

DATE OF DECISION	25 October 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Eugene Sarich
APOLOGIES	Scott Bennison
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2017SNH065 – Lane Cove - 2017_2017_LANEC_002_00

2 Greenwich Road Greenwich

Rezoning Review seeks to amend Lane Cove Local Environmental Plan 2009 (LCLEP 2009) to include shop top housing as an additional permitted use and increase maximum building height to 33 metres at 2 Greenwich Road, Greenwich (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 or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

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 determined that the proposed instrument:

- should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- should not** be submitted for a Gateway determination because the proposal has
 - not demonstrated strategic merit
 - has demonstrated strategic merit but not site specific merit

The decision was 3:1 in favour Deborah Dearing, John Roseth and Sue Francis, against the decision was Eugene Sarich.





REASONS FOR THE DECISION

The majority of the Panel (Deborah Dearing, Sue Francis and John Roseth) considers the proposal has strategic and local merit as it is consistent with the Priority Precinct Interim Statements.

Accordingly, the majority recommends that the proposal proceed to Gateway, with the Delegate being requested to consider the following:

- 1) That the retention of the B3 zoning and inclusion of shop top housing is undesirable as it would make this site the only B3 zone in the Lane Cove LEP with shop top housing permissible. The Panel recommends that this be reconsidered to be consistent with the current adjoining and likely future zoning.
- 2) That the zoning and density and height be consistent with the Priority Precinct outcomes when finalised early 2018 and that no exhibition should occur until the Planning Proposal has been amended accordingly.

Eugene Sarich voted to recommend against the Planning Proposal proceeding to Gateway for the reason that the proposal is inconsistent with objectives of the B3 zone and undermines the potential for job creation and the present vision of the Lane Cove Local Environmental Plan for the St Leonards commercial core. A future Planning Proposal consistent with the Priority Precinct may be considered.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	 Eugene Sarich

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2017SNH065 – Lane Cove - 2017_2017_LANEC_002_00 at 2 Greenwich Road Greenwich
2	LEP TO BE AMENDED	Lane Cove Local Environmental Plan 2009
3	PROPOSED INSTRUMENT	The Rezoning Review seeks to amend Lane Cove Local Environmental Plan 2009 (LCLEP 2009) to include shop top housing as an additional permitted use and increase maximum building height to 33 metres at 2 Greenwich Road, Greenwich
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 25 October 2017 <ul style="list-style-type: none"> Panel members in attendance: Deborah Dearing (Chair), John Roseth, Sue Francis, Eugene Sarich Department of Planning and Environment (DPE) staff in attendance: Wayne Williamson, Carina Lucchinelli and Mary Su Briefing meeting with Department of Planning and Environment (DPE): 25 October 2017, 9.15am <ul style="list-style-type: none"> Panel members in attendance: Deborah Dearing (Chair), John Roseth, Sue Francis, Eugene Sarich DPE staff in attendance: Wayne Williamson, Carina Lucchinelli and Mary Su Briefing meeting with Council: 25 October 2017, 10.30am

		<ul style="list-style-type: none">○ Panel members in attendance: Deborah Dearing (Chair), John Roseth, Sue Francis, Eugene Sarich○ DPE staff in attendance: Wayne Williamson, Carina Lucchinelli and Mary Su○ Council representatives in attendance: Terry Tredrea and Michael Mason● Briefing meeting with Proponent: 25 October 2017, 10.50am<ul style="list-style-type: none">○ Panel members in attendance: Deborah Dearing (Chair), John Roseth, Sue Francis, Eugene Sarich○ DPE staff in attendance: Wayne Williamson, Carina Lucchinelli and Mary Su○ Council representatives in attendance: Terry Tredrea and Michael Mason○ Proponent representatives in attendance: Alex Be Castro, Stephen Moore, Chris Wilson, Alex Mortimer
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