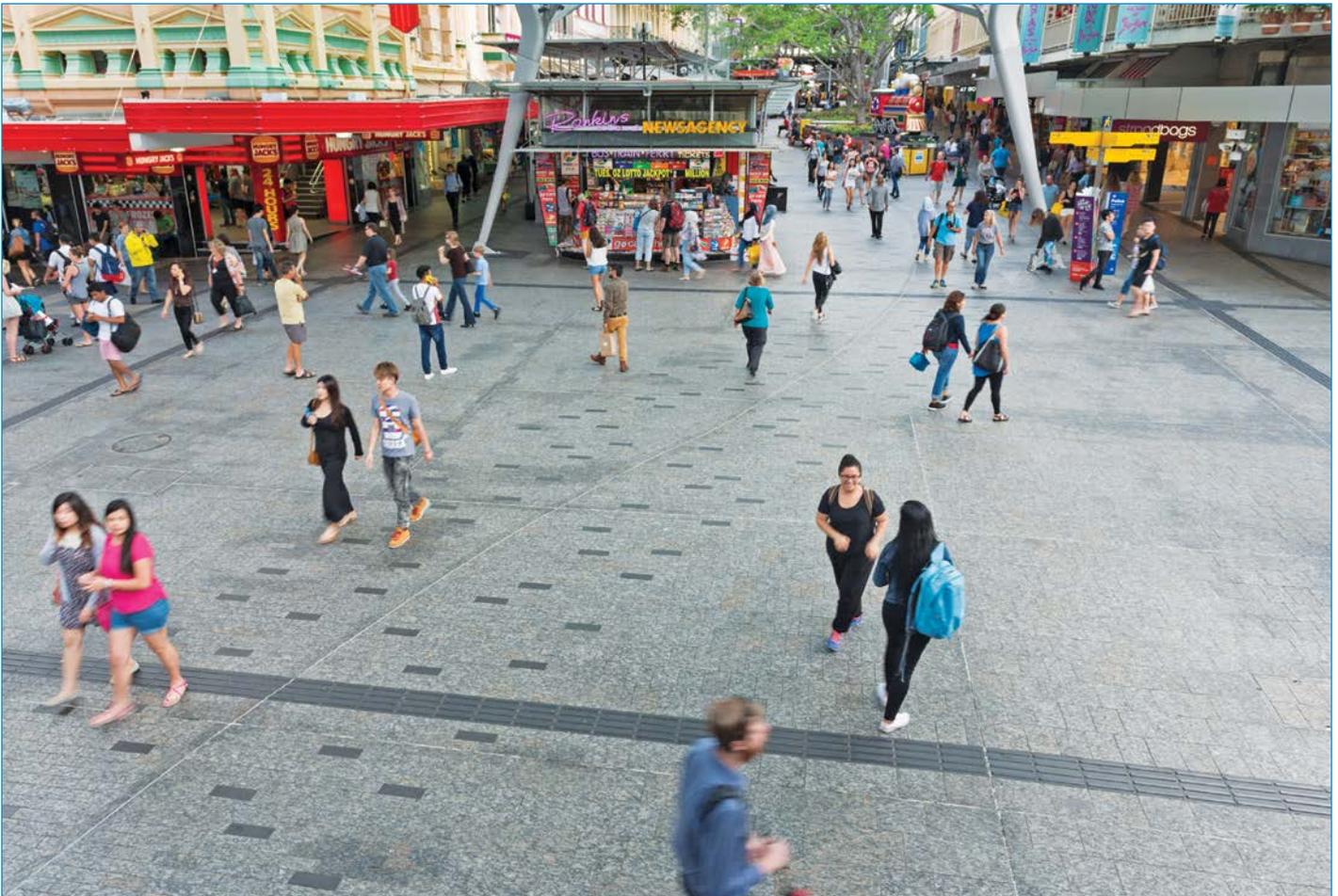


# SUMMARY SHEET: COMMERCIAL FLOORSPACE



Council commissioned SGS Economics and Planning to prepare a Commercial Floorspace Study in order to analyse the loss of commercial floorspace occurring within the centre and determine the town centre's potential role and whether specific planning controls need to be in place to meet future demand.



This Summary Document introduces the Epping Planning Review and the proposed options, recommendations and suggested principles for the Commercial Floorspace Study.

It is intended to help the community and stakeholders in making informed comment on what they believe Council should take into account when making decisions about the future planning for Epping Town Centre.

# SUMMARY SHEET: COMMERCIAL FLOORSPACE



## THE EPPING PLANNING REVIEW – DISCUSSION PAPER

Due to the introduction of new planning controls in 2014 and a strong housing market, the Epping Town Centre is experiencing unprecedented levels of redevelopment and change, particularly on its northern and eastern sides. This redevelopment impacts residents significantly, particularly with regards to view impacts, reduction in tree canopy, parking and traffic, and construction noise.

New development is also increasing the centre's residential population. At the current rate of development, approximately 10,000 new residents will move into the centre in the next five to seven years.

On 12 May 2016, the council amalgamations process saw the Epping Town Centre fall entirely within the jurisdiction of the new City of Parramatta. This presents an opportunity to address these pressing issues and plan for the function of the centre over the next 20 years.

The community have voiced concerns about the changes taking place and this, coupled with the need to review planning requirements for the Epping Town Centre, has led to the City of Parramatta undertaking the Epping Planning Review.

## WHAT DID THE REVIEW COVER?

The Review included technical studies on:

- **Heritage** – looking at specific areas on the northern and eastern sides of the Epping Town Centre that have new developments close by, and whether this has changed the character and nature of those Heritage Conservation Areas (HCAs).
- **Commercial floorspace** – identifying how much area is currently available for business and retail use, how other local centres are developing and what the future for Epping Town Centre needs to be in order to have a thriving, vibrant centre.
- **Social infrastructure** – understanding what facilities and programs are available within Epping Town Centre now and what will be needed in the future. This includes halls and meeting rooms, parks, playgrounds, sporting fields and libraries.
- **Traffic** – a review of current conditions and future requirements is underway. Preliminary findings have been included in the Epping Planning Review Discussion Paper.

In addition, City of Parramatta Council knew it was important that the community – residents, stakeholders, businesses – had the opportunity to say what they thought was important for Council to consider. A number of workshops, website and a feedback survey were all undertaken to hear directly what the concerns and issues for the community were.

Council has released a discussion paper which consolidates the findings from the four technical studies and invites further comment from the community which may assist Council in developing new planning controls for the Epping Town Centre and immediate surrounds.

# SUMMARY SHEET: COMMERCIAL FLOORSPACE



## THE COMMERCIAL FLOORSPACE STUDY – THE TECHNICAL FINDINGS

**The Commercial Floorspace Study (CFS) identifies that Epping has or will have a number of competitive advantages.** Firstly, Epping is expected to have a high rate of growth over the coming decades, which will result in more residents than other suburban centres such as Hornsby, Pymble, and Pennant Hills. Secondly, Epping is also expected to be competitive with Macquarie Park, as it will have a larger population and a comparable level of highly educated and professional people.

**The CFS also identified two of Epping’s competitive weaknesses.** The first is poor accessibility to major infrastructure such as hospitals and universities. The second is that Epping lacks the prestige of other nearby centres, such as Macquarie Park, Rhodes and Chatswood.

**The Study recommends the Epping Town Centre should develop into a Sub-District Town Centre.** The sub-district centre scenario would mean that Epping would need to meet the forecast demand for 55,616sqm of office floorspace and 13,000sqm of retail floorspace in Epping Town Centre by 2036.

In order to achieve these commercial and retail floorspace targets, changes to the planning framework need to be made. However, options for increasing provision of commercial and retail floorspace will involve trade-offs between other uses such as residential. This is because the financial returns of building commercial and retail space is different to residential development in the current market.

**The Study looked at three main approaches to addressing the demand for commercial floorspace:**

1. **Standalone commercial:** This approach requires office building development only, while prohibiting residential uses. The study generally recommends that this approach not be relied upon, but does identify some potential for large sites.
2. **Non-residential floorspace ratio:** This approach requires commercial floorspace for the first few floors of a mixed-use development. This can be achieved by having a minimum non-residential floorspace ratio control.
3. **Development of government-owned sites:** This approach identifies that, local or state government-owned land could incorporate commercial floorspace to support the 30-minute city vision.

**Some other strategies which were considered in delivering commercial floorspace:**

4. Introduce a minimum non-residential floorspace ratio control on both sides of the town centre. (The report sees this as the most effective measure to maintain commercial floorspace.)
5. Maintain residential development on all B2 zoned land to maintain feasibility of non-residential development.
6. Address the above two matters via stronger planning controls (LEP/DCP) that deliver podium-style commercial development with residential towers, along with a prohibition of serviced apartments in this zone.
7. Explore car parking initiatives that reduce private car ownership. This recognises the current impact that cars are having on the centre and the high level of public transport accessibility.
8. With regards to Government-owned sites, Council should explore ways to include office, retail and other non-residential floorspace which draws residents to the centre.

# SUMMARY SHEET: COMMERCIAL FLOORSPACE

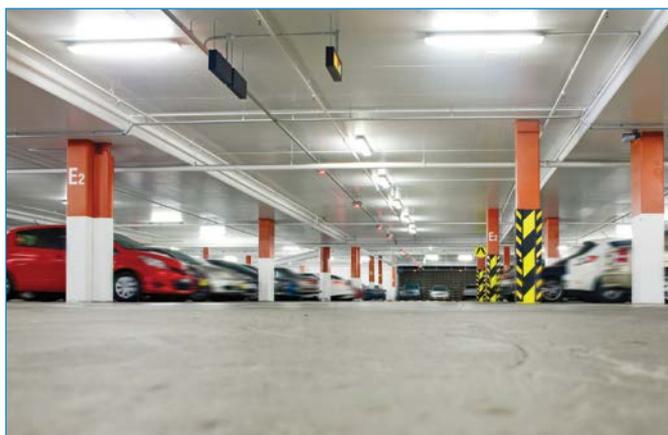


## THE COMMERCIAL FLOORSPACE STUDY – COMMUNITY FEEDBACK

A community workshop focusing on commercial floorspace was held on 22 May 2017.

### Key insights from this consultation include:

- People are enthusiastic about the possible future of Epping. They want their town centre to reflect the vibrant, friendly, community which they are familiar with.
- There is a strong sense of community within Epping which is centred on having a retail and business hub which can offer a range of services and activities for the local community to access.
- There is a wide range of services available in the town centre which most participants enjoy using.
- There are some essential uses that do not exist or are not sufficiently provided within the town centre. Community members are then forced to visit other centres and suburbs.
- There is little resistance to increasing the amount of space available for new businesses and offices. Many participants wanted Epping to grow and wanted to see development of a new heart for the town centre.
- There is a noticeable lack of professional job opportunities in Epping at present.
- Parking and transport are seen as a barrier to those wanting to use Epping as a retail centre.



## HOW DO I MAKE A SUBMISSION?

This Discussion Paper is being exhibited from **Wednesday, 21 June 2017 to Wednesday, 19 July 2017**. You can make a submission during this time. Please quote **reference no. F2017/000210** in your submission.

### SUBMISSIONS CAN BE POSTED TO:

Epping Planning Review  
City of Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2150

### SUBMISSIONS CAN BE EMAILED TO:

[placeservices@cityofparramatta.nsw.gov.au](mailto:placeservices@cityofparramatta.nsw.gov.au)

### YOU CAN ALSO CALL US:

If you have accessibility concerns, please contact the National Relay Service on <http://relayservice.gov.au> and provide them with the City of Parramatta number you want to call.

## WHAT HAPPENS TO MY SUBMISSION?

All submissions will be carefully considered by senior staff and reported to Council in August 2017, prior to commencing *Stage 2*. *Letters of acknowledgment* will be provided for written submissions.

## WHAT IS ON EXHIBITION?

The Discussion Paper is being exhibited in conjunction with the following supporting information:

### 1. Technical Studies:

- a. Heritage Review (prepared by City Plan Services).
- b. Commercial Floorspace Study (prepared by SGS Economics & Planning).
- c. Social Infrastructure Study (prepared by Council's Social Outcomes team).
- d. Interim Traffic Modelling Report (prepared by EMM).

# COMMERCIAL FLOORSPACE IN EPPING



## DISCUSSION PAPER QUESTIONS FOR FEEDBACK

Council is seeking your feedback on the following questions and options.

### 8a. Should Epping seek to evolve into a Sub District Town Centre with a target of 13,000sqm of retail floorspace and 56,000sqm of office floorspace?

Based on the Development Applications already approved, the Epping Town Centre will not achieve the recommended commercial floorspace targets without some sort of planning intervention. Without intervention, Epping is likely to operate in the future as a dormitory suburb rather than a sub district centre.

### 8b. Should Epping evolve as a Sub District Centre achieving the commercial floorspace targets without any increase in Net Floorspace on Business B2 zoned sites?

There are a number of sites where there would need to be more commercial floorspace. The impact of this is that the height of the buildings would need to increase to accommodate the additional floorspace.

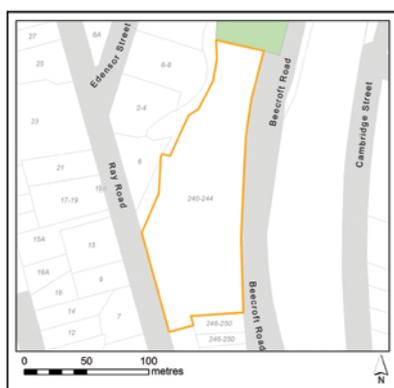
### 8c. Should Epping evolve as a Sub District Centre achieving the commercial floorspace targets by allowing for an increase in density permitted so the commercial can be delivered with no loss of residential floorspace capacity?

The technical study has identified a role where Government-owned sites could be used as part of a deliberate strategy to support the Government's 30-minute city strategy.

## DISCUSSION PAPER QUESTIONS FOR FEEDBACK (CONT'D)

### 8d. What contribution should 240-244 Beecroft Road make to the provision of commercial floorspace in Epping?

The more commercial floorspace that could be accommodated on this site, the less pressure there would be to maximise commercial floorspace closer to the station.



**Figure 1**  
State government owned land at 240-244 Beecroft Road, Epping

### 8g. Should the floorspace allocated to community uses and commercial floorspaces be equivalent to or greater than the levels required on adjoining equivalent sites?

Council needs to consider how to deliver the right mix of retail uses in the Epping Town Centre.

### 8h. Should Council seek to actively encourage a supermarket site on the eastern side of the Epping Town Centre by providing floorspace and height bonuses to incentivise the site amalgamation necessary to achieve a supermarket?

Ultimately the planning system cannot mandate the operation of any business. Council cannot guarantee a supermarket be provided, but it can put in place planning controls that promote or incentivise desirable outcomes and apply economic development initiatives to attract a supermarket tenant.

### 8e and f. Should the Epping Library and Council car park sites play a role in providing for commercial floor space in the centre?



**Figure 2**  
Epping Library site, Pembroke Street, Epping

### 8i. Should Council consider floorspace incentives to ensure larger floorplate retail shops on the western side of the rail line?



**Figure 3**  
Council car park sites at 51A and 51B Rawson Street, Epping

**Please note:** Questions are numbered according to how they appear in the full Discussion Paper.