



# Dominic Perrottet MP

Member for Epping  
Treasurer



The Hon. Rob Stokes MP  
Minister for Planning and Public Spaces  
GPO Box 5341  
Sydney NSW 2001



Dear Minister *Rob*

I am writing to you in relation to the proposed Landcom development of 240-244 Beecroft Road. I note that the former Member for Epping Damien Tudehope wrote to your immediate predecessor regarding this matter prior to the 2019 State Election.

This is land which is owned by the State Government, and is classified as a State Significant Development in that it:

- Is permissible under the Hornsby Local Environmental Plan 2013 (HLEP 2013)
- Is located within a rail corridor, and
- Has a capital investment value of over \$30 million.

I understand this proposal is currently being assessed by the Department of Planning, Industry and Environment as a State Significant Development, and that concept plans have been submitted to the Department for review.

I wish to place on the record several concerns that I have about this proposed development.

Firstly, the proposed 5% allocated to Affordable Housing is too small an amount. The City of Parramatta Council's *Affordable Rental Housing Policy 2019* states that 10% should be the minimum amount dedicated to affordable housing in developments such as these.

While I understand that the original Development Application from Landcom predates this Council policy, it also seems clear to me that providing only 22 affordable housing homes in a development of this magnitude is insufficient.

Secondly, I note that under the current proposal, only 700m<sup>2</sup> has been allocated as commercial/retail space. I understand that negotiations took place with the City of Parramatta Council prior to the 2019 State Election, during which Landcom agreed to

increase this commercial space to 2,000m<sup>2</sup>, but that this offer was withdrawn when negotiations ultimately ended without agreement.

There have been no new commercial opportunities delivered to Epping since 2011. 240-244 Beecroft Road was previously a business park, and supported other business in the Epping area. The recent delivery of the Northwest Metro should be used as an opportunity to supercharge the potential of local Epping businesses. In that light, this current proposal seems like a missed opportunity.

Thirdly, I understand that much of the open space identified in the Landcom proposal is comprised of the public walkway, courtyards, and on the rooftops of the towers and podium structures. This does not seem adequate to meet the needs of Epping residents. There have been no new open spaces identified in Epping since 2011. In August 2017, the City of Parramatta Council reported that the provision of open space in Epping is low, and does not meet the open space requirements for the population of Epping.

Fourthly, concerns have been raised with me about the lack of a through road linking Beecroft Road with Ray Road, and the potential effect that this will have on traffic congestion at the already busy intersection between Beecroft Road and Carlingford Road. I know Epping residents will have concerns about the impact that another residential development will have on traffic between Epping station and the M2 exit.

Fifthly, I note that the City of Parramatta have already raised similar concerns with this proposed development. On 2 July 2018, the Council made the following resolutions:

**Commercial space**

*That Council write to the Minister for Planning, Landcom, and the Greater Sydney Commission and request the State Significant Development currently being progressed for 240-244 Beecroft Road be placed on hold until a workshop can be organised involving Council and Landcom to discuss and seek to resolve the following:*

- *To establish whether a new road link can be provided through this site linking Beecroft Road and Ray Road; and*
- *The provision of commercial floor space on the site being provided at a level no less than 1:1 FSR on this site.*

*That a Planning Proposal including all necessary background studies and analysis be prepared to progress the recommended LEP amendments detailed in this report relating to new controls to require the provision of commercial floor space in the Town Centre and that the Planning Proposal and associated*

*material be reported to Council for endorsement before it is forwarded to the Department of Planning and Environment seeking any Gateway Determination for the planning proposal.*

**Open space**

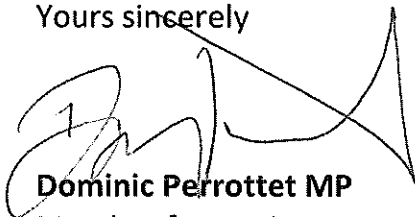
*That Council Officers identify potential sites for acquisition for open space purposes in the areas to the north east of the Epping Town Centre. This process should include obtaining valuations for acquisition and the construction of the parks and should also involve discussions with potentially affected landowners. A further report to Council on the outcome of this analysis be reported to Council to allow Council to determine whether it wishes to commence a rezoning process to rezone any sites in this area for open space.*

In conclusion, the proposed development of 240-244 Beecroft Road is inappropriate in its current form. A residential development so close to Epping Station is not in the best interests of the Epping community and local residents.

Rather, I urge you to have Landcom modify their proposal in such a way that it would be acceptable to the City of Parramatta Council, in accordance with the resolutions adopted by them on 2 July 2018.

Furthermore, I believe that a more appropriate purpose for the site would be for the provision of business and employment opportunities to benefit the people of the Epping area, or alternatively to be dedicated for open space.

Yours sincerely



**Dominic Perrottet MP**

Member for Epping

Treasurer

26/8/19