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(101)

28/9/10

Sue Thomas

4 Broadway Circuit

Epping NSW 2121

Major Projects Assessment

Department Of Planning

GPO Box 39

Sydney NSW 2001

Fax: 9228 6455

Attention: Director, Metropolitan Projects

Re: 61 Mobbs Lane Epping (former Channel 7 site)

Application Number MP05_0086 MOD 2

I object to the modification request. The reasons for my objection are as follows:

- Too Dense: the development controls are already too dense for a residential area like Epping. The population that will move into the area are not being supported by any improvement in infrastructure. Public transport is already inadequate. Parking at Epping and Eastwood stations are already overcrowded.
- Too tall in height: Meriton wants to increase the height of lower units to 6 storeys removing the gradual height transition that was intended for the development to blend in with the surrounding area.
- Overshadowing: Higher, bulky buildings created by the additional 150 units will cause increased overshadowing. This will degrade the surrounding bushland.
- Traffic and parking congestion: local streets are not equipped for the original plans let alone with an extra 150 units. Try getting onto Midson road in peak hour at present.....the bigger population will only make this harder and more dangerous.
- Overlooking local yards: Taller buildings will be overlooking neighbouring homes who are already losing privacy with the original development plans.

- Overcrowding: The new plans have less three bedroom dwellings and more two bedroom units = less Families and more singles.
- No proper plans and Diagrams – Meriton's submission does not contain new plans and photos to adequately inform the community.

This development is already large and threatens to overpopulate an area which has already grown three or four-fold in the past 15 years (Previously resided at 138 Marsden Rd West Ryde). Again planners are approving developments without due consideration of the lifestyles of existing residences – I am aware that we can all afford to give up a bit to provide housing for new Families. However, providing new residences without considering overflowing public transport, poor road facilities and no room to grow current retail facilities is poor treatment of your voting public.

Regards

Sue Thomas

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From: "Ricky Cheung" <ricky.cheung@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 22:37
Subject: Oppose - Meriton Apartments Pty Ltd - Application no: MP 05_0086 MOD 2

Name: Ricky Cheung

Address: 18 Lexington Ave, Eastwood 2122. NSW

I would like to oppose the application no. MP 05_0086 MOD 2, Location: 61 Mobbs Lane, Epping from Meriton Apartments Pty Ltd.

Reasons:

1. Too dense, the development is already far too dense for the area.
2. Too tall, the development should not have buildings more than 3 storey height in the first place.
3. Overshadowing, the increase in development will further degrade the surrounding bushland.
4. Traffic and parking congestion, the 150 extra will cause major traffic and parking problem. Right now, it is almost impossible to find parking in Eastwood shopping centre.
5. Overlook my backyard, the taller proposed units will increase the overlooking on my backyard and my home.

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From: glenn glenn <glennslot@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 01/10/2010 08:49
Subject: FW: Delivery Status Notification (Failure)
Attachments: ATT00001

Re MP 05_0086 MOD 2

Meriton Development 61 Mobbs Lane Epping

Increasing building heights and density

Objection request:

Glenn Scott
46 Mobbs Lane
Epping NSW 2121

To whom it may concern,

I would like to make the following objections

(1) The heights of the proposed buildings are completely out of character with the area. They will affect my property as follows:

- Morning Sun in winter months
- reduced privacy

(2) Density - with the development of the brickpit, the redevelopment of this site poses significant density issues as follows:

- Too much traffic - traffic is already an issue during peak periods. Widening the roads will encourage even more people to use mobbs lane as a bypass. Added to this is the 800 new residences that will result in at least 800 additional cars.

- THE ROADS AND INFRASTRUCTURE CANNOT COPE WITH THIS - MOBBS LANE IS DANGEROUS ENOUGH NOW - SOMEONE WILL GET KILLED AND NOW YOU ARE ALSO ADDING A DAY CARE CENTRE TO INCREASE THAT RISK.

- Buses services are almost non-existent

- Apartment blocks need to be closer to transport corridors - you are 20 minutes walk to the station !

I object fully to the plans for high rise. The total site should be restricted to 2 storey townhouses/duplexes/free standing houses.

I am appalled how this development was taken out of the hands of our local government and we as residents treated with contempt. This is a reflection of the complacency of this state government.

Regards

Glenn Scott - 46 Mobbs Lane Epping NSW 2121 - 0404 935 663

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From: Kathleen McEwen <katemce5@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 23:03
Subject: Meriton on Mobbs Lane

Re: Application No MP 05_0086 MOD 2 Meriton Apartmnets Pty Ltd 61 Mobbs Lane Epping

From: Kathleen McEwen 2 First Ave Epping 2121

I object to all the proposed modifications to the above development.

My reasons are:

1. The deveopment as approved is already too dense for the area, and rather than increase the density by 25%, it should be decreased.
2. Removing the gradual height transition will be visually polluting
3. The increased height will cause overshadowing of the adjacent bushland
4. More traffic will be generated and will spill onto small backstreets that were not built for heavy traffic
5. The taller buildings means surrounding properties will lose their privacy
6. Replacing 3 bedroom units with more 2 bedroom units means more vehicles and more congestion on surrounding streets
7. The plans nd photos of te proposed development are not easily accessed by local residents

Yours faithfully

Kathleen McEwen

8033 6040

105

From: [REDACTED]
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 22:35
Subject: 61 Mobbs Lane, Epping (former Channel 7 site)
Attachments: MP 05_0086 MOD 2.docx

Dear Mr Brown

Please find attached our objection to the proposed new development under application MP05_0086 MOD2.

We do not wish our names to be disclosed on the Department's website and neither have we made any political donations.

Receipt of the attached objection letter would be appreciated

Kind regards

[REDACTED]
[REDACTED]

[REDACTED]

30th September 2010

Reference

61 Mobbs Lane, Epping (former Channel 7 site)
MP 05_0086 MOD 2

Attention Mr Mark Brown
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Brown

We are not against the development of the former Channel 7 site but object to the over-development of the site from 650 to 800 dwellings. In fact 650 units is an over-development of the site.

1. This is a suburban residential area and over-development of this site would out of character for the area, especially 5 to 6 storeys would particularly stand out on this elevated position.
2. It is documented, Parramatta Council as a responsible planning authority, would have limited the number of dwellings on the site to 400 units at the most. Even 650 dwellings is 62.5% greater than this figure and 800 units is 100%.
3. If is reasonable for the developer to request a variation from the original application by increasing the number of dwellings, conversely we would ask the Minister of Planning to consider decreasing dwellings on the original application to an acceptable suburban density as suggested by Parramatta City Council.
4. The development of the former Dalmar site encompassing Alan Walker Village, Madison Gardens and Freeman Place is aesthetically acceptable and fits in with the surrounding neighbourhood. We request consideration for the proposed new development on the former channel 7 site also fits in with current architectural and planning designs of the surrounding neighbourhood.
5. We have concerns for the current traffic flow around this area considering the development of the Eastwood Brickworks, in particular the current easterly gridlock on Mobbs Lane and Edenlee Street in the morning peak hours, owing to the build up at the Mobbs Lane/Midson Road traffic lights.
6. Finally Parramatta City Council does not approve of the 650 dwellings and both Hornsby and Ryde Councils are concerned about the increased traffic flow.

We request our names not be made available on the Department's website and we have not made any political donations.

Yours faithfully
[REDACTED]

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From: Emma G. <j_lode@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 30/09/2010 18:55
Subject: Attention: Director, Metropolitan Projects

Re: Modification request, 61 Mobbs Lane, Epping (Former Channel 7 site)
Application no. MP 05_0086 MOD 2

To whom it may concern,

As a lifelong resident of Edenlee Street and thus the Epping community, I feel obliged to express my sincere disapproval of Meriton Apartments plans to turn Channel 7 into a wasteland of cookie-cutter unit 'homes'. The idea of 650 new dwellings in a suburb where parking close to public transport is already a nightmare, but necessary due to infrequent, unreliable buses, is in itself preposterous – increasing this number to 800 is unimaginable. Traffic along Midson Road during peak hour is bumper to bumper, and the intersection between Midson Rd and Mobbs Lane already struggles to accommodate this (not to mention the back up at Midson Road roundabout and the Midson-Carlingford Road intersection, with everybody trying to get across the Epping bridge). Increased traffic along Edenlee Street will not be met kindly but is inevitable if this development is to go forward. Increasing the density and height limits according to what Meriton wants is ridiculous - a building that big will stick out of the beautiful landscape on Mobbs Lane like a sore thumb.

I am at a loss as to why such an overcrowded plan was approved in the first place, as Meriton's interests lie solely in making money and not in practicality – what do they know about the character of Epping and what it's like to live in Epping? We are a family-based community and it is a shame that heartless developers are being allowed to ruin this.

Regards,
Emma Gulliver
Resident of 28 Edenlee Street, Epping

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From: "Matthew Taylor" <mtaylor@actionmc.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 01/10/2010 09:43
Subject: Attention: Director, Metropolitan Projects

Matthew Arve Taylor

28/8 Freeman Place

Carlingford NSW 2118

Application Name: Meriton Apartments

Application Number: MP 05_0086 MOD 2

Location: 61 Mobbs Lane Epping NSW 2121

I, Matthew Arve Taylor, OBJECT to the modification request.

My reasons for objection are as follows:

- * increased traffic and parking congestion in the area will become unbearable. Roads such as Eden Lee, Valley Road are not equipped to cope. Also Carlingford road could not cope with the increase in traffic being fed from streets such as Rawson Street, Kent Street and Midson Road in an attempt to get to the city via Epping Road.
- * the eyesore created by the increase in height and my property looks straight at the site from my back balcony, where I spend a lot of time.
- * Overshadowing in the valley at the base of Mobbs Lane will cause that area to become even more damp. The park and play equipment in this area will never be used.
- * Privacy will become a real issue for the houses surrounding the development.

Kind Regards,

Matthew Taylor

Store Manager

<mailto:kharris@actionmc.com.au> Mtaylor <mailto:kharris@actionmc.com.au>
@actionmc.com.au

PH: 02 9893 7588

Fax: 02 9893 7931

Direct Mobile: 0447 478 799

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From: "Karen Margaret Scott" <KarenS12@chw.edu.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 01/10/2010 10:20
Subject: Comment on modification request MP 05_0086 MOD 2

To whom it may concern,

I am writing to object to the proposed modification request MP 05_0086 MOD 2 of the former Channel 7 site in Mobbs Lane Epping. The proposed modification would greatly exacerbate an inappropriate development in a low density suburban area. The modifications would make the development even more dense and overcrowded, with more buildings that are too tall for the neighbourhood of one and two storey houses. These inappropriately highrise buildings would ruin the privacy of countless houses and overshadow surrounding bushland and parks. The proposed modification would generate even more traffic and parking congestion than the current proposal, which would have a significant impact on suburban streets that have not been built to cope with such usage. Finally, no proper plans and diagrams have been submitted, which is a serious insult to the community and local residents who are forced to follow standard processes in their own development and modification projects.

Kind regards,
Karen

KAREN SCOTT | Lecturer in Medical Education
Discipline of Paediatrics & Child Health | Sydney Medical School
THE UNIVERSITY OF SYDNEY
The Children's Hospital at Westmead Clinical School (C29) | The
University of Sydney | NSW | 2006
T +61 2 9845 3385 | E karens12@chw.edu.au <mailto:karens12@chw.edu.au>
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<http://www.paediatrics.med.usyd.edu.au/>
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From: Debbie Marshall <Debbie.Marshall@rfs.nsw.gov.au>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 01/10/2010 11:19
Subject: Submission - former Channel 7 site, 61 Mobbs Lane Epping

Attention: Director, Metropolitan Projects,
Department of Planning

We wish to lodge a submission concerning modification Application number MP 05_0086 MOD 2, for the former Channel 7 site at 61 Mobbs Lane, Epping.

We live in Mobbs Lane and we strongly object to the modification request for the site.

The department of Planning seems to consider the leafy and quite existence of the Epping/Eastwood area to be offensive and something to be destroyed. The reason why most of the residents of this area moved to the area was to get away from the overcrowding that is found nearer to the city. We moved from Bondi Junction to Carlingford originally for this very reason.

We moved to Mobbs Lane in 1995 from Marsden Road because of the amount of traffic that was constantly travelling along Marsden. As we liked the area so much we did not want to move far from our original home and thus chose a home in Mobbs Lane as Mobbs Lane was considerably "quieter" traffic wise.

It was very upsetting a few years ago when the old brickworks site was approved to be filled with housing as we know that when completed it will impact considerably on the amount of traffic in Mobbs Lane. It was even more upsetting when we were informed that the Channel 7 site had been sold and was to be used for hundreds more dwellings. Both areas will have exit/entry points onto Mobbs Lane.

We are against the building the high density development of 650 houses as this will mean that we are unlikely to be able to enter or exit our driveway at most times of the day & night without considerable delay. We therefore view with horror the submission to upgrade the number of dwellings above the number that the Department of Planning has carelessly agreed to. Our road has proved over a number of years that it is not able to handle large amounts of traffic as it has a history of ruptured water mains. If as part of this submission we are given traffic lights at the Marsden Road end of the lane then this will encourage even more vehicles to divert from Terry Road and use our lane.

The new request to now include shops on the site is also unacceptable to us as this is a residential street not a shopping precinct.

Please consider the residents of this area and reject the planned amendment.

Regards

Debbie & Ian Marshall
45 Mobbs Lane
CARLINGFORD 2118

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message are those of the individual sender, and are not necessarily the views of the NSW Rural Fire Service.

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Mark Brown - Online Submission ([REDACTED] object)

From: [REDACTED]
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 01/10/2010 13:43
Subject: Online Submission ([REDACTED] object)
CC: <assessments@planning.nsw.gov.au>
Attachments: Submission for MP 05_0086 Mod 2.pdf

For details of submission, please see attached PDF document.

Please note: I do not want my name to be made available to the Proponent or displayed on the Department's website.

[REDACTED]

[REDACTED]

[REDACTED]

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

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

Mark Brown

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

Powered by [Internetrix Affinity](#)

Please note: I do not want my name to be made available to the Proponent or displayed on the Department's website.

Submission re:

MP 05_0086 MOD 2 - Modification to Concept Plan & State Significant Site listing

Introduction

I am making this submission to object to the proposed modifications on a number of grounds.

Detailed Objections to Modifications

The following are objections to the modifications as described in the documents submitted by Meriton.

- 1) **Poor Quality of the Modification documentation.**
The documentation submitted does not provide sufficient detail, such as new plans and overall elevation diagrams (or artists impressions), for the modifications to be adequately assessed.
- 2) **Density of development.**
The original concept plan for 650 dwellings on the site is already regarded by the Parramatta Council and local residents as a gross overdevelopment. Meriton's request to delete the reference to 72 dwellings per hectare only compounds the problem and should be rejected. It should be noted that in the adjacent Eastwood Brick Pit site the approved density is 19 dwellings per hectare.
- 3) **Increase in Scale (height) and Bulk of development.**
The original Concept Plan was for the unit blocks to be of stepped construction from 3 to 6 storeys. This was to provide a gradual height transition from the surrounding one and two story houses. Meriton wants to increase the height of the lower units to 6 storeys to accommodate the extra 150 units. The visual impact of such square blocks is unacceptable. The increased bulk will also increase overshadowing of the public open space within the site. The modification should be rejected.
- 4) **Traffic and Access.**
The change which replaces many three-bedroom dwellings with many more two-bedroom units will inevitably generate more traffic and parking problems. This modification should be rejected.
- 5) **Extra Parking/Storm Water Management.**
Meriton proposes to provide extra parking spaces. This presumably just means an extra extent of outdoor paved area. This will provide an additional catchment for rainfall, which was not catered for in the original drainage plans (which have already been approved in Stage 1). This extra runoff must have the potential to cause downstream flooding in Eastwood shopping centre

In Conclusion

In 2005, the original developer of this site proposed a plan for 900 dwellings. The Planning Department then approved a Concept Plan in which the number of dwellings was **reduced** to 650. Nothing has changed that can justify Meriton's proposal to increase the scale and density by increasing the number of dwellings by 150. The modification should be rejected.

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Mark Brown - Online Submission [REDACTED] (object)

From: [REDACTED]
To: Mark Brown <mark.brown@planning.nsw.gov.au>
Date: 01/10/2010 13:57
Subject: Online Submission [REDACTED] (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: Submission re Channel 7 site_modifications.pdf

Please see attached PDF for detailed submission.

Please Note: I do not want my name to be made available to the Proponent or displayed on the Department's website or given to any other interested party.

[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

Mark Brown

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

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Please Note: I do not want my name to be made available to the Proponent or displayed on the Department's website or given to any other interested party.

Submission re:

MP 05_0086 MOD 2 - Modification to Concept Plan & State Significant Site listing

Introduction: I wish to object to the proposed modifications as detailed below.

OBJECTION	DISCUSSION	CONCLUSION
TRAFFIC CONGESTION	Even if public transport was improved in this area, most residents would still need a car to visit places not serviced by public transport. Furthermore, families are also likely to have 2 cars to take their children to after school activities. So, in real life, this new proposal will generate at least 800 plus, vehicles.	The proposed 150 extra dwellings will greatly increase the burden of traffic on the surrounding road network which consists of very narrow roads which have no possibility of being widened. It is just unbelievable that anyone could even consider adding this number of vehicles to this small area – I predict accidents will be frequent.
PEAK HOUR CHAOS	See Meriton's Epping Park - Stage 1, Preferred Project Transport Report. Comparison of AM, PM peak hour traffic – Channel 7 usage/Stage 1; - Ch 7 – 159 AM, 123 PM ; Stage 1 -117 AM, 111- PM.	The peak hour traffic created from just stage 1 (134 dwellings) of the Epping Park development will alone nearly exceed the traffic from the Channel 7 occupancy. The approved 650 dwellings will create a massive increase in traffic but 800 is just absolutely inconceivable.
HEIGHT OF THE DEVELOPMENT	Apparently Meriton wishes to increase the height of the units on the western contours of the site to be all 6 storeys rather than stepped.	There are no plans available for anyone to see what this will look like. I can only say that 6 storey blocks will create a wall of units which is totally out of character with the surrounding area and will be an eyesore.

OVERSHADOWING	Re the increase in height to all 6 storeys on western contour.	This will cause overshadowing which will in turn result in greater heating and lighting usage. This is not environmentally sustainable.
INFRASTRUCTURE	An extra 150 units will produce more sewage. Have the relevant authorities been given notice of this increase.	Can the existing sewage infrastructure cope with such an increase concentrated in a such small area.
TRAFFIC CONTROL FOR BUSES	I draw your attention to the submission of State Transit Authority of NSW/ Sydney Buses of 11 August 2009.	The increased car and bus traffic from 800 dwellings will only increase the problems expressed in the STA submission.
SCHOOLS	150 extra dwellings will inevitably result in an increase in the numbers of school age children.	Overcrowding of our local schools is likely to ensue from increasing the units available in this development
INCREASED POPULATION SINCE LAST APPROVAL	The population and therefore traffic has already increased in the vicinity of the proposed development due to other new, large scale developments in the surrounding suburbs e.g. Carlingford	I do realise that some sort of residential development will occupy this site. There has been nothing done to improve the infrastructure of the area surrounding this development. On the contrary congestion is worse than before. At the very least, approval for 650 dwellings should remain. I personally think about 400 dwellings is a more realistic and sustainable number.



PCU015036

35 Hobbs Lane
 Carlingford
 28. 9. 10

Application no- MP 05_0086 MOD 2

Location 61 MOBBSS LANE, EPPING (FORMER CHANNEL 7 SITE)

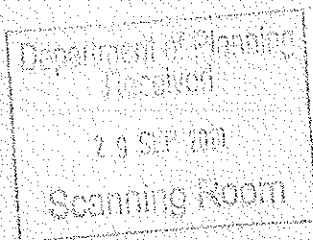
We object to the proposed increase of 150 units to the above location.

Further it would be too dense & tall in height. The traffic & congestion it would generate would be a nightmare.

Trying to get out of Hobbs Lane & Abenden Road now becomes impossible at times, what will it be like after this development is completed!!

Vehicles using this street treat it as a speed track now. Need we say more.

MR JE. + MRS FM. VANDERWEL



JM Vanderwel
 J. Vanderwel,

page 1

Application - No. MP05.0086.M002Location - 61 Moblis Lane

Epping Channel 7 site

Proponent - Minton Apartments P/LtdCouncil Area - Parramatta

24 Valley Rd

Eastwood 2122 NS

28-9-10

- 1 I would like to state my objections to the proposed increase of extra dwellings on the former Channel 7 site in Moblis Lane.
- 2 The reasons being
- (a) Moblis Lane is too narrow from Madison Rd to Valley Road.
 - (b) Valley Road is too narrow from Raymond Rd to Moblis Lane.
 - (c) We have much more traffic from Moblis Lane down Valley Road.
 - (d) Years ago I had to write to Parramatta Council about the amount of traffic coming down the narrow Valley Rd bend from Moblis Lane. Motorists would speed down the bend past ^{to} where I live. I nearly had a couple of accidents trying to reverse out of my drive. I wrote to Parramatta Council who eventually had the 50k zone signs erected on Valley Road. We have about 25 villas now on the old dairy site since it closed down.

page 2

- ③ What about the extra water.
I have lived here since 1963.
- (a) Had a creek flood around and into my house 3 bedrooms, hall, garage back yard and 2 awanics.
- (b) Have had water into my house 3 times again around the outside of house and garage coming from rising creek (back & front) and into my garage again.
- (c) In February this year 2010 another creek flood all around my house, backyard and into my two land awanics again from creek flood back and front.
- (d) I am really concerned about water when the creek waters rise over the creek banks and onto my property.
- (e) The water on the old Channel 7 site was not a worry because it would soak into the ground.

4/ The only extra trouble we had down here was when fuel overflowed from a helicopter at Channel 7 quite a few years ago and flowed into the creek after one of the floods.

page 3

I hope you understand my true concerns regarding the overcrowding, of the water and extra traffic.

I definitely say no to extra dwellings.

I remain

Yours Sincerely

Valerie Mc Fayden

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Mark Brown - Objection to Former Channel 7 site

From: Emma Angel <em_angeles10@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 01/10/2010 14:35
Subject: Objection to Former Channel 7 site
Attachments: Ref Channel 7.pdf

Ref : Former Channel 7 Site, Mobbs Lane, Epping Development Objection

From : Emma Angeles

Former Channel 7 Site, Mobbs Lane, Epping Development (as well as the new proposal to increase the current proposed dwellings) will cause the area to be high density area (from currently low or low medium quiet area). With current **uncrowded** (nearby) community consisting of mostly families and older people, the current state of living in this locality is very peaceful and safe. The development will greatly impact this state of serenity. I am hereby **objecting** to the development and (the new proposal) due to the following reasons:

1. The addition of proposed 600 (to 800 or maybe more) will significantly increase traffic along Marsden to Mobbs lane, thus causing the road to be :
 - **unsafe** especially for children and older people (currently living around the place) to cross or use,
 - **busy** at all times and busier during peak times. This will also affect the other surrounding streets or roads, and
 - **noisy** because of the traffic.

2. Mobbs lane (and possibly other adjoining roads) will turn to be major road with the increase in traffic caused by this proposal. The current road capacity and quality will NOT cater for such increased traffic flow. As it is, the road is occasionally experiencing busy traffic. This is noticed since the development of Brick Pitt area. I have read the proposed road improvements in the plan. However, due to **no** specific separate project plan (for the road improvements) and **delivery date in conjunction** with the development, I am **not** convinced this improvement will be delivered at all. These will just remain to be only “a plan”, “a proposal” or “another political promise”. Having worked in a solutions company, I understand that big projects as that of 61 Mobbs lane development should have a specific improvement plan **in place** (with delivery or commitment date together with the development date) for the current or existing locality, covering common worries brought by crowded environment such as roads, safety, crime rates, etc. This will at least lessen if not totally eliminate distress to current dwellers and devalue current state of living in the locality. The development will bring revenues to both builders and state government. Therefore it is just but fair that a commitment with delivery date be in place so as not to cause grief (or disturbance) to the current dwellers of the locality.

3. With the locality becoming crowded due the significant increase in dwellings (also considering the types of dwellers who will occupy the proposed place) a big worry is on **safety and crime rates**. We pay to have a good quality of life for our family when we moved in this locality. Can the developers and state government give us a feasible assurance that this good (peaceful, quiet and safe area) quality of life that we paid for will not be deterred or altered upon the delivery of their development?

4. 61 Mobbs lane is a big project, thus taken away from the local council. What can the local council including current dwellers benefit from this state project?

From: "Bob Gulliver" <BOB_GULLIVER@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 01/10/2010 12:55
Subject: Channel 7 site.

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Attention: Director Metropolitan Projects.

Re. Channel 7 site, Mobbs Lane.

Dear Sir/Madam,

I am writing to express my severe displeasure at the outrageous application by Meriton Apartments to increase the number of dwellings on the old channel 7 site at Epping. Surely this should have been rejected by yourselves immediately upon receiving it. To suggest that another 150 units be added to the plan beggars belief. The original development is already way and above an acceptable level for this area. We will have a six story block sitting on top of the highest point in Epping which will affect residents in a large radius from the site.

The negatives in this proposal are many. The area is a low density housing area and with the addition of the brick pit development as well, the entire character of the area is going to change. It is just too many dwellings in an area not equipped to cater for it. The public transport to this area is going to have to be stepped up. That means more buses down our already busy neighbourhood streets. On top of that there will be many more cars. If each unit owner has 1 car then the increase in traffic will be enormous. We already have a steady stream of speedsters down Edenlee St every morning and afternoon. To add another 800 vehicles to that traffic is going to overload our local roads that are just not equipped to take it. Add to that the visitor traffic and we are headed for a major change to our locality.

This must be seen for what it is. Meriton would have had this up their sleeve from day one. This is not an amendment, this is a blatant ploy by Meriton to increase their profits at the expense of the citizens of Epping and would have been on their drawing board from the word go. The deception is devious. Parramatta would have approved the site for 400 dwellings, which is a lot of housing in such a small area. Meriton wants to double that and that is outrageous. The state government took planning authority away from the council. It is now the state governments duty to do the right thing and reject this proposal out of hand.

Regards

Bob Gulliver
28 Edenlee St
Epping, 2121

From: <blidbury@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
CC: <blidbury@tpg.com.au>
Date: 01/10/2010 13:31
Subject: 61 Mobbs Lane, Epping (former Channel 7 site) Application No. MP 05_0086 MOD 2

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Attn: Director, Metropolitan Projects

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

I object strongly to all the modifications in this submission by Meriton Apartments Pty Ltd. I especially object to increasing the density and height of the development for the following reasons.

1. The density already approved was far too great for the area. To increase it further is just ludicrous. Given the density in the immediate area is less than 12 to 15 dwellings per hectare, to have it at 73 is ridiculous let alone allowing the possibility of increasing it further by deleting the reference to 73 is stupidity or greed. The existing infrastructure of roads and particularly stormwater runoff will NOT cope.
2. The height of the buildings already approved is far too tall given the maximum permitted height in the adjacent area is two stories. The approved height, let alone the height increase suggested in this modification, will overshadow the public park adjacent to Terry's Creek and no doubt cause damage to a remnant forest area. It will also overshadow residents in adjacent streets and be a total eyesore in the area and a potential future slum.

I conclude by saying that this development, even in its current form, was approved by this moronic State Government and its bureacrats over the objections of myself, most local residents and Parramatta Council. One has to ponder on what kickbacks to Sartor and Kennely were involved to get the development approved to this point and hope that the current Planning Minister and his bureacrats are not of the same ilk.

Brian Lidbury
3 Lexington Ave
Eastwood NSW 2122

From: <blidbury@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 01/10/2010 13:38
Subject: 61 Mobbs Lane, Epping (former Channel 7 site) Application No. MP 05_0086 MOD 2

117

Attn: Director, Metropolitan Projects

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

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Joan Lidbury
3 Lexington Ave
Eastwood NSW 2122

From: "Narelle Phipps" <sculjock@westnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 01/10/2010 13:41
Subject: Application MP 05_0086 MOD 2 - 61 Mobbs Lane, Epping (former Channel 7 site) by Meriton Apartments Pty Ltd

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Re: Modification Request - 61 Mobbs Lane, Epping - Parramatta City Council

I wish to object in the strongest terms to the proposed modifications by Meriton Apartments Pty Ltd to the plans for this site.

My reasons are as follows:

I understand that Meriton is wanting to take the building levels to 6 levels and possibly beyond. As I understand it, the original consent to 5 - 6 levels was to allow gradual height transition over the undulating area and to blend in with homes in the local area. Taking the levels any higher will be totally out of character with the surrounding area. It will produce overshadowing and may degrade the surrounding bushland. Please keep in mind that this is quite a "country" suburban area with surrounding bushland and walks thoughtfully created and maintained by Parramatta City Council and local people. I consider any extra height will be ugly.

I had grave concerns about 650 dwellings being approved. 800 dwellings on this site is completely inappropriate and is far too dense for the residential area in which it will be built.

The area is surrounded by - literally - a lane and suburban streets. It is my belief that the resident(s) of each apartment will have at least one vehicle. Both Epping and Eastwood Railway Stations are a considerable walk away, and there is little bus system to transport people without their own vehicle. Infrastructure is desperately needed to support such an influx of population. It is very difficult to imagine how the local streets will handle the anticipated addition of 650 vehicles (or even anything close to this number). The thought of 800 additional vehicles and the traffic volumes resulting, is overwhelming. I reiterate that this is a "country" suburban area. Traffic - and parking availability - around Epping and Eastwood shopping areas and Railway Stations is already very heavy and will become much more difficult to negotiate with so many more extra vehicles.

The mix of 2 and 3 bedroom apartments is more appealing in that there will be a diversity of families and residents living there. I understand the altered development deletes 3 bedroom dwellings and replaces with with many more 2 bedroom units. I believe this will also lead to overcrowding.

I advise that I have not made any political donations in the previous two years.

Thank you for the opportunity to make my strong objection to these proposed modifications.

Yours truly,

Narelle Phipps
28 Raimonde Road
Eastwood NSW 2122

From: Graeme Bauchop <gbauchop4@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 01/10/2010 15:03
Subject: Application No MP 05_0086 MOD 2

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To Whom It May Concern,

I refer to the above Application in respect of the modifications requested titled Modification Request to modify the Approved Concept Plan and amend the State Significant Site listing -61 Mobbs Lane, Epping (former Channel 7 site)

I must point out I experienced a degree of difficulty in being able to review the document as when I first tried on Friday, 03 Sep, Parramatta Council at that time had neither received the document nor was aware of its existence.

Following are my comments pertaining to the above site and the concerns I have. Briefly, I do not believe the modifications as they stand should be allowed, and indeed find the whole development totally out of character with the local area. By comparison, the adjoining Brick Pit development has attempted to provide dwellings consistent with the local area and are being undertaken with a degree of sensitivity not shown with this development

Comment pertaining to the site are as follows:

1. It is not easy to accurately assess the extent of the proposed modifications due to lack of drawings and the like. Much of the information presented likewise has been selective in its content, suggesting there will be no change from the original concept. Given the nature of the works already undertaken/being undertaken is a cause for considerable concern in this regard.
2. The document suggests the traffic volume will be in acceptable limits, and makes reference to the Brick Pit site in saying the traffic volume has actually decreased. This is a false claim as the Brickpit site is still in its early stages of development, and at the time of the survey would have at best very few, if any residents. Midson Road is already quite congested, particularly during peak hour, and the addition of further vehicles from the site will only further compound this. Likewise, additional traffic at the intersection of Marsden Road and Mobbs Lane together with the proposed traffic signalling will add further congestion to what is an already over congested road never intended for the traffic volume it already carries. Further, streets in proximity of the development typically serve family homes in which children are common place. There is no doubt these streets will be used to bypass congested areas, (Edenlee Street in particular) putting children and others in these areas at an increased risk.
3. There is concern as to whether the current utilities infrastructure (ie, water, gas, electricity, etc) can support this development. No mention seems to have been made of this, yet we were recently advised by Sydney Water our water pressure had to be reduced as a precautionary measure in case of damage to existing pipe installations. Adding a further 150 dwellings with a resultant estimated population increase of almost 200 persons would most certainly add to this stress.
4. It is claimed the site is within 15 minutes walk from either Epping or Eastwood stations as part of the justification. This claim could only be satisfied if those walking were elite athletes in that sport.
5. There is no clear indication as to how the water run off from the site will be managed or if indeed it will remain as per the original concept plan. Local area flooding occurs during heavy rains as recently demonstrated when the footbridge forming part of the Terry's Creek walk was washed away.

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The tributary from the site which runs into Terry's Creek in Mobb's Lane reserve already has suffered significant erosion and there are genuine concerns there will be significant increase both in the erosion and flooding as a result of the development.

6. The original concept plan called for extensive landscaping of the site which although different in concept, would have been complementary to the unique flora in Mobb's Lane Reserve. Viewing the site today, there is evidence of significant tree removal and other extensive earthworks strongly suggesting changes to the original plan.

7. Much comment is made of developments having similar or greater density as the basis for the increase. The developments mentioned that I am aware of however are not in the middle of predominantly single dwellings of the type that exist in the proximity of the proposed development. Indeed, the whole development as proposed is totally out of character of the area and should not be permitted to continue in its current form.

8. The document is also suggesting the Ryde TAFE annex will be included in the development at some future time. Should this go ahead, it will place additional pressure on those long established dwellings in the Epping community.

As a final point, I attempted to respond to the Meriton questionnaire pertaining to this development. The questionnaire did not allow me to enter comment to a number of the questions asked, nor did the questions provide an opportunity for criticism. I advised Meriton of both issues, but have never received a reply.

Graeme Bauchop
27 Third Ave,
Epping NSW 2121
(Ph 9876 6756)

Director Metropolitan Projects
GPO Box 39
Sydney NSW 2001

1st October 2010
22B Kay St
Carlingford
NSW 2118

Attn Director Metropolitan Projects,
Application:61 Mobbs Lane Epping
Application No: MP 05_0086 MOD 2

Dear Sir,

I am writing to you to express my objection to the proposed modification listed above.

My objection is based on the following:

- The NSW state government is increasing the housing density in the North West corridor; suburbs include Carlingford, Beecroft and Normanhurst. The infrastructure is not in place nor will it be in the near future to accommodate the transport needs of people moving into the area.
- The Development of Mobbs Lane in conjunction with the Midson Rd brick pit development will significantly increase traffic volume in the accompanying streets such as Midson Rd, Mobbs Lane and all local streets in the vicinity.
- Only recently has the Epping to Chatswood rail link been opened, the next phase, Parramatta to Epping is planned for next year; historically the building of the line would be doubtful.
- The Mobbs Lane development is prime real estate, a Greenfield site offering significant parklands and a semi rural outlook, covering the estate with Singapore type apartment buildings does not fit within this area, offering 360 degree views is only available to the few who can afford the penthouse apartments, mostly the views will be of next door and the view of the estate will be offensive.
- I have viewed the model provided by Meriton Apartments on site at Mobbs Lane.

In summary the additional apartments proposed by Meriton will significantly increase local traffic, already choked due to inadequate parking at Epping Station and the natural increase in population over the years. The buildings will not blend with the landscape and will provide a modern slum.

My family have been living in this area for 30 years, ongoing greed and short term fixes are not for the good of the local area, please consider your decision carefully.

I declare that I have NOT made any donations greater than \$1000 to any political party over the past 2 years.

Yours Sincerely
Geoffrey Childs
0438 869 123
Childsy2@bigpond.com