

Gateway Determination

Planning proposal (Department Ref: PP-2024-2749): amend planning controls to facilitate a residential flat building at 177-183 Greenwich Road, Greenwich.

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Lane Cove Local Environmental Plan 2009 to amend planning controls to facilitate a residential flat building at 177-183 Greenwich Road, Greenwich should proceed subject to the following

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority.

The LEP should be completed on or before 22 May 2026.

Gateway Conditions

1. Prior to community consultation, consultation is required with the following public authorities:
 - Viva Energy, Gore Bay Terminal operator
 - Safework NSW
2. Prior to community consultation, the planning proposal is to be updated to:
 - (a) reflect Council's resolved amendments to height and floor space ratio controls
 - (b) reflect the feedback received from Viva Energy and SafeWork NSW.
 - (c) provide further justification as to why permitting uplift outside the areas identified in the LHS should be supported
 - (d) provide an analysis on the impact that increasing density in this location may have on the adjoining industrial land
 - (e) provide a visual impact assessment to demonstrate the appropriateness of the scale and size of the proposed development and the visual impact on the foreshore from the harbour
 - (f) provide an overshadowing analysis demonstrating the impact of the concept proposal to the properties to the south of the site.

The planning proposal should then be forwarded to the Minister under s 3.34(6) of the Act.

3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023),
4. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).

Dated 17 July 2025



Jazmin van Veen
Director, Local Planning (North, East
and Central Coast)

Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces