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## Mark Brown - Online Submission from Angus Harris (object)

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**From:** Angus Harris <angus@harrismail.id.au>  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 01/10/2010 16:58  
**Subject:** Online Submission from Angus Harris (object)  
**CC:** <assessments@planning.nsw.gov.au>

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Myself and my family strongly object to the proposed modification request.  
My reasons are as follows:

The current approved proposal is too dense. It already greatly exceeds what would be approved by council for a site of that size, please refer to the dwelling count approved for the adjacent Brick Pit site. The proposal is to increase this even more. This is not acceptable given the existing density of the local area and distance of the site from major transport infrastructure.

The height of the Dwellings is already too high. Increasing the overall height on the raised site near the public area will overshadow the public park even more.  
My home outlooks directly towards the site and the increased height will impact my outlook and value of my property.

The additional traffic is unacceptable for the local area. The additional dwellings will increase traffic but also cause more onflow of residents parking onto surrounding streets. There is already limited parking in Mobbs Lane. This will lead to limited parking access to Fred Spurway Reserve for sporting events as the parking will already be taken by residents.

Name: Angus Harris

Address:  
23/2 Freeman Place  
Carlingford  
NSW 2118

IP Address: ip-122-152-148-234.asianetcom.net - 122.152.148.234

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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→ AW (22)  
1/10/10



28<sup>th</sup> September 2010

Regarding the application of Meriton Apartments Pty Ltd to modify concept plan (MP 05\_0086).  
Application No: MP 05\_0086 MOD 2

By facsimile: 9228 6455

Dear Sir/Madam

My wife and I have lived in the area for 41 years. Over the past 10 years, we have noticed an increase in density of housing and traffic. We were quite concerned to hear that Meriton would be building such a large Apartment complex in Mobbs Lane, especially without any plans by council of how this increase in population would be catered for in terms of additional infrastructure to cope with such changes. After reading the proposal to increase the number of apartments from 650 dwellings to 800, we have become quite alarmed.

**We wish to state our objection to the proposed modification to the original concept plan.** We believe that it would be detrimental to the area and have outlined below the reasons for our objection:

- the area already has a high housing density. The increase mentioned in the proposed modification would make living far too dense and overcrowded.
- the traffic situation is already quite heavy and adding more units will only increase this further. There has been no additional infrastructure proposed to cope with the additional parking congestion and traffic that will surely ensue on Mobbs Lane itself as well as surrounding backstreets, such as Edenlee St and Valley Rd.
- the apartment blocks will be far too high. They would seem unsightly next to the one and two-storey homes in the surrounding area.
- this additional height would also cause overshadowing of bushland and homes
- of most concern, is that the new plans and diagrams to reflect the proposed changes are not readily accessible. Residents should have full access to the plans so that the full impact on our neighbourhood can be properly reviewed.

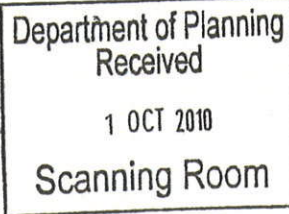
We hope that you take into consideration the objections stated above when making your decision.

Yours sincerely





PCU015137



13 Mulyan Ave.  
Carlingford 2118  
30 the Sept 2010

Major Projects Assessment  
Dept. of Planning  
G.P.O.Box 39 Sydney N.S.W

Reference:- Meriton Apartments Pty Ltd. – 61 Mobbs Lane (Former Channel 7 Site) Application No. 10- O107

Dear Sir/Madam,

I hereby strongly object to the following :-

1. The concept plan approved by the Minister for Planning for the 650 number of dwellings on the site.
2. The new unit mix to increase the number of dwellings from 650 to 800.
3. The project application for the construction of 28 townhouses ranging in height between 2 to 3 storeys.

I object to the three proposals on the grounds that they represent a gross over development of the site and locality. The proposals, if approved, would lead to traffic congestion of huge proportions in Mobbs Lane and surrounding streets particularly as the adjacent Brick Pit site is also an example of over development.

I further object on the grounds that as a resident living in a street leading into Mobbs Lane I would be adversely affected by this proposed over development, unjustly so.

Yours faithfully,

W.R. Raward

Copy;- Councillor Lorraine Wearne  
Parramatta City Council



01 OCT 2010

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**Attention: Director Metropolitan Projects**

METROPOLITAN PROJECTS  
RECEIVED

**SUBMISSION OF OBJECTION**

to the

→ AW  
m

**Request by Meriton Apartments Pty Ltd to modify the Approved Concept Plan (MP 05\_0086) and amend the State Significant Site listing – 61 Mobbs Lane, Epping (former Channel 7 site)**

1/10/10

**Application No. MP 05\_0086 MOD 2**

**Prepared by Sarah Adam of 26/2 Freeman Place Carlingford 2118**

I object to the modification request issued by Meriton Apartments Pty Ltd for the reasons stated below;

196 signatures

**The proposal is not appropriately situated to take advantage of existing public transport.**

- Buses to Eastwood and Epping station are infrequent. For example currently the 521 bus route from Mobbs lane to Eastwood Station only provides an hourly service during morning peak hour and when you come home from work in the evening the last 521 service is at 6.05pm. The proponents' Environmental Impact Assessment glosses over this in its assessment of traffic and transport implications.
- There is no parking left at either Eastwood or Epping station in the morning for peak hour commuters in to the city. Very few people will be inclined to walk the 2km distance to either station from the channel 7 site, which is a 20 to 25 min walk.
- Eastwood is the most frequently serviced station in the Ryde LGA according to the City of Ryde Integrated Transport and Land Use Strategy Centre Report for Eastwood compiled in August 2007. More people getting on trains at Epping and Eastwood will have a flow on effect down the train line for commuters from West Ryde to North Strathfield who already struggle to get seats in the morning.

**Traffic impacts to our area will not be minimal**

- It is obvious that this increased number of dwellings will create greater congestion during peak hour times and outside of peak hour.

**Planning requirements should not be overturned at the whim of a developer**

- The request to increase the number of dwellings from 650 to 800 and amend the dwelling mix, replace the definition of gross floor area and delete the reference to 73 dwellings per hectare is in direct contravention of the original compliance with major projects SEPP as outlined in Figure 1. If approved this will make a complete mockery of having such planning requirements in place since they can clearly be overturned at the whim of the developer.

**Table 1: Compliance with Major Projects SEPP (Amendment No. 6)**

| Provision  | Proposal  | Comment   |
|--|---|---|
| 10(2) Development for the purpose of a dwelling must not be carried out if it would result in:             |   |   |
| (a) an average density of more than 73 dwellings per hectare on the Channel 7 site, or                     | 73 dwellings/hectare  | Complies.   |
| (b) there being more than 650 dwellings (whether of the same or different types) on the Channel 7 site, or | 650 dwellings of various types including terraces, multi unit housing, and residential flat buildings | Complies.   |
| (c) the total gross floor areas for dwellings within the Channel 7 site exceeding 80, 000 square metres.   | 79, 500 (excluding 15% floor space for balconies and only 8% for inefficiencies).                     | Complies however all potential balconies at 1.4m wall height are included in 80, 000m <sup>2</sup> gross floor space and this factors 20% inefficiencies. |

**Figure 1:** Extracted from APPENDIX G. Environmental Planning Instruments Consideration of the State Environmental Planning Policy (Major Projects) 2005.

**'Neighbourhood shops' should not be included as a permitted use in the Public Recreation Zone.**

- State Environmental Planning Policy (Major Development) 2005 legislation states that the objectives of the Public Recreation Zone are as follows:
  - (a) to enable land to be used for open space or recreational purposes,
  - (b) to provide a range of recreational settings and activities and compatible land uses,
  - (c) to protect and enhance the natural environment for recreational purposes,
  - (d) to provide a range of community uses that serve the needs of the people who live and work in the surrounding neighbourhood.

Neighbourhood shops do not provide 3 out of 4 of these objectives and so should not be granted as a permitted use in the Public Recreation Zone.

In conclusion I do not want an extra 150 dwellings built on this site. I object to such a high story proportionate to the surrounding houses. I object to the lack of understanding and moderation by state government. To be adding two major developments, namely:

1. The channel 7 site; and
2. The brick pit development

in such close proximity to each other shows a total disregard for the communities of Eastwood and Epping.

*Don Hedge*

| Name: <i>Don Hedge</i> | Address: <i>64 Valley Rd Epping</i> | Signature: <i>Don Hedge</i> |
|------------------------|-------------------------------------|-----------------------------|
| LUY PLATED             | 23/44 TORANTO RD. MARSF.            | <i>[Signature]</i>          |
| ANNE PRATT             | 211 EPPING RD EASTWOOD              | <i>[Signature]</i>          |
| A SCIANCALEPORA        | 4 TURNER AV RYDE                    | <i>[Signature]</i>          |
| C Mcgison              | 1 Arnold St Ryde                    | <i>[Signature]</i>          |
| Lesley Dale            | 16 Nimble Que Nth Epping            | <i>[Signature]</i>          |
| Belinda Cosgrave       | 20 Lindley St Nth Ryde              | <i>[Signature]</i>          |
| Trish Fleming          | 52 Row Rd, Epping                   | <i>[Signature]</i>          |
| Karen Trout            | 7 Waupata St Donstone 2114          | <i>[Signature]</i>          |
| Kamie Khurshed         | 213 Beecroft Rd. Cheltenham 2119    | <i>[Signature]</i>          |
| MARISA BURNS           | 50A NORFOLK RD, EPPING 2121         | <i>[Signature]</i>          |
| Simona Richards        | 693 BLAXLAND RD, EPPING 2121        | <i>[Signature]</i>          |
| LINDA GARDNER          | 15 Falconer St West Ryde            | <i>[Signature]</i>          |
| Jackson Privett        | 43 Lording Road, Ryde               | <i>[Signature]</i>          |
| Matthew Parker         | 2/158 Windsor rd west Ryde          | <i>[Signature]</i>          |
| <del>John Adkins</del> | <del>17 Ludlow Ave Ryde 2112</del>  | <del>[Signature]</del>      |
| Adam Tent              | 5 Peck St North Epping              | <i>[Signature]</i>          |
| Tom Gilchrist          | 46 Greenhaven Drive, Pennant Hills  | <i>[Signature]</i>          |
| Michael Greene         | 3/36 Mobbs Lane                     | <i>[Signature]</i>          |
| Andar Whyte            | 23 Romhill Ave Epping               | <i>[Signature]</i>          |
| Nic Wilson             | 25 Holland street Nth Epping        | <i>[Signature]</i>          |
| Tom Gockart            | 69 Wicks Rd North Ryde 2113         | <i>[Signature]</i>          |
| James Davis            | 4 Lilli Pili St Epping              | <i>[Signature]</i>          |
| Will Patched           | 14 Theftal St Eastwood              | <i>[Signature]</i>          |
| Tim Dagnell            | 7A Nob St Marsfield                 | <i>[Signature]</i>          |
| Matthew McLaughery     | 23 Ryde St EPPING                   | <i>[Signature]</i>          |
| Fiona Frank            | 45 TREVITT RD N Ryde                | <i>[Signature]</i>          |
| Judy Crosswell         | 14 Bark St Meadowsbank              | <i>[Signature]</i>          |
| Peter Day              | 9 Vale Rd Thornleigh                | <i>[Signature]</i>          |
| Ruth SHATFORD          | 17 King St Dundas 2117              | <i>[Signature]</i>          |
| Cathy Hartley          | 145 Murray Farm Rd Beecroft         | <i>[Signature]</i>          |
| Caroline Miralieu      | 4 Shaw St East Ryde 2113            | <i>[Signature]</i>          |
| Linda McBurney         | 9 Olive St Aquith                   | <i>[Signature]</i>          |
| Seddique Martini       | 213 Beecroft Rd, Cheltenham         | <i>[Signature]</i>          |
| Ron Wright             | 24 Marshall St, Patesham            | <i>[Signature]</i>          |
| Sharon Allen           | 2 Milleda Rd                        | <i>[Signature]</i>          |
| Quanda (Akhne)         | Zone of Epping Boys H.S.            | <i>[Signature]</i>          |
| SWAN MARK              | " " " "                             | <i>[Signature]</i>          |

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| Name:                      | Address:                                | Signature:             |
|----------------------------|---|------------------------|
| SARAH ADAM                 | 2612 FREEMAN PLACE CARLINGFORD          | [Signature]            |
| CHRIS KNOWLES              | 4/10-16 SEATRICE STREET ASHFIELD        | [Signature]            |
| PAUL GREEN                 | 5/1 SILVA STREET TAMARAMA               | [Signature]            |
| Rag McCall                 | 25 Lenton Parade Warricool              | [Signature]            |
| SARAH OLDHAM               | 2612 FREEMAN PLACE CARLINGFORD          | [Signature]            |
| Kilian Adam                | 2612 Freeman Place Carlingford          | [Signature]            |
| Anita Skelton              | 4/49 Brook St, Coorpe                   | [Signature]            |
| JAMES HALL                 | 11 CHERRYBROOK RD WEST PENNINGTON HILLS | [Signature]            |
| Renee Simon                | 43 Leonard Ave. Kingsford               | [Signature]            |
| JAMES EVERETT              | 11 MIRROR ST WEST RYDE                  | [Signature]            |
| AARON DRUMS                | 7/5 MAXIM ST WEST RYDE                  | [Signature]            |
| MAT FORNER                 | 7/21-23 Hospital Rd Ball                | [Signature]            |
| <del>Askeig Petersen</del> | <del>6 Bellmore Court Arncliffe</del>   | <del>[Signature]</del> |
| Tamara Wallace             | 11 Griffin Rd. Curt Curt                | [Signature]            |
| Jessica Jing               | 34 LORRAINE AVE STRATHFIELD             | [Signature]            |
| Andy Nichol                | 3 Phillips Court, Kellyville            | [Signature]            |
| Steve Taylor               | 25/235 Victoria Ave. Chatswood          | [Signature]            |
| Pete Biddolph              | 14 Orlando Rd, Cronet                   | [Signature]            |
| Lauren Harley              | 43 Lacey St Chippendale                 | [Signature]            |
| <del>TREOR REASONS</del>   | <del>27 LAKEVIEW RD EASTWOOD</del>      | <del>[Signature]</del> |
| AKASH VASTOY               | 513 BANGOR RD BELLEVUE HILL             | [Signature]            |
| Lin Lin                    | 13/8-10 Coppin St Lakemba 2095          | [Signature]            |
| Sarah Taylor               | 5 THIRD AVENUE EASTWOOD NSW 2122        | [Signature]            |
| ABRAM WARVICK              | 227 CROYDON RD, CROYDON NSW             | [Signature]            |
| HOWARD WILKINSON           | 10/2 FREEMAN PL Carlingford             | [Signature]            |
| ROBERT FOGGIN              | 25 WINGATE AVE EASTWOOD 2122            | [Signature]            |
| LEONOR LAWLER              | 29 EPPING AVE EASTWOOD 2122             | [Signature]            |
| AARON MINNEY               | 18 EASTWOOD AVE EPPING 2121             | [Signature]            |
| N. WILKINSON               | 96 EASTWOOD AVE. EPPING                 | [Signature]            |
| MICHAEL WILKINSON          | 96 EASTWOOD AV EPPING 2121              | [Signature]            |
| Lyvett Butler              | 94 Eastwood Ave Epp                     | [Signature]            |
| Coreth Butler              | 94 Eastwood Ave Epp                     | [Signature]            |
| I. SEAMENCHENK             | 74 Eastwood Ave Epp                     | [Signature]            |
| LINDA BRUNTON              | 72 EASTWOOD AVE Eastwood                | [Signature]            |
| Anthony Schofield          | 66 Eastwood Ave Eastwood                | [Signature]            |

Handwritten initials and scribbles in the top right corner.

In conclusion I do not want an extra 150 dwellings built on this site. I object to such a high story proportionate to the surrounding houses. I object to the lack of understanding and moderation by state government. To be adding two major developments, namely:

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in such close proximity to each other shows a total disregard for the communities of Eastwood and Epping.

| Name:                | Address:                     | Signature:  |
|----------------------|------------------------------|-------------|
| Sacha Perram         | 12 Clanwilliam St Eastwood   | [Signature] |
| RUTH PERRAM          | 12 CLANWILLIAM ST EASTWOOD   | [Signature] |
| Michelle LEUNG       | 41 DARVALL Rd., EASTWOOD     | [Signature] |
| C. J. J.             | Russell St EASTWOOD          | [Signature] |
| Jack                 | 685 Terry St EASTWOOD        | [Signature] |
| Lene Son             | 8, Leicester St, Epping      | [Signature] |
| MARGARET BELLANTERIO | 17 Railway Ave, Eastwood     | [Signature] |
| CHRIS HOGAN          | 16 MADISON AVE EPPINGFORD    | [Signature] |
| HELEN WEBSTER        | 6 VIMIERA RD EASTWOOD        | [Signature] |
| PEREA LAWLER         | 2a Epping Ave Eastwood       | [Signature] |
| Emma Blong           | 24 Buena Vista Ave Denistone | [Signature] |
| Nancy ALDERSON       | 7/11 Ethel St Eastwood       | [Signature] |
| W. Chan              | 6/54 Johnston St             | [Signature] |
| U. Chan              | 27 Holway St Eastwood        | [Signature] |
| N. Plessig           | 10A/1 Biltmore Ctr           | [Signature] |
| CAROL JARON          | 32 RIVERVIEW DENISTONE       | [Signature] |
| MICHAEL MULLER       | 66 EASTWOOD AVE EASTWOOD     | [Signature] |
| C. YEE               | 64 EASTWOOD AVE EASTWOOD     | [Signature] |
| M. GLEESON           | 11 EDENLEE ST. EPPING        | [Signature] |
| L. Hyde              | 8 Edenlee St Epping          | [Signature] |
| B. Domasynova        | 17, Edenlee St, Epping       | [Signature] |
| P. Sayadian          | 21 Edenlee St Epping         | [Signature] |
| A. Sayadian          | 21 Edenlee St Epping         | [Signature] |
| M. Achaelyten        | 36 Raimonde Rd Carlingford   | [Signature] |
| Jing Ping Cheng      | 37A Edenlee St, Epping       | [Signature] |
| D. Sturmer           | 43 EDENLEE ST EPPING         | [Signature] |
| D. Loiacono          | 45 Edenlee St, EPPING        | [Signature] |
| C. HICKER            | 24 DUNLOP ST. EPPING         | [Signature] |
| A. HICKER            | 24 DUNLOP ST. EPPING         | [Signature] |
| S. Seville           | 19/55 Auburn St Sutherland   | [Signature] |
| G. HICKER            | 24 Dunlop St Epping          | [Signature] |
| J. TREGENZA          | 22 DUNLOP ST EPPING          | [Signature] |
| Simon Wu             | 14B Dunlop St Epping         | [Signature] |
| Sara Fan             | 14C Dunlop St Epping         | [Signature] |
| Bruce BIRDA          | 91 MIDSON RD EPPING          | [Signature] |
| JANE BAILEY          | 91 MIDSON RD EPPING          | [Signature] |
| J. Sepina            | 89 Midson Rd Epping          | [Signature] |

In conclusion I do not want an extra 150 dwellings built on this site. I object to such a high story proportionate to the surrounding houses. I object to the lack of understanding and moderation by state government. To be adding two major developments, namely:

1. The channel 7 site and
2. The brick pit development in such close proximity to each other shows a total disregard for the communities of Eastwood and Epping.

| Name:                      | Address:                       | Signature:  |
|----------------------------|--------------------------------|-------------|
| Michael & Alison Raff      | 9/2 Freeman Pl Carlingford     | [Signature] |
| PATRICIA MORAN             | 12/2 Freeman Pl Carlingford    | [Signature] |
| Nicole WU                  | 13/2 Freeman Pl Carlingford    | [Signature] |
| J Puller                   | 11/2 Freeman Place             | [Signature] |
| G. Roach                   | 11/2 Freeman Place             | [Signature] |
| Maxine White               | 10/2 Freeman Pl Carlingford    | [Signature] |
| Sue Petes                  | 28/2 Freeman Place Carling     | [Signature] |
| Paul Peters                | 26/2 Freeman Place             | [Signature] |
| Monk Conther               | 30/2 Freeman Place             | [Signature] |
| Margaret & David Blackmore | 2/2 Freeman Place              | [Signature] |
| MUSINE TOROSIAN            | 34/2 Freeman Place             | [Signature] |
| BELINDA BAILE-FITCH        | 27/2 Freeman Place Carlingford | [Signature] |
| SHANE BAILE-FITCH          | 27/2 Freeman Pl, Carlingford   | [Signature] |
| Howard White               | 10/2 Freeman Pl, Carlingford   | [Signature] |
| Robin Gosper               | 90 Murray Farm Rd Carlingford  | [Signature] |
| LIANG ZHU                  | 1/2 FREEMAN PL CARLINGFORD     | [Signature] |
| Janet Jones                | 39 MOBBS LANE CARLINGFORD      | [Signature] |
| Debra Marshall             | 45 MOBBS LANE CARLINGFORD      | [Signature] |
| Susan Brownlow             | 47 Mobbs Lane, Carlingford.    | [Signature] |
| WANE SMITH                 | 49 MOBBS LANE CARLINGFORD      | [Signature] |
| Chin Hamak                 | 32 mobbs lane Carlingford      | [Signature] |
| Barbara Aglieco            | 10 Gonner St Denistown         | [Signature] |
| Alison O'Donnell           | 33 ANAUS MENE, EPPING          | [Signature] |
| Sally Carpenter            | 156 MIDSON RD EPPING           | [Signature] |
| LOUISE SPURR               | 54 ADDERTON RD CARL            | [Signature] |
| Danielle Spurr             | 54 ADDERTON RD CARL            | [Signature] |
| Paul Spurr                 | 54 ADDERTON RD CARL            | [Signature] |
| B. Pirapakaran             | 32 Glenayr Ave, Denistown      | [Signature] |
| Scott Kay                  | 75a Chester St EPPING          | [Signature] |
| Lara Orloff                | 75a Chester St EPPING          | [Signature] |
| SANDEEP GUPTA              | 100 EASTWOOD AV                | [Signature] |
| Bruce Andrews              | 78 EASTWOOD AVE.               | [Signature] |
| Laura Tharion              | 87 Eastwood Ave                | [Signature] |
| Joe Tharion                | 87 Eastwood Ave                | [Signature] |
| Pat O'Brien                | 85 Eastwood Ave                | [Signature] |
| Carl O'Brien               | 85 Eastwood Ave                | [Signature] |
| ROBIN SCANDRETT            | 83 EASTWOOD AVE                | [Signature] |
| PETER SCANDRETT            |                                | [Signature] |







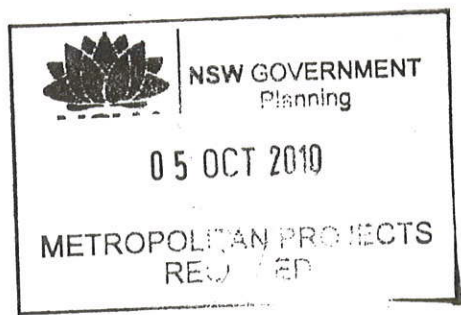
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The Director Metropolitan projects  
n s w Government Planning  
TAX 92286458

I hereby advise I am not a member of a  
political party and have not made  
donations to political parties

Jean Langley  
15 Delaware Street  
Coppang 2121  
phone 0293684689  
6 pages



Cover sheet for street  
application MP 05\_0086 MOD 2  
61 Motts Lane Coppang

JEAN LANGLEY  
15 DELAWARE ST EPPING

Page 1

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29th September, 2010

to. N S W Government Planning  
23-33 Bridge Street  
Sydney NSW 2000  
FAX 02 92286455  
Attention: Director Metropolitan Projects  
Attention Mark Brown

Dear Sir,

Re: Appl. MPOS\_0086 MOD 2  
Location 61 Mobbs Lane Epping.  
Applicant Menton Apartments Pty Ltd.

I wish to object to the above proposal to increase the number of units to be built to 800 dwellings at the above location.

As you are aware, the local residents are angry that State Government has taken the approval of the above development from the elected Parramatta Council and the local community the right to have a sympathetic design to suit the residential style of development in the surrounding streets.

The surrounding developments appear to have a 2 story maximum height sometimes with basement parking as on corner of Hudson Road & Lewis Street Epping. This group of shops at the round-about at Hudson Rd & Boronia Ave are the shops mentioned in the application MPOS\_0086 MOD2 are in majority 1 level with no parking at a busy intersection and certainly unsuitable for extra numbers

JEAN LANGLEY  
15 DELAWARE ST EPPING  
ATTENTION DIRECTOR METROPOLITAN PROJECTS

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of shoppers comprise of:- cake shop, bottle shop, convenience store, hair dresser, carpet shop, real estate agent, dog & cat groomer, osteopath, second hand furniture shop.

The amended plan which I saw at Epping library did not give the proposed size of the units, especially of concern are the 705 2 bed units and it was suggested in the report they may be able to be used for home businesses.

Therefore, it appears that the ratio of on site visitors car parking of 163 car spaces to be completely inadequate? 1 car space per 4 dwellings.

One can visualise the number of cars which would use Motts Lane as parking for the second car of visitors.

The loss of privacy for the surrounding homes has been ignored by the planners.

I also note that 3.2 on the road traffic report states 60 KPH on speed on Hudson Road not 50 KPH as now marked 3.3 states streets are kerbed & guttered but Hudson Road footpaths have not been maintained and are in poor condition.

I am unaware of what future work opportunities are proposed but I know from friends who work locally the major problem for workers who have to rely on car transport is lack of car parking near the shopping centre.

JEAN LANGLEY  
15 DELAWARE ST. EPPING

page 3

TO

ATTENTION DIRECTOR METROPOLITAN PROJECTS

Whoever has done the traffic study certainly has not experienced the daily grid-locks of traffic along Hudson and Carlisle Road and the 20 minutes spent in traffic to cross the Epping railway bridge.

There is no traffic plan or car parking proposed to alleviate the existing traffic bottle-neck. What happens when the 800 units and 280 terrace houses under construction on the old Eastwood Brickworks site are completed and start using the road. The traffic report stated that this development had not affected traffic flow however it is not completed.

If Kyle Hospital is closed this would greatly affect the local jobs available.

Hudson Road was not built to withstand the heavy traffic that now uses this road. The surface of the road has been badly damaged by the heavy trucks used in clearing & filling the Brickworks site. The traffic of these trucks was so heavy that my home at Hudson Road developed cracks for the first time in 90 years.

So, do I look forward to another 2 years of building equipment passing down Hudson Rd to Mobb Lane?

The mobile phone tower has been moved from 61 Mobb Lane and is proposed for corner of Hudson Rd & Mobb

JEAN LANGLEY  
15 DELAWARE ST FERRINE

page 4

DIRECTOR METROPOLITAN PROJECTS

Lane by Optus. Unfortunately, the habit of companies leaving information in the Presidential letter box rather than delivering to the owner's address means that often owners of property do not know of events.

The main problem however is the additional traffic which will be created.

There is no where for additional traffic to go - no traffic plan to ease the current traffic chaos, just listen to peak hour traffic reports. The M2 has become a car park in peak hours and Metro buses do not assist young mothers with prams and shopping or "elders" like myself with disability problems.

The intersection of Hobbs Lane and Hudson Road has entry to Eastwood Avenue and Hobbs Lane from Hudson Road, passes the uncompleted Jennings project at the old Brickworks site on Hudson Road (280 dwellings) and being at the crest of a hill has poor visibility. I have great concern for vehicle and people safety.

Surely we should be entitled to peace and safety as a priority in town planning

Yours faithfully  
Jean Langley

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1<sup>st</sup> October, 2010



To Whom It May Concern,

I have been a resident of epping for the past 15 years. We chose to live in the area because of its quiet community spirit. We currently reside on Chesterfield Rd.

We have major concerns about the development going in where Channel 7 once was. Increasing the unit numbers is upsetting to us and many around us. It will mean more traffic on our road, as its a major thoroughfare to Epping Station. Most people residing in the new units would do so thinking and knowing how close it is to the Business centre of Macquarie park, Chatswood, the CBD etc. Epping station is the access to these points. Cars would be forced to park in our streets in order to go to the station. Traffic intersections would become jammed, as currently there is only 1 set of traffic lights to access the new development.

Epping does not have the infrastructure to support another 850 units in our area. Schools, hospital facilities, shops, buses etc. I believe it would also be incorporating a 100 place pre school. How does this affect those pre schools in our area that may already be struggling?

I would like you to take all of these points into consideration, when you are discussing adding MORE units to what is already going to be TOO MANY units in our quiet, safe community. I also feel that building so many may decrease the value of our heritage listed house. Why should we suffer? Be strong. Think for the community.

Kind Regards,

*Rebecca McKelvey*  
Rebecca McKelvey

Department of Planning  
Received  
6 OCT 2010  
Scanning Room

Submission Re – Modification Request, 61 Mobbs Lane, Epping (former Channel 7 site)

Application No MP 05\_0086 MOD 2

Meriton Apartments Pty Ltd

Parramatta

Dear Sir,

I strongly object to this modification request for the following reasons:

1. The development controls are already 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.
2. 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 (such as my house) in the surrounding area especially on the western Mobbs Lane side.
3. The surrounding bushland which my children loved playing in) will be degraded by the overshadowing of the higher and bulkier buildings.
4. More traffic will be generated for what is quite a small local road system. It will create parking problems and the forcing of traffic onto backstreets which are not built for this to cope with.
5. There will be an encroached lack of privacy, with taller proposed properties, on all sides.
6. The altered development deletes many 3 bedroom dwellings and replaces them with many more 2 bedroom units. This will reduce the number of children in families and many more singles brought to the area.
7. Meriton's submission cannot be easily assessed as there are no new plans or photos to adequately inform the community.

To sum up: The density of the development is a problem now without more development of the original plans. The increase height is a big worry as overshadowing of surrounding bush, which we have loved for 40 years, is under threat of degradation. Traffic and parking will cause chaos. The balance of adults, children and their elders is under threat and the increased numbers of singles a threat for all. It appears to be a greedy inspiration by Meriton.

Pamela Green, owner 40 Third Avenue, Epping, NSW 2121