

Mr Jason Wasiak
Director – Principal Urban Planner
JWP Planning
email@jwplanning.com.au

Dear Mr Wasiak

Re: Request for a rezoning review – RR_WILLO_2019_001_00

I refer to your request for a rezoning review lodged on 28 March 2019 for a proposal to amend Willoughby Local Environmental Plan 2012 to increase the maximum height of buildings from 34m to 49m, increase the floor space ratio to from 1.7:1 to 5.1:1 and amend Clause 6.10 to permit residential flat buildings on sites with a minimum lot size of 800m².

Your request has been referred to the Sydney North Planning Panel (Planning Panel) for review.

Enclosed is a receipt for your payment of \$20,000.

A copy of your request has also been provided to Willoughby Council. Council has been provided 21 days to provide comments to the Planning Panel in relation to your request.

As part of the review process, the Planning Panel may contact you for further information. You will be advised of the Planning Panel's decision once its assessment has been completed. You can check the progress of your rezoning review at planningpanels.nsw.gov.au.

Should you have any further enquiries about this matter, I have arranged for Mr Nick Armstrong, Planning Officer, Sydney Region East of the Department of Planning and Environment to assist you. Mr Armstrong can be contacted on 8275 1219.

Yours sincerely



Amanda Harvey 1 April 2019
Director, Sydney Region East
Planning Services

Encl. Receipt of payment

Ms Debra Just
General Manager
Willoughby City Council
PO BOX 57
CHATSWOOD NSW 2057

Dear Ms Just

Re: Request for a rezoning review – RR_WILLO_2019_001_00

I am writing to notify Council that a request for a rezoning review, dated 28 March 2019, has been submitted for consideration by the Sydney North Planning Panel (Planning Panel).

The rezoning review request made by JWP Planning seeks to amend the Willoughby Local Environmental Plan 2012 to increase the maximum height of buildings from 34m to 49m, increase the floor space ratio to from 1.7:1 to 5.1:1 and amend Clause 6.10 to permit residential flat buildings on sites with a minimum lot size of 800m² at 3 Ellis Street, Chatswood.

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. A copy of all information that was submitted with the rezoning review request can be accessed from pgrtracking.planning.nsw.gov.au.

Council is invited to comment on the proposal and/or provide a response detailing why the original request to Council was not progressed. It would be appreciated if Council could confirm that the proposal which has been submitted for a Rezoning Review is the same proposal that was considered by Council. Council's comments will be taken into consideration by the Planning Panel when making a decision on whether the proposal should proceed to Gateway.

A response must be submitted to the Department of Planning and Environment within 21 days from the date of this letter. Council's response may be made publicly available on the Department's website.

As part of the assessment process, the Planning Panel may contact you for further information. You will be advised of the Planning Panel's decision once its assessment has been completed.

Should you have any further enquiries about this matter, I have arranged for Mr Nick Armstrong, Planning Officer, Sydney Region East of the Department to assist you. Mr Armstrong can be contacted on 8275 1219.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Amanda', with a stylized flourish at the end.

Amanda Harvey 1 April 2019
Director, Sydney Region East
Planning Services

Mr Peter Debnam
Sydney North Planning Panel Chair
GPO Box 39
SYDNEY NSW 2001

Dear Mr Debnam

Re: Request for a rezoning review – RR_2019_WILLO_001_00

I am writing to you to advise that a rezoning review request, dated 28 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 Willoughby Local Environmental Plan 2012 to increase the maximum height of buildings from 34m to 49m, increase the floor space ratio from 1.7:1 to 5.1:1 and amend Clause 6.10 to permit residential flat buildings on sites with a minimum lot size of 800m² at 3 Ellis Street, Chatswood.

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 pgrtracking.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 Nick Armstrong, Planning Officer, Sydney Region East of the Department to assist you. Mr Armstrong can be contacted on 8275 1219.

Yours sincerely



Amanda Harvey 1 April 2019
Director, Sydney Region East
Planning Services