

Ms Debra Just
General Manager
Willoughby City Council
PO Box 57
Chatswood NSW 2057

16/14590

Dear Ms Just

Re: Request for a Rezoning Review – PGR__2016_WILLO_003_00

I am writing to notify Council that a request for a Rezoning Review, dated 10 November 2016, has been submitted for consideration by the Sydney East Joint Regional Planning Panel (Planning Panel).

The Rezoning Review made by Aqualand Projects Pty Ltd 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. A copy of all information that was submitted with the Rezoning Review request can be accessed from the Department's Tracking System, at <http://pgrtracking.planning.nsw.gov.au/>

Council is invited to comment on the proposal and/or provide a response detailing why the original request to Council was not progressed. It would be appreciated if Council could confirm that the proposal which has been submitted for a Rezoning Review is the same proposal that was considered by Council. Council's comments will be taken into consideration by the Planning Panel when making a decision on whether the proposal should proceed to Gateway.

A response must be submitted to the Department of Planning and Environment, marked to my attention, within 21 days from the date of this letter. Council's response may be made publicly available on the Department's website.

As part of the assessment process, the Planning Panel may contact you for further information. You will be advised of the Planning Panel's decision once its assessment has been completed.

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