

Subject: Objection & Revision to the Telopea Precinct Urban Master Plan

To The Department of Planning & Environment

18 November 2017

Dear Sir/Madam,

I'm writing to you in regards to the Telopea Priority Precinct. We reside on Simpson Street backing on to our neighbour who resides on Evans Road where we are currently drafted as being zoned R4 high density with a proposed FSR of 1.1:1 and height of 15m.

We have resided in the area for the last 30 years and have seen this wonderful suburb go through significant change over the years but nothing to the extent of the transformation being proposed now. Currently we are zoned R3 and have seen numerous duplex developments go up around us, nearly every second or third house on our street has been subdivided in to a duplex with more lots in the pipeline pending DA approval. We've been made aware by many of our neighbours who own these duplex dwellings that it's not economically viable for them to sell their home to a developer under the proposed R4 density with a FSR of 1.1:1.

We are very much in the same position. We do NOT want to sell or be forced to sell due to circumstances out of our control. Some of the concerns we have regarding the draft proposal are:

- **Views:** Having a large 15m dwelling bordering our home from behind would be an eyesore.
- **Privacy:** We don't want a 15m dwelling looking down at our house and through our windows.
- **Setbacks:** They have not been communicated to us and are not in any of the plans. We'd at least want the setbacks to be no less than 10 meters.
- **Shadowing:** When a 15m dwelling is located directly behind our property, natural lighting would be severely limited due to the expected shadowing for large parts of the day.
- **Infrastructure:** We're concerned about the lack of infrastructure in the area such as: child care centres, medical facilities, narrow roads, traffic congestion & limited street parking due to the expected population increase.
- **Safety/Security:** With limited parking availability residents will be forced to park away from their homes on the narrow streets. Crime rates around subsidised housing are also factually shown to be higher. With no emergency infrastructure such as Police, Fire, Ambulance within or close to the precinct the residents fear the slower emergency response times.

With all the above concerns we ask the Chief Planner at the DPE to revise the proposed allowable height of 15 meters for Simpson Street & Evans Road toward the south of the precinct down to a maximum of 8 meters. We also ask for no less than 10 meters in setbacks between the properties on Evans Road & Simpson Street so as to ensure our properties are a safe distance apart. Lastly can you please advise what the minimum lot size is, this isn't stated in any documentation.

We appreciate the opportunity we were given recently by engaging with friendly staff from the DPE during the recent community engagement sessions. We were assured by them that our written submission would be properly assessed and so we trust the information in this submission is enough for the Chief Planner to make the minor modifications required to ensure the success of this precinct.

Should you have any questions regarding this submission you can contact me on:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]