



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

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