



Planning & Infrastructure

Dr John Roseth
Sydney East Joint Regional Planning Panel Chair
c/o Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Contact: Tim Archer
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Our ref: PGR_2013_WILLO_001_00
Your ref: ADV2013SYE004

Attention: Stuart Withington

Dear Dr Roseth

Re: Request for Pre-Gateway Review – 17-19 Smith Street, Chatswood

I am writing to advise the Sydney East Joint Regional Planning Panel (the Panel) that a pre-Gateway review request, dated 29 November 2012, has been submitted to the Minister for Planning and Infrastructure for consideration.

The review request relates to a proposal to amend the *Willoughby Local Environmental Plan 2012* (LEP) for a site located at 17-19 Smith Street, Chatswood. The proposal seeks to amend the LEP by inserting an enabling clause to permit a supermarket and liquor store within the IN2 Light Industrial zone for the subject site.

The request states that the proponent is seeking a pre-Gateway review as Willoughby City Council (Council) has notified the proponent that the request to prepare a planning proposal has not been supported.

An assessment of the proposed planning proposal has been completed. Based on that assessment 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, 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.

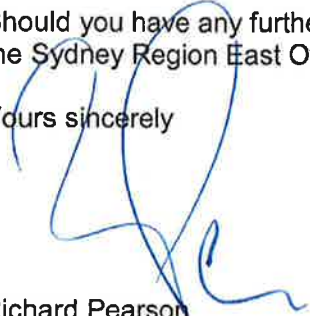
The advice and recommendation should be provided within 28 days of the date of this request for review and sent to the Sydney East Regional Office of the Department of Planning and Infrastructure.

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 request**)
- Department's justification / merit assessment, which examines the Council's and proponent's views and explores whether the proposed planning proposal has strategic and site-specific merit (**Tag Merit Assessment**)
- Panel advice and recommendation template (**Tag Recommendation Template**).

Should you have any further enquiries about this matter, I have arranged for Mr Tim Archer, of the Sydney Region East Office to assist you. Mr Archer may be contacted on (02) 8575 4120.

Yours sincerely



12/8/13

Richard Pearson
Deputy Director-General
Planning Operations and Regional Delivery
Delegate of the Minister for Planning and Infrastructure