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Mr Walter Gordon
Karimbla Properties (No. 35) Pty Ltd
Level 11 Meriton Tower
528 Kent Street
SYDNEY NSW 2000

Our ref.: MP 10_0148 MOD 1

Dear Mr Gordon,

Subject: Public exhibition of Modification Request for 150 Epping Road, Lane Cove West (MP10_0148 MOD 1)

Exhibition of the modification application for the above project ended on 15 August 2013. A total of nine agencies' and thirteen public submissions were received and are available on the Department's website at: http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6031

You are requested to respond to the issues raised in the submissions, as well as the Department's issues detailed at Attachment A, in a Submissions Report.

If there are any proposed changes to the project to minimise its environmental impact, a further amended application may be required. The Statement of Commitments may need to be further revised to reflect any proposed changes to the project.

Your contact officer for this proposal, Jane Flanagan, can be contacted on the details at the top of this letter. Please mark all correspondence regarding the proposal to Ms Flanagan's attention.

Yours sincerely,

Heather Warton
Director
Industry, Social Projects and Key Sites

6/9/13

Attachment A – Department of Planning and Infrastructure issues

1. Building design

The Department considers it is important to achieve a high standard of design excellence for the site. The proposed modification of Future Environmental Assessment Requirements (FAR) 1(a) and (c) would compromise the design and visual qualities of the approved scheme and are not supported.

An architectural design competition is necessary for the site because it involves a number of unique challenges that would benefit from the innovation that arises from a design competition. Compliance with State Environmental Planning Policy No. 65 is warranted particularly given the proposed residential levels on lower south facing floors.

The proposed increase in height of the lower buildings will reduce the success of the approved scheme, which was reliant on the contrast between the highest (slender) tower close to Epping Road and the lower scale buildings at the rear of the site. The Department considers this contrast would be lost with further reductions in the comparative height between those buildings.

The Department has previously provided you with clear guidance as to the procedure and benefits of a design competition for the site, and notes you are experienced in holding design competitions for developments in other local government areas. Therefore, the Department considers there is no substantive justification in amending FAR 1(a) and (c), or Term of Approval A2 in respect of height.

2. Density

The Concept Approval provided the potential for significant uplift and development commensurate with the capacity of the site. The Department considers that additional justification should be provided for the proposed increase in density.

3. Traffic impact

The issues covered in FAR 9 were a key consideration in the assessment of the original project. The Department considers that insufficient justification has been provided for the proposed deletion of FAR 9.

The Department considers that additional justification is also required for the proposed deletion of the commitment to provide a pedestrian bridge over Epping Road (Statement of Commitment B8). This should include analysis of alternatives for the provision of safe, pedestrian access to and from the site and Epping Road.

4. Land use mix

The Department does not support the proposed reduction in retail and commercial floor space which will reduce activation of the site's Epping Road frontage. Accordingly, the Department requests further justification for this proposed modification.

5. Affordable housing

The Department considers that the proposed modification to reduce the proportion of affordable housing is contrary to the relevant aims, objectives and actions of the *Metropolitan Plan for Sydney 2036*, *Draft Metropolitan Strategy for Sydney to 2031* and the draft *Inner North Subregional Strategy*. Maximisation of the provision of on-site affordable housing was a key consideration in the assessment of the original project and an important community benefit given the significant uplift in development approved on the site.

6. Other

- (i) Clarify the proposed proximity of Building B to the Asset Protection Zone inner boundary.
- (ii) Please provide the landscape master plan which has been omitted from Drawing A102 Plan at RL 30.50 supplied with the application.