

**Kate MacDonald - Your ref: MP 11\_0046 & MP 05\_0086 MOD 4**

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**From:** Graeme Bauchop <  
**To:** <kate.macdonald@planning.nsw.gov.au>  
**Date:** 11/9/2012 2:12 PM  
**Subject:** Your ref: MP 11\_0046 & MP 05\_0086 MOD 4

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**Re:**  
Stage 3 residential development at 61 Mobbs Lane, Epping (former Channel 7 site)

Application No: MP 11\_0046 & MP 05\_0086 MOD 4

Dear Kate,

Thank you for providing an opportunity to respond to the above Application.

I have several objections to the above project, namely

- The height of Buildings 11 and 12 is in effect exceeding the 6 storey limit. The developer is using landscaping to create the illusion of the apartments commencing at ground level, and additionally is not taking into account structures above level 6. This is contrary to including similar roof top structures on several of the other buildings in this application where they are shown as being an additional level.
- Traffic volume increase to Mobbs Lane has not been effectively addressed and seems to consider the addition of traffic lights to the Marsden Road Mobbs Lane as being all that is required. This is very short sighted in view of the volume of traffic already using both Marsden Road and Midson Road and the consequent impact this measure will have to traffic flow in the area. The adjoining Brickpit development now also has direct access to Mobbs Lane, meaning that when completed, the potential vehicle traffic of an additional 1100+ houses, town houses and apartments will be added to it. Despite claims to the contrary, the greater majority people coming into the area are not using public transport, and often have two vehicles. It would not be therefore unreasonable to expect an additional 2,000 vehicles with a corresponding increase in traffic volume to Mobbs Lane. The application makes no mention of these combined impacts.
- I could not find what, if any provisions are being made for visitor parking. Overflow parking onto Mobbs Lane would be a traffic hazard, particularly in the vicinity where Edenlee Street joins Mobbs Lane. Likewise, Edenlee Street is a narrow suburban street with limited availability for overflow parking, hence not suitable for this purpose. (A bus service currently runs along Edenlee Street. The width of the street is such it is necessary to pull to the side of the road to allow an oncoming bus to pass)
- The Application notes the buildings will be brick with concrete floors and (if I understood correctly) timber stud wall frames. The buildings in stages 1 and 2 used concrete slabs for the external walls, not brick. Are the stage 3 buildings using a different exterior? The drawings in the Application suggest not. This needs to be clarified. Further, if timber stud walls are used throughout, this would present noise and fire safety issues both for the adjoining apartments and the building as a whole as evidenced in the recent tragedy in Bankstown.

- The Application notes that Stage 3 will not commence until Stages 1 and 2 have been completed. If this is the case, why are the cranes already in position and in use? (A note I saw in the Application advised the crane sites were yet to be determined)

Other points to note is the use of particularly Edenlee Street for parking by the site workers. As noted above, Edenlee Street is a narrow street and its current use as a car park is presenting a traffic hazard. Surely the builder can provide on site parking to accommodate the needs of the on site workers.

The Application contains quite a lot of detail, and given its limited access (only one copy is available in the Epping Library), it is very hard to make a thorough assessment of it. I tried unsuccessfully to view the Application over the internet, but it would appear such a facility is not available. Can consideration be given to this please?

As a resident of approximate 46 years in this area, I find it shameful the Development has not taken into consideration the existing building style/character of the area. The Brickpit development, by comparison has made some effort to retain this character and as a result has a far more appealing outcome.

Yours sincerely

Graeme Bauchop