

To: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

Director, Strategic Assessments, Department of Planning & Infrastructure  
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The following is my submission in relation to the Epping Town Centre Urban Activation Precinct proposal.

The area of Cliff Road bounded by Carlingford Road and Kent Street shows proposed zoning as having a maximum height of 18 metres for properties on the southern side of road (odd numbered houses). However, properties on the northern side (even numbered houses from 18 to 34) are proposed as a maximum height of 12 metres.

One rationale for this is to provide a “step down” to the proposed conservation area in Rosebank Avenue.

Such a strategy negatively impacts on the commercial value of the properties 18 to 34 Cliff Road once rezoning occurs. Further, in the original Epping Town Centre plan, this area was to be zoned for 5 storeys with the report containing reasons for this (see <http://www.hornsby.nsw.gov.au/media/documents/planning-and-building/epping-town-centre/epping-town-centre-study-september-2011/Epping-Town-Centre-Study-Chapter-5-Structure-Plan-Part-D.pdf> pages 92 and 97) as:

### **Preferred Form of Multi-Unit Housing**

Outside of the Town Centre Core, the preferred form of multi-unit housing [for the Cliff / Carlingford Road area] is the 5 storey, contemporary residential

apartment building. The reasoning for this preference is:

**tree retention and landscape character** - the building footprint and associated driveways, garage and hard paved surfaces of townhouses and villas typically occupy a high percentage of a site area meaning less opportunities to retain existing trees and for generous landscaped open spaces (see **Figure 53**). On the other hand, the residential apartment building model can be limited to around 50% site coverage, including basement parking, with generous front and rear setbacks (typically 8 - 10m) that will facilitate the retention of existing trees and provide deep soil zones for the establishment to new canopy trees (see **Figure 54**). This is an important outcome given the ‘garden suburb’ character of Epping;

**better residential amenity** - through the provision of secure basement car parking, a lift for accessibility and convenience, generous living spaces and balconies, and intimate lobbies with only few dwellings on each floor. These housing products are attractive for families and empty nesters wanting to stay within Epping but who cannot afford, or no longer want to maintain, a large single dwelling;

**greater density** - can be achieved with the residential apartment buildings compared to townhouses and villas meaning not as much land is required to achieve the same number of new dwellings. Townhouse development typically achieves a density of 44 dwellings per hectare whilst the 5 storey residential apartment buildings are likely to deliver around 88 dwellings per hectare (see Section 6.4 for more discussion);

**financial viability** - high residential land values are likely to impact negatively on the financial viability of townhouses and villas thereby reducing the potential increase in housing (see Section 6.3 for more discussion); and

**consistency with the adopted housing strategy** - this approach is consistent with the Hornsby Shire Housing Strategy 2010 that adopts the 5 storey apartment building housing form for the majority of residential intensification precincts in the LGA.

- maintain significant mid block and street verge canopy trees;
- minimise the number of driveway access points to Carlingford Road;
- allow for overland flow paths;
- maintain and enhance pedestrian access to the public reserve to the north;
- provide for signalised pedestrian crossing as part of any upgrade of the Carlingford / Cliff Road intersection; and
- to accommodate an additional 460 dwellings (approx.).

Therefore, I request that properties 18 to 34 Cliff Road Epping be zoned with a maximum building height of 18 metres and not the proposed 12 metres.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_