

25 July 2013

SYD12/00373/03 (A4883887)
Your Reference: MP10_MOD 1

The Director
Metropolitan and Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Jane Flanagan

**EXHIBITION OF MODIFICATION FOR MIXED USE DEVELOPMENT
150 EPPING ROAD, LANE COVE WEST**

Dear Sir/Madam,

I refer to your letter dated 10 July 2013 with regard to the abovementioned development proposal, which was referred to Roads and Maritime Services (RMS) for comments.

RMS has reviewed the modification for the mixed use development and provides the following comments to the Department of Planning & Infrastructure:

1. The plan SS13-2629 submitted to RMS contradicts with the agreement reached by RMS at the meeting held on the 04 June 2013 with the applicant. The plan states there is an entry/exit at location (G) but RMS requested this be an exit only onto Epping Road along with the removal of the proposed slip lane on Epping Road and this was agreed at the meeting. The plan needs to be modified to show the agreed position.
2. The report also indicates that the western access or secondary access road (I) as mentioned in plan SS13-2629 is for service and emergency vehicles only. Previous discussion mentioned that this access was for emergency vehicles only. RMS does not support service vehicles accessing the development through the secondary access road (I) as it creates safety concerns which were previously mentioned.
3. Therefore, RMS requires placement of a concrete median/bollards opposite the secondary access road (I), as discussed at the meeting, to stop traffic from existing via the western side/secondary road access (I). Furthermore, the western access is referred to as "secondary access road" is incorrect as it is only an emergency service access point and therefore should be amended appropriately.

Roads & Maritime Services

In addition to the above RMS raises no objections to the modifications which include:

- Change of mix retail, commercial , community and residential floor space
- Increase total gross floor area by approximately 8% (from 35,034sqm to 36,927sqm)
- Increase is estimated number of apartments from 400-403
- New child care centre for approximately 85 children
- Reduce basement car parking from 645 to 596 spaces
- Minor changes to building envelopes and footprints
- Reduce the provision of affordable housing from 10% to 4%
- Delete slip lane on Epping Road
- The removal of the proposed pedestrian bridge

Any inquiries can be directed to Jana Jegathesan by telephone on 8849 2313.

Yours sincerely



Pahee Sellathurai
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Land Use Planning and Assessment