

Dawn Hedge  
64 Valley Rd  
Epping 2121  
1-10-10

Attention: Director Metropolitan Projects

**SUBMISSION OF OBJECTION**

to the

**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)**

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

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

**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 commutes 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.

129

From: Kar Choy <KChoy@Toshiba-TAP.com>  
To: "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
Date: 01/10/2010 17:36  
Subject: MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because of the Traffic and parking congestion.

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

KAR CHOY

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Thank You.

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130

**From:** Kar Choy <KChoy@Toshiba-TAP.com>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 17:36  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because it is Overshadowing.

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

KAR CHOY

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**From:** Kar Choy <KChoy@Toshiba-TAP.com>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 17:35  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because it is Too tall in height.

Mertion 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

KAR CHOY

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**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 17:35  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because it is 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%.

KAR CHOY

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**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 17:34  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because there is 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 hoping to create another 150 units worth an extra \$100 million or more, and affecting the whole community

KAR CHOY

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**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 17:34  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because they will have Fewer families and many many more singles.

The altered development deletes man three bedroom dwellings and replaces them with many more two bedroom units

KAR CHOY

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**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 17:33  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because they will 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 neighbouring homes, including mine.

KAR CHOY

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136

**From:** Queenie Choy <queenieyychoy@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:44  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because there is \*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 hoping to create another 150 units worth an extra \$100 million or more, and affecting the whole community

--  
Queenie

137

**From:** Queenie Choy <queenieyychoy@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:43  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because\* \*they will have \*Fewer families and many many more singles.\*

\* \*

The altered development deletes man three bedroom dwellings and replaces them with many more two bedroom units

--  
Queenie

138

**From:** Queenie Choy <queenieyychoy@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:42  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because\* \*they will\* \*\*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 propped units will increase the overlooking a severely on the privacy of neighbouring homes, including mine.

--  
Queenie

139

**From:** Queenie Choy <queenieyychoy@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:40  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because of the\* \*\*Traffic and parking congestion\*\*.\*

\* \*

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

--  
Queenie

140

**From:** Queenie Choy <queenieyychoy@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:39  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because it is \*Overshadowing\*\*.  
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Higher, bulky buildings created by the additional 150 units will cause increased overshadowing. This will degrade the surrounding bushland.

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