

19th October 2012

NSW Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir,

Your Ref: MP 11-0046 & MP05-0086 Mod 4 - 61 Mobbs Lane, Epping

In reply to your two letters (undated), we respond with the following concerns:

1. **Traffic Generation along Mobbs Lane:** There will be a considerable increase in the volume of traffic along Mobbs Lane and the road surface (which is not in good condition at the best of times) will be adversely affected between Valley Road and Midson Road. Unless the road surface is upgraded and widened considerably there will be traffic delays at the new exit roads from the Brick Pit Development Site and also the old Channel 7 Development Site. Mobbs Lane is also a bus route, requiring good traffic flow.
2. **Overflow Traffic:** Our concern is that overflow traffic in peak times will divert vehicles down Valley Road and Raimonde Road into Terry Road causing disturbance to the local low volume domestic roads. These roads are very narrow and in the case of Raimonde Road (which is also a bus route) do not allow for large volumes of through traffic.
3. The additional traffic from 61 Mobbs Lane, Epping Site (and also the Brick Pit Site) will cause traffic congestion, especially at the lights at Midson Road, Epping and would also cause long delays at the Marsden Road end of Mobbs Lane in peak hours (thus diverting of traffic into Valley Road and Raimonde Road because they have access to Terry Road).
4. There is not enough parking available at the local small shopping centre in Mobbs Lane at the moment to cater for the volume of business it creates. Increased traffic would also have an impact on this small shopping area as well. Excess parking overflows into surrounding streets (especially Raimonde Road) which restricts the flow of bus, car and waste disposal trucks as cars are parked on both sides of the road.
5. We are also concerned that the run off storm water from the new development site will cause additional stress on the flood prone Terry Creek, which has seen heavy floods in the last twelve months at Eastwood.

Yours faithfully,



P.J. & M.J. Hooper