



CUMBERLAND
COUNCIL

25 October 2018

Our Reference	SC185
Contact	Neelam Pradhananga
Telephone	(02) 8757 9953

Ann-Maree Carruthers
Director, Sydney Region West
Department of Planning & Environment
Via email: Sebastian.Tauni@planning.nsw.gov.au

Dear Ms. Carruthers,

REQUEST FOR AN AMENDED GATEWAY DETERMINATION FOR THE PLANNING PROPOSAL - 246-264 WOODVILLE ROAD, 2-4, 8-8A AND 14-16 LANSLOW STREET AND 19 HIGHLAND STREET, MERRYLANDS.

Further to our email dated 10 September 2018, we are writing to you to request an amended gateway determination for the above mentioned Planning Proposal, as well as an extension of time to finalise the Planning Proposal.

We are making the request for an amended gateway determination as, Council, at its meeting on 18 July 2018, resolved:

- To amend the Planning Proposal from the exhibited B4 Mixed Use zone with a maximum building height of 31m (9 storeys) and a FSR of 2:1 across the site as per the original Gateway, to part B2 Local Centre zone with a maximum height of 31m and maximum FSR of 2.4:1 at the front of the site; and part R4 High Density Residential zone with a reduced maximum height of 24m and reduced maximum FSR of 1.5:1.

Council considers that these amended controls achieve a better transition in development scale to the surrounding lower density development and adjoining school, whilst still approximately equating to an overall FSR of 2:1.

We are seeking an extension of up to 12 months on the timeframe to finalise the Planning Proposal as:

- The amended planning proposal may require re-exhibition
- Council at the 18 July 2018 meeting also resolved that:
 - the applicant submit a Social Impact Assessment prior to the Planning Proposal being forwarded for finalisation, and
 - a planning agreement be entered into with the proponent to the satisfaction of Council.

If you require further information regarding this matter, please contact Neelam Pradhananga on 02 8757 9953.

Yours faithfully

Monica Cologna
MANAGER STRATEGIC PLANNING

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