

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.5
SUBJECT	Gateway Request: Planning Proposal and Draft Site-Specific Development Control Plan for Land at 53-61 Rawson Street, Epping
REFERENCE	F2024/00282 - D09442232
APPLICANT/S	Mecone Group
OWNERS	Canjs Pty Ltd
REPORT OF	Project Officer Land Use

CSP THEME: Innovative

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL Nil

PURPOSE

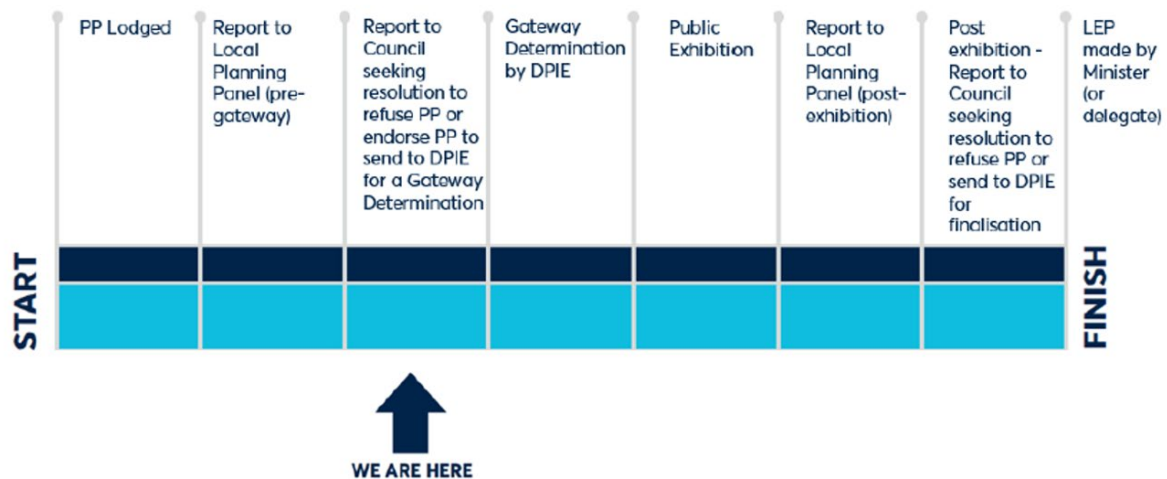
To seek Council's endorsement of a Planning Proposal and a draft site-specific DCP for land at 53-61 Rawson Street, Epping.

RECOMMENDATION

- a) That Council approve for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 53-61 Rawson Street, Epping (**Attachment 1**) which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) in relation to the subject site by:
 - i. Introducing an additional local provision to allow an additional Floor Space Ratio (FSR) of 1.5:1 for commercial premises only; and
 - ii. Amending the height of buildings control from 48m (15 storeys) to part 103m RL (22m or 5 storeys), part 197m RL (112m or 33 storeys) and part 206m RL (122m or 36 storeys).
- b) That Council request DPHI to provide Council with the authorisation to exercise its plan-making delegations for this Planning Proposal.
- c) That Council authorise the CEO:
 - i. To amend the Parramatta Development Control Plan (PDCP) in accordance with the draft Site-Specific Development Control Plan (SSDCP) (**Attachment 2**) to align with the Planning Proposal and to address the matters described in this report; and
 - ii. If a Gateway Determination is issued by DPHI, to place the draft SSDCP on public exhibition concurrently with the Planning Proposal.

- d) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process and finalisation of the documents.

PLANNING PROPOSAL TIMELINE



SUMMARY

- The Planning Proposal seeks to amend the PLEP 2023 to accommodate additional commercial uses by:
 - Introducing a local provision to allow an additional 1.5:1 FSR for commercial premises only, in addition to the current FSR of 4.5:1 (thus making a total 6:1 FSR permitted); and
 - Increasing the height of buildings control from 48m (15 storeys) to part 22m (5 storeys), part 112m (33 storeys) and part 122m (36 storeys).
- The role of the Epping Town Centre as a key commercial centre in accordance with the Parramatta Local Strategic Planning Statement has been significantly impacted by the introduction of extensive areas of high density residential redevelopment in recent years, as a result of planning controls introduced by the State Government in 2014. This high density residential development has limited new commercial development within the Town Centre. The Planning Proposal seeks to strengthen the Epping Town Centre as a key commercial centre by adding 1.5:1 FSR to the site that can only be utilised for commercial premises (comprising business, office, or retail uses).
- The proposed increase in building height from 48m (15 storeys) to a maximum of 122m (36 storeys) is to accommodate a proposed two tower scheme comprising 33 and 36 storey towers atop a 3-5 storey podium (**Figure 1**).
- The draft SSDCP (**Attachment 2**) provides controls to accommodate the proposed two tower scheme (**Attachment 3**) that are consistent with the proposed amendments to PLEP 2023.

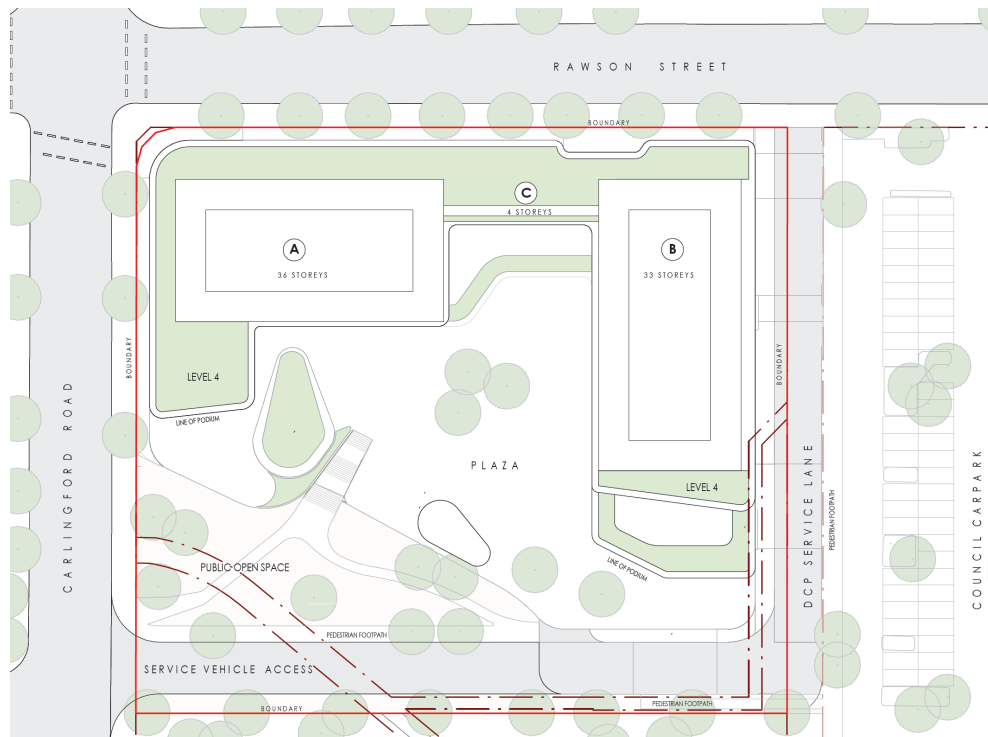


Figure 1: Indicative Site Layout (Tower A = 36 storeys, Tower B = 33 storeys, Podium C = 4-5 storeys)

BACKGROUND

Council Epping Town Centre Commercial Floorspace Planning Proposal

- On 8 February 2021, Council resolved to endorse a Planning Proposal to increase commercial floorspace across the Epping Town Centre for Gateway Determination (refer to **Figure 2** and **Attachment 4** – LPP report for more detail). The Planning Proposal was an outcome of the Epping Town Centre Commercial Floorspace Study, which found that new residential development resulted in a reduction of commercial floorspace that had undermined the role of Epping as a commercial centre.

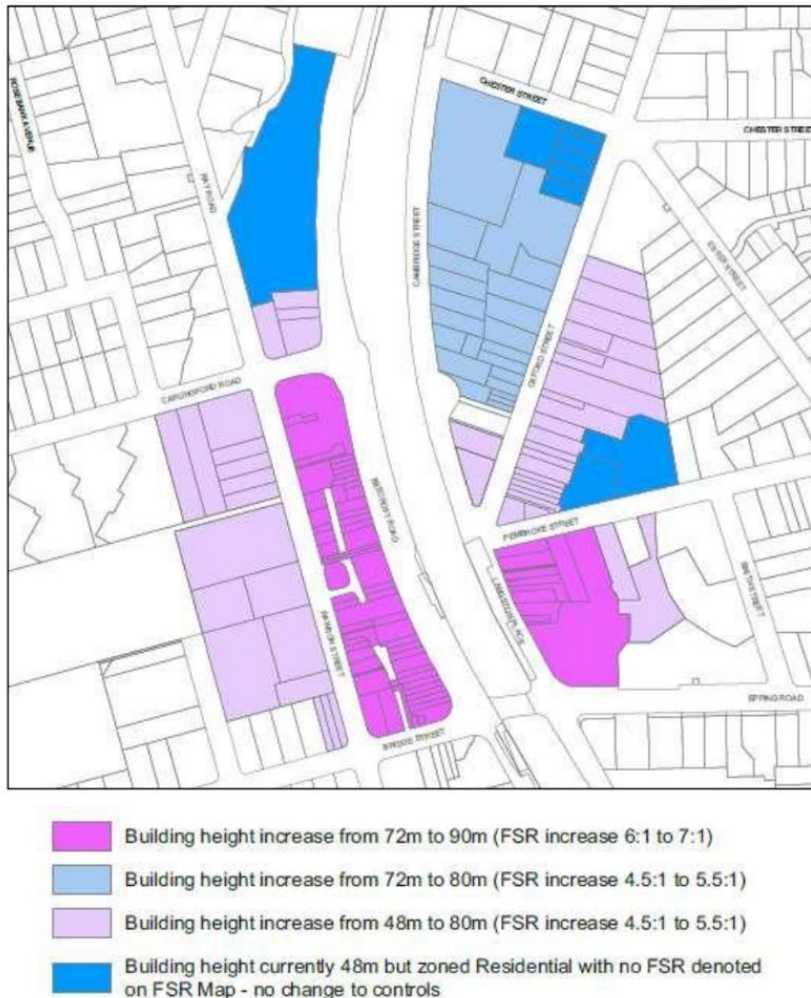


Figure 2 – Proposed building height and FSR changes under the previous Council Planning Proposal

6. The Planning Proposal sought to help meet the projected demand for commercial floor space over the next 20 years in the Epping Town Centre by mandating a minimum 1:1 of non-residential FSR in excess of the current maximum FSR on all land previously zoned B2 Local Centre, including the current Planning Proposal site, and increasing the Height of Building controls to enable the additional floorspace to be accommodated. It was proposed to increase the Height of Building control for the subject site to 80m (23 storeys).
7. In June 2021, the applicant sought pre-lodgment development application (DA) advice for a mixed-use building comprising three 23 storey towers on the site. This application was reliant upon the progression of the Epping Town Centre Commercial Floorspace Planning Proposal but was unable to be supported due to the uncertainty of the draft Planning Proposal and unresolved issues relating to flooding, traffic, and the proposed built form.
8. On 16 September 2021, the (then) Department of Planning and Environment (now DPHI) issued a Gateway Determination refusing the Commercial Floorspace Planning Proposal. The reasons for refusal were that the provision of “non-residential” floorspace would not guarantee the provision of commercial floorspace, the extent of application given many sites were already developed, and that overall traffic impacts were not sufficiently addressed (refer to **Attachment 4** – LPP report). In response to the Department’s concerns, the subject Planning Proposal seeks to only introduce additional commercial

floorspace to a specific site. The traffic impacts of this would also be minimal and can be managed as is explained in later sections.

9. Given the high strategic importance for additional commercial floorspace opportunities to revitalise the Epping Town Centre, applicants have been encouraged to seek to provide commercial floorspace on a site-by-site basis. The subject site is one of the largest developable sites in Epping and is strategically well located to provide a significant amount of much needed additional commercial floorspace. Consequently, it is considered that this Planning Proposal represents a key opportunity to help meet Council's objectives for the Town Centre.
10. At the time of finalising this report, the applicant had on 5 June 2024 lodged a request for a Rezoning Review for the Planning Proposal with DPHI who were reviewing whether the application could be accepted for consideration. The applicant has indicated that if Council resolves to support the Planning Proposal in accordance with the officer recommendation in this report they could withdraw the Rezoning Review application.

SITE AND LOCALITY DESCRIPTION

11. The subject site (**Figure 3**) is known as 53-61 Rawson Street, Epping and comprises seven lots legally described as follows in **Table 1**:

Table 1 – Property Address – Lots and DPs

Property Address	Lot & DP
53 Rawson Street, Epping	Lots 4-7 in DP 19329
53 Rawson Street, Epping	Lots 8 – 9 in DP 975578
61 Rawson Street, Epping	Lot 1 in DP 710711



Figure 3 – Subject site (blue) at 53-61 Rawson Street, Epping (source: NearMap)

12. The 9,089 sqm rectangular site contains a four-storey mixed use building to the north (comprising education and office related uses) and a separate single storey Coles supermarket to the south.
13. The site is zoned E1 Local Centre and is subject to a maximum height control of 48m and a maximum FSR of 4.5:1.

PLANNING PROPOSAL

14. In September 2023, the subject Planning Proposal was lodged by the applicant seeking to amend the Height of Buildings control and to add 1:1 commercial FSR to facilitate a mixed-use development comprising three towers. Following detailed review as part of the Planning Proposal assessment it was found that the three-tower configuration was not supported by Council officers as it would lack clear separation between towers, would significantly increase perceived bulk and scale, and would adversely impact view corridors. Following discussions with Council staff, a two-tower scheme was submitted as part of a revised Planning Proposal, which is supported by Council officers.
15. The revised Planning Proposal seeks to introduce an additional local provision specific to the site to allow an additional 1.5:1 commercial FSR (approximately 13,677 sqm comprising business, office or retail premises uses). Notwithstanding the existing 4.5:1 FSR control, which permits a range of uses (including commercial premises) in the E1 Local Centre zone, the additional 1.5:1 commercial only FSR would mean that a maximum 6:1 FSR is permitted for the site, with at least 1.5:1 of the permitted FSR to comprise commercial premises. The increase in commercial floor area is consistent with Council's strategies and

reflects the intention of the previous Council led Planning Proposal by seeking to increase commercial offerings within the Epping Town Centre.

16. An increase in building height is also proposed from 48m to a maximum of 122m to accommodate the proposed two tower scheme inclusive of the proposed additional commercial floorspace. In this respect it should be noted that Council’s previously endorsed Planning Proposal that sought to encourage more commercial floorspace to be developed in the Epping Town Centre proposed an increased building height for the subject site to 80m. Refer to **Table 2** below for an overview of the proposed PLEP 2023 amendments.

Table 2: Proposed PLEP 2023 Amendments

	Existing provisions	Proposed provisions
Zoning	E1 Local Centre	No change
FSR	4.5:1 for uses permitted with consent in E1 Local Centre zone	<p>No change to existing 4.5:1 FSR for uses permitted with consent in E1 Local Centre zone.</p> <p>Addition of 1.5:1 commercial only FSR (6:1 FSR overall).</p> <p>Total 54,673 sqm:</p> <ul style="list-style-type: none"> • 40,996 sqm residential (406 units) • 13,677 sqm non-residential
Height of Building (HoB)	48m	<p>RL 103 (22m), RL 197 (112m) and RL 206 (122m)</p>
Additional Local Provisions	Nil	<p>Add a clause to Part 6, Additional Local Provisions of the PLEP 2023 specific to this site that permits an additional commercial only FSR of 1.5:1.</p> <p>Notwithstanding the existing 4.5:1 FSR, which permits a range of uses (including commercial) in the E1 Local Centre zone, the additional 1.5:1 commercial only FSR would mean that a maximum 6:1 FSR is permitted for the site, with at least 1.5:1 of the permitted FSR to comprise commercial.</p>

ASSESSMENT OF PLANNING PROPOSAL

Local And Strategic Merit Context

16. The Planning Proposal is consistent with the relevant state policies, planning strategies and plans including the Greater Sydney Region Plan, Central City District Plan, Greater Sydney Region Plan: A Metropolis of Three Cities, Central City District Plan, and Ministerial Directions (refer to **Attachment 4** – LPP report, for further details).
17. The Planning Proposal is consistent with Council's Local Strategic Planning Statement (LSPS), which identifies Epping as a Strategic Centre with a broad mix of land uses and a critical focus on infrastructure and growth. The LSPS policy directions state that Epping is a key strategic centre where high-rise development should be focused (**Attachment 1**). The Planning Proposal meets these objectives by delivering additional commercial FSR that will contribute to the role of Epping as a Strategic Centre.
18. The Planning Proposal is also consistent with Council's Local Housing Strategy (LHS), which identifies Epping as a growth precinct with priorities including the provision of new and upgraded open space as well as community facilities. The Planning Proposal meets these objectives by delivering publicly accessible open space in the form of a new park, communal open areas, and public domain works (**Attachment 1**).

Land Use

19. The site presents a key urban renewal opportunity for the Epping Town Centre capable of providing an extensive commercial offering. It is in a highly accessible location, situated adjacent to Boronia Park and within 200m of Epping train station and bus interchange.
20. The Planning Proposal (**Attachment 1**) notes that over the next 20 years there will be demand in the Epping Town Centre for 13,000 sqm of retail floorspace and 55,616 sqm of office floorspace. The established need for commercial floorspace is emphasised by the Planning Proposal and is the principal justification for the additional 1.5:1 FSR being sought. A critical element in supporting the Epping Town Centre as a key commercial hub is the retention of the supermarket currently operating on the site. The applicant has indicated that they intend for this use to be retained and enhanced as part of any redevelopment of the site.
21. The Planning Proposal is supported by a concept design that includes a total 13,677 sqm of commercial floorspace comprising:
 - 7,430 sqm of either business or office floorspace.
 - 6,247sqm of retail floorspace (3,100 sqm supermarket and 3,147 sqm specialty retail).
 - 311 additional jobs created.
22. The Planning Proposal also envisages up to 420 residential apartments that can be accommodated in the existing 4.5:1 FSR within the proposed two towers.
23. The submitted Planning Proposal recommends that a site-specific provision be added to PLEP 2023 that allows for the mapped FSR to be exceeded by 1.5:1

for “non-residential use”. It is recommended that the term “non-residential use” be replaced with “commercial premises” as defined in PLEP 2023. This would include *business premises, office premises and retail premises* but would not include other non-residential uses permissible in the E1 Local Centre zone such as serviced apartments. This would ensure that the additional 1.5:1 FSR is used only for the purposes highlighted in the Planning Proposal and would directly help address the local shortfall in commercial floorspace. The applicant has agreed to the Council officer recommended approach.

24. Other non-residential uses that are otherwise permitted in the E1 Local Centre zone would still be able to be included in any development, however the floorspace utilised for these other uses can only be drawn from the currently mapped FSR of 4.5:1. This approach is consistent with previous advice provided by DPHI relating to the Epping Town Centre Planning Proposal (refer to **Attachment 4** – LPP report).
25. It is noted that the Planning Proposal is supported by several technical studies and analysis that are considered acceptable for the purpose of seeking a Gateway determination. These are accessible through the online [business paper of the 21 May Local Planning Panel](#), and include:
 - Urban Design Report
 - Public Domain Plan
 - Transport Impact Assessment
 - Flooding and Flooding Addendum Report
 - Economic Impact Assessment
 - Social Impact Assessment
 - Environmentally Sustainable Design Strategy
 - Wind Assessment.

Urban Design, Built Form and Public Domain

26. Following detailed review as part of the Planning Proposal assessment the applicants originally submitted three-tower configuration was not supported by Council officers as it would reduce consolidated areas of open space, and the lack of clear separation between towers would significantly increase perceived bulk and scale.
27. In response to these concerns, Council officers developed a preferred scheme which facilitated the same FSR but in a two-tower configuration. Although taller, the two-tower scheme (when compared to the applicant’s original three tower scheme) would result in a reduced perception of bulk and scale, improved views to the sky between and around towers, and improved outlook from the towers.
28. Following ongoing discussions with the applicant, a revised Planning Proposal was subsequently submitted on 29 April 2024 that aligned with the Council officer scheme.
29. It is noted that under the current PLEP controls, a four-tower scheme would be necessary to accommodate the existing permissible 4.5:1 FSR whilst complying with maximum building height and PDCP controls. However, the site’s flooding constraints make it unlikely that such a compliant four-tower scheme could be realised (refer to Flooding section below). Therefore, the Planning Proposal seeks to redistribute the FSR into a two-tower scheme.

30. The proposed two tower scheme (**Attachment 3**) would reinforce the role of the site as a key retail and commercial destination whilst providing open space and a mixture of residential and commercial uses to support high levels of activation within the site and the locality (see **Figures 4 & 5**).
31. Publicly accessible open space is proposed on the ground floor comprising a 1,230 sqm park and 3,370 sqm plaza. The open space will not be dedicated to Council given it is partly flood affected and partly located above a basement, however Council would seek to secure an easement for public access at the development application stage as required by the SSDCP. This would deliver improved site permeability, safety and security and activation of Rawson Street and Carlingford Road. The new park may include a range of play elements that serve both children and adults subject to DA assessment.
32. It is noted that Council officers have amended the applicant’s proposed Height of Buildings map as part of the Planning Proposal (refer to **Attachment 1**) to better align the height mapping with the applicant’s two tower scheme (**Attachment 3**). The applicant has since agreed with Council officer’s recommended height mapping.

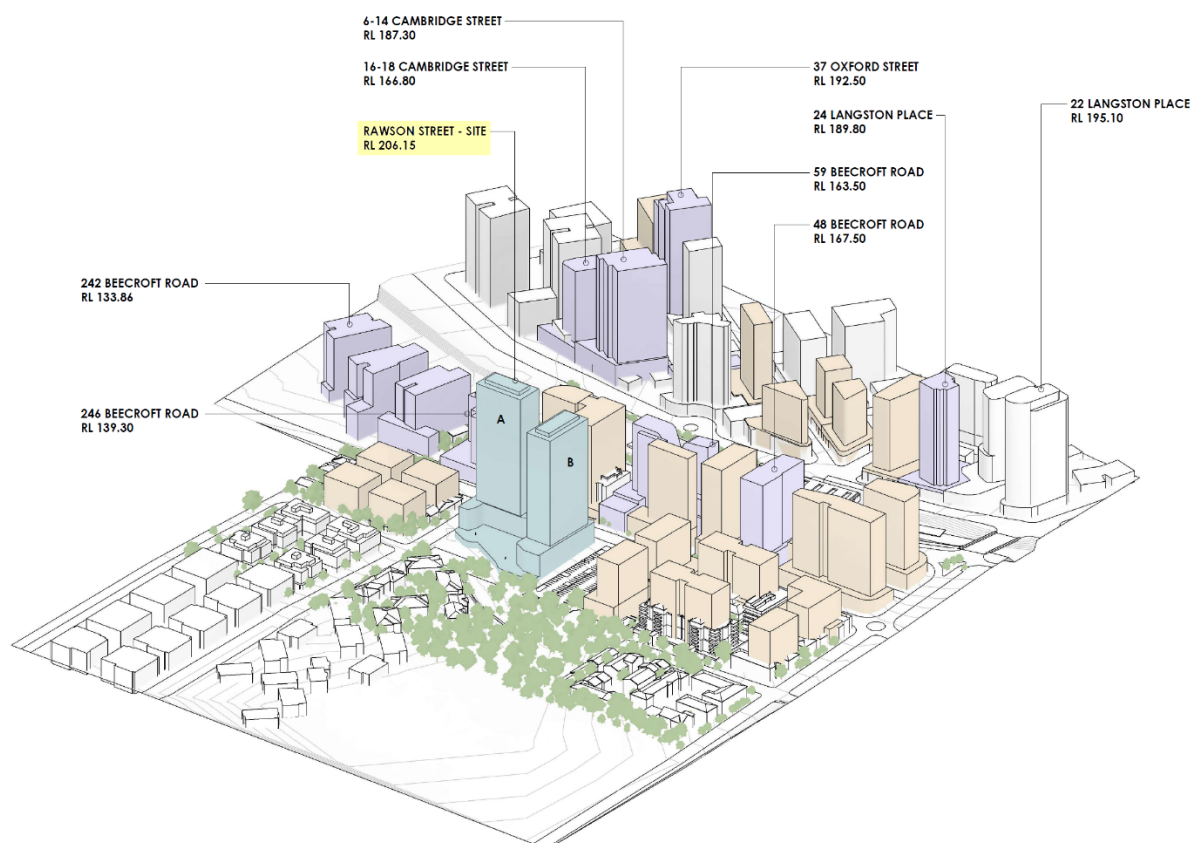


Figure 4: Epping Town Centre Built Form (existing development - white, approved development - purple, development possible under existing controls – orange, proposed subject site development – blue)

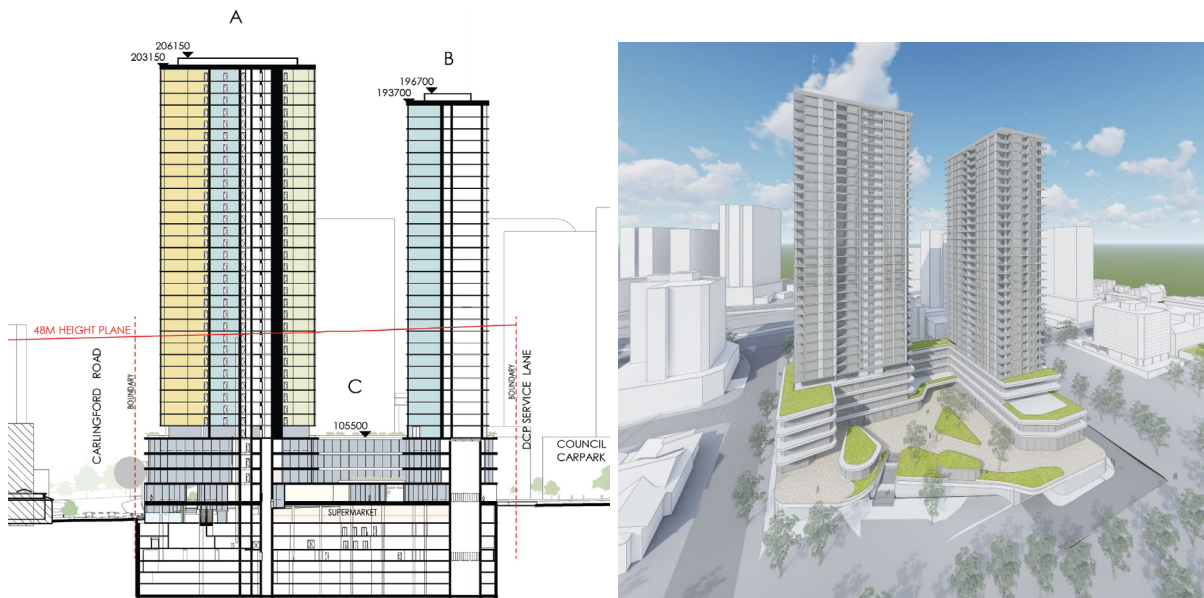


Figure 5: Proposed Scheme in section and massing render (looking east)

Flooding

33. The site is affected by mainstream flooding from the Boronia Park Channel (located to the southwest of the site) with depths between 1-10m during a 1% Annual Exceedance Probability (AEP) flood event, and negligible overland flooding/drainage. The flood affectation during the 1% AEP is isolated to the northwestern portion of the site, outside of the proposed building footprint. The submitted flooding report and flooding report addendum (refer to **Attachment 4** – LPP report) states that Epping Town Centre has a very low flood risk overall, and that flood poses a low risk to the building and its users. It also states that the change in flooding impacts (during a Probable Maximum Flood event) following the proposed redevelopment of the site is minor and poses low risk to the community.
34. The flood report acknowledges that the western laneway traverses the flood affected part of the site but concludes that any flooding concerns can be addressed at DA stage through several mitigation measures. It is recommended that the proposed access provision can be supported subject to the inclusion of flood-specific planning controls in the SSDCP. More detailed analysis of the flood affectation is included in the Local Planning Panel report at Attachment 4.

Traffic And Transport

35. The Planning Proposal will result in a relatively minor increase in traffic generation. The proposed traffic volume anticipated to travel through key surrounding intersections will be 3% additional traffic compared to existing traffic volumes based upon the applicant's TIA. This 3% traffic increase would occur once the entire site is developed at the full 6:1 FSR (inclusive of the proposed 1.5:1 FSR), therefore, the additional traffic increase associated with just the proposed 1.5:1 commercial FSR would be less than 3%.
36. The submitted two tower reference scheme (**Attachment 3**) is based upon the existing laneway configuration provided in the current PDCP and is retained in the proposed draft SSDCP. The laneway configuration envisages half of the proposed southern laneway being constructed on adjoining Crown land (see **Figure 6**) that Council is in the process of compulsorily acquiring. In this respect,

Council resolved in June 2023 to pursue acquisition of this land, for the *purpose to facilitate access to Boronia Park and improve the road network in the Epping Town Centre*. This land is currently in use partly as an access road and partly for carparking as part of the Council owned carpark to the south.

37. Notwithstanding, there has been no commitment from Council that the land to be acquired would be made available to help facilitate development of the subject site. If it is not possible for a portion of the laneway to be constructed on the land that Council is acquiring as currently envisaged in the PDCP, alternative options would be explored at DA stage, which include:
- construction of the laneway solely on the applicant's land;
 - construction of only half of the laneway on the applicant's land to be utilised as a one-way access; and
 - providing direct basement access from the Rawson Street frontage.
38. As part of the preparation of the subject Planning Proposal, input was sought from Transport for NSW (TfNSW) who do not object to the Proposal but have made several recommendations for the applicant's consideration at DA stage. These recommendations have been satisfactorily addressed in the applicant's revised Transport Impact Assessment (TIA) (refer to **Attachment 4** – LPP report).
39. It is noted that the Works Program in Council's Outside CBD Contributions Plan includes pedestrian crossing and road upgrades to the south of the site on Rawson Street (refer to **Attachment 4** – LPP report for further details). The proposed additional 1.5:1 commercial FSR would generate additional contributions in accordance with Council's Outside CBD Contributions Plan up to approximately \$1,210,583. The applicant could opt to either pay these additional contributions (whereby Council would undertake the works in accordance with the Outside CBD Contributions Plan) or carry out the works and have the contributions offset via a Works in Kind Agreement at the development application stage.
40. Considering the relatively minor increased traffic that would result from the additional floorspace that would be permitted under the Planning Proposal it is recommended that the Planning Proposal can be supported noting the critical need for commercial activation of the Epping Town Centre.

SITE SPECIFIC DEVELOPMENT CONTROL PLAN

41. A draft Site-Specific Development Control Plan (SSDCP) (**Attachment 3**) has been prepared by the applicant to accompany the Planning Proposal. The draft SSDCP has been reviewed and amended by Council officers where necessary and provides details on site arrangement, road layout, envelope controls and open space including public domain parameters consistent with the concept design for the site.

PROPOSED EPPING TOWN CENTRE MASTER PLAN

42. At the Council Meeting on 13 May 2024, a Notice of Motion was approved that requires the preparation of a scoping study to prepare a Master Plan for the

Epping Town Centre that addresses a range of issues including laneways and circulation within the precinct as well as opportunities to improve traffic and accessibility and built form and public domain interfaces. The Master Plan will also consider the potential future role of Council's Rawson Street car park to the immediate south of the subject site in achieving its objectives and requirements for Epping.

43. Council also resolved that the Master Plan inform a potential review of the existing planning controls for the Centre, and it provide costs and timing for any changes that may be proposed.

PARRAMATTA LOCAL PLANNING PANEL

44. The Planning Proposal was considered by the Parramatta Local Planning Panel at its Meeting on 21 May 2024 (report at **Attachment X**). The Panel provided the following recommendation to Council:

- a) *That Council approve for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 53-61 Rawson Street, Epping (**Attachment 1**) which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) in relation to the subject site by:*
- i. *Introducing an additional local provision to allow an additional Floor Space Ratio (FSR) of 1.5:1 for commercial premises only (proposed mapping provided at **Attachment 2**).*
 - ii. *Amending the height of buildings control from 48m (15 storeys) to part 103m RL (22m or 5 storeys), part 197m RL (112m or 33 storeys) and part 206m RL (122m or 36 storeys) (proposed mapping provided at **Attachment 2**).*
- b) *That Council request the DPHI to provide Council with the authorisation to exercise its plan-making delegations for this Planning Proposal.*
- c) *That Council authorise the CEO:*
- i. *To amend the Parramatta Development Control Plan (PDCP) in accordance with the draft Site-Specific Development Control Plan (SSDCP) (**Attachment 3**) to align with the Planning Proposal and to address the matters described in this report; and*
 - ii. *If a Gateway Determination is issued by DPHI, to place the draft SSDCP on public exhibition concurrently with the Planning Proposal.*
- d) *That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process and finalisation of the documents.*

45. The Panel's advice to Council is consistent with the Council Officer recommendation in this report.

PLANNING AGREEMENT

46. There is no draft Planning Agreement proposed to support the Planning Proposal. The Planning Proposal does not seek an uplift in residential FSR, but rather seeks to increase the supply of commercial floorspace which aligns with Council's adopted strategies to protect and strengthen Epping's role a commercial strategic centre. Notwithstanding, a small degree of residential uplift is possible under this Planning Proposal as the provision of some commercial development along the frontages is currently required to meet the objectives of the E1 Local Centre zone under the existing 4.5:1 FSR, which could otherwise be utilised as residential. The increased residential floor area would be minor however and would not warrant any Planning Agreement by itself as development contributions would be sufficient to cover any increased infrastructure demand.
47. The Planning Proposal would deliver in part on the intended outcomes of Council's previous Planning Proposal for the Epping Town Centre referred to above, and a greater amount of commercial floorspace on the subject site than was proposed under Council's earlier proposal. The site is capable of providing a full-line supermarket in the Centre (as it currently does) and would be a catalyst for the revitalisation of the western side of Epping Town Centre. Therefore, it is considered that the positive impact that the Planning Proposal will have on the Centre in terms of the provision of commercial floorspace is sufficient community benefit in this instance.

PLAN-MAKING DELEGATIONS

48. Should Council resolve to endorse the Planning Proposal to proceed, it is recommended that Council request that it exercise its plan-making delegations. This means that once the Planning Proposal has been to Gateway, undergone public exhibition and been adopted by Council, Council officers would deal directly with the Parliamentary Counsel Office on the legal drafting and mapping of the amendment. The LEP amendment is then signed by the CEO before being notified on the NSW Legislation website.

CONSULTATION & TIMING

49. The Planning Proposal and supporting documents were referred internally to various Council staff/teams including City Design, Flooding and Traffic, and Open Space teams. External referrals were also issued to TfNSW and DPHI, who have not objected to the Planning Proposal.

Councillor Consultation

50. At the time of finalising this report the following Councillor consultation was scheduled to be undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
17 June 2024	Councillor briefing	Report finalised prior to briefing.	Report finalised prior to briefing.	Group Manager – Major Projects & Precincts

FINANCIAL IMPLICATIONS FOR COUNCIL

51. Should the Council resolve to proceed with the Planning Proposal, the costs incurred in conducting the community consultation will be covered by the existing fees associated with the submission of the Planning Proposal.

CONCLUSION AND NEXT STEPS

52. This report recommends that the Planning Proposal for 53-61 Rawson Street, Epping be submitted to the DPHI for Gateway assessment, and the draft Site Specific Development Control Plan be endorsed for the purposes of public exhibition.
53. If the Planning Proposal is supported by the DPHI, the Planning Proposal and the draft Site Specific Development Control Plan for 53-61 Rawson Street, Epping will be publicly exhibited for a minimum of 28 days. A further report will be prepared for Council on the outcomes of the public exhibition.

Simon Coleman

Senior Project Officer, Major Projects & Precincts

David Birds

Group Manager, Major Projects and Precincts

Robert Cologna

Acting Executive Director, City Planning and Design

Amit Sharma

Acting Executive Director, Finance and Information

Gail Connolly

Chief Executive Officer

ATTACHMENTS:

- 1 Draft Planning Proposal Report - 53-61 Rawson Street, Epping
- 2 Draft Site Specific Development Control Plan - 53-61 Rawson Street, Epping
- 3 Applicant Reference Scheme - 53-61 Rawson Street, Epping
- 4 21 May 2024 Local Planning Panel Report - 53-61 Rawson Street, Epping

REFERENCE MATERIAL