

<p style="text-align: center;">Lane Cove Local Planning Panel 7 November 2019 MINUTES</p>

PANEL MEMBERS: Mr Robert Montgomery, Chairman
Mr Graham Brown, Planning Expert
Ms Lindsey Day, Planning Expert
Ms Maria Linders, Community Representative

ST LEONARDS PLAZA – ADDITIONAL PERMITTED USE – PLANNING PROPOSAL 37

PANEL COMMENTARY

The Panel notes that this planning proposal will facilitate the provision of high quality open space within the airspace above the rail corridor by permitting development for the purposes of a recreation area on the site.

The Panel considers that the project is an outstanding example of innovation in planning for community facilities which may also have relevance to similar localities in other local government areas. As Sydney's population continues to grow with increasing density around transport nodes, the opportunities to provide local open space become far more challenging.

Lane Cove Council is to be commended for this innovative approach to providing high quality open space in a precinct where there is no opportunity for additional land to be reserved for public purposes.

The Panel supports the planning proposal with the amendment (as provided to the Panel) to include the site within Schedule 1 of Lane Cove LEP 2009 to permit development for the purposes of a recreation area without consent, as follows:

“Use of certain land above the North Shore Line on the southern side of Pacific Highway at St Leonards

1. *This clause applies to land known as Part Lot 1 DP 127019, being the North Shore Rail line on the southern side of Pacific Highway, bound by Canberra Avenue and Lithgow Street.*
2. *Development for the purposes of a recreation area is permissible without consent”.*

PANEL ADVICE

Pursuant to Section 9.1 of the *Environmental Planning and Assessment Act 1979*, the Lane Cove Planning Panel at its meeting of 7 November 2019 recommends forwarding Planning Proposal No. 37 to the Minister of Planning for a Gateway Determination for the following reasons:

A. Consistent with the Strategic Merit test

Reasons

- 1) The Planning Proposal is consistent with Objective 31 and 32 of *A Metropolis of Three Cities*, as it will provide new high quality open space in the area which will interconnect with other green links being provided around the site.

- 2) The Planning Proposal is consistent with the site-specific Action 34 of the North District Plan, as it will enable a development pathway to deliver this high quality open space to the St Leonards precinct – thus achieving the Actions intent.
- 3) The Planning Proposal is consistent with the Place and Landscape Recommendations of the St Leonards/Crows Nest Draft 2036 Plan for the area.
- 4) The Proposal is consistent with the priorities and actions of all of Council's strategic planning documents (i.e. Draft Local Strategic Planning Statement, Delivery Program and Operational Plan).
- 5) The Planning Proposal also implements the recommendations of previous strategies relevant to the area (i.e. St Leonards Strategy 2006).

B. Consistent with the Site-Specific Merit test

Reasons

- 6) Delivery of the Over-rail plaza will not impact upon any likely future uses surrounding the area.
- 7) Proposed construction is unlikely to impact on the infrastructure and ongoing operation of the St Leonards Railway Line.

The decision of the Panel was unanimous.