



Gateway Determination

Planning Proposal (Department Ref: PP_2017_LANEC_001_00): to permit seniors housing at 4-18 Northwood Rd, 274 & 274A Longueville Rd, Lane Cove.

I, the Deputy Secretary, Planning Services, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Lane Cove Local Environmental Plan (LEP) 2009 to permit seniors housing at 4-18 Northwood Rd, 274 & 274A Longueville Rd, Lane Cove should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) correctly describe the relationship with the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;
 - (b) demonstrate consistency with the Draft North District Plan;
 - (c) demonstrate consistency with SEPP 19 (Bushland in Urban Areas);
 - (d) amend the accompanying Traffic Impact Assessment to provide:
 - analysis of signal and phase data for the combined intersection and network layout;
 - details on the impact of permissible development on the surrounding intersections; and
 - a traffic safety audit, including pedestrian desire lines; and
 - (e) include Lane Cove Council's logo on the front cover.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the community consultation period is to commence within 2 months from the date of the Gateway determination;
 - (b) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (c) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant section 117 Directions:
 - NSW Roads and Maritime Services;
 - Department of Health and Ageing;
 - Transport for NSW; and
 - NSW Office of Environment and Heritage.



Planning & Environment

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *26th* day of *September* 2017.

A handwritten signature in blue ink, appearing to read 'Marcus Ray'.

Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission



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

Dear Mr Wrightson *Craig*

Planning Proposal PP_2017_LANEC_001_00 to amend Lane Cove Council Local Environmental Plan (LEP) 2009

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) on 14 July 2017 in respect of the Planning Proposal to permit seniors housing and amend height and FSR at 4-18 Northwood Rd, 274 & 274A Longueville Rd, Lane Cove.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The Gateway determination includes a condition that requires the proposal be updated to confirm its relationship with *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the SEPP). This is because the SEPP will continue to not apply to the part of the land zoned B1 Neighbourhood Centre, despite seniors housing being listed as an additional permitted use under Council's LEP.

I note that the proponent has indicated a willingness to prepare a site specific DCP chapter to guide seniors housing development on the land. I recommend Council work with the proponent to prepare these guidelines, given the SEPP will not apply, and would encourage Council to exhibit the draft DCP chapter concurrently with the planning proposal.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has now accepted this delegation, however it has not requested these powers for this proposal. I have considered the nature of Council's planning proposal and have decided not to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the

Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Carina Lucchinelli to assist you. Ms Lucchinelli can be contacted on (02) 9274 6563.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

26/09/2017
Encl: Gateway Determination