

Item No: 5
Subject: Planning Proposal 41 - 177-183 Greenwich Road, Greenwich
Record No: SU10309 - 20436/25
Division: Planning and Sustainability Division
Author(s): Christopher Pelcz

Executive Summary

This report relates to the Planning Proposal (PP) 41 for the site at 177-183 Greenwich Road, Greenwich.

The PP prepared by Keylan Consulting seeks to amend the Lane Cove Local Environmental Plan 2009 (LCLEP2009) to rezone land located at 177-183 Greenwich Road, Greenwich.

The Proposal was reported (**AT-1**) to the Lane Cove Local Planning Panel (LCLPP) for advice on the 2 April 2025. In accordance with Section 9.1 of the EP & A Act, staff prepared an assessment report with recommendations in relation to the Planning Proposal including whether the proposal should be forwarded to the Minister for a Gateway Determination.

The Panel was requested to review, consider relevant issues proposed by the proponent along with the views and concerns raised in the staff report.

The LCLPP advised that Planning Proposal 41 is supported only with amendments and should proceed to the Gateway Determination (**AT-2**).

In relation to the advice of the Lane Cove Local Planning Panel, it is recommended that Planning Proposal 41 be supported with amendments and be forwarded to the Department of Planning, Housing and Infrastructure for Gateway Determination.

Background

The property known as 177-183 Greenwich Road, Greenwich, comprises nine parcels of land which are zoned part R4 High Density Residential and part C2 Environmental Conservation and which have a total combined area of 4,325 square metres (m²) – see **Figure 1** below.



Figure 1: Location of site

This land has frontage of approximately 65m to Greenwich Road and a secondary frontage to the Lane Cove River of approximately 65m.

The site adjoins land zoned C2 Environmental Conservation, which is part of the broader land parcel and which extends to the foreshore of the Lane Cove River. Although densely vegetated, the vegetation currently is in poor condition with the majority of the area being dominated by exotic grasses and vines. There is also a boatshed partially located on Lot 1 DP 329254 and the Lane Cove River.

The Planning Proposal does not seek any amendments to the zoning or applicable controls of the C2 zoned land.

The site does not contain any heritage items or conservation areas.

Proposal

The proponent-led Planning Proposal seeks the following amendments to Lane Cove LEP 2009 for the subject site:-

- Retain the existing split zoning on the site (i.e. R4 High Density Residential/C2 Environmental Conservation zone),

- Increase the height of buildings (on the R4 zoned portion) from 12 metres to 21 metres, and
- Increase the floor space ratio (on the R4 zoned portion) from 0.8:1 to 1.7:1.

Overall, the proposed controls would result in a residential flat building of 5 storeys fronting Greenwich Road and potentially 8 storeys at the rear of the site.

Submissions

Previous comments received are discussed in **AT-1**.

Further information

The submissions made comment about the presence of a gas pipeline which runs to the adjoining Viva Energy terminal. Prior to the Panel meeting, the applicant submitted (in response) additional information (see **AT-13**) confirming that it complied with the relevant Ministerial Direction and no further studies were required for the rezoning stage.

However, further detailed studies would be required at the future Development Application (DA) stage.

Discussion

Referral to Local Planning Panel

Planning Proposal 41 for 177-183 Greenwich Road, Greenwich was referred for advice to the Lane Cove Local Planning Panel, under Section 9.1 of the EP&A Act 1979. The Panel was requested to review and consider issues and amendments proposed by the proponent along with the views and concerns raised in a staff report (**AT-1**).

The Report to the Panel examines the detailed provisions of the proponent's Planning Proposal against the strategic and site-specific merit test as well as other relevant matters. The discussion is contained within that report (see **AT-1**).

At the meeting, Council staff provided an overview of Planning Proposal 41. The proponent addressed and provided a presentation to the Panel.

Following the meeting, the Panel deliberated and provided their considered advice in the form of recommendations and reasons for their decision.

Panel advice to Council

In providing their advice to Council (see **AT-2**), the Panel (LCLPP) unanimously supported the recommendation of the staff's report, and agreed that the Proposal generally passes both the strategic and site-specific merit tests.

However, the Panel raised the following points:

- The panel is not satisfied that sufficient justification has been provided by the applicant to support the proposed 21m height limit. Therefore the Panel has formed the opinion that the maximum building height should be set to the level shown at the top of the concept lift overrun as shown on the plan titled 'section + height plane'.*

Comment: Agreed. The height of the lift overrun shown in the plans is RL 48.85 metres. It is recommended that the Proposal be amended to remove the 21 metre height plane and replace it with an RL height of 48.85 metres.

- b) Similarly the panel notes that the planning proposal refers to an indicative FSR of 1.68:1 in the Planning Proposal report prepared by Keylan Consulting which in the opinion of the Panel should be consistent with the reduced height referred to above.*

Comment: Agreed. The Proposal is seeking a floor space ratio (FSR) of 1.7:1 but the concept scheme shows an FSR of 1.68:1. It is recommended to amend the Proposal to reduce the FSR down to 1.68:1.

- c) Any Council referral to request a gateway determination should include a request that there be a requirement that the proposed planning agreement be entered into before the rezoning takes effect as referred to on page 32 of the planning proposal.*

Comment: Noted. While this can't be an official Gateway Determination request, the applicant would need to submit a separate draft Voluntary Planning Agreement, subject to Council supporting the Planning Proposal.

- d) The planning agreement should also include agreed tree removal, weed control and revegetation of the C2 area by the developer before the council takes ownership of this land. Tree removals and weeds to be controlled should be in accordance with the species referred to in Version 2 of the Bushland Assessment report prepared by Habitat Solutions (dated November 2024). The revegetation should be with species referred to in Version 1 of the Bushland Assessment report prepared by Habitat Solutions (dated April 2024).*

Comment: Noted. This and other relevant matters would be included separately as part of Council's Voluntary Planning Agreement process.

- e) The Panel notes that the vehicular access point in the concept plans is at the southern end of the site. The Panel is of the view that further investigation work on sight lines may be required if this location is pursued. Also, if any other access points considered this will have to be in conjunction with advice from the council about whether the council is likely to require preserving the established street trees along the Greenwich Road frontage including where further street trees may be required.*

Comment: Noted. While this matter will be forwarded to the applicant, this can be addressed at the future Development Application stage.

Community Consultation

Statement of Intent

The consultation is designed to consult with the local community of the proposed rezoning of the site. Any comments received will be reviewed and evaluated to determine whether to proceed with the Planning Proposal.

Method

Level of Participation	Inform	Inform	Consult
Form of	Open	Targeted	Open

Ordinary Council Meeting 24 April 2025
PLANNING PROPOSAL 41 - 177-183 GREENWICH ROAD, GREENWICH

Participation			
Target Audience	Lane Cove Community and community groups	Surrounding Owners	Lane Cove Community
Proposed Medium	Advertisement and eNewsletter	Notification Letters	Public Exhibition, Website Exhibition
Indicative Timing	6 weeks	6 weeks	6 weeks

Conclusion

It is recommended that Council support the Planning Proposal with the amendments suggested by the Local Planning Panel.

The built form is not considered excessive given the site's current zoning and surrounding developments. The original height control envisaged 4 storeys but the low floor space ratio prevented this from being achieved – indicating a mismatch between the original controls. Most of the proposed 5th storey will be recessed and will be used for either communal open space or a lift overrun.

Any potential hazards have been addressed by the applicant at this stage and further studies are not recommended for the rezoning stage. However, further more detailed studies would be required if it progressed to the future Development Application stage.

On balance as the proposed development has achieved both strategic and site-specific merit, it is therefore recommended for approval (subject to amendments).

RECOMMENDATION

That having considered the advice of the Lane Cove Local Planning Panel meeting of 25 March 2025, Council:

1. Receive, note and endorse the advice provided by the Local Planning Panel.
2. Based on the advice, support the Planning Proposal only with the following amendments:
 - a) Reduce the height control from 21 metres to RL 48.85m, and
 - b) Reduce the floor space ratio from 1.7:1 to 1.68:1.
3. Forward the revised Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
4. Delegate authority to the General Manager for the Planning Proposal to finalise the amendments.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1 [View](#) Local Planning Panel - REPORT

17

Available

<p align="center">Ordinary Council Meeting 24 April 2025 PLANNING PROPOSAL 41 - 177-183 GREENWICH ROAD, GREENWICH</p>
--

AT-2 View	Local Planning Panel - ADVICE	Pages	Electronically
AT-3 View	Planning Proposal 41	4 Pages	
		71	Available
		Pages	Electronically
AT-4 View	Appendix 1 - Architectural Letter of Support	4 Pages	Available
			Electronically
AT-5 View	Appendix 2 - Letter of Offer	2 Pages	Available
			Electronically
AT-6 View	Appendix 3 - Concept Architectural Scheme	48	Available
		Pages	Electronically
AT-7 View	Appendix 4 - Bushland Assessment	20	Available
		Pages	Electronically
AT-8 View	Appendix 5 - Environmental Impact Assessment	67	Available
		Pages	Electronically
AT-9 View	Appendix 6 - Traffic Impact Assessment	12	Available
		Pages	Electronically
AT-10	Appendix 7 - Geotechnical Desktop Assessment	30	Available
View		Pages	Electronically
AT-11	Appendix 8 - Arboricultural Assessment	26	Available
View		Pages	Electronically
AT-12	Appendix 9 - Services Infrastructure Report	12	Available
View		Pages	Electronically
AT-13	Applicant's additional responses	3 Pages	
View			
AT-14	Final minutes of the NSROC Design Review Panel	7 Pages	Available
View			Electronically