



IRF18/5745

Ms Mary O’Kane AC
Independent Planning Commission
Chair
Level 3, 201 Elizabeth Street
SYDNEY NSW 2001

Dear Ms O’Kane

**Request for a rezoning review – 44-78 Rosehill Street, Redfern
(RR_2018_SYDNE_001_00)**

A rezoning review request in the City of Sydney local government area has been submitted to the Department of Planning and Environment. It is requested that the Independent Planning Commission (IPC) review and determine its suitability for a Gateway determination.

The rezoning review request seeks to amend the Sydney Local Environmental Plan 2012 by increasing development standards at 44-78 Rosehill Street, Redfern to facilitate a mixed-use development comprising 312 dwellings and commercial floor space.

The proponent is seeking a rezoning review because Council notified the proponent that the request to prepare a planning proposal is not supported.

The IPC is now requested to review and determine the proposal’s suitability to be referred to the Department for a Gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*.

A copy of the Department’s finalisation report, the proponent’s request and all supporting information is enclosed and can also be found at pgrtracking.planning.nsw.gov.au.

The IPC is encouraged to meet with the Department, Council and the proponent as part of the review process.

Should you have any enquiries about this matter, I have arranged for Ms Amanda Harvey, Director, Sydney Region East, of the Department to assist you. Ms Harvey can be contacted on 8275 1128.

Yours sincerely

**Marcus Ray
Deputy Secretary
Planning Services**

14/12/2018

Encl: Finalisation Report, Rezoning Review Request and Planning Proposal for 44-78 Rosehill Street, Redfern