

GM PLANNING SERVICES

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Dept of Planning and Environment
GPO Box 39,
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RE: TELOPEA MASTER PLAN SUBMISSION

I make this submission on behalf of Margaret Foster and myself (Greg Foster) who are joint owners of 111 Marshall Road Carlingford.

Examination of the documentation has revealed as you would be aware, the Telopea Master Plan is proposed to be undertaken in two stages.

The first stage of the master plan proposes to upzone a substantial proportion of Marshall Road from R2 Low Density Residential to R4 High Density Residential and increase the Floor Space Ratio and Height to enable future development of that section of Marshall Road for residential flat buildings.

However I note that the stage 1 upzoning and increase in Floor Space Ratio and Height of the master plan ceases on the eastern side of Marshall Road on the southern side of Howard Street and it appears to cease on the northern boundary of 67 Marshall Road.

Normal strategic practice for changes to zoning usually utilizes physical barriers such as streets, lanes, or open space boundaries as zone delineation lines.

As noted above, southern side of Howard Street is utilized for the stage 1 boundary as well as for the ceasing the proposed upzoning boundary which meets normal and accepted strategic planning practice.

However, in relation to the western side of Marshall Road, it is noted that the northern boundary does not use the same identified practice, as the northern property boundary of 67 Marshall Road is to be utilized.

The properties north of Howard Street located on the eastern side of Marshall Road physical operate as a precinct and can be developed in isolation from the other side of Marshall Road. However the western side of Marshall Road, north of the stage 1 boundary does not operate or have the precinct characteristic as with the eastern side of Marshall Road.

It is suggested that the stage 1 boundary should be extended northward to Brand Street. The reason for this suggestion to allow that a more orderly and economic

utilization of the land for development can be undertake in this locality.

For any residential flat building development such development must satisfy the standards of both State Environmental Planning Policy 65 and the Apartment Design Guide requirements which will require substantial and visually uncharacteristic side setbacks not typical of the remaining streetscape.

Further to have the proposed upzoning on the northern boundary will also create development issues and potential amalgamation issues on this boundary which then will lead to, as mentioned already, less orderly and economic outcomes for development in this locality.

Examination of the difference in the existing planning controls verses the proposed increased planning controls being existing FSR of 0.5:1 and height of 9 metres verses FSR of 1.1:1 and 15 metres will create development issues of land on both sides of this stage 1 line. This type of issue can and will possible lead to sterilization of land until stage 2 of the master plan is implemented which will address the planning controls anomaly and stifle development in this location.

I feel that I can make this statement from my many years of experience, both as a local government statutory and strategic planner and development consultant planner who has dealt with many residential flat building projects and the issues already mentioned.

Accordingly I would suggest, as indicated already, to ensure that this issue does not arise and to also achieve the future desired vision for Telopea. The western side of Marshall Road up to Brand Street should be included in the stage 1 part of the Telopea Master Plan.

Should you have any queries, or require any additional information or clarification please so not hesitate to contact me.

Regards

A handwritten signature in black ink, appearing to read 'Greg Foster', with a small dot at the end.

Greg Foster
Principal of GM Planning Services