



# Lane Cove Council

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14 December 2012  
Our ref: 64117/12

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

Attention: Ms Susan Sky

Dear Ms Grant,

**RE: PLANNING PROPOSAL 14/2012 - NORTHWOOD CENTRE: 4-18  
NORTHWOOD RD AND 274 & 274A LONGUEVILLE RD**

At the Council meeting of 3 December 2012, Council resolved to submit a planning proposal for a site at the Northwood Neighbourhood Centre to the Department requesting Gateway approval to proceed to exhibition. A copy of the Council report and minutes are attached at Attachment (a).

The planning proposal was prepared by RPS Australia East Pty Ltd on behalf of EG Property and submitted on 12 October 2012. It followed several months of discussions with staff and presentations to the former and current Councils during 2012.

Please find attached the:-

- Planning Proposal and supporting appendices
- Council Report/ attachments and Minutes of 3 December 2012.

The Council report provides a summary of the proposal. The purpose of the proposal is to provide shoptop housing above a Harris Farm style fresh food market and other shops within the Neighbourhood Centre B1 zoning. The site already predominantly has this B1 zoning, which would be extended to include two house sites on the northern edge, currently zoned for flats, and a small privately-owned lot in poor vegetation condition anomalously zoned for open space at present.

Key issues in the discussions between Council and the developer related to building scale, traffic and access. The Council report's recommendation was for a FSR of 1.75:1 and height of 15 metres with a maximum shop size of 500m<sup>2</sup>. The Council resolution included the following:-

- "3. It be noted that the State Government's Gateway Planning Process does not provide for a Planning Proposal to be submitted with a range of height and Floor Space Ratio (FSR) values.
4. Having regard to the above, a Planning Proposal be submitted under the Department of Planning Gateway Process seeking a consistent Neighbourhood Centre B1 zoning across the site, with Option 1 being a maximum height of 12 metres an FSR of 1:25, with a maximum shop size of 500m<sup>2</sup> and Option 2 being a maximum height of 18 metres and FSR of 2:25, with a maximum shop size of 1000m<sup>2</sup>."

Council requests that if Gateway approval is given, it include the following conditions:-

- Mapping be updated for exhibition by the applicant to include No.18 Northwood Rd, as resolved by Council on 3 December
- Exhibition not proceed until Council's independent review study of the applicant's documentation, currently underway to provide supporting material for the exhibition, has been completed
- NSW Roads & Maritime Services be required to be consulted prior to exhibition
- The applicant provide to Council, prior to exhibition, a formal rezoning application with all relevant property owners' signatures.

I request that the LEP Panel recommend Gateway determination for LEP 2009 - Planning Proposal No.14/2012 to proceed to public exhibition, subject to the above conditions.

Please feel welcome to contact Stephanie Bashford, Strategic Planner, on 9911 3612 or at [sbashford@lanecove.nsw.gov.au](mailto:sbashford@lanecove.nsw.gov.au) to discuss any matters relating to the submission.

Yours sincerely,



per   
Michael Mason,  
**Executive Manager – Environmental Services**