



IFR17/51

Mr Tim Stewart
Principal Planner
DDC Urban Planning
59 Bay Street
BOTANY NSW 2750

Dear Mr Stewart

Re: Request for a Rezoning Review – PGR_2016_SUTHE_001_00

I refer to your proposal that seeks to amend Sutherland Shire Local Environmental Plan 2015 to increase maximum building height and floor space ratio (FSR) controls for 10-14 Merton Street, Sutherland.

This letter is to advise that Sutherland Shire Council has not accepted the role of relevant planning authority (RPA) to progress the matter.

In accordance with section 54(2) of the *Environmental Planning and Assessment Act 1979*, as delegate of the Greater Sydney Commission, I have considered the matter and determined to appoint the Sydney South Planning panel as the RPA to finalise this matter.

As an alternate RPA has been appointed, an additional fee of \$25,000 and any additional charges to recover the Department's costs on a proposal-specific basis are now payable.

Please provide the outstanding fee to the Department within 21 days of the date of this letter. Please note that a planning proposal will not be forwarded for Gateway determination until the fee has been paid. If the fee is not paid by the designated date, then the review request will not be progressed and will be returned to you.

As advised in our correspondence of 26 September 2017, the planning proposal is to be revised before being submitted for a Gateway determination to:

- allow for additional building height above the maximum building height of 20 metres, dependent on site amalgamation; and
- allow for additional FSR above the maximum FSR of 1.5:1, dependent on site amalgamation.

To determine the most appropriate built form outcomes for the site, the Department will engage an independent consultant, at the cost of the proponent, to undertake an urban design analysis to inform the final maximum building height and FSR for the site. This analysis will consider existing urban design analyses provided by Council and the proponent that provide the capacity for 80 and 90 dwellings on the site respectively, current and likely future surrounding

The Department will engage an independent consultant to undertake an urban design analysis to determine the most appropriate controls to proceed to Gateway determination. These controls will consider the streetscape, dwelling potential, design and amenity of a new development, and minimise impacts of overshadowing and sun access on adjacent sites. The Department may contact Council to discuss the administrative aspects of the planning proposal. Your assistance in this regard would be appreciated.

Should you have any questions in relation to this matter, please contact Ms Catherine Van Laeren, Interim Director, Sydney Region East at the Department on 9860 1520.

Yours sincerely



Carolyn McNally
Secretary
Department of Planning and Environment

23.1.16