



**Lane Cove
Council**

**Minutes
Lane Cove Local Planning Panel Meeting
20 August 2025**

**Lane Cove Local Planning Panel 20 August 2025
MINUTES**

PRESENT: Ms Jan Murrell, Chairperson
Ms Susan Hobley, Planning Expert
Mr David Ryan, Planning Expert
Mr Bruce Fraser, Community Representative

ALSO PRESENT: Mr Chris Shortt, Acting Manager Development Assessment
Mr Andrew Bland, Senior Town Planner
Mr Chris Pelcz, Co-ordinator Strategic Planning
Ms Golrokh Heydarian, Strategic Planner
Ms Angela Panich, Panel Secretary

DECLARATIONS OF INTEREST: Nil

APOLOGIES

Nil

LANE COVE LOCAL PLANNING PANEL REPORTS

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

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 recommends that the Council 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 outlined in the Officer's Report.

The Panel also recommends that this proposal be combined with the other planning proposal at 170 Pacific Highway, Greenwich requesting that the land use table in E2 Commercial Centre be amended to include seniors housing as a permissible land use.

The decision of the Panel was unanimous

PLANNING PROPOSAL 45 - 170 PACIFIC HIGHWAY, GREENWICH

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 recommends to the Council that it support Planning Proposal 45, 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 the Officer's Report.

The Panel also recommends that this proposal be combined with the other planning 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 a permissible land use.

The decision of the panel was unanimous

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By way of comment, the Panel considers that it would be appropriate for the Council to write to the Department of Planning to advise that a review of the provision in Section 90 (Subdivision) of Part 5 of the Housing SEPP is timely for strategic planning in the housing market. The above planning proposals, to allow strata title for developments in major commercial centres under the SEPP, could have the effect of houses becoming available for families while allowing seniors a greater choice in the housing market. As a state policy, it is desirable for consistency that the Housing SEPP be amended as opposed to a myriad of individual planning proposals to LEP's. A holistic review would not only be a more efficient use of resources, but it could also clarify and overcome potential inconsistencies between the LEP and the SEPP. For example, whether or not those applications made under the LEP (to allow strata subdivision) have access to the 15% - 25% bonuses for FSR and additional height bonus of 3.8m under the SEPP, or are those bonuses limited to those development applications made under the SEPP and retained in single ownership.

The meeting closed at 4:30pm

******* END OF MINUTES *******