



Lane Cove Bushland & Conservation Society Inc

P.O Box 989, Lane Cove NSW 1595

ABN 50 518 833 556

27 July 2013

SUBMISSION BY THE LCBCS ON THE REQUEST TO MODIFY THE CONSENT TO APPROVAL FOR DEVELOPMENT AT 150 EPPING ROAD, LANE COVE.

We note that the proposed changes to this development are relatively minor, however we do have some concerns, which we address below by referring to particular documents lodged with this application.

Future Environmental Assessment Requirements

1 Building Design

We do not agree with the watering down of the requirements for building design quality. The original requirements set out in Building Design a) and c) should prevail. In particular, the requirements of SEPP 65 should be adhered to.

20 Section 94 contributions

We do not accept any need for offsetting the cost of bushland upgrade works, as Council is the best body to determine the most appropriate use of these contributions. The developer has had the benefit of the inclusion of the "handle" in the FSR calculations.

22 Sydney Water

We note that the initial application for the development, the Department's assessment and the determination by the Planning Assessment Commission did not include **any consideration of the capacity of existing wastewater mains**. The current document acknowledges "the possible upsize and/or relocation of existing waste water mains". This should include remediation under Council supervision of any affected bushland.

23 Public Access

This section only refers to public access through the undeveloped riparian bushland but not the developed site itself. The drawings do not show any public access through the development. This should be provided to link the access from the bushland in the "handle" to the bushland tracks to the West of this site. We believe that there has always been an easement for this purpose.

Graham Holland
For LCBCS