



## Planning & Environment

Mr Scott Phillips  
General Manager  
Sutherland Shire Council  
PO Box 17  
Sutherland NSW 1499

16/09382

Attn: Beth Morris

Dear Mr Phillips

### **Request for a pre-Gateway Review: PGR\_2016\_SUTHE\_001\_00**

I am writing to notify Council that a request for a pre-Gateway review, dated 6 July 2016, has been submitted to the Department of Planning and Environment for consideration.

The pre-Gateway review requested by DDC Urban Planning on behalf of Urban Wave Pty Ltd seeks to increase the height and floor space ratio (FSR) controls under *Sutherland Local Environmental Plan 2015* to allow a 36m height limit and 3:1 FSR for a site at 10-14 Merton Street, Sutherland.

The proponent is seeking a pre-Gateway review, as Council has confirmed in writing, dated 17 June 2016, that the request to prepare a planning proposal was not supported.

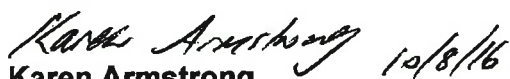
Council is invited to comment on the proposal and/or provide a response detailing why the original request to Council was not progressed. A response must be submitted to the Department of Planning and Environment within 21 days from the date of this letter. Council's response may be made publicly available on the Department of Planning and Environment's website.

Council's comments will be taken into consideration by the Department of Planning and Environment and the Joint Regional Planning Panel when making a recommendation on whether the proposal should proceed to Gateway.

Council can check the progress of the pre-Gateway review on the Department of Planning and Environment's Tracking System, at <http://pgrtracking.planning.nsw.gov.au>

Should you have any further enquiries about this matter, please contact Mr Michael Kokot of the Department's Sydney Region East office on (02) 9228 6564.

Yours sincerely

  
**Karen Armstrong**  
Director, Sydney Region East  
Planning Services