



Lane Cove Council

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PCU031806

13 March 2012
Our ref: 9192/12

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

Attention: Mr David Pitney – Team Leader

Dear Ms Grant,



**RE: LANE COVE LOCAL ENVIRONMENTAL PLAN 2009
PLANNING PROPOSAL 11/2011 – 1-25 MARSHALL AVENUE NORTH**

At the Council meeting of 5 December 2011, Council resolved to submit the attached planning proposal to the Department LEP Gateway, requesting approval to proceed to exhibition. A copy of the Council report and minutes are attached at Attachment 1.

Please find attached a planning proposal prepared by Don Fox Planning on behalf of Loftex Pty Ltd, and supported by Council, to amend the height and floor space ratio maps of the Lane Cove LEP 2009 (see Attachment 2).

In 2010, the new LEP introduced a certain height, FSR and zoning for this site. The zoning does not change under the planning proposal but it seeks to mass the floor space and height on the eastern end of the site and reduce the floor space and height in the western portion to minimise the overall impact of a future development. The allowable gross floor area of the site does not change under the planning proposal.

It is considered that the proposal has merit and seeks to resolve a difficult block between commercial development on the Pacific Highway and low density residential development to the south.

The subject site is located in St Leonards in proximity to the railway station and includes an entire street block of properties, referred to as 1-25 Marshall Avenue, St Leonards. Currently, the site is zoned B4 – Mixed Use and the planning proposal does not seek to alter the zoning of the site.

Please note that while Council supports the LEP amendments, consideration has not yet been given to the proposed DCP changes referenced in the planning proposal. However, the applicant's proposed DCP changes and Urban Design Report, referenced in the planning proposal, are included for your information (see Attachments 3 & 4).

In addition to the planning proposal, the following documents are attached (see Attachment 5):

- Map 1 – Site Context
- Map 2 – Street numbers and contours for the subject site
- Table 1 - Street addresses, property descriptions and proposed height & FSR

I request that the LEP Panel recommend Gateway determination for LEP 2009 - Planning Proposal No.11/2011 to proceed to public exhibition.

Please feel welcome to contact Vivienne Albin, Strategic Planner, on 9911 3580 or at valbin@lanecove.nsw.gov.au to discuss any matters relating to the submission.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Mason', with a long horizontal flourish extending to the right.

Michael Mason,
Executive Manager – Environmental Services Division