

# NOTICE OF COUNCIL MEETING

## PUBLIC SUPPLEMENTARY

## AGENDA - B

An Ordinary Meeting of City of Parramatta Council will be held in the Cloister Function Rooms, St Patrick's Cathedral, 1 Marist Place, Parramatta on Monday, 8 February 2021 at 6.30pm.

***Note: Members of the public will not be able to attend the meeting in person but will be able to view the live stream video on Council's website.***

Brett Newman  
CHIEF EXECUTIVE OFFICER

## TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
9	<b>PUBLIC FORUM</b>	
9.1	PUBLIC FORUM 1: Item 17.2 - Gateway Request- Planning Proposal to increase Commercial Floorspace in the Epping Town Centre .....	3

***After the conclusion of the Council Meeting, and if time permits, Councillors  
will be provided an opportunity to ask questions of staff***

**PUBLIC FORUM**

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<b>ITEM NUMBER</b>	9.1
<b>SUBJECT</b>	PUBLIC FORUM 1: Item 17.2 - Gateway Request- Planning Proposal to increase Commercial Floorspace in the Epping Town Centre
<b>REFERENCE FROM</b>	F2020/03849 - D07880716 MIKE MOFFATT

My name is Mike Moffatt, and I speak on behalf of Epping Civic Trust. Thank you for the opportunity to address this meeting in relation to Item 17.2 of Council's agenda, Gateway Request- Planning Proposal to increase Commercial Floorspace in the Epping Town Centre.

Only a short while ago, you, as Councillors, passed a motion to prevent Clause 4.6 variations being used to increase the density of new developments, but in this motion the proposal of item 17.2 does just that. If this Planning Proposal is approved, Floor Space Ratios, that is residential density, will increase in the Epping CBD by in general terms 1:1 And building heights in the Epping CBD will increase by between six and ten storeys depending on the site location.

The higher and denser development will clearly increase the value of the land but it is the Community that will pay for it with increased traffic, overcrowding, and with adverse wind and shade effects. And under this proposal, as we understand it, the community does not even receive the benefit of developer contributions from the value uplift under the Council's Planning Agreement Policy.

This Trust has consistently argued in favour of increased Commercial Space in new developments. Commercial life in Epping has been gutted in recent years. We think a minimum commercial floor space in all new buildings should be mandatory. The current Parramatta DCP requires "up to" 4 storeys to be allocated for Commercial use.

Under this clause and a similar Hornsby Council clause, none or very little has been provided to date. But we believe there should be no need to increase building heights and densities in order to persuade developers to include reasonable amounts of commercial space. Surely the problem could be resolved by mandating the number of storeys allocated to commercial space, rather than suggesting "up to" a certain number may be provided.

We understand that the Planning Panel recommended that additional FSR, "as a bonus" for more commercial space should be limited to 0.5:1. But Council Staff have rejected this and suggested they would prefer a higher "bonus" of 1:1. This is certainly favouring developers and landowners at the expense of the Community. The Trust does not think a bonus should be necessary at all.

Certainly the increased height and densities proposed here are too high a price for the Community to pay for the reasonable provision of Commercial space. We request that Council delay taking action on this proposal until these matters have been further considered by Council Staff, changed, and brought back for further consideration by Council.

**STAFF RESPONSE**

No staff response is provided.

**ATTACHMENTS:**

There are no attachments for this report.