

Diary from Patricia Moran to Kate MacDonald on 29/10/2012

Diary against Annex Website Submissions for job #5623 MP05 0086 MOD 4 Modification to Concept Plan

## Online Submission from

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### Email Details

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Received

Status

Time Spent

Priority

Class

Object

### Interactions

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#### Contacts (1)

Inbound email from:  
Patricia Moran

#### Staff (1)

Email to:  
Kate MacDonald

Please stop this greed now.

447 car parking spaces is ridiculous. Mobbs Lane, Eastwood and surrounds cannot cope with his development, the infrastructure is not available eg shops, parking, inadequate roads

Existing residents have been disrupted enough with noise and dust filling our houses daily.

The Liberals were in full support of our objections to this development when in opposition. It is now time to stand up and be counted.

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Kate MacDonald - Re Concept Plan 61 Mobbs Lane Epping (MP 11\_0046)

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**From:** "G"  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 11/12/2012 8:21 AM  
**Subject:** Re Concept Plan 61 Mobbs Lane Epping (MP 11\_0046)

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To whom it may Concern,

Re Concept Plan 61 Mobbs Lane Epping (MP 11\_0046) as owner/resident living opposite (46 Mobbs Lane Epping) this development, I object to the change in the original application from lower level houses/townhouses to these multi storey apartments on the basis of:

- (1) **Shadow impacts** on my property.
- (2) **Increased traffic**
- (3) **Reduced Privacy**
- (4) **Inappropriate public transport and roads to support the density.**

I am appalled at the lack of consultation and arrogance of the developer towards residents and the local council. The inappropriate behaviour of the construction people, defiance of the traffic rules - right hand turns being made against specific traffic signage and dangerous driving. Dust is out of control. I have to wash my front verandah and windows down weekly. Surely the EPA must have regulations on dust containment?

I am 48 years old and lived in Epping for 20 years. I consider myself forward thinking and a well respected businessman. However, I do not consider this level of over development good. Sure, increase the density, but 800 apartments, 2500 additional people on a few acres. **We are creating the ghettos of the future!**

Regards

Glenn Scott

**From:** <  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 11/8/2012 12:40 pm  
**Subject:** submission - Project application (MP 11 0046)

Submission dated 8.11.12

Sundaresh Rao

Subject: submission to the proposed development in Mobbs lane Epping  
Exhibition of a section 75W modification to the Mobbs lane Concept Plan (MP\_05\_0086 MOD 4) and  
the project application for the construction of seven residential buildings at 61 Mobbs Lane Epping.  
Note: I also own another property very close to this development.  
Your Ref: MP 11\_0046 & MP 05\_0086 MOD 4

Statement: I strongly object and oppose to this proposed development

Reasons: The development proposed will increase the number of dwellings around that area significantly (almost adding another suburb of people) and with NO change to any infrastructure roads, schools, parking etc... This development is going to make it impossible to live in Epping. Epping, as you know is already crowded with traffic jams in peak hours near the station (takes 30 mins to just cross the bridge near the station from Carlingford road or Beecroft road. Plus there is not enough parking currently available near the train station for commuters. The schooling is under pressure with class room sizes exceeding 35- 40 which is quite pathetic! With no new plans for reducing traffic jams, increasing parking, schooling etc, this development in my opinion would be disaster to already crowded Epping residents. Also, as I recall, there was a public park planned in this Mobbs Lane development and I don't see any in the plan now (may be missing something). The whole infrastructure planning/ development needs to be considered before adding any more dwellings. Its just common sense, I think. So I kindly request the Planners to review this development application in the interest of general Epping/Eastwood residents. Thanks

19th October 2012

NSW Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir,

Your Ref: MP 11-0046 & MP05-0086 Mod 4 - 61 Mobbs Lane, Epping

In reply to your two letters (undated), we respond with the following concerns:

1. **Traffic Generation along Mobbs Lane:** There will be a considerable increase in the volume of traffic along Mobbs Lane and the road surface (which is not in good condition at the best of times) will be adversely affected between Valley Road and Midson Road. Unless the road surface is upgraded and widened considerably there will be traffic delays at the new exit roads from the Brick Pit Development Site and also the old Channel 7 Development Site. Mobbs Lane is also a bus route, requiring good traffic flow.
2. **Overflow Traffic:** Our concern is that overflow traffic in peak times will divert vehicles down Valley Road and Raimonde Road into Terry Road causing disturbance to the local low volume domestic roads. These roads are very narrow and in the case of Raimonde Road (which is also a bus route) do not allow for large volumes of through traffic.
3. **The additional traffic from 61 Mobbs Lane, Epping Site (and also the Brick Pit Site) will cause traffic congestion,** especially at the lights at Midson Road, Epping and would also cause long delays at the Marsden Road end of Mobbs Lane in peak hours (thus diverting of traffic into Valley Road and Raimonde Road because they have access to Terry Road).
4. There is not enough parking available at the local small shopping centre in Mobbs Lane at the moment to cater for the volume of business it creates. Increased traffic would also have an impact on this small shopping area as well. Excess parking overflows into surrounding streets (especially Raimonde Road) which restricts the flow of bus, car and waste disposal trucks as cars are parked on both sides of the road.
5. **We are also concerned that the run off storm water from the new development site will cause additional stress on the flood prone Terry Creek,** which has seen heavy floods in the last twelve months at Eastwood.

Yours faithfully,



P.J. & M.J. Hooper

Kate MacDonald - MP 11\_0046 & MP 05\_0086 MOD 4

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**From:** Maxine White <  
**To:** <plan\_comment(@planning.nsw.gov.au)>  
**Date:** 11/4/2012 10:15 AM  
**Subject:** MP 11\_0046 & MP 05\_0086 MOD 4

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Dear Sir/Madam,

My name is Maxine White and I live at \_\_\_\_\_, (unfortunately) almost adjoining the above development. Please do not permit any further development on this site. It is absolutely terrifying watching the construction, it is unbelievable to see the 'rabbit warrens' being built, how people will live so squashed together, I cannot imagine.

The major castastrophe on this site is **Mobbs LANE**, which is the exit for this development, totally unsuitable for the number of buildings erected and how on earth the traffic will be managed is inconceivable. There is also an exit onto **Mobbs LANE** from the "Brick Pit" construction which is also totally unsuitable.

The over-development is enough already, the roads are already grid-locked, the infrastructure is not there to cope. Please, please do not allow this greedy developer to bring any further chaos to our neighbourhood and refuse any applications from Meriton Apartments Pty Ltd.

The neighbourhood has been covered in dust since construction began on this site, when it rained for a period a few months ago, the road was awash with filthy clay laden rain water flooding **Mobbs LANE**, when dry periods ensue, red dust covers our homes, gardens, cars, washing and everything else in its path. I have taken to driving via Marsden Road rather than travel up **Mobbs LANE**

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Maxine White

Application No: MP11-0046 + MP05-0086 MOD4

RE: Project Application for the Construction of Seven Residential Buildings know as Building 11, 12, 13, 14, 15, 16 and 17 (Stage 3 Residential Development – MP11-0046) at 61 Mobbs Lane, Epping

Attention: Kate McDonald

Dear Kate

WE DO NOT AGREE WITH THE ABOVE PROPOSAL DEVELOPMENT!

Reasons Include:

- It doesn't in any way fit in with the existing area.
- It is only within 400 metres of an area which is Heritage Listed (HL). Any application for alterations to HL properties is next to impossible to get through the Council. Also HL alterations have to have a defining mark between the original and the new, which looks terrible and is impractical. The current Application is 6 Storey Apartment Blocks.
- The area across the road (the old Brick Works) is a lot more acceptable and fitting to the area.
- The application will be invading the privacy of our own home along with all our neighbours which have been in the area for in excess of 10 years. We used to have a nice natural outlook of trees, currently have an outlook of diggers, trucks, machinery and DUST. We can now see the windows of the current