



MINISTRY OF TRANSPORT

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16 MAY 2008

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

Attention: Stephanie Bashford

Dear Mr Brown,



**SECTION 65 SUBMISSION – DRAFT COMPREHENSIVE
LOCAL ENVIRONMENTAL PLAN**

I refer to Council's letter dated 5 March 2008 seeking comments on the draft Comprehensive Local Environmental Plan under section 65 of the Environmental Planning and Assessment Act. The Ministry of Transport appreciates this opportunity to provide comment in regard to the draft Plan and I apologise for the delay in responding.

The Ministry has reviewed the draft Plan and understands that, although the intent of the draft plan is the translation of the existing zones under Lane Cove LEP 1987 to the Standard LEP template zones, a considerable number of sites are proposed for rezoning.

While the above objective is supported, the Ministry is concerned about the lack of adequate assessment and justification for these proposed rezonings, particularly in regard to the implications for accessibility and availability of public transport. The proposed rezoning to medium and high density residential of sites along Mowbray Road is of particular concern in this regard (please refer to Sites 2 and 3 of the Major Amendments Map). These sites are considered to be located away from Council's identified centres and services and their upzoning has the potential to create adverse transport impacts. Accordingly, the proposal would appear to be inconsistent with the intent of the Section 117 Direction 3.4 – Integrating Land Use and Transport policy. To address this issue, Council is advised to consider providing access from the above sites to Epping Road which has greater availability of public transport services, being part of a Strategic Bus Corridor.

Should you need to discuss this matter further, please contact Jose Sevilla Jr on 9268 2833 or jose.sevilla@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Bruce', with a stylized, flowing script.

Brendan Bruce
Director, Transport Planning

DG08/01402

cc: Faye Roberts – A/Director, DoP Sydney East Region