

Thank you for the copy of the Preferred Project Report (PPR) for Modification 1 to MP10_0148 for 150 Epping Road, Lane Cove West.

Council notes with concern that the submitted PPR did not consider a number of submissions made to the Environmental Assessment, including the submissions made by:

- Willoughby City Council
- Ingredion (National Starch Mill), which raises important considerations relating to the use of the adjoining Starch Mill site and potential impacts for the proposed child care centre on the 150 Epping Road site;
- North Shore Public Health, which raises concerns relating to contamination of the site
- Ryde Community Alliance
- Quintessential Equity, owner of 166 Epping Road regarding access arrangements to the site

The failure of the submitted PPR to address these submissions appears to be due to the layout of the Department's webpage, with the submissions mentioned above appearing under "Online submissions" rather than under "Attachments and Resources/ submissions". Council is disappointed that the submitted PPR did not address all submissions. These submissions were subsequently considered in an addendum review of additional submissions prepared by the applicant dated 26 September 2013.

The PPR had addressed the issues raised in Willoughby City Council's submission (affordable housing and the requirement for a traffic study for the Mowbray/ Centennial intersection), however the PPR still proposes deletion of the pedestrian bridge across Epping Road. The justification provided by the applicant is inadequate and Council reiterates the importance of providing this pedestrian link. The future occupants of the development at 150 Epping Road would be the key beneficiaries of the proposed bridge and there is a clear nexus between the proposed development and providing access for future residents to inbound bus services. The PPR argues that no environmental or cost/ benefit analysis has been made to justify the structure, however the Part 3A Concept Plan included the bridge as an important community benefit. The applicant acquired the site fully aware of this requirement as part of the community benefit for the Part 3A Project Approval.

Council also notes the submission made by Ingredion (the National Starch Mill) which is located within the Willoughby LGA and is an important employment generating land use. Potential conflicts raised in its submission between the Starch Mill and the proposed child care centre use should be fully considered and addressed by the DPI in the Assessment Report and, if appropriate, the Terms of Approval.

Regards,

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(Monday, Tuesday, Wednesday)
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