

Why and how office space is being destroyed in Epping to make room for sleep city

By Matt Mushalik <http://crudeoilpeak.info/>

The root cause for the destruction of office space by residential towers is that both State and Federal governments have run out of ideas how to grow the economy except by an unsustainable immigration program. Natural growth of Sydney's current population is very modest, just 200 K in 20 years (and that should be a new city outside commuting distance). But governments want 1.5 million immigrants (incl. descendants) to settle in what is already a built-up, congested Sydney basin in a country with a 4,000 km long east coast line between Adelaide and Cairns. We are just at the beginning and problems will get much worse.

nsw population projections planning regions scenarios 2016 xlsx



	A	B	C	D	E	F	G	H
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4	Planning & Environment							
5	2016 New South Wales State and Local Government Area Population Projections							
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8	TOTAL PROJECT POPULATION - METROPOLITAN SYDNEY REGION SCENARIOS							
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10	Scenario	2011	2016	2021	2026	2031	2036	
11	Main Series	4,286,200	4,681,950	5,106,300	5,537,850	5,975,550	6,421,850	1.5 m immigration
12	Low Fertility	4,286,200	4,662,900	5,065,500	5,474,100	5,887,850	6,308,650	
13	High Fertility	4,286,200	4,707,050	5,158,400	5,619,050	6,087,900	6,568,400	
14	Low Life expectancy	4,286,200	4,677,400	5,100,800	5,526,050	5,950,750	6,377,250	
15	High Life expectancy	4,286,200	4,686,250	5,118,350	5,562,250	6,017,950	6,489,350	
16	Low Net Overseas Migration	4,286,200	4,681,950	5,099,000	5,503,650	5,891,600	6,262,300	200 K natural population growth
17	High Net Overseas Migration	4,286,200	4,681,950	5,110,450	5,557,350	6,023,500	6,513,050	
18	Low Net Interstate Migration	4,286,200	4,681,650	5,090,750	5,499,950	5,916,650	6,341,100	
19	High Net Interstate Migration	4,286,200	4,681,650	5,112,500	5,559,800	6,017,300	6,484,600	
20	Zero Net Overseas Migration	4,286,200	4,681,950	4,791,650	4,859,150	4,888,050	4,889,200	
21	Zero Net Overseas Migration & Zero Net Interstate Migration	4,286,200	4,681,950	4,839,200	4,969,450	5,067,700	5,141,350	
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Fig 1: Screen shot of NSW government's Excel file (commented by author) <http://www.planning.nsw.gov.au/projections>

Let's take the destruction of the beautifully landscaped business park at Cambridge St.



Fig 2: Shame on the NSW government who forced Hornsby Council under duress to approve its demolition. The embedded CO2 is still in the atmosphere, not to mention emissions from new "developments" including an underground car park for 500 vehicles (near the station!)

The business park is replaced by the Polyhorizon residential towers (China Polygroup Corporation, a central state owned enterprise!) built for future immigrants. Australians don't want to live in these high-rise flats. This means Epping land has actually been exported to China, just like iron ore, coal and LNG.

The first business park destroyed in Epping was along the Beecroft Rd, for the NWRL construction site.



Fig 3: Business park along Beecroft Rd in 2008

This was also unnecessary, as the rail link should have been built on the M2 and M7 (much cheaper) with the objective to REPLACE existing car traffic.

Recommendation: This office space should be fully reinstated plus the lost space of the Polyhorizon site. 4-5 levels will possibly do the job.

More destruction of office space is to come if the following illustration is to be implemented.



Fig 4: Graphic designer Lauren Paterson's award-winning design of Epping's future appearance

<http://www.pressreader.com/australia/northern-district-times/20160914/281582355087873>

For example, take 3, Carlingford Rd at the corner with Rawson St next to Coles. Only temporary leases can be had right now. This is how you destroy business. Northern Times which did the above illustration has already moved out. Given that the high cost of demolition would be included in future office rents, these will not be cheap. We are going to get unaffordable office rents on top of unaffordable housing. A #1 planning disaster.



Fig 5: Office building in 3, Carlingford Rd

Why should that be pulled down? Now let's have a look what really needs to be done:



Fig 6: Area marked in red/black dashes should be developed with office blocks up to 6 levels



Look at this 3rd world back yard between Rawson St and Beecroft Rd. That was and is the first priority for re-development, not Polyhorizon or other residential towers

Fig 7: View north from walk through to Epping station

But what is proposed are again residential towers, not offices and out of scale, going from one extreme to another:



Fig 8: Lyon Group and Winten Property

<http://www.dailytelegraph.com.au/newslocal/northern-district-times/lyon-group-and-winten-property-plan-epping-units/news-story/c4df7de5195704edf7392e9910ce64e5>

In the above embellished illustration there is no traffic on Beecroft Rd and only a few people on the mini “plaza”. Completely unrealistic given the density of all the towers shown and the massive basement car parks which would go along with them. By the way, the Council carpark at Coles needs to be reserved for a light rail terminus (Parramatta light rail).

We have no confidence that the NSW government will ever do consistent, rational and sustainable planning. Its narrow objective is to do what developers want, not what is in the public interest. Everyone knows that. In the latest stunning episode, although related to traffic and not land-use planning, NSW taxpayers will pay to Transurban the tolls for trucks NOT using the NorthConnex tunnel (which, by the way, will increase traffic on the Pennant Hills Rd by 30% at Carlingford Court, leading to massive traffic jams on Carlingford Rd potentially going back to Epping.

But hopefully this will not happen as the next and possibly final phase of the oil crisis which



Global oil supply to lag demand after 2020 unless new investments are approved soon

6 March 2017



started with the 2008 oil price shock and the GFC is around the corner. US shale oil has peaked because this light and extra light oil can't be accommodated by refineries anymore, filling up US inventories and keeping oil prices low - which destroy the conventional oil sector. And watch Venezuela and South Korea (50% of AU petrol imports come from there)

Just like in 2008/09 the coming oil crisis may trigger another credit crunch. That will be the latest moment when the Sydney housing boom comes to an end.

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