

61

**From:** Moss Fairleigh <mfairlei@csc.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 28/09/2010 10:14  
**Subject:** 61 Mobbs Lane, Epping - Application # MP 05\_0086 MOD2

RE:61 Mobbs Lane, Epping - Application # MP 05\_0086 MOD2

Hi,

I am writing to express my objection to the proposed modifications of Application # MP 05\_0086 MOD2.

The increase in number of dwellings is unacceptable and will lead to traffic and park congestion in the area.

There are limited commuter car parking spots at Eastwood and Epping rail stations and the increase in numbers will only make it harder to get a parking spot.

I am also concerned the development will look out of place and overshadow surrounding housing.

MOSS FAIRLEIGH  
16 Willoughby Street Epping  
NSW 2121

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**From:** Pavel Ott <Pavel.Ott@alphawest.com.au>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 28/09/2010 15:07  
**Subject:** Attention: Director, Metropolitan Projects

My name: Pavel Ott  
My address: 29/2 Freeman Pl, Carlingford NSW 2118

Subject:  
Application No: MP 05\_0086 MOD 2  
Location: 61 Mobbs Lane, Epping (former Channel 7 site)  
Proponent: Meriton Apartments Pty Ltd  
Council area: Parramatta

I would like to object to the modification request for the following reasons:

- The area would be too dense with additional dwellings.
- The building are too tall in height threatening privacy of my backyard.
- Traffic and Parking is already congested and this would worsen.
- Smaller apartments will take out the "family spirit" from the area.

Regards,  
Pavel Ott

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**Mark Brown - Online Submission [REDACTED] (object)**

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**From:** [REDACTED]  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 28/09/2010 23:38  
**Subject:** Online Submission [REDACTED] (object)  
**CC:** <assessments@planning.nsw.gov.au>

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I oppose the proposed modification for the following reasons:

I believe the proposal to be deeply flawed and the documents to be both inadequate and misleading. For example the site plan still shows a potential road access to Second Avenue.

It is not possible to adequately assess the full impact of the proposed increase in dwelling numbers from 650 to 800 units and the amended height in terms of appearance overlooking and overshadowing.

The lack of relevant detail will make it impossible for the Planning NSW to make an informed decision to approve the changes. A revised concept plan should have been prepared that shows the (negative) impacts on the environment of this overdevelopment. No document clearly shows what the amended concept plan will look like.

However, with greater height and density the resultant modified buildings in the remaining portions of the site are certain to be too big and bulky.

The proposal is clearly a gross overdevelopment of the site. This is evidenced when it is compared to the prevailing densities of other nearby recent developments. If this modification is approved it will have increased densities by a further 25% set by the concept plan. This will result in a development that is seriously out of scale with the rest of the largely 1 to 2 storey neighbourhood. The condition of 73 dwellings per hectare should not be deleted nor increased. Potentially it will encourage the proponent to exploit this 'added value' with further modifications of the development.

There is no substantive public benefit from the proposed increase in density.

It will increase overshadowing within the site and widespread overlooking of properties outside the site. Meriton's own brochure for the development currently advertises "stunning vistas" and '360-degree views".

While the proponent argues that there will be an increase to open space on the site, this is most likely to be degraded by substantial overshadowing particularly in winter by the proposal's taller buildings- damaging the bushland's health and intrinsic value. Secondly underground car parking for the larger residential blocks will undoubtedly alter the site's water table and permanently damage the health of the native bushland vegetation (and necessarily fauna) on the site and the adjacent nature reserve. The two impacts in combination need to be fully assessed.

The proposal to increase the height of buildings to 6 storeys will remove the gradual height transition that is an integral part of the concept plan. This is intended to provide a visual stepped massing transition to surrounding houses in the neighbourhood. this was a key argument for the accommodation of the current density. The removal of this transition will be visually incongruous. More, higher buildings on the lower portion of the site will increase overlooking of adjacent homes to their north and south and encroach profoundly on their privacy .

The modifications to reduce the number three bedroom dwellings and plans to replace them with many more two bedroom units will detrimentally alter the social mix on the site. The proposal of a larger number of smaller households will set it apart as an enclave distinctly different from the neighbouring community of predominantly families. The current concept and dwelling mix provides for a greater degree of integration in terms of social mix

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and helps to build a positive connection with the surrounding community. This also drastically undermines the logic, purpose and benefit of providing a childcare centre on the site.

The 150 additional units will generate more traffic and parking problems for what is a small local road system. Issues with the underground parking have already been noted. This in turn will result in additional traffic on backstreets like Eden Lee Street and Valley Road that are ill equipped to handle this traffic and will become more dangerous for pedestrians given their sight lines.

Please note that I do not want my name published and made available to the proponent.

I have not made any political donations.

[REDACTED]

[REDACTED]

IP Address: c122-106-153-162.carlnfd1.nsw.optusnet.com.au - 122.106.153.162

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

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**Mark Brown**

E: [mark.brown@planning.nsw.gov.au](mailto:mark.brown@planning.nsw.gov.au)  
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**Mark Brown - Fwd: Channel & development Meriton Apartments**

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**From:** Caroline Owen  
**To:** Mark Brown  
**Date:** 29/09/2010 08:49  
**Subject:** Fwd: Channel & development Meriton Apartments

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although forwarded to me, you may wish to include in the mods app as they mention the increase in total unit numbers.

Caroline

>>> "Mason and Carol" <mcmurtagh@optusnet.com.au> 28/09/2010 5:24 pm >>>

I live near the proposed development and opposite another Meriton development in Cotte Drive Epping. I am concerned that the Channel 7 submission and subsequent resubmission of plans and amendments may cloud the project and result in a similar problem as we are currently experiencing in not being able to drive down our own street on some occasions due to traffic and dual side parking in Cottee Drive and the resultant traffic and road congestion. To apply for increased height approval and an increase in residences from 650 to 800 is outrageous and will result in further overcrowding and unfortunately a lesser valued, decayed environment in future years.

I ask that the approving authority seriously consider the local community, bushland aesthetics and the residential nature of the area as well as the impact that the development will have on the local road network.

Yours Faithfully

M J murtagh

65

**From:** Peter Moule <lochnaga@optusnet.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**CC:** <lwearne@parracity.nsw.gov.au>  
**Date:** 28/09/2010 17:45  
**Subject:** MP 05\_0086 MOD 2 (Channel 7 site)

28th September 2010

Attention: Director, Metropolitan Projects

61 Mobbs Lane, Epping ( former Channel 7 site)

Director,

I write to lodge an objection to the proposals by Meriton Apartments Pty Ltd to modify the Concept Plan and State Significant site listing for the above mentioned site.

My objections cover a wide range of issues as follows :-

The Concept plan was originally drawn up by a different consortium, who have then apparently onsold the site to Meriton - there was considerable negative public response to the original Concept plan which did not adequately address issues such as volume of traffic on Mobbs Lane and exiting to Marsden Road and Midson Road, particularly with an entrance to the Brickpit development being opposite an entrance to the Channel 7 site, proposed density of dwellings and height of dwellings ( too dense & too high) ,overshadowing existing homes, lack of public transport infrastructure, no places in nearby schools, insufficient parking, storm water runoff etc. etc. - none of which have been addressed by any government agency or private concern.

Meriton have not made available to the public any revised plans for comment.

The proposal to change the Concept plan by increasing the total number of dwellings by 25% would exacerbate all of the previous concerns, while benefiting who? Meriton shareholders possibly - certainly not the community.

Recently Hornsby Council determined that it would NOT increase development in a precinct around Carlingford Road and Carlingford Court in part because of public objection to overdevelopment and in part because of an RTA submission that traffic on Carlingford Road, and Pennant Hills Road was already nearly at gridlock - how may new traffic movements would be generated by a development such as this?

Remember that there are State elections in a few months time which could result in a change of policy direction for development proposals like this - please allow proper democratic public consultation and review of this significant site to take place.

Note I have not made any political donations in the last two years ( or before that).

Regards

Peter Moule  
40 Tomah Street  
CARLINGFORD  
NSW 2118

66

**From:** wuxiaoting <xiaotingly@hotmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 28/09/2010 21:12  
**Subject:** Attention: Director, Metropolitan Projects

Name: Yi LIN & Xiaoting WU

Address: 13/2 Freeman PI, CARLINGFORD, NSW 2118

Application name: Submission on modification request - 61 Mobbs Lane, Epping (former Channel 7 site)

Application Number: MP 05\_0086 MOD 2

Dear Sir/Madam

We are writing to advise that we object to to the modification request - 61 Mobbs Lane, Epping (former Channel 7 site).

We object to the over development request on below basis:

1. 150 extra units will generate more traffic and parking problems for small local road system in Mobbs Lane, forcing traffic on to backstreets not equipped to cope either.
2. Parking slots around Epping & Eastwood station could not cope residents from extra units.
3. The development controls are already far too dense in Epping area. The public transport, library, GP services etc could not cope.
4. Over height building in former Channel 7 site will cause problems including but not limited to overshadowing & privacy issue.
5. To change three bedroom dwellings to two bedroom units will make this site overcrowding and less family friendly.

Thanks for your time and please consider our submission sincerely.

Yours

Regards,

Yi Lin & Xiaoting WU

28<sup>th</sup> September, 2010

49 Raimonde Road,  
EASTWOOD N.S.W. 2122

Attention: Director,  
Metropolitan Projects' Assessment,  
Department of Planning,  
GPO Box 39,  
SYDNEY N.S.W. 2001

To Whom It May Concern

Re: 61 Mobbs Lane, Epping (former Channel 7 site)  
Meriton Apartments Pty Limited  
Application No: MP 05 - 0086 MOD 2

We as long standing residence's strongly object to the 800 residences that you are proposing on the Channel 7 site on Mobbs Lane at Epping, in fact we strongly object to the 650, as that would still be **over developing**.

Yes, we agree with Meriton on one thing lets alter the State Significant Site listing under Schedule 3 of the State Environmental Planning Policy (Major Development) 2005, so that the maximum number of residences can be changed to 400 **NOT 800!** The development controls are already far too dense for a residential area like Eastwood and Epping and ideally should be reduced to something similar to the old brick pit 2 storey housing. Yes we know there's been a large television tower on the site yes probably 6 storeys but you could see daylight through this, Meriton's proposal doesn't allow light to come through and looks obscene planted on top of the hill, and will create overshadowing which will degrade the surrounding bushland which in our leafy suburbs we need!

No we don't want anymore cars on the local roads Terry Road, Mobbs Lane, Marsden Road and Carlingford Road, and even our street Raimonde Road, they have already reached gridlock over the last 10 years, with the development that is allowed, Duplex's and Units, our backstreets already have cars parked out on the street on both sides which often reduces these streets to one lane and at school time around the school the roads are a nightmare, quiet often waiting 10 to 15 minutes just go 100 meters from one side of the school to the other, this is not only inconvenient but dangerous!

What about the local residences surrounding this development what happens to there privacy, with 6 storeys peering down on them, and the beautiful trees that have grown on this site, are they now destined for destruction? We as local residences don't need this destruction in our local area.

Our local schools are full to capacity now, where will all these extra children from these developments go to school, there's no room now, most of the local schools have built out the green/play areas just to caterer to demountables or extra school buildings for the extra children we now have from the sub divided old blocks of the local area which has probably doubled by now what are we going to do in the years to come when these developments are completed and have more than tripled our local community.

There's no parking in our local shopping centres, we've lived 200 metres from the Channel 7 site all our lives (55 years) and I am so very disappointed to say on more than one occasion we have had to go home from our local shopping centre because there's been nowhere to park what's it going to be like after this development has been completed?

No way does this fit in with the street-scape. How do nine storey buildings fit in with the single and 2 storey residences in the local area? Do we really need another corner store, the shop in Terry Road the others in Midson Road and the shops in Mobbs Lane are just staying afloat now do we really need another local shop? They tried one in the new development in Dalmar/Freeman Place when that was completed and that didn't survive even with a few owners. Just look at the congestion on that small local street – Freeman Place- full of units and townhouses, there's nowhere to park and they have to resort to parking on the street, this street's not big enough for all these parked cars and these are from the residences of this street. What's the local streets around Channel 7 going to be like Valley Road and Eden Lee Street these are not equip for the cars that park on them now what's it going to be like when there's extra cars from this development and the brick pit site who don't have parking for there extra vehicles that they own – husbands, wives, children's plus visitors.

Being a residence of this area for 55 years I object strongly to this **OVER DEVELOPMENT** of this site and request that common sense prevails and control of this development be handed back to the Local Council who know our needs and requirements to keep these suburbs how they are supposed to be and not allow the State Government to create yet another slum and the destruction of another suburb!

Yours sincerely,

DAVID & SHAUNA WILLIAMS

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**Mark Brown - Online Submission from Michelle Schaafsma (object)**

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**From:** Michelle Schaafsma <sheffent@optusnet.com.au>  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 29/09/2010 15:34  
**Subject:** Online Submission from Michelle Schaafsma (object)  
**CC:** <assessments@planning.nsw.gov.au>

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I object to the proposed increase in the number of dwellings at the Channel 7, Epping site. This increase in number of dwellings will exasperate the impending traffic issues that will develop on surrounding roads when the development is sold to the public. I believe this will overload the infrastructure in an area that has limited exit roads and is not within walking distance of Epping train station. I believe this will have a very detrimental impact upon the quality of life of current and future residents in the area.

Regards  
Michelle Schaafsma

Name: Michelle Schaafsma

Address:  
68 Dunlop Street  
Epping 2121

IP Address: cpe-144-136-66-67.pfcz1.ken.bigpond.net.au - 144.136.66.67

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

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**Mark Brown**

E: mark.brown@planning.nsw.gov.au  
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**From:** Karan Perry <karan.perry@waterco.com>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 29/09/2010 15:53  
**Subject:** Channel 7 site in Mobbs Lane, Epping

NO! Traffic and Parking congestion.

Regards,  
Karan Perry  
26 Mobbs Lane  
Carlingford

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This email has been scanned by Waterco Limited and MessageLabs Email Security System.

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Ann Cartwright  
12 Tomah Street  
CARLINGFORD 2118

September 29<sup>th</sup> 2010

Major Projects Assessment  
Dept of Planning  
GPO Box 39  
SYDNEY 2001  
Email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

Dear Sir/Madam,

Ref: **61 Mobbs Lane, Epping (former Channel 7 site)**  
Application no: MP 05 0086 MOD 2

I am very concerned with the application from Meriton to modify and increase the number of units. I don't believe that the area can sustain this type of extra development.

I am also concerned that I am not able to easily view the proper plans and diagrams. For such a huge development, I believe that everyone is entitled to see these plans and diagrams to make an accurate judgement. That said, how has the green space been addressed? This is a huge issue and I don't believe that it has been addressed.

The development (old brick pit) in Midson Road across the road from 61 Mobbs Lane, looks good. It has a restriction of 2-storey for housing. Why do we have to have 6 stories for the new site? This new height will be out of character with the area and would create overshadowing. It will stand out like a sore thumb rather than blending in with the area.

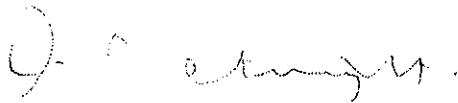
The extra units will generate more traffic and parking problems for what is a small local road system. The area won't cope.

Meriton is renowned for getting as many units in a small area. The many 3-bedroom dwellings have been replaced with 2-units dwellings. The area won't attract families and could become a ghetto of tomorrow with the high density.

This development will be on the site for years to come – it has to be done correctly in the first place and that means scaling back the density that is proposed in this new application. Why not do it right now rather than be swayed by developers who have no vested interest in the area – they build in the area (and as many units as they can get through) and then leave. What will they leave us with – a large monstrosity!

Please think long term of what is best for the area – fewer units and more green space.

Yours faithfully,



ANN CARTWRIGHT

Glyn Whalan  
28 Mobbs Lane  
Carlingford NSW 2118

26-9-10

Major Projects Assessment,  
Department of Planning,  
GPO Box 39,  
SYDNEY NSW 2001

Attention: Director, Metropolitan Projects

Dear Sir / Madam,

RE: Application No. MP 05\_0086 MOD 2  
Location: 61 Mobbs Lane, Epping (former Channel 7 site)  
Proponent: Meriton Apartments Pty Ltd  
Council area: Parramatta

I write to object to the above proposed modification request.

My reasons for objecting are:

I feel that the development controls are already far too dense for a residential area like Epping and ideally should be reduced to something similar to the old brick pit 2-storey housing on Midson Road.

I feel the 6 storey height will be a blemish on an otherwise generally green well treed landscape.

I feel that the additional dwellings will bring about overcrowding, resulting in the generation of more traffic and parking problems for what is a small local road system, forcing traffic on to back streets such as Valley Road and Eden Lee Street which are not equipped to cope.

I can not accept, as true at this current time, the statements (page 11 of "Assessment of Traffic and Transport Implications - July 2010 - Reference 10138):

"The implications are, as with 'high density residential' (ie 5 levels or more), there will be more single persons, lower car ownership and more reliance on travel by public transport.

The RTA traffic generation criteria for 'medium density' is:  
Two-bedroom and smaller 0.4 – 0.5 vtp/dwelling  
Three-bedroom + larger units and townhouses 0.5 – 0.65 vtp/dwelling"

Car ownership has effectively been on the increase since the car was invented, particularly for single people. I find it preposterous to see that only one car space is to be provided for 2 bedroom dwellings. While a good percentage of these may be occupied by families I am confident that many of those families would have at least two motor vehicles, some more if teenage children are part of family. The younger children

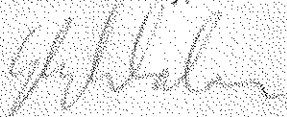
of the resident families will age and most will no doubt also obtain a car in their late teenage years. It is therefore important we look at the future not the past or present. After all, that is what town planning is about? Those two bedroom dwellings with single people living within would be inclined to be housing anything from 1 to 4 people in each which I am sure most of whom would own a motor vehicle in this modern age. A quick survey of nearby Freeman Place, particularly in the evening with the street fully parked, will reveal the shortage of car spaces it now suffers since the many units were built there some time ago. How many car spaces and cars do they have there per dwelling?

While the traffic report may take into account extra traffic as a result of the said site and the brick pit site across the road, does it take into account the fact that many houses in the nearby area are being demolished and replaced with two dwellings, most of which would be three bedrooms? Some homes are being replaced by bigger four and five bedroom residences. These all mean more people and as a result more motor vehicles. If development of our suburbs is to continue at this rate will the roads and street be able to cater for the increased traffic in the next 5, 10, 15 years? The M2 motorway is already choked in peak hour as is the railway overpass at Epping. Development at this rate, without further road development, is only going to exacerbate the situation.

The installation of traffic lights at the corner of Mobbs Lane and Marsden Road will only help to increase traffic in Mobbs Lane. Without lights there many people, particularly in peak hours, do not use Mobbs Lane due to the difficulty in making a right turn on to Marsden Road. Traffic lights will only make the task easy and result in more traffic in Mobbs Lane as opposed to Terry Road or Carlingford Road. Should the traffic lights go ahead there would certainly need to be a right turn lane greater than three car lengths for those turning into Mobbs Lane. I have regularly seen well over that when making my morning right turn and only in the last week counted ten on one occasion. I believe many of these cars come onto Marsden Road from Morris Street or turn at Mobbs Lane in preference to Terry Road.

I thank you for your time and attention to my objection and trust that serious consideration be given to all matters raised.

Yours faithfully,



Glyn Whalan

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**Mark Brown - Online Submission from Danny Wong (object)**

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**From:** Danny Wong <ddswong@gmail.com>  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 29/09/2010 21:20  
**Subject:** Online Submission from Danny Wong (object)  
**CC:** <assessments@planning.nsw.gov.au>

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I wish to object to the modification request submitted by Meriton Apartments Pty Ltd for application number MP 05\_0086 MOD 2. I believe the proposal to increase the number of dwellings is inappropriate in terms of population density and traffic and parking congestion. With the existing approved development for the Channel 7 site combined with the development at Cavanstone Eastwood (corner Midson Road and Mobbs Lane), the area is already excessively populated which will cause traffic flow issues especially during peak hour. Parking at the nearby Epping and Eastwood train stations and shopping areas is already very limited and would not be able to cater for additional patronage.

Name: Danny Wong

Address:

13 Eighth Avenue, Carlingford, NSW 2118.

IP Address: - 115.187.245.191

Submission for Job: #4153 MP 05\_0086 MOD 2 - Modification to Concept Plan & State Significant Site listing  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=4153](https://majorprojects.onhiive.com/index.pl?action=view_job&id=4153)

Site: #547 Channel 7, Epping

[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=547](https://majorprojects.onhiive.com/index.pl?action=view_site&id=547)

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**Mark Brown**

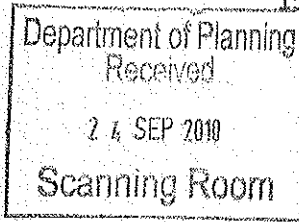
E: [mark.brown@planning.nsw.gov.au](mailto:mark.brown@planning.nsw.gov.au)

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Mr Mark Brown  
NSW Government Planning  
PO Box 39  
Sydney NSW 2001

15<sup>th</sup> September 2010



Re: Application No. 05\_0086 MOD2

61 Mobbs Lane (former Channel 7 site)

**We vehemently object to the proposed modification application for this site.**

Whilst the overall area covered by dwellings would not increase the application for an additional 150 dwellings would mean more traffic.

Increasing from 650 to 800 would mean at least approximately another 300 cars added to the 1300 making a total of 1600 more cars as each home would probably have two cars which are necessary due to the distance to stations and the limited public transport in this area

There are at least 230 dwellings feeding into Mobbs Lane from Freeman Place, also from Mulyan Avenue which has the development of Madison Gardens as well as local traffic from this street. Dalmar Crescent also feeds into Mobbs Lane with residents from this street and Alan Walker Village approx 120 units. There are also 24 town houses at 36 Mobbs Lane.

There is no other exit from these streets except into Mobbs Lane which is just over a kilometre long and runs between Marsden and Midson Roads.

There is also a busy little shopping centre in Mobbs Lane that also generates considerable traffic.

At the present moment residents have difficulty exiting driveways so one can only assume this problem will increase.

There is also the rumour of a proposed road into Mobbs Lane from the A Jennings complex in the old brick pit site that now exits via Midson Road only.

Therefore we strongly object to this proposed increase in dwellings as there is not the infrastructure to support the proposed dwellings let alone any increase.

Brian and Orma Downs

10 Mobbs Lane

Carlingford NSW 2118 9874 7874

3 Meredith Street  
Epping NSW 2121



27th September 2010

Major Projects Assessment  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Department of Planning  
Received  
28 SEP 2010  
Scanning Room

Re: Merton Development - Epping Park - 61 Mobbs Lane Epping 2121  
Application No MP 05 0086 MOD 2

Dear Sir/Madam

I am writing to express my concern as a local resident to the proposal to extend the number of dwellings planned on this Development Site from 650 to 800.

I feel the construction of the currently approved number of 650 dwellings, combined with the development taking place at the adjacent Brick Works site on Midson Road will have a serious impact on traffic flow on local roads. To increase the total number of dwellings to 850 will lead to a chaotic situation not only on local roads but at shopping centre car parks and other local facilities. Enough is enough!

I agree with comments and concerns recently raised in the local newspaper The Northern District Times from Parramatta and Hornsby Councils and the local Liberal MP Greg Smith regarding this matter.

Please consider the impact on the local community if the number of dwellings on this development is increased.

Yours faithfully

  
(Mrs) M E Peiry

# 1/75  
→ AW  
29/9

Mr & Mrs Stephen W Fell  
4 Meredith St  
EPPING NSW 2121  
Ph 9876 6793  
Fax 9688 1531

Wednesday, September 29, 2010

**Attention : Director of Metropolitan Projects**  
**Major Projects Assessment**  
**Dept of Planning**  
**Fax 9228 6455**

Application No. MP 05\_0086 MOD 2

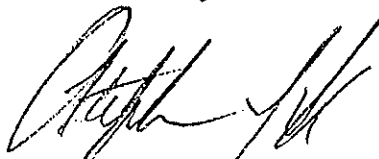
Location 61 Mobbs Lane, Epping. (former Channel 7 site)

We would like to express our concern over the proposed modification to the existing plans, and therefore **object** to the project, based on the following points.

- The development is becoming too residentially dense.
- The lower units are too high, contravening the gradual height transition that was intended with the initial development
- The increased height will cause excessive overshadowing
- Increased residencies will create greater traffic flows and parking issues, which will already be at saturation with the current approved development
- Increased residencies will further stretch the capacity of local facilities such as schools, daycare, shops etc.

I trust our points will be considered as part of the process.

Yours faithfully



Stephen Fell mob 0407892612

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**Mark Brown - Online Submission from David Yue (object)**

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**From:** David Yue <revyue@gmail.com>  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 30/09/2010 09:01  
**Subject:** Online Submission from David Yue (object)  
**CC:** <assessments@planning.nsw.gov.au>

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The increase from 150 units from the original plan of 650 is too much. It reveals either their original submission was not carefully done or they are more greedy now. We have the Midson Road development lately and still not completed. With an additional 150 units will make the area very dense. The peripheral infrastructure need to be considered as well. Traffic, school, hospital and other facilities will be hard to cope with such a high density of residence. Mobbs lane, Valley road, Midson Road and Carlingford Road will need to be widened. The request to remove the reference to 73 dwellings reveals Meriton wanted to build more units without letting us know which is not acceptable.

Name: David Yue

Address:  
55 Raimonde Road, Eastwood

IP Address: c122-107-121-65.carlnfd1.nsw.optusnet.com.au - 122.107.121.65

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

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**Mark Brown**

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

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**Mark Brown - Online Submission [REDACTED] (object)**

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**From:** [REDACTED]  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 30/09/2010 09:03  
**Subject:** Online Submission from Glenn Brown (object)  
**CC:** <assessments@planning.nsw.gov.au>

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I object to any increase in housing density for the site.

The development plan is currently too dense relative to the surrounding housing and the height of 6 storeys will not fit in with the character and housing style of the area. The site is situated in the middle of what is basically a single house suburban area with some low impact medium density of limited height.

The site is isolated with only Mobbs Lane being an access point. The distance quoted from Epping and Eastwood stations of 1.4km and walking time of 15mins are very misleading. In Second Avenue I am 1.9km from Epping station with a 20-30 minuted walking time. The majority of the site will also fit into this category. As such residents will be very car dependant and projected estimates of traffic flow for the area are significantly underestimated. Already there is significant traffic flow along Mobbs Lane in the morning peak hour and as a local resident it is clearly evident that it has been increasing recently even before the development has even started.

The reality is most home dwelling will have more than 1 car and increasing density from 650 to 800 will aggravate the congestion on the roads and parking in nearby streets. People will not be walking.

Upgrading Mobbs Lane with traffic lights at either end will also increase the density of traffic as it will be seen as a viable alternative to Terry road and Carlingford road as drivers from outside the area look for alternatives to avoid traffic congestion as they pass through. Current high density housing development around Carlingford station is already significantly impacting on the local traffic congestion

Both Epping and Eastwood are past their capacity for car parking and the problem has never been addressed. How will these areas cope with a massive extra influx of cars?

The changes to this development appear to be based on greed rather than addressing sustainable social or community housing needs and as such approval should not be given to increase the density of an already bad design.

\*Please can you withhold my personal details from your website

[REDACTED]

[REDACTED]

[REDACTED]

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

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**Mark Brown**

E: mark.brown@planning.nsw.gov.au  
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EPPING CIVIC TRUST  
PO Box 271, EPPING NSW 1710

29 September 2010

Director, Metropolitan Projects  
Major Projects Assessment  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir / Madam

**Application No. MP 05\_0086 MOD 2 – 61 Mobbs Lane, Epping**

We strongly object to this proposed modification for the following reasons:

1. The current Concept Plan had the total number of apartments reduced due to the excessive number and the adverse traffic movements within the Epping Town Centre and local road network.
2. We are very dissatisfied with the short timeframe that the community has to study and make comment on an application that would have a significant impact on the local community.
3. The Trust is vehemently opposed to the Part 3A process that removes Councils as the consent authority for development applications that directly impact local communities.
4. We request that prior to the Minister for Planning determining the application, Meriton Apartments Pty Ltd be required to undertake further traffic modelling and submit that to Parramatta City and Hornsby Shire Councils, demonstrating that the proposed modification to the Concept Plan would not adversely impact upon the local road network.

Yours truly  
**Epping Civic Trust**

**Graham Lovell**  
President

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**From:** Connie Allman <hildebrandc5@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 29/09/2010 18:09  
**Subject:** Objection 61 Mobbs Lane, Epping (former Channel 7 site)

\*Attention \*: Director, Metropolitan Projects \*Application No\* MP 05\_0086  
MOD 2

\*Proponent\* Meriton Apartments Pty Ltd

\*Council area\* Parramatta

I wish to make an objection to all the proposed changes to the plan already approved for the site at 61 Mobbs Lane, Epping (former Channel 7 site).

My reasons are :-

1. The proposals will make the housing too dense, especially the increase by 150 units, even 73 dwellings per hectare seems very dense to me.
2. I am alarmed at the height of 6 storeys, most of the housing in the area is only one or two stories and I think 6 stories would be totally out of character.
3. This proposal for higher bulkier buildings will have the effect of overshadowing the surrounding bushland. We have little enough bushland in Sydney without building something that will make it die.
4. I shudder to think what the new proposal will do to the traffic in my street and the streets of my surrounding neighbours. They are all narrow and not built to cope. There are many potholes and degraded bitumen now. How can these streets cope with the volume of traffic in the approved proposal. It definitely will not cope with another increase.
5. These buildings will have 360 degree views for the newcomers and encroach on the quality of life and give unsightly views to the people who have been living in the area for years thus reducing our quality of life.
6. In the new money grabbing proposal the three bedroom dwelling will be replaced with two bedroom dwelling thus we will find fewer families occupy them and more singles. This will change the character of our neighbourhood for the worse.
7. Meriton has given a submission that cannot be easily assessed as there are no new plans or photos to adequately inform me of what is proposed exactly. To have my neighbourhood so drastically changed I at least need more up front information.

Your sincerely,

Constance Allman  
52 Raimonde Rd  
Carlingford 2118

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**From:** [REDACTED]  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 29/09/2010 18:50  
**Subject:** Attention:Director, Metropolitan Projects

Attention: Director, Metropolitan Projects

Application: Modification Request- 61 Mobbs Lane, Epping (former channel 7 site)

Application no: MP 05\_0086 MOD 2

I hereby object this modification request because 150 extra units will generate more traffic and parking problems for such a small local road system and make this area too overcrowded.

I would not like my name to be made available to the proponent, other interested authorities or on the department's website.

Thanks for your attention.

Regards,

[REDACTED]

[REDACTED]