Response to Sydney Morning Herald regarding Mowbray Rd precinct, Lane Cove, 30 September 2011

Questions:

1) Does the department agree it would have been preferable to conduct planning studies prior to zoning if for high density? IF so, why was that not done?
2) Why are the studies being conducted now?
3) Residents say by the time the studies are concluded, developers may well have submitted DA’s for high density housing which the studies might find is problematic. Would you care to respond to their claims?
4) When will the studies and the strategic review be completed?

Response given


In March 2011 Lane Cove Council sought to down-zone the precinct to allow low density development, introducing controls equivalent to those contained in its original 1987 local environmental plan.

This planning proposal submitted by council in March 2011 highlighted the wide range of views and opinions regarding the future development potential in this precinct. To reconcile these views, a strategic review was initiated. See our letter in response to the planning proposal at [http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?id=427](http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?id=427).

The strategic review is a joint exercise by the department and council and is expected to be completed by the end of 2011. Transport and master planning consultants have now been engaged to undertake investigations that will form part of the Mowbray Road Strategic Review.


Although the precinct is currently zoned for medium density development, individual applications need to undergo an assessment of their design and other issues before development consent can be granted.

The assessment and determination of development applications is a matter for council and the Sydney East Joint Regional Planning Panel (and if necessary the Land and Environment Court).