



17/01276

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

Dear Mr Phillips

**PRE-GATEWAY REVIEW REQUEST – 10-14 Merton Street, Sutherland
(PGR_2016_SUTHE_001_00)**

I refer to the request by DDC Urban Planning Consultants Pty Ltd, on behalf of Urban Wave Pty Ltd, for a pre-Gateway review of the planning proposal for 10-14 Merton Street, Sutherland.

I have considered the request together with the recommendation of the Sydney South Planning Panel (the Panel) and advice provided by Sutherland Shire Council and determined that an amended planning proposal should be submitted for a Gateway determination. Enclosed is a copy of the Panel's advice for Council's information.

Whilst I note the Panel's recommendation that the planning proposal should not be submitted for a Gateway determination it is considered the site is suitable for some increase in height and floor space ratio (FSR) above the current controls, where this is subject to site amalgamation.

In this regard, I request that a revised planning proposal be submitted to the Department for a Gateway Determination that seeks 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.

In preparing this planning proposal, I request that Council commission an independent urban design analysis in order to determine the most appropriate built form controls for the subject site. This work should take into consideration existing urban design analyses provided by both the Council and the proponent to date that provides the capacity for 80 and 90 dwellings on the site respectively, current and likely future surrounding land uses and bulk and scale controls to ensure a suitable transition of an amalgamated site to adjoining development.

The outcome of the independent analysis should determine amended controls that provide for an improved outcome for an amalgamated site. These controls should

have regard to the streetscape, dwelling potential, design and amenity of a new development, and minimise impacts of overshadowing and sun access on adjacent sites.

It is requested that Council advise within 42 days of the date of this letter whether it will accept this role. Should Council agree to be the RPA, it will need to prepare a planning proposal and submit it for a Gateway determination within 42 days after accepting this role.

If Council does not wish to progress this matter, an alternate RPA may be appointed to prepare the planning proposal. Should Council not wish to be the RPA for this proposal, please advise the Department of Planning and Environment as soon as possible.

Should you have any queries about this matter, I have arranged for Ms Karen Armstrong, Director of the Department's Sydney Region East section to assist you. Ms Armstrong can be contacted on (02) 9274 6512.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

26/09/2017