

Chris Rose  
Walter Projects Pty Ltd  
[chris@quadprop.com.au](mailto:chris@quadprop.com.au)

6 June 2018

Dear Chris,

**Request for a Rezoning Review – 2018SNH017 - RR\_2018\_WILLO\_001\_00**

I refer to the request for a Rezoning Review for a proposal at 1-31 Walter Street and 462 Willoughby Road Willoughby to amend the Willoughby Local Environmental Plan 2012 to rezone the site from R3 Medium Density Residential to R4 High Density Residential, increase the building height from 12 to 28 metres and increase the floor space ratio from 0.9:1 to 2:1.

The Sydney North Planning Panel (Planning Panel) has considered the request for a Rezoning Review together with the advice provided by Council and determined that the proposal should not proceed to Gateway determination stage. A copy of the Panel's decision is attached.

Although there are no opportunities to appeal this decision, should you wish to pursue this matter further you have the option of preparing a new proposal for consideration by Council. I encourage you to liaise with Council prior to submitting any further proposal.

If you have any queries on this matter, please contact Stuart Withington, Manager, Planning Panels Secretariat on (02) 8217 2062 or via email to [stuart.withington@planning.nsw.gov.au](mailto:stuart.withington@planning.nsw.gov.au)

Yours sincerely



**Sue Francis**  
**Chair (Acting), Sydney North Planning Panel**

encl. Rezoning Review Record of Decision