

Caroline Owen - Online Submission from John Higgins (object)

From: John Higgins <jshiggins@optusnet.com.au>
To: Caroline Owen <caroline.owen@planning.nsw.gov.au>
Date: 12/01/2011 9:12 AM
Subject: Online Submission from John Higgins (object)
CC: <assessments@planning.nsw.gov.au>

Assumption

I presume this is stage 1 of the proposed 650 dwellings approved by NSW Govt. Planning known as Epping Park. If not, please indicate.

Concerns

1. The Epping Park development is approx. 10 times the density of the surrounding residential area and will totally destroy the ambience of the area.
2. Epping Park development, in addition to the adjacent development of the 280 dwellings in Cavanstone, and the likely development of the Ryde Tafe Annex will turn this area into a residential slum. Will policing numbers be boosted in Epping / Eastwood to cater for the likelihood of increased crime which comes with high density dwellings?
3. This development is 20 mins walking from the railway station. It is a poor assumption to assume people will predominantly use public transport. Thus we are talking of a substantial increase in car trips in the Epping / Eastwood area, with insufficient infrastructure to support these trips. Can you confirm that you will not open residential streets to this development, other than Mobbs Lane?
4. Will Epping Park have sufficient off-road parking to cater for the additional 500-1000 vehicles?
5. What additional buses have been planned to cater for the additional 1500 - 2000 additional people?
6. What plans are in place to cater for schooling of the additional school children. What is your estimate for additional school aged children?
7. What plans are in place for medical services to support the additional 1500 - 2000 people?
8. The Parramatta Council recommended approximately 400 dwellings would be appropriate for this development but in your wisdom you have approved 650 and I understand that Meriton would like additional dwellings. Can you confirm what is the status of this additional dwelling proposal?
9. What is your understanding as to why the Ryde Tafe Annex is being closed? If residential development is planned/likely then this needs to be considered as part of this development as this will further raise the dwelling density of the area and lead to further traffic congestion and impact the streets north of the Annex.
10. Will these developments (Cavanstone, Epping Park and Ryde Annex) require a new power sub-station? If so, where will it be located.
11. Epping Park will capture significant volumes of water during heavy rain. Will there be sufficient drainage to guarantee that houses below the development will not be impacted by water overflow?

Name: John Higgins

Address:

2 Second Avenue Epping NSW

IP Address: c122-107-126-247.carlnfd1.nsw.optusnet.com.au - 122.107.126.247

Submission for Job: #4230 MP 10_0158 - Residential Development- Buildings 7 & 8
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4230

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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From: Toni Burgess <tonib15@bigpond.net.au>
To: Caroline Owen <caroline.owen@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: 12/01/2011 1:29 pm
Subject: Online Submission from Toni Burgess (object)

I have a huge issue with 6 storey blocks, they will tower over any other dwelling in our area. We live in a residential area of 1 and 2 storey homes, not massive blocks of units.

This style of housing is definitely not in keeping with our part of Epping. It is pure greed on the part of Meriton Apartments PTL.

A very upset resident.

Name: Toni Burgess

Address:
48 Mobbs Lane, Epping

IP Address: - 202.69.219.22

Submission for Job: #4230 MP 10_0158 - Residential Development- Buildings 7 & 8
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4230

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

From: "Melody Newman" <melody.newman@sydney.edu.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 12/01/2011 5:20 pm
Subject: Environmental Assessment Exhibition - Residential Development - MP 10_0158

Dear Sir

Thanks you for the opportunity to comment on the proposed development on the Former Channel 7 site at 61 Mobbs Lane in Epping.

I am a resident of this area, my street running off Mobbs Lane. I have seen several documents from the Local Council and the NSW Government on this particular development and have voiced my objection to this development before. This is a huge site which previously contained more than 2 buildings so this application should not be viewed in isolation as Meriton Apartments Pty Ltd does not intent only erecting 2 buildings on this site. The impact the development of the Channel 7 site should be considered in its entirety, not in a piecemeal fashion as this applications implies will happen.

In the 5 years I have lived in this area I have witnessed countless houses demolished and dual occupancy dwellings erected as well as the development of the Brick Pit housing estate which is across the road from the Channel 7 site. These developments have increased the number of residents in the area and as the Brick Pit is still being developed, the number will continue to increase. Adding the hundreds of people expected to take up occupancy in the Meriton Mobbs Lane development will put an unsustainable level of stress on the infrastructure of the area.

Before any further consideration be made on the development of the Channel 7 site, I implore you to take a ride out to Eastwood and drive down Mobbs Lane and the surrounding streets so you can appreciate just how much development is already underway and what the additional development will do to the area. This is a development plan which was rejected by the Local Council for good reason. The State Government should not run rough shod over the wishes of the local community.

Melody Newman
4 Raimonde Road
Eastwood NSW 2122

0407221359

(4)

Caroline Owen - Online Submission from David Ho (object)

From: David Ho <david.ho@worleyparsons.com>
To: Caroline Owen <caroline.owen@planning.nsw.gov.au>
Date: 14/01/2011 5:14 PM
Subject: Online Submission from David Ho (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: Figures and map.pdf; Disclosure statement.pdf; Figures and map.pdf; Disclosure statement.pdf

I have read the traffic report "Channel 7 Site Proposed Buildings & and 8 Residential Development 61 Mobbs Lane, Epping, Assessment of Traffic and Transport Implications" dated December 2010 prepared by Transport and Traffic Planning Associates. There are two items the report has NOT addressed in the traffic assessment; (1) they considered 650 dwellings but I understand 800 dwellings is the number of dwellings Meriton is now considering; and (2) the impact of increased traffic on potential "rat runs" through the Cavanstone estate, current being developed by AVJennings.

If the proposed development is going to accommodate 800 dwellings, then the findings in this traffic report (and any other assessments based on 650 dwellings) will be invalid. And approval of this development by NSW Planning/Parramatta City Council will be based on false or incorrect submission/representation.

I and others living in the Cavanstone Estate will be very worry about the increase in local traffic through the private roads and lane ways in the estate for cars coming from Mobbs Lane and exiting to Midson Road (and vice versa). Please refer to the attachment "Figures & Maps" showing how the traffic can enter from Mobbs Lane, via Birchgrove Crescent, Avondale Way and Cavan Drive and exit to Midson Road. Or via Loftus Way or Birchgrove Crescent to Cavan Drive and exit to Midson Road. I notice there is no measure in place or planned to prevent people from making these "rat runs".

With the increased local traffic through the estate, I have three concerns:

- (1) as the roads/lane ways are private roads in the estate, the increased traffic will pose safety issues to people living in the estate, especially young children;
- (2) there will be additional noise impact on the local residents; and
- (3) the increase in traffic will cause faster wear and tear to the roads, which are not designed for the additional volume of traffic, and the people living in the estate will bear the repairs and maintenance costs for these private roads.

Name: David Ho

Address:

20 Birchgrove Crescent, Eastwood, NSW 2122

IP Address: - 116.212.192.157

Submission for Job: #4230 MP 10_0158 - Residential Development- Buildings 7 & 8
https://majorprojects.onhlive.com/index.pl?action=view_job&id=4230

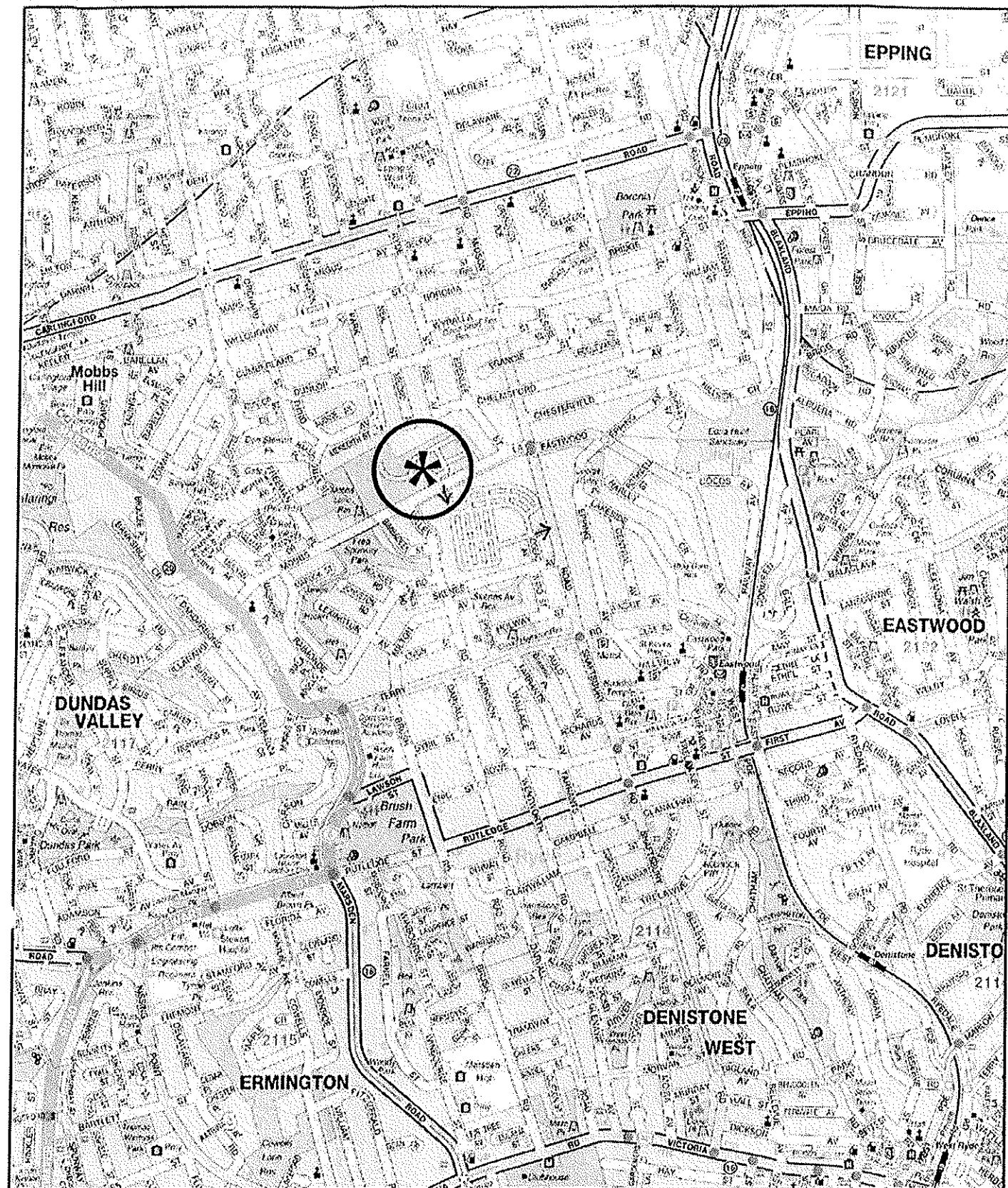
Site: #547 Channel 7, Epping

https://majorprojects.onhlive.com/index.pl?action=view_site&id=547

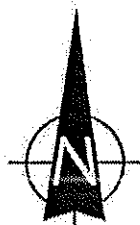
Caroline Owen

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

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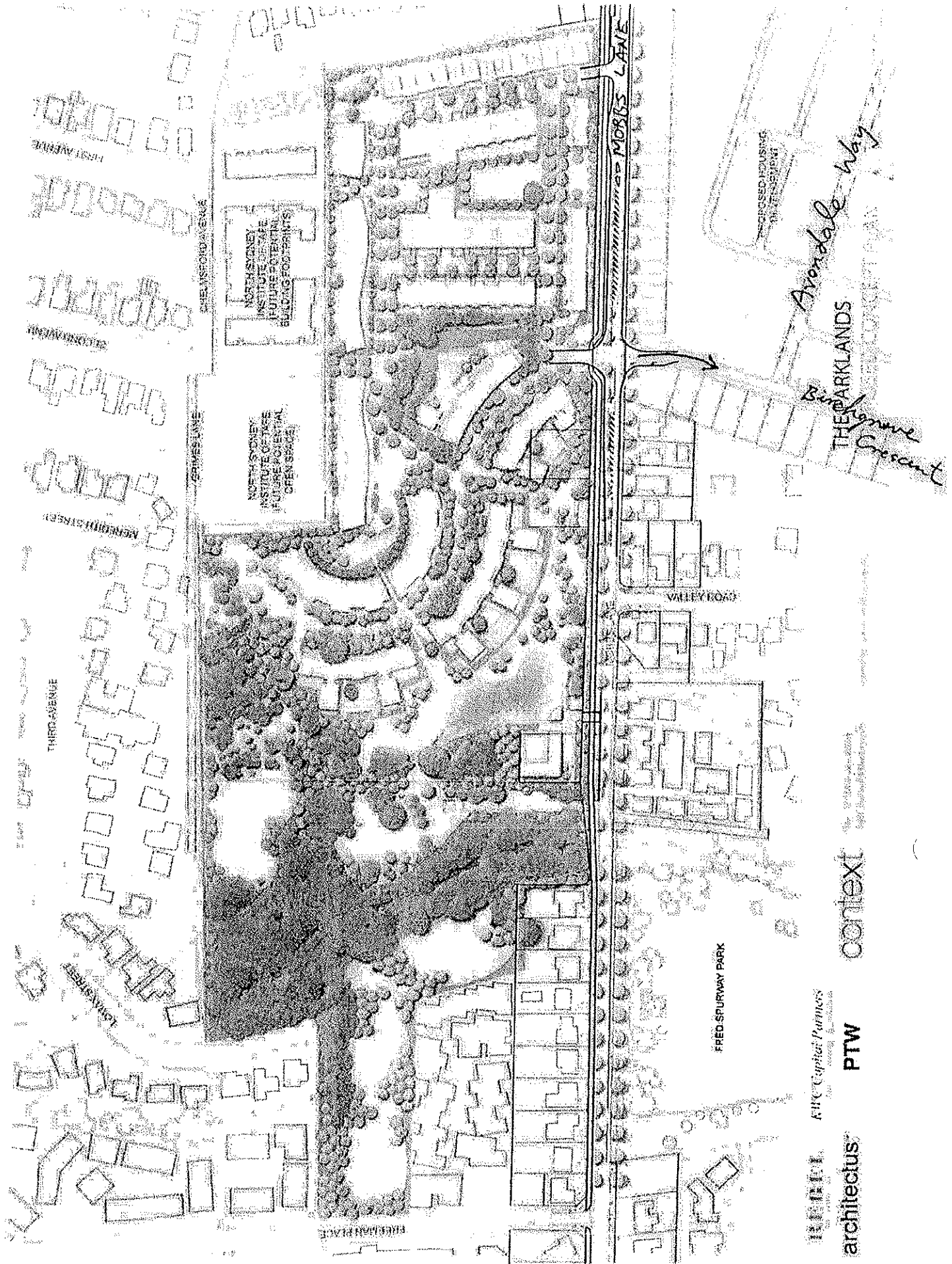


LEGEND



LOCATION

FIG 1

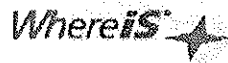


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Political donations and gifts disclosure statement

[INSERT COUNCIL LOGO]

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations and gifts disclosure under section 147(4) and (5) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to a council.

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 to a council

Under section 147(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a *relevant planning application* to a council is required to disclose the following *reportable political donations and gifts* (if any) made by any *person with a financial interest* in the application within the period commencing 2 years before the application is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

Making a public submission to a council

Under section 147(5) of the Act a person who makes a *relevant public submission* to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any *associate of that person* within the period commencing 2 years before the submission is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

A reference in sections 147(4) and 147(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

How and when do you make a disclosure?

The disclosure of a reportable political donation or gift 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 or gift is made before the application or submission is made, or
- (b) if the donation or gift 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 or gift is made.

What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 147(9) for political donations and section 147(10) for gifts.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the relevant information requirements for disclosures to a council.

Note: A separate Disclosure Statement Template is available for disclosures to the Minister or the Director-General of the Department of Planning.

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.

Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

gift means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
 - b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
 - c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
 - d) an application for development consent under Part 4 (or for the modification of a development consent), or
 - e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application,
- but does not include:
- f) an application for (or for the modification of) a complying development certificate, or
 - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
 - h) any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

86 Meaning of "reportable political donation"

- (1) For the purposes of this Act, a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
 - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
 - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
 - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if:


- a) the person is the applicant or the person on whose behalf the application is made, or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d) they have any other relationship prescribed by the regulations.

Political Donations and Gifts Disclosure Statement to Council

If you are required under section 147(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.

Disclosure Statement Details		Planning application reference (e.g. DA number, planning application title or reference, property address or other description) Application No. MP 10_0158, 61 Mobbs Lane, Epping (former Channel 7 site)			
Name of person making this disclosure statement David Ho					
Person's interest in the application (circle relevant option below)					
You are the APPLICANT YES NO OR YES NO		You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES NO			
Reportable political donations or gifts made by person making this declaration or by other relevant persons					
<p>* State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).</p> <p>* If you are the applicant of a planning application state below any reportable political donations or gifts 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 or gifts that you know, or ought reasonably to know, were made by an associate.</p>					
Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
Please list all reportable political donations and gifts—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  14/1/2011					
Name(s) DAVID HO					

14 January, 2011

Your reference: MP 10_0158
F2005/02607

NSW Government Planning

To: Caroline Owen - *Contact officer*

Dear Caroline,

I am writing in reference to the Meriton Apartments being constructed on the former Channel 7 site and advise that I do not support this project.

My concerns are:

1.

Motor vehicle Traffic congestion: The number of units, currently planned for 650, will significantly add to the already existing traffic congestion within this area. The site is not located within walking distance to Epping Station for the majority of residents and buses will only further block the local residential streets. Signalisation at the intersection of Marsden Road and Mobbs Lane although essential to provide safe access to enter and depart from Mobbs lane will cause major congestion at this intersection. Similarly with the intersection of Mobbs Lane and Midson Road.

In addition the adjacent development - Carvanstone built on the old brick pit site is expected to contain between 240 to 280 dwellings on completion.

Would you please advise how the Government is addressing this large increase in vehicles, at least 900+, within the area surrounding the site?

2.

Ryde TAFE Epping Annex: Residents have advised that this Annex may be closed or is proposed to be closed.

Would you please advise if this is the case and if so if further development is planned on this current land connected to the Meriton Apartments.

I look forward to hearing a response on the above items as a concerned local resident.

Thank you,
Yours sincerely,

David Sandford
21 Second Avenue,
Epping 2121

To: Caroline Owen <caroline.owen@planning.nsw.gov.au>
CC: <assessments@planning.nsw.gov.au>
Date: 27/01/2011 8:19 pm
Subject: Online Submission from

I do not wish my name to be disclosed or displayed.

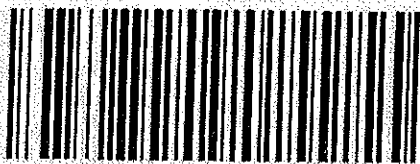
I am neutral about the project.

I have some suggestions concerning possible impact on residents nearby

1) May I suggest the inclusion of a convenience store/small shops with essential commodities within this development which may reduce the number of vehicles driving towards and from nearby shopping centres

2) I would like to also suggest better and increased frequency of transport to nearby rail stations to reduce the number of cars that will be parked on the streets around the stations.

I do not wish my name to be displayed or made available to anyone.



PCU018940

ref. MP 10 0158

Sydney

M. D. W.

22nd January 2011

Ms Caroline Owen,

Madam,

with reference to subject matter Lane
redensolment of Channel 7 T V site MP 10-0158 I am
not in accord with the erection of buildings as proposed
to the height of 3 to 6 storeys, why are people expected
to live in these high levels, would it be better for
couples & even older folks to have homes of 1 level with
a back yard to have grass & flowers & even grow veges
as the climate is for out door living ??? This is our way
in this country Yes it is better than up in these high rises.

There are times when lifts are stuck with no power & they
have to walk either up or down. I know what it's like to do
as I had in my early days of plumbing, apprentices & later on as
a site foreman in these types of constructions.

So on my 6 lots more people I say NO NO NO to this
type of construction as streets are not able to cater for cars
let alone public Bus transport!!!

Further I do not want my name & address used in any
way. I do not contribute to any political party.

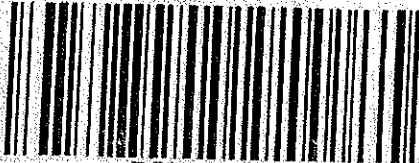
Yours sincerely,

Department of Planning

Received

28 JAN 2011

Scanning Room



PCU019529

Department of Planning
Received
15 FEB 2011
Scanning Room

12

Caroline Owen,
Major Projects assessment, Dept Planning,

14/2/11

We the undersigned wish to protest about the new proposed project for Meriton Apartments on the former Channel 7 site. We object to more of these high density buildings being added to already high density buildings taking place. Epping has always been a planned place to live in, with leafy streets & beautiful old homes. Let's keep it this way! These extra places will put more strain on the already (goat track) called Mobbs Lane which runs in front of the new development. These buildings will be the "shockboxes" & "concrete cages" which Meriton build. Why would 800 dwellings be built in an area that is beyond walking distance to a train station & is served by minimal public transport. The local roads, Madison Road, & the small residential streets will be inundated with cars.

Please consider the impact these extra buildings will have on the community. The place itself now is a mess long grass in Mobbs Lane & spilling over the edges. It was like a park when Channel 7 were there. They need to tidy up Mobbs Lane from the top down to the creek.

Please do not make our name available to the proposed. Yours faithfully,

(13)

Debrah Silver - Online Submission from Joanne Middleton (object)

From: Joanne Middleton <jemandrcm@gmail.com>
To: Debrah Silver <debrah.silver@planning.nsw.gov.au>
Date: 16/02/2011 3:49 PM
Subject: Online Submission from Joanne Middleton (object)
CC: <assessments@planning.nsw.gov.au>

Dear sir or Madam,

I wish to lodge my objection against application - MP 10_0158 - Residential Development- Buildings 7 & 8.

My objection is based on the following factors.

Within the Environmental Assessment Report the Director General's Requirements request that

1. "that the EA shall address the height, bulk and scale of the proposed development within the context of the locality and approved concept plan. In particular detailed building envelope / height and contextual views should be undertaken to ensure the proposal integrates with the local environment".

Very few of the above factors have been adequately addressed. Height and bulk are certainly not within the context of the locality. Nowhere within the locality exist four, five or six storey buildings. It would also take a massive stretch of the imagination to consider the 'Eastwood Brickworks' site is generally the scale of development within this locality. More generally the style of development is single/double storey detached residential homes. A scattering of dual occupancy/unit style dwellings within the locality. Therefore scale within the context of the locality has not been addressed for this proposed development nor has integration of the project.

2. "the EA must address solar access, acoustic privacy, visual privacy, view loss and achieve a high level of environmental and residential amenity. In this regard, the EA should consider appropriate separation distances to adjacent residential buildings and adjoining property boundaries".

The bulk, height and scale of the proposed development will make it near impossible to achieve the above objectives. Buildings of four, five, six (and others on the site of eight storeys) will achieve an extremely high degree of visual pollution. The result will certainly be, for many properties, view loss, loss of visual privacy and acoustic privacy will be highly unmanageable with the proposed heights of these buildings. It will be certain, a high level of environmental and residential amenity, will NOT be achieved.

Traffic survey reports.

As a local resident, I know only too well, the difficulties traffic congestion is presently suffering in our local community. To venture out in morning or evening peak hours, finds all local arterial roads currently flowing at near capacity. Midson Road, Marsden Road, Carlingford Road, Beecroft Road, Pennant Hills Road, Rutledge Street and Blaxland Road are all extremely congested, and this is without the addition of your estimated traffic flows. One would have to consider the result of your traffic survey analysis, is plainly wrong.

Name: Joanne Middleton

Address:
16 Lomax Street,
Epping

IP Address: - 202.124.74.80

Submission for Job: #4230 MP 10_0158 - Residential Development- Buildings 7 & 8
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4230

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

Debrah Silver

E: debrah.silver@planning.nsw.gov.au

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(1A)

Debrah Silver - Online Submission from Chrisanthi Maddison (object)

From: Chrisanthi Maddison <chrismaddison@optusnet.com.au>
To: Debrah Silver <debrah.silver@planning.nsw.gov.au>
Date: 18/02/2011 2:07 PM
Subject: Online Submission from Chrisanthi Maddison (object)
CC: <assessments@planning.nsw.gov.au>

Will our feedback be even considered? During the last two years there has been approval for developing at the former site of the brick pit over 245 dwellings. We note with concern the increase in traffic on Mobbs lane, Midson Road and Marsden Road, and anxiously wondering how it will cope with additional traffic congestion from 650-800 dwellings.

The site at 61 Mobbs lane is NOT within the State government guideline of within 500 meters from a transport hub, hat allows high density buildings. With 650-800 more dwellings, finding parking close to either the Eastwood or Epping stations would soon become near impossible for us to find parking within a radius of a ten minute walk to the station.

The current Bus service is inadequate, especially during peak times to get to the station to travel to work in the city and back.

I strongly object to the proposed change from 650 dwellings to 800 because:

1. this in excess of the number of dwellings allowed for this property,
2. it is not in keeping within accepted levels of density for properties in this area,
3. the increased traffic is not appropriate for a one lane steep street such as Mobbs lane.

This site could be developed in a more Community friendly way respecting the natural beauty of the site.

Name: Chrisanthi Maddison

Address:
12 Marook Street
Carlingford
NSW 2118

IP Address: c122-106-161-35.carlnfd1.nsw.optusnet.com.au - 122.106.161.35

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