacity for the subject site to potentially act as a catalyst for commercial growth and renewal across the western part of Epping.

Previous analysis demonstrates the Site's unique capacity to accommodate large footprint retail formats in a prominent location at the northern corner of the Rawson Street Precinct. Large retail tenancies involve specific requirements with regard to access, floor area and footprint proportions. Other sites in Rawson Street are either burdened by convoluted access arrangements, the fragmented ownership, irregular site geometries and some sites are located at the southern end of the precinct where increased development scale would substantially increase overshadowing to low scale residential area.

The findings of the analysis supports the Proponent's position that the Site presents a unique opportunity for redevelopment to incorporate additional retail and commercial floor space, noting the proposal is not seeking an increase in residential floor space outside what is currently permissible on the Site.

Importantly, the urban design investigations are underpinned by economic advice, demonstrating the capacity for the additional commercial floor space along with retail data identifying that retention of a local supermarket will strengthen the profile of the western town centre.

The vision is for the redevelopment of the Site to include a large format supermarket supported by specialty retail and commercial tenancies. Genuine renewal of the Site will allow the retail hub will offer a local alternative to Carlingford Court and the Macquarie Centre, to benefit residents on both sides of the railway line. The outcome is consistent with Council's wider aspirations to prevent the continuous erosion of commercial floor space in the commercial centre.

Recent updates to the scheme are consistent with the vision, improving a range of built form responses to deliver a tailored solution to deliver a contemporary high quality mixed use development on a key site in Epping, within a short walking distance of the public transport hub.

Recent amendments to the massing strategy maximises building separation to the sensitive interfaces to the west by concentrating development bulk and scale at the corner of the Rawson Street and Carlingford Road intersection.

The amended scheme redistributes floor space by strengthening the podium form and introducing further height emphasis at the northern end of the precinct, to complement Council's vision for the wider urban profile.

The amended scheme increases tower setbacks and includes enhanced public domain improvements which to complement and enhance the evolving character of Epping and the Rawson Street Precinct.

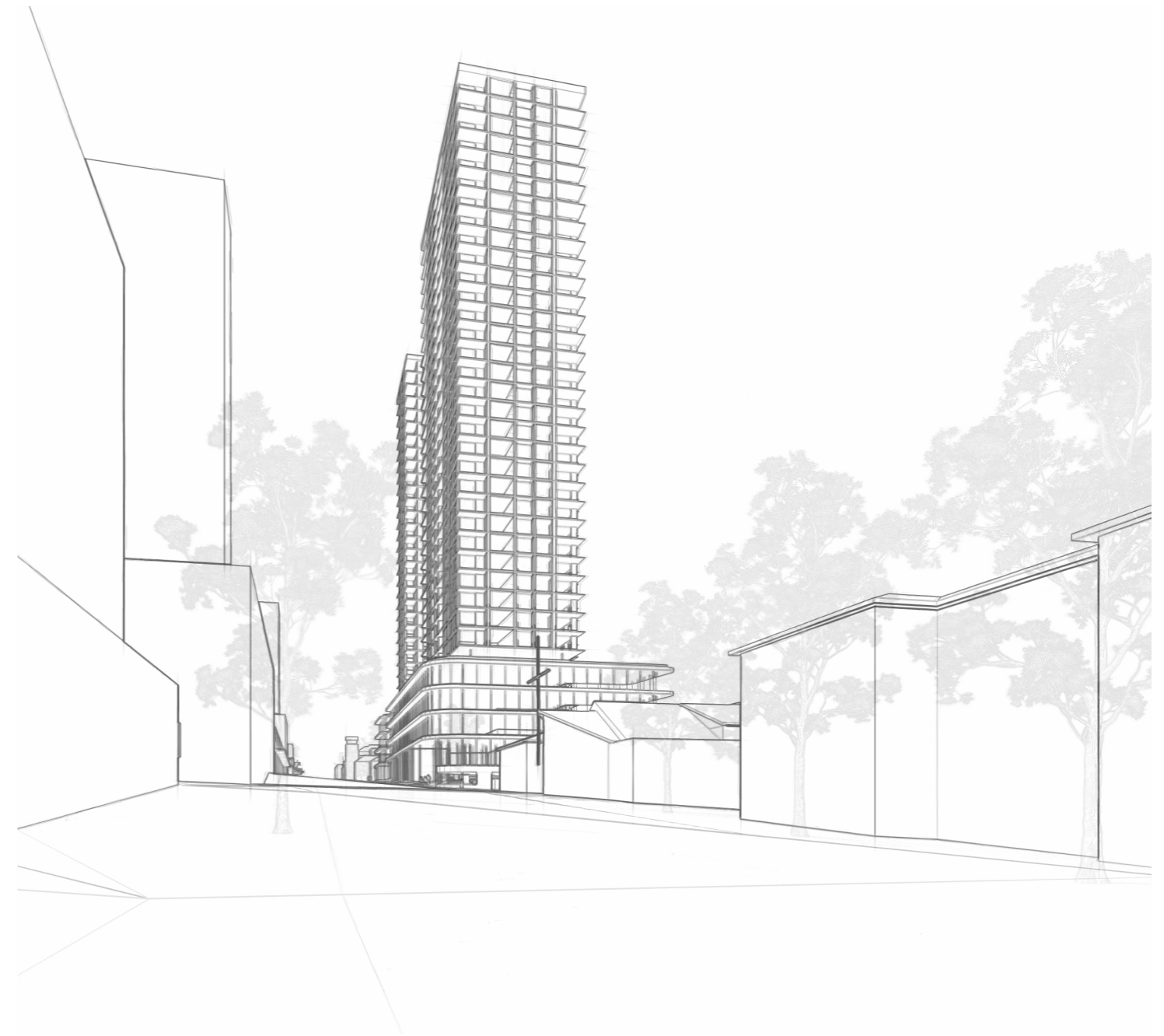


Figure 2. 3D view of the massing model, looking south from Ray Street to the Rawson Street Precinct (Source: Kann Finch).

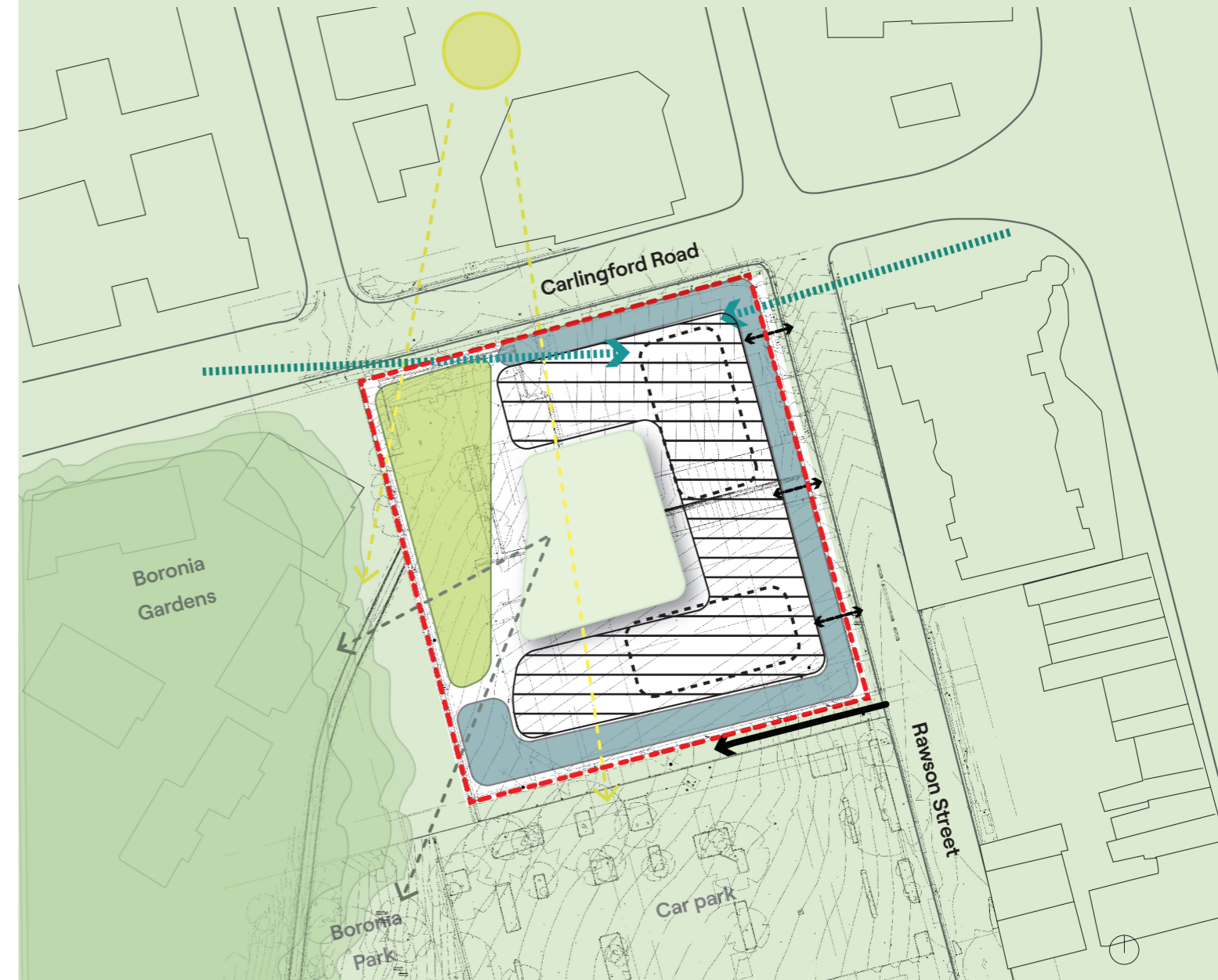
2.2 Design principles

The project team has refined the indicative massing scheme based on the following urban design principles:

- Provide a vibrant retail destination to generate growth and increased activation in the town centre.
- Provide significant improvements to site edges and the public domain, to improve the pedestrian amenity of adjacent areas.
- Improve the western boundary condition and the visual relationship to Boronia Gardens.
- Provide increased commercial and retail floorspace in the town centre as part of a high quality mixed use development.
- Replace and upgrade the existing commercial floor space on the Site.
- Retain and expand the existing supermarket offering as a local retail anchor in the main street.
- Provide a an activated street edge to encourage pedestrian movements in the area.
- Provide a modulated podium form to allow for daylight penetration to the centre of the open air retail plaza, promoting a sense of place and journey.
- Ensure the retail plaza is visually connected to Boronia Park.
- Deliver significant improvements to the current edge condition facing Boronia Gardens and Council's car park.
- Provide podium heights to spatially define the corner at the pedestrian level to deliver a well defined streetwall component that offers containment and definition to surrounding streets.
- Distribute tower forms to achieve height emphasis on the corner of Carlingford Road, announcing the precinct entry upon arrival from the west.
- Orientate tower footprints to minimise overshadowing to Boronia Park and Boronia Gardens.

- Consolidate residential floor space in two tower forms to minimise cumulative bulk impact when viewed from oblique angles west of the Site.
- Distribute residential floor space across two towers to maintain visual relief between the towers, maintaining reasonable levels of sky exposure and outlook.
- Provide tower height emphasis at the northern corner of the Site to complement the desired skyline profile for Epping.
- Provide generous secondary setbacks to ensure towers are visually recessive when viewed from the street.
- Provide secondary setbacks above podium to ensure the podium and the towers are legible as separate form elements.
- Reinforce the corner location to announce the northern end of the main street on approach from Beecroft Road and Carlingford Road.
- Provide appropriate building separation between new tower forms to maximise residential amenity and minimise overshadowing to surrounding areas.
- Provide substantial upgrades to the service laneways along the southern and western site edges.
- Provide generous podium setbacks to allow for public domain improvements.
- Provide new open space amenity in the form of a retail plaza and an open space node to benefit the local community.

The diagram in **Figure 3** illustrates the key principles guiding the amended site layout.



KEY

- | | | | |
|--|---|--|--|
| | Subject site | | Towers orientated to minimise overshadowing |
| | Topography | | New open space node |
| | Improved interface response | | Activation |
| | Locate height to celebrate the prominent corner | | Vehicular access |
| | Podium to spatially definition the street edge | | Visual connection between the plaza and Boronia Park |
| | Tower footprints | | Visual separation between tower forms |

Figure 3. Design principle diagram.

3 Revised Massing Strategy

3.1 Preferred massing strategy

The updated massing strategy builds on a comprehensive body of built form testing.

The Proponent team has tested a range of options for the distribution of built form, to improve the response to site specific circumstances, key constraints and the broader urban character sought for the Rawson Street Precinct.

Key considerations guiding the recent amendments to location of tower and podium forms seek to:

- Concentrate tower bulk within the eastern part of the Site, in proximity to Rawson Street to support town centre as the focus for density.
- Concentrate tower density near the main street spine to minimising visual bulk exposure to lower scale development and Boronia Park.
- Concentrate density within two tower footprints, to maintain a visual corridor between the towers, facilitating outlook and sky exposure to the park and amplify visual permeability.
- Redistribute mass to strengthen the streetwall response to the Rawson Street and Carlingford Road interfaces.
- Increase tower setbacks to improve the proportional relationship between the podium and the tower forms.
- Enhance visual connectivity between the new plaza and neighbouring areas to the west.
- Redistribute floor space to deliver scale emphasis at the north eastern corner of the Site to celebrate the precinct entry and provide built form termination to the eastbound visual corridor along Carlingford Road.
- Strengthen the commercial floor space offerings of the Site and maintain allowance for the provision of additional retail including a supermarket format to revitalise the town centre.

As part of the design development phase, the Proponent team tested a broad range of options for the distributing floor space across the Site, taking into account the complexity of the site constraints and detailed technical requirements applying to the intended use.

As documented in the analysis included in the Urban Design Report dated 2024, flooding, topography, access arrangements and other significant constraints substantially restrict the developable areas within the Site. These constraints, along with the lot geometry and site orientation, limits the alternative layout configurations achievable for the Site.

Informed by the constraints analysis, further testing of various massing options was undertaken to examine how to appropriately distribute built form across the Site while responding to the surrounding context and concerns raised in Council's RFI.

In dialogue with Council staff, the recent design amendments ensure a balanced distribution of bulk and scale across podium and tower forms which allows for significant improvements to the public domain interface and the general 'greening' of the Site.

To achieve the site vision, while maximising the commercial floor space offering and retaining the residential floor space available under existing controls, the preferred massing option delivers the following:

- Tower A 36 storeys
- Tower B 33 storeys

The preferred option allocates 3-5 storeys to the podium form in response to the sloping topography and the desired future streetwall profile as specified by Council.

The proposal results in additional FSR of 1.5:1 of commercial floor space in addition to the permissible maximum FSR of 4.5:1 which equates to a total maximum floor space of 6:1.



Figure 4. 3D model view of the amended scheme (Source: Kann Finch).

3.2 Urban form responses

As summarised in previous analysis of the existing and emerging urban context of Epping, existing and approved towers east of the railway line establish an urban form outcome which is characterised by height 'peaks' expressed by existing and approved tower development.

The revised massing strategy concentrates floor space within two towers with maximum heights that are largely comparable to existing and approved tower heights within the eastern part of Epping Town Centre as indicated in Figure 5.

At RL 206.15, the revised proposal achieves height emphasis at the northern corner of Rawson Street to complementing the broader urban form outcome for Epping.

Equally, the strategy contains tower typologies within the 'main street' precinct to enable generous separation between the towers and lower scale development to the west.

Analysis confirms that due to the limited block depth, small lot sizes and the existing laneway networks, lots fronting Beecroft Road may never achieve tower clusters to balance the emerging pattern east of the railway.

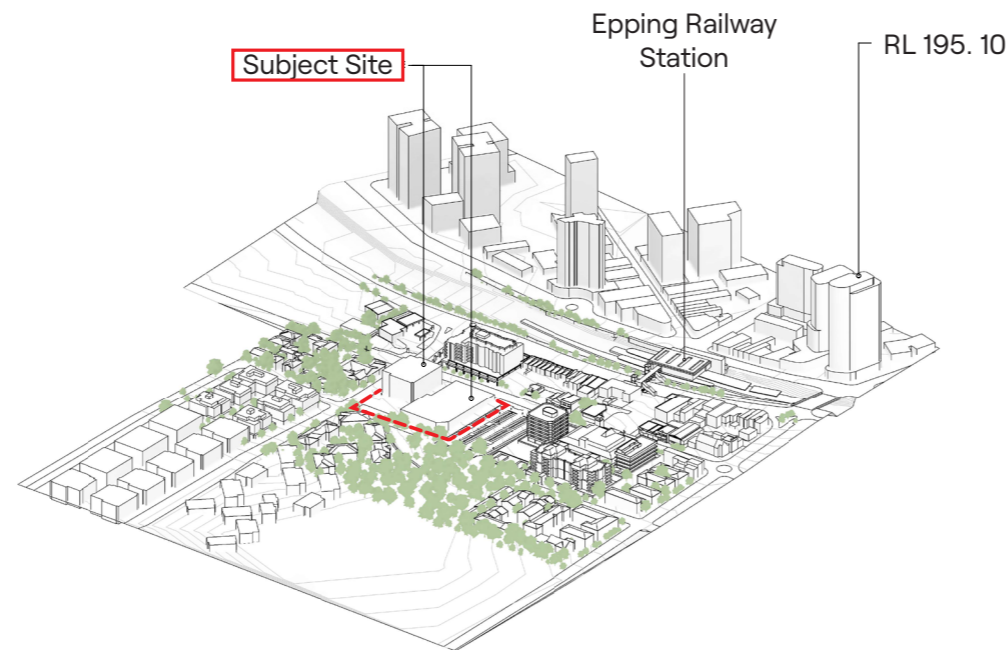
However, the location and size of the subject site makes it well suited to achieve height emphasis to ensure tower development will visually celebrate the western part of Epping town centre as summarised in the analysis presented in the original Urban Design Report.

The revised proposal allows for the following maximum building envelope heights:

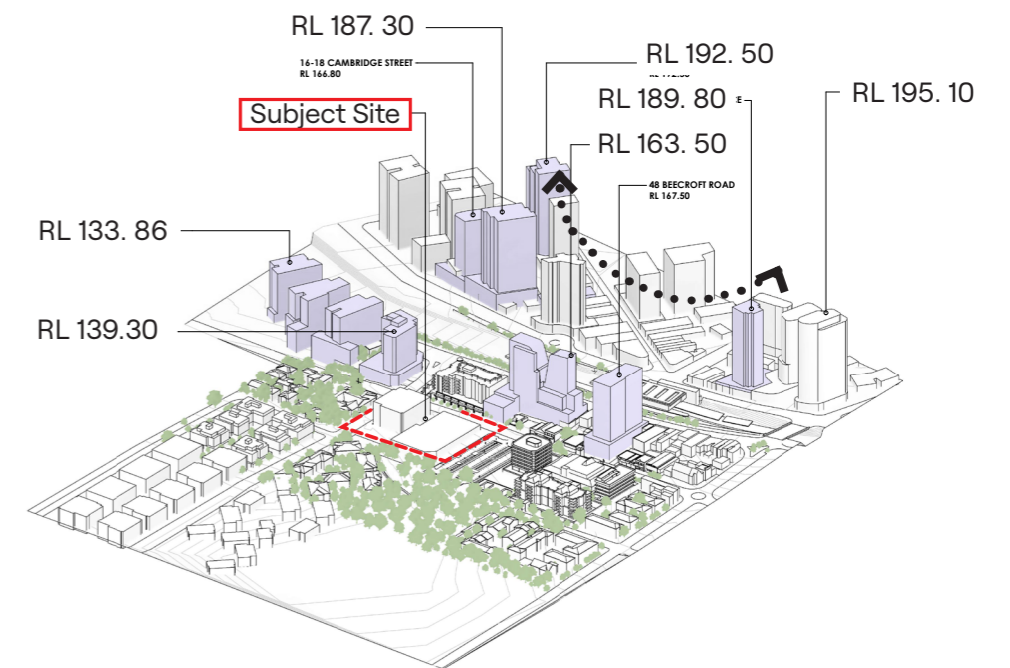
Tower A - RL 206.150

Tower B - RL 196.700

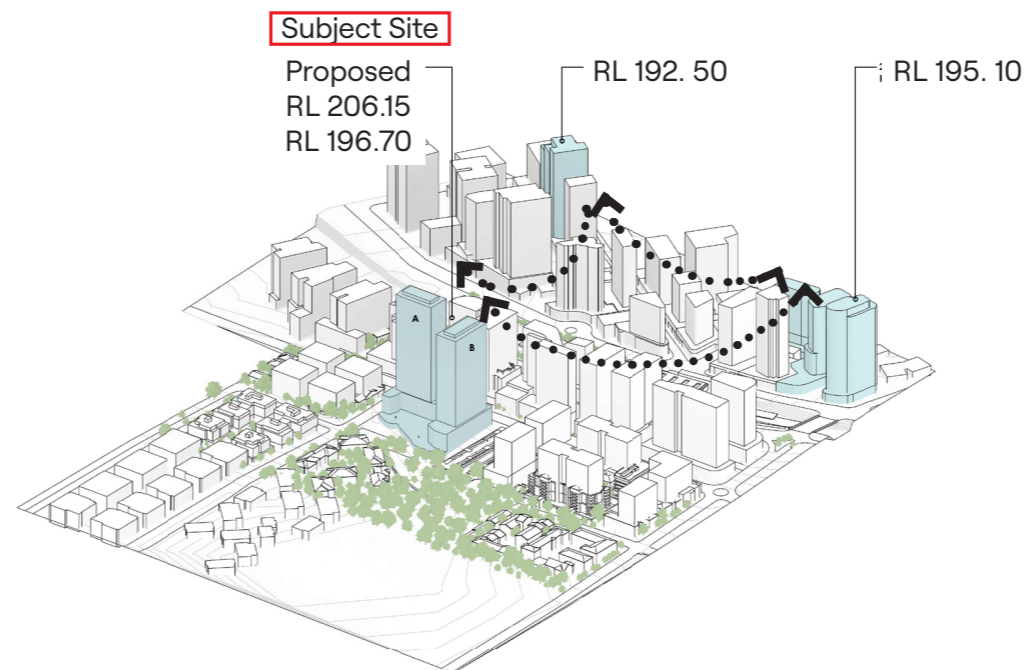
The proposed building heights include approximately 3m allowance for roof plant, parapet and lift and overruns.



The existing urban profile is characterised by tower clusters within the eastern part of Epping Town Centre.



The future urban form profile of Epping is defined by tower approvals on both sides of the railway line however, scale emphasis currently occurs east of the railway.



The proposal complements the emerging urban form outcomes as indicated in the 3D model view which includes approved as well as likely future tower development.

Figure 5. 3D model views illustrating how the refined massing strategy is tailored to complement the emerging tower 'peaks' (Source: Kann Finch).

4 Visual Bulk Investigations

4.1 Comparative analysis

Recent amendments to the massing strategy have been informed by 3D view testing undertaken by Kann Finch. Views are captured from the various built form options considered to understand how the built form, terrain and future context impact on the visual presentation of the Site.

Pedestrian eye level views are examined as part of a comparative analysis to identify the capacity of the massing to achieve the desired built form outcomes.

Pedestrian views from key public domain vantage points are captured from human eye level (1.6m above ground) to understand how future building envelopes respond to the immediate and broader urban context.

The analysis summarised in this chapter is a comparison between the indicative scheme accompanying the Planning Proposal lodged in September 2023 and the current amended Planning Proposal scheme.

The comparative analysis illustrates key points of difference between the 2023 scheme which included three tower forms, and the current scheme which incorporates two towers.

As requested by Council, the views also highlight other differences between the two massing strategies as illustrated in **Figures 7, 8 and 9**.

The analysis relies on selected viewing locations from pedestrian areas within the public domain, representing examples of a broader range of views interrogated as part of the design process.

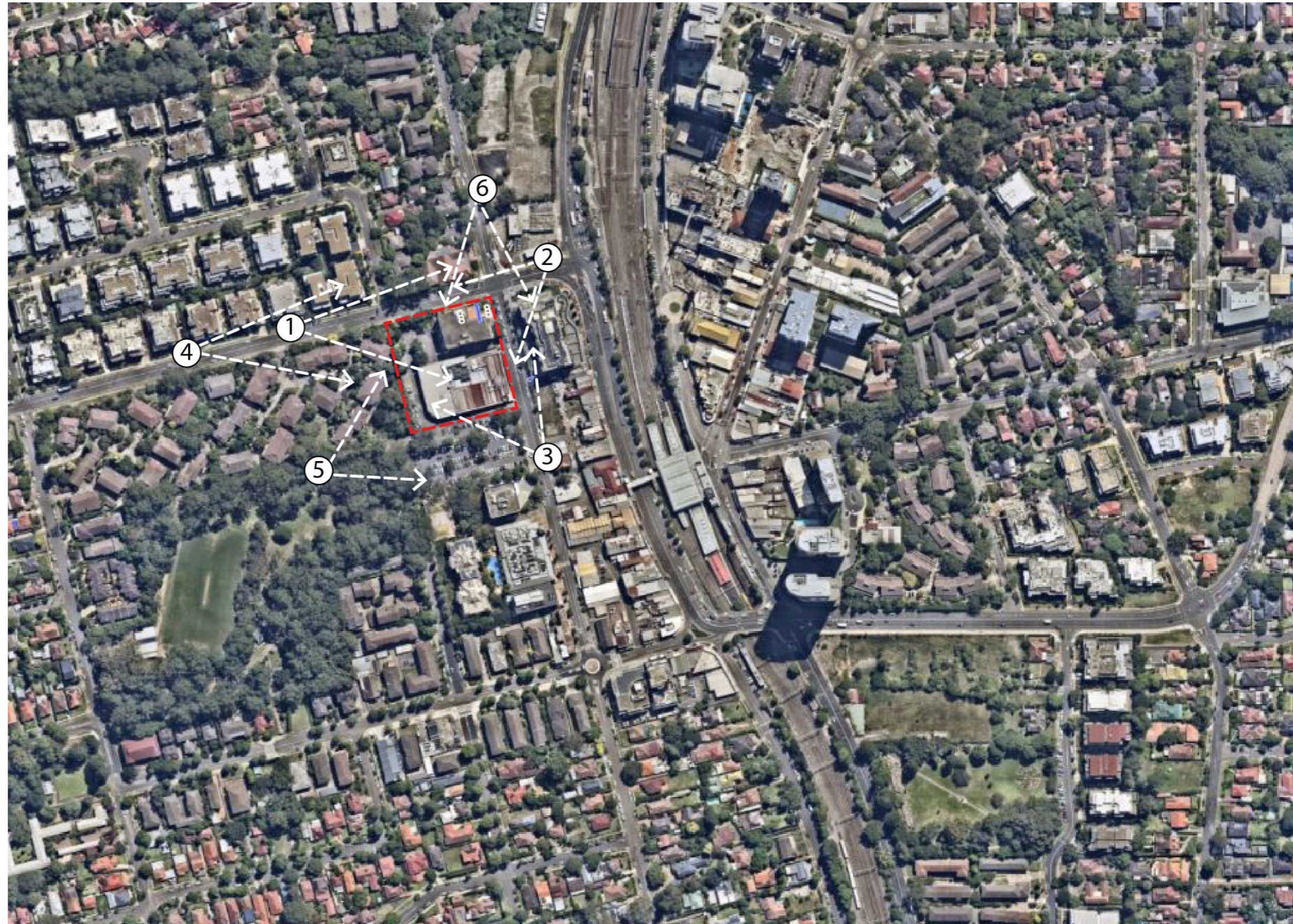


Figure 6. View location map (Source: Adapted from NearMap).

OBSERVATIONS

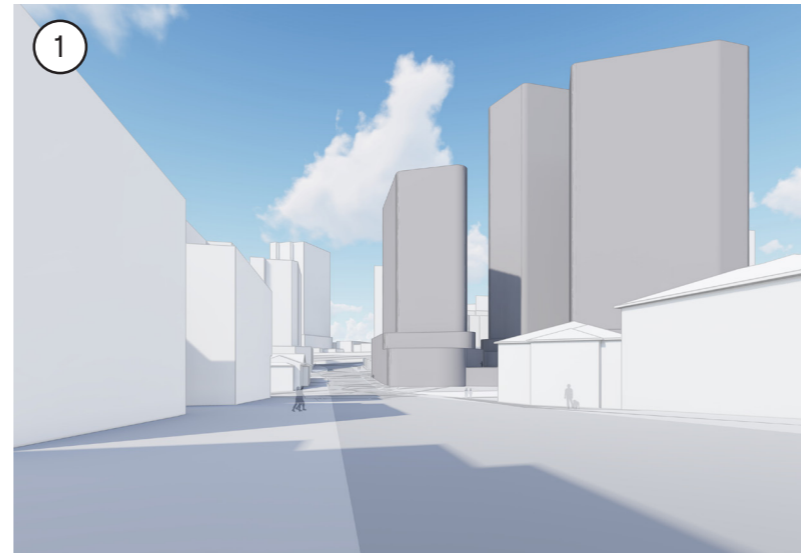
View 01 - Looking east along Carlingford Road

- A pedestrian view captured from the northern footpath on Carlingford Road.
- Tower profiles within Epping East terminate the eastbound vista.
- Where the previous scheme presented tapering tower heights, the amended scheme presents with increased tower scale to Carlingford Road to announce the corner of an approach from the west.
- The podium scale is more pronounced in the amended scheme, defining an edge to the public domain as the road descends.
- The amended scheme presents with wider tower footprints but the massing allows for a clear visual corridor between the towers.

View 02 - Looking west along Carlingford Road

- Pedestrian view captured from the northern footpath on Carlingford Road, looking west.
- The existing mixed use development fronting Carlingford Road dominates the foreground of the view.
- The amended scheme presents with increased scale however, the towers are more legible as individual forms whereas towers in the previous scheme present in a cluster formation with tower heights transitioning to the north.
- The amended podium form provides enhanced spatial containment to the street. Where the previous scheme provides a 'staggered' podium edge, the amended podium is increased in scale to express a 4-5 storey streetwall to define the corner.

2023 PLANNING PROPOSAL

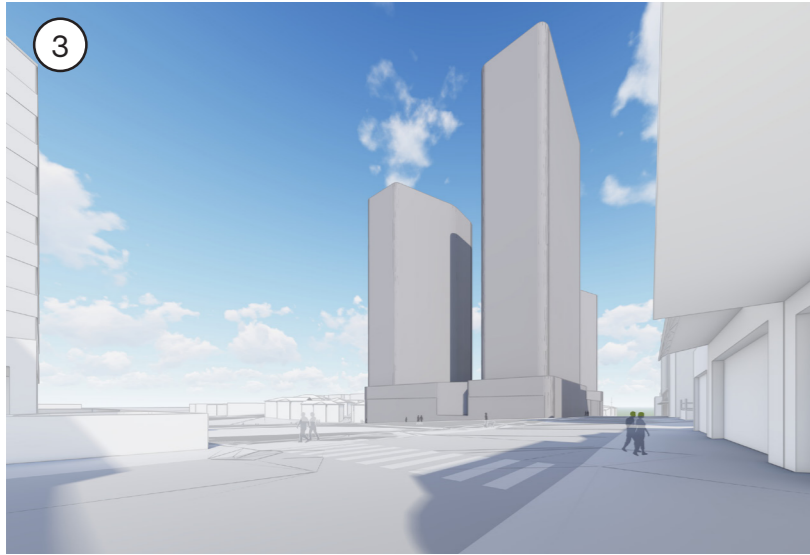


AMENDED PLANNING PROPOSAL



Figure 7. Pedestrian eye level views comparing the previous massing strategies with the recently amended scheme (Source: Kann Finch).

2023 PLANNING PROPOSAL



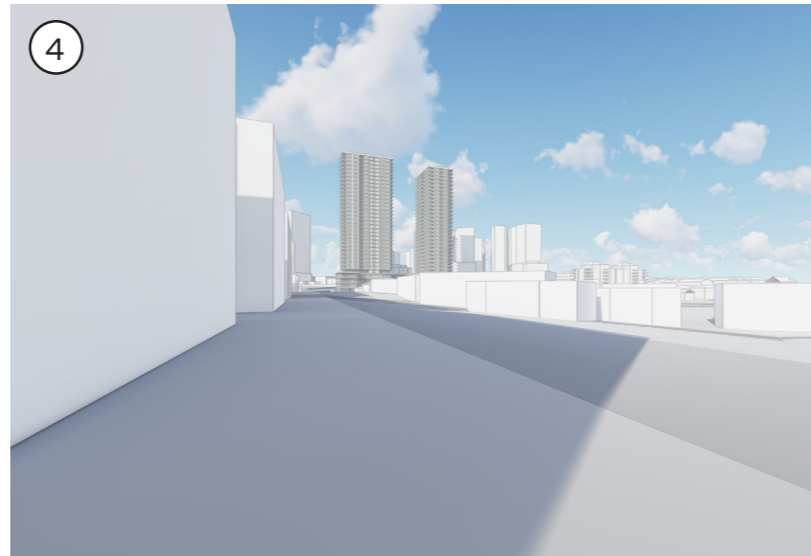
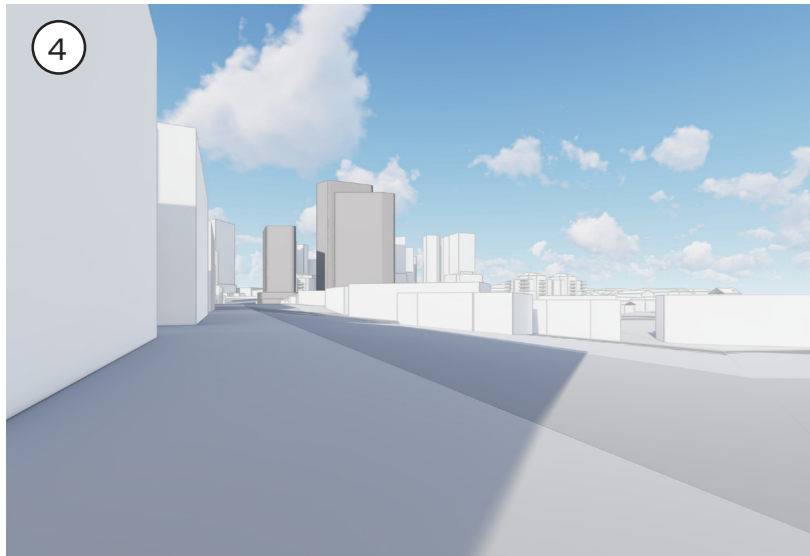
AMENDED PLANNING PROPOSAL



OBSERVATIONS

View 03 - Looking north along Rawson Street

- A pedestrian view captured from Rawson Street, opposite Council's car park, near the pedestrian arcade link from Beecroft Road.
- The amended scheme presents with increased podium scale and a wide tower frontage (Tower B) but the tower forms are concentrated near the Rawson Street interface.
- The previous scheme enables views between the towers however, a wider portion of the car park interface is occupied but taller built form with reduced separation distances to lower scale development and Boronia Park.
- The view illustrates how the amended scheme delivers increased secondary setbacks to reduce imposing bulk to pedestrian areas.



View 04 - Long distance view, Looking east along Carlingford Road

- The long distance view illustrates the different urban form outcomes delivered by the two schemes. The amended scheme provides scale emphasis to accentuate the corner location where the previous scheme provides varied tower heights.
- The amended scheme provide a clear visual corridor between the tower forms to achieve an enhanced sense of visual permeability, compared to the previous scheme.

Figure 8. Pedestrian eye level views representing the previous and current massing strategies (Source: Kann Finch).

OBSERVATIONS

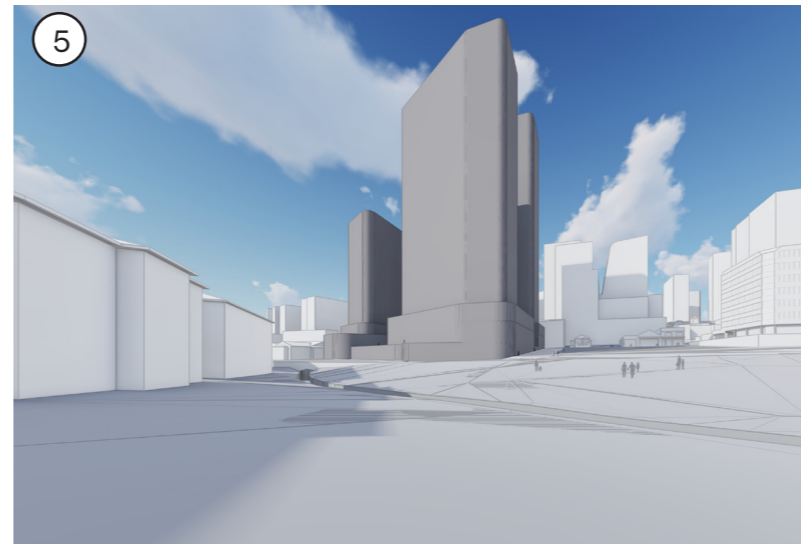
View 05 - Looking west east from Boronia Park

- The amended scheme relies on increased tower height. However, eye level views from the park illustrate how the amended scheme achieves reduced visual bulk to areas located west of the Site.
- The previous scheme provides more prominent visual bulk exposure near the south western corner of the Site where the amended scheme concentrates tower forms within the eastern portion of the site.
- The tower orientation in the amended scheme enables a component of sky exposure between the towers.

View 06 - Looking south along Ray Street

- View looking south along Ray Street.
- The amended scheme celebrates the corner with additional scale emphasis and a continuous streetwall alignment.
- The podium scale is increased in the amended scheme to mark the entry to the Rawson street which is consistent with the outcomes sought of precinct.

2023 PLANNING PROPOSAL



AMENDED PLANNING PROPOSAL

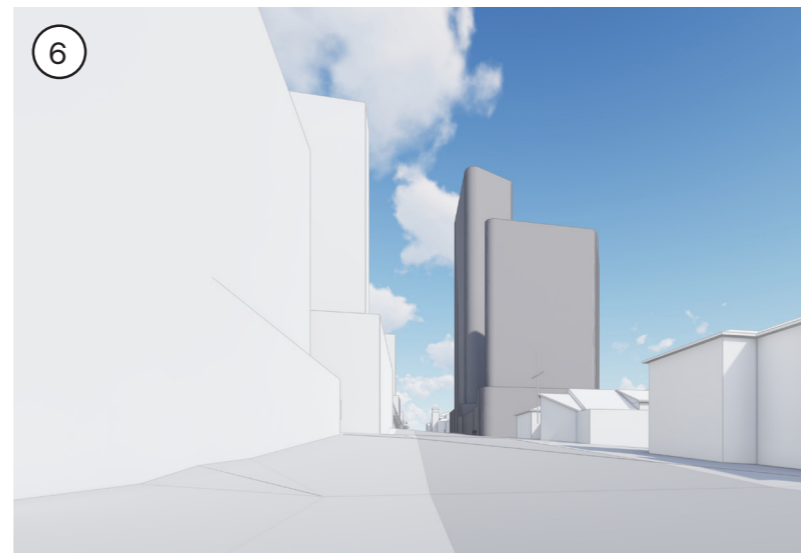


Figure 9. Pedestrian eye level views representing the previous and current massing strategies (Source: Kann Finch).

5 Preferred Master Plan

5.1 The preferred master plan

The preferred master plan seeks to deliver a vibrant mixed use development with a strong commercial offering to revitalise the town centre.

The amended master plan delivers outcomes which are compatible with the evolving urban form of Epping and the desired outcomes for the Rawson Street precinct.

The distribution of built form responds to site specific constraints, significantly improving the visual presentation of the Site and the level of engagement with pedestrian areas.

Based on the prominent corner location and proximity to Boronia Park, the subject site is ideally placed within the western part of Epping.

Recent refinements to the indicative scheme has strengthened the connection between the Site and surrounding areas, increasing separation between the taller towers and the western site edge.

The podium form is simplified to establish consistent built form edge to the northern, southern and eastern site edges with a central plaza which overlooks the park and is open to the sky.

The amended master plan includes improved outcomes for vehicular access to the Site, diverting service vehicle traffic away from Rawson Street to enhance pedestrian amenity.

The preferred master plan meets design objectives provided by the Apartment Design Guide (ADG) and includes significant public domain improvements along Carlingford Road and Rawson Street, in accordance with the wider aims for the area.

The updated master plan includes:

- A 3-5 storey podium which transitions in scale to the western site edge.
- Two tower forms aligning Rawson Street.
- An activated plaza overlooking Boronia Park.
- A new open space node at the north western corner of the Site.
- A new service laneway.
- A high quality mixed use development including retail and commercial floor space as well as high amenity apartments to revitalise the western part of Epping Town Centre.

Based on the responses discussed in this chapter, Gyde considers the updated master plan outcomes provide a balanced and well considered response to the evolving character of the Rawson Street Precinct.

The indicative master plan is identified in **Figure 10**.

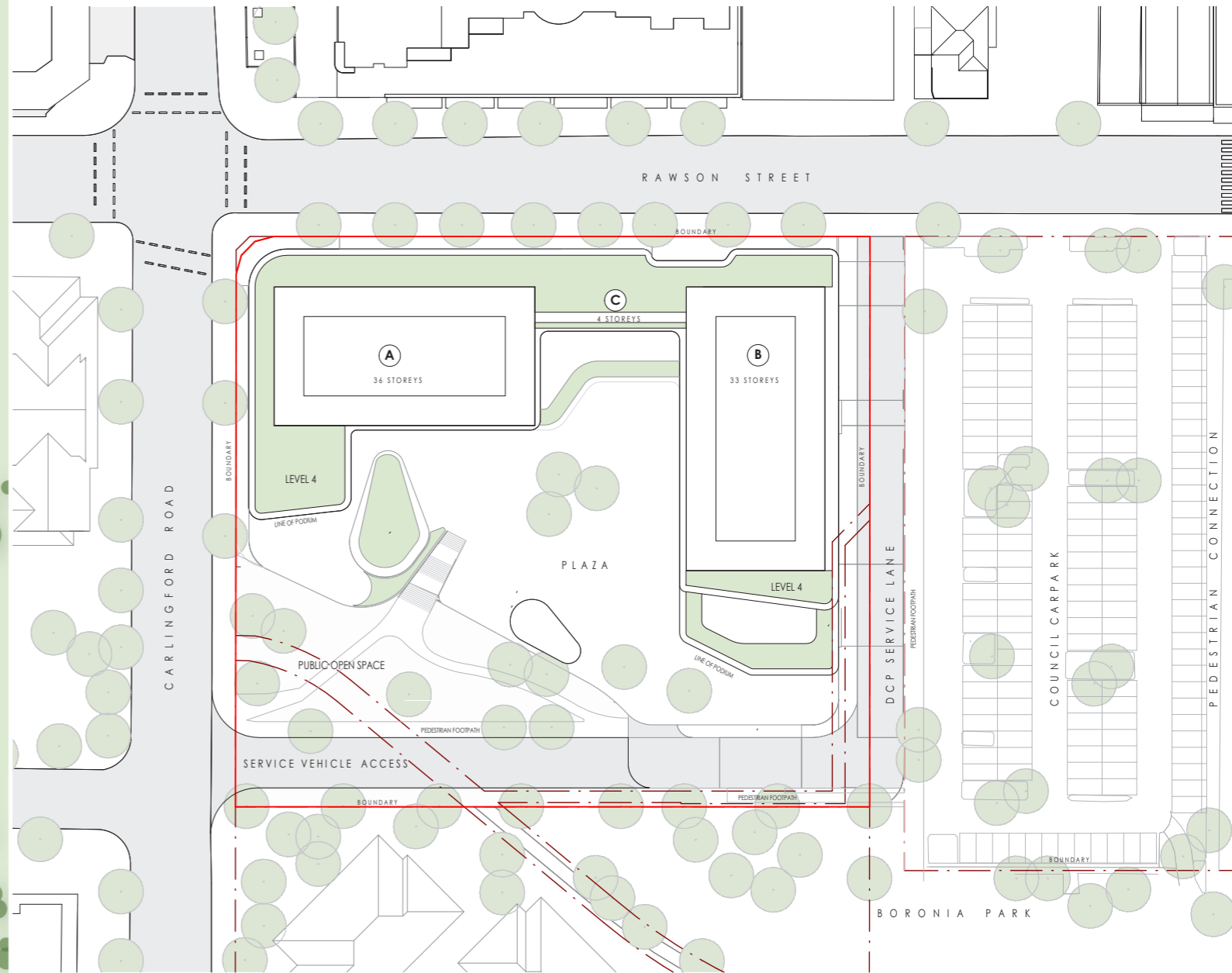


Figure 10. Indicative Scheme Master Plan (Source: Kann Finch).

5.1.1 Setbacks

To achieve the desired development outcomes, setback principles are applied as follows:

The podium setbacks must:

- Allow for public domain improvements.
- Allow for a well proportioned streetwall, providing streetwall containment to Carlingford Road, Rawson Street and the Car park.
- Enable the delivery of service laneways as required by the site specific DCP.
- Be tailored to complement the visual setting of the Site by transitioning in height to the western interfaces.
- Deliver improvements to the existing site edge condition along the western site edge and the interface to Boronia Gardens.
- Allow for public domain improvements.

The tower setbacks must:

- Be sufficient to ensure the podium reads as a separate form with recessive towers above.
- Minimise overshadowing to Council's car park and neighbouring sites.
- Minimise overshadowing to Boronia Park.
- Allow for adequate building separation to meet ADG Design Guidelines and minimise adverse privacy impact.

Based on these principles, the indicative scheme provides the following setbacks:

Podium setback (north)

(Lower ground floor - Level 3) The podium must be set back minimum 2m to Carlingford Road.

Podium setback (south)

(Lower ground floor and Ground floor - Level 3) The podium must be set back minimum 5m to centre line of the new service lane.

Podium setback (east)

(Ground floor - Level 3) The podium must be set back minimum 2m.

Podium setback (west)

(Ground floor - Level 3) Minimum 10m setback must be provided at the southern end of the Site.

Tower setbacks (north)

A minimum 4m secondary setback must be provided above podium.

Tower setbacks (south)

A minimum 3m secondary setback must be provided above podium.

Tower setbacks (east)

Secondary setbacks of minimum 6m must be provided along the Rawson Street interface.

The setbacks provided by the preferred master plan option must have regard for the DCP laneway requirements and must satisfy the minimum building separation as required by the ADG.

The tower footprints are sculpted to ensure tower length does not exceed 45m in length.

The setbacks must be generally consistent with setbacks identified in **Figure 11**.

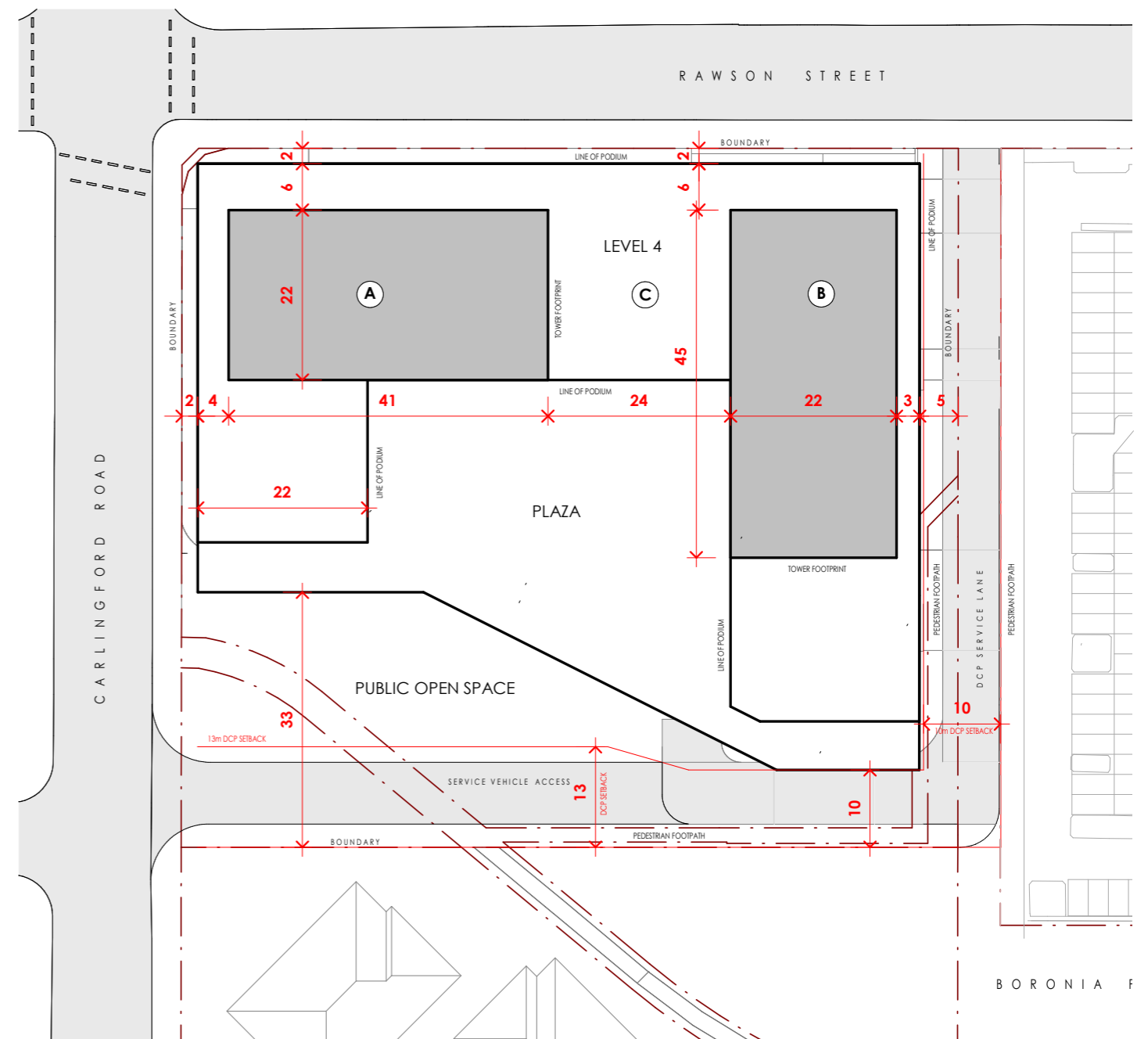


Figure 11. Setback Diagram (Source: Kann Finch).

6 Indicative Scheme

6.1 Amenity outcomes

To ensure the proposal is capable of delivering appropriate amenity outcomes, the team has undertaken rigorous testing of the amended scheme against key Design Criteria of the ADG.

As discussed in this chapter, the outcomes of the refined indicative scheme exceeds many of the Design Criteria set by the ADG to ensure the capacity of the scheme, to deliver high amenity outcomes.

Equally, the proposal demonstrates the ability to improve amenity outcomes for the wider precinct by contributing to the retail offerings and general activation of the wider precinct. The Social Impact Assessment prepared by Cred Consulting (2023) identifies the broader community benefits and positive social impacts resulting from the proposal, to benefit the general community. The 2024 Addendum maintains the impacts identified in the 2023 remain valid with recent updates to the Proposal.

6.1.1 Overshadowing

The updated massing strategy is tailored to minimised overshadowing impacts to the adjacent residential uses and Boronia Park to the west.

The redistribution of mass increases separation between the towers and low scale areas to the west, reducing amenity impacts associated with built form exposure and loss of sky view.

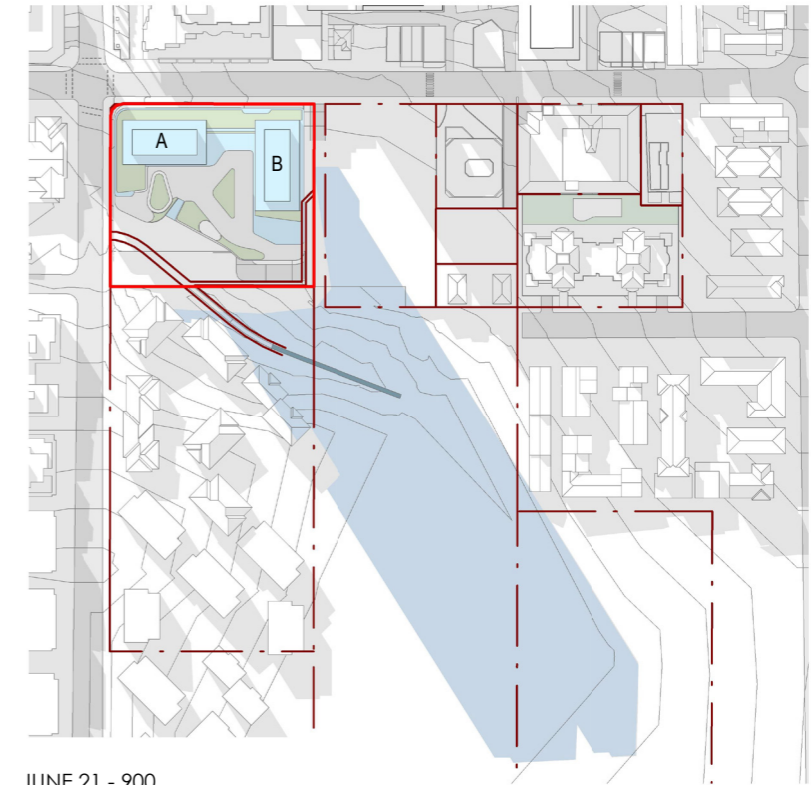
The increased podium scale will result in increased overshadowing to Council's car park. However, on balance, the amended massing strategy will deliver improved outcomes by reducing overshadowing impacts to nearby residential development and public parklands as follows:

- The revised two tower option concentrates taller forms within the eastern portion of the Site, optimising opportunities for maintaining direct solar access to ground plane areas within Boronia Park.
- The refined massing strategy ensures no additional overshadowing affects Boronia Park and the neighbouring residential development from 12pm mid winter (21 June).

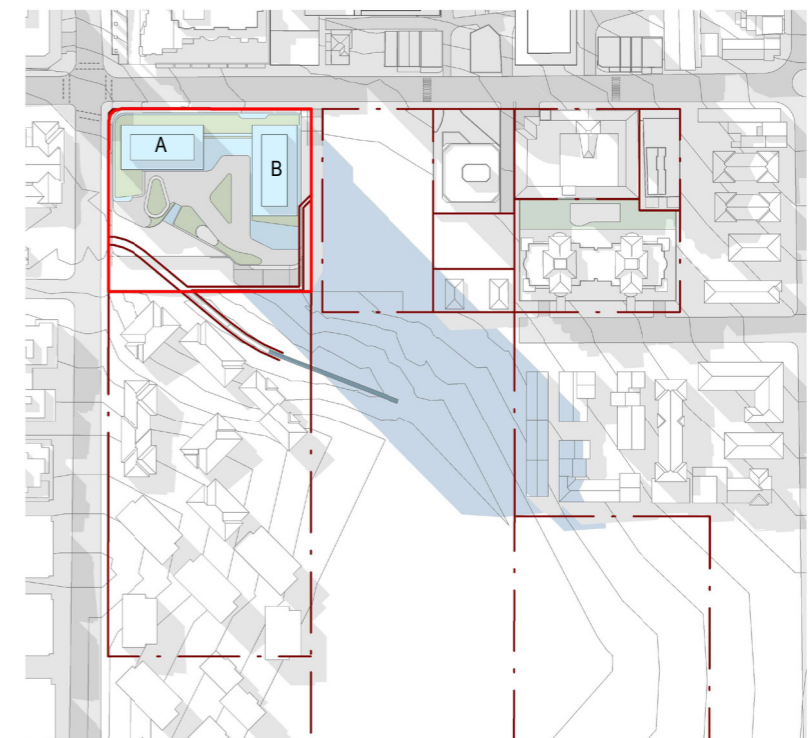
- The new retail plaza achieves direct mid-winter sun from approximately 1pm during mid winter.
- The preferred massing strategy maintains solar access to large consolidated areas within Council's car park throughout the day, as demonstrated in **Figures 11 and 12**.

The current controls applying to the Site allow for increased development scale which, compared to the existing condition and based on the site orientation, would result in additional overshadowing to Boronia Park and neighbouring areas. A range of alternative massing scenarios were thoroughly interrogated in 3D massing models as summarised in the initial Urban Design Report (**Appendix A**).

While recent refinements to the massing strategy result in increased tower height, the additional shadow resulting from the increased tower scale manifests itself in fast moving shadows. Based on the site orientation, additional shadows cast will within the broader precinct, will only affect lots within the remaining precinct, for a short period of time.

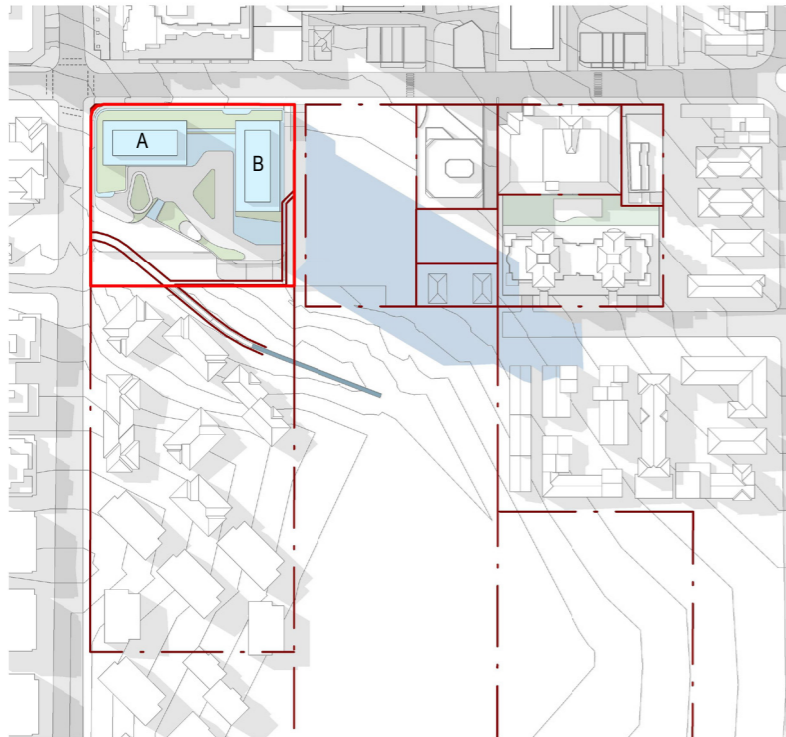


JUNE 21 - 900

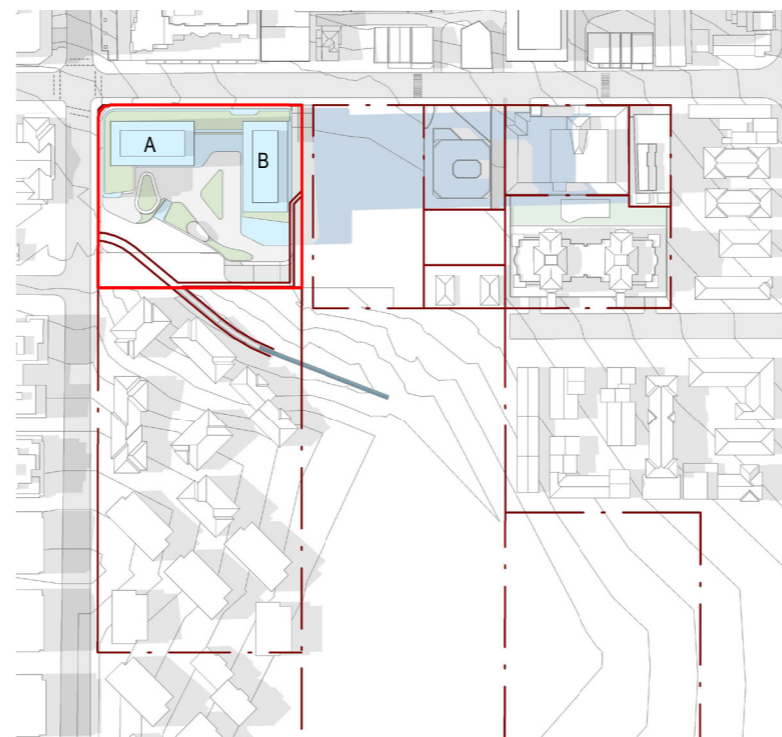


JUNE 21 - 1000

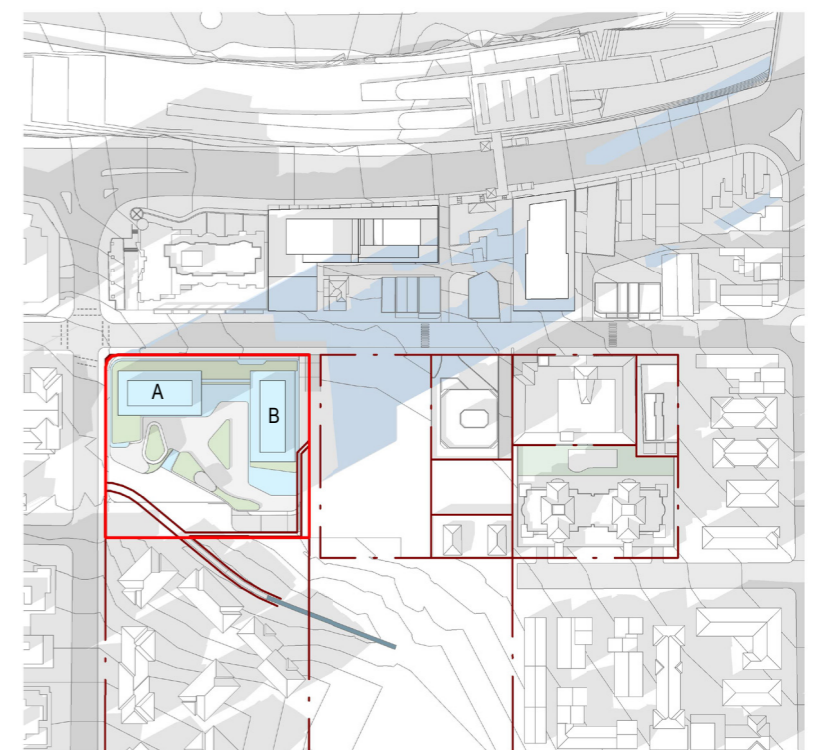
Figure 12. Shadow diagrams (Source: Kann Finch).



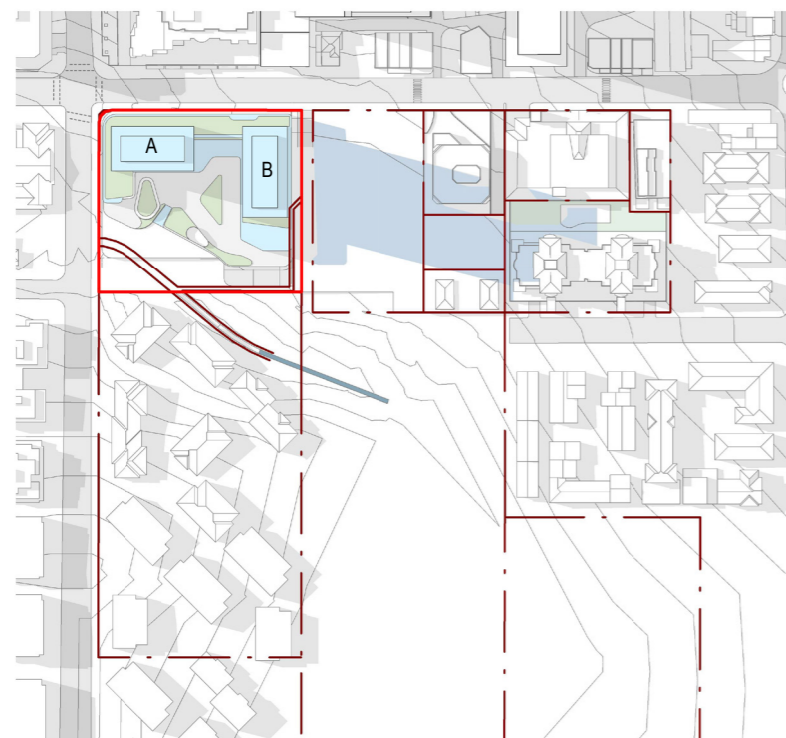
JUNE 21 - 1100



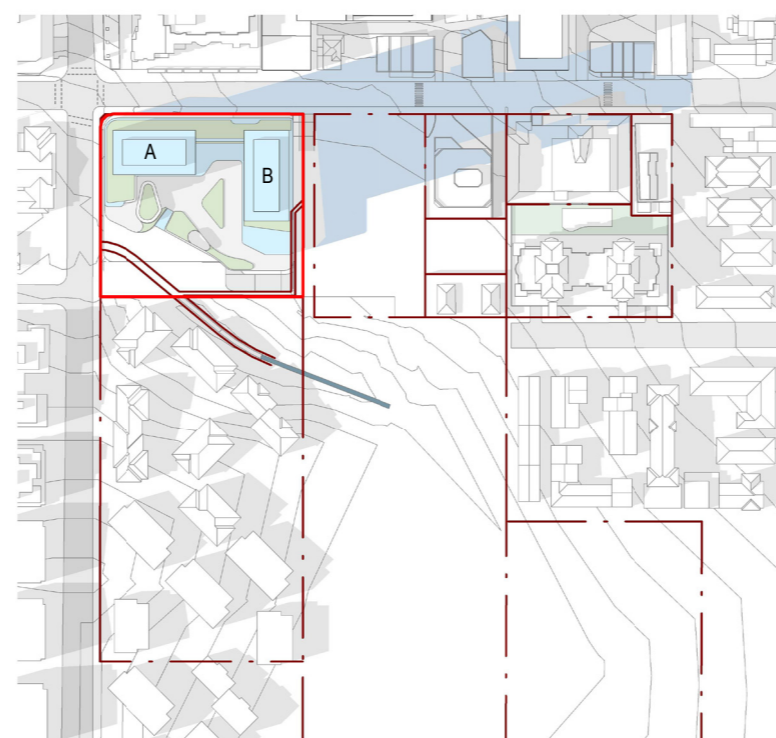
JUNE 21 - 1300



JUNE 21 - 1500



JUNE 21 - 1200



JUNE 21 - 1400

- SITE BOUNDARY
- ADDITIONAL SHADOWS

Figure 13. Shadow diagrams (Source: Kann Finch).

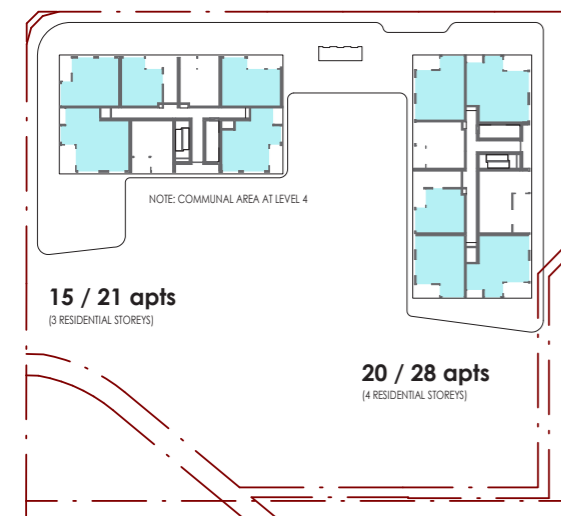


TYPICAL LEVEL - SOLAR ACCESS

9.00am - 3.00pm

290 APARTMENTS (290/406) - 71% - RECEIVE MIN 2HRS SOLAR ACCESS TO HABITABLE AREAS BETWEEN THE HOURS OF 9.00AM AND 3.00PM

*APPROX 28 APARTMENTS (28/406) - 7% - RECEIVE NO SOLAR ACCESS TO THE APARTMENT BETWEEN 9.00AM AND 3.00PM



TYPICAL LEVEL - VENTILATION

Natural Ventilation

35 APARTMENTS (35/49) - 71% - ARE NATURALLY CROSS VENTILATED 9 STOREYS ABOVE GROUND.

UNDER THE ADG APARTMENTS ABOVE THIS HEIGHT ARE CONSIDERED NATURALLY VENTILATED

6.1.2 Solar access

The Proponent team has developed typical floor plan layouts for residential levels, to demonstrate capacity for the amended scheme to achieve solar access and cross ventilation to satisfy ADG Design Criteria as demonstrated in **Figure 14**.

Apartments achieving minimum 2 hours direct sunlight between 9 am and 3 pm at mid winter are highlighted in yellow.

Recent testing confirms 290 of 406 apartments receive minimum 2 hours solar access during mid winter which equates to 71%. The outcomes exceeds the minimum requirements nominated under Design Criteria No 2 under Objective 4A-1 of the ADG.

The indicative scheme relies on only 7% south facing apartments which meets Design Criteria No 3 under ADG Objective 4A-1, requiring maximum 15% of apartments in a building to receive no direct sunlight between 9 am and 3 pm during mid winter.

Solar mapping is provided as part of the Architectural Report prepared by Kann Finch (29 April 2024).

6.1.3 Natural Cross Ventilation

Apartments counted as being naturally cross ventilated in the first nine storeys of the building are highlighted in blue.

According to the information prepared by Kann Finch, 35 of 49 units in the first nine storeys (above ground) are naturally cross ventilated which equates to 71%. The outcome exceeds the minimum requirement nominated in Design Guidance provided under Objective 4B-3 of the ADG.

6.1.4 Landscape strategy

A landscape and open space concept prepared by Arcadia draws inspiration from the local landscape and the Devlins Creek catchment.

The concept presents a narrative referring to the creek and native landscape features, incorporating a sequence of engaging open spaces to complement the existing landscape character and open space destinations such as Boronia Park.

The landscape strategy is discussed in the Urban Design Report attached in Appendix A. In summary, the concept includes:

- Landscape upgrades to street frontages as indicated in **Figure 16**.
- Integrated landscaping (above structure) as part of the centralised retail atrium space including alfresco dining areas and garden 'dining rooms' to encourage informal seating and social interaction.
- Provision of generous landscape screening and deep soil areas to the western boundary to visually screen the interface to the neighbouring residential development.
- A vibrant landscape concept for the publicly accessible open space at the north western corner

of the Site. The

- Landscaped areas include native vegetation, a bush play zone with the overland flow path expressed as an interpretive water element associated with a 'reinstated creek' motif. The new open space node fronting Carlingford Road includes interactive elements such as a pedestrian bridge, sculptural seating and a dramatic natural rock wall.
- A small stage overlooking the playground for occasional informal performances.
- High quality landscaped communal open spaces above podium to benefit the residential apartments.
- Green roof treatments on podiums to improving the visual quality of the roofscape.



- 1/ Alfresco Dining
- 2/Raised Decking Seat
- 3/ Central Astro turf Area
- 4/Seating Edge
- 5/ Tree Planting
- 6/ Raised Planted Bed
- 7/ High Table + Chairs
- 8/Loose Furniture elements
- 9/Interpretive Shade Structure
- 10/Canterlevered Play Elements
- 11/ Bush Play Area
- 12/ Overland Flow Path
- 13/ Seating Elements
- 14/ Natural Rock Wall
- 15/ Bridge



Figure 15. Extracts of landscape design concept Ground Floor (Source: Arcadia).

Figure 14. Solar access and cross ventilation diagrams (Source: Kann Finch).

6.1.5 Open space

The updated proposal demonstrates the capacity to accommodate communal open space in accordance with Design Criteria No. 2 under Objective 3D-1 of the ADG. The criteria requires the future development to provide communal open space areas equal to minimum 25% of the site.

The proposal provides a combination of communal open space on the upper podium level, supplemented by publicly accessible open space areas on the Ground Level. The ADG Glossary defines that communal open space may be accessible to residents only, or to the public

The amended massing strategy provides an overall reduction in the podium footprint which, in turn, reduces the capacity for communal open spaces to be delivered on the podium level. Nevertheless, the indicative scheme allows for 1,405sqm of communal open space on podium which equates to 15.5% of the site area with further 1,230sqm of publicly accessible open space provided on the ground level.

In total, the open space provisions equate to 29% of the site area, noting the Site is located immediately adjacent to approximately 4.9ha of parkland in Boronia Park. Boronia Park is a local destination offering bush land amenity, open playing fields and a large playground for future residents and the general community to enjoy.

Therefore, the indicative scheme is considered to meet Objective 3D-1 of the ADG by ensuring an adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

A communal room on Level 1 provides an additional 532sqm of indoor communal space to further enhance on-site amenity and meet the lifestyle expectations of future residents.

6.1.6 Deep soil

The proposal provides 1,230sqm deep soil area (minimum 6m dimension) which equates to 13.5% of the total site area. The outcome exceeds the minimum deep soil requirements nominated as part of Design Criteria No 1 of Objective 3E-1 of the ADG.

The updated site layout delivers generous deep soil and landscape opportunities to enhance the landscape character and general amenity of the Site and surrounding areas.

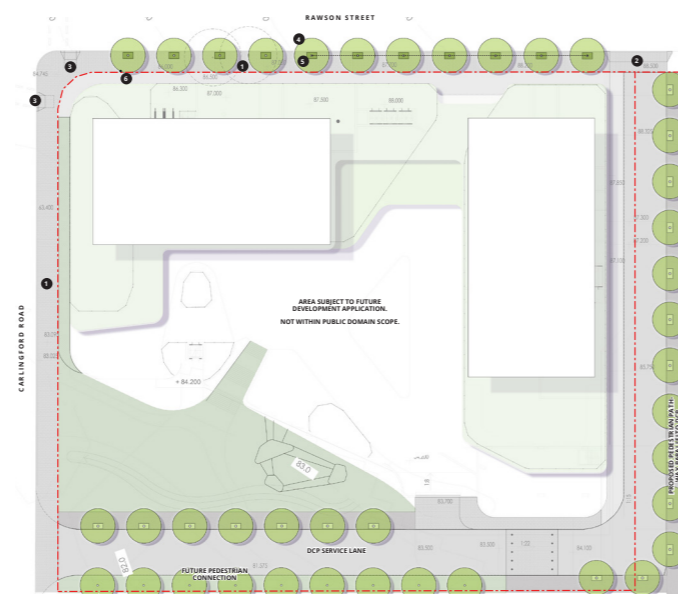
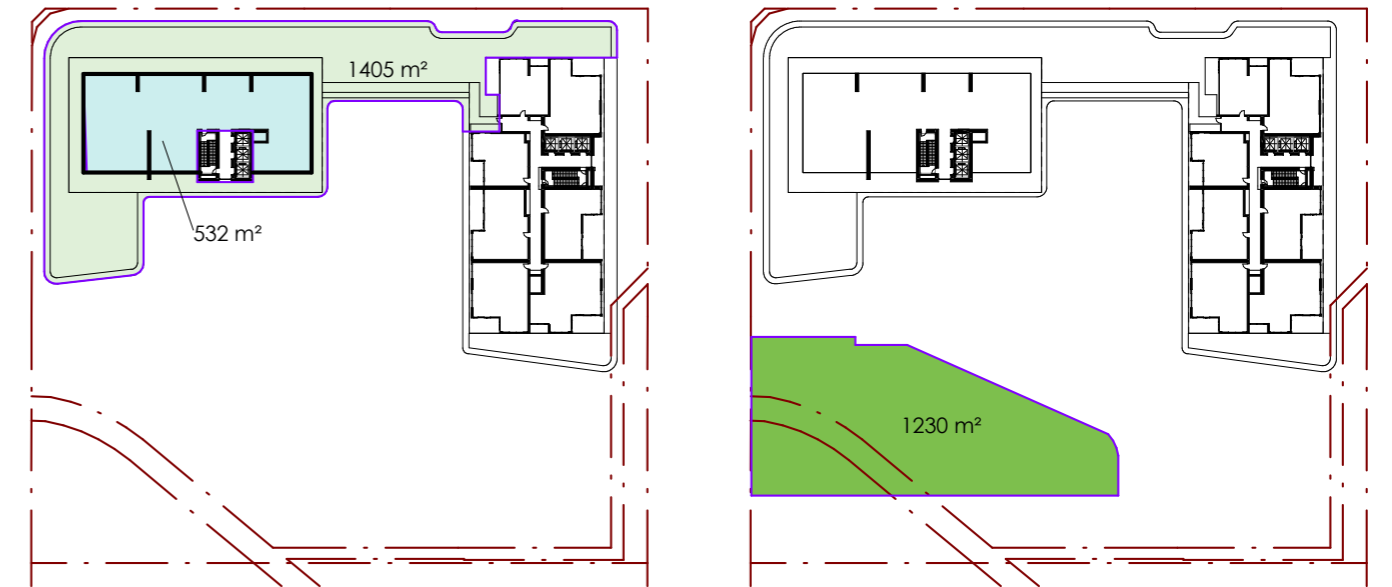


Figure 16. Public Domain Plan (Source: Arcadia).

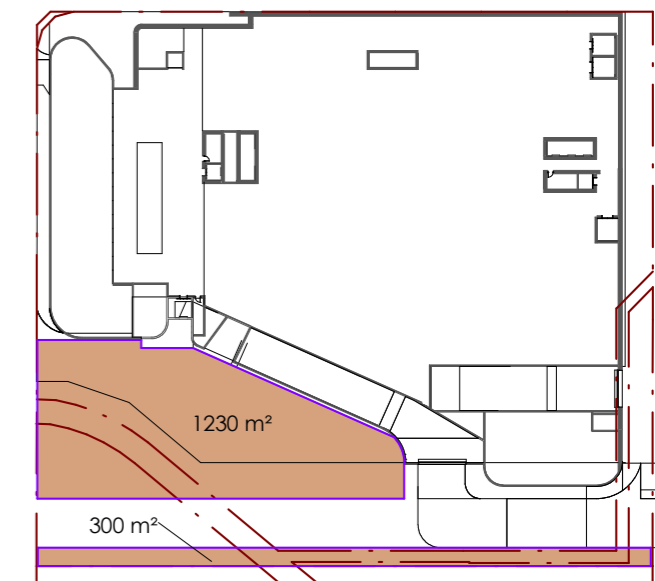


LEVEL 4 - COMMUNAL OPEN SPACE

GROUND - PUBLIC OPEN SPACE

SITE AREA	9089m ²	REQUIRED - ADG	PROVIDED
COMMUNAL OPEN SPACE		25%	15.5% - 1405m ²
COS / PUBLIC OPEN SPACE			13.5% - 1230m ²
COMMUNAL ROOM			6% - 532m ²
PUBLIC OPEN SPACE		N/A	50% - 4600m ²
DEEP SOIL (MIN 6m WIDE)		7%	13.5% - 1230m ²

- Communal Open Space
- COS / Public Open Space
- Indoor Communal Open Space
- Public Open Space
- Deep Soil



BASEMENT LEVEL 1 - DEEP SOIL

Figure 17. Open space distribution (Source: Kann Finch).

6.1.7 Building separation

Sufficient building separation is required to achieve acceptable built form outcomes and minimise potential privacy impacts to neighbouring sites as well as to future occupants of the development.

Increased building separation has also been the focus of recent design amendments, to improve visual bulk exposure and overshadowing outcomes of future built form.

Objective 3F-1 of the ADG requires adequate building separation distances to be shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

Objective 4H-1 seeks to minimise noise transfer through the siting of buildings and building layout. Design Guidance includes to Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses, noting the separation requirements under Part 2F and 3F of the ADG.

The revised massing strategy ensures building separation is consistent with design guidance provided under Part 2F and Part 3F of the ADG, providing minimum 24m building separation for habitable to habitable condition for the residential tower forms.

The revised massing is configured to ensure taller forms are concentrated near the eastern site edge to maximise building separation to lower scale development to the west of the Site, as well as built form relief to Boronia Park.

At the north western corner of site, the amended scheme achieves minimum 33m separation between the western boundary and the 5 storey podium with further separation to the northern tower.

At the south western corner of the Site, 10m separation is provided between the western boundary and the podium form, with further setbacks provided for the southern tower, as indicated in **Figure 18**.

The outcomes meets with, and greatly exceed, the minimum requirements for building separation as south by Design Guidance under the ADG.

The outcome presents a significant improvement against outcomes sought by the existing DCP framework and is response to the sensitive interface areas, preventing visual dominance and significant loss of sky exposure.

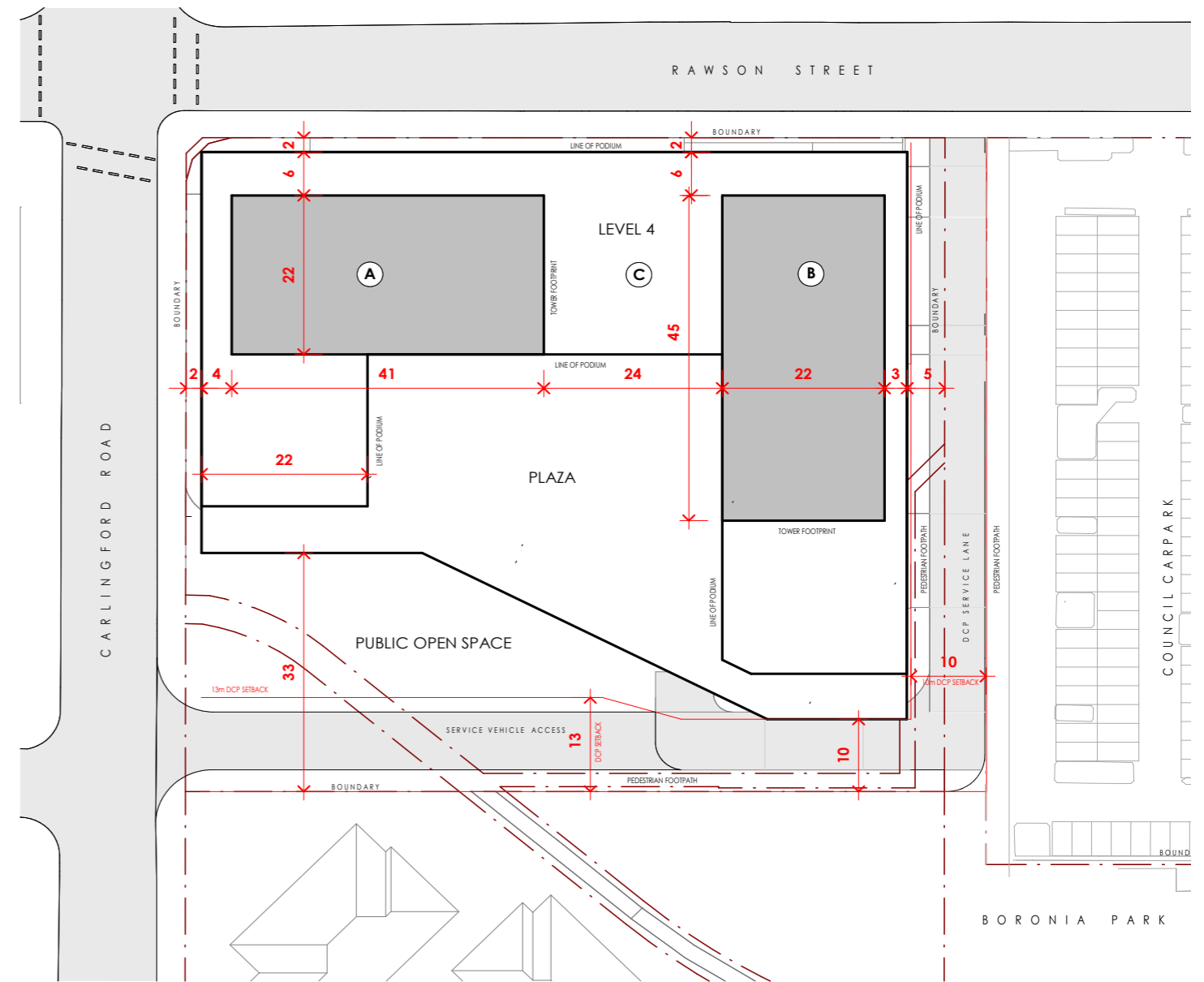


Figure 18. Building separation diagram (Source: Kann Finch).

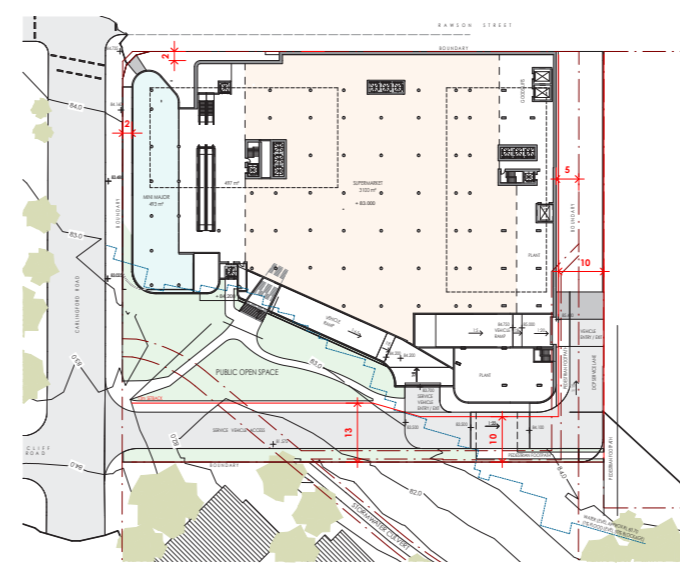
6.1.8 Typical Floor Plan Layouts

The revised indicative scheme demonstrates the capacity for the Site to achieve the vision as follows:

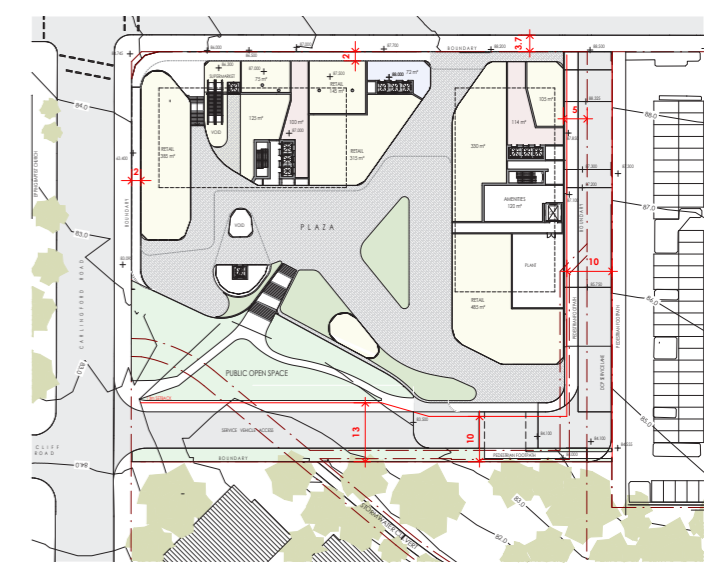
- Basement 1 Plan at RL 79.50 includes car parking and loading areas.
- Lower Ground Level Plan at RL 83.00 includes 3,100sqm supermarket, ancillary retail uses and a 493sqm mini major tenancy.
- Ground Level Plan at RL 87.00 and 88.00 includes approximately 2,037m² of retail and commercial areas including commercial and retail suites, residential lobbies and a centralised retail plaza.
- Level 1 Plan at RL 93.50 includes approximately 2,670sqm of commercial suites.
- Level 2-3 Plan at RL 97.50 (Level 2) and RL 101.50 (Level 3) includes commercial suites (approximately 2,380sqm of commercial suites per floor level).
- Level 4 Plan at RL RL 105.50 includes a communal indoor facilities, residential apartments and communal open space.
- Typical floor plans include residential apartments ensuring daylight and natural ventilation to all common circulation spaces (residential uses) to meet Design Guidance under Objective 4F-1 of the ADG.



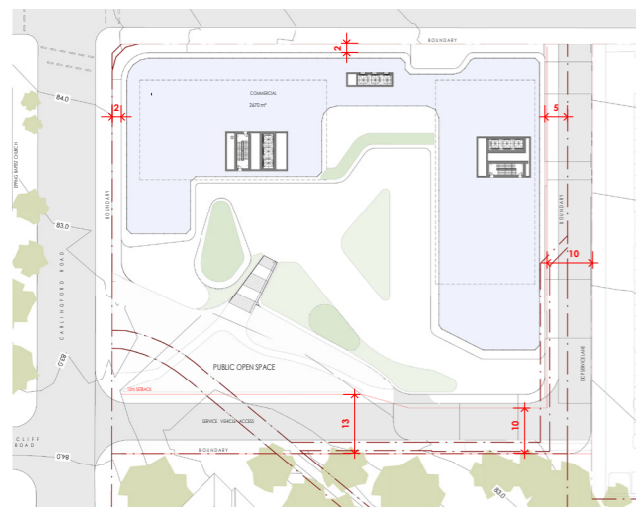
Basement 1 Plan



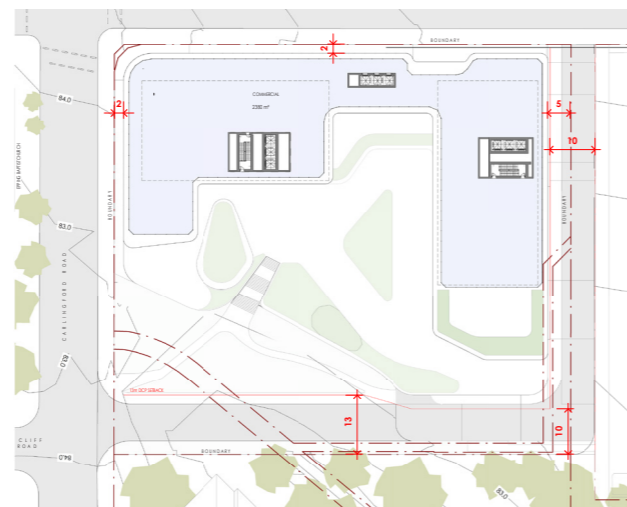
Lower Ground Level Plan (Supermarket level)



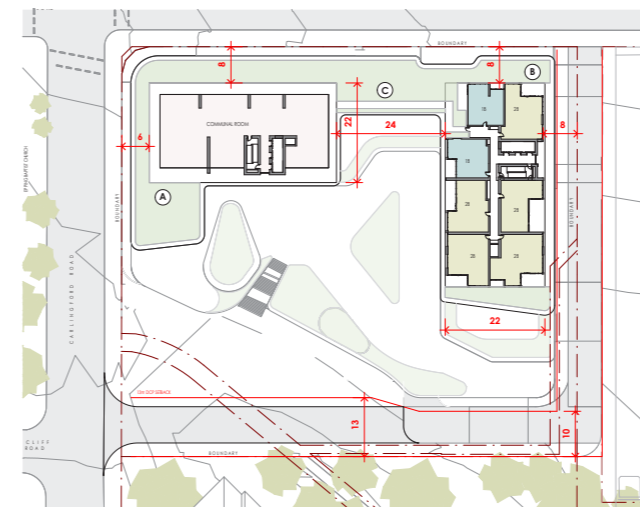
Ground Level Plan



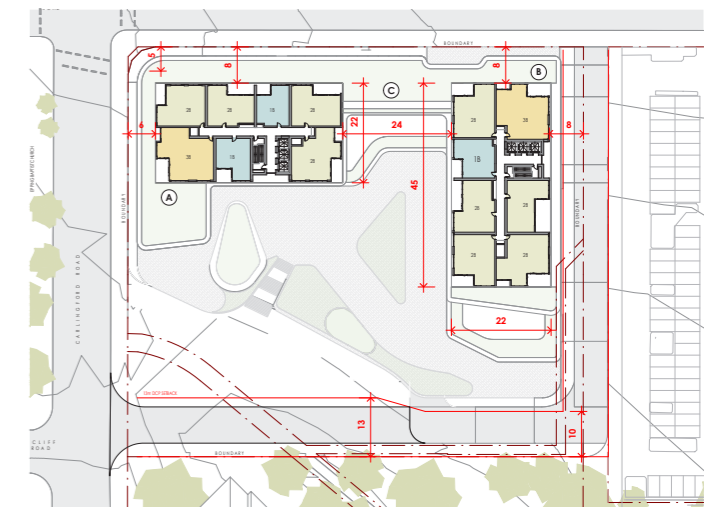
Level 1 Plan



Levels 2-3 Plan



Level 4 Plan



Typical Floor Plan Level

Figure 19. Indicative Floor Plans (Source: Kann Finch).

7 Development Outcomes

7.1 Key development outcomes

The amended scheme provides a high quality mixed use development including:

- A 3-5 storey podium to accommodate approximately 13,677sqm of non-residential floor space including retail and commercial office spaces.
- 2 tower forms of 36 storeys (Tower A) and 33 storeys (Tower B).
- 406 new high amenity apartments within short walking distance of outdoor amenity and the rapid transport hub.
- Well proportioned building envelopes to facilitate high quality architectural responses that are sympathetic to the evolving character of the area.
- A new activation hub with high amenity retail areas.
- Consolidated vehicular entries with all loading and service areas accommodated within the basement level.

Further details regarding the distribution of floor space is provided in the Planning Proposal Addendum prepared by Mecone.

Public benefit outcomes provided by the amended scheme include:

- A 1,230sqm new publicly accessible open space fronting Carlingford Road.
- New and upgraded service laneway network to minimise service vehicle movements along Rawson Street.
- Improved pedestrian connectivity, linking Boronia park to Rawson Street and Carlingford Road.
- Significant improvements to all site interfaces including improved amenity responses to neighbouring development known as Boronia Gardens and Boronia Park.
- Improved site presentation with generous landscape opportunities to improve canopy coverage and 'greening' of neighbouring streets.
- Public domain improvements along Rawson Street and Carlingford Road to enhance the aesthetic quality of the pedestrian environment.
- Capacity to provide to a full line supermarket and ancillary specialty retail.
- Enhanced retail activation and additional commercial floor space within the western town centre to encourage and support growth and renewal across the western part of Epping Town Centre.

A breakdown of the indicative development outcomes is provided in **Figure 20**.

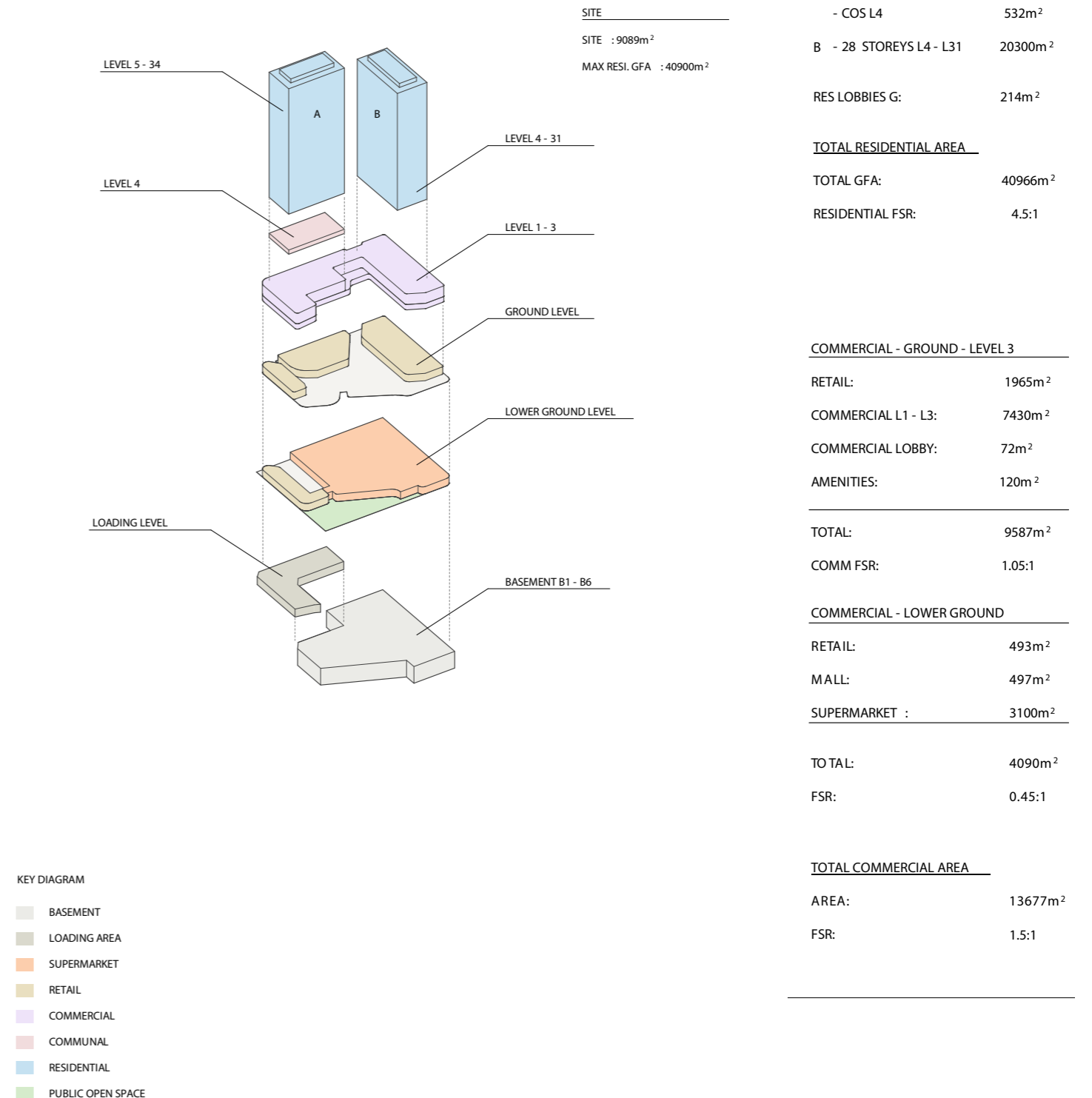


Figure 20. Development outcome diagram (Source: Kann Finch).

8 Recommendations

8.1 Proposed amendments to the statutory controls

As demonstrated in the urban design study summarised in the Urban Design Report dated February 2024, future redevelopment of the Site requires tailored responses to a broad suite of constraints and site specific circumstances.

Based on the study and recent improvements to the massing strategy, Gyde recommends the statutory controls in the Parramatta Local Environmental Plan (PLEP) 2023 be amended as follows:

Height of Buildings -

- The current permissible height applicable to the Site is 48m (PLEP). The proposal seeks to amend the Height of Buildings controls by increasing the maximum height of buildings from 48m to be varied across the Site RL 206 (Tower A) and RL 197 (Tower B).
- The proposed maximum building heights allow for approximately 3m for plant facilities and lift overrun:
- The proposal seeks to increase the maximum permissible Height of Buildings as follows:

Building A - RL 206

Building B - RL 197

Floor Space Ratio -

- The current maximum Floor Space Ratio (FSR) applicable to the Site is 4.5:1. The proposal seeks to increase the maximum floor space ratio to 6:1, including a minimum non-residential floor space ratio of 1.5:1.
- **Additional local provisions sought include a Key Sites map with an accompanying local provision that allows for FSR to exceed those outlined in clause 4.3 providing the consent authority is satisfied the additional gross floor area will be used only for non-residential uses.**

Gyde understands site specific development controls are currently being prepared for the Site, in consultation with Council, to provide guidance and certainty for future development outcomes on the site.

Please refer the Amended Planning Proposal Report prepared by Mecone Planning which includes a comprehensive discussion of the details of the Planning Proposal.

8.2 Conclusion

This addendum builds on extensive analysis of the existing and likely future urban context, as included in **Appendix A**.

Through the evidence-based approach, the project team has systematically analysed the existing and likely future development pattern of the area to understand the complexity of constraints and their impact on site layout opportunities.

Gyde's initial analysis examined the potential capacity of undeveloped sites in the area, along with the capacity of individual to deliver substantial retail offerings and additional commercial floor space within the town centre.

Early analysis revealed how technical constraints such as flooding, access and the general lot subdivision pattern, requires tailored building envelope solutions to achieve the desired outcomes for the Site and the precinct.

As outlined in the Amended Planning Proposal Report by Mecone, the area has holds robust strategic merit to support increased density yet it is understood commercial and retail activity has stagnated in the town centre, despite the ideal location adjacent to the rapid transport node.

Gyde's initial investigations (**Appendix A**) conclude that the subject site is the only site in the western part of the town centre, suitable to deliver the vision for a vibrant retail hub supported by a high quality residential development which is required, to generate genuine growth and activation in the town centre.

Recent design amendments have strengthened key built form responses to ensure future built form meets the desired outcomes for the area. The amended design strategy enables the following:

- The concentration of tower development along Rawson Street.
- Height emphasis on the north eastern corner to celebrate the prominent location.
- A strengthened podium form with a continuous perimeter streetwall defining the northern, eastern and southern site edges.

- Increased tower setbacks above podium to reduce any visual bulk impact of the towers, and ensure the podium and tower forms are read as separate form elements.
- Two consolidated tower footprints to maintain visual relief and outlook between the forms.
- Reduced overshadowing to Boronia Park.
- A centralised retail plaza with a leafy outlook across Boronia Park.
- A new open space area connecting Carlingford Road to Boronia Park. The area offers opportunities for enhanced landscape treatment within the western portion of the Site and pedestrian access network linking the new retail plaza to Rawson Street and Boronia Park.
- An expanded vehicular laneway network to alleviate service movements along Rawson Street.

Gyde supports the delivery of an innovative and active commercial anchor in Epping as a local retail alternative to Carlingford Court and the Macquarie Centre.

The amended proposal complements strategic aims for the delivery of retail activation and additional commercial floor space along with high amenity housing immediately adjacent to the public transport hub.

We are satisfied the indicative scheme demonstrates the capacity to deliver sympathetic built form responses along with public domain improvements to benefit the community and the local area.

APPENDIX A

GY
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