



Lane Cove Council

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Date: 23 May 2013
Doc Ref: 19226/13

Ms Juliet Grant,
Regional Director - Sydney Region East,
NSW Department of Planning,
23-33 Bridge St,
SYDNEY NSW 2000

Attention: Mr Andrew Watkins

Dear Ms Grant,

Re: REQUEST FOR GATEWAY APPROVAL TO EXHIBIT: PLANNING PROPOSAL 17 - 266 LONGUEVILLE ROAD

At the Council meeting of 15 April 2013, Council resolved to submit a planning proposal for 266 Longueville Road, Lane Cove to the Department requesting Gateway approval to proceed to exhibition. Please find attached the:-

- Planning Proposal and supporting appendices
- Council Report/ attachments and Minutes of 15 April 2013 at Attachment D to the Planning Proposal.

The planning proposal has been submitted by Don Fox Planning on behalf of Council's Open Space & Urban Services Division, and reviewed by Council's Strategic Planning Section, in order to facilitate the redevelopment of the Council owned site for the purposes of seniors living as identified in Council's Major Projects Plan 2007-2016.

The Council report provides a summary of the proposal. The purpose of this amendment is to provide seniors' living housing appropriate for Lane Cove's increasing ageing population under Metropolitan Strategy residential growth, and to provide public benefit with the income derived from the project including from developer (Section 94) contributions. The Planning Proposal seeks to rezone and reclassify the western part of the site from RE1 Public Recreation to R4 High Density Residential, apply a floor space ratio of FSR 1.1:1, and a maximum building height of a Reduced Level: RL 65.5. To the extent that developments under the Major Projects Plan involve loss of open space, it provides that part of the proceeds would be used to enhance usable open space in other areas. The redevelopment of 266 Longueville Road is identified within Council's Major Projects Plan 2007/2016, which was endorsed by Council in November 2007 and involved in-depth community consultation. The Major Projects Plan provides a comprehensive, orderly program for the redevelopment of a series of Council properties. The Council resolution included the following:-

- "1. Council adopt the Planning Proposal for submission to the Department of Planning and Infrastructure for Gateway approval to rezone the portion of 266 Longueville Rd west of the E2 Environmental Conservation Zone to R4 High Density Residential, with an FSR of 1.1:1 and a height of RL 65.5.*
- 2. Council commence the process to reclassify the portion of 266 Longueville Rd west of the E2 Environmental Conservation Zone from Community to Operational, with interests changed and reserve status removed, under the Local Government Act 1993 and Environmental Planning & Assessment Act 1979.*

3. *Site-specific planning controls be prepared for 266 Longueville Rd for incorporation within the Lane Cove Development Control Plan when the LEP amendment comes into effect.*
4. *An independent traffic assessment be undertaken following Gateway approval, but prior to the formal exhibition commencing, taking into account the traffic impacts of the site and proposals and developments in the precinct generally".*

I request that the LEP Panel recommend Gateway determination for LEP 2009 - Planning Proposal No.17 to proceed to public exhibition, subject to the above conditions. In these circumstances relating to Council-owned land, Council understands that it is not permitted to use delegated authority to make the LEP amendment, under the NSW Department of Planning & Infrastructure's Guide to Preparing Local Environmental Plans.

A Public Hearing will be held after the formal LEP exhibition is completed, as required under the Local Government Act 1993 and Environmental Planning & Assessment Act 1979 for the reclassification of community land to operational land.

Please feel welcome to contact Christopher Pelcz, Strategic Planner, on 9911 3516 or at cpelcz@lanecove.nsw.gov.au to discuss any matters relating to the submission.

Yours sincerely



Stephanie Bashford,
Manager – Strategic Planning