

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

Dear Mr Wrightson

**Planning Proposal PP_2017_LANEC_002_00 to amend Lane Cove Local
Environmental Plan 2009**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) on 13 November 2017 in respect of the planning proposal to facilitate the provision of open space in the Mowbray Road Precinct.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 117 Direction 3.1 Residential Zones is justified in accordance with the terms of the Direction.

In relation to section 117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the alteration of land for public purposes on the basis that it is consistent with Council's strategic planning for the Mowbray Road Precinct and will play an important recreational and open space role for the growing community. No further approval is required in relation to these Directions.

Council will need to obtain the agreement of the Secretary of the Department of Planning and Environment to comply with the requirements of section 117 Direction 4.4 Planning for Bushfire Prone Land. Council should ensure this occurs prior to community consultation.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Carina Lucchinelli at the Department to assist you. Ms Lucchinelli can be contacted on 9274 6563.

Yours sincerely

Handwritten signature in blue ink, appearing to read 'O. Holm', followed by the date '9/1/18'.

Oliver Holm
Acting Executive Director, Regions
Planning Services

Encl: Gateway determination