

Mr Peter Debnam  
Chair  
Sydney North Planning Panel  
c/o Planning Panels Secretariat  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Debnam

**Planning proposal PP\_2018\_LANEC\_001\_00 to amend Lane Cove Local Environmental Plan 2009**

I am writing in response to the Panel's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to include shop-top housing as an additional permitted use and increase the permitted building height at 2 Greenwich Road, Greenwich.

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

As the site is located within the St Leonards and Crows Nest Station Planned Precinct Investigation area, prior to exhibition, the proposal is to be updated to demonstrate consistency with the draft Land Use and Infrastructure Implementation Plan.

The proposal must also include a satisfactory arrangements provision for contributions to designated state public infrastructure identified as part of the strategic investigation work.

It is noted that the planning proposal has not demonstrated that it will allow an appropriate built form that is compatible with surrounding development. Changes to the proposed concept design will be required and the revised concept design tested against Part 2 of the Apartment Design Guide to demonstrate suitability of the scale and bulk of the development in accordance with the guide.

The proposal should also be updated to demonstrate consistency with the relevant objectives and priorities of the North District Plan and the Greater Sydney Region Plan.


The amending Local Environmental Plan (LEP) is to be finalised within 18 months of the date of the Gateway determination. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The Panel's request for the

Department of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 3.32(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 to assist you. Ms Lucchinelli can be contacted on 9274 6563.

Yours sincerely

 6<sup>th</sup> September 2019  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Encl: Gateway determination