



**CITY OF
PARRAMATTA**

PLANNING PROPOSAL

53-61 Rawson Street, Epping

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Planning Proposal Versions

No.	Author	Version
1.	Simon Coleman	May 2024 (Gateway Request for Council)
1.1	Simon Coleman	November 2024 (Public Exhibition)

INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2023* for 53-61 Rawson Street, Epping. It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DPE) guide, 'A Guide to Preparing Local Environment Plans' (December 2021).

The Planning Proposal seeks to facilitate a mixed use development (part Commercial and Residential) at 53-61 Rawson Street, comprising of two towers (36 storeys and 33 storeys), with approximately 406 dwellings and 13,677 square meters of commercial floor space.

The Site

The site comprises seven (7) allotments with an area of approximately 9,089m². It is developed with a single storey Coles Supermarket and a four (4) storey mixed use building with education and office related uses.

The site is the largest consolidated landholding in single ownership on the western side of Epping and within the nucleus of a Strategic Centre. It is located within 200m walking distance of Epping train station, metro, and bus interchange.

The site is currently zoned E1 Local Centre, with and maximum FSR of 4.5:1, and Height of Building control of 48m.



Figure 1: Subject site at 53-61 Rawson Street, Epping (source: NearMap)

Planning Proposal Summary

The Planning Proposal controls are summarised in the table below.

	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	RL 103 (22m), RL 197 (112m) and RL 206 (122m)
Additional Local Provisions	Nil	<p>Add a site specific clause to Part 6, Additional Local Provisions of the PLEP 2023 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 RL 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>

Table 1: Planning Proposal Summary

Background

The planning proposal builds on several years of strategic investigations led by City of Parramatta (**Council**) into the role and function of Epping to provide jobs and commercial floor space to reinforce its status as a Strategic Centre. While studies have occurred since 2012, the most recent investigations include the Phase 1 Epping Planning Review and the subsequent planning proposal prepared by Council.

Phase 1 Epping Planning Review

This included the Phase 1 Epping Planning Review in 2017, which determined that the current planning framework was not fit for purpose and that the form of development occurring was viewed as inconsistent with the strategic vision of Epping as set out in State and local planning policy.

Council Epping Town Centre Commercial Floorspace Planning Proposal

The findings of the Phase 1 Epping Planning Review culminated in a Council-led planning proposal for Epping (PP-2021-3070), which proposed a non-residential commercial floor space control in the centre whilst also increasing heights. This was to ensure commercial floor space was viable to be delivered but not at the expense of residential to maintain the viability of urban renewal.

At the time, the planning proposal resulted in a non-residential floor space control (FSR) of 1:1 (5.5:1 in total) and increased heights up to 80m on the site.

The planning proposal was supported by the Local Planning Panel (LPP) and Council endorsed the planning proposal to proceed to a Gateway determination on 8 February 2021.

Department Assessment

On 12 October 2021, the Department of Planning and Environment (the Department) recommended that the proposal not proceed. The Department acknowledged the planning proposal had strategic alignment but lacked sufficient information to support its progression including need for additional technical studies to determine centre-wide cumulative impact.

It recognised provisions, which specifically targeted select sites as wielding development potential, could better achieve the intended outcome. The site was strategically located and was the largest site subject of the entire planning proposal.

Overall, there is a clear and consistent strategic line of sight to support the planning proposal and renewal of Epping into a vibrant and activated centre.

Site Specific Context

The site is the single largest landholding and only viable opportunity capable of providing a full-line supermarket and a significant quantum of associated non-residential floor space. Whilst other sites have potential to amalgamate, the majority of the lots will not be able to accommodate for a full-line supermarket (1,080m² – 5,000m²) and are based on multiple landownership patterns.

The site is a key urban renewal opportunity for Epping. It is the largest amalgamated site at 9,089m² and in single ownership, which is capable of achieving a retail core on the western side of Epping. Furthermore, it is in a highly accessible and convenient location, situated adjacent to Boronia Park and within 200m of Epping train station and bus interchange. It has the opportunity to provide high quality retail and public domain outcomes in close proximity to amenities, services and infrastructure.



Figure 2: Site Investigation of Other Lots in Epping (Source: Kann Finch)

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The Planning Proposal seeks to introduce an additional local provision specific to the site (53 – 61 Rawson Street, Epping) 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, 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.

An increase in building height is also proposed from 48m to 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.

Intended Outcomes

The planning proposal seeks to facilitate a high-quality mixed-use development within a Strategic Centre context that aligns with, supports, and promotes key strategic planning priorities of State and local government. In this regard, the objectives and intended outcomes of the Planning Proposal are outlined in the following:

- Facilitate a retail core by revitalising the existing supermarket in support of speciality retail and commercial spaces to attract residents, workers, and visitors to the site, thereby improving retail and services opportunities offered within the Strategic Centre.
- Targeted approach for the site to align with the strategic vision of Epping by providing employment opportunities and street activation through small-scale retail spaces to facilitate day to night economy a, thereby providing lively, socially connected communities within the Epping.
- Assist the Epping Strategic Centre in achieving 4,300 additional jobs and 8,910 of dwelling growth by 2036, thereby meeting the projected growth outlined in the District Plan and LSPS.
- Provide housing growth and employment opportunities within the Epping Strategic Centre, which will be supported by mass transit networks such as Epping train station and the metro.
- Provide active and passive recreation opportunities for future residents, visitors, and workers in the locality to encourage social interaction and inclusion within the community.
- Provide a mixed-use development that will improve employment opportunities, housing choice and public amenity and services to facilitate a 30-minute city.
- Provide a diversity of housing typologies and mixes to provide a variety of housing options within an area that is highly serviced by public transport, infrastructure, and services.

Masterplan (Reference Scheme)

The proposal seeks to create a true retail destination on the western side of Epping, consistent with Council’s broader aspirations to prevent the erosion of commercial floor space in the centre. It remains the only opportunity site of a sufficient size on the western side to deliver true commercial floor space in tandem with open space and civic amenity.

A summary of the key elements and vision of the masterplan include:

Item	Description
Land uses	Retention and expansion of the existing supermarket offer and supporting speciality retail, commercial and residential
Building form	2 x mixed use buildings supported by podium: Building A = 36 storeys (RL 206) Building B = 33 storeys (RL 197) Basement parking and loading areas
Gross floor area	Approx. Residential – 40,996m ² = 4.5:1 Approx. Non-residential – 13,677m ² = 1.5:1
Apartments	Approx. 406
Publicly accessible open space	4,600m ² = 50%
Communal open space	3,167m ² = 35%
Deep soil	1,230m ² = 13.5%
Car parking	Compliant with the DCP

Table 2: Masterplan (Reference Scheme) Summary



Figure 3: Massing Render Aerial (Source: Kann Finch)

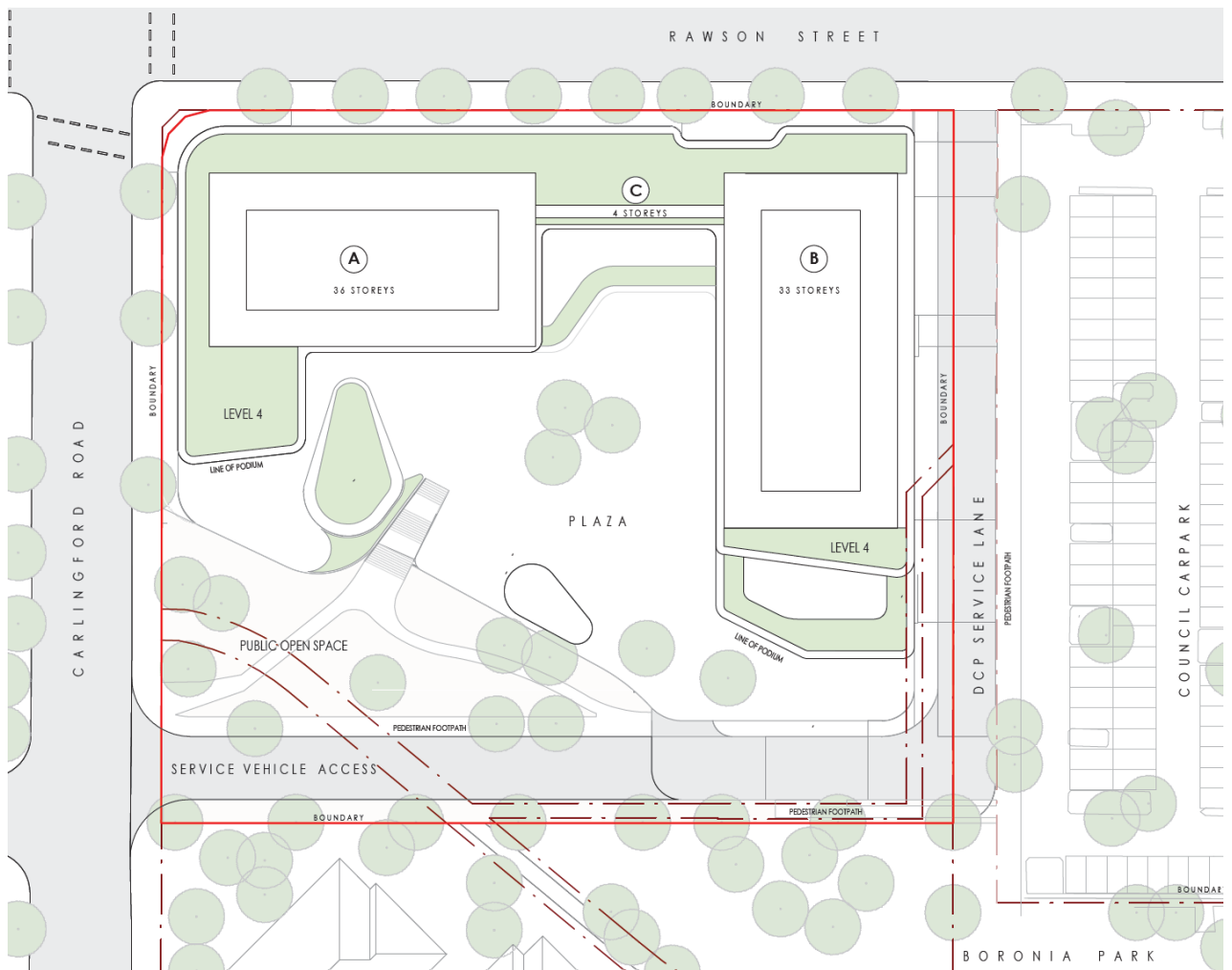


Figure 4: Proposed Masterplan (Reference Scheme)

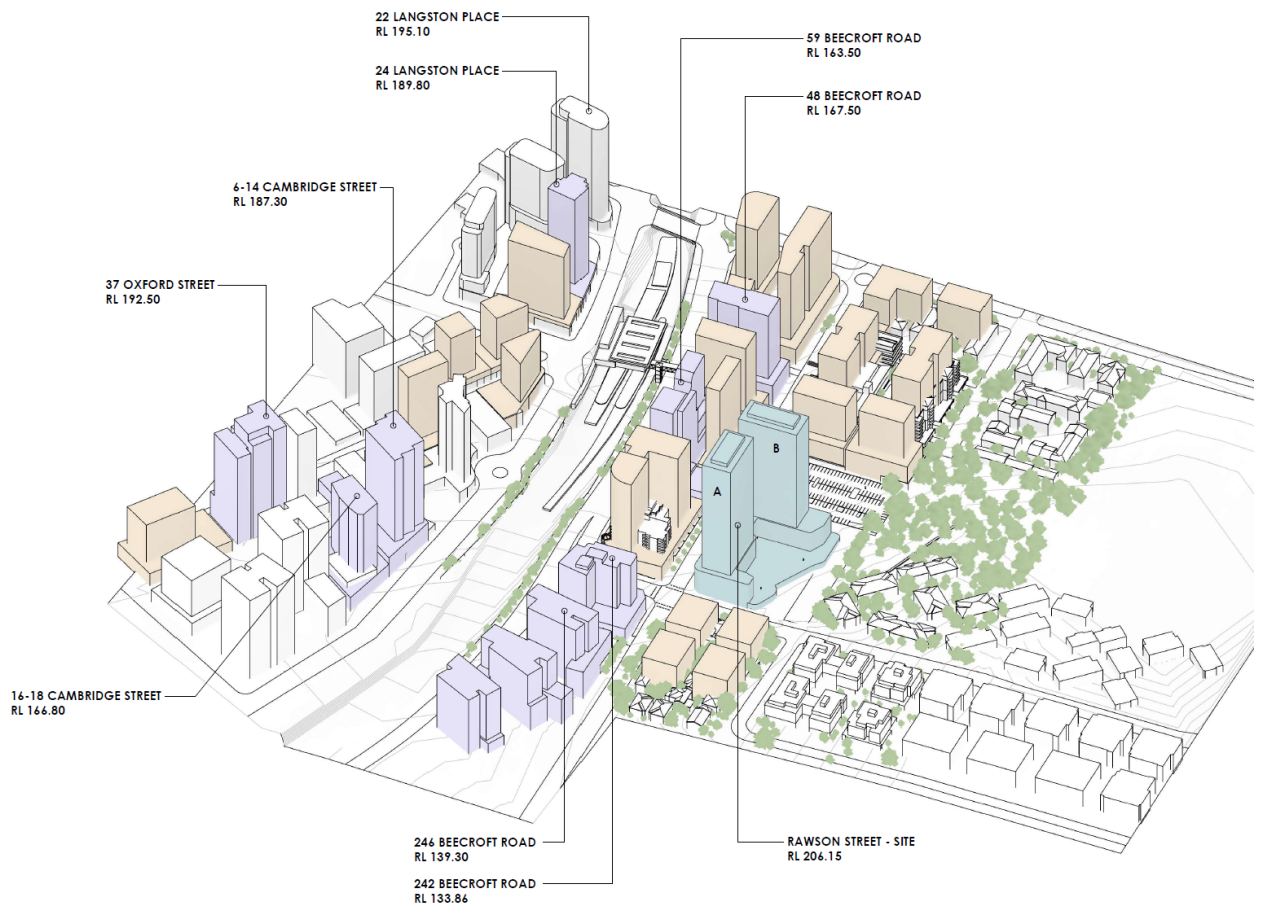


Figure 5: Proposed Reference Scheme contextualised in Epping Town Centre (Source: Kann Finch)

Indicative Floor Plan Layouts

To support the preferred masterplan, a series of detailed architectural plans have been prepared that demonstrates the capacity of the site to deliver upon the intended outcomes of the proposal. These include:

- Basement 1 Plan includes car parking and loading areas,
- Lower Ground Level Plan includes 3,100m² supermarket, 493m² mini major tenancy,
- Ground Level Plan includes 2,037m² of retail and commercial suites, residential lobbies, a DCP service laneway, a centralised retail plaza, a new park and public domain upgrades,
- Level 1 Plan includes 2,670m² of commercial,
- Level 2 Plan includes 2,380m² of commercial,
- Level 3 Plan includes 2,380m² of commercial,
- Level 4 Plan includes communal open space, communal room, and residential apartments, and
- Level 5 Plan (Typical) includes residential apartments.

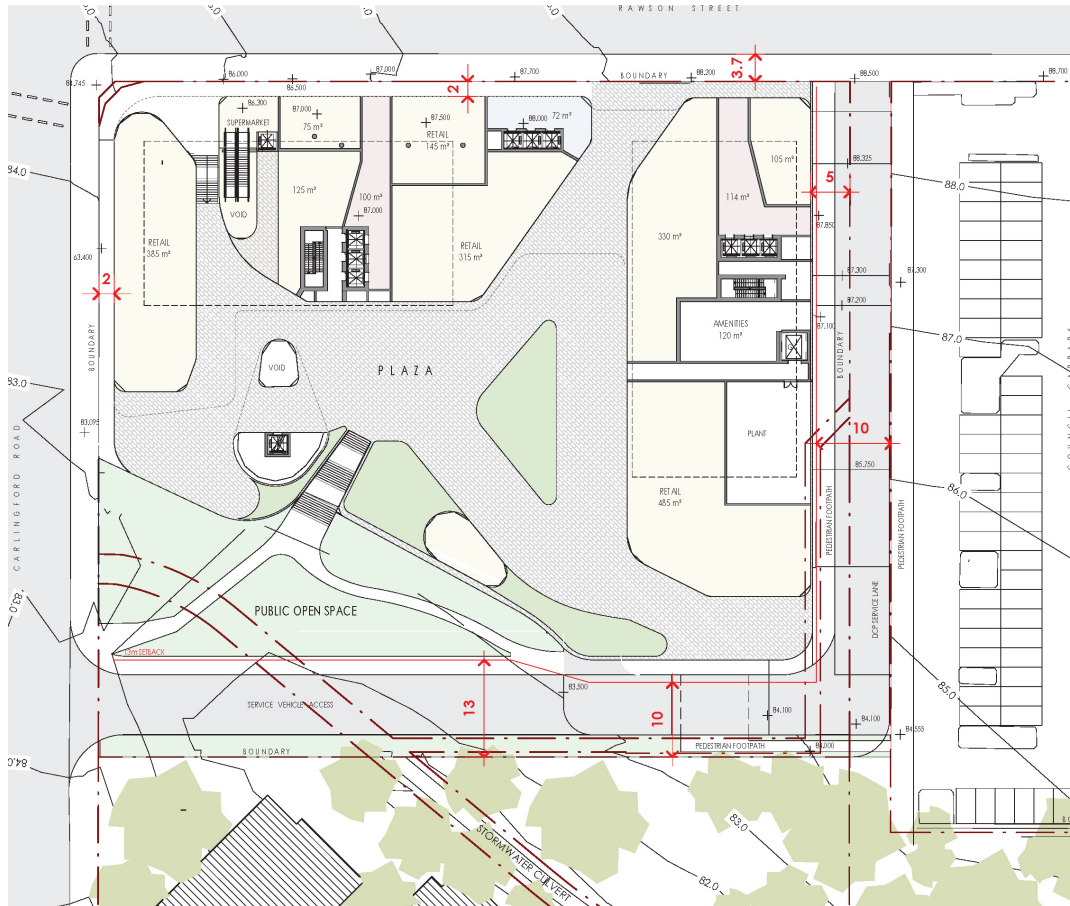


Figure 6: Ground Level Plan (Source: Kann Finch)

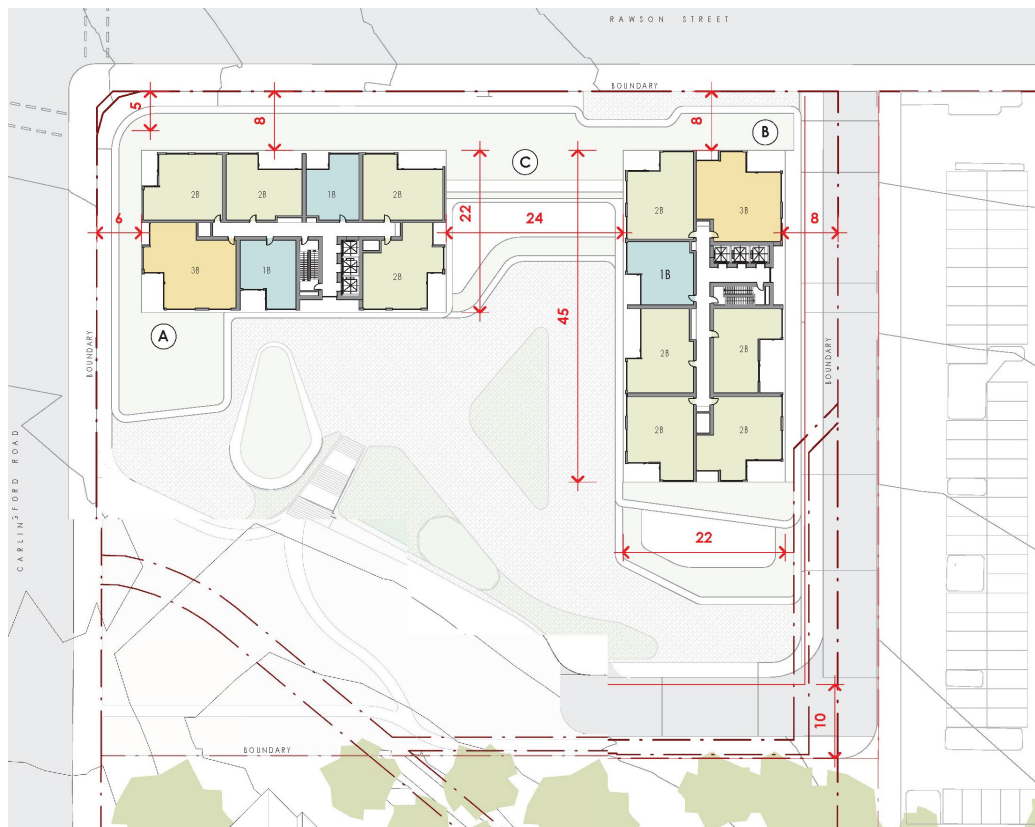


Figure 7: Typical Level Plan (Source: Kann Finch)

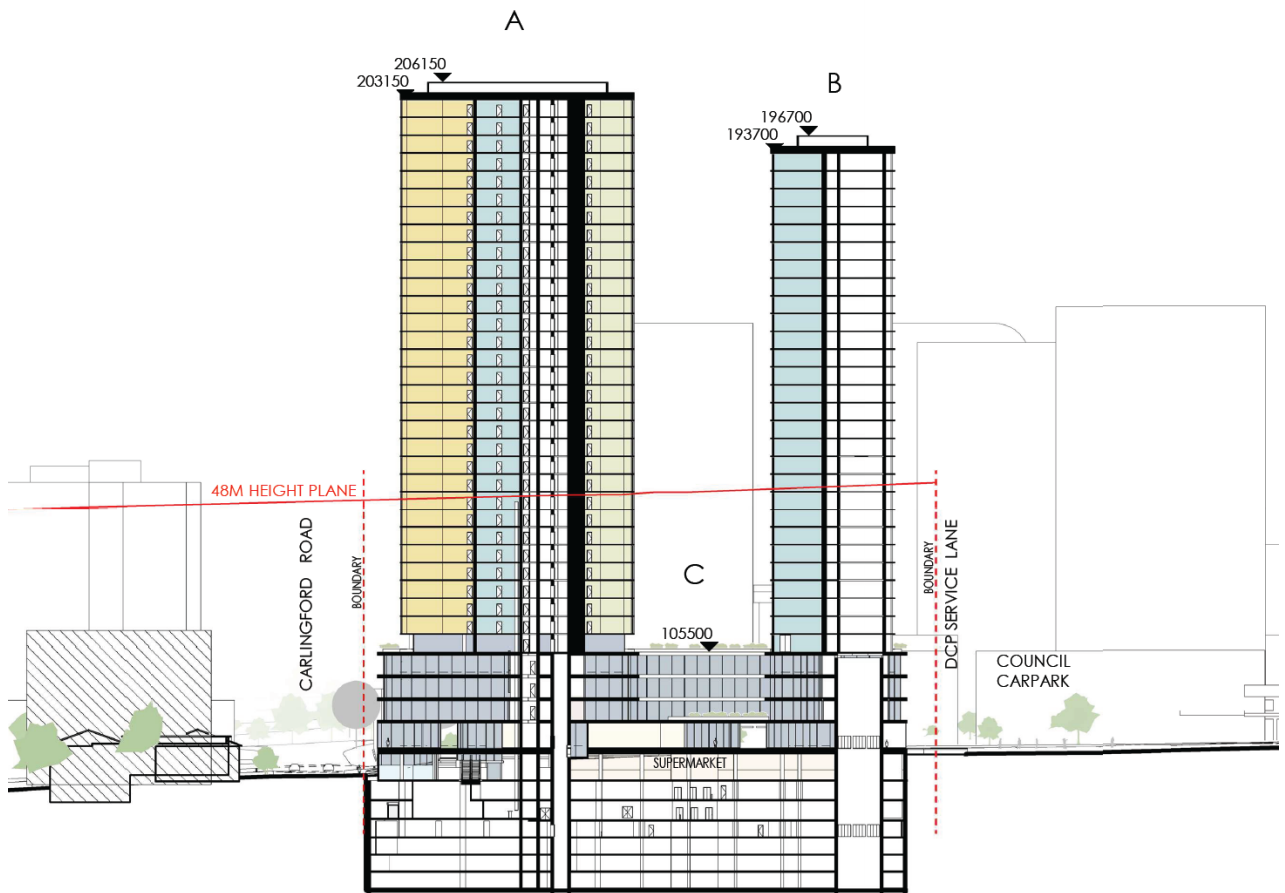


Figure 8: East West Section (Source: Kann Finch)

Built form and land use

The masterplan features a highly permeable podium along Rawson Street and Carlingford Road, which supports three residential towers of varying heights.

The distribution of height responds to the site constraints and has been carefully refined to significantly improve the visual presentation of the site and its interface with Epping more broadly. The setbacks proposed have been designed and sculpted to present slender frontages that minimise visual bulk exposure and produce fast moving shadows.

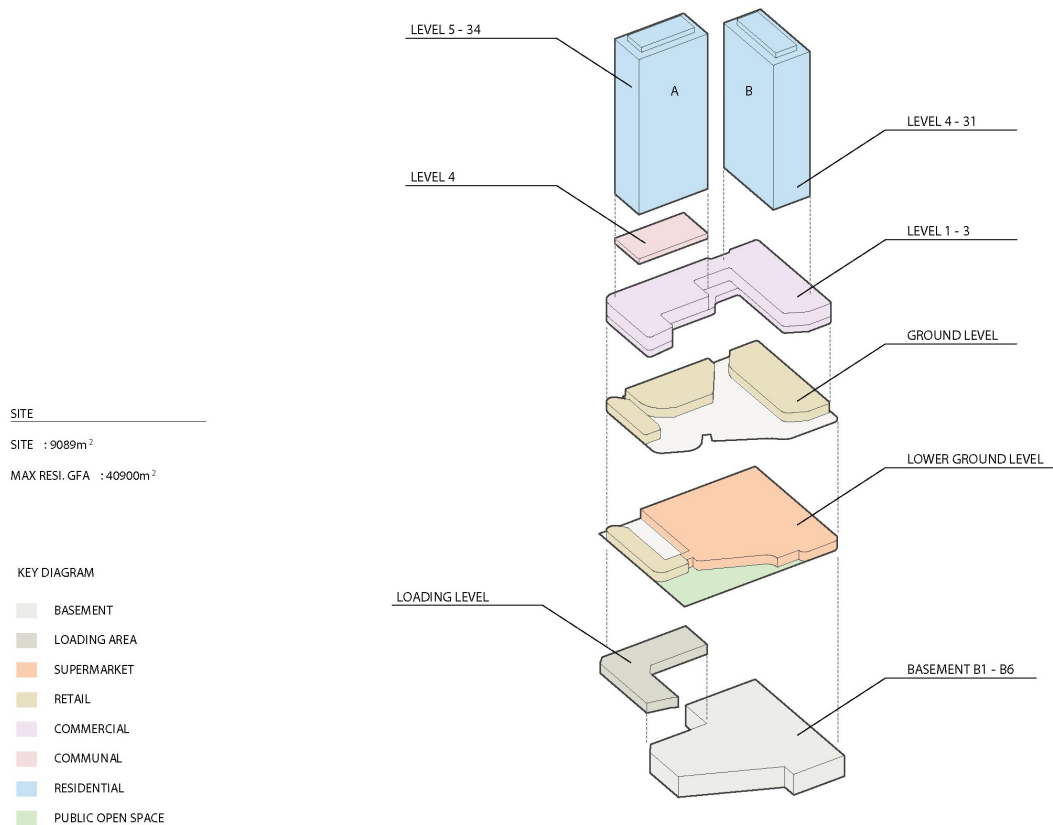


Figure 9: Building Program and Uses (Source: Kann Finch)

Open space and public domain

The masterplan is supported by a detailed landscape strategy by Arcadia (Appendix 3) that supports the creation of a high amenity place and draws inspiration from the Devlins Creek Catchment. The landscape concept is underpinned by the following key moves:

- Introduce a landscaped frontage to Carlingford Road, integrating new open space into existing public areas,
- Create a sympathetic landscaped edge along Carlingford Road, matching the character of Boronia Gardens,
- Planting new street trees along Rawson Street,
- Enhance the central retail atrium with integrated landscaping, improving visual appeal and creating a sense of place,
- Provide landscape screening and deep soil areas along the western boundary to visually screen neighbouring residential development,
- Develop a diverse native landscape setting in the northwest corner, including a bush play zone and water element, and
- Design high-quality landscaped communal open spaces above the podium for residential apartments.



Figure 10: Public Domain Concept (Source: Arcadia)

A key element of the masterplan is the creation of 50% publicly accessible domain areas, which includes the provision of a generous park (1,230m²) in the northwestern corner of the site. The landscape strategy prepared by Arcadia depicts a range of active and passive uses for this space including bush play zone, lookout, playful seating elements and native plantings.

Overall, the design team has carefully considered the needs of the broader community to create a true retail and civic destination for local residents.

Movement and access

The Planning Proposal 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 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.

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 need to be explored at DA stage,

which could include:

- construction of the laneway solely on the proponent's land;
- construction of only half of the laneway on the proponent's land to be utilised as a one-way access; and
- providing direct basement access from the Rawson Street frontage.

Any such options as those identified above would need to be demonstrated as part of any future DA and be subject to traffic and flooding considerations. If the proponent does seek to provide the laneway partially on the land that Council is currently being compulsorily acquired, suitable negotiations would need to be entered into with Council.

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 proponent's consideration at DA stage. These recommendations have been satisfactorily addressed in the revised Transport Impact Assessment (TIA).

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 proponent 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.

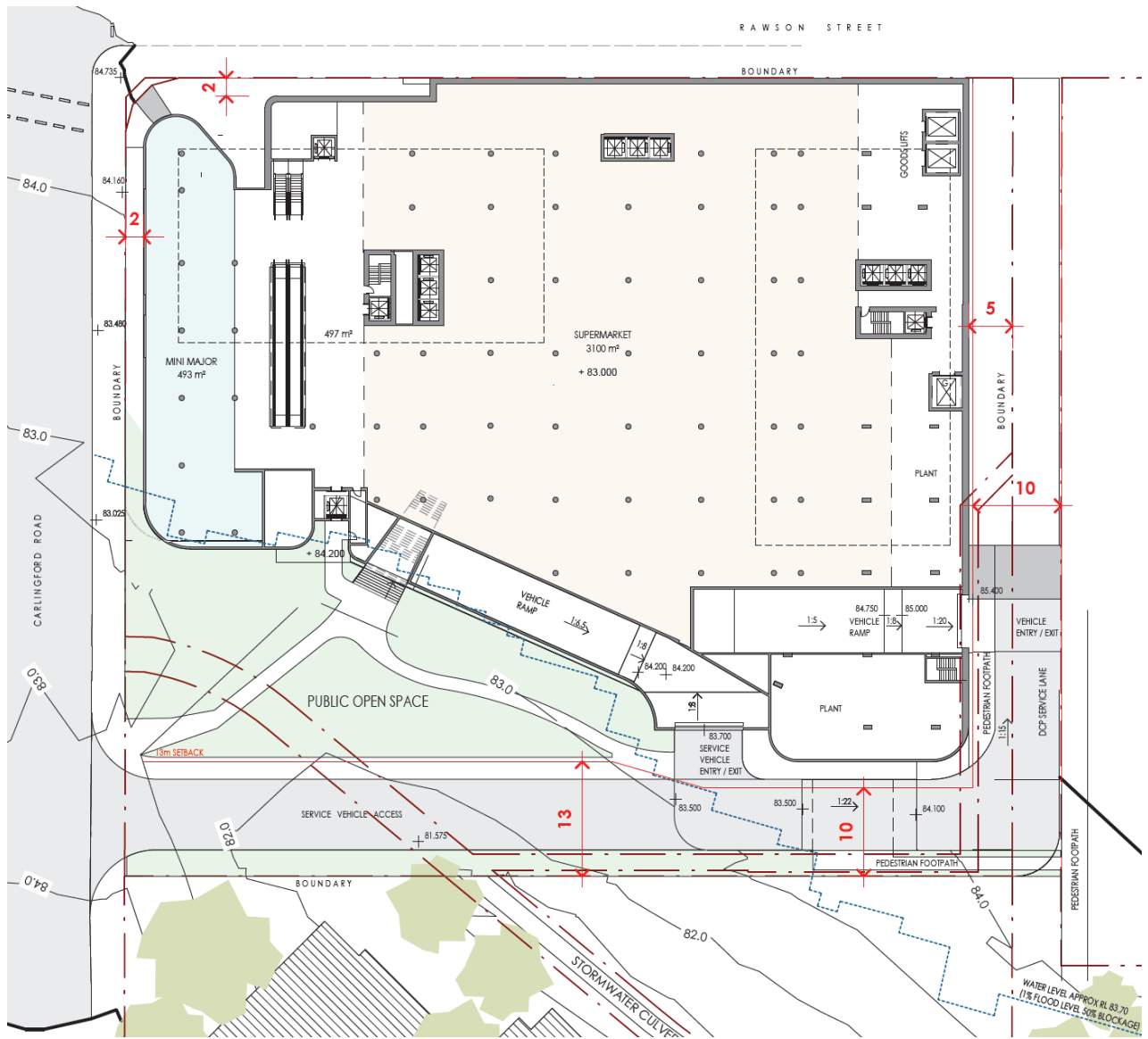


Figure 11: Loading and Access Plan (Source: Kann Finch)

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks make the following amendments to *Parramatta LEP 2023 (PLEP 2023)* in relation to the height, floor space ratio, and additional local provision controls for 53 – 61 Rawson Street, Epping.

- **Height of buildings** – Amend height from 48m to varied RLs to reflect future towers (RL 103, RL 197, and RL 206) – this equates to heights of 22m, 112m and 122m.
- **Floor space ratio** – Introduce requirement for non-residential FSR of 1.5:1, resulting in a total floor space of 6:1 across the site via an additional local provision (below).
- **Additional local provision** – Include site in Special Provisions Area map with an accompanying local provision that allows for FSR to exceed those outlined in clause 4.3. The following wording is suggested:
 - 1) This clause applies to land identified as "Area X" on the Special Provisions Area Map.
 - 2) A building on the land may exceed the maximum permissible FSR by up to 1.5:1 if the consent authority is satisfied the additional gross floor area will be used only for commercial uses.
 - 3) Development consent must not be granted to the erection of a building on the land unless the consent authority is satisfied—
 - a) part of the building will be used for commercial uses, and
 - b) that part of the building will have a gross floor area at least equal to a floor space ratio of 1.5:1.

The inclusion of this development standards is to provide certainty that an appropriate amount of non-residential floor space will be achieved on the site and ensure objectives with the E1 zone will continue to be achieved. This is consistent with Council's vision for Epping, which is reinforced by years of strategic investigations including the Epping Planning Review and the subsequent planning proposal.

The provision of 1.5:1 is an appropriate outcome for the site. This has been acknowledged in post lodgement discussions with Council, having regard to its ability to accommodate a significant amount of non-residential floor space unlike many constraint sites within Epping that have fragmented ownership, are heritage impacted, locked up in strata or have recent DA approvals or are under construction.

No changes to the underlying zoning or uses are proposed. The relevant mapping changes are shown below and at Part 4 of this report.

Overall, the proposed provisions are entirely consistent with the outcomes envisaged via the Council-led planning proposal. The proposal represents a refined and targeted approach for strategic sites as contemplated by the Department for the positive renewal of Epping.

Development Control Plan Amendment

A draft amendment to Part 8 of the Parramatta Development Control Plan 2023(DCP) establishes the built form and public domain parameters for future DAs on the site. The DCP provides clarity on a number of nuanced built form controls that respond to the unique setting of the site and to set a high quality vision including:

- **Site layout** – establishing a site plan that dictates the future location of built form, streets, and public domain,
- **Open space and public domain** – setting out the quality and character of the internal plaza and publicly accessible open space area in the northwestern corner of the site,
- **Service lane off Carlingford Road for service vehicles** – this will minimise site ingress/egress off Rawson Street and be supported by appropriate design treatments and flood control measures,
- **Setbacks** – these are more consistent with the current DCP controls for Epping Town Centre than what was originally submitted, with bespoke controls now respond to its prominent corner location at Carlingford Road and Rawson Street and site constraints,
- **Building height** – establishing a height in storeys control for built form to correspond with the proposed LEP height control including a 3-5 storey podium,
- **Floor to floor heights** – to meet NCC requirements, structure, and servicing input, falls within the slab to accommodate populace domain elements and transfer structures,
- **Tower length** – allowing a tower length of 45m to support residential GFA within the tower forms and within the maximum height control, and
- **Footprint size** – capping tower footprints to 990m² (inclusive of GFA, balconies and terraces) to correspond to the tower length control and allow residential GFA to be distributed into two tower forms.

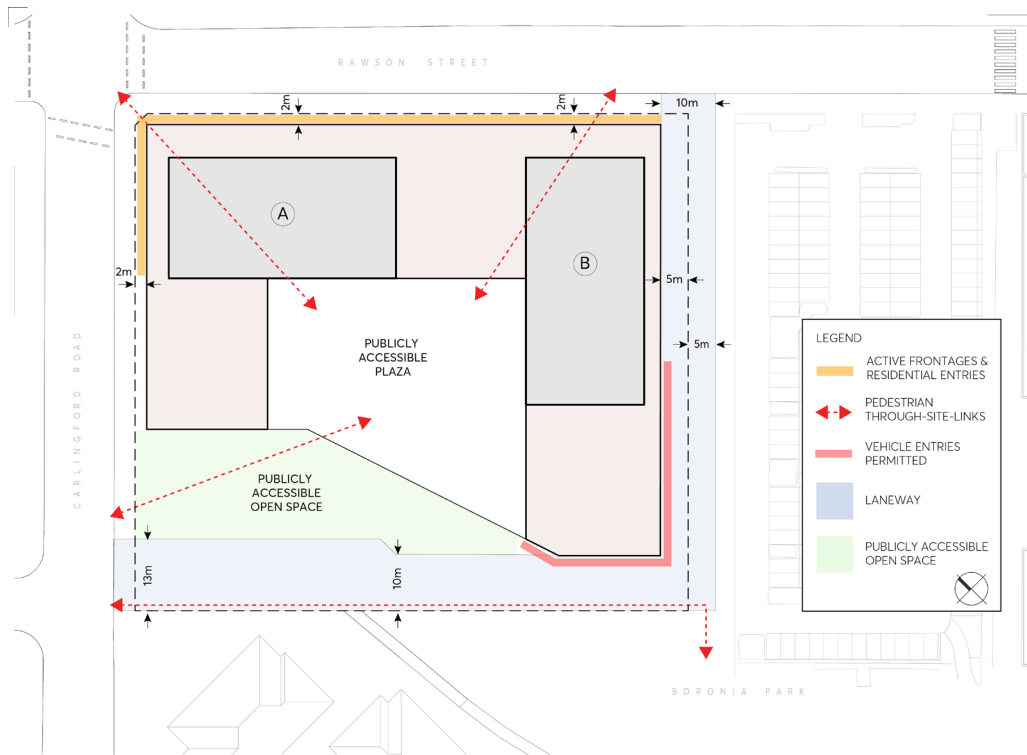


Figure 12: Draft DCP Indicative Concept Plan

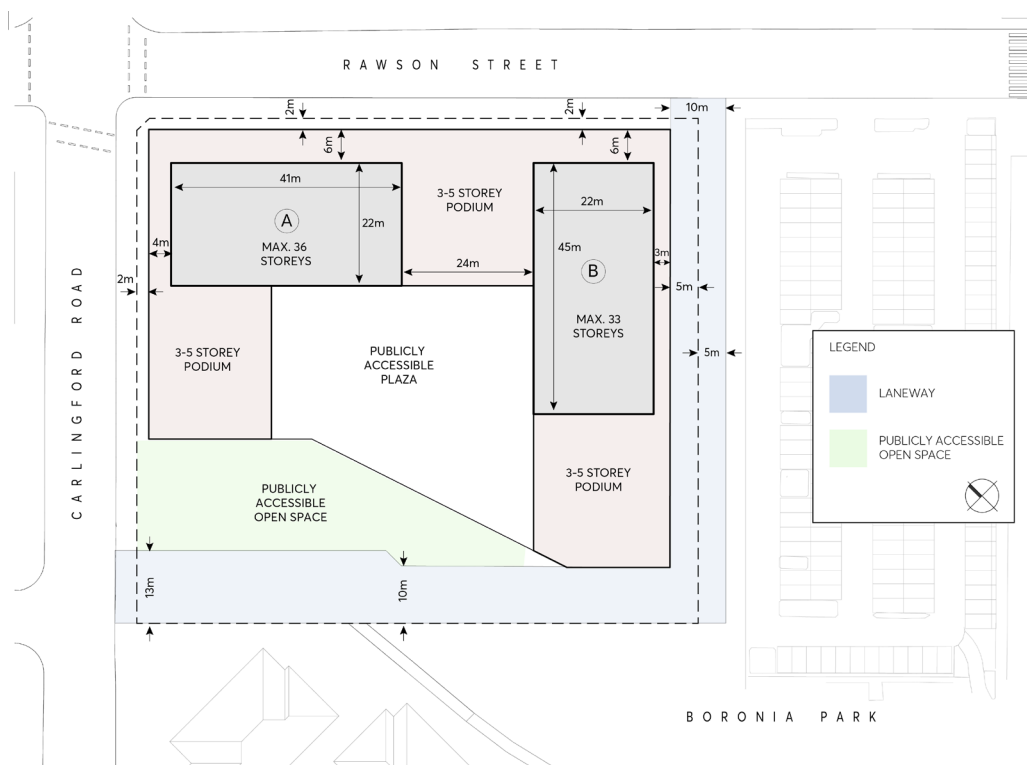


Figure 13: Draft DCP Setback Plan

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A - Need for the Planning Proposal

Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

The planning proposal is the direct result of an endorsed LSPS, strategic studies and reports. These namely include:

- Council's LSPS, which specifically outlines the requirement for new homes and jobs to be concentrated in Strategic Centres, including Epping,
- Council's LHS, which specifically provides priorities to deliver housing in already rezoned precincts including Epping and site-specific planning proposals whilst also providing a review of planning controls in Epping (Epping Planning Review),
- Supporting technical studies provided with Council's planning proposal to introduce a non-residential floor space control in Epping, including the Commercial Floor space and Urban Design Report,
- Related policy directives set out in the Region Plan and District Plan, and Proponent-led planning and design investigations.

The studies provide a clear strategy to see Epping transform into vibrant centre supported by high quality built form and jobs, reinforcing Epping's position as a Strategic Centre. In this regard, the planning proposal reflects a consistent line of sight to see positive renewal in Epping that delivers appropriate levels of commercial floor space.

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

This planning proposal is considered to be the most appropriate method of achieving the intended urban renewal outcomes for the site and the benefits it could deliver to the broader community.

The previous Council planning proposal was submitted to facilitate commercial floor space and increase heights in Epping. While supported by Council, it did not receive Gateway Determination by the Department on the basis there was insufficient information to support a widespread planning framework for the centre. It acknowledged that the planning proposal had strategic alignment, however, few sites subject of the planning proposal would benefit from the outcomes as a result of a recent development in addition to heritage and overshadowing constraints.

The Department advised that a precinct-wide planning proposal was not considered the best means of achieving the intended outcomes of Epping. It recommended a more refined and targeted approach on select sites to be more appropriate.

Therefore, a site-specific planning proposal for 53-61 Rawson Street is considered to be the most effective way of achieving the means and outcomes of delivering commercial floor space in Epping for the following reasons:

- Many sites in Council's planning proposal would not benefit i.e. resulted in unacceptable overshadowing, heritage impacts to items and conservation zones, unable to be supported by infrastructure and inadequate consideration of traffic. This leaves limited opportunities to provide substantial non-residential floor space while incentivising renewal within the western part of Epping.
- Investigations undertaken by the project team demonstrates that of all the opportunity sites within the western town centre, the subject site is the only site with capacity to accommodate the large scale retail format (i.e. lot size, frontage with, access arrangement, proximity to heritage fabric, recent DA approvals etc).
- The basis of the proposal is commercial floor space – a non-residential FSR of 1.5:1 supports the renewal of 4.5:1 residential. It ensures future renewal does not erode residential capacity in Epping but delivers true mixed use outcome with a full-line supermarket and associated specialty retail offerings as a catalyst for the main street precinct.
- Following discussions with Council post-lodgement, it was agreed the site could accommodate an additional 0.5:1 of non-residential FSR above the originally proposed 1:1 non-residential FSR. The additional 0.5:1 non-residential floor space is depicted on the refined massing to accommodate 4,544m² of commercial areas. The overall provision of 1.5:1 of non-residential FSR will enhance employment opportunities within Epping consistent with Council's draft Economic Development Strategy, which identifies Epping as 'A major employment and business hub.
- The originally submitted proposal provided a non-residential FSR of 1:1, which replaced the existing non-residential uses on the site. The additional 0.5:1 provides for net increase in non-residential uses capable of being delivered.
- The additional 1.5:1 at basement/ground/podium floorplates and the significant site constraints necessitate an increase in height to support residential tower floorplates

and to facilitate high quality amenity outcomes for the commercial/retail levels. The permeable retail levels complement and achieve a superior outcome to a more conventional 'box-like' shopping centre model.

- It allows for the proposed heights to be achieved commensurate with the proposed FSR, addressing the historical mismatch between height and FSR controls in the centre. It will fully support the delivery of new housing and employment in a true mixed use manner.
- It represents a more refined, site-specific approach, which has enabled best design and amenity practice to be applied. As such, appropriate technical analysis has been incorporated to ensure the site is able to achieve a 1.5:1 non-residential floor space, thereby aligning with the strategic planning framework.
- It is the most effective way of providing assurance to Council, the Department, and the community that genuine commercial floor space can be delivered, whilst also supporting renewal that positively contributes to the community and public domain.

Section B – Relationship to strategic planning framework

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

This section demonstrates the planning proposals consistency against the Region Plan, District Plan and Council’s LSPS. In short, the proposal is considered to be consistent with and give effect to the key priorities and actions contained within:

- Greater Sydney Region Plan, and
- Central City District Plan.

Greater Sydney Region Plan

The planning proposal is consistent with relevant key objectives in the Region Plan as demonstrated in the table below.

Region Plan	Objective	Consistency
1	Infrastructure supports the three cities	Consistent. The proposal is located within the heart of Epping Strategic Centre and within 200m walking distance of bus interchanges, Epping train station and the metro station. The site is well supported by social infrastructure. The site is located within 800m walking distance of Epping Community Centre, Epping Leisure and Learning Centre and Epping Library. Several schools are located within 2km of the site including Epping Public School, Epping Heights Public School, and Sydney Science College.
3	Infrastructure adapts to meet future needs	Consistent. The proposal is supported with transport infrastructure that meet the needs of the future population. Key bus interchange services, Epping train station and the metro are within walking distance of the site. Services infrastructure does not need any major upgrades to accommodate the proposal.
4	Infrastructure use is optimised	Consistent. The proposal will optimise existing infrastructure by situating new homes and employment opportunities in close proximity to bus, train and metro services, open space, retail amenity and other local services.
5	Benefits of growth realised by collaboration of governments, community, and business	Consistent. The proposal has been subject to ongoing discussion and collaboration to ensure an outcome that is consistent with the directions of local planning policy.

Region Plan	Objective	Consistency
6	Services and infrastructure meet communities' changing needs	<p>Consistent.</p> <p>The proposal will provide a number of significant benefits for existing and future residents to reflect the changing role and expectation of Strategic Centres. These include:</p> <ul style="list-style-type: none"> • New high-density housing opportunities in close proximity to a suburban and metro train line, • Public open space including a pocket park, publicly accessible plaza, and communal open space, • A revitalised supermarket supported with retail and commercial spaces, and • Pedestrian improvements in and around the site.
7	Communities are healthy, resilient, and socially connected	<p>Consistent.</p> <p>The proposal will include 50% of the site as publicly accessible open space in the form of a pocket park, communal areas, and a public domain, which will encourage socially connected communities.</p> <p>In addition, the proposal will provide new through site links to improve pedestrian experience and permeability within the site and other sites within the Epping, thereby improving street activation.</p> <p>The public domain has the potential to become a meeting place for future residents, works and visitors, thereby encouraging community interaction.</p>
8	Greater Sydney's communities are culturally rich with diverse neighbourhoods	<p>Consistent.</p> <p>The proposal seeks to provide a range of housing mixes from 1-bedroom to 3-bedroom apartment products to support the ongoing renewal of Epping. Specifically, this renewal will be supported by a generous public domain, new open space, and a significant retail offering.</p>
9	Greater Sydney celebrates the arts and supports creative industries and innovation	<p>Consistent.</p> <p>The proposal will provide an opportunity for public art throughout the precinct. The submitted landscape concept design shows potential for future development to incorporate a strong sense of place and themes of Connecting with Country.</p>
10	Greater housing supply	<p>Consistent.</p> <p>The proposal will support the delivering of approximately 406 apartments within a designated Strategic Centre.</p>
11	Housing is more diverse and affordable	<p>Consistent.</p> <p>The proposal will support the delivering of approximately 406 apartments in a range of 1, 2 and 3-bedroom layouts.</p>
12	Great places that bring people together	<p>Consistent.</p> <p>The size of the site affords opportunity to create a suitably scaled mixed-use development, and a sense of community via an improved</p>

Region Plan	Objective	Consistency
		public realm including a revitalised supermarket, retail and commercial spaces, new park, and public domain.
14	A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	<p>Consistent.</p> <p>The site forms a significant part of the nucleus of the Epping Strategic Centre. It is within 200m walking distance to retail spaces, key bus interchange services and the Epping train station and metro.</p> <p>In conjunction with on-site retail and commercial uses, community infrastructure and open space, the proposed development will strengthen 30-minute city outcomes.</p>
16	Freight and logistics network is competitive and efficient	<p>Consistent.</p> <p>The proposal will not impact nor reduce freight and logistics networks.</p>
17	Regional connectivity is enhanced	<p>Consistent.</p> <p>The proposal will support increased connectivity of people across Greater Sydney by situating renewal within walking distance of major transport infrastructure.</p>
19	Greater Parramatta is stronger and better connected	<p>Consistent.</p> <p>The site is located in a rich transport area, making it already accessible, and within a 30-minute train and bus commute to other surrounding major employment centres.</p>
21	Internationally competitive health, education, research, and innovation precincts	<p>Consistent.</p> <p>The proposed density of development is strategically located near education precincts, i.e. Macquarie University.</p>
22	Investment and business activity in centres	<p>Consistent.</p> <p>The proposal will facilitate renewal of the site with true commercial floor space being delivered with a full-line supermarket and speciality retail offerings to stimulate business activity in Epping.</p> <p>Importantly, the improved retail offering on the site will encourage critical mass within Epping to undertake their daily shopping needs as opposed to driving to other supermarkets and shopping centres at Carlingford Court, Top Ryde, and Macquarie Park.</p>
24	Economic sectors are targeted for success	<p>Consistent.</p> <p>The existing supermarket is currently not supported by specialty retail offerings, which ultimately make shopping in Epping less appealing in comparison to other centres.</p> <p>Renewal of the site will improve the economic performance of the supermarket and revitalise a key site in Epping.</p>

Region Plan	Objective	Consistency
28	Scenic and cultural landscapes are protected	<p>Consistent.</p> <p>The proposal is designed with a strong focus on Connection to Country, as demonstrated in the accompanying Urban Design report.</p>
30	Urban tree canopy cover is increased	<p>Consistent.</p> <p>The proposal provides deep soil (13.5%), allowing for growth of large and mature trees across the site. This is significant for an urban renewal site in the heart of a Strategic Centre.</p>
31	Public open space is accessible, protected and enhanced	<p>Consistent.</p> <p>The proposal will provide approximately 50% of the site as publicly accessible open space and includes new open space for passive recreation. This is considered to be well above and beyond typical renewal infill proposals.</p> <p>The site's renewal will significantly enhance open space accessibility in the centre.</p>
32	The Green Grid links parks, open spaces, bushland and walking and cycling paths	<p>Consistent.</p> <p>The proposal is entirely consistent with the Green Grid and provides new open space in the northwestern portion of the site that responds to existing open space in Boronia Park.</p>
33	A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	<p>Consistent.</p> <p>The proposal is designed to have a strong focus on reducing carbon emissions. Refer to the accompanying ESD report, which specifies the strategic elements of the built form that will aid in facilitating a low-carbon city.</p>
34	Energy and water flows are captured, used, and re-used	<p>Consistent.</p> <p>As referred to in the accompanying ESD report, rainwater harvesting and re-use, site electrification and facilities, energy efficient lighting systems and lighting controls will be utilised.</p>
35	More waste is re-used and recycled to support the development of a circular economy	<p>Consistent.</p> <p>The proposal will promote waste re-use and recycling processes where possible.</p>
36	People and places adapt to climate change and future shocks and stresses	<p>Consistent.</p> <p>The proposal includes processes that will aid in adapting to climate change and future shocks and stresses, as demonstrated in the accompanying ESD report.</p>
37	Exposure to natural and urban hazards is reduced	<p>Consistent.</p> <p>The proposal has been designed so as to mitigate flood impacts by not proposing any works on the flood affected portion of the site.</p>

Region Plan	Objective	Consistency
38	Heatwaves and extreme heat are managed	Consistent. The proposal provides 13.5% of deep soil area to mitigate urban heat island effect and reduce vulnerability to extreme heat.

Table 3: Greater Sydney Region Plan

Central City District Plan

The planning proposal is consistent with relevant key objectives in the District Plan as demonstrated in the table below.

District Plan	Objective	Consistency
C1	Planning for a city supported by infrastructure	Consistent. The site is considered to be in a prime location, being in close proximity to major transit links, retail spaces, and major road networks. It is also within walkable distance of an established recreational facility, i.e., Boronia Park. The proposal also seeks to provide new recreational and community infrastructure on-site in the form of communal areas, retail and commercial spaces, a revitalised supermarket and other active/passive recreation spaces.
C3	Providing services and social infrastructure to meet peoples changing needs	Consistent. The proposal provides adequate open space as well as community infrastructure to meet the needs of the future population. The site is well supported by social infrastructure. The site is located within 800m walking distance of Epping Community Centre, Epping Leisure and Learning Centre and Epping Library. Several schools are located within 2km of the site including Epping Public School, Epping Heights Public School, and Sydney Science College.
C4	Fostering healthy, creative, culturally rich, and socially connected communities	Consistent. The proposal is for a mixed-use development, which seeks to activate the Rawson Street and Beecroft Road streetscape by providing retail and recreational spaces that will be a focal space for the community to meet, socialise and connect. It will facilitate a progressive development that can provide a dynamic mix of residential living, public spaces, and commercial floor space.
C5	Providing housing supply, choice, and affordability, with access to jobs and services	Consistent. The proposal will deliver diverse housing typologies in an accessible location catering for different stages of life including for young couples, families and also downsizers and retirees. The housing typology proposed will feature a range of one, two and three-bedroom units. The site is well positioned to provide high quality housing in a suitable location, near high transit networks and

District Plan	Objective	Consistency
		major roads to support access to amenity, jobs, and services.
C9	Delivering integrated land use and transport planning and a 30-minute city	<p>Consistent.</p> <p>The site integrates retail, commercial and high-density residential land uses in proximity to key bus interchange services, Epping train station and the metro along Beecroft Road, providing connection with Parramatta CBD.</p> <p>The site’s location within a rich transport environment achieves the outcome to deliver a 30-minute city.</p>
C16	Increasing urban tree canopy cover and delivering Green Grid connections	<p>Consistent.</p> <p>The proposal seeks to provide a total of 13.5% of deep soil area. In addition, 50% of the site will be publicly accessible open domain.</p>
C17	Delivering high quality open space	<p>Consistent.</p> <p>The proposal will deliver 50% of publicly accessible open space in the form of a new park, communal open areas, and a public domain.</p> <p>The inclusion of a significant open space offering in the northwestern portion of the site for a range of passive uses is well above the typical expectations for urban infill proposals within the nucleus of a Strategic Centre.</p>
C19	Reducing carbon emissions and managing energy, water, and waste efficiently	<p>Consistent.</p> <p>The proposal is capable of implementing a range of sustainable practices, including:</p> <ul style="list-style-type: none"> • Achieve a 5.5 Star NABERS Rating for commercial office space, • Achieve a 3 Star NABERS Water Rating for commercial office space, • Achieve a 7 Star average NatHERS rating for residential dwellings, • Implementing a full electrified precinct, • Responsibly sized waste separation and storage areas, and • Rainwater harvesting and reuse. <p>Refer to the accompanying ESD report at Appendix 8.</p>
C29	Adapting to the impacts of urban and natural hazards and climate change	<p>Consistent.</p> <p>The proposal will adapt to impacts of urban and natural hazards and climate change through the use of energy efficient lighting systems, application of Water Sensitive Urban Design (WSUD) principles, rainwater harvesting and reuse and site electrification and facilities that will enable on-site renewable energy production.</p> <p>Refer to the accompanying ESD report at Appendix 8.</p>

Table 4: Central City District Plan

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Local Strategic Planning Statement

The planning proposal is entirely consistent with Council’s LSPS. Under Parramatta’s LSPS, Epping is reaffirmed as a Strategic Centre in which a wide mix of land uses (commercial and residential) is envisaged with high levels of amenity and walkability. Importantly, it is only one of two strategic centres in the LGA, with Sydney Olympic Park being the other.

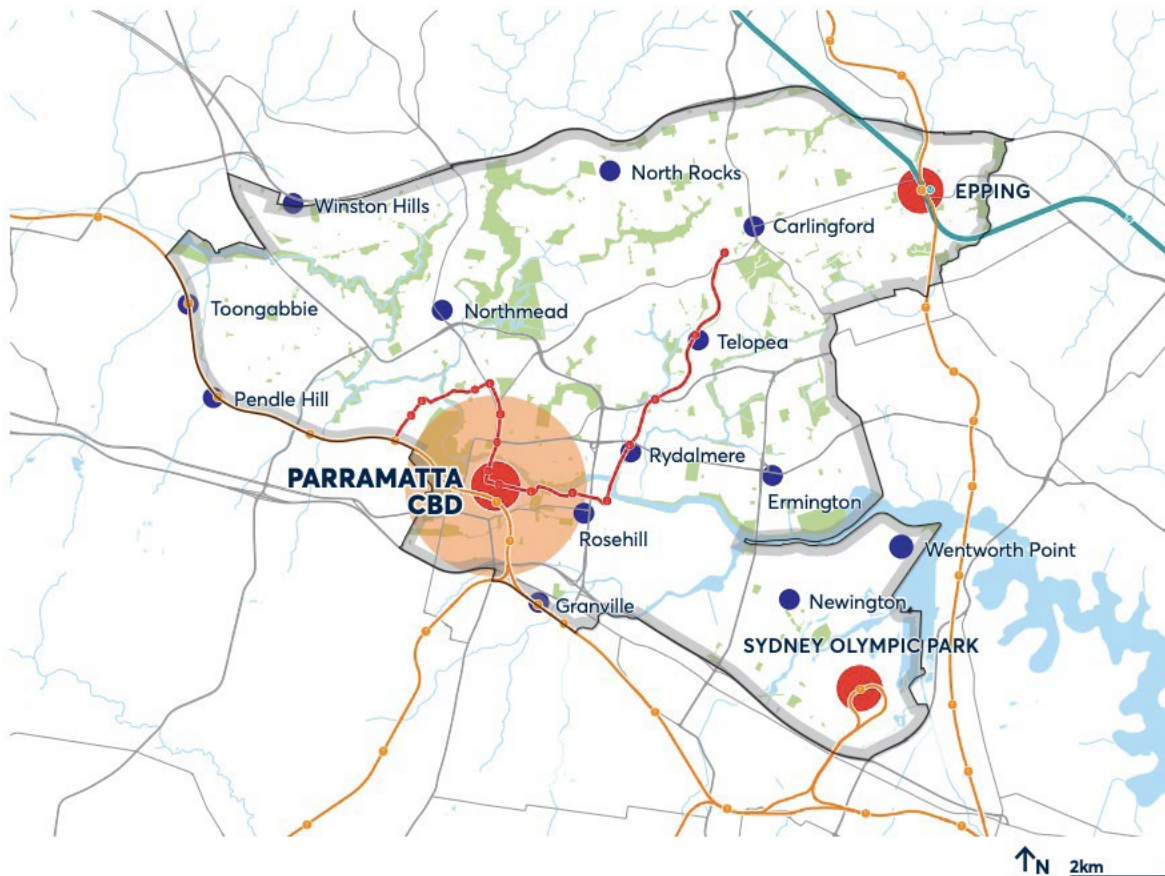


Figure 14: Parramatta LSPS Centre Hierarchy

The LSPS defines Strategic Centres as:

In accordance with the District Plan, Epping and Sydney Olympic Park are Council’s designated Strategic Centres. The District Plan says that the expectations for strategic centres are, in terms of land use, as follows:

- co-location of a wide mix of land uses, including residential;
- high levels of amenity and walkability and being cycle friendly; and
- areas identified for commercial uses, and where appropriate, commercial cores.

The LSPS specifies that a future City of Parramatta will need to have increased commercial floor space in Epping, in conjunction with a concentration of high-rise development, thereby achieving the specified housing and job targets.

In this regard, the proposal will be entirely consistent with the LSPS. Key reasons include:

Delivering non-residential floor space, thereby generating employment opportunities, and providing a new focal point on the western side of Epping. The proposed revitalisation of the Coles Supermarket will be supported with speciality retail and commercial spaces, attracting local residents to the centre and creating a true destination and community focal point.

- Provides a level of density that complements existing development on the eastern side of Epping.
- Locating housing in a highly accessible location, within a Strategic Centre context and in close proximity to key transit nodes, i.e. Epping train station, the metro and bus interchanges, supported by infrastructure and open space.
- Delivering a diversity of housing typologies and mixes, ranging from studio apartments to larger 3-storey apartments.
- A new public domain, park, and communal open space areas to facilitate social inclusion, interaction, and meeting for the Epping community.

As such, the proposal is entirely consistent with the LSPS and will fulfill the role of Strategic Centres as identified in the District Plan and LSPS.

LSPS	Objective	Consistency
P1	Support job growth in key employment centres to reinforce Greater Parramatta’s role as the Central City.	<p>Consistent.</p> <p>In accordance with the Economic Impact Assessment report prepared by Atlas Economics (Appendix 6), the findings suggest that the ‘Proposal is expected to generate an annual GRP of \$88.6 million to the local economy and support almost 311 Full Time Employment (FTE) jobs on-site’.</p>
P3	Support the growth of Parramatta’s night time economy with a focus on Parramatta CBD and Strategic Centres at Sydney Olympic Park and Epping as well as Westmead	<p>Consistent.</p> <p>The proposal supports the growth of night time economy by providing a mixed-use development within a Strategic Centre context. The proposed retail and commercial opportunities available for the site are capable of delivering outcomes for night time activity.</p>
P7	Encourage the design of development in Growth Precincts, Strategic Centres and Local Centres that maximises accessibility to, and safety of, existing and planned public transport services, including heavy rail, light rail, bus, and ferry which includes technological innovation and improved liveability, sustainability, and place management outcomes.	<p>Consistent.</p> <p>The proposal supports the transformation of Epping as a Strategic Centre by introducing new open spaces that will better facilitate access to the public transport network.</p> <p>The site is conveniently located within a 200m walk of key bus interchange services Epping train station and the metro.</p>
P11	Explore opportunities for transport infrastructure to facilitate higher order employment within Strategic	<p>Consistent.</p> <p>The proposed site is located in a rich transport environment, noting the close proximity to Epping metro, Epping train station and a</p>

LSPS	Objective	Consistency
	Employment Lands in the GOP area.	variety of key bus interchanges. As such, the proposed development seeks to provide employment opportunities, which will be supported by high transit networks.
P12	Focus high-rise development in Parramatta CBD and Strategic Centres (Epping and Sydney Olympic Park) as shown on the Structure Plan Map	<p>Consistent.</p> <p>The proposal is entirely consistent with this direction by providing higher density development in Epping. The built form is consistent with the scale of surrounding development in Epping and will complement the scale of towers on the eastern side of the rail line.</p>
P24	Provide for a range of housing types and sizes that cater to the Parramatta community to ensure housing diversity consistent with the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE).	<p>Consistent.</p> <p>The proposal is capable of delivering a range of 1, 2 and 3-bedroom apartments. The preferred masterplan shows a potential mix of:</p> <ul style="list-style-type: none"> • 1 bed = 24%, • 2 bed = 62%, and • 3 bed = 14%,
P30	Provide for appropriate scale public artwork and cultural facilities in Local and Strategic Centres, as well as Parramatta City Centre Art and Culture Walk, to promote cultural expression and a distinctive sense of the place.	<p>Consistent.</p> <p>The proposal is capable of supporting public art. The publicly accessible open space and civic spaces have potential to accommodate a range of interpretative structures, public domain elements and treatments to reinforce the site as a destination of the western side of Epping. These will be further progressed at DA stage.</p> <p>The proposal is further capable of supporting public art and has an opportunity to build on the strength of the Connection to Country narrative developed by the design team.</p>
P31	Support the design and planning of Growth Precincts and Housing Diversity Precincts that commemorates the history of the site or locality to provide a link between past and future generations.	<p>Consistent.</p> <p>The proposal will commemorate history of the local area. The design narrative was formulated to integrate the reinstated overland flow path as a main feature in the landscape design of the new park at the northwestern corner of the site.</p> <p>The narrative builds upon the understanding that the creek and waters of the upper Lane Cove River are important to the traditional custodians of the land and waters.</p>
P33	Create a high quality and safe walking and cycling network across the LGA to cater for and encourage short trips (up to 2km) to local centres, jobs, public and shared transport services, schools, local open space, Green Grid, and other trip generators.	<p>Consistent.</p> <p>The proposal will support Sydney's Green Grid by incorporating a generously sized open space area adjacent to Boronia Park.</p> <p>Furthermore, the provision of a full-line supermarket with speciality retail will promote local pedestrian trips in Epping and minimise vehicle travel to surrounding retail centres including Macquarie Park, Carlingford Court, and Top Ryde.</p>

LSPS	Objective	Consistency
P35	Advocate for bringing-forward the Sydney Metro West delivery, as well as other city-shaping transport (Parramatta to Epping, Parramatta to Western Sydney Airport, Parramatta to Norwest, Parramatta to Kogarah via Bankstown and Parramatta Light Rail Stage 2) and with improved walking and cycling access and public spaces to those services.	<p>Consistent.</p> <p>The proposed height and scale of the development is considered to be appropriately placed in a location that is highly serviced by frequent transit networks.</p>
P39	Encourage a thriving small business sector where new and existing businesses can grow and expand.	<p>Consistent.</p> <p>The proposal seeks to provide a dedicated 1.5:1 non-residential floor space ratio, by way of speciality retail stores to facilitate a retail core for the western side of Epping.</p> <p>The proposed retail shops will be supported with the expanded supermarket offering, specialty shops and commercial suites with the aim of attracting future residents, workers, and visitors to the site as a key retail node.</p>
P46	Advocate for the outcomes of the Epping Town Centre Review when finalised to understand future employment needs within the Epping Strategic Centre	<p>Consistent.</p> <p>The proposed development aligns with the strategic vision for Epping by implementing a substantial quantum of commercial and retail land uses, which have been eroded by the increased residential development in the locality.</p> <p>Whilst providing a substantial amount of floor space it will allow for other proposals to contribute to employment and housing supply. It does not preclude the ability of other proposals to be pursued to support the vision of Epping.</p>
P53	Protect and increase tree canopy cover and vegetation across public and private land.	<p>Consistent.</p> <p>The proposal will provide 13.5% of deep soil area, which will improve the ecological value of the locality.</p>
P54	Enhance street tree canopy to support walkability	<p>Consistent.</p> <p>Increased street tree canopy can be provided, thereby being consistent with Councils vision.</p>
P56	Provide for a diversity of green spaces to support different community needs such as for recreation, relaxation, and enjoyment.	<p>Consistent.</p> <p>The proposal provides a new park which has potential to improve linkages to Boronia Park via pathways. In addition, a new permeable public domain is proposed, which will promote social inclusion.</p> <p>Overall, a range of publicly accessible spaces are proposed across the site to support the community.</p>

LSPS	Objective	Consistency
P59	Make Parramatta a low carbon city.	Consistent. The proposal is supported by an ESD report, which outlines strategies to ensure redevelopment of the site responds to a zero-carbon environment.
P62	Accelerate low carbon transport and emerging trends in mobility.	Consistent. The proposal seeks to create a highly permeable environment that encourages active and public modes of transport. Strategies include providing site-through links and charging stations, whilst the site's strategic location encourages the use of public transport.
P64	Reduce flood risk through planning controls that support flood detention, diversion, and improved conveyance.	Consistent. The proposed development is strategically located away from the flood prone areas of the site to mitigate adverse impacts. In addition, the site is able to comply with relevant applicable planning controls.

Table 5: Local Strategic Planning Statement

Parramatta Local Housing Strategy

The LHS establishes a 20-year strategic direction for the City of Parramatta, providing evidence to support the preparations of the LSPS and the housing targets identified in the District Plan. The LHS states that additional housing should be focused in identified growth precincts, which includes Epping Strategic Centre. The planning proposal is considered to achieve the outcomes of the LHS, as demonstrated by the following:

Epping is identified as a growth precinct that offers the highest opportunity in achieving a 30-minute door-to-door journey to work, noting the transit opportunities present. The LHS states: Growth precincts should be the key focus to deliver increased housing contributing to the achievement of the 30-minute city, best utilise planned transport upgrades and focus City resources for the substantial task of efficient infrastructure delivery to support new communities.

Therefore, the planning proposal contributes to the 30-minute city by providing high-quality housing and employment within a transport rich environment. The remaining dwelling capacity within the Epping Strategic Centre post 2021 is 4,490 dwellings, with 4,420 dwellings provided from 2016 to 2021. It is important to note based on our extensive analysis of opportunity sites in Epping, there are very few left of meaningful size to deliver a holistic and true mixed-use development including a full-line supermarket. In this respect, the proposal serves as one of the key sites that has genuine capacity to contribute to Epping’s housing targets in tandem with a strong presence of commercial floor space.

Epping Commercial Floor Space and Urban Design Report

The Epping Commercial Floor Space Urban Design Report was prepared by Council to document and address the erosion of commercial floor space within Epping.

The study was driven by the findings of a commercial floor space study in 2017 (see Section 3.5.2), which concluded that between 40,000-45,000m² of commercial floor space and 13,000m² of retail floor space was required for Epping by 2036.

As such, the urban design study sought to rectify this by mandating a minimum provision of 1:1 non-residential floor space within the centre. This would allow the envisaged floor space to be met. In addition, the study recommended an increase in heights that should accompany the proposed floor space. The site was identified as having a maximum height of 80m.

Therefore, the planning proposal is considered to achieve the intended outcomes of the urban design study and commercial floor space, by providing a 1.5:1 non-residential floor space in the form of a 4-5 storey podium with increase building heights.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Future Transport Strategy

The planning proposal is consistent with other applicable State strategies including Future Transport Strategy. The Strategy is an update to the 2056 Transport Strategy for NSW published in 2018.

It is a 40-year strategy supported by plans for regional NSW and Greater Sydney that seeks to align transport with land use. It acknowledges key interchanges at Epping will provide improved links between Sydney and regional NSW.

The proposal is consistent with a range of directions under the Future Transport Strategy including:

- C1.1. Enhance 30-minute metropolitan cities,
- C1.2. Connect our regional cities, centres, towns, and villages,
- C2.1. Support car-free, active, sustainable transport options,
- C3.1. Provide transport choices for people no matter where they live,
- P1.2. Support growth around public transport,
- P2.1. Support thriving and healthy 15-minute neighbourhoods,
- P2.2. Manage street space as public space, and
- P4.1. Ensure a net increase in urban trees and no net loss in biodiversity.

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

Yes, as outlined in the table below the planning proposal is consistent with relevant State Environmental Planning Policies (SEPP).

SEPP	Consistent	Comments
SEPP (Biodiversity and Conservation) 2021	Yes	The proposal does not contradict or hinder the application of the SEPP.
SEPP (BASIX) 2004	Yes	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Housing) 2021	Yes	The proposal does not contradict or hinder the application of the SEPP. The architectural drawings (Appendix 1) demonstrate the proposal is capable of complying with the key design criteria and guidance of Housing SEPP and the ADG.
SEPP (Industry and Employment) 2021	Yes	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Planning Systems) 2021	Yes	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Resilience and Hazards) 2021	Yes	The proposal does not contradict or hinder the application of the SEPP. A contamination study has been prepared (Appendix 11), which demonstrates the site can be made suitable for its intended purpose subject to additional testing.
SEPP (Transport and Infrastructure) 2021	Yes	The proposal does not contradict or hinder the application of the SEPP.

Table 6: SEPP Consistency

Is the planning proposal consistent with the applicable Ministerial Directions (Section 9.1 directions) or key government priority?

Yes, as outlined in the below table the planning proposal is consistent with all applicable Section 9.1 directions. Where the planning proposal is inconsistent with a direction, justification is provided.

Ministerial Direction	Consistent	Comments
Focus area 1: Planning Systems		
1.4 Site Specific Provisions	Yes	<p>The proposal proposes the introduction of an Additional Local Provision that will permit an additional 1.5:1 FSR on the site provided the consent authority is satisfied it is used for non-residential purposes.</p> <p>The application of Additional Local Provisions is common practice in PLEP 2023 and is therefore considered suitable to facilitate development to be carried out.</p>
Focus area 2: Design and Place	N/A	
Focus area 3: Biodiversity and Conservation	N/A	
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Yes, and justified by Direction	<p>The proposal will increase the development/dwelling density on land identified as being partially flood affected.</p> <p>A flood assessment has been prepared (Appendix 5), which demonstrates the proposed works will have no impact on existing flood behaviour.</p> <p>The flood assessment provides a detailed response to the directions, as discussed below.</p>
4.4 Remediation of Contaminated Land	Yes	<p>The proposal does not seek to amend the list of permissible uses in the zone.</p> <p>For the avoidance of doubt, a PSI has been prepared (Appendix 11) to support the planning proposal. It confirms the site can be made suitable for the proposed development.</p>

Ministerial Direction	Consistent	Comments
4.5 Acid Sulfate Soils	Yes	As above
Focus Area 6: Housing		
6.1 Residential Zones	Yes	The proposal will support housing choice to cater for future housing needs and locate these to make efficient use of infrastructure and services. Importantly, the provision of a 1.5:1 non-residential requirement will not reduce the permissible residential density of land consistent with Direction 6.1(2)(b).
Focus Area 7: Industry and Employment		
7.1 Business and Industrial Zones	Yes	The proposal will retain the existing E1 Local Centre zone and facilitate additional employment opportunities on the site via a 1.5:1 non-residential FSR control. The proposal represents one of the largest consolidated landholdings on the western side of Epping capable of fulfilling Council's aspirations to see true employment uses in the centre.
Focus area 8: Resources and Energy	N/A	
Focus area 9: Primary Production	N/A	

Table 7: Ministerial Direction Consistency

Direction 4.1 Flooding

The objectives of the Flooding Direction, as outlined in the Local Planning Direction are outlined as follows:

- a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.

A flood assessment has been prepared by GRC Hydro (Appendix 5). GRC Hydro state the preferred masterplan has been deliberately situated outside areas of significant flow in the 1% AEP event and as such, there will be no impacts on flood behaviour as a result of the planning proposal.

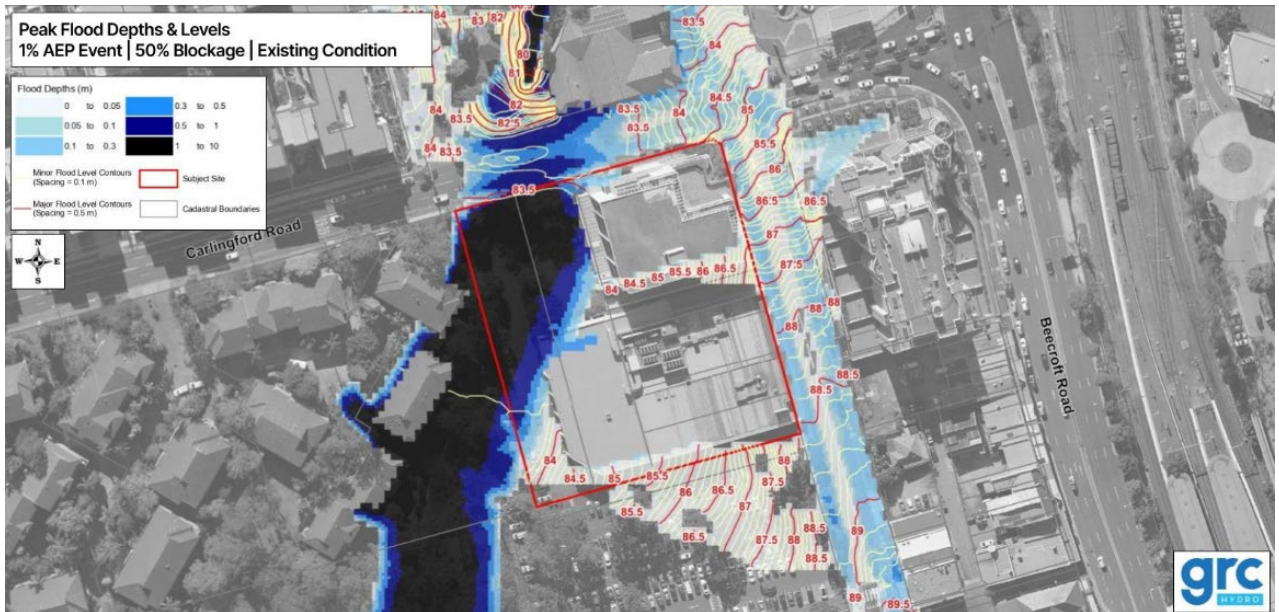


Figure 15: Peak Flood Depths and Levels – 1% AEP Existing Condition (Source: GRC Hydro)

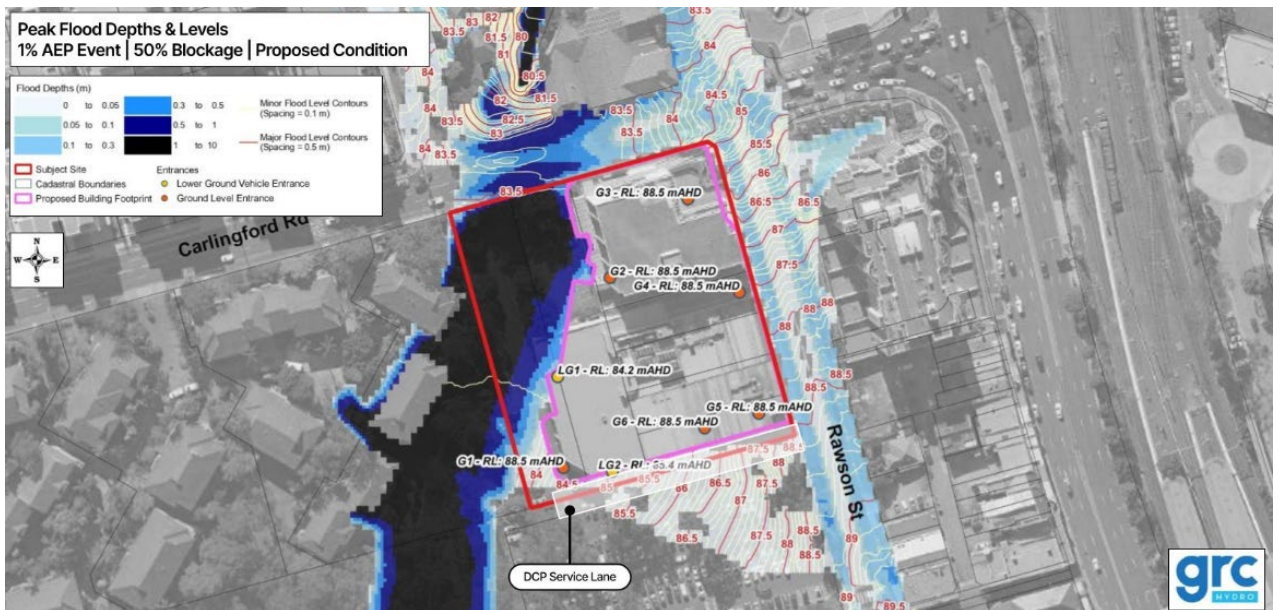


Figure 16: Peak Flood Depths and Levels – 1% AEP Post Development Condition (Source: GRC Hydro)

GRC Hydro have reviewed the preferred masterplan relative to several planning instruments including PLEP 2023, PDCP 2011 and the relevant ministerial directions. These include:

- The planning proposal demonstrates consistency with the controls and objectives of PLEP 2023 and DCP, as well as demonstrating the proposal is consistent with the NSW Floodplain Development Manual 2005.
- The planning proposal meet the relevant flood planning levels and off-site impact requirements. Egress via Rawson Street avoids all interaction with hazardous

mainstream flooding.

- The key principles of the Floodplain Development Manual 2005 are that no development should occur in floodway, floor levels should meet flood planning level requirements and flood risk should be managed. All key three principles are met by the planning proposal and compliance with PLEP 2023 and the DCP further demonstrate this.
- The planning proposal does not result in any impacts on adjacent development in the 1% AEP event.
- The planning proposal and preferred masterplan is not proposed in an area of high hazard. Furthermore, residential levels are significantly elevated above the 1% AEP mainstream flood level of 83.7m AHD at the site.
- Safe egress to Rawson Street is available in evacuation events.

A review of the planning proposal and preferred masterplan demonstrates the planning proposal is consistent with the objectives and requirements of Direction 4.1.

Furthermore, a letter has also been prepared by GRC Hydro dated 24 April 2024, which considers the flood impacts of the proposal against the amendments made following post lodgement and the refined masterplan. The letter confirms that there are no changes that would change the previously presented report or conclusions. GRC Hydro state:

...based on the information presented to GRC Hydro that the flood assessment (GRC Hydro 2023), including the risk assessment and outcomes, are still valid with the proposed changes provided by Oakstand on the 23rd April 2024. No changes have been proposed to the key items contributing to the conclusion of the proposed "Epping Town Centre" being of a low flood risk. As such, there is no need to update either the modelling or reporting presented in the 'Epping Town Centre, Flood Assessment for Planning Proposal,' Revision C, GRC Hydro, 5th December 2023.

Section C – Environmental, social and economic impact

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

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

The site is located within an established urban context. As such, the likelihood of critical habitat or threatened species, populations or ecological communities being impacted by the proposed development is considered unlikely.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The proposal has assessed matters concerning flooding, traffic, urban design and built form in consideration and preparation of the planning proposal. As demonstrated below, any impacts can and will be appropriately managed.

Discussion and assessment of the environmental and urban context is discussed below.

Urban Design

Following lodgement of the planning proposal, the proponent and Council worked constructively to develop a refined masterplan and built form massing for the site.

The updated masterplan was developed in response to the desire for future redevelopment to deliver well-proportioned built forms to strengthen the street wall presence at Rawson Street and Carlingford Road and concentrate residential floor space within two tower forms.

This refined massing strategy ensures impacts to neighbouring properties and the public domain are minimised, while facilitating publicly accessible open spaces and retaining the function of the role of the site as a key mixed-use destination of the western side of Epping.

In response to the changes post lodgement, Gyde have prepared an Urban Design Addendum (Appendix 2), which builds on previous analysis of the lodged Urban Design Report that evidences the site has the capacity to become a key retail node in Epping. The Urban Design Addendum is supported by a suite of new principles that have guided refinements to the massing post lodgement.

Summary of Original Urban Design Analysis

As part of the originally submitted Urban Design Report, the analysis confirmed:

- 1) The site has the capacity to accommodate large format retail including a supermarket, as a result of the site size and lot depth.
- 2) An opportunity sites analysis confirmed the site remains the largest and only viable location to deliver true non-residential floor space, including a full-line supermarket and supporting retail. Most of the existing built form in Epping is either constrained by Strata lots, recently built developments, fragmented lot ownership, irregular site geometries and heritage.

The findings in the submitted Urban Design Report reinforce the proposition that the site is a

unique opportunity to provide additional retail and commercial floor space. Genuine renewal of the site will allow for the creation of a vibrant and active retail hub that will provide an alternative choice for residents instead of traveling to Carlingford Court or Macquarie Centre for their daily needs. This is entirely consistent with Council's long-standing commitment to delivering non-residential floor space in Epping.

Amended Massing and Masterplan Outcomes

The amendments to the planning proposal, and subsequent refinements to the massing post-lodgement builds on a comprehensive body of built form testing. This extensive testing and amendments to the proposal were framed by a range of considerations including orientation of tower forms to facilitate outlook and sky exposure to the park and amplify visual permeability, enhance visual connectivity, redistribute mass to reinforce the street wall at Rawson Street and Carlingford Road and strengthen the commercial floorspace offering by increasing non-residential FSR.

In consultation with Council staff, the amendments establish a balanced distribution of scale across the podium and tower forms, which affords significant improvements to the ground plane and the appearance of the site when viewed from the surrounding streetscape. These refinements result in towers of 33 and 36 storeys and a revised non-residential FSR of 1.5:1 (6:1 total).

In relation to the refined massing and its visual impacts, it presents with increased scale however, the towers are more legible as individual forms whereas towers in the previous massing, the towers presented 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 street wall to define the corner.

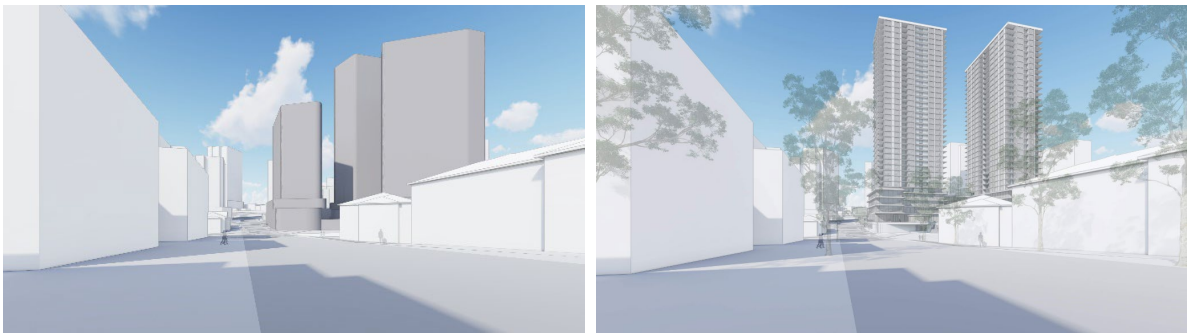


Figure 17: Perspective View from Carlingford Road – Looking East (Source: Kann Finch)

In short, the masterplan delivers:

- 1) Improved the built form response to deliver high quality mixed-use development on a key site in Epping within immediate walking distance of public transport,
- 2) Maximised building separation at sensitive interfaces by concentrating scale at the corner of Rawson Street and Carlingford Road,
- 3) Strengthened the podium form and emphasising height at the northern end of the centre to complement Council's vision for a wider urban profile.
- 4) Increased tower setbacks and enhanced public domain outcomes along Rawson Street to

complement the evolving character of the western side of Epping.



Figure 18: Perspective View from Boronia Park – Looking North (Source: Kann Finch)

Design Excellence and Amenity

In addition to the extensive massing analysis undertaken, the project team engaged with Council’s DEAP on a potential configuration of built form with heights similar to what has been proposed under this planning proposal. Initial proposals were presented to the final DEAP workshop on 20 January 2022, which noted the following:

The general massing and building heights are considered acceptable

The acknowledgment of building heights from the DEAP have carried over through post-lodgement engagement discussions with Council in framing the refined masterplan for the site.

This refined masterplan has undergone testing against SEPP 65 and the ADG to demonstrate a future proposal is capable of exhibiting a high quality architectural design and amenity for future occupiers.

The table below assesses the preferred masterplan against the ADG (refer to Appendix 2 for a detailed discussion on ADG consistency). The proposal will exceed many of the key numeric design criteria set by the ADG.

Criteria	Target	Compliance
Solar access	Minimum 70%	71%

Criteria	Target	Compliance
No solar	Maximum 15%	7%
Natural cross ventilation	Minimum 60% up to 9 storeys	71%
Communal open space	Minimum 25%	35% (15.5% of podium space, 13.5% of communal space in the western portion of the site and 6% forming a communal room)
Deep soil	Minimum 7%	13.5%
Building separation	24m (habitable to habitable)	24m achieved

Table 8: ADG Compliance



Figure 19: Solar Insolation Testing (Source: Kann Finch)

Overshadowing

The preferred masterplan and massing have been optimised to minimise overshadowing impacts to residential uses and Boronia Park to the west. In particular:

- The geometry of tower forms and the allocation of height, including the offset alignment of towers, has optimised the opportunities for maintaining solar access to ground plane areas within the internal plaza.
- Shaded areas to the south of the site are predominantly located over, or just beyond, the proposed DCP service laneway with good levels of solar access to remaining areas.
- The preferred massing delivers solar access to a majority of Council's car park for 3 or more hours between 9am and 3pm mid-winter.

Detailed shadow diagrams have been prepared between 9am and 3pm mid-winter to determine shadow impacts of the preferred masterplan. The shadow diagrams indicate that:

- Neighbouring residential development in Boronia Gardens will have suitable levels of sunlight maintained, with only shadow cast at only between 9am-10am.
- Boronia Park will not be impacted by additional overshadowing after midday during mid-winter. No additional overshadowing will occur during the busy after-school hours.
- Council's car park is located immediately south and therefore, experience impacts from any future development on the site. However, the sculpted tower forms will provide fast moving shadows and three or more hours of solar access to the majority of the car park will be provided.

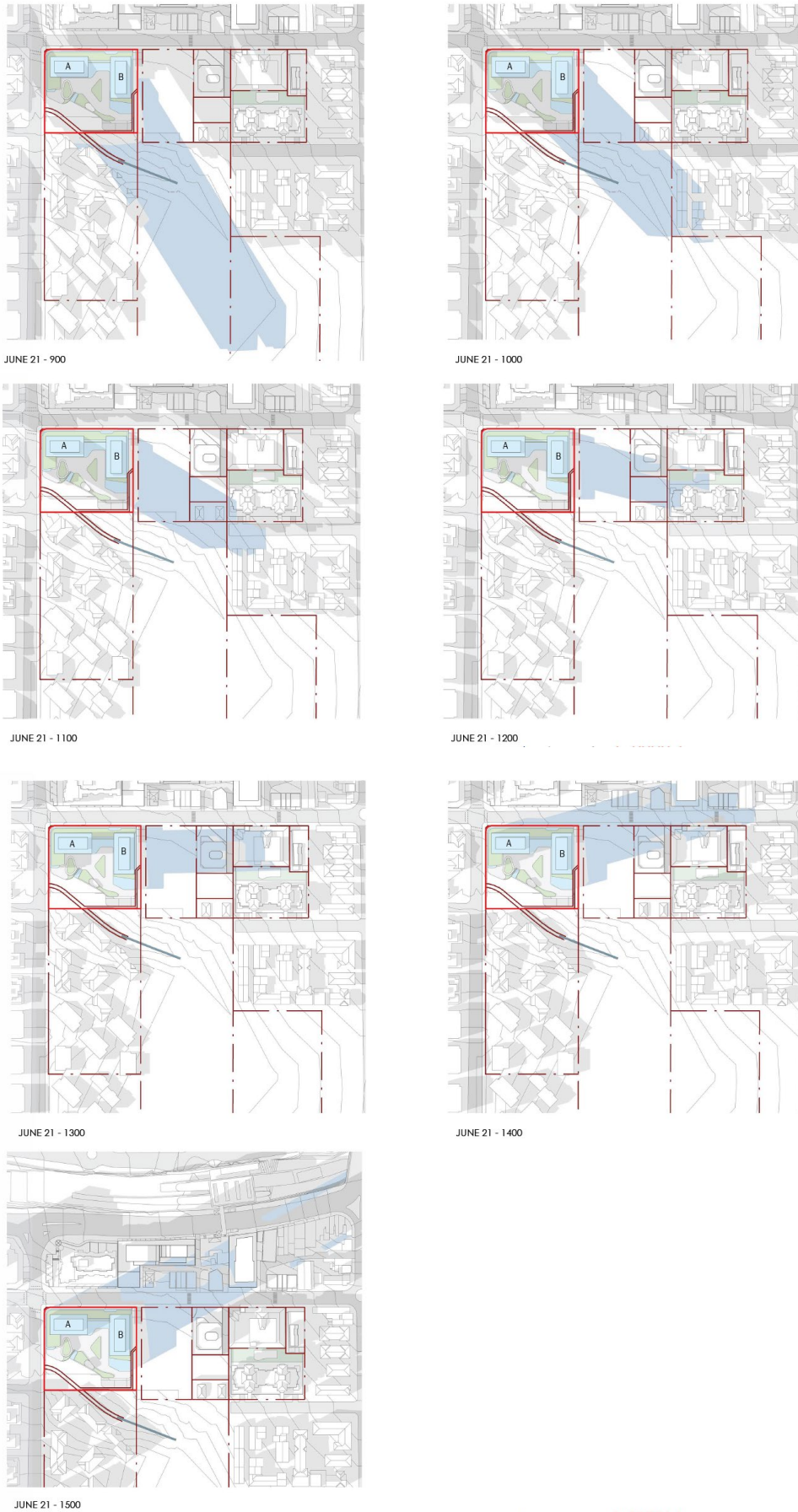


Figure 20: Overshadowing Diagrams (Source: Kann Finch)

Open Space and Public Domain

The proposal is supported by a landscape strategy prepared by Arcadia (Appendix 3), which proposes a concept drawn from local landscape and the Delvins Creek catchment. The concept proposes a diverse range of open space and landscape areas distributed across the site and include the following strategies:

- Introduce a landscaped frontage to Carlingford Road, integrating new open space into existing public areas,
- Create a sympathetic landscaped edge along Carlingford Road, matching the character of Boronia Gardens,
- Plant new street trees along Rawson Street,
- Enhance the central retail atrium with integrated landscaping, improving visual appeal and creating a sense of place,
- Provide landscape screening and deep soil areas along the western boundary to visually screen neighbouring residential development,
- Develop a diverse native landscape setting in the northwest corner, including a bush play zone and water element, and
- Design high-quality landscaped communal open spaces above the podium for residential apartments.

In addition, the public domain plan allows for a future pedestrian connection from Carlingford Road into Boronia Park. This will support improved pedestrian access to open space and provide a green link to the proposed open space area in the northwest corner of the site.



Figure 21: Public Domain Plan (Source: Arcadia)

These open space areas amount to 4,600m² (50%) of the ground plane being publicly accessible and include a generously sized park 1,230m² (13.5%).

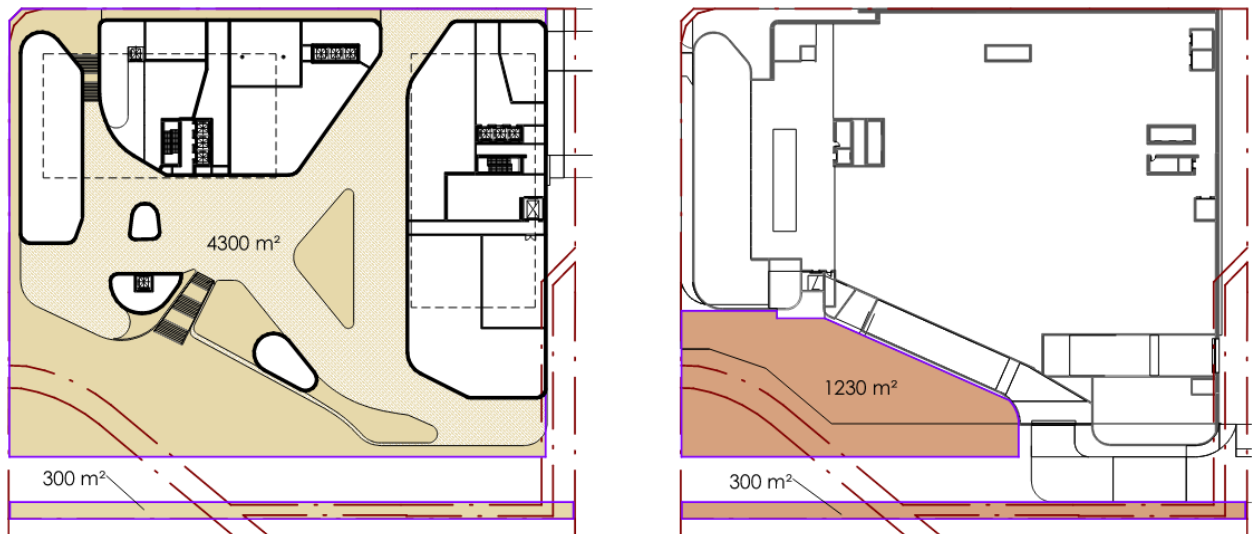


Figure 22: Ground Plane Publicly Accessible Space (Left) And Deep Soil (Right) (Source: Kann Finch)

Traffic and Transport

A TIA has been prepared by Stantec (Appendix 4), which provides traffic assessment of the proposal including trip generation, sustainable transport measures, compliance with DCP rates and traffic generation. A summary of the TIA is provided below, which has been updated to reflect the refined massing post lodgement.

The design currently allows for a single consolidated driveway along the southern boundary of the site at Rawson Street aligned with the DCP 2011 service lane. In accordance with DCP 2011, the service lane could be extended along the western boundary of the site to Carlingford Road.

The proposal incorporates around 556 parking spaces over five basement levels. The car park will provide parking for residents, staff, and visitors with access control (roller doors/ boom gates) to ensure secure access and separation of users.

The proposed development could be expected to generate in the order of 309 and 559 vehicle trips respectively in the AM and PM peak hours (including service vehicle trips). When considering that 25 per cent of retail traffic is passing trade and hence while they are included in the total generation, they are not "new" trips on the road network, the development results in 273 and 450 "new" vehicle trips respectively in the AM and PM peak hours.

The proposed traffic anticipated to travel through the key surrounding intersections is expected to be minor, contributing up to three per cent additional traffic compared to existing traffic volumes.

The proposed site will have a net increase in vehicle generation of around 132 and 138 new vehicle trips respectively in the AM and PM peak hours compared to existing land uses on site. For the purpose of modelling the traffic impact of the development, the proposed redevelopment has been assessed based on having a net increase in vehicle generation of around 144 and 146 vehicle trips respectively in the weekday AM and PM peak hours. The differential in traffic uplift is based on the existing commercial building with ground floor retail generating low traffic volumes (one and nine vehicle trips during each peak hour), however the new commercial and specialty retail land use is assessed based on full traffic yield as per traffic generation rates agreed with Transport for NSW and Council.

The existing pedestrian crossing along Rawson Street on the southern edge of the Council car park currently operates near or at capacity during weekday peak hours during the high pedestrian volumes traveling to / from the rail and bus interchange at Beecroft Road. The development proposes to deliver pedestrian operated signals to better manage the flow of traffic and pedestrians. These signals present a significant benefit to the operation of Rawson Street generally during peak periods and would improve access to both existing and future development within the town centre.

The traffic assessment considers uplift in background traffic generated by potential developments within Epping Town Centre, resulting in a further uplift of 249 and 296 vehicles in the weekday AM and PM peak hour.

Traffic analysis presented in this report indicates it is clear the development has a relatively minor impact on the operation of surrounding intersections, with or without background traffic growth from developments within the town centre, with exception of the Carlingford Road/ Rawson Street/ Ray Road intersection during the AM peak hour specifically due to the limited capacity of the right turn from

Rawson Street to Carlingford Road to accommodate an uplift in traffic. Notwithstanding, the provision of a third eastbound lane along Carlingford Road between Rawson Street and Beecroft Road would result in increased capacity for vehicles exiting Rawson Street and allow for similar performance of the intersection under following development of the site, however, may not deliver enough capacity to accommodate all potential development within the town centre.

In the context of the broader aspirations surrounding development within Epping, as well as aspirations surrounding development that promotes sustainable travel given proximity to a rail and bus interchange and integrated land uses that co-locates jobs, housing, and retail, thereby containing trips internally to Epping, the impacts of the planning proposal can, on this assessment be satisfactorily managed.

Flooding

A Flood Assessment has been prepared by GRC Hydro (Appendix 5). GRC Hydro undertook the following methodology to determine the flooding affectations of the site:

- DRAINS hydrologic model to derive flows for the 5% AEP, 1% AEP, 0.5% AEP and PMF using the methodologies as outlined in the ARR 2019,
- TUFLOW hydraulic model to derive water levels, depths, velocities, and hazard for the 5% AEP, 1% AEP, 0.5% AEP and PMF of existing conditions,
- -Assess the flood conditions and risks of existing and proposed conditions and review model results,
- -Model the proposed plan and assess the flood impacts,
- Review pertinent planning documentation for applicable flooding controls, and
- Develop flood maps which present and proposed flood depth, level and hazard for each event, and flood level impacts for 1% AEP event.

GRC Hydro state the preferred masterplan has been deliberately situated outside areas of significant flow in the 1% AEP event and as such, there will be no impacts on flood behaviour as a result of the planning proposal.

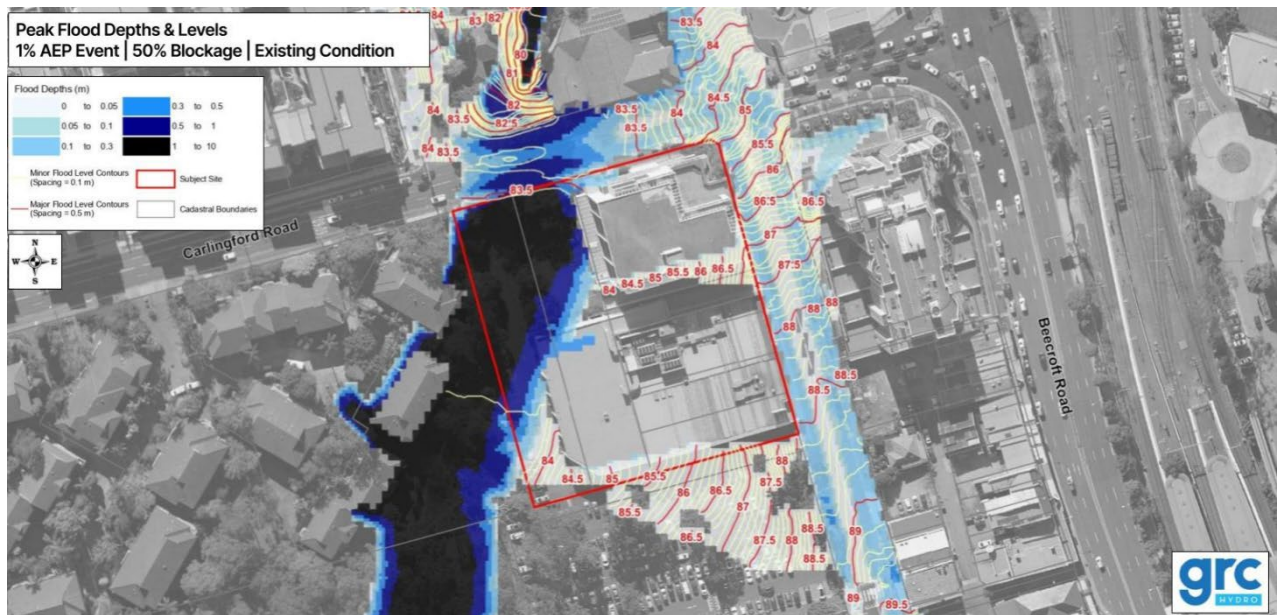


Figure 23: Peak Flood Depths and Levels – 1% AEP Existing Condition (Source: GRC Hydro)

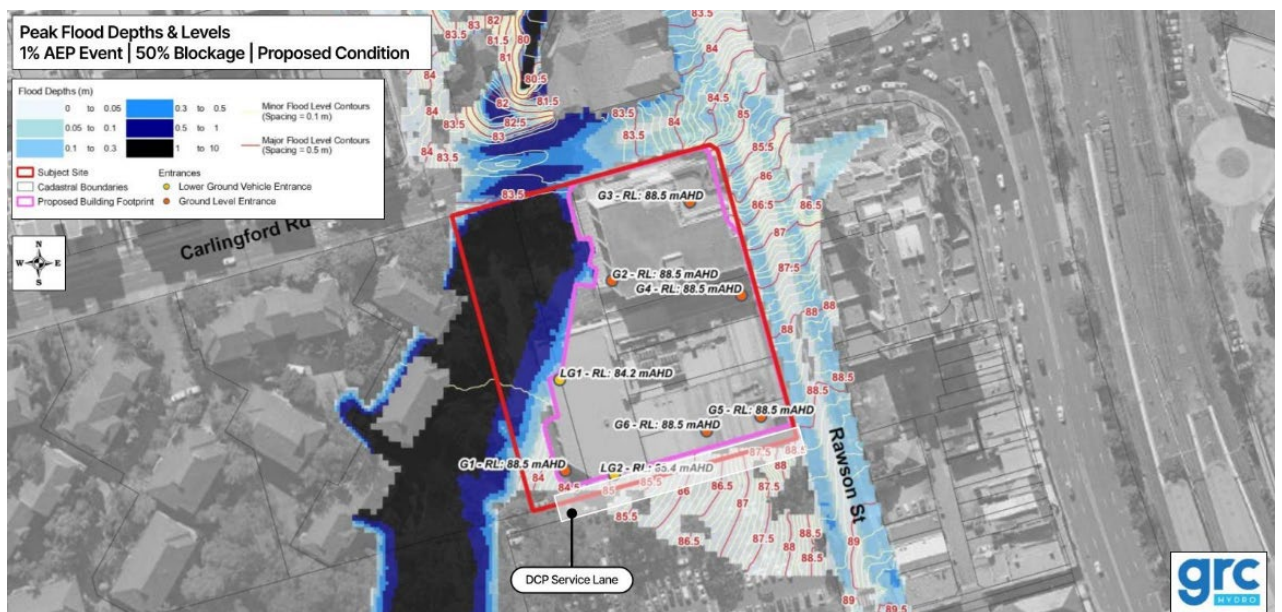


Figure 24: Peak Flood Depths and Levels – 1% AEP Post Development Condition (Source: GRC Hydro)

GRC Hydro have reviewed the preferred masterplan relative to several planning instruments including PLEP 2023, PDCP 2011 and the relevant ministerial directions. These include:

- The planning proposal demonstrates consistency with the controls and objectives of PLEP 2023 and DCP, as well as demonstrating the proposal is consistent with the NSW Floodplain Development Manual 2005.
- The planning proposal meet the relevant flood planning levels and off-site impact requirements. Egress via Rawson Street avoids all interaction with hazardous mainstream flooding.

- The key principles of the Floodplain Development Manual 2005 are that no development should occur in floodway, floor levels should meet flood planning level requirements and flood risk should be managed. All key three principles are met by the planning proposal and compliance with PLEP 2023 and the DCP further demonstrate this.
- The planning proposal does not result in any impacts on adjacent development in the 1% AEP event.
- The planning proposal and preferred masterplan is not proposed in an area of high hazard. Furthermore, residential levels are significantly elevated above the 1% AEP mainstream flood level of 83.7m AHD at the site.
- Relatively safe egress to Rawson Street is available in evacuation events.

A review of the Planning Proposal and preferred masterplan demonstrates that the planning proposal has considered the site's constraints, with the proposed built form responding to and mitigating any associated impacts resulting from the flood prone land.

Furthermore, a letter has also been prepared by GRC Hydro dated 24 April 2024, which considers the flood impacts of the proposal against the amendments made following post lodgement and the refined masterplan. The letter confirms that there are no changes that would change the previously presented report or conclusions. GRC Hydro state:

...based on the information presented to GRC Hydro that the flood assessment (GRC Hydro 2023), including the risk assessment and outcomes, are still valid with the proposed changes provided by Oakstand on the 23rd April 2024. No changes have been proposed to the key items contributing to the conclusion of the proposed "Epping Town Centre" being of a low flood risk. As such, there is no need to update either the modelling or reporting presented in the 'Epping Town Centre, Flood Assessment for Planning Proposal,' Revision C, GRC Hydro, 5th December 2023.

Contamination

A PSI has been prepared by Douglas Partners (Appendix 11) that considers the suitability of the site for the proposed use. Douglas Partners concludes the site can be made suitable for the proposed development subject to the following:

- Obtain and review the SafeWork NSW records,
- Additional soil sampling and testing to meet a sampling density, combined with the current locations, commensurate with a Detailed Site Investigation (DSI) as described in NEPC (2013),
- The additional sampling and testing should preferably be undertaken following building demolition to facilitate ease of access and visual assessment of fill through test pitting,
- Assessment of groundwater quality beneath the site, and
- Hazardous building material survey of the buildings present on site, prior to demolition; and
- If required following the additional investigations, preparation of a remediation action plan (RAP).

Pedestrian Wind

A Pedestrian Wind Environment Statement has been prepared by Wintech to assess the wind effects of the preferred masterplan (Appendix 9).

Windtech state that while the preferred masterplan incorporates a range of positive wind mitigation strategies, there are areas of the proposed development that are likely to experience and be exposed to stronger winds. Several recommendations are proposed that are capable of being incorporated into a future DA for the site including:

- Ground level trafficable areas:
 - Retain proposed north-western landscape area with densely foliating tree and hedge planting within.
 - Inclusion of continuous impermeable awning along Rawson Street frontage on Ground level.
 - Inclusion of an impermeable awning at the base of Tower B along the southern aspect on Ground level.
 - Inclusion of an impermeable awning at the base of Tower A along the western aspect on Ground level.
 - Retain proposed landscape areas with densely foliating tree and hedge planting within the central communal open space on Level 1 and at the entrances into the area.
 - Inclusion of a combination of densely foliating evergreen planting, baffle screening along the arcade entrances to the central open communal open space on the Ground Level.
- Elevated communal open spaces (podium)
 - Retain proposed landscape areas with densely foliating tree and hedge planting within.
 - Inclusion of a perimeter screening to a height of 2-2.5m high in between Towers A and B on Level 4.
- Private balconies and terraces
 - Full height impermeable screens or full height louvres along one of the exposed aspects of the corner balconies i.e., single aspect design.

Overall, consideration of the above recommendations is expected to result in suitable wind conditions for various trafficable outdoor areas within and around the development for intended uses, and that wind speeds will satisfy the applicable criteria for pedestrian comfort and safety typical of Epping.

The proponent intends on undertaking further wind tunnel testing at detailed design stages to quantitatively assess the wind conditions and to verify the necessity of the treatments and recommendations. This will be further explored at detailed design and DA stage.

Sustainability

An ESD Strategy has been prepared by Stantec Australia (Appendix 8), which outlines a number of initiatives that will be explored in detailed DA stage to support the NSW Government's targets of Net Zero. Key responses include:

- Site electrification and facilities to enable on-site renewable energy production,
- Rainwater harvesting and reuse,
- Energy efficient lighting systems (internal and external) and lighting controls,
- Façade thermal performance for new elements in line with NCC 2022 Section J,
- Efficient domestic hot water and HVAC system equipment,
- Timer and motion controls of lighting and ventilation to reduce unnecessary energy consumption,
- Explore opportunities to reduce embodied energy reduction associated to construction material selection,
- Increased access to natural daylight with an aspiration to exceed ADG solar access and cross ventilation requirements.
- Water efficient fixtures and fittings (WELS ratings),
- Application of WSUD principles,
- Responsibly sized waste separation and storage areas, and
- Increased indoor environmental quality through the use of low-VOC paints, adhesives and sealants.

The above responses will be explored further by the proponent prior to lodgement of a DA.

Has the planning proposal adequately addressed any social and economic effects?

The proposal will deliver a number of positive social and economic outcomes, thereby ensuring that future on-site residents, workers, and visitors have access to retail and commercial amenity, community services and infrastructure, civic amenity in addition to recreation.

Social Impacts

An SIA has been prepared by Cred Consulting (Appendix 7), which provides an audit of social infrastructure within 200m, 400m, 800m and 2km of the site. Overall, the site is well located within an existing strategic centre and has a range of local, district and regional facilities within 200m to 2km of the site.

The following levels of infrastructure were audited for each proximity benchmark distance:

- Local facilities - Within 800m of the site,
- District facilities - Within 2km of the site, and
- Regional facilities - Within 5km of the site.

An audit of public facilities shows that:

- Within 800m of the site, there are 4 local facilities,
- Within 2km of the site, there are 9 district facilities., and
- Within 5km of the site, there are 4 regional facilities.



Figure 25: Location of Social Infrastructure Within 2km Of the Proposal (Source: Cred Consulting)

Infrastructure demand

Based on the findings of the SIA, demand for social infrastructure generated by the proposal are as follows:

- Library Floor Space - Benchmarked demand of 190m² of library space is likely to be generated through planning proposal. City of Parramatta's Community Infrastructure Strategy (COPCIS) indicates that for Catchment Three (which Epping suburb is located within) there is a gap of 1,014m² of library space in 2019. The Epping Library and Leisure Centre has recently undergone refurbishment, including the addition of a new floor level, to address increased library space demand for the area.
- Early education and care – Benchmarked demand for 21 places is likely to be generated by the proposal. The proposed demand does not trigger a need for an on-site facility.
- Out of School care – Benchmarked demand for 19 places is likely to be generated by the proposal. The proposed demand does not trigger a need for an on-site facility.
- Public Hospital Beds – Benchmarked demand for 2.8 hospital beds is likely to be generated by the proposal.
- Open Space - Benchmarked demand for 3.2 ha. of public open space is likely to be generated by this proposal. Currently, there is a provision of approximately 50 ha. of public open space in the Epping suburb. In 2021, there is demand for an additional 40 ha in the suburb. The planning proposal includes 0.11 ha of public open space (including park). Therefore, the planning proposal will generate an additional demand of 3.09 ha. of public open space for the Epping suburb.
- Indoor recreation centre – The proposal does not trigger benchmarked need for a facility on-site. There is a benchmarked demand for 1 indoor recreation centre for the Epping suburb in 2021.
- Skate Facilities – The proposal does not trigger benchmarked need for a facility on-site. There is a benchmarked demand for 3-6 skate facilities for the Epping suburb in 2021.
- Multipurpose outdoor courts – The proposal does not trigger benchmarked need for a facility on-site. The COPCIS indicates that there is a moderate gap in hard courts in the suburb of Epping.
- Outdoor fitness station – The proposal does not trigger benchmarked need for a facility on-site. The COPCIS indicates that the current provision in Epping meets the benchmarked need for outdoor fitness stations.
- Play spaces – Benchmarked demand for 0.5 play spaces is likely to be generated through by this proposal. The COPCIS indicates that there are currently 9 play spaces in the Epping suburb. It also indicates that for Catchment Three (which Epping suburb is located within) there is a gap of 3 play spaces in 2019. Currently one play space is proposed as part of the planning proposal. Therefore, provision meets demand.
- Indoor Courts – The proposal does not trigger benchmarked need for a facility on-site. The COPCIS indicates that the current provision in Epping meets the benchmarked need for indoor courts.
- Aquatic facilities (local) – The proposal does not trigger benchmarked need for a

facility on-site. The COPCIS indicates that the current provision in Epping meets the benchmarked need for aquatic facility courts.

- Dog off-leash areas – The proposal does not trigger benchmarked need for a facility on-site. There are 4 dog off-leash areas for the suburb of Epping.

It is acknowledged that the future development of the site will require the payment of 7.11 contributions which will contribute towards additional social infrastructure demand as generated by the proposal. Priority community needs are identified in Table 9 of the SIA.

Chapter 6 of the SIA provides a summary of the social impacts of the planning proposal as well as potential mitigation measures to address issues and enhance positive social impact. This has been summarised in the table below.

Identified Social Impact		Enhancement/Mitigation Measures
<i>POSITIVE IMPACTS</i>		
1. Supply of additional housing	The proposal will provide an additional 420 apartments, which may cater to smaller household sizes within the Epping suburb, including working age population.	Provide a minimum of 20% 3 bedroom apartments, to cater for the large proportion of families with children who reside in Epping suburb.
2. Publicly accessible public open space	The lower ground level is designed to accommodate a range of activities for people of all age groups. This includes bush play zones, flexible communal open space with lawn, seating, and alfresco dining.	Provide adequate wayfinding signage, universally designed seating and landscaping, noise mitigation measures for residential tenants.
3. Improved pedestrian access after construction	The planning proposal provides wide footpath, thoroughfares, and multiple access points into the ground level for pedestrians.	Wide footpath on Rawson Street with end of trip facilities and opportunity for walking loop as part of Boronia Park.
4. Access to Boronia Park	The planning proposal retains access to nearby carpark which leads to Boronia Park.	Opportunities to enhance direct link to Boronia Park, provision of amenities (e.g. drinking fountain and seating) and signage.
5. New full line modern supermarket with supporting speciality retail post construction	The planning proposal proposes to demolish the existing supermarket and build a new one with supporting specialty retail.	Incorporation of best practice universal design principals, provision of seating, opportunity for art displays.
6. Rawson Street and Carlingford	The planning proposal will change the existing character of the town centre	Provide places to 'stay' in the public domain, provide natural areas which soften the urban

Identified Social Impact		Enhancement/Mitigation Measures
Road activation post construction	through the delivery of mixed-use towers with supermarket on lower ground level and retail on ground level.	landscape, enhance
7. Provision of additional retail and commercial space within close proximity to Epping Station	The planning proposal will add additional retail and commercial space, helping to make a retail destination on the western side of Epping.	Opportunity to incorporate subsidised space as part of commercial/retail offering for community benefit (e.g. dedication of retail space for a social enterprise such as a café)
8. Employment opportunities	During and after construction, this mixed-use planning proposal will provide opportunities for local employment in the Epping high growth area, close by to public transport.	NA
9. Communal open space	This proposal includes communal open space for use by residents.	Embellish communal open space with high quality amenities, ensure regular maintenance.
10. Communal space	The planning proposal will include a community space of 775m ² adjoining the communal open space on Level 1.	Ensure space is bookable, design to be multi-purpose and take advantage of proximity to communal open space, engage with community to determine purpose, form, and function.
11. Connection to Country	Initial consideration of Connection to Country as part of the design of the podium/ plaza and landscaping	Explore opportunities to strengthen Connection to Country interpretation.
<i>NEGATIVE IMPACTS</i>		
1. Pressure on existing social infrastructure	The social infrastructure proposed by the Planning Proposal does not meet all community needs generated by the proposed development and therefore new residents will add additional pressure on the existing social infrastructure in Epping suburb.	Consider contributions towards priority community needs through Section 7.11 and Housing productivity contributions.
2. No proposed provision of affordable housing	The Planning Proposal in its current form does not incorporate provision of affordable housing.	There is opportunity to provide affordable rental housing as part of future development of the site.

Identified Social Impact		Enhancement/Mitigation Measures
3. Limited Pedestrian access	Pedestrian access in and around Rawson Street is likely to be affected during construction, impacting wayfinding.	Provide appropriate notice to affected stakeholders, provide alternate wayfinding routes, enhance active transport connections.
4. Noise during construction	Noise during the construction period may impact on the quality of life of neighbouring residents.	Provide appropriate notice and contact details to affected community members.
5. Temporary closure of supermarket	During construction, it is likely that Epping residents, workers and visitors will not be able to access the existing supermarket	Provide appropriate notice to affected stakeholders including construction timeframes

Table 9: Social Impact Assessment

A SIA Addendum was prepared by Cred Consulting in response to the refined masterplan following lodgement. It notes that the main change has been the consolidation of three to two tower forms and increased commercial floor space and publicly accessible domain.

Cred Consulting maintains that the impacts identified in the original report remain valid and notes:

The recent changes to the planning proposal align with Council's strategic goals for the area, which ads another positive social impact to the development. Additionally, all other social impacts, enhancement suggestions , and mitigation measures identified in the 2023 report remain valid.

Overall, the social impact assessment for the planning proposal remains overwhelmingly positive and is supported.

Economic Impacts

An EIA has been prepared by Atlas Economics (Appendix 6) to assess the need for the land uses proposed and examine the economic impacts of the planning proposal. This report has been updated to reflect the refined massing with a non-residential FSR of 1.5:1.

Changing role of Epping and site response

Atlas state that Epping centre was historically a minor suburban commercial market that offered lower priced office space that was attractive to local businesses and business owners who lived locally and sought to work close to home.

As high-density development has displaced many of the commercial buildings, the centre's role has evolved to become one that provides for local services and that fulfills a convenience role. This is evident from the change in employment profile observed over the 2011-2021 period, with health and education-related employment growing in proportion.

Based on the business occupier profile and activity, the demand for commercial space is broader than just demand for office floor space. The tenancy profile of businesses currently accommodated on the Site (various education and tutoring centres, specialist medical practices) is indicative of the spread of demand for commercial floor space in the centre.

Atlas go on to state that at present, the centre has a Coles supermarket and some minor specialty shops but overall has a limited retail offer. Residents generally travel to Macquarie Park, Carlingford, Eastwood, or Beecroft to have their convenience retail needs met.

Furthermore, the EIA notes the centre is in a state of transition, with large scale development activity revealing:

- A much larger residential population, with many commuting to Sydney CBD and Macquarie Park for work,
- A fall in local employment as former commercial buildings have been redeveloped, and
- A growth in local employment in education and training and notable decline in retail employment.

While developments in the centre have resulted in a large number of new households and residents, many of the sites are small in area. This limits the ability for large scale provision of retail/commercial floor space that would enable retail uses to cluster and that would be overall feasible. This reality can be observed from developments in the pipeline and developments that have already been completed where only there is only minor provision of commercial space and employment.

The site therefore plays an important role in contributing to the Epping's capacity to enable local residents to have their convenience, shopping and recreational needs met. This would contribute to improving the self-containment of the centre and reducing trips beyond the centre except for higher-order shopping.

Economic assessment

During the construction phase the planning proposal is expected to generate significant economic impacts for the LGA including:

- \$407.1 million in output (including \$237 million in direct activity),
- \$147.4 million contribution to GRP (including \$60.6 million in direct activity),
- \$83 million in incomes and salaries paid to households (including \$40.3 million in direct income), and
- 855 FTE jobs (including 449 FTE directly employed in construction activity).

During the operational phase, the planning proposal is expected to result in a net increase in economic activity through direct and indirect (flow-on) annually at:

- \$164.2 million in additional output (including \$88.5 million in direct activity),
- \$88.6 million in additional contribution to GRP (including \$46.8 million in direct activity),
- \$51.1 million in additional incomes and salaries paid to households (including \$31.6 million in direct income), and
- 493 additional FTE jobs (including 311 FTE jobs directly related to activity on the site).

The Proposal is also expected to generate additional household expenditure supported through new dwellings within the Parramatta LGA. This activity is estimated to support on an ongoing annual basis (once fully developed and occupied):

- \$59.7 million in total output (\$35.2 million directly)
- \$34.7 million additional in contribution to GRP (including \$21.2 million in direct activity),
- \$14.6 million additional incomes and salaries paid to local workers (including \$8.2 million directly), and
- 187 FTE jobs (including 128 additional FTE jobs directly related to activity on the site).

Overall, Atlas concludes the proposal will make a significant contribution to the Parramatta economy. The planning proposal is expected to generate an annual GRP of \$88.6 million to the local economy and support almost 311 FTE jobs on-site during operational phase.

The planning proposal will contribute to meeting demand for retail and local commercial services including the growing health and education-related businesses seeking to locate in the centre. Importantly, it will facilitate better self-containment in terms of trip generation and contribute to an increase in provision of much-needed contemporary commercial floor space.

The economic impacts estimated demonstrates the planning proposal has economic merit, having the ability to reinforce the functionality of Epping as a Strategic Centre and contribute significantly to the local economy.

Section D – State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The proposal is located in an established, urban area and as such, existing services and utilities are available and can readily accommodate future development.

Nonetheless, the proposal is accompanied by an Electrical and Hydraulic Services Infrastructure Report, prepared by Stantec (**Appendix 10**), which confirms the following findings:

- Augmentation will be required to provide power to the site, It will be necessary to decommission and remove the 2 off existing substations and replace with new chamber substations (3 x 1500kVA transformers required to service the site).
- The proposed development is well serviced from existing Carrier infrastructure. No carrier diversions are required and it is not expected that there will be any carrier backhaul charges.
- The authority sewer infrastructure surrounding the site is of sufficient capacity to service the proposed development. The sewer assets will be subject to alterations and deviations to allow for the construction of the development.
- The authority water infrastructure surrounding the site is of sufficient capacity to service the proposed development.
- The authority gas infrastructure surrounding the site has sufficient capacity to service the needs of the proposed development. Formal applications will need to be undertaken.

Based on the above, the proposal notes that existing services are able to accommodate the site. Nonetheless, further investigations will be undertaken to determine whether any upgrade of existing facilities is necessary in consultation with Council and service providers.

Refer to the Electrical and Hydraulic Services Infrastructure Report in **Appendix 10**.

Section E – State and Commonwealth Interests

What are the views of the State and Federal public authorities and government agencies consulted in order to inform the Gateway determination?

Consultation has occurred with a number of State authorities including the Department, Council and TfNSW as part of the scoping report and pre-consultation processes.

In particular, Council referred the scoping report to TfNSW on 13 February 2023, with a response provided on 29 March 2023. A copy of this correspondence is provided at Appendix 12. Overall, the consultation did not identify any major issues that would preclude an amendment to PLEP 2023.

Prior to preparation of the traffic analysis, the proponent's traffic consultant (Stantec) liaised with TfNSW and Council to provide input on the proposed transport methodology/assumptions. This includes requests for concurrence on traffic generation rates and traffic growth assumptions.

Consultation will continue during the course of Council's review of the planning proposal, Department assessment and in accordance with any conditions and engagement requirements set by the Gateway Determination.

Part 4 – MAPS

The planning proposal seeks to amend the following maps of the Parramatta Local Environmental Plan 2023 as follows:

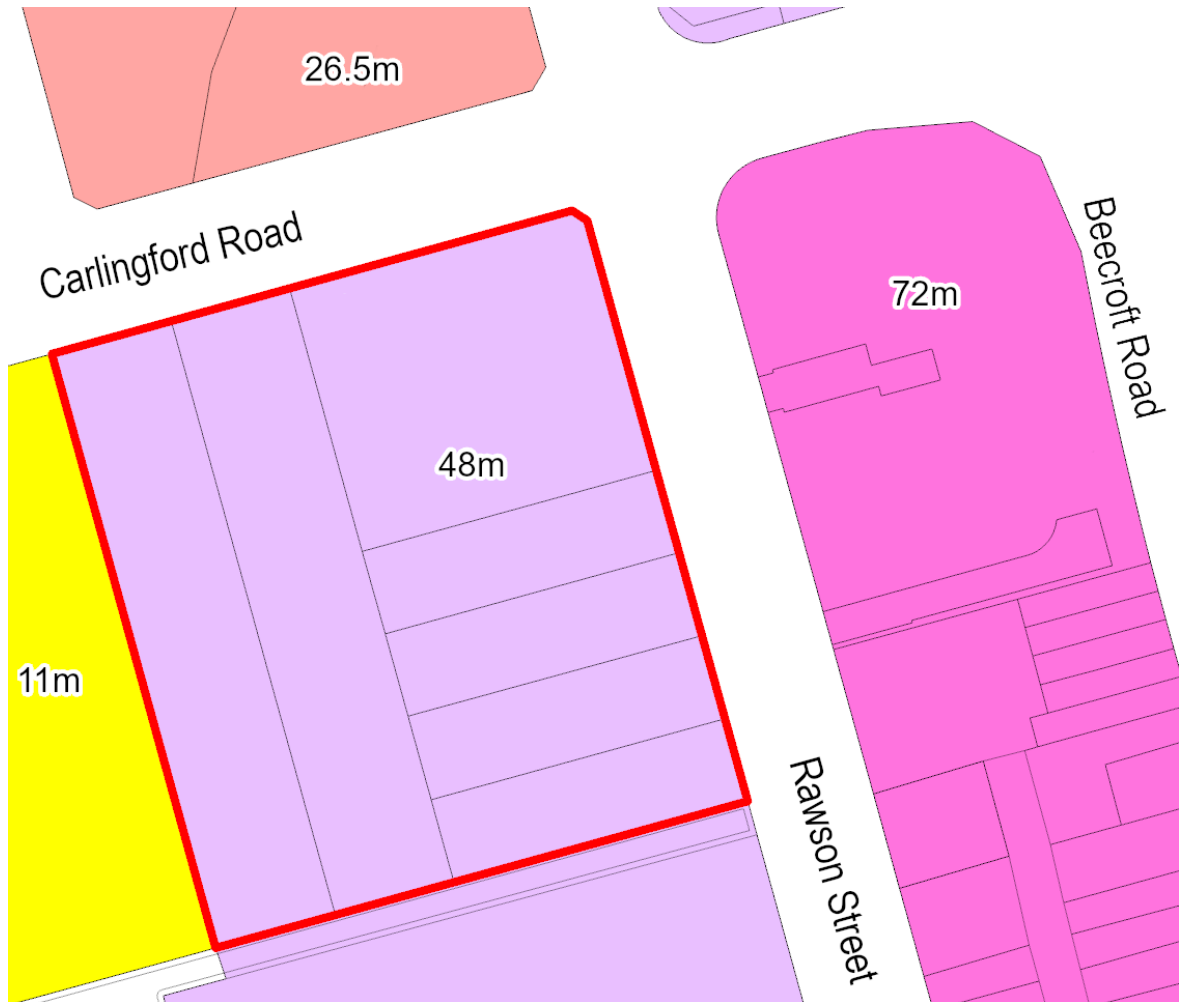


Figure 26: Existing Height of Buildings Map



Figure 27: Proposed Height of Buildings Map

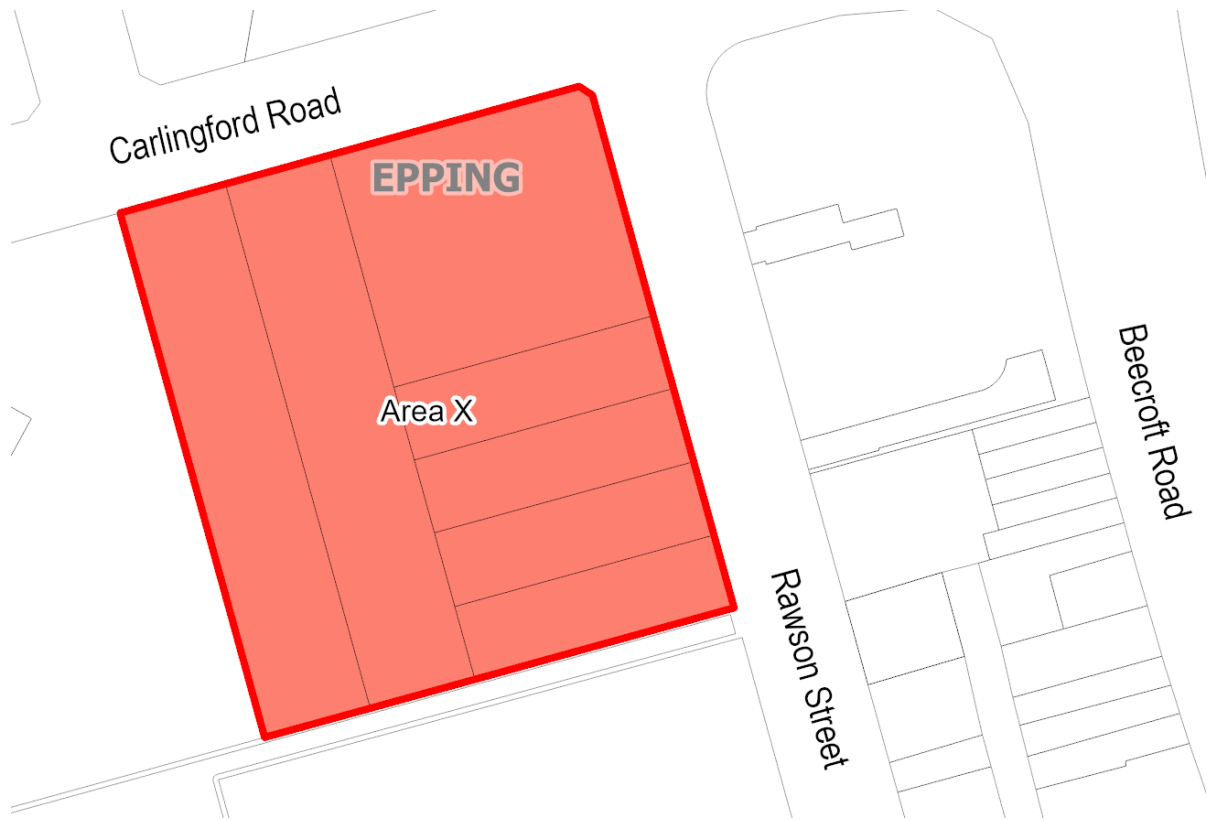


Figure 28: Proposed Additional Local Provisions Map

PART 5 – COMMUNITY CONSULTATION

The planning proposal will be placed on public exhibition in accordance with the Gateway Determination.

Any further community consultation will be conducted in accordance with Sections 3.33 and 3.34 of the EP&A Act, the Guidelines and Council's policies. This may involve:

- Public exhibition of the planning proposal including:
- Notification on Council's website,
- Notification in writing to affected and adjoining landowners, unless Council is of the opinion that the number of landowners makes it impractical to notify them,
- Notification letters to relevant State agencies and other authorities nominated by the Department, and
- Undertaking of any other consultation methods appropriate for the proposal.

Any further detailed design DA for the site would also be exhibited in accordance with Council's requirements, at which point the public and any authorities would have further opportunity to comment on the proposal.

PART 6 – PROJECT TIMELINE

A primary goal of the plan making process is to reduce the overall time taken to gazette LEPs. The Gateway Determination will confirm the level of information necessary to support the planning proposal and the consultation requirements.

In order to meet these timeframes, the inclusion of a project timeline in the planning proposal will provide a mechanism to monitor the progress of the planning proposal through the plan making process.

The table below provides the project timeline anticipated for the subject planning proposal, which is proportionate to the nature and scale of the proposal.

MILESTONE	ANTICIPATED TIMEFRAME
Consideration by Local Planning Panel	May 2024
Council decision	June 2024
Gateway determination	10 September 2024
Commencement and completion of public exhibition period	November – December 2024
Consideration of submissions	February 2025
Post-exhibition review	April 2025
Submission to the Department for finalisation	June 2025
Gazettal of the LEP amendments	July 2025

Table 10: Timeline Table

APPENDICES

Appendix 1 – REVISED ARCHITECTURAL REPORT - 53-61 Rawson Street Epping

Appendix 2 – REVISED URBAN DESIGN REPORT - 53-61 Rawson Street Epping

Appendix 3 –REVISED PUBLIC DOMAIN PLAN - 53-61 Rawson Street Epping

Appendix 4 – REVISED TRAFFIC IMPACT ASSESSMENT - 53-61 Rawson Street Epping

Appendix 5 – REVISED FLOOD IMPACT ASSESMENT - 53-61 Rawson Street Epping

Appendix 6 – REVISED ECONOMIC IMPACT ASSESSMENT - 53-61 Rawson Street Epping

Appendix 7 – REVISED SOCIAL IMPACT ASSESSMENT - 53-61 Rawson Street Epping

Appendix 8 – ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT STRATEGY - 53-61 Rawson Street Epping

Appendix 9 – REVISED WIND ASSESSMENT - 53-61 Rawson Street Epping

**Appendix 10 – ELECTRICAL & HYDRAULIC SERVICES
INFRASTRUCTURE REPORT - 53-61 Rawson Street Epping**

Appendix 11 – GATEWAY RESPONSE - 53-61 Rawson Street Epping