

From: [Russell Hand](#)
To: [Russell Hand](#)
Subject: FW: DPIE Contact Us form - Enquiry from [REDACTED] Ref ID: 20190903212757
Date: Friday, 6 September 2019 9:45:53 AM

The following submission was made via the Department's website through the "Contact Us" form:-

An email has been received from [REDACTED] from the Department of Planning, Industry, and Environment's Contact Us online form.

The contact form submission details are below:

Name: [REDACTED]

Email address: [REDACTED]

Phone number: [REDACTED]

Post code: 2121

Your enquiry is about: Public consultations exhibitions

Enquiry details:

For some reason your 'create profile' page is not working. I have tried many times but it will not allow me to go any further, therefore I am sending this email which I expect you to forward to the major projects team dealing with the Beecroft Road, Epping proposal. Firstly I consider it disgraceful that the government is using the State Significant Development mechanism to process this application thereby effectively locking out the relevant local council from the decision making process. Secondly, the intersection at which this site is located is one of the worst bottlenecks in Sydney and the addition of more than 400 extra apartments (over and above those already in the pipeline for Epping) will significantly exacerbate this problem, not just from the additional residents' vehicles but the delay to traffic while they cross Carlingford Road, particularly during peak hours. Thirdly, the previous use of the site was for commercial purposes and it should continue to be used for commercial development. Epping has lost a great deal of commercial floorspace since the Urban Activation Precinct was commenced to the point where it will simply be a 'dormitory' - virtually 'dead' during the day. I consider the planning process and outcomes, so far, for the Epping Urban Activation Precinct to be a complete failure and the approval of more and more and more apartments is only making the situation worse. You will note I have requested you approve commercial uses for the site. A possible road to alleviate traffic congestion, as proposed by the council, and badly needed open space are also better options than cramming more people into Epping, especially when the housing targets have already been met.

Newsletter subscription confirmation: False

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