

From: [Russell Hand](#)
To: [Russell Hand](#)
Subject: FW: Proposed development on Western side of Epping
Date: Wednesday, 4 September 2019 2:04:48 PM

Submission below was forwarded from Parramatta Council.
Originally sent to Parramatta Lord Mayor.

From: Lord Mayor <lordmayor@cityofparramatta.nsw.gov.au>
Sent: Tuesday, 3 September 2019 10:52 AM
To: PCC Council <council@cityofparramatta.nsw.gov.au>
Subject: FW: Proposed development on Western side of Epping

From: [REDACTED]
Sent: Tuesday, 3 September 2019 10:51 AM
To: Lord Mayor <lordmayor@cityofparramatta.nsw.gov.au>; Donna Davis <DDavis@cityofparramatta.nsw.gov.au>; Lorraine Wearne <LWearne@Cityofparramatta.nsw.gov.au>; tyrrell@bcityofparramatta.nsw.gov.au
Subject: Proposed development on Western side of Epping

City of Parramatta Council: Lord Mayor, Andrew Wilson ,Epping Ward Councillors:
Cllr Donna Davis ,Cllr Lorraine Wearne ,
Cllr Bill Tyrrell ,

I comment about the proposal from Landcom for residential apartment buildings with three towers of approximately 15 storeys each - go higher but leave a corresponding green space at ground level.

I am concerned that Epping needs more open space, businesses, more supermarket choice and more public land .And more parking. I personally don't care how high the residential towers go but I do care what happens at ground level as there should be an attempt to make a green village in Epping town. There must be free flow for pedestrians throughout the development at land level and access to all roads for pedestrians with public open space appropriately landscaped and furnished .It is noted that a pedestrian link will be provided between Beecroft Rd and Ray Rd - this is good but the buildings should not be barriers to people moving about and meeting each other. The only Community open space provided with this development is effectively a small area around the through site pedestrian link between Cliff Rd and Beecroft Rd
. Not Good enough.

Only 5% will be "affordable" housing – that's not enough. That there must be a target of 15-20% affordable housing delivered through an NGO agency.

There will be parking for 356 cars that's not enough every unit needs at least one carspace..

There must be substantial amount of retail and commercial development as well as residential development especially another supermarket and child/elderly care provisions.

Epping is a traffic nightmare .

This development will preclude the use of any of this land to ameliorate traffic on the Carlingford Rd/Beecroft Rd intersection, which an east-west link traffic link through the site may have provided. This link was a key element of the council's Epping Traffic Study.

NO more housing and people until a good Epping bypass is in place for through traffic. Recent residential development in terms of the number of dwellings is already well in excess of what the State Government originally proposed for the Epping precinct. Epping developments which have seen more than 10,000 jobs leave Epping and will leave the suburb effectively a dormitory with little retail activation during the day.

The site is isolated from the Town Centre by busy Carlingford Rd and one of the worst bottleneck junctions in Sydney. How are the 1200 or more residents of these towers to gain access to the Metro Station? If these 1200 people have to use pedestrian crossing on Carlingford Rd, what effect will this have on the delays in excess of one hour at peak periods that are forecast by the Epping Traffic Study for the Beecroft Rd, Carlingford Rd intersection?

I note from the Epping trust that : this site is not being seen properly in conjunction with other developments, or within the greater context of the challenges facing the Epping Town Centre which the City of Parramatta council are having to deal with The EIS indicates that other massive developments on the western side of the railway line are currently under consideration. These include a 40-storey development at 59-79 Beecroft Rd (700 dwellings) and a 45-storey development at 49 and 53-61 Rawson St (1194 dwellings). Unfortunately, as usual each of these developments is being considered in isolation from the others but in fact they all affect traffic, infrastructure and community facilities cumulatively. We urgently need a precinct plan which looks at all proposed developments as a whole to work out what Epping will look like in the future.

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[REDACTED]