

Peter Debnam
Chair
Sydney North Planning Panel
320 Pitt Street
Sydney NSW 2000

IRF19/1423

Dear Mr Debnam

Re: Request for a rezoning review – RR_2019_NORTH_001_00

I am writing to you to advise that a rezoning review request, dated 4 March 2019, 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 North Sydney Local Environmental Plan 2013 to increase the maximum building height from 10 metres to 68 metres, increase the minimum non-residential floor space ratio from 0.5:1 to 1:1 and introduce a maximum floor space ratio of 7.2:1.

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 3.34 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 Mr Joel Herbert of the Department to assist you. Mr Herbert can be contacted on 8289 6614.

Yours sincerely



Amanda Harvey 5/03/2019
Director, Sydney Region East
Planning Services

Sydney North Planning Panel Rezoning Review – Determination Report

The Sydney North Planning Panel (Planning Panel) has considered the request for a review of the proposal as detailed below.

Declarations of Interest:

Date of Review:	
Department Ref. No:	
LGA:	
LEP to be Amended	
Address:	
Panel Chair:	
Panel Members:	

Reason for review:	<input type="checkbox"/>	The Council has notified the proponent that the request to prepare a planning proposal has not been supported
	<input type="checkbox"/>	The Council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

In considering the request, the Planning Panel has reviewed all relevant information provided by the proponent as well as the views and position of the relevant local government authority. Based on this review the Planning Panel determines the following:

Determination:	<input type="checkbox"/>	The proposal should be submitted for a Gateway determination, because the proposal has demonstrated Strategic Merit and Site Specific Merit.
	<input type="checkbox"/>	The proposal should not be submitted for a Gateway determination, because the proposal: <ul style="list-style-type: none"> <input type="checkbox"/> has not demonstrated Strategic Merit; or <input type="checkbox"/> has demonstrated Strategic Merit but not Site Specific Merit
Composition of Recommendation:	<input type="checkbox"/> Unanimous <input type="checkbox"/> Not unanimous	Comments:

Reasons for Determination:

(Panel to provide any additional comments/feedback)

Date of Determination:

Signed by:

Chair

[insert Planning Panel Name/Commission Members]

Members:

[insert Planning Panel Name/Commission Members]