

Dr John Roseth
Chair
Sydney East Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001

16/14590

Dear Dr Roseth

Re: Request for a Rezoning Review – PGR_2016_WILLO_003_00

I am writing to you to advise that a Rezoning Review request, dated 10 November 2016, has been submitted to the Department of Planning and Environment and to request that the Sydney East Joint Regional Planning Panel (Planning Panel) review the proposal.

The Rezoning Review request seeks to amend the Willoughby Local Environmental Plan 2012 to change the zoning from IN2 Light Industrial to B4 Mixed Use; introduce three maximum building heights of RL 180 (30 storey equivalent), RL 155 (23 storey equivalent) and RL 142 (18 storey equivalent) and increase the FSR from 1:1 to 6.5:1 for land at 31-37 Herbert Street, St Leonards.

The proponent is seeking a Rezoning Review because the Council has notified the proponent that the request to prepare a planning proposal has not been supported.

The Planning Panel is now requested to review and determine its suitability for being referred to the Department for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act).

A copy of the proponent's request and all supporting information is provided on the Department's Tracking System, at <http://pgrtracking.planning.nsw.gov.au/>. Council has also been requested to provide comments detailing why the original request to Council was not progressed and to confirm that the current proposal is the same as what was considered by Council. Council's comments will be provided to you from the Department within 21 days from the date of this letter.

The Planning Panel is encouraged to meet with the Department, Council, the proponent, and any relevant agency previously involved in the matter to clarify any issues before making its determination.

Should you have any further enquiries about this matter, I have arranged for Ms Coby Tomlins of the Department of Planning and Environment to assist you. Ms Tomlins can be contacted on (02) 9274 6438.

Yours sincerely

 11/11/16
Karen Armstrong
Director, Sydney Region East
Planning Services