

141

**From:** Queenie Choy <queenieychoy@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:38  
**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

--  
Queenie

(42)

**From:** Queenie Choy <queenieyychoy@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:37  
**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%.

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Queenie

193

**From:** kar choy <khchoy@yahoo.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:52  
**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  
hing choy

199

**From:** kar choy <khchoy@yahoo.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:51  
**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  
hing choy

195

**From:** kar choy <khchoy@yahoo.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:50  
**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.  
hing choy

146

**From:** kar choy <khchoy@yahoo.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:50  
**Subject:** MP 05\_0086 MOD 2

I OBJECT TO THE DEVELOPMENT MP 05\_0086 MOD 2 because of theTraffic 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.  
hing choy

147

**From:** kar choy <khchoy@yahoo.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:49  
**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.  
hing choy

148

**From:** kar choy <khchoy@yahoo.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:48  
**Subject:** MP 05\_0086 MOD 2

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hing choy

149

**From:** kar choy <khchoy@yahoo.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 01/10/2010 20:47  
**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%.

hing choy

150

**From:** "Jenny Roberts" <jennyroberts60@optusnet.com.au>  
**To:** <information@planning.nsw.gov.au>  
**Date:** 03/10/2010 12:42  
**Subject:** Mobbs Lane Development

Dear Sir or Madam,  
Firstly I would like to complain about your website which is not user friendly if you want to make complaints about a development.  
Secondly if this is not the appropriate place to lodge a complaint will you send it to the appropriate agency? PLEASE

I would like to lodge my extreme objection to the development at th Channel 7 site. It is already over-sized and does not comply with local planning laws which it should. State government has no right to take it out of local council hands as it does not comply with regulations of being close to a station. Most people will not walk to the station. they will drive their car - as my family does and we live nearby.

As for the proposed increase in the number of dwellings, the developers are GREEDY, GREEDY, GREEDY and don't care about the extra pressure on streets and parking because THEY DONT LIVE THERE!!!!!!

The local paper last week had a spokesman for Meriton say the traffic impact will be more or less the same with 150 more units because they aren't putting in any more car spaces. That is the most idiotic piece of logic. It's a long walk to the station and the shops. Very few households won't have a car. People will still have a car and they will park it in OUR streets. Meriton don't care because they don't live there and I DO.

Valley Road beside the development is a very narrow road. I drive there every day. People already park their cars on the grass strip. It has huge potential for a head on collision and it won't be the developers or state governments kids who get killed IT COULD BE MINE. Are they widening that road NO because they only want to make MORE MONEY not keep streets safe.

DONTINCREASE THE NUMBER OF UNITS IT IS ALREADY TOOOOOOOOOOOO BIG

Yours sincerely  
Jenny Roberts  
Resident of Milton Avenue Eastwood

151

**From:** Heather Irwin <hmi@idx.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 03/10/2010 12:44  
**Subject:** Channel 7 development

As a local resident, I am concerned about the development of the Channel 7 site.

- 1) There are too many apartments; so it is too dense when added to the Brickworks site that is already being developed.
- 2) The buildings are too tall on this site at the top of the Epping ridge. There is no blending into the height of the local area.
- 3) There will be overshadowing of the surrounding area if the extra 150 units are to be built.
- 4) Traffic and congestion will be huge on Mobbs Lane Valley Road and Edenlee Street which are not equipped to handle the extra traffic as well as the extra traffic from the Brickworks site. A major concern.
- 5) The promotions say that the development will have 360 degree views. This means that houses in the local area will be overlooked by this development. A most unsatisfactory situation.
- 6) This development increase will be out of keeping with the local area by creating overcrowding with more singles rather than three bedroom and single units that created a mix of people.
- 7) The submission from Meriton cannot be assessed adequately as there are no new plans and photos to adequately assess the situation. This is a disturbing application submission from an experienced developer. Since the normal planning rules of Council do not apply to this created State significant site, I call on the State Government to refuse this application.

Please listen to the local residents concerns about this development.

H Irwin

(152)

**Mark Brown - Fwd: Objection to Proposed Residential Development at 61 Mobbs Lane, Epping. MPO 10\_0107**

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**From:** Caroline Owen  
**To:** Mark Brown  
**Date:** 06/10/2010 09:03  
**Subject:** Fwd: Objection to Proposed Residential Development at 61 Mobbs Lane, Epping. MPO 10\_0107  
**Attachments:** Cavanstone.doc

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>>> "Ann Wilson" <annsvoice@bigpond.com> 6/10/2010 1:31 am >>>  
 1st October 2010

Mr. & Mrs. Colin & Helen Wilson  
 4 Cobac Ave, Eastwood. 2122

Ms Caroline Owen  
 NSW Government Department of Planning  
[caroline.owen@planning.nsw.gov.au](mailto:caroline.owen@planning.nsw.gov.au)

Dear Ms Owen.

Re: Residential development - Building 1, 2 & 3  
 61 Mobbs Lane, Epping. MPO 10\_0107

We wish to vehemently object to the proposed Residential Development by Meriton Apartments Pty Ltd at 61 Mobbs lane, Epping (the former Channel 7 site).

The original approval for 650 dwellings on this site was, in itself, a gross error of environmental authority. If this already ludicrous proposal should ever become fact, the addition of an extra 150 dwellings will create a monumental local disaster!

Has the Authority thought through any of the consequences?

1. Our main access to our G.P., Eastwood Shopping Centre, the railway and indeed any of our surrounding area is Midson Rd. We have a secondary route available to us, via several residential streets to Terry Rd. Both of these are main arterial roads and already heavily used. How do you think we local people will survive all the additional traffic created by this sub-division? Already the new Cavanstone Estate at 37 Midson Rd (The old Eastwood Brickworks), is proving a traffic problem and its only 3/4's completed!
2. Where do you propose schooling the additional children who surely populate this area? The surrounding Public and Catholic Schools - Eastwood, Epping West, Carlingford etc. - are already at capacity enrolment levels.
3. Public Transport will be a huge problem - only buses supply (SERVICE?) this area, and these mostly terminate at either Eastwood or Epping railway stations. Therein lies another problem - the complete lack of parking. As early as 7am what little space there is at Eastwood is taken.

Epping has none at the railway station and the surrounding streets are absolutely packed with commuter's cars all day. Likewise, it is nearly impossible to find a carpark at either Eastwood Shopping Centre, or at Carlingford Court.

3. Our local Ryde Memorial Hospital is the only one within the area. It is very efficient but only a minor community size. There would be a much greater burden put upon it, particularly in its Casualty Department. How do you intend services the health requirements of these extra few thousand residents you plan to house in this area? The fire and Ambulance services will be likewise affected. The nearest fire stations are at Eastwood and Beecroft; the Ambulance is at Ryde Hospital

Thank-you,  
Sincerely

**Colin Wilson and Helen Wilson**

1st October 2010

152

Mr. & Mrs. Colin & Helen Wilson  
4 Cobac Ave, Eastwood. 2122

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NSW Government Department of Planning  
[caroline.owen@planning.nsw.gov.au](mailto:caroline.owen@planning.nsw.gov.au)

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Thank-you,  
Sincerely

**Colin Wilson and Helen Wilson**

153

**From:** Maxine White <maxiannewwhite@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 06/10/2010 13:22  
**Subject:** Residential development Mobbs Lane Epping MP10\_0107

Residenmtial development - MP10\_0107

My name is Maxine White of 10/2 Freeman Place, Carlingford 2118 and I wish to vehemently object to the proposal for increased dwellings on the former Channel 7 site.

Mobbs Lane cannot take the traffic already proposed and it is ludicrous that Meriton should want to increase the number of already overcrowded dwellings. The roads around Epping are already gridlocked in peak hours and weekends.

I think Meriton can make a very sizable profit without being allowed to increase the building allowance on this site, I object also to the fact that buildings will be higher than 3 stories. With the brick pit opposite the Channel 7 site and the proposed dwellings I feel in years to come could be a great slum area of overpopulation.

Mobbs Lane, Marsden and Midson Roads cannot take the traffic and it is ridiculous to even consider.

Thank you for allowing my objection to be heard.

Sincerely,  
Maxine White



**From:** Mary Lo <little\_lamb001@yahoo.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 06/10/2010 21:53  
**Subject:** 61 Mobbs Lane , Epping, MP05\_0086 Mod 2

RE 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 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?

\* 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

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poses a potential hazard.

When is this set of traffic lights to be installed?

\* 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 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?

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\* 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?

What actions are being taken to build local infrastructure?

\* 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.

Please consider the above mentioned issues before approving the modified request.

Regards,  
Mary Lo  
Resident of Freeman Place, Carlingford

01/10/10  
34 Kay Street Carlingford  
2118

Dear Sir/Madam

I am writing to register my opposition to the proposal applied for in relation to 61 Mobbs Lane Carlingford The application no. is M P 05-0086 mod 2 titled A MODIFICATION REQUEST I base my opposition on the following points

S.R. Baillie  
34 Kay St  
Carlingford 2118

<p><b>Too dense</b></p> <p><u>No To This</u></p>	<p>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.</p>
<p><b>Too tall in height</b></p> <p><u>No To This</u></p>	<p>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.</p>
<p><b>Overshadowing</b></p> <p><u>No To This</u></p>	<p>Higher, bulky buildings created by the additional 150 units will cause increased overshadowing. This will degrade the surrounding bushland. Say no to the dark.</p>
<p><b>Traffic and parking congestion</b></p> <p><u>No To This</u></p>	<p>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.</p>
<p><b>Overlooking your yard</b></p> <p><u>No To This</u></p>	<p>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.</p>
<p><b>Fewer families and many many more singles</b></p> <p><u>No To This</u></p>	<p>The altered development deletes many three bedroom dwellings and replaces them with many more two bedroom units. Say no to overcrowding on this site.</p>
<p><b>No proper plans and diagrams</b></p> <p><u>No To This</u></p>	<p>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.</p>

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Sincerely,  
DR Baillie

NSW PLANNING

FAX: 9228 6455

ATTENTION MICHAEL WOODLAND

SUBJECT: Buildings 1, 2 + 3  
61 MOBB'S LANE  
EPPING  
(FORMER CHANNEL 7 SITE)  
MP10-0107

NAME: HELEN BARRY  
4/16 EDENHILL ST  
EPPING 2121.

I outline my objections as follows:

The Buildings are too high & certainly not in keeping with the area.

Too dense - too many people in too small an area.

Traffic & parking congestion will be a nightmare in this area.

The people in the proposed site may have great views but will overlook & severely encroach on the privacy of many surrounding homes.

2

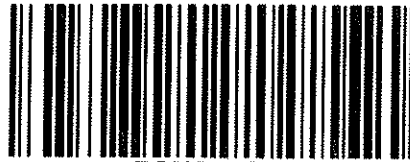
I feel monitor are simply being  
'greedy' in wanting to put more  
dwellings in what, in my opinion  
is an already too large a development  
in this quiet residential area.

Regards.

Allen Barry.

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30 September 2010



PCU015254

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

**PROPOSED RESIDENTIAL DEVELOPMENT – BULDING 1, 2 &3, 61 Mobbs Lane, Epping 2121**

I hereby submit my objection to the this development and confirm that I have not made any reportable political donations in the previous two years.

**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%. **I object to this proposal on the grounds of density**

**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. **I object to this proposal on the grounds of height.**

**Overshadowing**

Higher, bulky buildings created by the additional 150 units will cause increased overshadowing. This will degrade the surrounding bushland. **I object to this proposal on the grounds of overshadowing.**

**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. **This is my key objection in that the roads around this development which are all single lane will not cope with extra traffic. Also all traffic moving east has to cross two rail bridges (Epping and Eastwood) which already cannot cope with the existing traffic**

**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. **I object to this proposal on the grounds of privacy.**

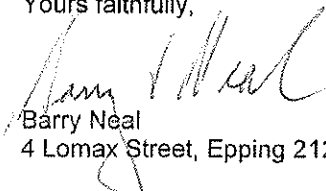
**Fewer families and many more singles**

The altered development deletes many three bedroom dwellings and replaces them with many more two bedroom units. **I object to this proposal on the ground of overcrowding.**

**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! **I object on the grounds of insufficient information.**

Yours faithfully,

  
Barry Neal  
4 Lomax Street, Epping 2121

Department of Planning  
Received  
6 OCT 2010  
Scanning Room