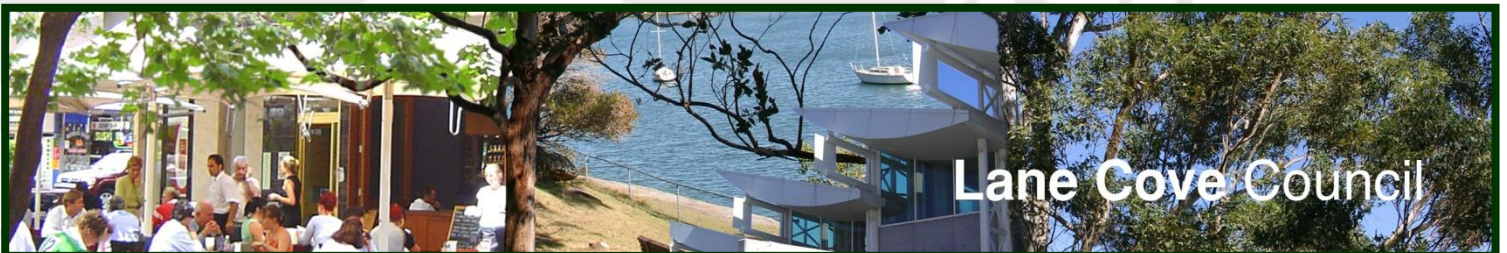


Agenda
Lane Cove Local Planning Panel Meeting
20 August 2025




Notice of Meeting

Dear Panel Members,

Notice is given of the Lane Cove Local Planning Panel Meeting, to be held in the Council Chambers on Wednesday 20 August 2025 commencing at 4pm. The business to be transacted at the meeting is included in this business paper.

Yours faithfully



Louise Kerr
General Manager

Lane Cove Local Planning Panel Meeting Procedures

The Lane Cove Local Planning Panel (LCLPP) meeting is chaired by Ms Jan Murrell or alternate Chairs. The meetings and other procedures of the Panel will be undertaken in accordance with any guidelines issued by the General Manager.

The order of business is listed in the Agenda on the next page. That order will be followed unless the Panel resolves to modify the order at the meeting. This may occur for example where the members of the public in attendance are interested in specific items on the agenda.

Members of the public may address the Panel for a maximum of 3 minutes. All persons wishing to address the Panel must register prior to the meeting by contacting Council's Office Manager – Environmental Services on 9911 3611. Where there are a large number of objectors with a common interest, the Panel may, in its absolute discretion, hear a representative of those persons.

Minutes of LCLPP meetings are published on Council's website www.lanecove.nsw.gov.au as soon as possible following the meeting. If you have any enquiries or wish to obtain information in relation to LCLPP, please contact Council's Office Manager – Environmental Services on 9911 3611.

Please note meetings held in the Council Chambers are Webcast. Webcasting allows the community to view proceedings from a computer without the need to attend the meeting. The webcast will include audio of members of the public that speak during the meeting. Please ensure while speaking to the Panel that you are respectful to other people and use appropriate language. Lane Cove Council accepts no liability for any defamatory or offensive remarks made during the course of these meetings.

The audio from these meetings is also recorded for the purposes of verifying the accuracy of the minutes and the recordings are not disclosed to any third party under the Government Information (Public Access) Act 2009, except as allowed under section 18(1) or section 19(1) of the PPIP Act, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation.

DECLARATIONS OF INTEREST

APOLOGIES

NOTICE OF WEBCASTING OF MEETING

LANE COVE LOCAL PLANNING PANEL REPORTS

1.	PLANNING PROPOSAL 44- 126 AND 130-134 PACIFIC HIGHWAY, GREENWICH	4
2.	PLANNING PROPOSAL 45-170 PACIFIC HIGHWAY, GREENWICH	17

Lane Cove Local Planning Panel Meeting 20 August 2025
PLANNING PROPOSAL 44- 126 AND 130-134 PACIFIC HIGHWAY, GREENWICH

Item No: LPP18/25
Subject: Planning Proposal 44- 126 and 130-134 Pacific Highway, Greenwich
Record No: SU10354 - 45756/25
Division: Planning and Sustainability Division
Author(s): Golrokh Heydarian; Christopher Pelcz

Property:	126, 130-134 Pacific Highway, Greenwich
PP No:	Planning Proposal No. 44
Legal Description:	<ul style="list-style-type: none"> • Lot 100, DP 594391 • SP 20585 • Anglo Road (part lot-adjoining Lot 100/DP594391 and SP20585)
Date Lodged:	04/06/2025
Owner (Proponent):	The Trustee for CE Greenwich Trust No.2
Applicant:	Planning & Co
Site Area:	<ul style="list-style-type: none"> • Total (Excluding Anglo Road): 2,459 m² • Total (Including Anglo Road): 3,468 m²
Description of Proposal:	Amendments to the LCLEP to allow an Additional Permitted Use of Seniors Housing,
Planning Proposal documents	Links to all the proponent's documents are provided in Attachments at the end of this report (AT-1 to AT-5).
Relevant Strategic Planning documents	<i>Greater Sydney Region Plan – dated March 2018</i> <i>North District Plan – dated March 2018</i> <i>Section 9.1 Ministerial Directions</i> <i>Local Strategic Planning Statement 2020 (AT-4)</i> <i>Local Housing Strategy (AT-5)</i> <i>Local Environmental Plan 2009</i> <i>Delivering Program and Operational Plan (AT-6)</i> <i>Strategy for an Age Friendly Lane Cove 2024 (AT-7)</i>
Recommendation	That Planning Proposal No. 44 be supported.

PURPOSE

The Lane Cove Local Planning Panel is required to review the proposal with a view to providing Council with advice in relation to the changes requested to the Lane Cove LEP.

REASON FOR REFERRAL

The Planning Proposal is referred to Council's Local Planning Panel under Section 9.1 of the *Environmental Planning and Assessment Act 1979*. This Section requires referral of any Planning Proposal to the Local Planning Panel for advice with an assessment report which sets out recommendations in relation to the Proposal.

The Planning Proposal does not meet any of the criteria for an exemption from referral to the Local Planning Panel. This criterion is as follows;

- a) the correction of an obvious error in a local environmental plan.
- b) matters that are of a consequential, transitional, machinery or other minor nature; or
- c) matters that Council's General Manager considers will not have any significant adverse impact on the environment or adjoining land.

Therefore, the Planning Proposal must be referred to the Local Planning Panel for advice prior to Council making any determination on the matter.

EXECUTIVE SUMMARY

The purpose of this report is to consider the planning merits and seek the Panel's advice on the proposal to redevelop land at 126 and 130-134 Pacific Highway, Greenwich for a seniors housing building.

The Proposal (**AT-1**) seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing.

[Planning Proposal 44](#) is also accompanied by:

- [Appendix 1 – Letter of Offer](#) (**AT-2**);
- [Appendix 2 – Scoping Report](#) (**AT-3**);
- [Local Strategic Planning Statement](#) (**AT-4**);
- [Adopted Local Housing Strategy](#) (**AT-5**);
- [Delivery Program & Operational Plan](#) (**AT-6**); and
- [Strategy for an Age Friendly Lane Cove](#) (**AT-7**);

It is noted that the applicant refers to a land sale and embellishment of Anglo Road, as part of the Proposal. No documentation was included with the application. Any land sale is not the subject of this referral.

Council's policy is that a land sale is assessed separately by Council at a later stage to ensure that the Planning Proposal is considered on its own merit.

The Panel is requested to review the proposal in line with the assessment report.

SITE

The property known as 126 and 130-134 Pacific Highway, Greenwich, is located on Pacific Highway within the Lane Cove Local Government area (LGA), encompasses an area of 2,459 m² (Excluding Anglo Road) (see **Figure 1** below).



Figure 1: Location of site

The subject site is located on the southeast and southwestern corner of the Pacific Highway and Anglo Road intersection, adjacent to the St Leonard South Precinct. Anglo Road is subject to a mid-block road closure which terminates directly outside the site, preventing through vehicular traffic between Pacific Highway and Greenwich Road.

The site is zoned E2 Commercial Centre as defined in the Lane Cove Local Environmental Plan 2009 and is located approximately 500m walking distance to St Leonards railway station and 1km distance from the newly operated Crows Nest Metro Station. The site benefits from readily accessible bus routes along Pacific Highway.

Currently, the site comprises a three-storey commercial office building (126 Pacific Highway) and multi-storey terrace style office suites (130-134 Pacific Highway).

The development context of St Leonards/ Greenwich comprises a high density, mixed-use typology comprising a combination of ground-floor retail, commercial offices, and residential developments in buildings of varying heights, styles, and ages.

Lane Cove Local Planning Panel Meeting 20 August 2025
PLANNING PROPOSAL 44- 126 AND 130-134 PACIFIC HIGHWAY, GREENWICH



Figure 2: St Leonards Center within Lane Cove LGA (Lane Cove DCP 2010)

The site does not contain any heritage items or conservation areas but adjoins a local heritage item.

Current LEP Planning Controls

Figures 3, 4, 5 and 6 shows the current LEP controls for Land Use, Height, Floor space ratio and Heritage items on the site.

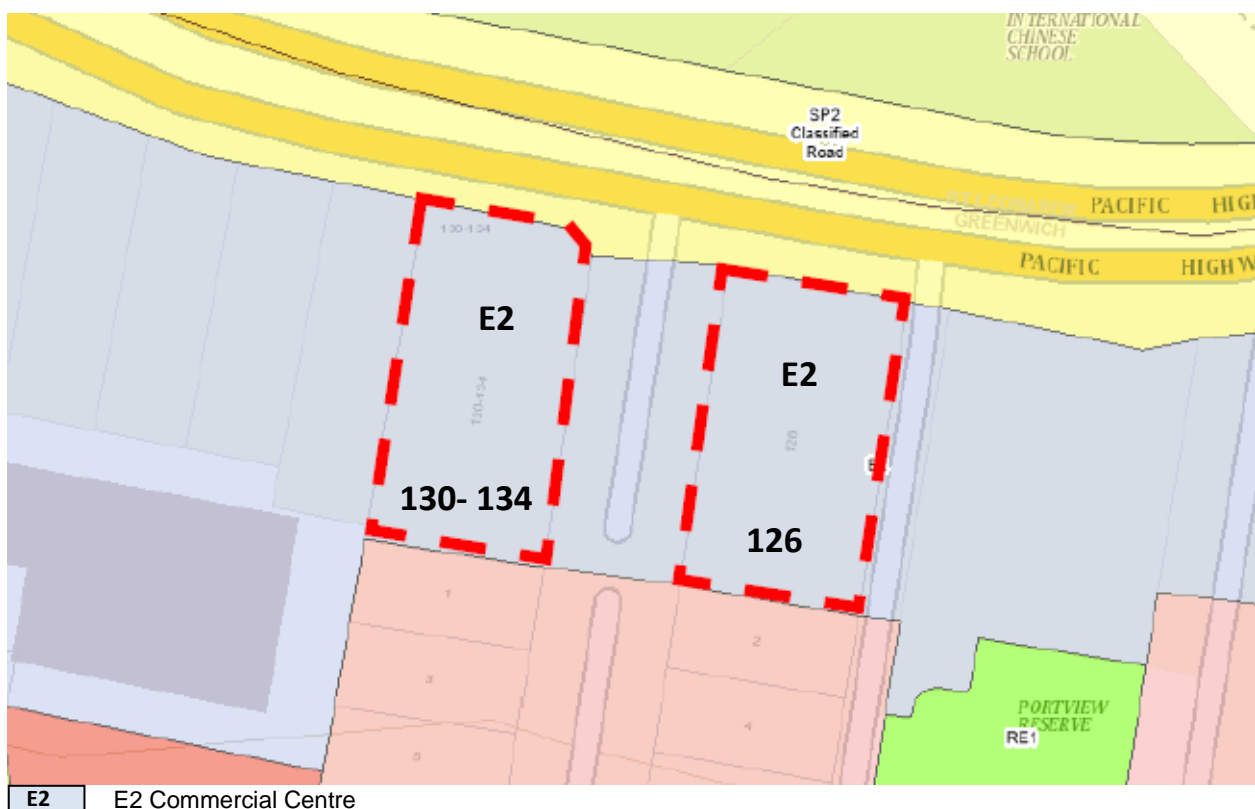


Figure 3: Land Use Zones

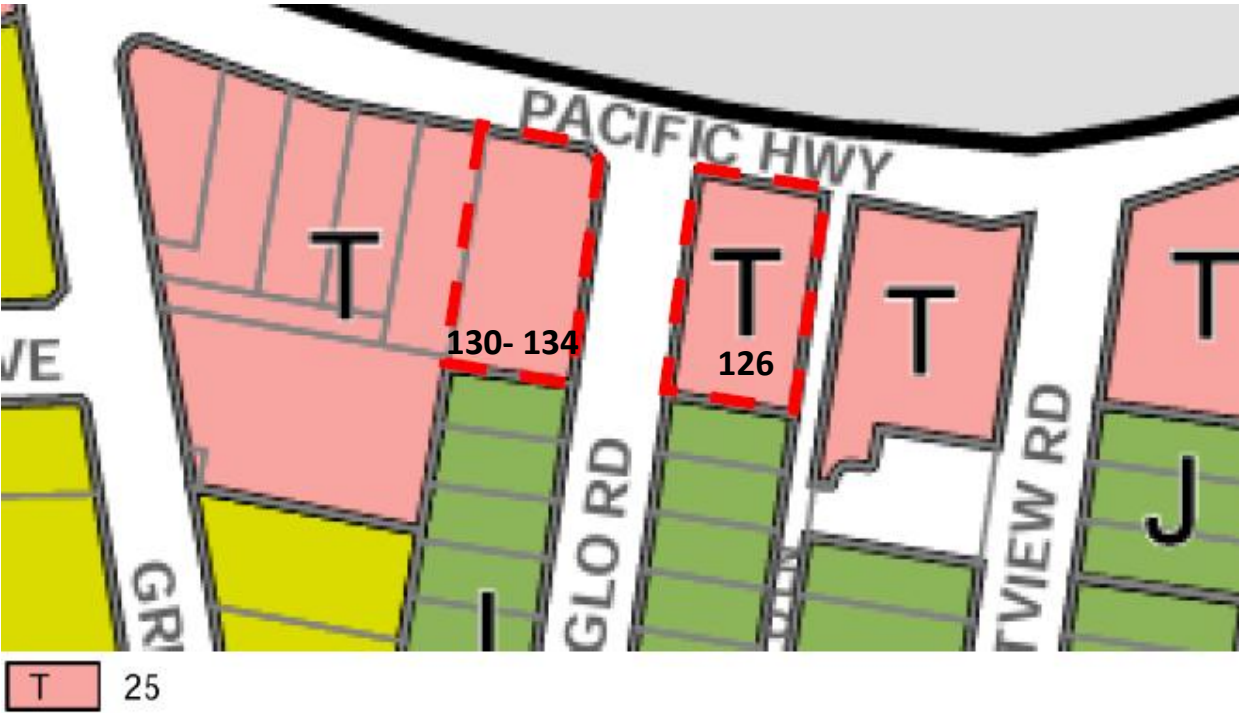


Figure 4: Height of buildings

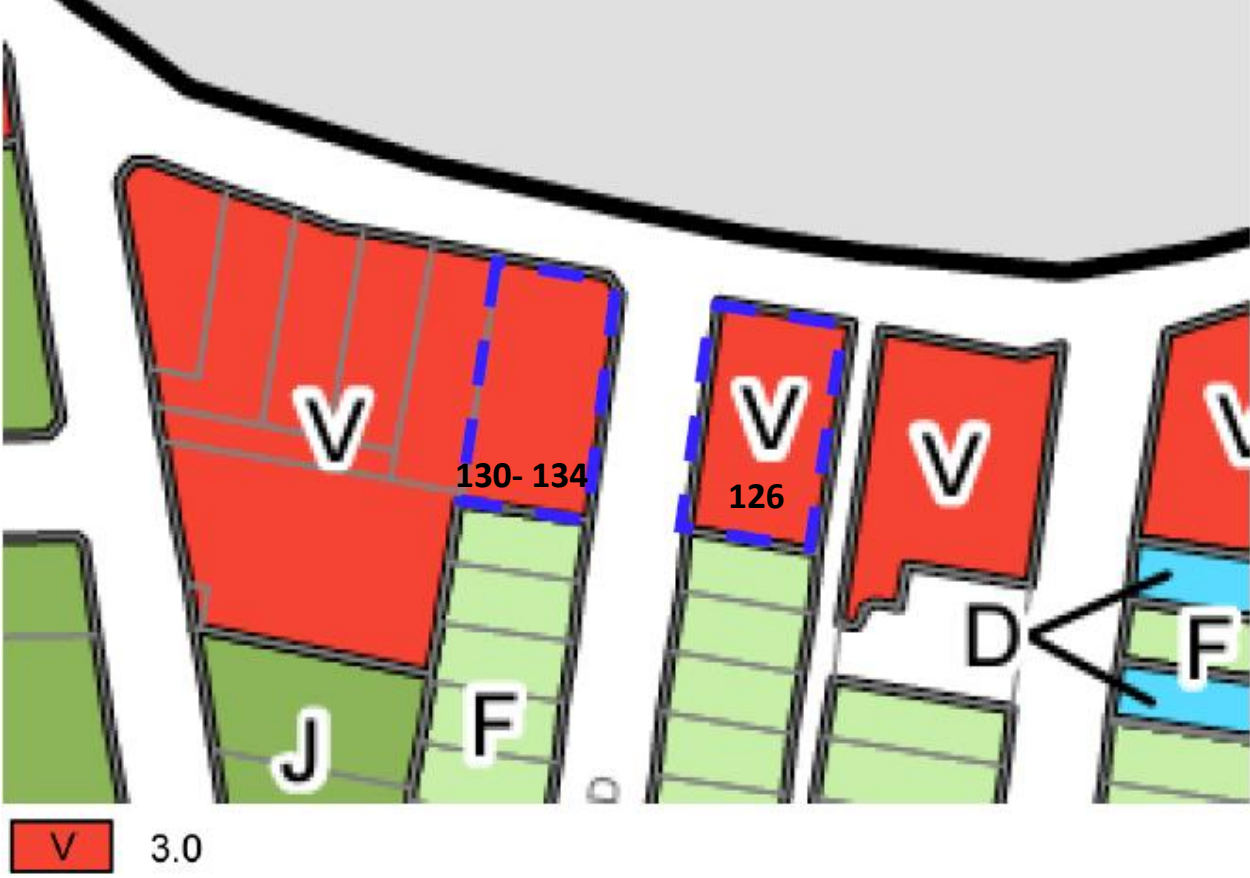


Figure 5: Floor Space Ratio

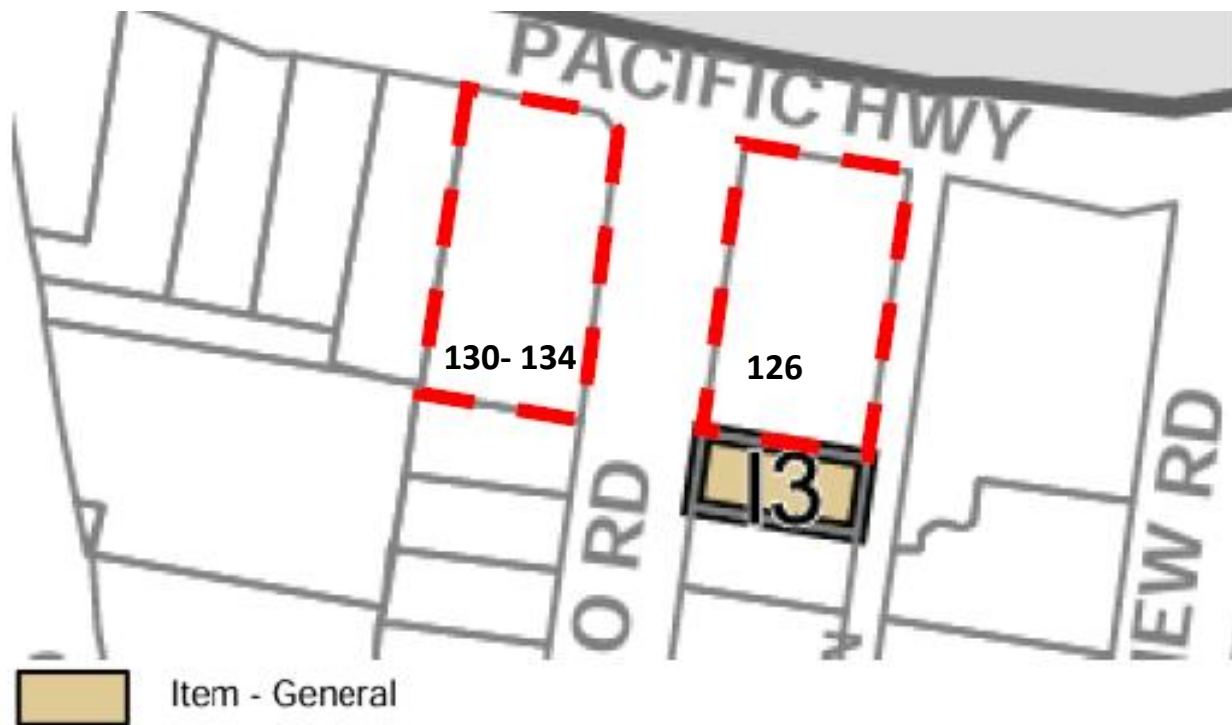


Figure 6: Heritage conservation

Under the current Local Environmental Plan (LEP), a potential building up 8 storeys tall (fronting Pacific Highway) would be permissible subject to the proposed development complying with the Floor Space Ratio (FSR) (**Figure 5**) and building height (**Figure 4**) controls as set out in the LEP.

The site at 126 Pacific Highway adjoins a heritage item (I13) to the south of the site (**Figure 6**). The heritage item is located approximately 10m distance from the proposed building.

The proposal would not adversely impact neighbouring properties or the public domain in terms of overshadowing, visual privacy, acoustic privacy, or traffic and parking. The proposal presents a development outcome that is consistent with the objectives of the relevant planning controls.

BACKGROUND

In addition to the above, there are also other strategic planning documents to consider. These documents and their relationship to this site are briefly outlined below.

Greater Sydney Region Plan

The following objectives of the Greater Sydney Region Plan are particularly relevant to this Planning Proposal:

- *Objective 7: Communities are healthy, resilient and socially connected*
- *Objective 10: Greater housing supply*
- *Objective 11: Housing is more diverse and affordable*
- *Objective 12: Greater places that bring people together*
- *Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities*

These are explained in further detail in the Discussion section of this report.

Local Strategic Planning Statement

Council's adopted *Local Strategic Planning Statement (AT-4)* outlines a 20-year vision, planning priorities and actions for land use in Lane Cove. The LSPS came into force on 30 March 2020 and was published to the NSW Planning Portal website.

Accordingly, the Planning Proposal seeks to permit seniors housing at the site as an Additional Permitted Use and is supported by the strategic directions and planning priorities of the LSPS, particularly in relation to:

- the proposal would respond to the demographic changes and to cater for ageing population to age within the area
- the proposal would support greater housing diversity in a highly accessible location within 500m of the St Leonards Railway Station and Royal North Shore Hospital
- the proposal would encourage appropriate infill development in suitable locations.

This Statement and other relevant documents must now be used to inform future amendments to Council's Local Environmental Plan and Development Control Plan.

Local Housing Strategy

Council's adopted Local Housing Strategy (LHS) provides an evidence-based framework that informs how and where residential development is planned to be delivered in the LGA for the next 20 years.

The Planning Proposal involves residential development, and this Strategy (**AT-5**) is relevant in this instance.

Delivery Program and Operational Plan

One key action from this Plan is relevant to this proposal:

- *"Support the development of Seniors Housing"* (Page 33 of **AT-6**)

Strategy for an Age Friendly Lane Cove 2024-2029

Council's adopted Strategy for an Age-Friendly Lane Cove 2024-2029 provides strategies and actions under the World Health Organisation (WHO) framework to enable all people to age in place, be included and enjoy independence and good health.

One key action from this Plan is relevant to this proposal:

- *"Explore Council opportunities to support more affordable seniors housing projects in Lane Cove"*

Because the Planning Proposal supports the provision of accessible services and housing options for an aging population (**AT-7**) is relevant.

PROPOSAL

The proponent-led Planning Proposal seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing,

Overall, the proposed controls would result in the following outcomes:

Lane Cove Local Planning Panel Meeting 20 August 2025
PLANNING PROPOSAL 44- 126 AND 130-134 PACIFIC HIGHWAY, GREENWICH

- Two mixed-use shop-top Seniors Housing of 8 storeys (See **Figure 7** for 3D Concept) with a total area 2,459 sqm.
- Public Open Space on Anglo Road

This is illustrated in **Figure 7**, the proposal also includes 2 x 2,5 storeys of independent basements (**Figure 8**).



Figure 7: overview of the proposed development (taken from separate development application)

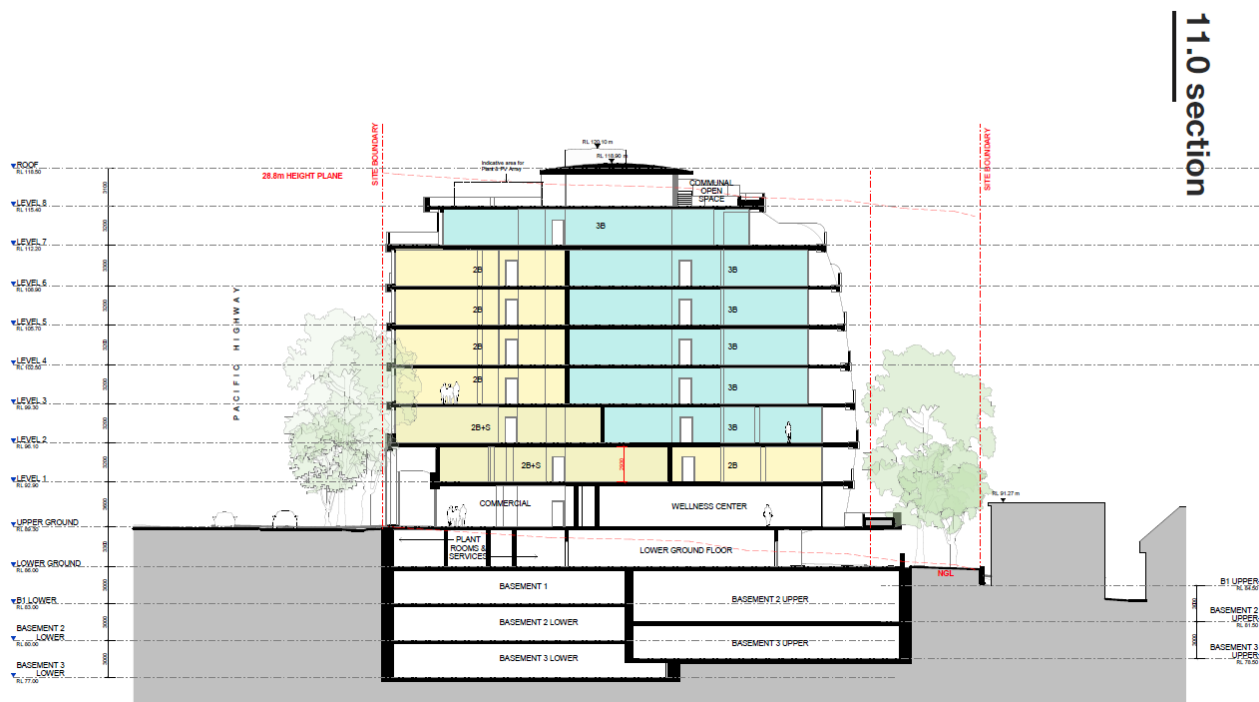


Figure 8: Cross-section of proposed building (taken from separate development application)

DISCUSSION

This section of the report will discuss the strategic and site-specific merit requirements.

Greater Sydney Region Plan

In simple terms, the Planning Proposal seeks to facilitate the subdivision of new seniors housing homes on the site that is generally consistent with its surrounds and Council's Development Control Plan.

On this basis, the proposal is consistent with Objective 7 & 10 of the *Greater Sydney Region Plan* because it will facilitate a range of housing types that “provides for the needs of the community at different stages of life... it means that as people age they can move into smaller homes” and also greater housing supply.

Moreover, the proposal is consistent with Objective 11, 12 & 14 of the *Greater Sydney Region Plan* because it will enhance access to public amenities as it is located near transport and growth areas supports the 30-minute city goal, improving health and liveability outcomes.

Section 9.1 Ministerial Directions

All Planning proposals are required to address section 9.1 Ministerial Directions, where they are applicable to the site. The planning proposal seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing on E2 zone. This site-specific approach is inconsistent with Ministerial Direction 4.1 Site Specific Provisions, which discourages the use of site-Specific amendments that permit development outside the standard zone.

It is important to note that another applicant has also lodged an identical type of planning proposal at 170 Pacific Highway, Greenwich for an additional permitted use of seniors housing. These sites are in close proximity being 100m distance and are zoned E2 Commercial centre. To resolve this

inconsistency a more strategic approach is required. Therefore, a combined proposal for both sites requesting that the land use table for E2 is updated to include seniors housing as a permissible land use is warranted. This approach would resolve the inconsistency and be of minor significance.

Delivery Program and Operational Plan

One key action from this Plan is relevant to this proposal:

- *“Support the development of Seniors Housing”* (Page 33 of **AT-6**)

The proposal is consistent with the action to support the development of Seniors Housing in local government area to deliver diverse range of housing types that is adaptable, accessible and affordable.

The proposed site is located fronting Pacific Highway within 500m walking distance to St Leonards railway station and approximately 1km of the Crows Nest Metro Station, and readily accessible bus services along Pacific Highway.

The site is situated within 600m from Royal North Shore Hospital and 750m from St Leonards Health and Education Precinct, supporting access to health centres.

Local Strategic Planning Statement

Three key actions from this Statement are relevant to this proposal:

- *“Ensure the LEP delivers diversity and housing choice from zones providing for houses, flats, townhouses, duplexes, boarding houses and shop top housing, including near centres”* (page 33 of **AT-4**),
- Enable opportunities to deliver high quality open spaces. The future development application for a mixed-use seniors housing development will include a new open space over the current northern portion of Anglo Road, and
- Contribute employment-generating floorspace that is utilised and more functional to the ageing commercial use of the current buildings, co-located with housing in a mixed-sue development.

The proposal is consistent with the action to deliver diversity and housing choice in an area near the Royal North Shore Hospital. The planning proposal also retains the height and Floor Space Ratio of the current LEP as shown in Figures 4 & 5.

The site also presents an opportunity to create a public open space not only for the residents of the seniors housing, but also for neighbours to access Anglo Road and enjoy the ground-floor shops within the development.

Overall, the proposal is consistent with the principles and actions of the LSPS, delivering greater housing diversity and potentially providing walkable access for both residents and neighbours to Anglo Road, transforming it into a vibrant open space.

Local Housing Strategy

One action is related to this proposal as follows:

“Further upzoning is not required to meet housing capacity requirements for the LGA. Planning proposals should expressly be linked to furthering the objectives, priorities, principles and actions of the Local Strategic Planning Statement and LHS.” (Page 94 of **AT-5**)

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PLANNING PROPOSAL 44- 126 AND 130-134 PACIFIC HIGHWAY, GREENWICH

As stated above, the proposal will directly achieve the principles and actions of Council's Local Strategic Planning Statement. Therefore, this action of the Local Housing Strategy has been satisfied.

Regarding site-specific merit, the issues are as follows:

- As shown in Council's LSPS (page 33 of **AT-4**) the subject site would be suitable for the proposed development as the site is in close proximity to the Royal North Shore Hospital and other medical facilities.
- There are no known hazards presents on the site.
- The proposed development would positively contribute to the amenity of the surrounding area and the subject site constrain the development or neighbouring sites.
- Upgrade in infrastructure are not required.

Strategy for an Age Friendly Lane Cove 2024-2029

One action is related to this proposal as follows:

*3.2.1 Explore Council opportunities to support more affordable seniors housing projects in Lane Cove (page 38 of **AT-7**)*

As stated above, the proposal is consistent with the action of the *Strategy for an Age Friendly Lane cove*, delivering housing options, including residential aged care without requiring residents to leave Lane Cove.

RESPONSE TO NOTIFICATION

While the Gateway process does not provide for public exhibition prior to the submission to the Department, Lane Cove Councils policy requires exhibition upon lodgment.

The proposal was exhibited for 14 days from 18 June to 2 July 2025. Council received 5 submissions:

Concern	Comment
Concerns about accessibility to the Anglo Road	Anglo Road will be transformed into a public open space that not only serves the new properties (Seniors housing) but also provides walkable access for neighbouring residents.
Concerns about overshadowing	As per Ministerial Direction 1.4, an applicant is not required to submit any detailed drawings with a planning proposal. Properties adjacent to the site will likely experience some overshadowing, but this will need to be addressed at the future Development Application stage.
Vehicle access and potential traffic congestion	These types of concerns could be addressed at a future Development Application stage.
Widening Anglo Lane and blocking vehicle access to River Road	The widening of Anglo Lane will only occur next to the site and not further down the Lane Way. Access to River Road would be the subject of a future development application.
Not enough information	As per Ministerial Direction 1.4, an applicant is not required to submit any detailed drawings with a planning proposal. The proposal only seeks to have an additional permitted use. No other controls are proposed to change.

CONCLUSION

Based on the above, the Planning Proposal is consistent with the State Government and Council's strategic planning framework. It will specifically deliver on principles and actions with its Local Strategic Planning Statement and Local Housing Strategy.

The proposal only seeks to make seniors housing an additional permitted use and does not require substantial changes to the floor space ratio or building height. The site is located near the Royal North Shore Hospital, supporting medical facilities and has a high level of accessible public transport.

It is important to note that another applicant has also lodged an identical type of planning proposal at 170 Pacific Highway, Greenwich for an additional permitted use of seniors housing. This has resulted in an inconsistency with Ministerial Direction 1.4 Site Specific Provision. To resolve this inconsistency a combined proposal for both sites requesting that the land use table for E2 is updated to include seniors housing as a permissible land use is warranted. This would resolve the inconsistency and be of minor significance.

On balance as the proposed development would be reasonable it is therefore recommended for approval.

RECOMMENDATION

Pursuant to Section 9.1 of the Environmental Planning and Assessment Act 1979, the Lane Cove Local Planning Panel at its meeting of 20 August 2025 is recommended to support Planning Proposal 44, because it passes both the strategic and site-specific merit test and is consistent with Section 3.33 of the EP&A Act as stated in this report.

It is also recommended that this proposal be combined with the other proposal at 170 Pacific Highway, Greenwich requesting that the land use table in E2 Commercial Centre be amended to include seniors housing as permissible land use.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1	View	Planning Proposal	19 Pages	Available Electronically
AT-2	View	Letter of offer	2 Pages	Available Electronically
AT-3	View	Scoping Report	29 Pages	Available Electronically
AT-4	View	Local Strategic Planning Statement	83 Pages	Available Electronically
AT-5	View	Adopted Local Housing Strategy	98 Pages	Available Electronically
AT-6	View	Delivery Program & Operational Plan	210 Pages	Available Electronically
AT-7	View	Strategy for an Age Friendly Lane Cove	60	Available

Pages Electronically

Lane Cove Local Planning Panel Meeting 20 August 2025
PLANNING PROPOSAL 45-170 PACIFIC HIGHWAY, GREENWICH

Item No: LPP19/25
Subject: Planning Proposal 45-170 Pacific Highway, Greenwich
Record No: SU10718 - 48440/25
Division: Planning and Sustainability Division
Author(s): Golrokh Heydarian; Christopher Pelcz

Property:	170 Pacific Highway, Greenwich
PP No:	Planning Proposal No. 45
Legal Description:	Lot 1, DP 716649
Date Lodged:	25/06/2025
Owner (Proponent):	The Trustee for 170 Pac Hwy Sub Trust
Applicant:	Keylan
Site Area:	2,434 m ²
Description of Proposal:	Amendments to the LCLEP to allow an Additional Permitted Use of Seniors Housing,
Planning Proposal documents	Links to all the proponent's documents are provided in Attachments at the end of this report (AT-1 to AT-7).
Relevant Strategic Planning documents	<i>Greater Sydney Region Plan – dated March 2018</i> <i>North District Plan – dated March 2018</i> <i>Section 9.1 Ministerial Directions</i> <i>Community Strategic Plan – Liveable Lane Cove 2035</i> <i>Local Housing Strategy (AT-4)</i> <i>Local Strategic Planning Statement 2020 (AT-5)</i> <i>Local Environmental Plan 2009</i> <i>Delivering Program and Operational Plan (AT-6)</i> <i>Strategy for an Age Friendly Lane Cove 2024 (AT-7)</i>
Recommendation	That Planning Proposal No. 45 be supported.

PURPOSE

The Lane Cove Local Planning Panel is required to review the proposal with a view to providing Council with advice in relation to the changes requested to the Lane Cove LEP.

REASON FOR REFERRAL

The Planning Proposal is referred to Council's Local Planning Panel under Section 9.1 of the *Environmental Planning and Assessment Act 1979*. This Section requires referral of any Planning Proposal to the Local Planning Panel for advice with an assessment report which sets out recommendations in relation to the Proposal.

The Planning Proposal does not meet any of the criteria for an exemption from referral to the Local Planning Panel. This criterion is as follows;

- a) the correction of an obvious error in a local environmental plan.
- b) matters that are of a consequential, transitional, machinery or other minor nature; or
- c) matters that Council's General Manager considers will not have any significant adverse impact on the environment or adjoining land.

Therefore, the Planning Proposal must be referred to the Local Planning Panel for advice prior to Council making any determination on the matter.

EXECUTIVE SUMMARY

The purpose of this report is to consider the planning merits and seek the Panel's advice on the proposal to redevelop land at 170 Pacific Highway, Greenwich for a seniors housing building.

The Proposal (**AT-1**) seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing.

[Planning Proposal 45](#) is also accompanied by:

- [Appendix 1 – Market Demand Analysis](#) (**AT-2**)
- [Appendix 2 – Letter of Offer](#) (**AT-3**)
- [Local Strategic Planning Statement](#) (**AT-4**)
- [Adopted Local Housing Strategy](#) (**AT-5**)
- [Delivery Program and Operational Plan](#) (**AT-6**)
- [Strategy for an Age Friendly Lane Cove](#) (**AT-7**)

It is noted that the applicant refers to a Voluntary Planning Agreement as part of the Proposal. No documentation was included with the application. Any VPA is not the subject of this referral.

Council's policy is that a VPA is assessed separately by Council at a later stage to ensure that the Planning Proposal is considered on its own merit.

The Panel is requested to review the proposal in line with the assessment report.

SITE

The property known as 170 Pacific Highway, Greenwich, encompasses an area of approximately 2,434 m² (see **Figure1** below). The site is an irregular shape, with a primary (eastern) street frontage (approximately 33m in length) to the Pacific Highway and a rear (western) frontage to Elcedo Lane. The site is generally flat, with a gentle slope away from the western boundary of the site into the adjoining R2 low density residential zone.



Figure 1: Location of site

The site is located fronting to the Pacific Highway, currently zoned E2 Commercial Centre as defined in the Lane Cove Local Environmental Plan 2009 and occupied by a five-storey commercial office building and a ground floor healthcare facility, with vehicle access and onsite parking provided via Elcedo Lane at the rear of the site.

The site is located approximately 700m walking distance from St Leonards railway station, 1km north of Wollstonecraft Station, and 10m from a bus stop located at Pacific Highway after Bellevue Avenue, offering a range of routes to the CBD, St Leonards, North Sydney and North Shore. It is situated near a designated Transit Oriented Development (TOD) precinct and benefits from its strategic location, with convenient access to public transport, services and amenities.

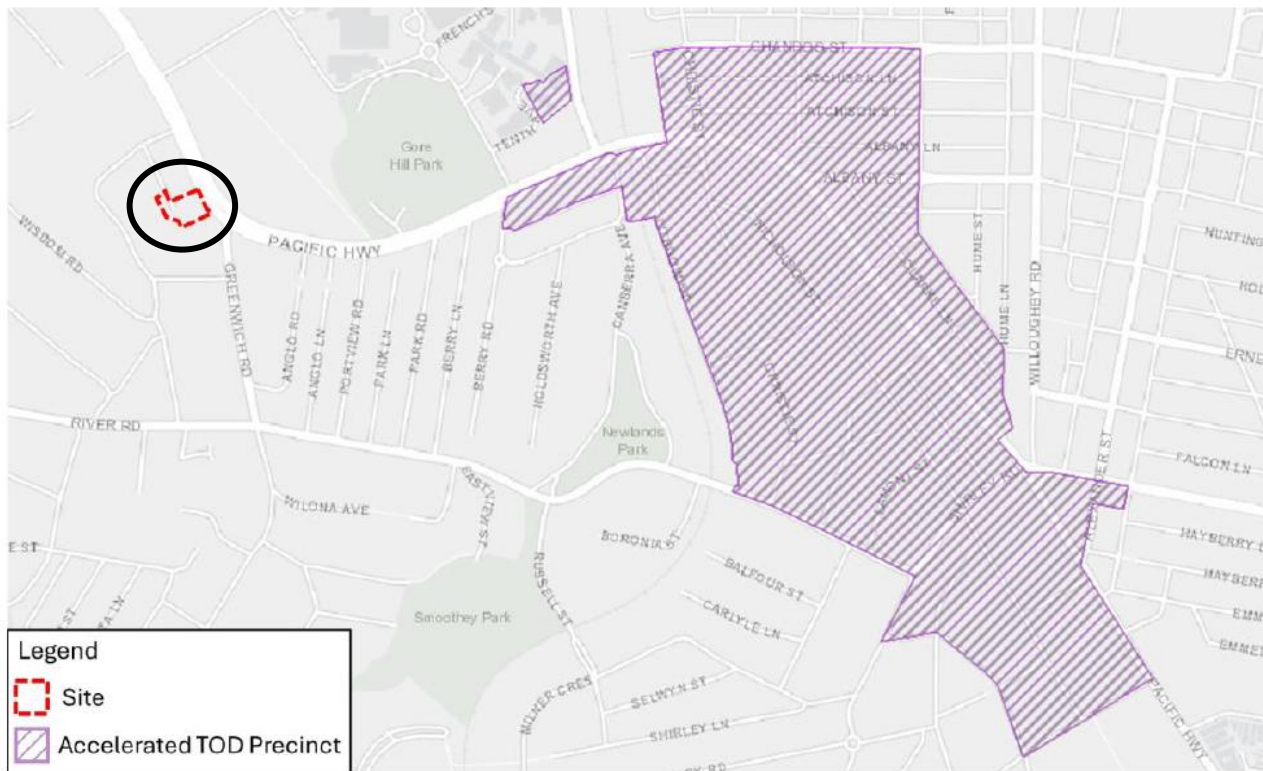


Figure 2: TOD Precinct

The site is also benefits from being within close walking distance to the St Leonards town centre, which is identified as a health and education precinct under the *Greater Sydney Region Plan* and *North District Plan* (see **Figure 3** below). This precinct comprises the Royal North Shore Hospital, North Shore Private Hospital and a wide range of specialist health services. The site is highly accessible to a range of health services.

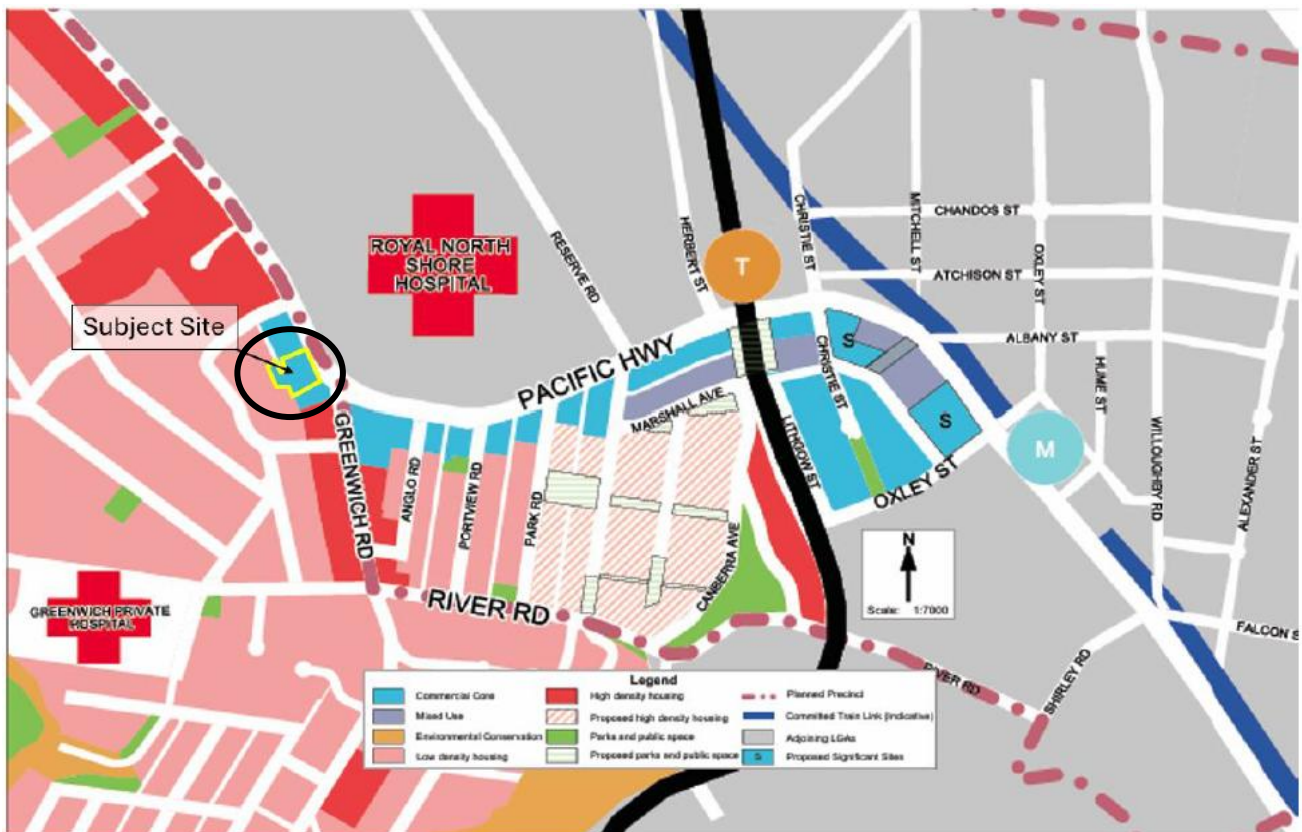


Figure 3: St Leonards Health and Education Precinct

Current LEP Planning Controls

Figures 4, 5, 6, and 7 show the current LEP controls for Land Use, Building Height, Floor Space Ratio, and Heritage Items on the site.

The site is zoned E2 Commercial Core under Lane Cove Local Environmental Plan 2009 (LCLEP) (**Figure 4**).

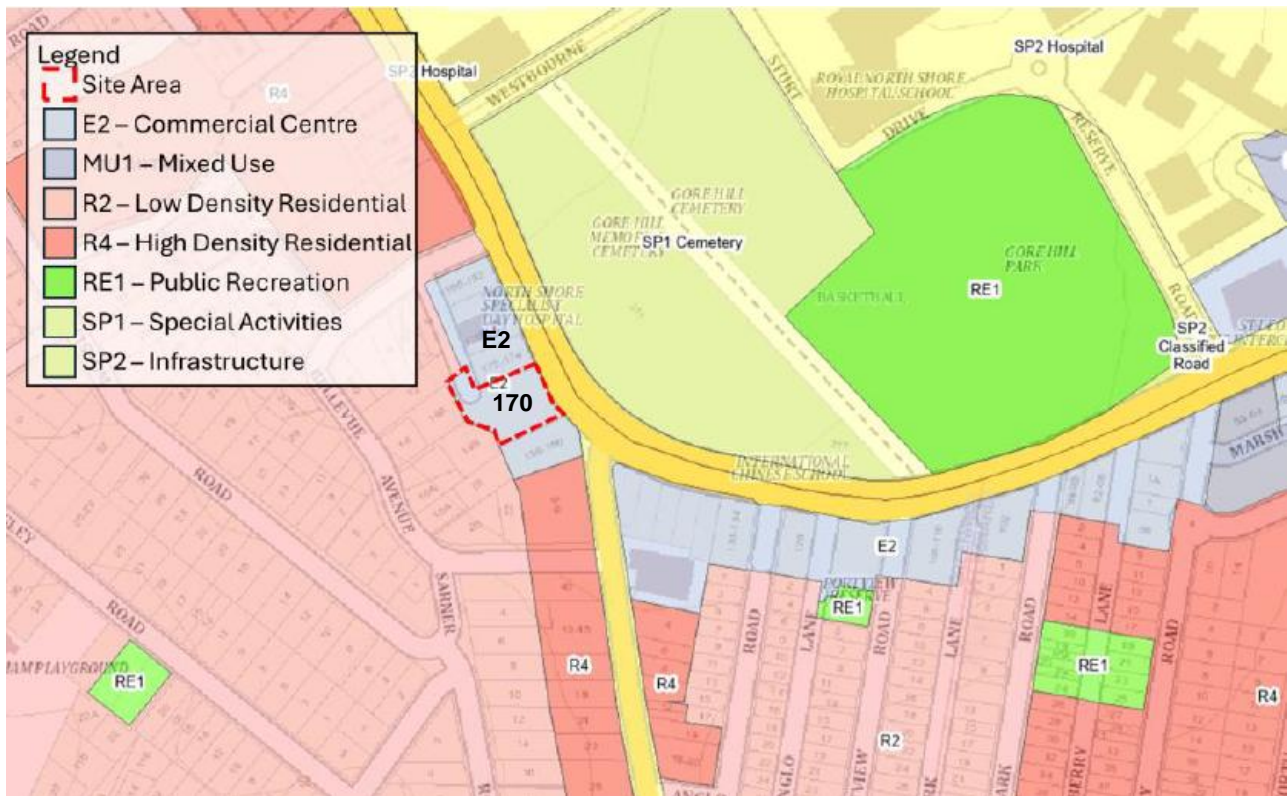
Under the current Height of Building (HOB) control, the maximum permissible building height for the site is 25 metres (**Figure 5**).

The maximum permissible Floor Space Ratio (FSR) for the site is 3:1 (**Figure 6**).

As it is shown in the **Figure 7**, the site does not contain any heritage items, and it is not within a conservation area. The subject site is located within proximity of three local heritage items, which are:

- 'House' - I13 - Located at 8 Bellevue Avenue, Greenwich - Lane Cove LGA
- 'House' - I14 - Located at 14 Bellevue Avenue, Greenwich - Lane Cove LGA
- 'Gore Hill Memorial Cemetery' – I148 - Willoughby LGA

Lane Cove Local Planning Panel Meeting 20 August 2025
PLANNING PROPOSAL 45-170 PACIFIC HIGHWAY, GREENWICH



E2 Commercial Centre

Figure 4: Land Use Zones



Figure 5: Height of Building

Lane Cove Local Planning Panel Meeting 20 August 2025
PLANNING PROPOSAL 45-170 PACIFIC HIGHWAY, GREENWICH



Figure 6: Floor Space Ratio

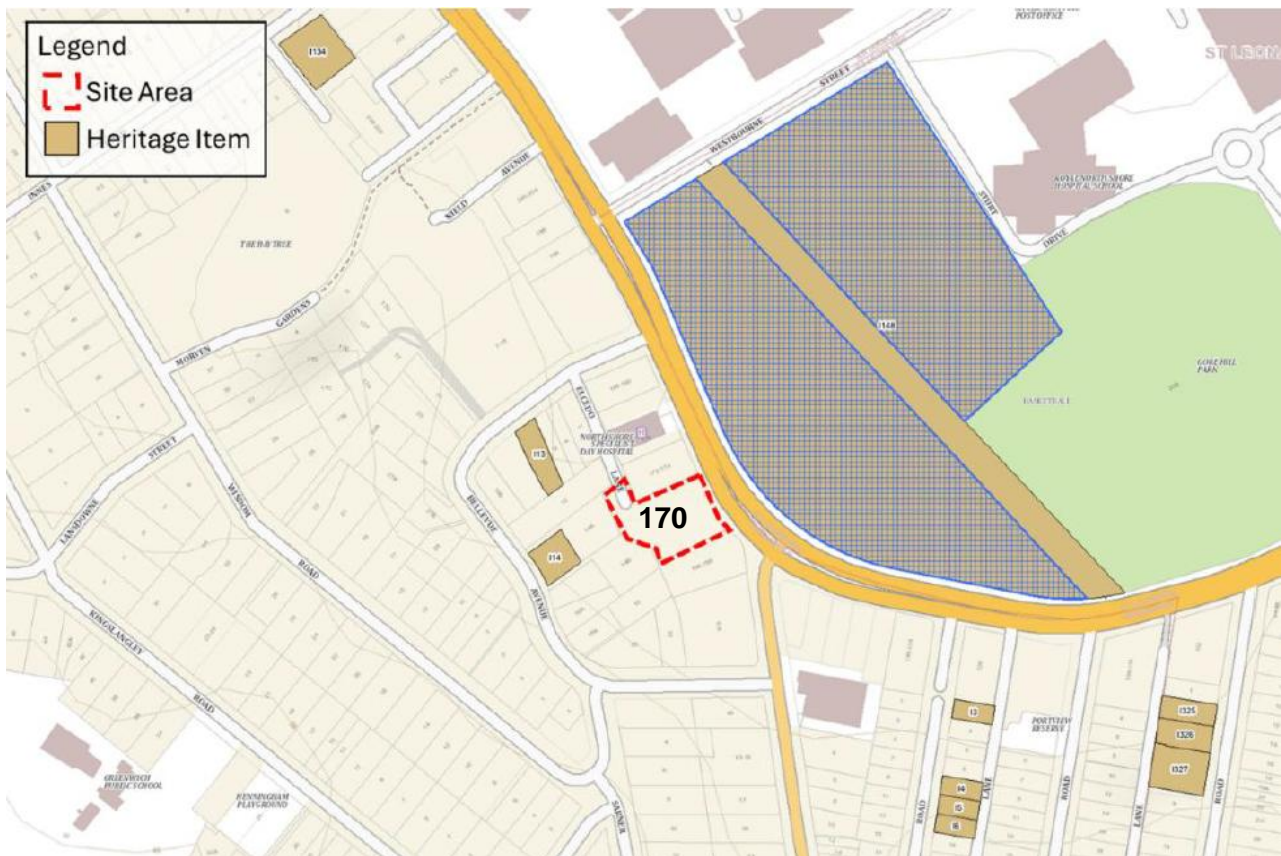


Figure 7: Heritage conservation

Under the current Local Environmental Plan (LEP), a potential 10-storeys building (fronting Pacific Highway) would be permissible if it complied with the building height (**Figure 5**) and Floor Space Ratio (FSR) (**Figure 6**) controls as set out in the LEP.

The site does not contain any local heritage items nor is it located within a conservation area under the LCLEP 2009; however it is in proximity to the Gore Hill Cemetery, which is identified as a State Heritage Item (SHR 01491). It is important to note that the Pacific Highway separates the subject site from this heritage item, and it is not anticipated that the proposal to permit seniors housing at the site will have any impact on Gore Hill Cemetery.

BACKGROUND

In addition to the above, there are also other strategic planning documents to consider. These documents and their relationship to this site are briefly outlined below.

Greater Sydney Region Plan

The following objectives of the Greater Sydney Region Plan are particularly relevant to this Planning Proposal:

- *Objective 10: Greater housing supply*
- *Objective 11: Housing is more diverse and affordable*
- *Objective 12: Greater places that bring people together*
- *Objective 21: Internationally competitive health, education, research and innovation precincts*

These are explained in further detail in the Discussion section of this report.

National Housing Accord 2022

In August 2023, the Australian Federal Government signed the National Housing Accord. The Accord committed to building 1.2 million new homes across Australia in a five-year period from 2024 to 2029.

It set housing targets for each State and Territory, with NSW required to complete 377,000 new homes within the same five-year period.

The current target for Lane Cove is 3,400 new dwellings by 2029. Based on analysis, Council is well on track to exceed its Housing Accord Target by 2029. While this is normally a consideration the planning proposal only seeks to permit seniors housing.

Local Housing Strategy

Council's adopted Local Housing Strategy (LHS) provides an evidence-based framework that informs how and where residential development is planned to be delivered in the LGA for the next 20 years.

The Planning Proposal involves residential development, and this Strategy (**AT-4**) is relevant in this instance.

Local Strategic Planning Statement

Council's adopted *Local Strategic Planning Statement* (**AT-5**) outlines a 20-year vision, planning priorities and actions for land use in Lane Cove. The LSPS came into force on 30 March 2020 and was published to the NSW Planning Portal website.

Accordingly, the Planning Proposal seeks to permit seniors housing at the site as an Additional Permitted Use and is supported by the strategic directions and planning priorities of the LSPS, particularly in relation to:

- responding to the demographic change and ageing population needs
- the proposal would support greater housing diversity in a highly accessible location within 700m of the St Leonards Railway Station and Royal North Shore Hospital
- the proposal would encourage appropriate infill development in suitable locations.

This Statement and other relevant documents must now be used to inform future amendments to Council's Local Environmental Plan and Development Control Plan.

Delivery Program and Operational Plan

One key action from this Plan is relevant to this proposal:

- *“Support the development of Seniors Housing”* (Page 33 of **AT-6**)

Strategy for an Age Friendly Lane Cove 2024-2029

Council's adopted Strategy for an Age-Friendly Lane Cove 2024-2029 provides strategies and actions under the World Health Organisation (WHO) framework to enable all people to age well, be included and enjoy independence and good health.

One key action from this Plan is relevant to this proposal:

- *“Explore Council opportunities to support more affordable seniors housing projects in Lane Cove”*

Because the Planning Proposal supports the provision of accessible services and housing options for an aging population (**AT-7**) is relevant.

PROPOSAL

The proponent-led Planning Proposal seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing,

Overall, if a development application is lodged the applicant would be seeking the following outcomes:

- Partial demolition and adaptive reuse of the existing 5 storey commercial building and basement
- construction of 5 additional storeys (totalling 10 storeys); which will accommodate 48 Independent Living Units and rooftop communal open space
- ground floor residential amenities including a pool and fitness centre
- ground floor commercial
- car parking spaces across the basement and at-grade
- associated landscaping works.

These outcomes are demonstrated in **Figures 8 & 9**.



Figure 8: overview of the proposed development (taken from separate development application)

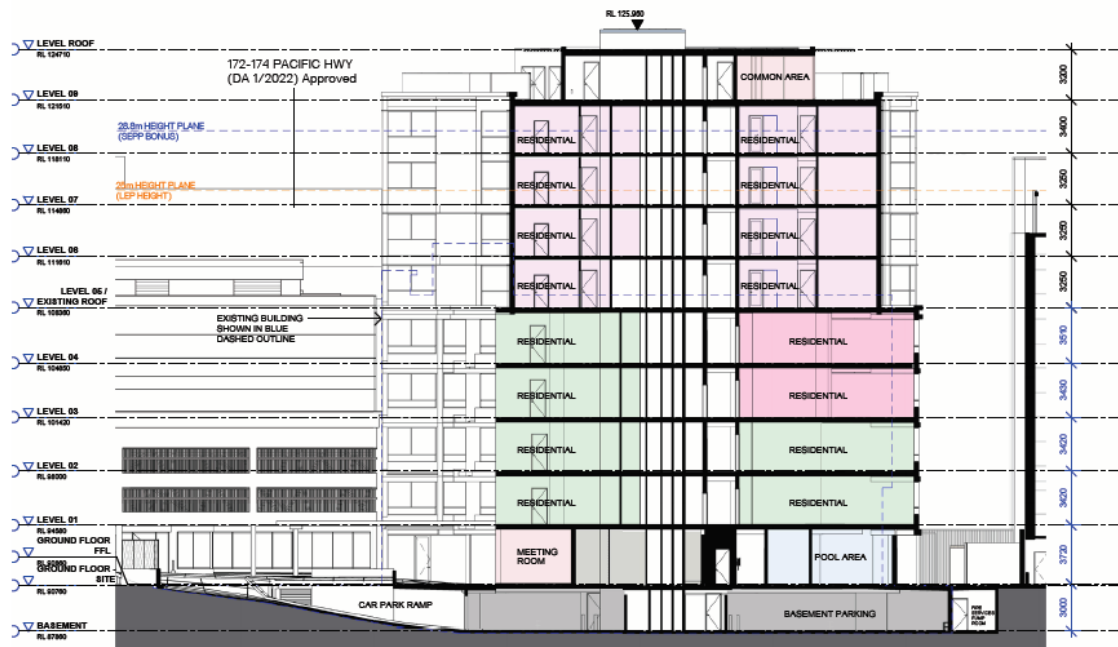


Figure 9: Proposed Cross-section (taken from separate development application)

DISCUSSION

This section of the report will discuss the strategic and site-specific merit requirements.

Greater Sydney Region Plan

The planning proposal is consistent with Objectives 10,11,12, and 21 of the Greater Sydney Region Plan as it supports diverse and accessible housing options, enhances access to public amenities and transport and is in proximity to health and education precincts.

On this basis, the proposal is consistent with Objective 10 of the *Greater Sydney Region Plan* because it will facilitate a range of housing types that “*provides for the needs of the community at different stages of life... it means that as people age, they can move into smaller homes*” and also greater housing supply.

Moreover, the proposal is consistent with Objective 11 and 12 of the *Greater Sydney Region Plan* because it will enhance access to public amenities as it is located near transport and growth areas supports the 30-minute city goal, improving health and liveability outcomes.

Furthermore, the proposal is consistent with objective 21 of the Greater Sydney Region Plan because it will “*provide a range of accommodation ... accessible to health and education precincts contributes to the productivity of the precincts.*”

Section 9.1 Ministerial Directions

All Planning proposals are required to address section 9.1 Ministerial Directions, where they are applicable to the site. The planning proposal seeks to amend the LCLEP to allow an Additional Permitted Use of Seniors Housing on E2 zone. This site-specific approach is inconsistent with Ministerial Direction 4.1 Site Specific Provisions, which discourages the use of site-Specific amendments that permit development outside the standard zone.

It is important to note that another applicant has also lodged an identical type of planning proposal at 126 and 130-134 Pacific Highway, Greenwich for an additional permitted use of seniors housing. These sites are in close proximity being 100m distance and are zoned E2 Commercial centre. To resolve this inconsistency a more strategic approach is required. Therefore, a combined proposal for both sites requesting that the land use table for E2 is updated to include seniors housing as a permissible land use is warranted. This approach would resolve the inconsistency and be of minor significance.

North District Plan

One objective from this plan is relevant to this proposal:

- *Objective 11 Housing is more diverse and affordable*

The proposal is consistent with the objective 11 to contribute to the provision of seniors housing in the North District and responds to the expected increase in demand for local facilities and accommodation from the changing demographics of the North Shore population.

Delivery Program and Operational Plan

The proposal is consistent with council’s action to support the development of Seniors Housing in local government area to deliver diverse range of housing types that is adaptable, accessible and affordable.

The proposed site is located fronting Pacific Highway within 700m walking distance to St Leonards train station, 1km walking distance to Wollstonecraft train station, and readily accessible bus services along Pacific Highway.

The proposed site is located near Royal North Shore Hospital, North Shore Private Hospital and a wide range of specialist health services offering access to a range of health services and making it a desirable location for seniors housing. Recent council upgrades, including Wadanggari Park, new library, supermarket, further enhance the desirability of this area.

Local Strategic Planning Statement

The proposal is consistent with the action to deliver diversity and housing choice in an area near the Royal North Shore Hospital. The planning proposal also retains the height and Floor Space Ratio of the current LEP as shown in **Figures 5 & 6**.

Also, one action is related to this proposal as follows:

*“Work with NSROC and the EPA in implementing regional sustainability programs and initiatives (energy and water reduction projects, waste and recycling programs)” (Page 59 of **AT-5**)*

Overall, the proposal is consistent with the principles and actions of the LSPS, delivering greater housing diversity. The sustainability strategy for this site is based on the re-use of the existing building structure.

Local Housing Strategy

One action is related to this proposal as follows:

*“Further upzoning is not required to meet housing capacity requirements for the LGA. Planning proposals should expressly be linked to furthering the objectives, priorities, principles and actions of the Local Strategic Planning Statement and LHS.” (Page 94 of **AT-4**)*

As stated above, the proposal will directly achieve the principles and actions of Council's Local Strategic Planning Statement. Therefore, this action of the Local Housing Strategy has been satisfied.

Regarding site-specific merit, the issues are as follows:

- As shown in Council's LSPS (page 33 of **AT-5**) the subject site would be suitable for the proposed development as the site is in close proximity to the Royal North Shore Hospital and other medical facilities.
- There are no known hazards presents on the site.
- Upgrade in infrastructure are not required.

Strategy for an Age Friendly Lane Cove 2024-2029

One action is related to this proposal as follows:

*3.2.1 Explore Council opportunities to support more affordable seniors housing projects in Lane Cove (page 38 of **AT-7**)*

As stated above, the proposal is consistent with the action of the *Strategy for an Age Friendly Lane cove*, delivering housing options, including residential aged care without requiring residents to leave Lane Cove.

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RESPONSE TO NOTIFICATION

While the Gateway process does not provide for public exhibition prior to the submission to the Department, Lane Cove Councils policy requires exhibition upon lodgment.

The proposal was exhibited for 14 days from 11 July to 25 July 2025. Council received two submissions:

Concern	Comment
Concern about Traffic, access and overshadowing	These types of concerns could be addressed at a future Development Application stage.
Non-compliance with zoning, Traffic Concern in Elcedo Lane and privacy concerns	The proposal is seeking amendments to the LCLEP to allow an Additional Permitted Use of Seniors Housing. The traffic and privacy concerns could be addressed at a future Development Application stage.

CONCLUSION

The application complies with the Floor Space Ratio and Height development standards of the Lane Cove LEP 2009. It is only seeking an additional permitted use of seniors housing.

It is important to note that another applicant has also lodged an identical type of planning proposal at 126 and 130-134 Pacific Highway, Greenwich for an additional permitted use of seniors housing. This has resulted in an inconsistency with Ministerial Direction 1.4 Site Specific Provision. To resolve this inconsistency a combined proposal for both sites requesting that the land use table for E2 is updated to include seniors housing as a permissible land use is warranted. This would resolve the inconsistency and be of minor significance.

On balance as the proposed development would be reasonable it is therefore recommended for approval.

RECOMMENDATION

Pursuant to Section 9.1 of the Environmental Planning and Assessment Act 1979, the Lane Cove Local Planning Panel at its meeting of 20 August 2025 is recommended to support Planning Proposal 44, because it passes both the strategic and site-specific merit test and is consistent with Section 3.33 of the EP&A Act as stated in this report.

It is also recommended that this proposal be combined with the other proposal at 126 and 130-134 Pacific Highway, requesting that the land use table in E2 Commercial Centre be amended to include seniors housing as permissible land use.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1 View	Planning Proposal No.45	41 Pages	Available Electronically
AT-2 View	Appendix 1 - Market Demand Analysis	45 Pages	Available Electronically
AT-3 View	Appendix 2 - Letter of Offer	3 Pages	Available

<p style="text-align: center;">Lane Cove Local Planning Panel Meeting 20 August 2025 PLANNING PROPOSAL 45-170 PACIFIC HIGHWAY, GREENWICH</p>

AT-4	View	Local housing strategy 2021	98	Electronically Available
AT-5	View	Local Strategic Planning Statement 2020	83	Electronically Available
AT-6	View	Delivery Program & Operational Plan	210	Electronically Available
AT-7	View	Strategy for an Age Friendly Lane Cove	60	Electronically Available
			Pages	Electronically Available