



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

17/01276

Dear Mr Stewart

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

I refer to your request 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 your 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. Please find enclosed a copy of the Panel's advice for your 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.

I have requested Council to submit an updated planning proposal that will seek 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 have requested 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.

Please liaise with Council regarding requirements for the independent urban design analysis and the preparation of a revised planning proposal.

Council has now been given the opportunity to be the Relevant Planning Authority (RPA) for the revised proposal. If Council agrees to be the RPA, it will submit a revised planning proposal. If Council does not accept the role of RPA within 42 days of the date of this letter or a revised planning proposal is not submitted by Council within 42 days of accepting the role, an alternate RPA may be appointed.

In the event an alternate RPA is appointed, an additional fee of \$25,000 plus any additional necessary charges to recover costs on a proposal-specific basis will be payable. You will be advised of whether an alternate RPA will be appointed for this matter.

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