

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Lane Cove Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_LANEC_002_00	Planning proposal is to amend the zoning, height of buildings, and floor space ratio at 75-79 Lithgow Street and 84-90 Christie Street, St Leonards.

In exercising the Greater Sydney Commission's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 19 October 2016


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_LANEC_002_00)

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 21 October 2015 (as altered) for the proposed amendment to the Lane Cove Local Environmental Plan 2009 as follows:

1. Delete:

condition 1(a): "Prior to undertaking public exhibition, the planning proposal is to be revised to:

(a) update the Economic Impact Assessment to include detailed urban design consideration of the proposed development in relation to the transition in height to surrounding development, and the minimisation of overshadowing, privacy, and view impacts."

and replace with:

a new condition 1(a): "Prior to undertaking public exhibition, the planning proposal is to be revised to:

(a) prepare an Urban Design Report to include detailed urban design consideration of the proposed development in relation to the transition in height to surrounding development, and the minimisation of overshadowing, privacy, and view impacts"

Dated 10th day of October 2016


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission