

>>> "Joanne & Roger Middleton" <jemandrcm@gmail.com> 9/8/2011 4:37 pm >>>

Ref No MP 11 0048

Objection to proposed development at 61 Mobbs Lane, Epping, (former Channel 7 site)

We have in the past objected to the previous development applications for the former Channel 7 site. The grounds we based our opposition on at those previous occasions have not altered significantly since that time. So, for your benefit, we will reiterate our previous reasons of opposition. The development currently underway, greets the neighbourhood, nearly daily, with intolerable noise pollution generated by the rumbling and squealing of traction of the earth moving equipment and their constant beeper reversing audio signalling.

1. The proposal indicates that the density of the proposal will be in the vicinity of six to eight times the current density of this purely residential area. This is a massive over development and completely out of step to that of the surrounding area.
2. This over development will put a sever strain on all existing transport facilities.
 - a. The area lacks an efficient and competent Bus service to the local transport hubs - Epping, Eastwood, Carlingford or Parramatta Railway stations.
 - b. The increased density of the area will put further strain on the already ever present traffic congestion on our local roads.
 - c. The local roads do not have the capacity to cope with the increased volumes of traffic that will be imposed upon them.
 - d. Much of the local community are elderly - living in a Retirement village, and the increased volumes of traffic together with speed and risk taking will obviously place them at risk of injury or worse.
 - e. None of the aforementioned Railway Stations have the capacity for the increase in parking that will be the result of increased commuter transportation needs. These Railway Stations presently have inadequate commuter parking.
3. The sheer bulk of this development is strongly out of character with surrounding residential development. Solid brick walls to a height of six storeys plus roof line will turn this development into an eyesore and the architects of this proposal will always be remembered by possessing totally unsound Town Planning abilities.
4. In times of heavy rainfall our existing storm water drains and channels struggle to cope with the volume of water presently discharged. With such a development as proposed and the subsequent loss of water retention, our storm water drains will not cope and Eastwood will again suffer flooding, as past history will attest.
5. Surrounding properties will have their privacy and space severely compromised. Unit dwellers and their visitors will be competing for parking spaces with the existing residential occupiers.
6. Our existing area is home to a diverse range of plant life, animals and birds. A development such as proposed will destroy our local community and decimate our natural visitors, with no hope in the future of returning it to the way it was.

Hindsight will be an excellent teacher, if this development is implemented, for you as the State's Planning Department, for the previous State Government and for Frank Sartor, the approving Planning minister. History will advise you all of the accurate perceptions of this small, but vocal, local community.

Mrs J.E. Middleton

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