

From: [Andy Nixey](#)
To: [Russell Hand](#)
Subject: FW: SPP 242-244 Beecroft Rd Epping
Date: Tuesday, 27 August 2019 8:57:47 AM

Hi Russell

One for you!

Cheers

Andy

From: [REDACTED]
Sent: Monday, 26 August 2019 7:28 PM
To: Andy Nixey <Andy.Nixey@planning.nsw.gov.au>
Subject: SPP 242-244 Beecroft Rd Epping

Dear Mr Nixey,

I am having major trouble trying to access the online submission feature on the Dept of Planning website. I have tried creating a Login and it won't let me and it also will not send me a new password if I had already had a Login which I do not think I do.

Therefore, I have found your email and hope you can direct my very serious concerns about this proposed State Planning Proposal.

I thank you in anticipation

[REDACTED]

To the NSW Dept of Planning,

I strongly object to the State Planning Proposal for 242 – 244 Beecroft Rd Epping due to the following issues

There is no overall Master Plan for Epping, which must be undertaken in full consultation with the Community prior to any further ad hoc development. Development is occurring in this precinct in isolation with the cumulative effect being completely ignored by those with the power to create a workable solution. Adding thousands of dwellings in one small area without overall planning is resulting in a dysfunctional town centre. There must be foresight and overall planning to prevent further irreversible, inappropriate and dysfunctional development.

The Epping Precinct already exceeds the number of dwellings

required for this area making further high rise development completely unnecessary. The latest numbers of residences in this precinct including those presently being constructed must be used as a basis for such a proposal – this area has changed drastically since 2011 yet apparently the statistics are erroneously and misleadingly based on figures from 8 years ago. This MUST be rectified.

The proposal will add to the severe over-development of this area

Urgently required infrastructure has not been forthcoming for past and present development with roads at gridlock. This site should be used to alleviate some of the congestion issues as it is situated near a major intersection of Carlingford and Beecroft Rds and presents the ONLY option for road widening due to now existing unit blocks built to the edge of the intersection

Traffic issues have a flow on effect to nearby suburbs – these are state roads – the State needs to do something to address the existing problems prior to any approval of further rezoning for more residential development sites

This site housed a commercial building which encouraged decentralisation of the workforce. This site is well suited to its present zoning with Epping station now being a major station. This should be utilised to its maximum potential encouraging commuters to come to work at Epping as opposed to furthering the residential population adding to the traffic and rail congestion to the city. The proposed 1.5% retail floor space will do nothing to improve this situation.

This site has no direct access to Epping Station with the only pedestrian lights being at Rawson St – the opposite direction to the station. This cannot be addressed without a new set of pedestrian lights causing yet further traffic congestion.

The proposal does not allow for appropriate nor badly needed open space which is sorely lacking in the Epping Precinct. There is a need to improve tree canopy across Sydney – this is meant to be a Govt priority yet there is little canopy replacement to be seen from this proposal. Epping Precinct is basically all concrete and glass and this proposal aims to add another 442 units to this existing concrete jungle.

The proposal does not “give” anything to the community other than adding to traffic gridlock, a lack of services and overcrowding. There should be community amenity improvements prior to any further approvals.

Affordable housing has barely been included in any of the latest developments and certainly hardly at all in this proposal yet this presents an opportunity for the State Government to make a difference for those requiring affordable accommodation.

I strongly request refusal of this proposal.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.