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Ordinary Council Meeting 4 October 2011
NOTICE OF MOTION NO. 18

Reference: Notice of Motion No. 18
Subject: 150 Epping Rd, Lane Cove
Record No: SU4548 - 40696/11
Author(s): Councillor Shauna Forrest

Background

At the Ordinary Council Meeting of 5 September 2011, the Notice of Motion and recommendation of Environmental Services Division Report No. 30, 150 Epping Rd not carried and was not negated. This Notice of Motion submits the recommendation of that report, attached as **AT-1**.

It is reasonable to work on the assumption that if Council tonight agrees to put in a Submission, that the State Government will accept it and consider it up until its future is considered of high importance to Council, given its prominence at the western entry to Lane Cove, its setting in an industrial zone by the Lane Cove River from Willoughby and Ryde council areas as it significantly exceeds the scale resolved on by Council on 6 December 2010.

Residents have expressed concern that Council did not itself resolve at its last meeting to send a submission to the Department of Planning addressing the issue for a mixed use development of up to 25 storeys, with environmental protection proposed over the eastern bushland portion of the site.

The draft submission (shown attached as **AT-2**) comments on a range of detailed issues in the Concept Plan proposal, which had not been issued at the time of concerns at the application's inadequate response to the Director-General's Requirements and its significant departure from the scale of concepts presented by the

The draft submission supports Council's resolutions of 6 December 2011 for:-

1. the zoning to remain industrial; and
2. the maximum height to be 39 metres (12-13 storeys) and FSR 1.1:1 to apply if mixed use proceeds.

These resolutions took into account the advice of independent consultancies, GMU Urban Design & Architecture Pty Ltd and Tim Williams Architects.

RECOMMENDATION

That Council endorse the draft submission shown attached as **AT-2** dated 6 September and it be forwarded to the Department of Planning as a matter of urgency.

Councillor Shauna Forrest
Councillor

ATTACHMENTS:

AT-1 View	REPORT 150 Epping Road, Part 3A Environmental Assessment	5 Pages
AT-2 View	Draft Submission - 150 Epping Rd part 3A Environmental Assessment - 6 September 2011	19 Pages

Ordinary Council Meeting 4 October 2011
GENERAL MANAGERS REPORT NO. 19
