



**Planning &
Infrastructure**



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Department Generated Correspondence (Y)

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Our ref: PP_2011_LANEC_001_00 (11/05910)
Your ref: 11362/11

Mr Peter Brown
General Manager
Lane Cove Municipal Council
PO Box 20
LANE COVE NSW 1595

Dear Mr Brown,

Re: Planning Proposal to rezone certain land parcels bound by Mowbray Road, Centennial Avenue, Willandra Street and Batten Reserve, Lane Cove North from R4 High Density Residential to a mixture of zones allowing a concurrent reduction in associated FSR and building height controls.

I am writing in response to your Council's letter dated 24 March 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Lane Cove Local Environmental Plan 2009 to rezone certain parcels of land bound by Mowbray Road, Centennial Avenue, Willandra Street and Batten reserve, Lane Cove North, and amend floor space ratio and building height controls.

The LEP Panel considered the planning proposal at its meeting of 21 April 2011 and decided that while there may be some merit to aspects of the proposal, it was aware of an in-principle agreement for Council and the Department of Planning and Infrastructure to initiate a joint strategic review of the subject land to determine the most appropriate planning controls for the precinct.

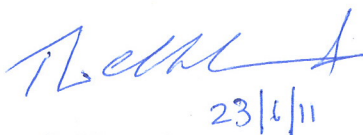
The Department of Planning and Infrastructure will work collaboratively with Council to undertake the joint strategic review of the precinct, which will, in accordance with s 55(3) of the Act address the following requirements as a minimum:

- Identify constraints and opportunities to medium and high density residential development in the precinct;
- Identify the practical dwelling yields for the precinct; and
- Determine appropriate planning controls for the precinct.

Once the joint strategic review is complete, the Department will review the outcomes in collaboration with Council to identify an appropriate way to progress the matter.

Should you have any queries in regard to this matter, please contact Juliet Grant of the Regional Office of the Department on 02 9228 6113.

Yours sincerely,



23/4/11

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal