



Mr Morris Iemma  
Chair  
Sydney South Planning Panel  
GPO Box 39  
SYDNEY NSW 2001

Attention: Suzie Jattan

**Pre-Gateway Review Request 10-14 Merton Street, Sutherland  
(PGR\_2016\_SUTHE\_001\_00)**

Dear Mr Iemma

I am writing to advise the Sydney South Planning Panel that a pre-Gateway review request, has been submitted to the Department of Planning and Environment for consideration.

The pre-Gateway review request seeks to amend the Sutherland Shire Local Environmental Plan 2015 in relation to 10-14 Merton Street, Sutherland by:

- Increasing the Floor Space Ratio Map from 1:5:1 to 3:1; and
- Increasing the Height of Buildings Map from 20 metres to 36 metres.

The proponent is seeking a pre-Gateway review because the Council has notified the proponent that the request to prepare a planning proposal has not been supported.

The Department of Planning and Environment has completed an assessment of the proposal and considers that there is merit in the proposal proceeding for further consideration.

The Panel is now requested to review the proposal and prepare advice concerning the merits of the proposal. The advice should include a recommendation as to whether, in the opinion of the Panel, a planning proposal should be submitted for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Panel is encouraged to meet with the Department of Planning and Environment, Council, the proponent, and any relevant agency previously involved in the matter to clarify any issues before completing the review. The contact details of the relevant officers and the proponent can be found within the enclosed supporting information.

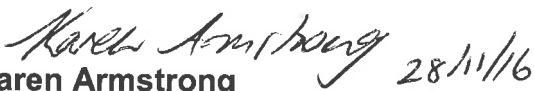
The advice and recommendation should be provided within 28 days of the date of this request and sent to the Sydney Region East Regional Office of the Department of Planning and Environment.

The following information and documents are enclosed to assist the Panel in its review of the proposal:

- Proponents request for review, together with application form, supporting information and relevant correspondence (Tabs A to M);
- The Department of Planning and Environment's justification / merit assessment, which examines the Council's and proponent's views and explores whether the proposed instrument has strategic and/or site-specific merit (Tab N); and
- Panel advice and recommendation template (Tab O).

Should you have any further enquiries about this matter, I have arranged for Ms Olivia Hirst, of the Department's Sydney Region East section to assist you. Ms Hirst can be contacted on (02) 9274 6583.

Yours sincerely

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

Encl: Information Assessment and Recommendation Report  
Request - Pre-gateway Review  
Planning Proposal  
Council's Response  
Recommendation Report template