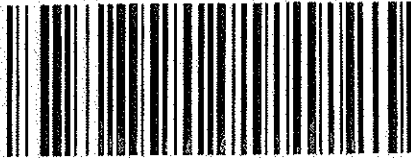


160



PCU015638

P. Dick  
85 Raimonde Rd  
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 MP 05-0086 mod 2 titled A MODIFICATION REQUEST. I base my opposition on the following points

<p><b>Too dense</b></p> <p><i>No to this</i></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><i>No to this</i></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><i>No to this</i></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><i>No to this</i></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><i>No to this</i></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><i>No to this</i></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><i>No to this</i></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 acceptable! Say no.</p>

Department of Planning  
Received  
18 OCT 2010  
Scanning Room

*Patricia Dick*