

DATE OF ADVICE	Tuesday 2 May 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Clare Brown, Eugene Sarich
APOLOGIES	None
DECLARATIONS OF INTEREST	Clare Brown declared a non-pecuniary conflict as her children attended school with the applicants children however has not undertaken any work with the applicant and declared that this association would not impair her ability to participate.

PRE-GATEWAY REVIEW

2017SNH022 – Lane Cove – PGR_2017_LANEC_001_00 at 4-18 Northwood Road and 274A Longueville Road Lane Cove (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

PANEL CONSIDERATION AND RECOMMENDATION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel recommends that:

- ☒ The planning proposal **should** be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
- ☐ The planning proposal **should not** be submitted for a Gateway determination

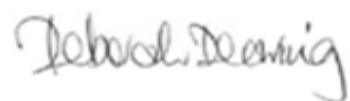
The decision was unanimous.

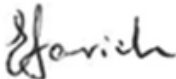
ADVICE AND REASONS FOR THE RECOMMENDATION

The Panel reviewed the Departments' Justification Assessment Report, undertook a site visit and briefing meeting with the Council and Proponent representatives.

The Panel considers the Planning Proposal has strategic merit on the basis that it will allow for the growing need for aged care accommodation in the North District. The Panel also considers the Planning Proposal to have site specific merit as it is of an appropriate scale and massing for the locality, allows for a wider active street frontage, provides for the local amenities of a neighbourhood centre and does not have undue impacts on the adjacent properties.

The Panel suggests that a site specific Development Control Plan (DCP), or suggested amendments to the current DCP, be provided and exhibited at the same time as the Planning Proposal.

PANEL MEMBERS	
	

Deborah Dearing (Chair)	John Roseth
 Clare Brown	 Eugene Sarich

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2017SNH022 – Lane Cove – PGR_2017_LANEC_001_00 at 4-18 Northwood Road and 274A Longueville Road Lane Cove
2	LEP TO BE AMENDED	Lane Cove Local Environmental Plan 2009
3	PROPOSED INSTRUMENT	The proposal seeks to insert seniors housing into land-use table for B1 Neighbourhood Centre, amend FSR and Height of Buildings, and introduce savings provision for 4-18 Northwood Road and 274 and 274A Longueville Road Lane Cove.
4	MATERIAL CONSIDERED BY THE PANEL	• Pre-Gateway review request documentation • Department Justification Assessment Report
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection & Briefing meeting with Department of Planning and Environment: Tuesday 2 May 2017 ○ Panel members in attendance: Deborah Dearing (Chair), John Roseth, Clare Brown, Eugene Sarich ○ DPE staff in attendance: Lauren Templeman, Wayne Williamson • Briefing meeting with Council and Proponent, Tuesday 2 May 2017, 1.30pm ○ Panel members in attendance: Deborah Dearing (Chair), John Roseth, Clare Brown, Eugene Sarich ○ DPE staff in attendance: Lauren Templeman, Wayne Williamson ○ Council staff in attendance: Christopher Pelcz, Michael Mason, Terry Tredrea ○ Representatives on behalf of the proponent: Juliet Grant, Anthony Kazacos, Graeme Skerritt, Gabrielle Morrish, Markam Ralph, Graham Pindar