



10 July 2019

Ann-Maree Carruthers
Director Sydney West Region
Department Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Our Reference	SC563
Contact	Sarah Sheehan
Telephone	8757 9947

Email to: sebastian.tauni@planning.nsw.gov.au

Dear Ms Carruthers,

GATEWAY REQUEST – PLANNING PROPOSAL FOR BUILDING 3, 1-11 NEIL STREET, MERRYLANDS

We request that you please review the attached Planning Proposal and provide a Gateway determination at your earliest convenience.

The Planning Proposal seeks amend *Holroyd Local Environmental Plan 2013* (Holroyd LEP 2013) as follows:

- Increase the maximum Height of Building control from 39m (12 storeys) to 50m (16 storeys) on the south-eastern portion of the site
- Increase the Floor Space Ratio control from 3.5:1 to 3.66:1 on the eastern portion of the site.

The Planning Proposal was endorsed by Cumberland Local Planning Panel and Council on the basis that it aligns with the strategic planning framework.

The proposed amendments have the potential to result in an increase in the supply and diversity of housing on a site that is located in close walking distance to Merrylands town centre and train station, and a wide range of existing services and facilities.

If you have any queries in relation to this matter, please contact Senior Strategic Planner, Sarah Sheehan, on 8757 9947.

Yours faithfully

MONICA COLOGNA
EXECUTIVE MANAGER CITY STRATEGY & PLANNING

