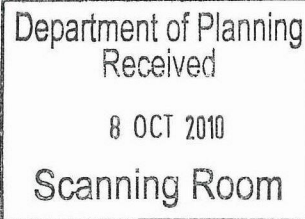
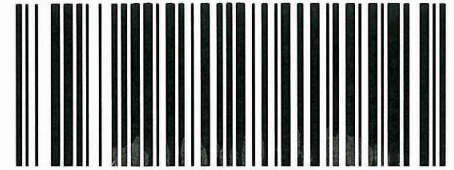




Transport
State Transit



5th October 2010



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

Attention: Caroline Owen

**Environmental Assessment – Residential Development – Buildings 1, 2 & 3, at 61
Mobbs Lane, Epping (MP 10_0107)**

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 has reviewed the Environmental Assessment, together with the supporting documentation, and makes the following comments:

1. The STA will require a detailed engineering plan, outlining the proposed road improvements and new bus stop on Mobbs Lane. This is required to undertake an assessment of potential bus operations. These plans will need to be provided prior to an approval by the Department of Planning.
2. 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.
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