



Mr Craig Wrightson  
General Manager  
Lane Cove Municipal Council  
PO Box 20  
Lane Cove NSW 1595

14/01007

Dear Mr Wrightson

**Planning Proposal PP\_2014\_LANEC\_001\_00 – Alteration of Gateway Determination**

I refer to Council's letter of 19 November 2014 in relation to Planning Proposal PP\_2014\_LANEC\_001\_00.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 5 March 2014 for PP\_2014\_LANEC\_001\_00. The Alteration of the Gateway determination is enclosed.

The Alteration of the Gateway determination reflects the controls that were previously exhibited. As further exhibition of the planning proposal is not required, the Department will now consider Council's request received on 10 November 2014 to finalise the planning proposal.

If you have any questions in relation to this matter, I have arranged for Mr Lee Mulvey, Director Metropolitan Region (East) to assist you. Mr Mulvey can be contacted on (02) 8575 4140.

Yours sincerely

Marcus Ray  
Deputy Secretary  
Planning Services

13/02/2015

Encl:

Alteration to Gateway Determination

## Alteration of Gateway Determination

*Planning proposal (Department Ref: PP\_2014\_LANEC\_001\_00)*

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination, dated 5 March 2014, for the proposed amendment to the Lane Cove Local Environmental Plan (LEP) 2009 as follows:

1. Change the description of the planning proposal

from:

- rezone 5 sites that comprise 472-520 Pacific Highway and 95 Nicholson Street, St Leonards from B3 Commercial Core to B4 Mixed Use for retail, commercial and residential purposes; and
- increase the maximum building height for land at 472-486 Pacific Highway, St Leonards from 65m to 115m and 91m; and for land at 504-520 Pacific Highway, St Leonards from 72m to 138m

to:

- rezone 5 sites that comprise 472-520 Pacific Highway and 95 Nicholson Street, St Leonards from B3 Commercial Core to B4 Mixed Use for retail, commercial and residential purposes; and
- increase the maximum building height for land at 472-486 Pacific Highway, St Leonards from 65m to 115m and 91m; for land at 500 Pacific Highway, St Leonards from 72m to 138m (subject to No 500's site consolidation with 504-520 Pacific Highway); and for land at 504-520 Pacific Highway, St Leonards from 72m to 138m; and
- require a minimum FSR of 1.5:1 non-residential floor area on all properties; and
- require site amalgamation of each property's lots, whether developed separately or with adjacent properties, prior to development.

Dated

13<sup>th</sup>

day of

February

2015.



Marcus Ray  
Deputy Secretary  
Planning Services  
Department of Planning and Environment

Delegate of the Minister for Planning