



5th October 2010

Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Mark Brown

**Concept Plan and amendment to the State Significant Site listing – 61 Mobbs Lane,
Epping (MP 05_0086 MOD 2)**

I refer to your letter dated 2nd September 2010 seeking comments on Concept Plan for a Residential Development at Mobbs Lane, Epping. The State Transit Authority (STA) of NSW appreciates this opportunity to provide input on this development. The STA makes the following comments:

1. The STA will require the following information from the proponent:
 - A detailed engineering plan of the proposed road changes on Mobbs Lane including the indented bus bay. STA preference is not pick up at the Kerb.
 - The delivery date of the proposed upgrade of Mobbs Lane.
2. It is important that the Development at Mobbs Lane take into consideration and contributes to the provision of public transport. Given the proposed changes to dwelling numbers the STA asks that the following points be taken into consideration:
 - The delivery of infrastructure (Early works package) should be undertaken in the initial stages of the development. The Current triggers for the infrastructure upgrades appear to be high.
 - That a travel demand scheme (green travel) be prepared by the proponent to promote the usage of public transport.
3. The STA will require in due course a copy and an opportunity to provide input into the construction traffic management plan.

Should you require further information please contact Ian Brocklehurst during business hours on 9245 5665 or by e-mail Ian_Brocklehurst@sta.nsw.gov.au

Yours sincerely

Brian Mander
Manager
Traffic and Service Planning