

Gateway Determination

Planning proposal (Department Ref: PP_2018_LANEC_002_00): to prohibit multi-dwelling housing in the R2 Low Density Residential Zone.

I, the Acting Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to Lane Cove Local Environmental Plan (LEP) 2009 to prohibit multi-dwelling housing in the R2 Low Density Residential Zone should proceed subject to the following conditions:

1. The planning proposal is to be updated to:
 - a. provide a quantitative analysis to assess the impacts of the proposal on housing diversity and supply as follows:
 - i. the total area of land currently zoned R2 Low Density Residential and R3 Medium Density Residential in the local government area;
 - ii. the number of lots eligible for manor houses/multi-dwelling housing under the Low Rise Medium Density Housing Code in the R2 Low Density Residential and R3 Medium Density Residential zones, taking into account the SEPP exclusions; and
 - iii. the number of multi-dwelling housing and dual occupancy developments approved in the R2 Low Density Residential and R3 Medium Density Residential in the local government area in the last five years;
 - b. explain whether the proposal is supported by a housing strategy that has been developed in consultation with the community; and
 - c. include the proposed map amendments.
2. The revised planning proposal is to be forwarded to the Department for review and approval prior to exhibition.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days;
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for

material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).

- (c) Council is to write to all affected landowners providing notice of the proposal and public exhibition.
- 4. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
- 5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
- 6. The time the LEP is to be completed by is 1 July 2019.

Dated 6th day of July 2018.



Stephen Murray
Acting Deputy Secretary
Planning Services

Department of Planning and Environment

Delegate of the Greater Sydney Commission