Peter Debnam
Chair
Sydney North Planning Panel
320 Pitt Street
Sydney NSW 2001

Dear Mr Debnam

Re: Request for a rezoning review – RR_2018_NORTH_003_00

I am writing to you to advise that a rezoning review request, dated 4 November 2018, has been submitted to the Department of Planning and Environment and to request that the Sydney North Planning Panel (Planning Panel) review the proposal.

The rezoning review request seeks to amend the amend North Sydney Local Environmental Plan 2013 for the land at 601 Pacific Highway, St Leonards to rezone the land from B3 Commercial Core to B4 Mixed use, increase the maximum building height from 49 metres to 212 metres, introduce a minimum non-residential floor space ratio of 3.9:1 and introduce a maximum floor space ratio of 20:1.

The proponent is seeking a rezoning review because 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 3.33 of the *Environmental Planning and Assessment Act 1979*.

A copy of the proponent's request and all supporting information is provided at planningpanels.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 Mary Su of the Department to assist you. Ms Su can be contacted on 9373 2807.

Yours sincerely

Amanda Harvey 5/12/18

Director, Sydney Region East
Planning Services