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From: [REDACTED]
To: <plan_comment@planning.nsw.gov.au>
Date: 29/09/2010 20:06
Subject: 61 Mobbs Lane Epping (former Channel 7 site) - App No MP05_0086 MOD2

Attn: Mark Brown - Contact Officer

Regarding App No MP05_0086 MOD2, Modification request.

I OBJECT to the modification request.

This area is already facing traffic and parking congestion. Without the Meriton apartments and the new buildings opposite completed (old brick pitt) it is already difficult to turn onto Mobbs Lane from the surrounding streets.

The area is already dense enough and the proposed development will increase the height of buildings and increase the density of the development. It will significantly change the area's character.

In my street it is already hard enough to get parking and more units will just make the situation worse.

Please note I do not want my name or details available on the Department's website.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

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From: Kiry Chow <kiry0916@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 10:20
Subject: 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

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 the 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, additional noise and decrease in air quality is a certainty. Any additional dwellings 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 that from the proposed additional 150 dwellings?

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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.

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When is this set of traffic lights to be installed?

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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

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just to get a parking space! The reason they are driving is because of the lack of public transport, see below.

**

What actions will you take to improve transport?

**

· And why? Because in some areas bus access is limited. 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 6pm from Eastwood Station, a ludicrous time for anyone who works a 9-5 (or later) job. Bus numbers would be up if only there were more convenient times for commuters. To change behaviour, we need additional public transport not development that encourages use of private vehicles, more parking spaces and more frustration. Driving from Mobbs Lane to the station is a necessity not a luxury.

We note in the original submission, the Builder recommended that NO further public transport be provided as the location of these building sites are within walking distance to the station. As a resident who has lived here for 9 years, that remains a weak argument. These units are CLEARLY NOT within walking distance, and to pretend otherwise is foolish. In fact, these large developments (including Freeman PI and surrounding townhouses) defy medium density planning – they are smack in the middle of a house area, rather than closer to a station/public transport. Hence, bus services must be increased to accommodate all these people living in what is essentially an island of medium density in a sea of houses.

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

· 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?

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What actions are being taken to build local infrastructure?

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· Six-storey apartments are not the norm in the area and should therefore not commence now.

**

· 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.

Attn: Director, Metropolitan Projects

Fax to: 9228 6455

Re: 61 Mobbs Lane, Epping (former Channel 7 site)
Application No. MP 05_0086 MOD 2

From: [Redacted]



We do not support the modification request by Meriton Apartments Pty Ltd.

The reasons for not supporting their application:

1. Traffic and parking congestion. An extra 150 units will generate even more traffic for Mobbs Lane which is a very narrow 2 lane road. It will force traffic onto backstreets like Valley Road and Eden Lee Streets which are also narrow and not equipped to cope with this extra traffic.
2. The height of the lower units being increased to 6 storeys is not acceptable. There was meant to be a gradual height transition so that the development blended in with the 1 and 2 storey homes in the surrounding area.
3. The taller proposed unit blocks will encroach on the privacy of neighbouring homes and will increase overshadowing on the surrounding bushland.
4. The changes from 3 bedroom with a lot more 2 bedroom units will mean possibly a lot more singles and fewer families.
5. There are no proper plans and diagrams available on Meriton's submission so we don't have enough information.

We do not wish to have our name made available to the proponent, authorities or on the Department's website.

[Redacted]

30/9/10

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From: [REDACTED]
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 12:56
Subject: Complaint re modification request - 61 Mobbs lane Epping MP05_0086MOD2

WAY Too Dense - 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 Rd.

Meriton wants to delete the reference to 73 dwellings per hectare, so even more units can be squeezed in. It wants to increase the units by 150 Units, nearly an additional 25%.

Too tall in height - Meriton wants to increase the height of lower units to 6 storeys. this will remove the gradual height transition that was intended so that the development could blend in with the one and two storeys houses in the surrounding area especially on the western Mobbs Lane side. Great for views unless you are looking at them

Overshadowing - Higher, bulky buildings created by the additional 150 units will cause increased overshadowing. This will degrade the surrounding bushland.

Traffic and parking congestion

- 150 extra units will generate more traffic and parking problems for what is a small local road system, forcing traffic on to backstreets like Valley Road and Eden Lee Street not equipped to cope

Overlooking my yard - Meriton is promoting the development as halving stunning 360 degree vistas. the taller buildings will overlook properties on all sides. The taller proposed units will increase the overlooking a severely on the privacy of neighboring homes, including mine

Fewer families and many many more singles - The altered development deletes many three bedroom dwellings and replaces them with many more two bedroom units

No Proper Plans and Diagrams

- Meriton's submission can not be easily assessed as there are no new plans and photos to adequately inform the community. For a project hoping to create another 150 units worth an extra \$100 million or more, and affecting the whole community - this is NO GOOD ENOUGH

please do not enclose my email to anyone

From: Ai Chin <ai.chin.aust@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 14:04
Subject: Comment on Application MP 05_0086 MOD2 (61 Mobbs Lane, Epping)

Attention: Director, Metropolitan Projects

Name: Ai Leow
Address: 12 Audine Avenue, Epping NSW 2121
Application Name: 61 Mobbs Lane, Epping (former Channel 7 site)
Application Number: MP 05_0086 MOD2

I am writing to lodge an objection to the modification request made by Meriton Apartments to increase the number of dwellings at the above site.

I am concerned that the increase requested will result in too many people concentrated in that one area and this overcrowding will impact the current infrastructure available at Epping and the neighbouring suburbs of Eastwood and Carlingford. These suburbs currently have barely adequate public transport and parking and this increase will adversely affect current residents and their use of public transport, parking, local shops, parks and community facilities.

Mobbs Lane is a narrow residential road and this increase in traffic and congestion will overflow into the surrounding streets like Marsden Road, Valley Road and Eden Lee Street. This will also increase the risk to pedestrians, especially school children and cyclists.

Thank you for taking my objection into consideration.
Best regards,
Ai Leow

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From: "Freeman, James" <JFreeman@investa.com.au>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
CC: "jaysar1@optusnet.com.au" <jaysar1@optusnet.com.au>
Date: 30/09/2010 14:04
Subject: Objection to Modification Notice for 61 Mobbs Lane, Epping - Attn:Director, Metropolitan Projects
Attachments: Objection to Modification Request for 61 Mobbs Lane.pdf

Attn: Director, Metropolitan Projects

Dear sir / madam,

I would like to register my objection to the modification request lodged by Meriton Apartments Pty Ltd in relation to the 61 Mobbs Lane, Epping site.

The Application number is MP 05_0086 MOD 2.

I live at 10 Lomax St, Epping which is nearby to the site.

For the reasons outlined in the attached document, I object to the modification.

I feel that the additional units will have too big an impact on the surrounding area and Meriton should be limited to the ~500 units currently proposed.

There is not enough infrastructure, transport to support such an increase and it will not be in keeping with the character of the area.

Meriton acquired the site based on the current 500 units and I feel this is merely a profit grab, with minimal (if any) value add to the community.

I can be contacted on the numbers below if required.

I also disclose that I have not made any political donations during the past 2 years.

Thanks

James Freeman
10 Lomax St
Epping NSW 2121
Ph: 0458 286 250 or 02 8226 9307

CONCERNED CITIZENS OF EPPING

JUST SAY NO!

Meriton Apartments has purchased the former Channel 7 site in Mobbs Lane Epping and are applying to Planning NSW to increase the development by another 150 units. This is on top of 650 units already approved. Have your say by advising Planning NSW by 1 October 2010.

Too dense	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 Rd. Meriton wants to delete the reference to 73 dwellings per hectare, so even more units can be squeezed in. It wants to increase the units by 150 units - nearly an additional 25%. Say no.
Too tall in height	Meriton wants to increase the height of lower units to 6 storeys. This will remove the gradual height transition that was intended so that the development could blend in with the one and two storey houses in the surrounding area especially on the western Mobbs Lane side. Great for views unless you are looking at them. Say no.
Overshadowing	Higher, bulky buildings created by the additional 150 units will cause increased overshadowing. This will degrade the surrounding bushland. Say no to the dark.
Traffic and parking congestion	150 extra units will generate more traffic and parking problems for what is a small local road system, forcing traffic on to backstreets like Valley Road and Eden Lee Street not equipped to cope. Say no.
Overlooking your yard	Meriton is promoting the development as having stunning 360 degree vistas. The taller buildings will overlook properties on all sides. The taller proposed units will increase the overlooking and severely encroach on the privacy of neighbouring homes. Say no.
Fewer families and many many more singles	The altered development deletes many three bedroom dwellings and replaces them with many more two bedroom units. Say no to overcrowding on this site.
No proper plans and diagrams	Meriton's submission can not be easily assessed as there are no new plans and photos to adequately inform the community. For a project hoping to create another 150 units worth an extra \$100 million or more - this is not good enough! Say no.

See over for how **YOU** can make your voice heard!: email to plan_comment@planning.nsw.gov.au or write to the address on the next page.

MODIFICATION REQUEST

61 Mobbs Lane, Epping (former Channel 7 site)

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

Description of proposed modification

Meriton Apartments Pty Ltd has submitted an application in accordance with section 75W of the *Environmental Planning and Assessment Act, 1979* to modify the Concept Plan (MP 05_0086). The modification includes the following:

- Increase the number of dwellings from 650 to 800 and amend the dwelling mix
- Amend the approved 5-6 storey apartment height adjacent to the publicly accessible space on the western side of the site to 6 storeys
- Replace the definition of Gross Floor Area
- Delete the condition referring to total envelope area and 73 dwellings per hectare
- Inclusion of a neighbourhood shop adjoining the child care centre
- Increase the total common open space on site by 1,600m²
- Amend the existing Planning Agreement condition to relate to up to 650 dwellings. Include a Development Contributions condition for dwellings between 651 and 800

Meriton Apartments Pty Ltd has also submitted a request to amend the State Significant Site listing under Schedule 3 of *State Environmental Planning Policy (Major Development) 2005*. The amendment includes the following:

- Delete the reference to 73 dwellings per hectare
- Amend the total number of dwellings from 650 to 800
- Include 'neighbourhood shops' as a permitted use in the Public Recreation Zone

Exhibition

A copy of the application may be viewed on the Department of Planning's website (majorprojects.planning.nsw.gov.au). The application will also be on exhibition from **Wednesday 1 September 2010** until **Friday 1 October 2010** during regular business hours, at:

- Department of Planning, Information Centre, 23-33 Bridge Street, Sydney;
- Parramatta City Council, 30 Darcy Street, Parramatta; and
- Epping Library, Chambers Court (off Pembroke Street), Epping.

Submissions

Submissions on the modification request must reach the Department by close of business on **Friday 1 October 2010**. Your submission should include:

- Your name and address;
- The name of the application and the application number;
- A statement on whether you support or object to the modification request; and
- The reasons why you support or object to the modification request.

Your submission should be marked to 'Attention: Director, Metropolitan Projects', and:

- Faxed to (02) 9228 6455;
- Posted to Major Projects Assessment, Department of Planning, GPO Box 39, SYDNEY NSW 2001; or
- Emailed to plan_comment@planning.nsw.gov.au or via the entry for the project on the Department's website (majorprojects.planning.nsw.gov.au).

Persons lodging submissions are required to declare reportable political donations (including donations of \$1000 or more) made in the previous two years. For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Under section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General is required to provide copies of submissions received during the exhibition period, or a report of the issues raised in those submissions, to the Proponent and other interested public authorities. It is Departmental policy to also place a copy of your submission on the Department's website. If you do not want your name to be made available to the Proponent, these authorities, or on the Department's website, please clearly state this in your submission.

Enquiries - 1300 305 695 or information@planning.nsw.gov.au



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88 Eastwood Avenue
Epping NSW 2121

28th September, 2010

Mr Michael Woodland
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received
30 SEP 2010
Scanning Room

Dear Mr Woodland

Application Number: MP 05 0086 MOD2

We strongly object to all proposed modifications submitted by Meriton Apartments for the following reasons:

1. Traffic congestion will already increase dramatically with the original proposal as NO alteration/improvements are planned to the surrounding intersections. With the increase in unit numbers proposed the traffic will be intolerable with residential access being severely restricted during peak hour. Most of these local roads are not equipped to cope with the increase in traffic.
2. Meriton have a history of producing quantity NOT quality and the area as a whole will be de-valued with this development.
3. With the elevated position of the area, high rise will overshadow surrounding residences.
4. This area will become a 'singles' area with the accent on 2 bedroom units at the expense of 3 bedroom units suitable for families
5. No changes are planned for public transport improvements.
6. The population density as proposed is excessive for what is a residential area.
7. This proposal is solely to generate more return for Meriton and will decimate the surrounding environment.

NSW Planning act in the peoples interest and reject this proposal

Yours sincerely

Kathy & Anthony Ferris

Attention: Director Metropolitan Projects,
 Major Projects Assessment,
 Department of Planning,
 G.P.O. Box 39,
SYDNEY, N.S.W. 2001.

31 Valley Road
 EPPING, N.S.
2121

29th Sept, 2010

Meriton Apartments Pty Ltd
 Application N^o MP05-0086 MOD2
Canramatta

Dear Sir,

We vehemently oppose the request by Meriton to increase the number of dwellings and apartments in this locality.

Traffic is already at a premium, and turning this garden suburb into a ghetto is not an option to be taken. The area has always been a family area as driving around it will confirm.

Eastwood/Epping is already at capacity with many developments mushrooming around our area.

Yours faithfully,
 L. J. Stanton

LESLIE JAMES STANTON
 GRACE LAVINIA STANTON

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Mark Brown - Fwd: 61 Mobbs Lane, Epping - Amended Objection Letter

From: Caroline Owen
To: Mark Brown
Date: 30/09/2010 11:54
Subject: Fwd: 61 Mobbs Lane, Epping - Amended Objection Letter
Attachments: Caroline Owen_29.09.10.doc.zip

mark

he quotes my project but references the increase in unit numbers

>>> [REDACTED] 30/09/2010 11:40 am >>>

Hi Caroline,

My apologies i have amended the letter to include the following:

"I would not like my details to be made available to the Proponent, relevant Authorities or the Department's website."

Regards,

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

***** This e-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any errors or omissions. ***** "SAVE PAPER - THINK BEFORE YOU PRINT!"

29 September 2010

Caroline Owen
Department of Planning

By Email – caroline_owen@planning.nsw.gov.au

Re: 61 Mobbs Lane, Epping (Former Channel 7 Site)
Application Number: MP 10_0107

I am a local resident of Epping [REDACTED] and am writing to submit my objection to the proposed changes to the Residential Development of 61 Mobbs Lane, Epping.

My objection is based on the following reasons:

- **Traffic and Parking Congestion** - Epping is already experiencing this problem due to the new train line, which has brought people from surrounding suburbs. In addition, Midson and Marsden Roads are already extremely busy and the flow on effect from Mobbs Lane with the additional 150 units will just add to this existing problem for the surrounding streets around Epping.
- **Proper Plans and Diagrams** – Meriton's new plans and diagrams are not easily accessible for local residents to understand the full impact of the proposed changes.

I understand that Developers change their mind, however to increase the development by 19% is quite a significant change without the proper planning to take into consideration the impact on the local residents and the wider community of Epping.

This just seems an exercise by Meriton to maximise their Revenue on the development.

I would not like my details to be made available to the Proponent, relevant Authorities or the Department's website.

Should you require any further information please do not hesitate to contact me [REDACTED]

Regards,

[REDACTED]

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Mark Brown - RE Merition Apartments Pty Ltd - 61 Mobbs Lane Epping - Application No MP 05_0086 MOD 2

From: [REDACTED]
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 16:08
Subject: RE Merition Apartments Pty Ltd - 61 Mobbs Lane Epping - Application No MP 05_0086 MOD 2
CC: <mark.brown@planning.nsw.gov.au>

Dear Sirs,

FAO Attention: Director, Metropolitan Projects.

I refer to the above application (Application No MP 05_0086 MOD 2) for modification to the concept plan (MP 05_0086) submitted by Merition Apartments Pty Ltd ("Meriton") for increase in the number of dwellings from 650 to 800 as well as the other proposed modifications outlined in your letter of 30th August 2010 from Mark Brown.

I reside [REDACTED] I also confirm I do not want my name on the Departments website.

I object to the modifications proposed by Merition for the following reasons:

I consider that the modifications proposed is an overdevelopment of the site for the following reasons.

- Parking
- Diminution in 3 bedroom to 2 bedroom units making it more "family unfriendly"
- Greater road usage in an area where roads are poorly maintained, particularly Mobbs Lane
- Too tall unit blocks taking away from the character of the existing area
- Overshadowing
- Lack of plans and designs from Meriton as to their proposals
- "Back door" nature of the modification, by putting out one set of plans then, more or less, trying to radically alter them once initial approval obtained for simply more profit without adequate reference to the existing community

Trust you will note these objections,

Regards
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sydney Melbourne Adelaide Brisbane Launceston

> -----
The information contained in this communication and the attached files is private and confidential and is to be read and/or used by the intended addressee only. Nothing in this communication is to be used, reproduced, disclosed or

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Mark Brown - Online Submission from Marianne Mahler (object)

From: Marianne Mahler <m.mahler@hotmail.com>
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 30/09/2010 16:48
Subject: Online Submission from Marianne Mahler (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: MP05_0086 MOD 2 Objection.pdf

Please refer to the attached pdf.

Name: Marianne Mahler

Address:
21 First Avenue,
Epping NSW 2121

IP Address: cpe-144-131-141-141.static.nsw.bigpond.net.au - 144.131.141.141

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

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

Mark Brown

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

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Application No. MP 05_0086 MOD 2 ("MP")-- Objection

I object to the proposed MP because it represents a major revision of the approved plan and constitutes an exercise in greed and poor social engineering at the expense of overall local community welfare. The increased density will inflict additional stress on existing amenities, utilities and services which are already threatened by the impact of both the Midson Road Brick Pit redevelopment and the fruition of the approved version of this plan, which are in such close proximity of each other.

Height – the proposed increase in height of apartment blocks would create eyesores, completely out of character with the surrounding housing. The whole development is situated high on a hill which slopes steeply away. As a consequence, the blocks would tower over residences on the downward sides and thus impact negatively on visual amenity, with contingent effects on local residents’ enjoyment of the skyline and neighbourhood views. Not to mention the health/psychological damage of “big brothers” towering above that may occur due to loss of privacy.

Traffic, parking and congestion – 150 extra units will generate more traffic and parking problems in the small local road system, forcing traffic on to backstreets like Eden Lee Street and Valley Road. What must be taken into account is that feeder streets and roads already flow to areas near the train stations/bridges in Eastwood and Epping that are jammed at peak periods. As well, because of the proposed alterations many more vehicles would be parked in Mobbs Lane, narrowing the traffic way and hindering flow. Nothing “major” is planned to augment the existing road systems to cope with the imposition of this “major plan”.

Density – more, smaller units means more crowding of the site and that brings the distinct possibility of an urban housing ghetto developing, which is so alien to the present character of the neighbourhood. Hand in hand with this would come the social risks associated with overcrowding, like increases in crime rates and anti-social behaviour.

Transport, utilities and services – the MP states that adequate bus routes already exist to service additional residents. How can it be that an additional 150 dwellings will only generate an additional 20 persons requiring transport at peak times? In any case, a look at the present frequency of the cited bus times at peak shows that they follow local “rambling” routes (not express) and are not at all frequent and numerous. It is highly optimistic to expect that increasing demand for services alone will see that they are provided.

Proximity to Eastwood and Epping stations is stated as a plus because it is 1.4km walking distance – only a 15 minute stroll each way. Someone must be dreaming to think that all these people will be glad to start and end each day with a jaunt up and down hill from home to transport. Of course, they could cycle but where are the bike parking racks that abound in Europe?

Among the new residents there will be those with accessibility issues whose only choice is to rely on motor vehicle to transport them all those schools, hospitals, shops and the university that are in such close proximity. The only problem is: How are those very services to cope with the additional demand? Many of these facilities and

institutions are stretched at present. How would these additional residents be catered for?

The same principle applies to utilities like to power/gas/water etc. What will happen to the local supply grid when an additional 150 air-conditioners are turned on in summer-time? We already experience outages in Eastwood when pressure is put on the system. The additional total impact of new high density living on this area's utilities threatens, already, to be enormous even without this MP.

Economic and other issues – Finally, from the viewpoint of one of the guinea pigs, the residents, I fail to be convinced that implementation of this MP would have a positive effect on living in the area and the value of neighbourhood homes. To the contrary it constitutes a significantly retrograde imposition on the amenity of the locality and would, as a consequence, have a negative impact on the value of our most substantial investment, our homes.

Mark Brown - Online Submission [REDACTED] (object)

From: [REDACTED]
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 30/09/2010 23:52
Subject: Online Submission [REDACTED] (object)
CC: <assessments@planning.nsw.gov.au>

I object to the proposal to modify the Concept Plan (MP05-0086) as the increase in dwellings is clearly a serious over development of the site. This is evidenced by the surrounding densities of other recent developments (e.g. the Old Brick pit site) being at much lower levels.

An additional 150 units is in itself a major project that if proposed as a new development would require a much more considered justification by the proponent in terms of its environmental impacts.

It is unclear how the 150 units will be accommodated on the site. As the proposal's impact is so unclear, one must assume in the absence of this detail that the most detrimental options are possible and therefore need to be assessed on this basis.

Despite this lack of clarity, the modified proposal will undoubtedly increase the visual size, bulk and scale of the development on an already over developed site.

Local traffic congestion will result in lengthy waiting times at traffic lights which in turn will adversely affect traffic flows, pollution levels, traffic noise that will all contribute to erode the amenity for local residents.

The hilly topography and the significant distance to railway stations means that walking to rail transport will not be a realistic option for the vast majority of residents. This will result in a highly car dependent site for residents.

It is likely that there will be insufficient visitor parking to cater for the 800 units. The section of Mobbs Lane fronting the site is both narrow and poorly designed for on-street parking. On street parking will create a more dangerous situation for pedestrians and through traffic.

I would like my name to be withheld.

[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

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

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Mark Brown - Online Submission from Peter J Murray of Resident (object)

From: Peter J Murray <pmur4991@bigpond.net.au>
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 01/10/2010 07:40
Subject: Online Submission from Peter J Murray of Resident (object)
CC: <assessments@planning.nsw.gov.au>

I strongly object to the increase in the number of dwellings proposed by Meriton for the Mobbs Lane former Channel 7 Site.

The existing approved plans rammed through by the State Govt are a gross over development. This increase in the number of dwellings will increase the problems already flagged by Parramatta Council and local residents. This includes vehicle traffic congestion on local roads and the development not being in character with the area. The developer on past record has a reputation for shoddy workmanship, cost cutting and non compliance with development approvals. How can Meriton be trusted to deliver a satisfactory outcome for local residents and prospective buyers? Meriton produce the high rise slums of the future for the private gain of the owner of the company. I strongly object.

Name: Peter J Murray
Organisation: Resident

Address:
6 Midson Rd Eastwood NSW 2122

IP Address: cpe-124-183-142-178.lns15.ken.bigpond.net.au - 124.183.142.178

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 from Kay Murray of Local resident (object)

From: Kay Murray <kmurray2122@hotmail.com>
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 01/10/2010 07:54
Subject: Online Submission from Kay Murray of Local resident (object)
CC: <assessments@planning.nsw.gov.au>

My concerns with this development include the deterioration of the local environment with the construction of buildings that are over height for the surroundings and too population dense. Mobbs Lane is a small street that will become a traffic nightmare as will surrounding streets especially in conjunction with the existing brick pit redevelopment currently under construction. All residents will rely on motor transport to access train services, shopping and schools. Midson, Marsden, Carlingford and Terry Roads are often banked up at peak times. During the morning traffic, I frequently have no break in traffic to exit my driveway and have to rely on the generosity of someone stopping to allow me to access the street. I would like the review committee to look at the number of people proposed to live in this development and combine it with the final number proposed in the brick pit development RIGHT NEXT DOOR and take into account the impact of this massive population rise on the local community.

Name: Kay Murray
Organisation: Local resident

Address:
6 Midson Road
Eastwood 2122

IP Address: cpe-124-183-142-178.lns15.ken.bigpond.net.au - 124.183.142.178

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Mark Brown

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

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Mark Brown - Online Submission from Sundaresh Rao (object)

From: Sundaresh Rao <sundares@bigpond.net.au>
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 01/10/2010 08:07
Subject: Online Submission from Sundaresh Rao (object)
CC: <assessments@planning.nsw.gov.au>

The proposed high-density housing development is a real concern as there are no plans to improve the current infrastructure, which is already struggling to cope up with the current dwelling numbers. The traffic congestion in Epping and Eastwood (getting out of Carlingford road to Epping Road and from Eastwood on to Blaxland road) is a really struggle in peak hours.

The schooling is another big issue as the class sizes are already close to 30 in schools around Epping. Combined with these, parking situation is a joke and if you don't improve all these proportionately, then it will be impossible to live in Epping and Eastwood.

The proposed development is also sure to destroy the leafy suburb and result in Epping losing the traditional heritage image.

So I strongly object the high density development in the middle of a well established suburb and with no plans to improve the infrastructure.

Lastly, I have not made any donations to anyone.

Name: Sundaresh Rao

Address:
7 Angus Avenue Epping NSW 2121

IP Address: cpe-58-173-3-110.pzhz2.clt.bigpond.net.au - 58.173.3.110

Submission for Job: #4153 MP 05_0086 MOD 2 - Modification to Concept Plan & State Significant Site listing
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Site: #547 Channel 7, Epping
https://majorprojects.onhiive.com/index.pl?action=view_site&id=547

Mark Brown

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

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From: <sundares@bigpond.net.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 01/10/2010 08:13
Subject: 61 Mobbs lane Epping

I STRONGLY OBJECT TO THIS HIGH DENSITY PROPOSAL.

The proposed high-density housing development is a real concern as there are no plans to improve the current infrastructure, which is already struggling to cope up with the current dwelling numbers. The traffic congestion in Epping and Eastwood (getting out of Carlingford road to Epping Road and from Eastwood on to Blaxland road) is a really struggle in peak hours.

The schooling is another big issue as the class sizes are already close to 30 in schools around Epping. Combined with these, parking situation is a joke and if you don't improve all these proportionately, then it will be impossible to live in Epping and Eastwood.

The proposed development is also sure to destroy the leafy suburb and result in Epping losing the traditional heritage image.

So I strongly object the high density development in the middle of a well established suburb and with no plans to improve the infrastructure.



From: "Mr Desktop" <mrdesktop@ligare.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 16:51
Subject: Former Channel 7 Site Mobbs Lane Epping

Regarding Application No. MP 05_0086 MOD 2

Good afternoon, I am just firing off an objection to an application put in by "The Developer" for changes to the development plan that had originally been agreed.

As a resident in Mobbs Lane, directly looking at this monstrosity, I think it not very fair that I have to give up my small piece of suburbia to accommodate Sydney's so called housing crisis. I use to live in Meadowbank in a block of units until the opportunity came up to move into my own house with land for the kids and dogs to play, garages for my cars and a view of trees and ducks and ducklings.

I did not enjoy living in a High Density area and not looking forward to it again. Would I and my neighbours be allowed then to develop our blocks and put up a couple of 6 story towers? I am not armed with data to support my concerns, but in the 22 years I have lived in this area I have noticed a vast increase in population around the Eastwood/Epping precinct. I don't know where these people are living as there hasn't seemed to be much, or any, development going on. Maybe there are 3 or 4 families living under the one roof which would be their choice. There are no extra carpark spaces, police, schools, parks, dams, roads, trains, power stations, storm water drains or sewage systems being installed. As soon as a piece of land is uncovered it's "put up a thousand units"!

The point is "The Developer" wants an extra 150 dwellings on top of the 600 they were granted. Not to mention that the whole development was outrageous to begin with, and without the "real consent of the people". I don't regard State Government as "The People". Once upon a time this was probably supposed to be the case. I don't think there would be anyone in Macquarie Street that would like this happening across the road from their homes and holiday homes.

All this talk about the environment and being green and saving the planet is a lot of rubbish. How can you on the one hand want to charge us for being born, under the guise of a carbon tax, then cram as many of us as you can into one tiny spot, at the expense of the environment. I've seen them tearing down the trees and bushes and bet you there is not going to be many lawns up there.

So this is a NO.

Thanks,

Martin Burgess
48 Mobbs Lane,
Epping, 2121.

98

From: Lia Perkovic <liaperkovic@yahoo.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 17:42
Subject: NO

NO TO MORE APPARTMENTS ON MOBBS LANE EPPING...WHAT ARE YOU THINKING? who is not thinking?

991

16 Hermington St
EPPING NSW 2121

30th September 2010

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

Attention: Director, Metropolitan Projects

RE: MP 05_0086 mod 2
61 Mobbs Lane Epping (former Channel 7 site) Meriton Apartments Pty Ltd
Parramatta Council

Dear Director,

Please accept this submission regarding the above site application to increase the development site by 150 units..

1. The increase of number of units will further cause traffic congestions around the local narrow streets and flow onto the major streets including Midson Road and Marsden Road. No proposal has been made to assist in reducing this problem.

WE OBJECT TO INCREASE IN NUMBER OF UNITS

2. No proper plans or/and diagrams have been submitted to inform the local community.
WE REQUEST PROPER PLANS AND DIAGRAMS BE DRAWN UP AND SUBMITTED.

3. The increase will make an extra impact on all local and community facilities causing over crowding of schools, parking stations and public transport. Meriton will and do not contribute to any of these facilities nor will NSW Government.

WE REQUEST A FULL REVIEW OF IMPACT TO THE LOCAL COMMUNITY AND FACILITIES.

4. Height of buildings should not be increased as this will reduce the privacy of surrounding houses and scare the landscape as they building will be seen from long distances.

WE REQUEST THIS OBJECTION BE RECEIVED FAVOURABLE.

Yours faithfully,

J L and S M HART

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M
30/9
100

For the Attention of:
Director, Metropolitan Projects

Submission on Project MP 05_0086 MOD 2
61 Mobbs Lane EPPING (former Channel 7 site)
Proponent: Meriton Apartments P/L
Council: PARRAMATTA

From: Kevin Barrie O'Keeffe
15A Edenlee Street
EPPING
NSW 2121

I, Kevin Barrie O'Keeffe, strongly object to the modification request MP_05_0086 MOD 2 proposed by Meriton Apartments. I say NO.

Reasons for objection listed below:

Objection 1: Too Dense: The development controls are already far too dense for a residential area like Epping

Objection 2: Too tall in height: The proposed height will remove gradual height transition that was intended to blend in with the existing houses in the surrounding area.

Objection 3: Overshadowing: Higher, bulkier buildings created by the proposed increase will cause increased overshadowing. This will degrade the surrounding bushland.

Objection 4: Traffic and Parking Congestion: 150 extra units will generate more traffic and parking problems for what is a small local road system, forcing traffic onto my street, Edenlee and Valley Road, these streets are not equipped to cope.

Objection 5: Overlooking my Yard: The taller buildings will overlook properties on all sides. The taller proposed units will increase the overlooking and severely encroach on the Privacy of neighbouring homes.

Objection 6: Fewer families and many more Singles: The altered development deletes many 3 bedroom dwellings and replaces them with many more 2 bed units. Object to this overcrowding.

Objection 7: No Proper plans and diagrams: Meritons submission can not be easily assessed as there are no new plans and photos to adequately inform the Community. For a Project to create another 150 units worth an extra \$100 million or more, not good enough.