



PO BOX 271, EPPING 1710

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Mr Joshua Coy
City of Parramatta Council
PO Box 32
Parramatta NSW 2124
jcoy@cityofparramatta.nsw.gov.au

RE: F2020/01810 – Planning Proposals and draft amendments to Hornsby DCP for Epping sites

The Epping Civic Trust is the peak community organisation representing the interests of Epping residents. We would like to object to these Planning Proposals as exhibited as detailed below:

1) Planning Proposal for 1-7 and 2-8 Rosebank Ave, Epping:

This specific planning proposal involves the removal of part of the Heritage Conservation Area at this location.

In principle, the Trust opposes piecemeal changes to the HCAs in Epping, as is proposed in the proposal. The HCAs are an absolutely vital zoning that were introduced to try and preserve some of the heritage character of Epping, in the face of the massive densification brought about by the Urban Activation Precinct rezoning.

This rezoning has fundamentally changed the nature of the town centre and incurred a significant loss of the suburb's character. The HCAs are a buffer to further encroachment and a core principle should be their preservation intact.

We acknowledge that poor drafting of the HLEP has led to interface issues, such as at Rosebank. Five storey unit blocks directly next to original homes should never have been allowed – there should have been an appropriate step down.

This proposal in essence seeks to now introduce that step down by changing the zoning for selected properties along Rosebank. This would allow three storey development.

But this does not solve the problem! In fact, it just allows for creep – now the houses further down the road become impacted and will see unit developments on their boundary. It is inevitable that more residents will feel they are disadvantaged, and we will in due course see more requests for tinkering.

In addition, we note that this planning proposal is different to what was in the original Gateway Determination from the Department of Planning for this location. That determination said the planning proposal should only proceed on the basis of reducing the proposed heights of development for 5-7 and 6-8 Rosebank Ave back to 8.5m to better preserve the context of the 2 listed heritage items (numbers 9 and 10) in the avenue and the surrounding streetscape.

The Department of Planning listed a range of reasons as to why Council's proposals should not proceed in its present form, among them:

- a recent traffic study which found that there was no capacity to further increase dwelling numbers in the Epping town centre.
- it was against the recommendation of the 2017 Epping Town Centre (East) Heritage Review.
- it is inconsistent with Ministerial Direction 2.3 Heritage Conservation as it reduces the extent of the Rosebank Ave HCA.

It is therefore strange that council planners have elected to ignore the advice in the Gateway Determination and put forward this proposal and sort to get a changed Gateway determination from the department.

The Trust asks that this proposal does not proceed, and the principle of maintaining the HCA in their current form is kept strong.

2) Planning Proposal for various sites in East Epping

We would like to comment specifically on the proposal to rezone 23-23A Pembroke Street and would like to object to this change. We believe it is unnecessary and further would:

- Give a very poor outcome in the transition to the neighbouring East Epping Heritage Conservation Area. In fact, it will just open the door to a move in the future to chip away at this HCA because of a poor transition. It would also have a bad impact on the heritage listed item at 25 Pembroke Street
- If the site was redeveloped and had higher density, there would be very poor traffic outcomes as this site access is onto a very high traffic part of Pembroke Street and is impacted by the 700+ primary age children that need to access the neighbouring Epping Public School.
- It would allow the higher density, unit-style developments to advance further down Pembroke St. Currently these stop at the roundabout just west of this site and this forms a natural change in the streetscape.
- Any introduction of FSR on this site should not exceed the rate proposed for Rockleigh Way (0.6:1)



Janet McGarry

President, Epping Civic Trust