



Mr Craig Wrightson
General Manager
Lane Cove Council
PO Box 20
LANE COVE NSW 1595

Dear Mr Wrightson

Lane Cove Local Environmental Plan 2009 (Amendment No 25) – St Leonards South

I refer to the planning proposal known as St Leonards South to amend *Lane Cove Local Environmental Plan (2009)* by:

- Amending the land zoning of much of the site from R2 Low Density Residential to part R4 High Density Residential and RE1 Public Recreation.
- Increasing the building height limits for the area from 9.5m to various heights between 2.5m to 65m.
- Amending the maximum permissible Floor Space Ratio (FSR) for the area from 0.5:1 to 0.6:1 to various FSRs between 2.6:1 to 3.85:1.
- Inserting a new clause and incentive maps to identify bonus height and FSR opportunities in return for identified public benefit outcomes.
- Proposing an addition to clause 4.6 (Exceptions to Development Standards) to prevent the planning proposal clauses from being varied, except for relating to lot amalgamation and minimum site area.
- Inserting a new design excellence clause for the St Leonards South area to ensure future development is designed to a high architectural and landscape standard.

I am pleased to advise that as the Minister for Planning and Public Space's delegate, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website. The plan as made is consistent with Council's desired intention for the draft local environmental plan, incorporating Council's proposed bonus height and floor space controls, as submitted to the Department for finalisation in May 2020.

I'd like to congratulate Council on finalising the rezoning process for this significant urban renewal precinct. The Department is committed to supporting Council to ensure the plan is implemented in a manner that achieves Council's vision of a high quality urban and landscape designed, master planned community.

Should you have any enquiries about this matter, I have arranged for Mr Nick Armstrong, Senior Planning Officer, North District Team to assist you. Mr Armstrong can be contacted on 8275 1219.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', with a stylized flourish at the end.

31 August 2020

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney, Place and Infrastructure