



Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Mary
Dear Professor O'Kane

Request for Gateway determination review – PP_2018_LANEC_001_00

I am writing to advise that the Department of Planning and Environment has received a Gateway determination review request for the above planning proposal for 2 Greenwich Road, Greenwich.

Dept. Ref. No	GR_2018_LANEC_001_00
LGA	Lane-Cove
LEP to be amended	Lane Cove LEP 2009
Address/ location	2 Greenwich Road, Greenwich
Proposal	<p>The planning proposal seeks to delete conditions 1(a) and 5 of the gateway determination which state:</p> <ol style="list-style-type: none">1. The planning proposal is to be updated to: (a) demonstrate consistency with the draft findings of the St Leonards and Crows Nest Station Precinct strategic investigation (being undertaken in consultation with Lane Cove, Willoughby City and North Sydney Councils), including the relevant proposed land use, height and floor space ratio.5. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with the final strategic planning framework for St Leonards and Crows Nest Planned Precinct.

The commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, conditions 1(a) and 5 should be retained.

The advice and recommendation should be provided within 28 days of the date of receipt of this letter and sent to Ms Amanda Harvey, Director, Sydney Region East, at the Department at amanda.harvey@planning.nsw.gov.au.

I enclose the Gateway determination, the Gateway review justification assessment and supporting documentation to assist the commission in its review of the planning proposal.

The Department's *A guide to preparing local environmental plans* provides advice on procedures for the various stages of the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

Should you have any questions in relation to this matter, please contact Ms Harvey on 8275 1128.

Yours sincerely

 3 July 2019
Stephen Murray
Executive Director, Regions
Planning and Assessment

Encl: Gateway determination
Gateway review justification assessment report
Gateway determination dated 6 September 2018
Gateway determination report
Proponent's Gateway review application
Sydney North Planning Panel comments
Lane Cove Council comments
Panel rezoning review recommendation
Site identification map



Mr Craig Wrightson
General Manager
Lane Cove Council
48 Longueville Road
LANE COVE NSW 1595

Craig
Dear Mr Wrightson

Request for Gateway determination review – referral to Independent Planning Commission

I am writing to notify Council that a Gateway review request was received by the Department of Planning and Environment on 17 October 2018 for the planning proposal for 2 Greenwich Road, Greenwich. The proponent is seeking a review of the Gateway determination dated 6 September 2018 that the proposal should not proceed.

Dept. Ref. No	GR_2018_LANEC_001_00
LGA	Lane-Cove
LEP to be amended	Lane Cove LEP 2009
Address/ location	2 Greenwich Road, Greenwich
Proposal	<p>The planning proposal seeks to delete conditions 1(a) and 5 of the gateway determination which state:</p> <ol style="list-style-type: none">1. The planning proposal is to be updated to:<ol style="list-style-type: none">(b) demonstrate consistency with the draft findings of the St Leonards and Crows Nest Station Precinct strategic investigation (being undertaken in consultation with Lane Cove, Willoughby City and North Sydney Councils), including the relevant proposed land use, height and floor space ratio.5. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with the final strategic planning framework for St Leonards and Crows Nest Planned Precinct.

The Independent Planning Commission has been asked to review the planning proposal and prepare advice concerning the merits of the review request. The commission will make a recommendation to the Minister's delegate confirming whether, in its opinion, the planning proposal should proceed past Gateway.

I note that Council provided a submission on 9 November 2018 outlining its views on the planning proposal. This has been considered by the Department when preparing the report for the commission. Council's submission will be forwarded to the commission

Should you have any enquiries about this matter, I have arranged for Ms Amanda Harvey, Director, Sydney Region East, at the Department to assist you. Ms Harvey can be contacted on 8275 1128.

Yours sincerely

 3 July 2019
Stephen Murray
Executive Director, Regions
Planning and Assessment



Mr Peter Debnam
Chair
Sydney North Planning Panel
320 Pitt Street
SYDNEY NSW 2000

Peter
Dear Mr ~~Debnam~~

Request for Gateway determination review – referral to Independent Planning Commission

I am writing to notify the Sydney North Planning Panel that a Gateway review request was received by the Department of Planning and Environment on 17 October 2018 for the planning proposal for 2 Greenwich Road, Greenwich. The proponent is seeking a review of the Gateway determination dated 6 September 2018 that the proposal should not proceed.

Dept. Ref. No	GR_2018_LANEC_001_00
LGA	Lane-Cove
LEP to be amended	Lane Cove LEP 2009
Address/ location	2 Greenwich Road, Greenwich
Proposal	<p>The planning proposal seeks to delete conditions 1(a) and 5 of the gateway determination which state:</p> <ol style="list-style-type: none">1. The planning proposal is to be updated to: (c) demonstrate consistency with the draft findings of the St Leonards and Crows Nest Station Precinct strategic investigation (being undertaken in consultation with Lane Cove, Willoughby City and North Sydney Councils), including the relevant proposed land use, height and floor space ratio.5. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with the final strategic planning framework for St Leonards and Crows Nest Planned Precinct.

The Independent Planning Commission has been asked to review the planning proposal and prepare advice concerning the merits of the review request. The commission will make a recommendation to the Minister's delegate confirming whether, in its opinion, the planning proposal should proceed past Gateway.

Should you have any enquiries about this matter, I have arranged for Ms Amanda Harvey, Director, Sydney Region East, at the Department to assist you. Ms Harvey can be contacted on 8275 1128.

Yours sincerely

 3 July 2019
Stephen Murray
Executive Director, Regions
Planning and Assessment



Mr Chris Wilson
Managing Director
Willowtree Planning
Suite 4, Level 7, 100 Walter Street
NORTH SYDNEY NSW 2060

Dear Mr Wilson

Request for Gateway determination review – referral to planning panel

I am writing to advise that your application for a review of the Gateway determination 2 Greenwich Road, Greenwich has been forwarded to the Independent Planning Commission for consideration.

The commission has been asked to review the planning proposal and prepare advice concerning the merits of the review request. The commission will make a recommendation to the Minister's delegate confirming whether, in its opinion, the planning proposal should proceed past Gateway.

Should you have any enquiries about this matter, I have arranged for Ms Amanda Harvey, Director, Sydney Region East, at the Department of Planning and Environment to assist you. Ms Harvey can be contacted on 8275 1128.

Yours sincerely



Stephen Murray

3 July 2019

Executive Director, Regions
Planning and Assessment