



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

17/01276

Dear Mr Iemma *Morris*

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

I refer to the request by DDC Urban Planning, on behalf of Urban Wave Pty Ltd, for a pre-Gateway review of the planning proposal for 10-14 Merton Street, Sutherland. I would like to thank the Sydney South Planning Panel (the Panel) for its consideration and advice in relation this pre-Gateway review application.

I have considered the Panel's recommendation on this matter and I have determined that a reduced version of the proposal should proceed to Gateway determination.

After closely considering the reasons for the Panel's recommendation that the planning proposal should not be submitted for a Gateway determination, the Department has carried out a careful review of amended planning controls for the site involving both the proponent and council. As a result, it has been determined that the site may be suitable for an increase in height and floor space ratio (FSR) above the base controls, where this is subject to site amalgamation but not to the extent that was of concern to the panel.

I have requested Council 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 will 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.

Revised controls are considered appropriate given the site's proximity to Sutherland town centre and train station and that amalgamating the site would allow a single residential flat development to be established, providing a more appropriate built form outcome to two separate residential towers.

Council has now been given the opportunity to be the Relevant Planning Authority (RPA) for the revised proposal. Should Council agree to be the RPA, it will need to submit a revised planning proposal. Should Council decline to be the RPA or fail to submit a revised planning proposal within the required timeframe, an alternate RPA may be appointed. In the event this occurs, the Panel may be asked to perform this function.

The proponent and Council have been advised of this decision. A copy of the Panel's report and recommendation has been provided to both parties.

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