



Ms Lynelle Briggs
Chair
Planning Assessment Commission
Level 3, 201 Elizabeth Street
Sydney NSW 2000

16/13183

Dear Ms Briggs

Re: Request for a Rezoning Review – PGR_2016_SYDNE_001_00

I am writing to you to advise that a Rezoning Review request, dated 5 October 2016, has been submitted to the Department of Planning and Environment and to request that the Planning Assessment Commission (the Commission) review the proposal.

The Rezoning Review request seeks to amend the Sydney Local Environmental Plan 2012 to increase the floor space ratio from 1:1 to 1.75:1 and increase the building height from 12m to a primary building height of 22m with a 12m building height fronting Junction Street with a depth of 7m for land at 2-32 Junction Street, Forest Lodge.

The proponent is seeking a Rezoning Review because the Council has failed to indicate its support for the proposal 90 days after the proponent submitted a request to prepare a planning proposal.

The Commission 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 Commission 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

Karen Armstrong 5/10/16
Karen Armstrong
Director, Sydney Region East

Planning Assessment Commission - Rezoning Review – Determination Report

The Planning Assessment Commission (the Commission) has considered the request for a review of the proposal as detailed below.

Declarations of Interest:

Date of Review:	
Department Ref. No:	PGR_2016_SYDNE_001_00
LGA:	City of Sydney
LEP to be Amended	Sydney Local Environmental Plan 2012
Address:	2-32 Junction Street, Forest Lodge
Commission Chair:	
Commission Members:	

Reason for review:	☐	The Council has notified the proponent that the request to prepare a planning proposal has not been supported
	☒	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 Commission 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 Commission determines the following:

Determination:	☐	The proposal should be submitted for a Gateway determination, because the proposal has demonstrated Strategic Merit and Site Specific Merit.
	☐	The proposal should not be submitted for a Gateway determination, because the proposal: ☐ has not demonstrated Strategic Merit; or ☐ has demonstrated Strategic Merit but not Site Specific Merit
Composition of Recommendation:	☐ Unanimous ☐ Not unanimous	Comments:

Reasons for Determination:

Date of Determination:

Signed by:

Ms Lynelle Briggs
Chair
Planning Assessment Commission

Members: