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From: "Lorraine Norman" <thenormans@virginbroadband.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 09/08/2010 20:02
Subject: Mobbs Lane Epping

Dear Mark

As anticipated we have been advised by newsletter that Meriton, via a 75W modification application, are seeking to increase the total number of units as currently approved in the Concept Plan from 650 to 800.

You have previously advised that any proposed changes would be viewed in the context of whether they amounted to a significant variation to the approved scheme. I believe that an increase of the proposed magnitude represents a significant change in anyones language.

Meritons newsletter advises that there will be no increase in gross floor area or building envelope but totally ignores the traffic implications that the almost certain increase in on-site car parking will have on Mobbs Lane and other surrounding roads.

The assertion in the newsletter that the planned increase in the total number of units is 'demographic driven' is spurious to say the least. It is obviously being driven by Meritons bottom line!

I note that on 29 June 2010 you sent a letter to Meriton advising them of the Environmental Assessment requirements of the DofP. Is it possible to get a copy of these requirements to allow affected residents to review the Departments parameters being placed on the developer.

The increase in total number of units by between 20 and 25% is alarming and, together with the traffic impact, could make life on Mobbs Lane unbearable.

I can only hope that your Department will look at the 75W from a true town planning perspective and not be swayed by the political muscle of a large developer.

I am not sure if you have visited the site but would be more than willing to meet with you so that the true impact of this development on the immediate surroundings can be seen and understood.

Tony Norman
Body Corporate Committee Secretary
36 Mobbs Lane Epping NSW 2121
9804 1439 or 0402 759 811

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From: "Lorraine Norman" <thenormans@virginbroadband.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 14/08/2010 17:15
Subject: Mobbs Lane Epping

Dear Mark
My previous email of Monday 9 August also refers.

From the limited information on the Meriton website it is clear that a 75W modification application will be lodged. Although it is probably unusual to have an objection raised prior to the formal lodgement of a 75W application, I will be away from Australia between 24 August and 14 October during which period I anticipate that the 4 week public exhibition phase will occur. Since I do not believe that the major changes indicated from the existing Concept Plan will be significantly different in the final 75W submission by Meriton I would request that your Department accept the following as a formal objection to the upcoming lodgement by Meriton Apartments P/L.

FORMAL OBJECTION TO THE 75W MODIFICATION APPLICATION TO THE EXISTING CONCEPT PLAN FOR THE CHANNEL 7 SITE AT MOBBS LANE EPPING.

As the Secretary of the Body Corporate Committee I have been authorised to submit this objection on behalf of
Strata Plan No. 67298 - 36 Mobbs Lane Epping NSW 2121.

1. The current Concept Plan as approved previously by the State Department of Planning was for 650 units and 1032 car spaces. This was opposed by the local Council Planning Department and local residents as a major over-development of the site. These views were over-ridden. The new developer now proposes an amendment to the Concept Plan to allow 800 units and 1386 car spaces. This increase is totally unacceptable in terms of density and, more importantly, the huge increase in traffic on Mobbs Lane. The increase in car numbers is over 34%. The traffic study supplied by the original applicant indicated an increase of between 5 and 10% in traffic movements on Mobbs Lane. It must be noted here that this study did not factor in the traffic which will also be generated from the Brickworks site which also has vehicular access onto Mobbs Lane. I understand that this development has approximately 270 dwellings. It is imperative that any new traffic study, which is assumed will be required, be undertaken by a suitably qualified Consultant independent from the developer to ensure complete transparency and to avoid any issues of 'conflict of interest'. The additional 354 cars on site will dramatically increase traffic density along Mobbs Lane to the total detriment of existing home owners.

2. It is noted that the developer is planning to construct a 'convenience store' at the western end of the site.

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If this facility is deemed necessary to service the 2000+ residents who will occupy the new Meriton apartments then it should be intergrated into the new development and constructed within the new complex. It should not be dumped opposite our property!

This type of store will generate noisy truck movements i.e. bread/milk and other deliveries which usually occur in the early morning. There will be a further increase in car movements since it is extremely unlikely that the apartment residents will walk down the hill and back up again to purchase groceries etc.

The design of 7/11 type stores, with bright fluorescent lighting, are never aesthetically pleasing. Stacks of empty milk crates outside and other general rubbish do not enhance the local environment.

Our community has survived for the past 10 years without such a store on our doorstep and we most strongly object to having this facility imposed upon us.

Anthony Norman Body Corporate Committee Secretary.
36 Mobbs Lane Epping NSW 2121.
9804 1439 or 0402 759 811.

We hope and trust that the State Department of Planning will review the impending 75W modification application using the best town planning principles which must address the environmental impact of any development on the existing local residents and not allow noise and traffic to totally destroy the peaceful enjoyment of the local community.

As a courtesy, and with my imminent departure on 24 August, can you please acknowledge receipt of this email and confirm that the attached Objection will be accepted by your Department.

Yours faithfully
Anthony Norman.

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Caroline Owen - Mobbs Lane Epping

From: "Orma Downs" <downso@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 27/08/2010 11:09 AM
Subject: Mobbs Lane Epping

Ref No MP08_0257 and MPO_0258 Mobbs Lane Epping

I have read with shock horror and absolute amazement a leaflet from Meriton that that are proposing to increase the number of dwellings in this complex from 650 to 800.

Their statement that there will be no overall increase in the gross floor plan only means the height of buildings will increase.

Has anyone from the Planning Department been to this site to inspect the impact this will have on traffic in the area not to mention the infrastructure.

An additional 150 dwellings means at least another 300 cars added to the already 1200 exiting this complex as most would have to drive as there is limited public transport.

Add this to already congested local traffic.

The Madison Gradens housing complex entering Mobbs Lane via Mulyan Avenue, Alan Walker Village via Dalmar Place and Freeman Place, town houses and private homes entering via Freeman Place and approximately 22 town houses at 36 Mobbs Lane all of these residents have no other exit except into Mobbs Lane.

There is also a proposed road from the AV Jennings brick pit development into Mobbs Lane.

Add this to people visiting the popular group of shops also in Mobbs Lane and we have congestion. At present local residents are having difficulty exiting their driveways and this will only get worse.

We strongly object to the proposed increase in the number of dwellings from 650 to 800 by Meriton at the former Channel 7 site.

Will you please confirm that you have received this objection.

Thank you.

Brian and Orma Downs
10 Mobbs Lane
Carlingford NSW 2118
ph 9874 7874

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From: "patrick farrell" <pmf10@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 31/08/2010 12:40
Subject: attention director metropolitan projects..MP05_0086 Mod2

Modification request. 61 Mobbs Lane, Epping(formerly channel 7)

We object to the modification as any increase in dwellings adds to the congestion not only to housing in the area, but also to noise, traffic and pressure on the existing infra-structure. It could also infringe on street parking in Edenlee St and add to the traffic and noise in front of our homes. Shops are not required in this area at all and can only add to crime and burglary not to mention the decrease in value of residential housing. The height of the apartments is also a worry and affects the existing skyline in front of our home.....Sincerely Maureen & Patrick Farrell, 10 Edenlee Street, Epping NSW 2121

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Elaine and Grahame Forrest
30 Mobbs Lane Carlingford 2118

gef@comcen.com.au

31/8/2010

Mark Brown
Contact Officer
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney
NSW 2001

Dear Mr Brown

Channel 7 Site

My wife and I object to the modification of the Approved Concept Plan for the former Channel 7 site at 61 Mobbs Lane, Epping.

Our objection is in the following terms:

1. The Approved Concept Plan already allows too many residences for the size of the site, with objectionable heights allowed and inadequate open space.
2. The modification proposes to raise the number of residences allowed on the site from 650 to 800. The total of 650 already allows for an increase in vehicular traffic on Mobbs Lane and adjacent streets such that the amenity of residents in Mobbs Lane and beyond is adversely affected. The proposal for 800 residences will make the life and amenity of residents in Mobbs Lane unbearable. The present residents have already experienced the increase in vehicular traffic arising from the overdevelopment of Freeman Place. This has, at times, made exit from our home extremely difficult. The 650 homes approved for the former Channel Site are going to exacerbate the existing problem for our exit in particular, for other residents of Mobbs Lane and for those who enter Mobbs Lane from adjoining streets. We can expect up to an extra 1,300 vehicles attempting to use Mobbs Lane and as many as 1,600 extra vehicles if the amended proposal is approved.
3. The extra vehicles under both the approved plan and the proposed amendment will necessitate the provision of traffic lights at the Mobbs Lane/Marsden Road intersection. This will, in turn make the use of Mobbs Lane attractive to other road users than those predicted in Para 2. again increasing the carriage of vehicles further to absolutely intolerable numbers. At present Terry Road carries many vehicles which use it for access to Marsden Road from Midson Road. The long lines waiting at the Terry Road/ Marsden road traffic lights will encourage the diversion of some of the vehicles awaiting access to Marsden road from Terry Road to the use of Mobbs Lane.

We ask that the proposed amendment to the Approved Concept Plan be not approved.

Yours faithfully

Grahame Forrest

Elaine Forrest

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From: <aifamily@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 31/08/2010 21:43
Subject: MP 05_0086 MOD 2

Major Projects Assessment,
Department of Planning.

Application Name: Modification to Concept Plan & State Significant Site listing
Application No. MP 05_0086 MOD 2

I Object this modification as the community is unable to handle the extra dwellings and the roads are not going to be able to accommodate the increase in motor vehicles. The infrastructure is not suitable for the extra 150 houses, the 650 dwellings will be stretching the infrastructure.

Anthony Mowad, 58 Raimonde Rd Carlingford



Mark Brown - Fwd: MP 05_0086 MOD2 - objection.

From: plan_comment
To: Mark Brown
Date: 01/09/2010 08:37
Subject: Fwd: MP 05_0086 MOD2 - objection.
Attachments: MP 05_0086 MOD2 - objection.

Graeme Woodward.

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Francis St.,

Epping, NSW, 2121.

31st August 2010.

Dear Sir/Madam,

I would like to comment on the proposed modification to the development at 61 Mobbs Lane, Epping (former Channel 7 site), detailed in Application No: MP 05_0086 MOD2.

I object to the modifications proposed on the basis of the increased number of dwellings. This development is not well connected with major public transport. Specifically it is 2km from Eastwood train station and Eastwood shopping precinct. While it is feasible for people to walk this distance, many will not. This will lead to increased demands on roads and cause increased congestion, particularly during morning and evening commuter peak periods. This is particularly the case given the adjacent large development on the old Eastwood brick pit site. No further expansion of either of these developments should be allowed (development adjacent to the train station and town centre should be favoured). I note, also, an absence of a bicycle facility linking these new developments to the train station and Eastwood shopping precinct. I believe such a facility should be constructed to help deal with the increased demand for trips to these destinations, as well as Carlingford Court shopping centre, and reduce dependence upon motor vehicles for such short trips. The distance of approximately 2km is very suitable for most people to undertake by bicycle.

One aspect of the modification which I do support is provision of a neighbourhood shop as part of the development.

I thank you for taking my concerns into consideration when considering this application.

Yours faithfully,

Graeme Woodward.

Graeme Woodward graemew@ieee.org

**Mark Brown - Online Submission from Kim Loh (object)**

From: Kim Loh <kimloh88@hotmail.com>
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 01/09/2010 22:09
Subject: Online Submission from Kim Loh (object)
CC: <assessments@planning.nsw.gov.au>

The new proposal in increasing the number of dwellings and changing the recreational zone into so-called neighbourhood shops would result in significant increased in the volume of traffic along Mobbs Lane and consequently along the major arterial roads in Marsden and Carlingford Rds. The amount of traffic along Mobbs Lane at present is already a major issues for the current residents. Unless the proposal include expansion of Mobbs Lane, the situation will be untenable. The surrounding areas are also home to a aged care facility and the increased traffic will be a risk to these residents.

Name: Kim Loh

Address:

5 Eighth Ave, Carlingford NSW 2118

IP Address: 107.38.70.115.static.exetel.com.au - 115.70.38.107

Submission for Job: #4153 MP 05_0086 MOD 2 - Modification to Concept Plan & State Significant Site listing
https://majorprojects.onhive.com/index.pl?action=view_job&id=4153

Site: #547 Channel 7, Epping

https://majorprojects.onhive.com/index.pl?action=view_site&id=547

Mark Brown

E: mark.brown@planning.nsw.gov.au

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Mark Brown - Online Submission [REDACTED]

From: [REDACTED]
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 02/09/2010 15:01
Subject: Online Submission [REDACTED]
CC: <assessments@planning.nsw.gov.au>
Attachments: File0412.PDF

[REDACTED]

Dear Mark Brown,

I strongly object the proposal to increase the total number of dwellings to 800.

We already suffered from fears of over -development approved by both state and local governemnts, along our narrow Mobbs Lane.

Brick factory, chanel 7 site and 3 Dalmar place are all large scale developments attracting thousands of new residents into this road, who will negotiate the small Mobbs Lane in peak time with existing large working population from Freeman Place complexes, Dalmar retirement village and many other transpassing vehicles.

The increased dwellings will make our Mobbs lane more unsustainable, I can't see any more benefits to our society other than maxmising developer's profits.

The lack of public transport forced most of us driving to work or do shopping. The transport assessment attached with the application looked that we have much choices but I guess the reporters did not known how far and how difficult to walk to any bus stops from mobbs lane other than that infrequent route 521.

A noisy busy Mobbs lane will have great negative impacts on our environment, reducing our living quality, increasing safety issues, and eventurely reduce the vullue of our land and homes.

I also concern if you could obtain sufficient consultation and comments from the elderly residents of Dalmar Village. They are disadvantaged by unconvenience of personally attending your exhibitionss or have no internet access to view this application or submit comments online. I believe that most of those residents are against the proposal.

Thank yuo for attention

Name: [REDACTED]

Address:
[REDACTED]

IP Address: [REDACTED]

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E: plan_comment@planning.nsw.gov.au

Caroline Romeo
65/14-16 Freeman Place
Carlingford NSW 2118

61 Mobbs Lane, Epping, MP05_0086 Mod 2

STATEMENT OF SUPPORT / OBJECTION TO MODIFICATION REQUEST

As a resident off Mobbs Lane, I object to the modification request; as a commuter on the northern line I object; as a citizen I also object.

REASONS TO SUPPORT OR OBJECT TO MODIFICATION REQUEST

1. INCREASE IN TRAFFIC & OTHER ENVIRONMENTAL IMPACTS

The increase in number of dwellings from 650 to 800 means a minimum of 150 additional cars on both Edenlee Avenue and Mobbs Lane. Currently neither street can be expected to cope with additional traffic from the Brick Pit (even if not directly accessed) nor the 650 or 800 proposed dwellings. The impact on Mobbs Lane road surface will be severe, especially on the Midson Rd end; it degrades easily as it is very soft which entails regular re-paving. This plus additional noise, increased traffic and decrease in air quality is a certainty of large scale development that comes with the additional need for heating and cooling of individual units. Any additional dwellings like the proposed 150 units can only have a negative impact. Currently the intersection of Mobbs Lane/Midson Road is controlled by traffic lights with a short waiting time. In future we can expect longer waiting times with the flow of traffic from 61 Mobbs Lane. I assume the developer and local councils assume that affected road users will change behaviour and adopt other routes (Valley Road or Marsden Road).

What actions will you take to remedy the additional traffic and other environmental impacts as a result of the approved and proposed additional 150 dwellings?

Mobbs Lane / Marsden Road does not have a controlled intersection making access to Pennant Hills Road extremely difficult especially when turning right. I understand that traffic lights are to be installed at this end. This should be done sooner rather than later. Due to the difficulty of access, some bus routes were cancelled as access on to Marsden Road poses a potential hazard. A Planning media release suggests that a 'traffic control plan be prepared to the satisfaction of the local council and RTA'. Neither of these stakeholders live in the area. Why are residents not consulted about planning for the area?

When will the set of traffic lights be installed?

2. PARKING

As a commuter on the Northern Line who uses Eastwood Station, any increase in dwellings will have a huge impact on parking. At present most people park on Lakeside Drive and on side streets with a walk to the station between 5-12 minutes. The two large scale developments and any proposed additional dwellings can only put more pressure on parking around Eastwood. Epping is already a basket case! The lack of parking can only result in conflict with residents on surrounding streets therefore reducing social cohesion. For some, the only option is to leave home earlier and earlier just to get a parking space! The reason people drive to / from the station is because of the lack of public transport.

What actions will you take to improve public transport?

3. BUS 521

Mobbs Lane is limited by public transport. For instance Bus 521 from Parramatta makes a stop on Mobbs Lane at 6.45am, 7.45am and then at 9.31am. Returning home from the City, the last bus is at 6.04pm from Eastwood Station, a ludicrous time given that people do not work a 9-5pm shift in these days. The lack of accessible and timely bus services forces people to drive. To change behaviour, we need additional public transport not development that encourages use of private vehicles, demand for more parking spaces and increased frustration with the whole system. Driving from Mobbs Lane to the station is a necessity not a luxury.

What actions will you take to increase bus 521 services on Mobbs Lane?

4. PROXIMITY TO PUBLIC TRANSPORT!!!!

Meriton, like all real estate agencies, promotes real estate in our area as being within 'walking distance' to Epping and Eastwood stations. A 2005 document by Sydney Broadcast Property Pty Ltd suggests that the site sits between 3 rail stations (Epping, Eastwood, Carlingford) and is within 15 minutes walking distance of 2 of 3 stations which is accepted town planning standard for high density development. I wonder how many times Meriton, the RTA or Councillors have walked from the area to the two stations? Clearly this is a deceitful argument to not increase public transport and to promote sites as accessible to public transport, reinforced by Meriton in its advertisement for Epping Park (see <http://www.meriton.com.au/default.asp?action=article&ID=181199>). As a resident who has lived here for over 10 years the area is CLEARLY NOT within walking distance for families with children, for working people or older people or people with disabilities. It is in fact within 'walking distance' when one has ample time to do so, some 20 minutes at least provided one is reasonably healthy.

The 2005 document suggest that the site is served by several bus lines. This is only true up to a point. Bus 521 is certainly an example of poor service. Bus services need to increase and that is partly the responsibility of the developer of large-scale developments.

What actions will you take to improve transport on Mobbs Lane, Edenlee and surrounding streets?

5. OVER-DEVELOPMENT AND INTERNAL INFRASTRUCTURE

As a citizen, I am concerned about the over-development of the area. The Brick Pit is a large development and so is 61 Mobbs Lane. If Meriton has consulted with the community, they've possibly ignored any community concerns as will local councils. As this development impacts on a number of residents, the onus is on Meriton to engage with the surrounding residents to keep them informed and supported through the process. Developers need to take responsibility for local infrastructure and any actions to reduce environmental impacts. Transport should be part of the development like any other public utility. A planned development means planned infrastructure, and that cost needs to be borne by the developer, with services provided and planned (and budgeted) by Local Council. What about the impact on local schools and the range of community services?

What actions are being taken to build local infrastructure outside the development?

Six-storey apartments are not the norm in the area and should therefore not commence now. So I strongly object to any increase in building height.

One child care centre for a development with 650 – 800 dwellings borders on the ludicrous. Assuming that the development will attract families, at least 2 centres should be available to reduce monopoly. How many children would the centre cater for? Has the developer assessed the number of childcare facilities in the area? The nearest day care centre already has a wait list of over a year, and parents with children there can't even get full time care. One day care centre is clearly not sufficient if this development proceeds as suggested.

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Mark Brown - Fwd: Attention: Director, Metropolitan Projects

From: plan_comment
To: Mark Brown
Date: 02/09/2010 15:10
Subject: Fwd: Attention: Director, Metropolitan Projects
Attachments: Attention: Director, Metropolitan Projects

Submission relating to: Modification Request for 61 Mobbs Lane, Epping (former Channel 7 site)

Application Number MP 05_0086 MOD2

Location: 61 Mobbs Lane, Epping (former Channel 7 Site)

Proponent: Meriton Apartments Pty Ltd

Council Area: Parramatta

Dear Sir,

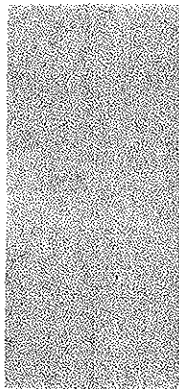
I refer to a letter dated 30th August 2010 sent by Mark Brown of NSW Government Planning regarding the above mentioned request.

I wish to **object** to the modification proposed, especially the proposal to increase the number of dwellings from 650 to 800. Such a move would see further congestion on our roads, because typically estates such as the one proposed almost never have sufficient parking for its own residents. This would see the spillover of cars and other vehicles onto our residential streets, which would be unsightly and environmentally unfriendly.

[Redacted signature block] Thank you.

Sincerely,

[Redacted signature block]



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Mark Brown - Fwd: Application No MP 05_0086 MOD 2 Location 61 Mobbs Lane (former channel 7 site) Proponent Meriton Apartments Pty Ltd, Council area - Parramatta

From: plan_comment
To: Mark Brown
Date: 03/09/2010 13:01
Subject: Fwd: Application No MP 05_0086 MOD 2 Location 61 Mobbs Lane (former channel 7 site) Proponent Meriton Apartments Pty Ltd, Council area - Parramatta
Attachments: Application No MP 05_0086 MOD 2 Location 61 Mobbs Lane (former channel 7 site) Proponent Meriton Apartments Pty Ltd, Council area - Parramatta

I wish once again to lodge my opposition to the above development because:

- (1) The existing area is characterized by 1 and 2 storey dwellings in a safe, quiet tree-lined neighbourhood and a significant loss of privacy within the development and the surrounding neighbourhood will result
- (2) The site is surrounded by residential 2a zoning and the (open space) and special uses 5. The site zoning should follow normal practice and reflect adjoining uses – which would not permit multi-unit development. It is not consistent with the Government Metropolitan strategy. It is not a designated growth centre, neither a growth centre nor within 800m of a railway station or 400m of a high frequency bus service (p131 Metro Strategy)
- (3) The impact of traffic volumes on the local road network, which already is totally inadequate, to cope with a substantial increase is a very big concern
- (4) High rise towers will seriously compromise residential amenity
- (5) Gross overdevelopment of site

Yours truly,
Joy Battersby
7/30 Third Avenue
EPPING

From: <geofgrah@bigpond.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 03/09/2010 14:45
Subject: Meriton Modification Request Mobbs Lane

Attention: Director, Metropolitan Projects

Dear Sir/Madam

I object to the modification request by Meriton Apartments Pty Ltd to increase the number of dwellings from 650 to 800 units. This increase will have a major impact on the infrastructure of the suburb including roads and traffic flow.

The current vehicular parking availability in the Epping and Eastwood shopping precincts are already very restricted. We have lived in Eastwood for 34 years with no significant additional council (public) parking made available as developments have been constructed. This is also the situation with parking for rail commuters who are clogging up the streets.

In addition, existing high density residential unit buildings already in this area have placed a significant burden, not only on restricted parking but recreational parklands and other public services.

Meriton claim there is not to be any increase in total dwelling floor area! This is due to substituting the advertised three-bedroom apartments with two-bedroom apartments. The additional 150 dwellings will increase the number of vehicles and further exacerbate requirements on other public services in this area. The Mobbs Lane (Channel 7) site is not the only proposed major residential development in the Eastwood/Epping suburbs. Two other sites now under construction are the Midson Road (previously brickwork site) and the proposed 52-80 Rowe Street Eastwood site. All developments have the minimum 'on site' parking available. It will be up to the local councils (Parramatta and Ryde) to address the issue of public parking as well as managing traffic flow in these and surrounding suburbs.

At no time have my wife or myself made any donations to any political parties.

I strongly urge you to deny Meriton Apartments' modification request to increase the number of dwellings on the Mobbs Lane site.

Yours sincerely

Geoff Graham

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Mark Brown - Fwd: Fw: 61 Mobbs Lane, Epping (former Ch 7 site) - objection to modification of approved concept plan at

From: plan_comment
To: Mark Brown
Date: 06/09/2010 08:38
Subject: Fwd: Fw: 61 Mobbs Lane, Epping (former Ch 7 site) - objection to modification of approved concept plan at
Attachments: Fw: 61 Mobbs Lane, Epping (former Ch 7 site) - objection to modification of approved concept plan at

Dear Sir,

I am a resident in an adjoining street [REDACTED], and am concerned about the above-mentioned modification for several reasons; most of which relate to the lack of current infrastructure in the area. My husband and I are already concerned with the development of 650 dwellings (plus the Brick Pit), so adding another 150 dwellings appears nonsensical. Listed below are the major reasons supporting our objection:

- there appears to be no regard given to the ability of streets around the development to cope with the extra traffic.

I have always understood that good planning means high density constructions are built adjacent to suitable infrastructure, such as heavy rail or freeways. Most of this traffic will feed onto Midson Rd, a single lane arterial road already trying to cope with increased traffic resulting from the building of many villas and duplexes in the area.

Related to the above point, my husband already complains about the lack of crossings over the rail line, resulting in substantial bottlenecks in the morning and evening. This will be exacerbated by the above-mentioned development,

- By the time this development is complete, there will be an adjoining development, ie the Brick Pit, also feeding onto roads which are already choked.
- As an older resident, I realise that single dwellings will become less common, and in fact my house will eventually be sold for development. The **new** development proposed by Meriton will place further strain on an already over-burdened suburb that is quickly losing its character.
- Many local schools are already struggling to cope with large numbers, and developments on this scale will only aggravate the situation.
- Developers do not have a good record for valuing the environment over the dollar. From experience, promises made are often not properly delivered. For example, when Dalmar Homes and farmland was developed, residents were led to believe the area would be properly landscaped with many trees. This obviously did not occur. Instead, a few trees were planted at the bottom of the hill to mask the high density buildings.

Please note: I do not donate to political parties, and do not wish for my name or email address to be published.

Regards
[REDACTED]

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Mark Brown - Online Submission from Ken Song (object)

From: Ken Song <kena@live.com.au>
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 08/09/2010 15:16
Subject: Online Submission from Ken Song (object)
CC: <assessments@planning.nsw.gov.au>

Very ill plan. 800 residence is crazy for such area.

Inadequete facility,public space and traffic.

Lost confidence with NSW Planing Gov.

Name: Ken Song

Address:
Epping

IP Address: 203-206-175-206.perm.iinet.net.au - 203.206.175.206

Submission for Job: #4153 MP 05_0086 MOD 2 - Modification to Concept Plan & State Significant Site listing
https://majorprojects.onhlive.com/index.pl?action=view_job&id=4153

Site: #547 Channel 7, Epping
https://majorprojects.onhlive.com/index.pl?action=view_site&id=547

Mark Brown

E: mark.brown@planning.nsw.gov.au

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Mark Brown - Online Submission from Toni Burgess (object)

From: Toni Burgess <toni.burgess@thomsonreuters.com>
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 14/09/2010 08:01
Subject: Online Submission from Toni Burgess (object)
CC: <assessments@planning.nsw.gov.au>

To Meriton Apartments

I am writing in relation to the proposed development at 61 Mobbs Lane, Epping (MP 05_0086 MOD 2). The increased number of dwellings is of concern to me, I just don't see how our community can sustain the extra number of people. We already have the old brick pits development slowly being completed and, I believe, not selling as hoped.

I understand it is prime residential land and would be happy with 2 story townhouses and/or villas. However, it is NOT in keeping with our area to build 6 story blocks of units, the surrounding streets are primarily single or double story homes. It will be a blight on our local landscape and I don't think any local residents could possibly be happy with this proposal. It also worries me that our local council have no control over these types of developments. In conclusion - NOT happy!!

Regards

Toni

Name: Toni Burgess

Address:

48 Mobbs Lane
Epping
NSW 2121

IP Address: - 202.69.219.22

Submission for Job: #4153 MP 05_0086 MOD 2 - Modification to Concept Plan & State Significant Site listing
https://majorprojects.onhive.com/index.pl?action=view_job&id=4153

Site: #547 Channel 7, Epping

https://majorprojects.onhive.com/index.pl?action=view_site&id=547

Mark Brown

E: mark.brown@planning.nsw.gov.au

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From: "William Yeung" <wyeung@reedgroup.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 14/09/2010 10:23
Subject: Submission on MP 05_0086 MOD 2
Attachments: img-914095624.pdf

Name: William Yeung

Address: 5/8 Freeman Place, Carlingford, NSW 2118

Application Name: Modification Request to modify the Approved Concept Plan and amend the State Significant Site listing - 61 Mobbs Lane, Epping (formerly Channel 7 site)

Application No: MP 05_0086 MOD 2

I William Yeung object to the modification request for the reason that the proposed modification will increase the population and traffic volume which will have adverse effects on existing local roads, traffic and public transport.

Declaration of reportable political donations attached

Regards

William Yeung

The Reed Group

Level 3, 41 McLaren Street, North Sydney NSW 2060
PO Box 6395, North Sydney NSW 2060

Reception 02 9965 0399 Direct 02 9965 0450
Facsimile 02 9955 8812

NOTICE:

Fiona Bye

From: Sharon Armstrong
Sent: Friday, 27 August 2010 11:41 AM
To: Fiona Bye; Mike Fleming
Subject: FW: Meriton Developement Mobbs Lane Epping

Importance: High

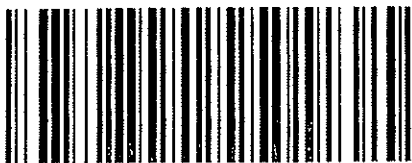
-----Original Message-----

From: Janet & Dave [mailto:dave.mcintosh@exemail.com.au]
Sent: Thursday, 26 August 2010 11:00 PM
To: Sharon Armstrong
Subject: Meriton Developement Mobbs Lane Epping
Importance: High

Dear Sharon,

Could you please tell Tony Kelly that the Meriton Developement at Mobbs Lane Epping is a mistake and too big for the local infrastructure.

Dave McIntosh
18 Milton Avenue
Eastwood 2122



PCU014498

Department of Planning
Received
13 SEP 2010
Scanning Room

19

3/11 Mairymonde Place
Berlingford 2118
4.9.2010

N.S.W. Government
Planning
Att: Director Metropolitan Projects
23-33 Bridge St
Sydney. N.S.W. 2000.

Dear Sir

Re: Application No MP 05 0086 MOD 2
Location: - 61 Mollis Lane, Epping (former
Channel 7 site)

Proponent: Meriton Apartments Pty Ltd.
Council Area: Parramatta.

I wish to strongly object to the proposed amendment from 650 to 800 dwellings on this site. I also object to the change of from 5 to 6 storey apartment height to 6 storeys. This area will be very over populated and congested on the roads. The roads are not built to take this influx, particularly as the 450 dwellings across the road on Mollis Lane on the old brick pit site are steadily being built. This in my book equates to massive congestion and overcrowding.

I hope you will give this objection very careful consideration

Yours faithfully
(Mrs) M O'Brien



30 Kay Rd.
Barlingford
2118
6.9.10

Dear Mr. Woodland,
Dept. of Planning.

Re former Council 7 site.

My concern is as traffic flows along Melton Rd to Epsom Wood Shopping centre (where parking is already very difficult) & surrounding streets for commuters - when the big developments (Wickwells side) are allowed to have such high density of housing.

Traffic down Barlingford Rd in the early morning peak period is already held up for many hours of light & will get worse. Does the R.T.A. have any say in development decisions?
Mrs A. Durrant