



**THE FEDERAL
REDISTRIBUTION
NEW SOUTH WALES**

Objection 63

David

4 pages

Epping & the Epping town centre is a major area of development in Sydney in the recent past and will continue to be so in the future as per approved and some lodged development plans[0][1][2]. It is strongly preferable that the Epping town centre area is represented by a single Local (council), State, & Federal electoral area that captures the area bounds of the Epping town centre. I will also note that the areas of Carlingford[2], Macquarie Park[3], Parramatta[4], & Eastwood (Eastwood to a lesser extent) [5] have had various developments proposed, built, and some are still having their development applications processed. I will note that there are other proposals and or in place changes to increase density in various parts of Sydney[6][7]. While completed, in progress, and proposed developments may not provide the missing number of electors, I suspect that the AEC may wish to revise various electoral boundaries in the medium term[8]

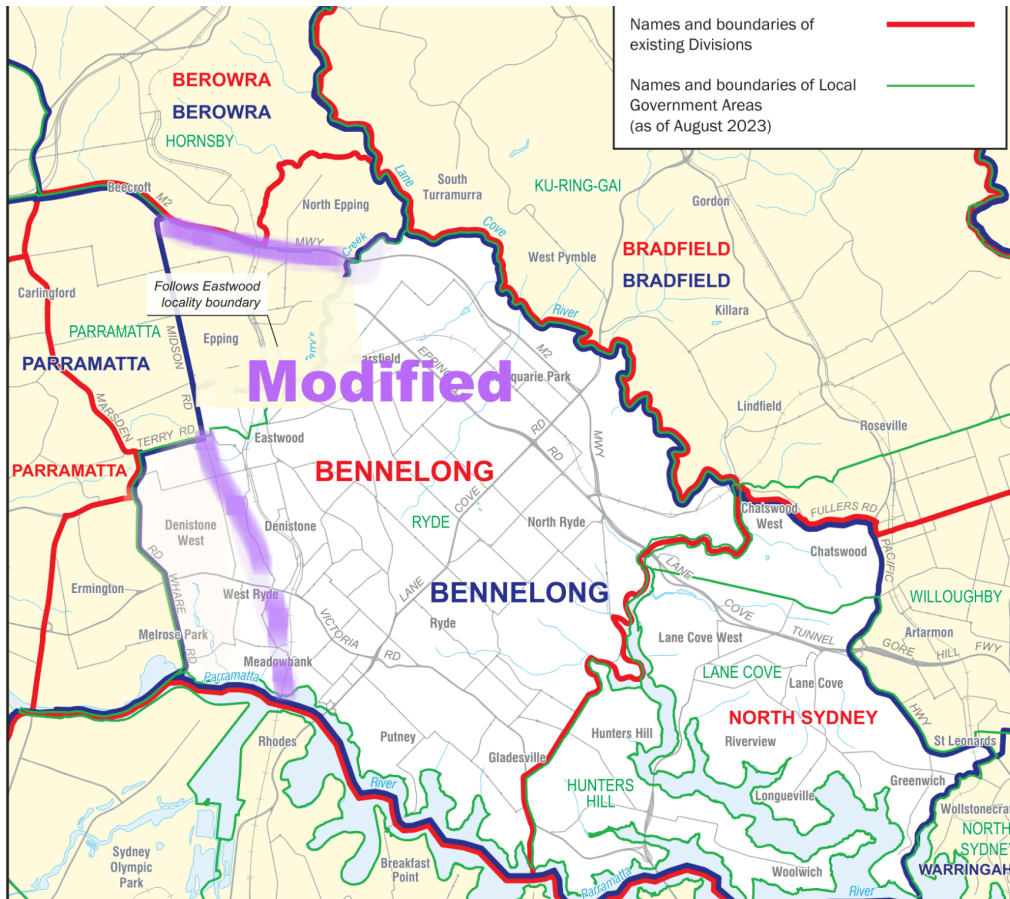
“Permissible minimum number of electors in an electoral division at the projection time (projected enrolment quota minus 3.5 per cent) 125,085” [9]

- Parramatta: estimate in 2028 119,570 , shortfall 5,515
- Bennelong: estimate in 2028 122,124 , shortfall 2,961
- Berowra: Estimate in 2028 109,154 , shortfall 15,931

With this in mind & without spending the time to look at detailed current electors density distribution maps I would like to propose the following changes to the proposed redistributions

1. The Federal seat of Parramatta continues as proposed to Midson road but then it follows Shaftsbury road south - continuing to the west of Meadowbank station - until it meets the Parramatta River.
2. The Federal seat of Bennelong retains the area to the east of Midson road and south of the M2 motorway.

If we make the assumption that the above proposal fulfils the requirements, yes I do realise this is a long stretch & most likely incorrect, we still need to fill Berowra's shortfall. I propose doing so by having Berowra take portions of Greenway (projected to have 144,158 electors), Mitchell (projected to have 148,572 electors) to make up the shortfall as a result of parts of Epping no longer being transferred to Berowra.



[0]

<https://www.theurbandevolver.com/articles/epping-apartments-approved-nsw-sydney-metro>
 - 374 apartments including 19 affordable homes

[1]

https://businesspapers.parracity.nsw.gov.au/Open/2024/06/OC_24062024_AGN_957_AT.PD
 E - Gateway Request: Planning Proposal and Draft Site-Specific Development Control Plan for Land at 53-61 Rawson Street, Epping. - Expected to provide another 420 apartments

32. It is noted that Council officers have amended the applicant's proposed Height of Buildings map as part of the Planning Proposal (refer to **Attachment 1**) to better align the height mapping with the applicant's two tower scheme (**Attachment 3**). The applicant has since agreed with Council officer's recommended height mapping.

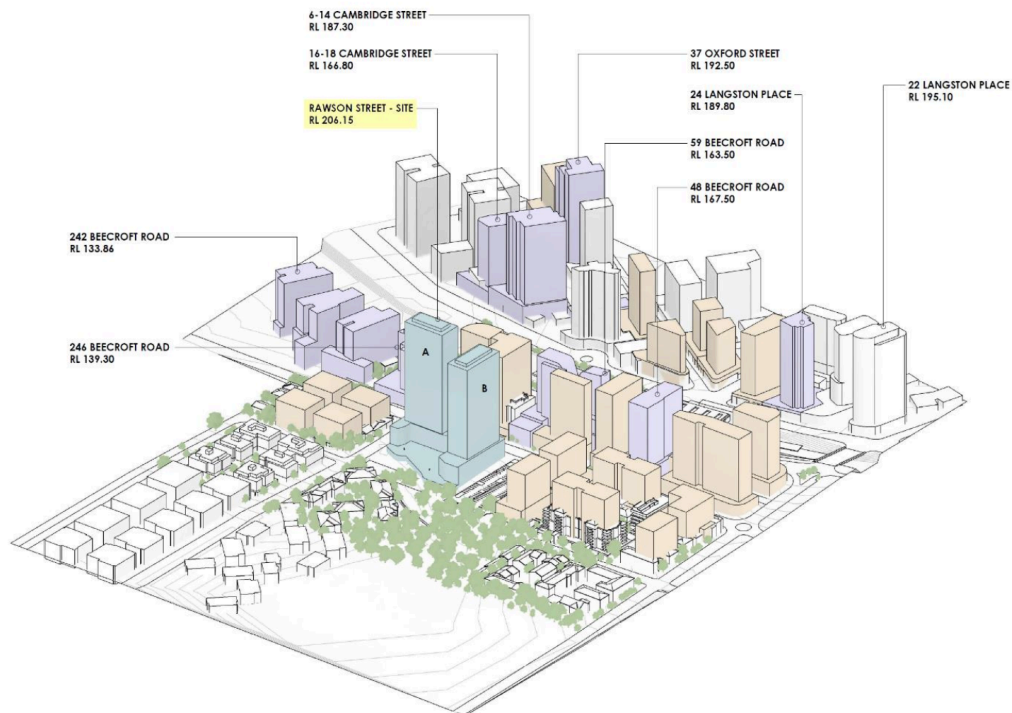


Figure 4: Epping Town Centre Built Form (existing development - white, approved development - purple, development possible under existing controls – orange, proposed subject site development – blue)

[2] <https://www.theurbandevolver.com/articles/meriton-carlingford-towers-parramatta> - "Planned is at least 647 apartments across six buildings of up to 29 storeys on the 2.8ha site at 263-281 Pennant Hills Road, Carlingford."

[3] <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/macquarie-park>

[4] https://en.wikipedia.org/wiki/6_%26_8_Parramatta_Square & <https://www.skyscrapercenter.com/city/parramatta>

[5] <https://www.theurbandevolver.com/articles/eastwood-shopping-centre-residential-redevelopment>

[6] <https://www.smh.com.au/national/nsw/greater-housing-density-is-coming-to-a-sydney-suburb-near-you-here-s-what-you-need-to-know-20240429-p5fnc1.html>

[7] <https://www.smh.com.au/national/nsw/which-sydney-suburbs-are-bearing-the-brunt-of-the-population-surge-20240327-p5ffry.html>

[8] <https://www.aec.gov.au/Electorates/Redistributions/2023/nsw/essential.htm>

[9]

<https://www.aec.gov.au/redistributions/2023/nsw/proposed-redistribution/files/Proposed-redistribution-of-New-South-Wales-into-electoral-divisions-May-2024%20.pdf>