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**Department of Planning Industry and Environment
GPO Box 39, Sydney NSW 2000**

Submission on the concept State Significant Development Application

**242-244 Beecroft Road, Epping
Concept State Significant Development Application
Application Number SSD 8784**

Statement of objection: I object to the development in its current concept form:

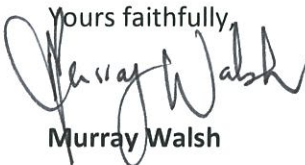
I am a resident of Epping. My wife and I own our home which we have lived in for 25 years, having raised two children who were educated in local state and private sector schools. We have been witness to many changes to our neighbourhood - some good and some not so good.

My objection is based on my belief is that the concept plan as released is a perfect example of extremely poor urban design where it appears that the only driving motivation is for profit. I am disappointed that this space is being managed by Landcom and in turn, the State government, as purely a transaction without thought for design integrity or aspiration towards a development that the local community would be proud of. The term 'State Significant' appears to have been misconceived.

I propose that the site be subject to a design competition whereby professional designers are given the opportunity to submit their best designs for the site. Good designs enhance the built environment. A good example is Central Park – a mixed use urban renewal project in Sydney's Chippendale. I ask why this approach can't be used in the development of 242 – 244 Beecroft road? Why not the whole of Epping? There is currently no evidence that the concept design has any reference in a Masterplan which enhances the precinct or enriches the lives of residents.

I am not against development per se. I am though against development that does not elevate the precinct in which it is built.

I declare I have not made any political donations in the past two years.

Yours faithfully,

Murray Walsh