

26 September 2013

Mark Schofield
NSW Department of Planning and Infrastructure
19-33 Bridge Street
SYDNEY NSW 2000

By email

Dear Mr Schofield,

**ADDENDUM REVIEW OF ADDITIONAL SUBMISSIONS
150 EPPING ROAD LANE COVE**

I refer to the recent online submissions made to the Department of Planning and Infrastructure for the above development site and provide the following assessment and position of comments raised.

NSW Health and Population

The matters raised relate to the contamination of the site, the suitability for residential and child care uses.

Response – The site is currently undergoing decontamination in accordance with the current concept approval conditions. A statement from the site auditor will be submitted confirming that current remediation works will be clean for residential and child care use. The child care centre operation is also confined to the building and above the podium. Children are not on any remediated natural ground level. Refer to site Section A plan A204.

Lane Cove Bushland and Conservation Society, Lane Cove NSW

Matters raised relate to the floor space ratio, traffic study, removal of the bridge and ownership of the bushland handle.

Response – The total floor space ratio will not change from that approved in the Concept Plan. The condition relating to the traffic study is reinstated and therefore will be carried out. Removal of the pedestrian bridge is supported by Meriton. Ownership and maintenance of the bushland handle will be with Lane Cove Council.

Ingredion ANZ Pty Ltd (formerly National Starch Pty Ltd), Lane Cove NSW

Matters raised relate to compatibility of industrial land use with the child care.

Response - The location of the child care centre and the outdoor area is significantly screened by proposed buildings to any odours. Furthermore, the approved concept plan is already for residential usage that has the same characteristics as a child care use with both being permitted in residential zones. An odour report can be furnished and any recommendations implemented prior to a Construction Certificate being issued for fit out of the Child Care centre.

Ryde Community Alliance, North Ryde NSW

General objection and should not exceed 20 storeys and 8 storeys.

Response – There is already a concept approval in place and the Preferred Project Report confirms no increase in height to that already approved.

Willoughby City Council

Council object to removal of pedestrian bridge, reduction affordable housing, and removal of the traffic study.

Response – Meriton continue to seek removal of the bridge as outlined in the Preferred Project Report, and particularly for the reasons that more than one Council area will have residents, workers and the like using the bridge. The preliminary cost of the bridge is estimated well over \$4m, is being borne by other users, which is a principle planning nexus outcome that has been established in the courts overtime. The cost of the bridge must be shared between all Councils if they desire the full community use.

The bridge is a duplication of an existing bridge, and there is no outline of who will own, maintain or insure the structure. It cannot be a future body corporate. This is a public benefit that requires public ownership and public financing.

We have decided not to change the Affordable Housing condition and will continue to comply with the concept approval. Similarly the traffic study condition will no longer be sought for amendment, with a study to be carried out.

Quintessential Equity 025 Pty Ltd, Melbourne Vic

Issues raised relate to the removal of the slip lane and the provision of access and egress.

Response - vehicle entry/exit arrangements outlined in the RMS submission have been incorporated into the proposal and the amended plans labelled accordingly. Removal of the slip lane has been justified by the traffic consultant in the report contained with the Environmental Assessment Report.

Issues raised above have been primarily addressed in the Preferred Project Report and by specialist consultants.

Yours sincerely
MERITON GROUP

A handwritten signature in blue ink, appearing to read 'W Gordon', is positioned below the printed name.

Walter Gordon
Director of Planning & Development