

14/07578

Dr John Roseth
Chair, Sydney Joint Regional Planning Panel

cc: stuart.withington@planning.nsw.gov.au

Dear Dr Roseth

Request for Pre-Gateway Review – 45 Victor Street, Chatswood

I am writing to advise the Sydney East Joint Regional Planning Panel (the Panel) that a pre-Gateway review request has been submitted for consideration.

The review request relates to a proposal to amend the *Willoughby Local Environmental Plan 2012* (the LEP) for a site located at 45 Victor Street, Chatswood (Chatswood Post Office site). The proposal seeks to amend the LEP to add 'shop top housing' as an additional permitted use, increase the maximum height limit from 12 metres to approximately 42 metres and to remove the existing floor space ratio control of 2.5:1 for the site.

The request states that the proponent is seeking a pre-Gateway review as Willoughby Council notified the proponent it will not support the proposed amendment.

The Department has completed an assessment of the proposal. Based on that assessment, the Department considers that there is merit in the proposal proceeding for further consideration.

The Panel is requested to review the request and prepare its advice concerning the merits of the proposal. The advice should include a clear and concise recommendation to the Minister confirming whether, in the opinion of the Panel, the proposal should be submitted for determination under section 56 of the *Environmental Planning and Assessment Act, 1979* for the issuing of a Gateway determination.

The Panel is encouraged to meet with the Department, the Council, the proponent, or any relevant agency previously involved in the matter to clarify any issues before completing the review. The contact details of the relevant officers and the proponent can be found within the enclosed supporting information.

The advice and recommendation should be provided within 28 days of the date of this request for review and sent to Metropolitan Delivery (CBD), Department of Planning and Environment.

The following information and documents are enclosed to assist the Panel in its review of the proposed instrument:

- proponent's request for review, together with application form, supporting information and relevant correspondence (**Tag pre-Gateway review request**); and
- Department's initial assessment, which examines Council's and the proponent's views and explores whether the proposed planning proposal has strategic and site-specific merit (**Tag Assessment Report**).

If you have any further enquiries about this matter, I have arranged for Ms Belinda Morrow to assist you. Ms Morrow may be contacted on (02) 8575 4124.

Yours sincerely



Neil McGaffin
General Manager, Metropolitan Delivery
Growth Planning and Delivery

Encls: Pre-Gateway Review request (obj. file 13/20102)
Assessment Report