



Dr John Roseth
Chair
Sydney East Joint Regional Planning Panel
GPO Box 39
SYDNEY NSW 2001

16/03538

cc: angela.kenna@planning.nsw.gov.au

Dear Dr Roseth

Request for Pre-Gateway Review – 815 Pacific Highway, Chatswood

I refer to the above request which relates to a planning proposal to amend *Willoughby Local Environmental Plan 2012* to alter the height, floor space ratio (FSR) and active street frontage controls applicable to the site at 815 Pacific Highway, Chatswood.

The Department of Planning and Environment has completed its assessment of the information submitted by the proponent and recommends the proposal be referred to the Sydney East Joint Regional Planning Panel for independent review.

The Panel is now requested to review the proposal and prepare advice, including the proposal's merits and a recommendation as to whether, in the opinion of the Panel, the proposal should proceed to Gateway under section 56 of the *Environment Planning and Assessment Act 1979*.

The Panel is encouraged to meet with the Department, Willoughby City Council, the applicant and any relevant agencies previously involved in the matter to clarify any issues before completing its review.

The Department would appreciate the Panel's advice within 28 days from the date of this letter.

Please find attached the following:

- the applicant's Pre-Gateway Review request and accompanying information
- the Department's information assessment and recommendation report

If you have any queries in regard to this matter, I have arranged for Ms Yolande Miller of the Department's regional branch to assist you. Ms Miller can be contacted on (02) 9228 6500.

Yours sincerely

Karen Armstrong 29/2/16
Director, Sydney Region East