

Mark and Janice Rogers
6 Angus Ave.,
Epping 2121
markrayrogers@icloud.com

Submission to NSW Government regarding application number SSD-8784, 242-244 Beecroft Road, Epping

We moved to Epping about 1975 and own our own home. The community was a healthy comfortable place to raise our children.

We now have grandchildren in Europe and have visited various European cities when also visiting family.

The stark difference between Epping and relatable European cities is the traffic and travel congestion in Epping's suburban streets created by design criteria very different to design criteria in more “livable” European cities.

The costs of Epping's traffic congestion includes impacts on young children's health which are typically swept under the carpet in government planning eg, no impact or cost figures for reduced productivity over people's lives. The reduced sense of community driven by governments residential monoculture strategy clearly also compounds social penalties eg substance abuse, which are already driven up by other factors.

The street where our son and family live in Europe is generally five story as is much of Epping now.

Unlike Epping's “intense dormitory zone bereft of distributed retail and light commercial”, our son's environment has a diverse range of retail and light commercial shops and services, often in the ground floor of many residential blocks where residents in the area can obtain a variety of goods and services within walking distance of their home. They also have a choice of ground floor supermarket locations regardless of which direction they approach home..

It happens that our son's family has a glazier in a building further along the street which is within walking distance of the local metro station where we have to drive to an industrial estate to find one.

Where European cities are focussed on walkability, bicycle friendly (eg 30km/hour shared minor streets vs 50 or 60 km/hour in Epping), diverse retail and services, and social cohesion; Epping's car clogged monoculture future is to a degree locked in by sales of monopoly rights for transport corridors to corporates.

Hence, bad land use planning choices now cannot easily be alleviated by future fast / flexible transport without paying extortionate compensation to corporates who purchased monopoly rights. Governments of European cities typically retain full flexibility to meet the changing needs of their citizens. It is then more important here to rank citizens higher than recently and put less weight on fast shoddy residential property booms.

We believe the failure of government to provide diverse retail and services integrated through Epping's current sea of residential monoculture means the only conscionable use for 242-244 Beecroft Road, Epping is for **no residential component** and to include retail, services and community usage to start to unwind the social penalties that have been built into Epping's recently.

Mark and Janice Rogers