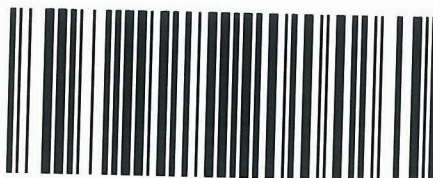
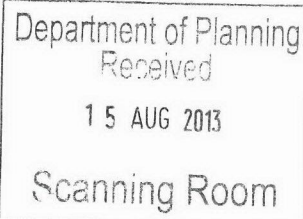




Transport
for NSW



PCU047221



Ms Heather Warton
Director, Industry, Social Infrastructure and Key Sites
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Ms Warton,

Thank you for the opportunity to provide comment on: Exhibition of Modification Request for 150 Epping Road, Lane Cove West (MP10_0148 MOD 1).

Transport for NSW (TfNSW) has considered the transport related aspects of the proposal as well as the Roads and Maritime Services response to this proposal signed by Pahee Sellathurai, Senior Land Use Planner on 25 July 2013.

TfNSW supports the RMS comments and has no further substantive issue to add.

Please note Ms. Mohini Nair has moved on and future correspondence should be addressed as follows:

Anissa Levy
Principal Manager, Integrated Transport and Land Use Planning
Transport for NSW
PO Box K659
HAYMARKET NSW 1240

Should the DP&I contact officer, Ms Jane Flanagan, have any questions in relation to this matter she may contact Mr. Tim Dewey, Senior Land Use and Transport Planner on 8202 2188.

Yours Sincerely

per [Signature]
Mark Ozinga
Manager Land Use and Transport Planning

12-8-2013

CD13/13462

Modification No. 1 to MP10_0148 Mixed use redevelopment of 150 Epping Road, Lane Cove West

The application proposes to modify the approved development as follows:

alteration of the mix of retail, commercial, community and residential floorspace amounts;

increase total gross floor area by approximately 8% (from 35,034sqm to 36,927sqm);

small increase in estimated number of apartments by less than 1% (from 400-403);

new child care centre for approximately 85 children;

reduction to basement carparking from 645 to 596 spaces;

slight changes to building envelopes and footprints;

change to affordable housing from 10% provided on-site to 4%; deletion of slip lane on Epping road;

changes to proponent's Statement of Commitments, including the commitment to enter into a voluntary planning agreement;

various changes to conditions; reduce floor to ceiling heights (from 3.2m to 3.1m); and identification of the lift overruns.