

27 February 2017

Our Ref: 15-257 AK

Caroline McNally

Secretary

Department of Planning & Environment

GPO Box 39

Sydney NSW 2000

Att: Steve Murray

Dear Ms McNally,

RE: REZONING REVIEW - 4-18 NORTHWOOD RD, 274 & 274A LONGUEVILLE RD, LANE COVE NSW

City Plan Strategy and Development (CPSD) acts on behalf of Pathways Property Group, the proponent of a Planning Proposal (PP) at the above address.

Pathways is a boutique organisation that provides excellence in care, accommodation and services to older Australians who are no longer able to live independently in the community. Pathways currently owns and operates 4 nursing homes in metropolitan Sydney (Sailors Bay, Killara Gardens, Cronulla Pines and Cronulla Seaside) and has obtained Commonwealth bed licences for a new, high quality nursing home (residential aged care facility) in Lane Cove.

The subject site is ideally positioned to support an nursing home, being located within an active neighbourhood centre. The proposal provides the opportunity to regenerate the existing urban environment and enhance the public domain with minimal impact on the local road network.

Extensive consultation has been undertaken by the applicant with Lane Cove Council and the local community, and this has informed the extent of the proposed changes to the planning controls. However, the Planning Proposal was subsequently refused by Council on 20 February 2017 without fulsome discussion or debate. We therefore formally request the PP is forwarded to the North District Planning Panel for a rezoning review.

We believe this PP has both strategic and site specific merit. It has the potential to directly respond to the draft North District Plan, providing high quality aged care for the District's ageing population.

The PP seeks the following amendments to the Lane Cove Local Environmental Plan 2009 (LCLEP):

- to allow Seniors Living by triggering the Seniors SEPP to make this a permissible use in the B1 zone;
- nominate a **Floor Space Ratio** on the site under the SEPP from 0.8:1 and 1:1 of 1.98:1 (noting that one is not required);
- an increase in the **Building Height** from 9.5 metres and 12 m under the current LCLEP to 70.250 RL; and
- the introduction of a **Savings Provision** to allow a Development Application to be assessed concurrently with the PP.

The PP is supported by extensive research and documentation, including: Traffic Impact Assessment; Urban Design Report; Contamination Report; Arborist Report; and Flora and Fauna Assessment.

It should be noted that Council recently approved a PP of a similar scale (but with an additional storey beyond that sought here) on their own land for the purposes of aged care, to the north of the subject site at 266 Longueville Road, Lane Cove within the residential area. We understand that this land is still under Council's ownership and that Council is in the process of selling the land and is approximately 60 metres from the subject site.

To avoid any conflict of interest and ensure the PP is given a fair and transparent assessment, we request either the North District Planning Panel or the Secretary of Planning be appointed as the Relevant Planning Authority, should the PP proceed to Gateway.

If you require any further clarification or details on this matter, please do not hesitate to contact me on (02) 8270 3500 or julietg@cityplan.com.au.

Yours sincerely,



Juliet Grant
Executive Director