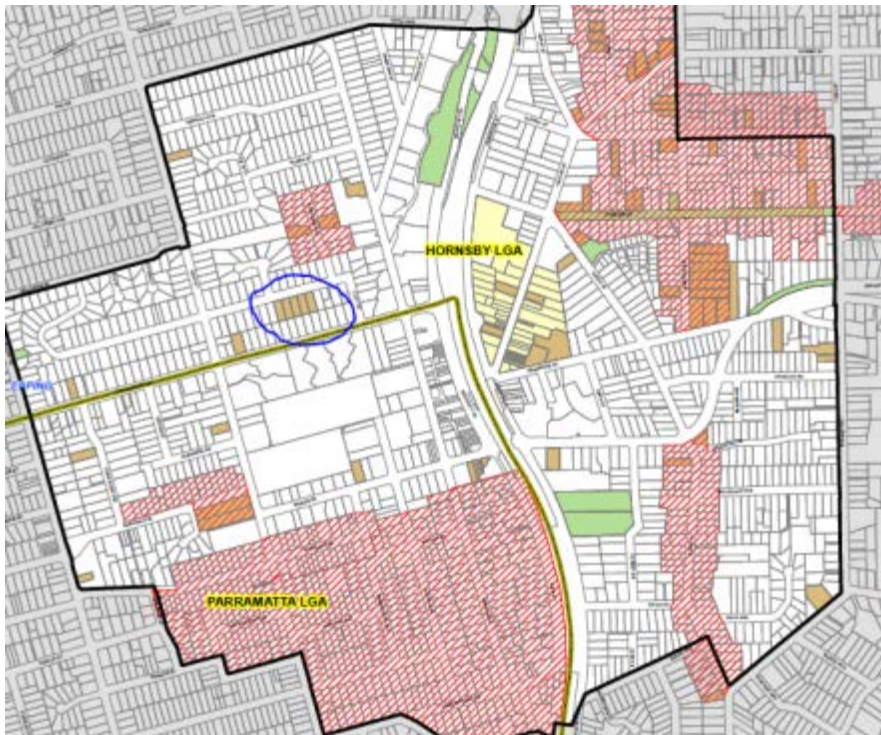


To: plan_comment@planning.nsw.gov.au
Director, Strategic Assessments, Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

The following is my submission in relation to the Epping Town Centre Urban Activation Precinct proposal.

On page 31 of the Epping Town Centre Urban Activation Precinct Planning Report, there is a table which lists the following properties as “Local heritage listing supported”:

9 Cliff Road Lot 29 DP 12051
11 Cliff Road Lot 30 DP 12051
15 Cliff Road Lot 31 DP 12051
17 Cliff Road Lot 32 DP 12051
19 Cliff Road Lot 33 DP 12051



In the Epping Town Centre Heritage Review (referred to as “Appendix E”) it includes these properties as “potential items”.

I believe any heritage listing is unnecessary and inconsistent, and would disadvantage the owners of these properties. My reasons being:

- 1) All the properties are assessed as having “no particular social significance”.
- 2) There are many other properties in the Epping Urban Activation Precinct which “incorporate standard construction materials and make a positive contribution” to neighbourhoods but these are ignored. Many of these are in the Cliff, Carlingford and Kent Rd area. To single out 9-19 Cliff Road is tokenistic. Either the whole block bounded by Carlingford Rd, Cliff Rd and Kent St is conserved as a heritage area or none of the houses are.

3) The suggested listing of the houses 9-19 Cliff Road is based on a very superficial heritage study, for example in relation to number 17:

- The assessment notes “The front façade features two prominent faceted bays with leaded windows”. The main leadlight was installed by the owners in 1988. It is a reproduction. The window of the original house NEVER had a leadlight. It was an open front veranda that was later enclosed in the 1950s with a plate glass window. Therefore, any heritage significance is not valid.
- The assessment notes “a stencilled concrete driveway extends parallel to the eastern site boundary to a detached double garage located at the rear of the house.” This driveway is not original. It was constructed in 2000. The original single garage was demolished in 2000 and the double garage was built at that time. Therefore, any heritage significance is not valid.
- The assessment notes “the building is a good, representative example of an Inter-war Bungalow probably constructed in the in 1930s that overall retains its original scale, form and features”. This is not correct. Extensive renovations were carried out in the 1990s which significantly increased the scale of the house compared to the original. This was ignored in the heritage report. The rear of the house is built in modern style and increased the floor space by at least 30%. The “form and feature” of this extension are not of heritage significance. Because this could not be viewed from the street, the heritage assessment ignored this and assumed the whole house “retains its original scale, form and features”.

4) If the houses listed about were to be included as heritage items, the occupants would be surrounded by 5 storey buildings which would have a significant negative impact on the amenity of those living there. At the rear would be 5 storey buildings on Carlingford Rd and adjacent on Cliff Rd would be similar.

Therefore, I do NOT support the proposal that houses numbered 9 to 19 Cliff Rd Epping are considered for heritage listing.

Name: _____ Signature: _____

Address: _____