

**From:** Simon Fleming <scfgoose@bigpond.net.au>  
**To:** <jane.flanagan@planning.nsw.gov.au>  
**Date:** 7/13/2013 8:30 pm  
**Subject:** 150 Epping Road Development

Dear Jane,

I have only just become aware of this development as a result of the leaflet delivered to my house dated 10th July. I was aware that something would be done with the site of the Shell servo. It really surprises that this is the first I have heard as I live on the Lane Cove North Estate, quite close to the site.

I Have reviewed a fraction of the copious documentation and have a couple of queries.

1) The things the traffic study says all seem pretty reasonable. However there seems to be one important aspect that is omitted (or maybe I have missed). Presumably only a small fraction of the residents will avail themselves of the fairly adequate bus services on Epping Road, and the majority will wish to commute by car. This will be fine if they work further out on the Epping Road, but those that wish to head towards the city for work would seem to be faced with a problem. Has any thought been given to how they will achieve this? In peak hour it is unlikely to possible, and certainly not safe, to attempt to get from the site into the right hand lane. If they succeed in this, are they expected to perform a U-turn at the Epping / Mowbray traffic lights? (Is this even legal?) Or would they need to turn into Mowbray Road and then use either the athletics ground or Lane Cove North Estate to turn around to get back onto Epping Road heading into the city. At one car every fifteen second, if only half of them want to head into the city, that's unlikely to workable! what am I missing?

2) I haven't seen anything about the status of the Yangoora Bushland Trail that runs from the service road behind the site, beside Lane Cove Lake and up to Sam Johnston Way. Can you confirm that this will be preserved as a walking trail?

Thanks,

Simon Fleming  
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Lane Cove