

20 November 2017

NSW Department of Planning

As land owners located within the Northern part of the Telopea Master Plan area, we have reviewed the proposed rezoning of stage 1 and are pleased to see that the proposed R4 zone on the Eastern Side of Sophie Street has been softened to a base and maximum height of 11m and a reduced FSR of 0.8. However, we would like to see the current transition from R4 to R3 on the Eastern side of Sophie Street moved back to Sophie Street to give separation between the proposed zones using the width of Sophie Street as a buffer.

At Sophie Street, the land holdings directly on the Eastern boundary of the current proposed R3 zone will have a greater loss of amenity through increased loss of privacy, compared to if the transition between the R4 to R3 occurred at Sophie Street

What will be the rear boundary setbacks for the proposed R4 zone on the Eastern side of Sophie Street? What controls will be in the new DCP to limit the loss of privacy likely to occur to the proposed R3 zone adjacent to the R4?

The master plan acknowledged that the existing built form, which includes *"recently completed developments"* and *"existing strata titled and small lot sites"* presents development constraints and are *"unlikely to be redeveloped in the next twenty years"*. The eastern side of Sophie Street between Cook Street and Marshall Road already contains land as identified in the master plan as being constrained by development. There are already five new multi-unit buildings (3 townhouse complexes, a triplex and a duplex) in this area. Wouldn't a transition occurring at Sophie Street incorporate this new housing stock into the proposed rezoning and result in whole street blocks on the eastern side of Sophie Street being under the same proposed zone?

We believe that, by containing a single proposed zone within a street block, it is in line with the built form development feasibility principle stated in the master plan by increasing *"the potential for site amalgamation and housing delivery"* and that amalgamated sites *"provide a better development outcome in terms of siting, design, variety of apartment types and servicing of townhouses"*

In our submission during the community engagement period of the master plan proposal in 2016 we expressed this same concern about the location of the transition from R4 to R3 on the eastern side of Sophie Street. The response we received from the master planning team was that it was deemed important to *"create a consistent street form along Sophie Street"*. While this may be the case, this principle has not been applied to Simpson Street and parts of Bourke Street, Evans Road, and Moffatts Drive, which in the proposed rezoning transition from R4 to R3 across their respective streets. Has the extent of the proposed R4 zoning on the Eastern side of Sophie Street been influenced by Land & Housing Corporations substantial land holdings North of Fullarton Street and scattered up along the Eastern side of Marshall Road??

In summary, we would like to see the proposed transition from R4 to R3 that currently occurs at the rear boundaries of the properties of the Eastern side of Sophie Street moved back to Sophie Street to give separation at the transition using the width of Sophie Street and incorporate the new multi

dwelling housing stock that already exists on the Eastern Side of Sophie Street into the proposed R3 zone.

Regards



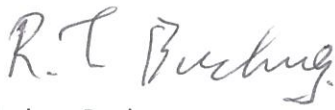
Matt Plowman



Susan Plowman

0449 591 043

5 Fullarton Street Telopea



Rodney Buckney



Nancy Buckney

0409 929 411

3 Fullarton Street Telopea