

Attachment 1

Planning History: Rose Street Precinct, Epping

March 2014	<p>Department of Planning and Environment (DPE) finalised new planning controls for the Epping Town Centre under their Priority Precinct Process. This process resulted in increased building heights and density controls within Epping Town Centre and surrounds which at the time was split between the former Parramatta City Council (western side of the train line) and former Hornsby Shire Council (eastern side of the train line).</p> <p>As a result of this process, Maida Road (immediately north of the Rose Street Precinct) was rezoned to the R3 Medium Density Residential Zone under the Hornsby Local Environmental Plan (HLEP 2013), enabling development of four storey residential flat buildings. The Rose Street Precinct was not rezoned under this process and continued to maintain its R2 Low Density Residential Zone.</p>
May 2016	<p>Council amalgamations occurred. The Epping Town Centre and surrounds originally considered under the DPE's Priority Precinct Process (split between the former Parramatta City Council and Hornsby Shire Council) were amalgamated under the new City of Parramatta jurisdiction.</p>
December 2016	<p>City of Parramatta 'Epping Planning Review' (EPR) commences. EPR proposes to address the unintended consequences of the planning control amendments brought into effect in March 2014, allow Council to manage current Planning Proposals seeking growth within the Epping Town Centre, and allow City of Parramatta Council to progress resolutions made by the former Hornsby Shire Council on specific heritage matters.</p> <p>EPR Stage 1 launched - involving technical studies, internal technical analysis and preparation and exhibition of a Discussion Paper for public exhibition.</p>
June – July 2016	<p>EPR Discussion Paper (EPRDP) publicly exhibited.</p> <p>Heritage Report completed under EPR Stage 1 found that, subject to detailed design, rezoning the Rose Street Precinct would enable a suitable north-south transition between land use zones, without adversely impacting the Essex Street Heritage Conservation Area (HCA) provided consideration is given to sufficient setback, deep soil planting, and the impact upon the setting and curtilage of the Essex Street HCA is adequately addressed in any future development proposals.</p> <p>The EPRDP therefore recommended the Rose Street Precinct be rezoned from the R2 Low Density Residential to R3 Medium Density Residential Zone.</p>
14 August 2017	<p>Council considered report on community feedback following exhibition of the EPRDP.</p> <p>Rose Street Precinct community feedback was divided on rezoning the Precinct. Council officer recommendation was for the following principles to be adopted:</p> <ol style="list-style-type: none"> a. <i>That the land be rezoned to the R3 zone; and</i> b. <i>That further urban design analysis/master planning process is needed to:</i> <ol style="list-style-type: none"> i. <i>Determine how development from the north needs to step down to a building height of 2 storeys at the Brigg Road frontage to transition to development across the road. Transition should also be considered towards the eastern end of the site to ensure future massing appropriately responds to the low density residential development fronting Essex Street.</i> ii. <i>Determine an appropriate amalgamation pattern, building height, density and setback controls as well as provision of communal and public open space</i> iii. <i>That this analysis inform DCP controls.</i> c. <i>That despite the increase in residential density proposed, that the above recommendation could proceed ahead of the completion of the Traffic study as they seek to urgently deal with the unintended impacts arising from the new planning controls implemented in 2014 relating to land use interface issues. Furthermore, the potential increase in dwelling numbers resulting from this recommendation is</i>

	<p><i>likely to be minimal when compared against the traffic impacts arising from proposals detailed later in this report.</i></p> <p>The Council Resolution was that an alternative principle be adopted as follows:</p> <p><i>'That the development of 2 storey 'manor houses' within the following precincts be pursued in response to the current interface issues being experienced by residents. However, as part of this process further work should also be carried out to test the benefits of 3 storey residential flat buildings with all the appropriate DCP controls, for example setbacks, amalgamation patterns to determine whether an alternative approach may be more appropriate.'</i></p>
October 2017	<p>Ward Councillor Briefing took place.</p> <p>Ward Councillors expressed a preference that a masterplan to be prepared for the Precinct, prior to new planning controls being pursued. Councillors indicated the masterplan should investigate and consider a number of issues concerning flooding impacts, amalgamation patterns and the impact of topography on building forms within the Precinct.</p>
February 2018	<p>Council considered a report that provided an update on the Epping Planning Review. This included an update on Council's endorsed planning principle from 14 August 2017 for Rose Street recommending that rezoning of the Precinct (and amendments to planning controls for certain other areas) should not proceed without first providing an assessment of the traffic implications.</p> <p>The Council Resolution was to defer this matter for a number of reasons, including acknowledging the need to further consult with Ward Councillors on various proposed planning amendments under the EPR (including those endorsed previously for Rose Street).</p>
9 July 2018	<p>Council considered a report as part of a broader update to Council on the progress of the Epping Town Centre Traffic Study, EPR and several related planning matters concerning the Epping Town Centre.</p> <p>The Council officer recommendation was that Council adopt the following principle concerning the Precinct:</p> <p><i>'Council Officers recommend allowing residential flat buildings with associated urban design analysis and DCP controls that enable the stepping down of the building height to 2 storeys at the Brigg Road/Rose Street frontages and that the four (4) sites fronting Blaxland Road also be included in the precinct.'</i></p> <p>The Council Resolution resolved at the meeting was:</p> <p><i>'That no further action be taken to amend the planning controls applying to the Precinct until a drainage analysis detailing the implications of the redevelopment of the Rose Street Precinct is completed and reported to Council.'</i></p>