



## Planning & Environment

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

16/08550

Attn: Stuart Withington, JRPP Secretariat

Dear Dr Roseth

**PRE-GATEWAY REVIEW REQUEST - 815 PACIFIC HIGHWAY, CHATSWOOD  
(PGR\_2015\_WILLO\_001\_00)**

I refer to the request by SJB Planning Pty Ltd, on behalf of Linfields Development Pty Ltd, for a pre-Gateway review of the planning proposal for 815 Pacific Highway, Chatswood. I would like to thank the Sydney East Joint Regional Planning Panel (the Panel) for its consideration and advice in relation this pre-Gateway review application.

I have considered the Panel's recommendation on this matter and I have determined that the proposal should not proceed to Gateway determination. I note the Panel's concern that the proposal may result in the commercial core being eroded and becoming dominated by non-commercial land uses; and that from an urban design perspective, the proposed one off height increase to 130 metres is difficult to sustain without a centre wide review.

The proponent and Willoughby City Council have been advised of this decision. A copy of the Panel's report and recommendation has been provided to both parties.

Should you have any queries about this matter, I have arranged for Ms Yolande Miller, of the Department's Sydney Region East team to assist you. Ms Miller can be contacted on (02) 9228 6500.

Yours sincerely

**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

01/07/2016