

(1)

Caroline Owen - Online Submission from Albert Lancaster (object)Send
Submission

From: Albert Lancaster <bert_lancaster@optusnet.com.au>
To: Caroline Owen <caroline.owen@planning.nsw.gov.au>
Date: 2/10/2010 11:45 AM
Subject: Online Submission from Albert Lancaster (object)
CC: <assessments@planning.nsw.gov.au>

I object to the application because:

- The original concept plan was approved by the Department of Planning without regard for the democratic rights of local residents.

- The Traffic and Parking Assessment document contains at least two errors of fact, one of which may impact the approval process. In section 3.2 there is a statement that the speed limit on Midson and Marsden Roads is 60kph. The speed limit on Midson Road is 50kph. In section 3.4 Rail, it states that the distance to both Epping and Eastwood stations is 1.4 km. Actually to Eastwood it is 1.8 km and to Epping it is 2.2 km by the shortest walking routes. Both of these distances violate the statement "within the accepted 1.5 kms walking catchment".

Name: Albert Lancaster

Address:
87 Chelmsford Avenue
Epping, NSW, 2121

IP Address: c211-30-172-22.carlnfd1.nsw.optusnet.com.au - 211.30.172.22

Submission for Job: #4087 MP 10_0107 - Residential Development- Buildings 1, 2 & 3
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4087

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

Caroline Owen

E: caroline.owen@planning.nsw.gov.au

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Caroline Owen - Residential Development-Buildings 1,2 & 3, 61 Mobbs Lane Epping(Former Channel 7 Site), MP10_01107.

From: Frank O'leary <foleary@colorpak.com.au>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 28/09/2010 3:01 PM
Subject: Residential Development-Buildings 1,2 & 3, 61 Mobbs Lane Epping(Former Channel 7 Site), MP10_01107.

Dear Madam / Sir,

My strong objection to this proposed development is simple; I own a property; Corner Mobbs Lane & Edenlee Street Epping & have resided there for the past 14 years. The development of the Old Austral Brick Works has been enough for me to cope with to last a lifetime. Mobbs Lane struggles to handle the current motor vehicle traffic where the 3 tone limit is broken every day (illegally) by the Gov Bus Route. Mobbs Lane has hemorrhaged for more years than I care to remember it carries underneath the bulk of the water supply to North Ryde and Marsfield therefore is often in a sorry state. My traffic issue is the fact that I experience difficulty with entry and exit into the driveway of my property at peak hours. I resorted to install remote activated gates and garage roller door at a tidy cost of \$7500.00 to become a little safe. The continued Brick Works Development has not reached its peak as the basement parking to the proposed terrace homes on the southern side of Mobbs Lane is far from complete. So where does this leave my immediate neighbors and me? One thing is for certain I did not invest in property in this vicinity to be over ridden by choking traffic and pollution.

I strongly object to this proposal, furthermore recommend total abond-ment for good!

Seriously concerned resident,

F J

Frank O'Leary
 Flexibles Production.

2 to 6 George Young Street,
 Regents Park, NSW,
 Australia 2143

P: +61 2 9722 3000

F: +61 2 9738 8667

D: +61 2 9722 3056

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<http://www.global-packaging-alliance.com>

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Caroline Owen - Channel & development Meriton Apartments

From: "Mason and Carol" <mcmurtagh@optusnet.com.au>
To: <caroline.owen@planning.nsw.gov.au>
Date: 28/09/2010 5:24 PM
Subject: Channel & development Meriton Apartments

I live near the proposed development and opposite another Meriton development in Cotte Drive Epping. I am concerned that the Channel 7 submission and subsequent resubmission of plans and amendments may cloud the project and result in a similar problem as we are currently experiencing in not being able to drive down our own street on some occasions due to traffic and dual side parking in Cottee Drive and the resultant traffic and road congestion. To apply for increased height approval and an increase in residences from 650 to 800 is outrageous and will result in further overcrowding and unfortunately a lesser valued, decayed environment in future years.

I ask that the approving authority seriously consider the local community, bushland aesthetics and the residential nature of the area as well as the impact that the development will have on the local road network.

Yours Faithfully

M J murtagh

4

From: Murray Irwin <mci@idx.com.au>
To: <plan_comment@planning.nsw.gov.au>
CC: <caroline.owen@planning.nsw.gov.au>
Date: 28/09/2010 5:15 pm
Subject: lost my vote

Dear Kristina/Caroline,

your ref: MP 10_0107

As a long term resident in the Epping area, we have seen far too many sites over developed to satisfy a mistaken need to increase the overall density of Sydney's suburban sprawl.

The current "development" at the former Channel 7 site was already too great for the area, now Meriton want to increase it even more.

I believe that it is not in the best interests of current residents, the plan is too dense, the height is too great (some units will look directly into mine and my neighbours' backyards).

There will be huge increase in traffic congestion and parking problems.

As a long term Labor voter all I can say is, that this is the last straw in a long line of irrational decisions, therefore I am unable to foresee myself voting for any Labor candidate at any future election.

Yours (was)
Murray.

For the Attention of:

Director, Metropolitan Projects

Submission on Project MP 10_0107

61 Mobbs Lane EPPING (former Channel 7 site)

Proponent: Meriton Apartments P/L

Council: PARRAMATTA

From: Kevin Barrie O'Keeffe

15A Edenlee Street

EPPING

NSW 2121

I, Kevin Barrie O'Keeffe, strongly object to Application:
MP 10_0107 proposed by Meriton Apartments. I say NO.

Reasons for objection listed below:

Objection 1: Too Dense:

The development controls are already far too dense for a
residential area like Epping,

Objection 2: Environment:

The project will degrade the surrounding bushland and habitat for native wildlife. The area will become a "concrete jungle".

Objection 3: Traffic and Parking Congestion:

The existing development will generate more traffic and parking problems for what is a small local road system, forcing traffic onto my street, Edenlee and Valley Road, these streets are not equipped to cope. This development will add to this congestion.

Objection 4: 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.

Political donations disclosure statement



NSW GOVERNMENT
Department of Planning

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application or a public submission to the Minister or the Director-General

Under section 147(3) of the Environmental Planning and Assessment Act 1979 ('the Act') a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any *person with a financial interest* in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any *associate of that person*.

How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation is made.

What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details				
Name of person making this disclosure		Planning application reference (e.g. DA number, planning application title or reference, property address or other description)		
KEVIN O'KEEFE		MP 10-0107 - 61 MORRIS LANE, EFFING		
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT		YES / NO	OR	You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION
				YES / NO
Reportable political donations made by person making this declaration or by other relevant persons				
<p>* State below any reportable political donations you have made over the "relevant period" (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).</p> <p>* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application. OR</p> <p>* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.</p>				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
N/A	N/A	N/A	NO DONATION TO DECLARE	N/A
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date: KEVIN O'KEEFE 29-09-10				
Name(s): KEVIN SARAE O'KEEFE				

6

Caroline Owen - Channel 7 site in Mobbs Lane, Epping

From: Karan Perry <karan.perry@waterco.com>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 29/09/2010 3:53 PM
Subject: Channel 7 site in Mobbs Lane, Epping

NO! Traffic and Parking congestion.

Regards,

Karan Perry
26 Mobbs Lane
Carlingford

This email has been scanned by Waterco Limited and MessageLabs Email Security System.

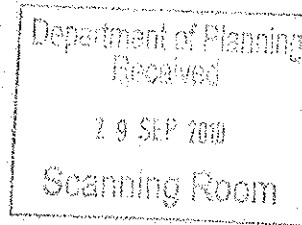


PCU015034

88 Eastwood Avenue
Epping NSW 2121

28th September, 2010

Mr Michael Woodland
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Dear Mr Woodland

Application Number: MP 10 0107 – 28 Townhouses on Channel 7 site

As this proposal is in addition to an already approved 650 units (which should never have been approved in the first place) and a proposed modification to 800 units, we feel that this development unless stopped and completely re-assessed with sympathy to the suburb as a whole, it will have a significant negative impact on all residents.

We strongly object the development proposal submitted by Meriton Apartments for 28 townhouses for the following reasons:

1. Traffic congestion will already increase dramatically with the original proposal as NO alteration/improvements are planned to the surrounding intersections. With the increase in unit numbers proposed the traffic will be intolerable with residential access being severely restricted during peak hour. Most of these local roads are not equipped to cope with the increase in traffic.
2. Meriton have a history of producing quantity NOT quality and the area as a whole will be de-valued with this development.
3. No changes are planned for public transport improvements.
4. The population density as proposed is excessive for what is a residential area. This development is too big for this area.
5. This proposal is solely to generate more return for Meriton and will decimate the surrounding environment.

NSW Planning act in the peoples interest and reject this proposal

Yours sincerely

Kathy & Anthony Ferris

**Caroline Owen - Channel 7 development**

From: Heather Irwin <hmi@idx.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 3/10/2010 12:44 PM
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

9

From: "Jenny Roberts" <jennyroberts60@optusnet.com.au>
To: <information@planning.nsw.gov.au>
Date: 3/10/2010 12:42 pm
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 beacause 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

**Caroline Owen - Objection to Proposed Residential Development at 61 Mobbs Lane, Epping.
MPO 10_0107**

From: "Ann Wilson" <annsvoice@bigpond.com>
To: <caroline.owen@planning.nsw.gov.au>
Date: 6/10/2010 1:31 AM
Subject: Objection to Proposed Residential Development at 61 Mobbs Lane, Epping. MPO 10_0107
Attachments: Cavanstone.doc

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

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

11

From: <adsl7grt@tpg.com.au>
To: <caroline.owen@planning.nsw.gov.au>
Date: 5/10/2010 10:23 pm
Subject: MP 10_0107 - Residential Development- Buildings 1, 2 & 3

Dear Caroline

I cannot seem to do an online submission as the codes don't match no matter how I write them and how many times I've tried. So here is my response to the above development.

FROM CAROLINE ROMEO, 65/14-16 FREEMAN PLACE, CARLINGFORD 2118
T: 0402596813
E: syndromeo@tpg.com.au

My previous submission on the proposed development reiterated the need for building/improving the infrastructure surrounding this development e.g. Edenlee, Mobbs Lane, Valley Road, Marsden and Midson Roads and beyond to particularly include Epping and Eastwood rail stations.

The proposed development of 28 townhouses with parking (including the rest of the development) is an affront to sustainable development in NSW, a failure of NSW Government Planning.

This large development needs sustained forms of transport that reduce car utilisation and therefore more public transport or shared transport forms.

On grounds of the impact of the development on existing residents, existing land forms including natural resources, schools and public facilities, I object to the construction as no development today should occur without consideration of the impact on the environment.

Meriton will argue that the objections are outweighed by interest in the development. That is not a sufficient justification of support for the development.

From: Matt <mushalik@tpg.com.au>
To: <caroline.owen@planning.nsw.gov.au>
Date: 29/09/2010 9:51 am
Subject: Where are the original drawings for the Channel 7 site?

To

Major Projects

Channel 7 site, Mobbs Hill

Re:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4230

I would like to know where the original drawings are on your site for the above.

The media informed us there will be more flats than originally planned. How is that possible?

Councillor attacks his party over development

<http://northern-district-times.whereilive.com.au/news/story/councillor-attacks-his-party-over-development/>

My wife almost died in Ryde Hospital because they were overloaded and did not attend to her when arriving in an ambulance.. With more residents, this will get only worse.
The Planning Department will be fully responsible for any deaths occurring as a result of this development.

Thanking your for your attention.

Matt Mushalik

4a Hermington St
Epping 2121

**Caroline Owen - Residential development Mobbs Lane Epping MP10_0107**

From: Maxine White <maxiannewwhite@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 6/10/2010 1:22 PM
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

30 September 2010



PCU015254

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

PROPOSED RESIDENTIAL DEVELOPMENT – BUILDING 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.**

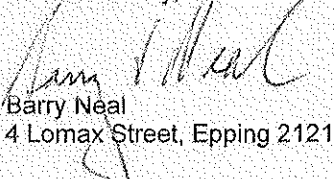
Fewer families and many more singles

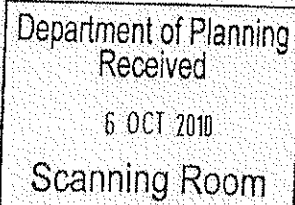
The altered development deletes many three bedroom dwellings and replaces them with many more two bedroom units. **I object to this proposal on the ground of overcrowding.**

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



NSW PLANNING

FAX: 9228 6455

ATTENTION MICHAEL WOODLAND

SUBJECT: Buildings 1, 2 & 3
61 MOBBES 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 neighbors 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.

16

Caroline Owen - Exhibition of Residential Development - Building 1,2 &3,61 Mobbs Lane Epping MP10_0107

From: Rosanne Greene <rosanne_greene@yahoo.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 9/10/2010 1:15 PM
Subject: Exhibition of Residential Development - Building 1,2 &3,61 Mobbs Lane Epping MP10_0107
CC: <caroline.owen@planning.nsw.gov.au>

To Director Metropolitan Projects,

Application No MP05_0086 MOD 2
Location 61 Mobbs Lane, Epping (former Channel 7 Site)
Proponent Meriton Apartments Pty Ltd
Council Area Parramatta

I am a concerned citizen of Epping and wish to say no to the increase of the development by another 150 units on top of a 650 unit approved proposal for the above Application in Mobbs Lane Epping.

My concerns are :

To allow the increase of 150 units would make the development far too dense for a residential area like Epping ideally it should be reduced to something similar to the old brick pit 2- storey housing on Midson Rd.

Meriton also wants to increase the height of lower units to 6 storeys, this would make the complex Too tall causing overshadowing and the degrading of surrounding bushland.

An extra 150 units will generate more traffic and parking problems for a small local road system that's already struggling to cope, traffic would be forced to use backstreets like Valley Road and Eden Lee Street which are not equipped to cope with the volume which would be created.

The altered development proposal would lead to overcrowding on the site this impacts on noise and privacy issues of neighbouring homes the units will severely encroach properties on all sides.

In closing I just want to express how disappointed I would be if the council were to allow the Meriton's submission to go ahead the proposal will change the area for ever however the increases Meriton want just highlights the lengths these companies will go to for profit if left to there own devises.

Hopefully the council will see that it's just too much and will try to balance and make it right for the concerned citizens that live in the area.

Regards

Rosanne Greene
3/36 Mobbs Lane
Epping NSW 2121

29 September 2010

Caroline Owen
Department of Planning

By Email – caroline_owen@planning.nsw.gov.au

**Re: 61 Mobbs Lane, Epping (Former Channel 7 Site)
Application Number: MP 10_0107**

I am a local resident of Epping and am writing to submit my objection to the proposed changes to the Residential Development of 61 Mobbs Lane, Epping.

My objection is based on the following reasons:

- **Traffic and Parking Congestion** - Epping is already experiencing this problem due to the new train line, which has brought people from surrounding suburbs. In addition, Midson and Marsden Roads are already extremely busy and the flow on effect from Mobbs Lane with the additional 150 units will just add to this existing problem for the surrounding streets around Epping.
- **Proper Plans and Diagrams** – Meriton's new plans and diagrams are not easily accessible for local residents to understand the full impact of the proposed changes.

I understand that Developers change their mind, however to increase the development by 19% is quite a significant change without the proper planning to take into consideration the impact on the local residents and the wider community of Epping.

This just seems an exercise by Meriton to maximise their Revenue on the development.

I would not like my details to be made available to the Proponent, relevant Authorities or the Department's website.

8 October 2010

Ms Caroline Brown

Contact Officer

NSW Department of Planning

Channel 7 MP 10_0107 – Residential Development – Buildings 1,2, 3

Dear Ms Brown,

I am writing not for my benefit, but for the benefit of the people who will live in the development.

The documents on exhibition state that visitor parking is

- “provided adjacent to building 4”, and
- “visitor car parking for Building 3 can be achieved in each townhouse driveway for 2 cars”.

Please ensure visitor parking is provided adjacent to the building they are intended to serve.

Please ensure designated visitor parking is provided rather than the use of driveways because:

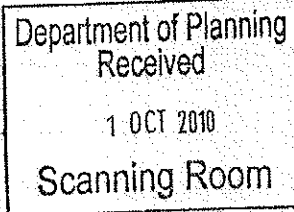
- it is likely that 3 and 4 bedroom units will have more than 2 vehicles each and these will be parked in driveways.
- the floor plans have little storage so it is likely that 1 or both car spaces in the garage will be used for storage and all vehicles will be parked on the driveway or street.

I have made no political donations.

If the plan's parking is approved unchanged, I would be grateful if the department would inform me why.

Please ensure that neither my name or personal details are disclosed to any persons outside the Department.

Regards,



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,

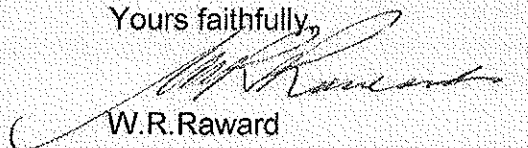
I hereby strongly object to the following :-

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

Caroline Owen - Online Submission from Chris Wu (object)

From: Chris Wu <haqing@tpg.com.au>
To: Caroline Owen <caroline.owen@planning.nsw.gov.au>
Date: 21/10/2010 2:50 PM
Subject: Online Submission from Chris Wu (object)
CC: <assessments@planning.nsw.gov.au>

It will reduce the greens along Mobbs Lane, and largely damage the appearance of street by adding crowded townhouse buildings. It will certainly cause more traffic chaos in this small surrounding area which is already in need of improved road and public transport connections. we have experienced more than 10 minutes wait turning from mobbs lane to Marsden road, even more time waiting from first ave turning into midson road to reach mobbs lane, more than 30 minutes to find a parking place at nearest shopping centre in Eastwood. The projects will see more than doubled population and cars traveling along mobbs lane, this will directly reduce the market value of our properties. The whole project has not been properly consulting our local people and local councils. The developers never care our problems and if our government does not either we will have no choice but have to sale our property and leave for other better place.

Name: Chris Wu

Address:
30 Dalmar Place, Epping, NSW 2121

IP Address: 60-242-123-56.static.tpgi.com.au - 60.242.123.56

Submission for Job: #4087 MP 10_0107 - Residential Development- Buildings 1, 2 & 3
https://majorprojects.onhiiive.com/index.pl?action=view_job&id=4087

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

Caroline Owen

E: caroline.owen@planning.nsw.gov.au

Powered by [Internetix Affinity](#)

Caroline Owen - Objection to residential dev - 61 Mobbs Lane Epping

From: amy mak <ynamak@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 24/10/2010 11:42 AM
Subject: Objection to residential dev - 61 Mobbs Lane Epping

My name and address: Amy Mak, 19/2 Freeman Place, Carlingford, NSW 2118

Name of application and no:

Buildings 1,2 &3, 61 Mobbs Lane, Epping (Former Channel 7 site), MP 10_0107

I object to the project.

I understand Meriton Apartments Pty Ltd wants to increase the no. of units from 650 to 800 which will create even more traffic problems to the area and the environment. The no. of units should not be increased.

22

Caroline Owen - Mobbs Lane development- Objection

From: Kathleen McEwen <katemce5@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 24/10/2010 10:32 PM
Subject: Mobbs Lane development- Objection

Kathleen McEwen
2 First Ave Epping 2121

Dear Sir/Madam

Re: Application No MP 10_0107 Meriton Apartments 61 Mobbs Lane Epping 2121

I object to this development. My reasons are set out below.

1. The density is too high for the area. The density should be similar to that of the development on the site of the old brick pit on Midson Rd.
2. The development will generate traffic congestion on local roads, parking problems, and increased air pollution from vehicle fumes, and noise pollution from the increased traffic.
3. The proposed changes to the original plans will be visually polluting because of the increased height of the buildings, and will cause overshadowing. There will also be a loss of privacy to surrounding existing properties because these buildings will overlook them.

I request that that you take into consideration the opinions and the support the rights of the local residents, and decrease the density of this development to limit the negative impact on the local environment and local residents.

Yours sincerely

Kathleen McEwen

Caroline Owen - 61 Mobbs Lane Epping (Former Channel 7 site)

From: "Jan Howe" <jan13@netspace.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 27/10/2010 7:04 AM
Subject: 61 Mobbs Lane Epping (Former Channel 7 site)
CC: "Tony Kelly" <glenrowan1@hotmail.com>

Submission on project in subject line

Our name is John and Jan Howe
34 Northcott Avenue
Eastwood NSW 2122

Meriton Apartments
1,2 & 3, 61 Mobbs Lane Epping
Application Number MP 10_0107

We object to the proposal of further units to be built at the above site.

My reasons are 650 units is far more than the area can cope with and to propose another 250 is absurd.
Its greed, purely greed.

Traffic congestion and environmentally unsound.

You should take a visit to Eastwood Shopping centre on the weekend one cannot move.

Regards

Mr and Mrs John and Jan Howe

24

Caroline Owen - MP 10_0107 objection

From: R L <bluegum9@yahoo.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 27/10/2010 11:49 PM
Subject: MP 10_0107 objection

This apartments are not compatible with local environment, let along bringing on more pressure to the local facilities. And Meriton's plan to shrink the size of each apartment to cram in more people is just wrong.

We can't get out our drive way before the Brick work apartment are built. It won't a nice picture when both apartments are occupied.

Very concerned locals

25

From: "Loraine Norman" <thenormans@virginbroadband.com.au>
To: <caroline.owen@planning.nsw.gov.au>
Date: 28/10/2010 4:30 pm
Subject: EA for 61 Mobbs Lane Epping MP 10_0107

Further to my telephone conversation with yourself on 28 October 2010 I wish to formally advise that in contravention of your Departments letter dated 24 September 2010 signed by Michael Woodland the above referenced EA submission was not available at the Epping Library on the 28th October. The aforementioned letter advised that the formal period of exhibition would extend until the 29th October. Notwithstanding the fact that the EA might still be on display at the Department of Planning or Parramatta City Council until the official closing date and is also available on-line, the Statutory Requirement for me, or any other interested party, to view the document at the nominated location of Epping Library prior to 29 October has been denied.

With such a contentious development it is essential that all legal and statutory

requirements are properly established and adhered to.

My legal and statutory rights to view the EA document have been extinguished.

I would request that this e-mail be forwarded to your legal Department for comment and possible action.

On a lighter note I note that under the heading EXECUTIVE SUMMARY and sub-heading Potential Impacts it is noted that the new townhouses are to be constructed approximately 8mm from the adjoining boundary!! I've heard of 'packing them in' before but this one takes the cake, even for Meriton!

I look forward to your response, particularly on the first raised issue.

Tony Norman
Secretary Body Corporate Committee 36 Mobbs Lane Epping NSW 2121
9804 1439 or 0402 759 811.

251

From: "Loraine Norman" <thenormans@virginbroadband.com.au>
To: <caroline.owen@planning.nsw.gov.au>
Date: 30/10/2010 10:52 am
Subject: EA for 61 Mobbs Lane MP 10_0107

Although acknowledging that the period for comments on the above submission ended on Friday 29 October I would request that the following objection be accepted, based on the fact that the EA document was removed from Epping Library prior to the closing date and was therefore unavailable for proper review and scrutiny.

OBJECTION TO WORKING HOURS:

Clause 5.14.2 advises that the developer plans to operate between 7.00am and 5.00pm on Saturdays. As noted in Clause 2.2 the site is surrounded by low density residential development. I believe that Saturday working should terminate at noon to give local residents some peaceful enjoyment of their gardens and neighbourhood, at least on Saturday afternoons and Sundays.

I believe that the shorter Saturday hours are consistent with the working hours usually determined by the local Authority.

Confirmation of whether this objection will be accepted is requested .

Tony Norman Secretary Body Corporate Committee 36 Mobbs Lane.
Tele: 9804 1439 or Mobile: 0402 759 811

26

From: "Loraine Norman" <thenormans@virginbroadband.com.au>
To: <caroline.owen@planning.nsw.gov.au>
Date: 28/10/2010 10:37 pm
Subject: Objection to EA for 61 Mobbs Lane - MP 10_0107

On behalf of the Body Corporate Committee for Strata No.67298 at 36 Mobbs Lane Epping NSW 2121 I wish to formally object to the above referenced EA on the following grounds.

1. At various points in the document the assessment concludes that the proposal is consistent with the requirements of the currently approved Concept Plan(MP.No.05 0086). Since the developer has applied for a 75W modification to the Concept Plan I believe that this

Environmental

Assessment should be deferred until the outcome of the 75W application is determined since the proposed change from 650 to 800 units on the site could have serious impact on the assumption made in the current EA.

2. Clause 5.1.2 notes that Schedule 3, Traffic Generating Development to be referred to the RTA does not apply to this proposal for 28 townhouses. Since this stage of the development is only a minor part of the overall scheme of some 650 to 800 units, to imply that traffic generation is not an issue for this site is patently ridiculous.

3. Clause 5.6 2nd paragraph notes that 'the traffic generation will be no greater than that under the approved Concept Plan'. Once again this ignores the fact that the 75W modification application has an increase in on-site car numbers of approximately 34% over the currently approved Concept Plan. A new EA should be produced if the 75W application is approved by NSW Planning.

4. Clause 5.9 indicates that Stage 1, Buildings 4 and 5 is currently with the Department for determination. I am unaware of an EA for this part of the stage 1 being made available for public review and comment. Since the document indicates that Buildings 1 thro 5 are all identified as being constructed as Stage 1 why doesn't the current EA cover all of the 5 buildings?

5. Clause 5.14.2 paragraph 4 notes that details of truck routes will be made available to Council. Why is this information not included in the EA at this time since the movement of heavy construction vehicles will have a major environmental impact on all residents of Mobbs Lane. This road has a current vehicle weight limit restriction and the routing of vehicles to and from the site is of paramount importance. I believe NSW Planning must insist that the Traffic Management Plan for the construction phase of this development MUST form part of any Environmental Assessment if such document is to be seriously considered for approval.

As advised in an earlier e-mail to the Department I wish to formally object to the fact that the EA document was not available for inspection at the Epping Library on Thursday 28th October in contravention of the letter dated 24 September 2010 from your office which clearly stated that the

exhibition of this application would continue until the 29th October.

I believe my statutory and legal rights with regard to this matter have been denied and I most strongly object to the lack of due and proper process that has occurred in this instance. I trust that your Department will ensure that all

further documents required to be placed on public exhibition will remain in place until the nominated closing date. I suggest that better co-ordination in

the future between the parties involved would be a good step forward.

Tony Norman Secretary for Body Corporate Committee
16/36 Mobbs Lane Epping NSW 2121.

28th October 2010

Reference

61 Mobbs Lane, Epping (former Channel 7 site)
Application No MP10-0107

Attention Ms Caroline Owen
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Ms Owen

As previously advised we are not against the development of the former Channel 7 site but object to the over-development of the site with the addition of 28 2/3 storey town houses on top of the previous request MP05_0086 MOD 2 to increase the number of dwellings from 650 to 800.

1. This is a suburban residential area and over-development of this site would be out of character for the area, especially 5 to 6 storeys would be unsightly on this elevated location.
2. The signs in Mobbs Lane erected by Parramatta Council indicate this development does not have the support of Parramatta Council.
3. It is documented Parramatta Council would have limited the number of dwellings on the site to 400 units at the most.
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. Considering the former channel 7 site is on an elevated position we request consideration that the proposed new development 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. Parramatta City Council does not approve of the 650 dwellings and both Hornsby and Ryde Councils are concerned about the increased traffic flow.
7. Finally if it is reasonable for the developer to request a variation to the original application by increasing the number of dwellings, conversely we would ask the Minister of Planning to consider decreasing the dwellings on the original application to an acceptable suburban density suggested by Parramatta City Council.

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