

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

Proposal Title : Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

Proposal Summary : The intention of the planning proposal is to enable the site to be redeveloped for high density mixed use development. The Planning Proposal seeks to:

- Rezone the site from part B6 Enterprise Corridor and part R3 Medium Density Residential to B5 Business Development;
- Increase the maximum building height from part 8.5m and part 12m to a range of different heights across the site from 0m (rear laneway) to 25m at the outside corners of the Canterbury Road street frontage; and
- Include the site on the Key Sites Map.

PP Number : PP_2015_CANTE_006_00

Dop File No :

15/12879

Proposal Details

Date Planning 28-Sep-2015

Proposal Received :

LGA covered :

Canterbury

Region : Metro(CBD)

RPA :

Canterbury City Council

State Electorate : CANTERBURY

Section of the Act :

55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street : 642 and 644 Canterbury Road

Suburb : Belmore

City : Sydney

Postcode : 2192

Land Parcel : Lot 1 DP 5208; Lot 2 DP 5208

Street : 650-658 Canterbury Road

Suburb : Belmore

City : Sydney

Postcode : 2192

Land Parcel : Lot A DP 383957

Street : 1 and 3 Platts Avenue

Suburb : Belmore

City : Sydney

Postcode : 2192

Land Parcel : Lot 4 DP 5208; Lot 5 DP 5208

Street : 2, 2A, 2B, 2C-2D Liberty Street

Suburb : Belmore

City : Sydney

Postcode : 2192

Land Parcel : Lot 1 DP 514813; Lot 51 DP 6042; Lot 2 DP 514813; Lot B DP 383957; Lot 1 DP 125537

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

DoP Planning Officer Contact Details

Contact Name : **Helen Wilkins**
Contact Number : **0292286559**
Contact Email : **helen.wilkins@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Lisa Ho**
Contact Number : **0297899377**
Contact Email : **lisah@canterbury.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Diane Sarkies**
Contact Number : **0292286522**
Contact Email : **diane.sarkies@planning.nsw.gov.au**

Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	Metro South subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	152
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**
If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**
If Yes, comment :

Supporting notes

Internal Supporting Notes : **On 14 August 2015, the Department received the planning proposal. Since that time, Council has provided additional information, including:**
• on 27 August 2015, Council submitted an updated planning proposal with corrected proposed Height of Buildings Map;
• on 1 September 2015, Council submitted an updated contamination report; and
• on 28 September 2015, the Department met with Council officers to discuss the planning proposal, specifically with regard to concerns with traffic impacts and implications.

The planning proposal is supported with conditions because it:
• is consistent with State and subregional metropolitan strategy objectives, which

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

encourage accelerated housing supply close to jobs and serviced by good public transport, in locations identified by Council as feasible for residential uplift;

- implements the intent of the Canterbury Residential Development Strategy (RDS) by rationalising the B5 Business Development and B6 Enterprise Corridor zones into one zone and increasing the maximum building height above 12m, with a step down in height to the R2 Low Density Residential areas, to facilitate residential and mixed use development;
- is justified by Council's Urban Design Assessment (by Annand Alcock) on the basis that the existing B6 zoning and 12m maximum building height are unlikely to encourage redevelopment and the principles employed by the proponent have merit, including providing higher bulk at the Canterbury Road corners of the site to present a strong urban block edge, and lower Canterbury Road mid-block form to allow light into the central courtyard/plaza. The Assessment supports additional height at the Canterbury Road frontage of 25m (8 storeys) at the corners of the site and 17m (4-5 storeys) mid-block; and
- is supported by Council, with the exception that Council recommend a building height of 14m (4 storeys) mid-block, and an extension of the 25m building height further to the south. Council's justification for supporting the height increase includes:
 - it is supported by a detailed Urban Design Assessment;
 - it is suitable for the location;
 - it provides articulation and variation to building heights along Canterbury Road, which improves its relationship with the street and improved design and built form outcomes;
 - it will facilitate commercial activation and revitalisation of the Canterbury Road corridor; and
 - it will provide a 20% target return, as per a financial feasibility analysis by Council and which is the minimum industry standard.

Notwithstanding, it is recommended that the Gateway determination include a condition that the planning proposal be revised prior to public exhibition, for the purposes of clarifying a number of key issues, to:

- a traffic assessment, which is to include the traffic impact for Sites A and B, and the results of consultation with RMS regarding the results of the traffic assessment; and
- justify, in circumstances where the corner Site B is not amalgamated with Site A, as recommended in Council's Urban Design Assessment, that:
 - a) conflicts of use with the existing business are able to be managed; and
 - b) satisfactory urban design outcomes are able to be achieved if, as proposed, the side setback conditions with Site B were removed.

It is further recommended that, as the proposed Height of Buildings Map may be visually confusing and could potentially result in limiting and/or constraining future development options on the site, Council be requested to consider consolidating/reducing the number of different maximum building heights within the site to simplify the Height of Buildings Map.

External Supporting
Notes :

Council support the proposal because it:

- responds to the changing character of Canterbury Road and Council's vision for the corridor, away from high street-style shops and industrial uses, to one of mixed uses, including high density residential;
- seeks to implement the recommendations of the Residential Development Strategy 2013, to rationalise the B5 and B6 zones into one zone with residential flat buildings permitted;
- is supported by a detailed Urban Design Assessment, which recommends building heights of 4 to 8 storeys; and
- will facilitate commercial activation and revitalisation of the Canterbury Road corridor.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment :

The objective of the planning proposal is to facilitate high density residential development on the subject site. The objectives of the proposal are considered adequate.

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The planning proposal seeks to amend Canterbury LEP 2012 as it applies to the subject land as follows:**

- **Amend the Land Zoning Map (LZN_004) from B6 Enterprise Corridor and R3 Medium Density Residential to B5 Business Development;**
- **Amend the Height of Building Map (HOB_004) from 12m and 8.5m to 0, 3m, 14m, 16m, 17m, 18m, 22m and 25m.**
- **Amend the Key Sites Map (KYS_004) to identify the subject site as "A" on the Map.**

No changes to the written LEP instrument are required or proposed.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

* May need the Director General's agreement

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

S117 Direction 1.1 Business and Industrial Zones

This Direction seeks to encourage employment growth in suitable locations and protect employment land in business zones. Planning proposals must retain areas and locations of existing business zones, and not reduce the total potential floor space area for employment and related public services in business zones, unless the inconsistency is of minor significance.

The proposal is not consistent with this Direction, as it seeks to reduce the amount of business and employment land from approximately 2,188sqm to approximately 1,245sqm, which will be facilitated via mixed use development with a commercial component on the ground floor. The proposed 1,245sqm of commercial space is comprised of 415sqm within Site A and 830sqm within Site B, as stated in the Council Report and Council's Urban Design Assessment. However, as the proponent has been unable to purchase Site B at this time, the commercial GFA within the immediate term will be approximately 1,439sqm, which is comprised of the proposed 415sqm within Site A plus the current 1,024sqm within Site B, which is a working business. In the longer term the proposal seeks to reduce the commercial GFA within Site B from approximately 1,024sqm to approximately 830sqm.

However, Council's long term strategies for Canterbury Road - the Residential Development Strategy 2013 and Canterbury Road Masterplan 2010 - have recognised the changing nature of Canterbury Road and seek to facilitate commercial and mixed use development with active retail at street level. The planning proposal seeks to implement this. The inconsistency is therefore considered to be of minor significance and justified.

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

SEPP 55 - Remediation of Land.

The SEPP requires that in preparing an environmental planning instrument, a planning authority is not to include in a particular zone any land of a specified type (which includes service stations) if the inclusion of the land in that zone would permit a change of use, unless the planning authority is satisfied that the land is suitable, or can be made suitable, for all the uses permissible in the zone.

The proposal includes a Preliminary Site Investigation Report, which is based on a review of historic site activities and site walkover observations. The Report identified data gaps that include potential for:

- impacts from historic and current commercial activities on-site, including former service station;
- presence of underground petroleum storage systems;
- spills and leaks from underground and aboveground storage tanks;
- hazardous building materials and subsurface infrastructure, including potential asbestos-containing materials; and
- presence of contamination in groundwater (from on and offsite sources).

The Report recommends that a field-based soil and groundwater investigation be conducted to investigate and quantify potential site contamination on site. The Report states that, due to the presence of structures covering most of the site surface, such an assessment should be conducted after demolition of all structures and prior to any excavation and construction works. Also that the results of the testing should be compared to investigation criteria appropriate for the intended land use.

The Report concludes that, while intrusive contamination investigation is required, the land can be made suitable for the proposed development and any contamination issues can be managed through the development application process.

The proposal is therefore considered to be consistent with the SEPP.
The proposal is consistent with all other s117 Directions and SEPPs.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The planning proposal includes a Zoning Map; Height of Buildings Map; and Key Site Map.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Given the nature of the planning proposal a community consultation period of 28 days is proposed by Council. This is supported by the Department.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Canterbury LEP 2012 was published on 21 December 2012.**

Assessment Criteria

Need for planning proposal :

The planning proposal is the only mechanism for Council to achieve the type of development sought. As such, an amendment to Canterbury LEP 2012 is sought to rezone the land and permit a higher density residential development.

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

Consistency with strategic planning framework :

The planning proposal is consistent with Direction 2.1: Accelerate housing supply across Sydney and Action 2.1.1: Accelerate housing supply in A Plan for Growing Sydney. The proposal directly facilitates housing supply close to jobs and serviced by good public bus services and in a location that Council has identified as feasible for residential uplift.

The planning proposal is consistent with the South Subregional Strategy in A Plan for Growing Sydney. It facilitates acceleration of housing supply and affordability, and contributes housing intensification and urban renewal in a location identified by Council as suitable for residential and mixed-uses.

The planning proposal is not consistent with Councils' Canterbury Road Masterplan (2010): The Masterplan categorised the site as Urban General. This category was envisaged as comprising buildings of 3 to 6 storeys; varying street alignment; street level uses comprising retail, commercial and residential; applying predominantly to the commercial gaps between Urban Core and Urban Centre categories; and zoned either B4 Mixed Use or B6 Enterprise Corridor.

The planning proposal is largely consistent with Councils' Residential Development Strategy 2013: The Strategy recognises that the role of the Canterbury Road corridor has changed in line with broader economic trends, including the rise of stand-alone suburban shopping centres and the decentralisation of manufacturing, and that there is now a proliferation of mixed uses, including high density residential, along the corridor. The Strategy states that there is scope to review previous planning strategies and allow the market to have a greater influence in determining the extent of commercial/industrial and residential uses. The Strategy states that overall the Canterbury Road Masterplan envisaged Canterbury Road to be a mixed use corridor, with most stretches of the road having an important role to play in providing additional residential accommodation for the Canterbury LGA. The Strategy recommended that the land uses within the B5 and B6 zones should be rationalised into one zone, with residential uses permitted and solely residential flat buildings permitted. Also that the building heights map should be amended to 18m, with a step down in height to 14m fronting R2 Low Density Residential areas.

In June 2015, Council commissioned an Urban Design Assessment by Annand Alcock to review the applicant's original planning proposal. The Assessment made various recommendations that included to:

- reduce the proposed building height increase at the corners of the Canterbury Road frontage from 30m to 25m (8 storeys);
- reduce the RDS recommended building height increase at the Canterbury Road mid-block frontage from 18m to 17m (4-5 storeys); and
- create a new rear laneway and a 45 degree height plane to the new residential boundary at the rear.

These recommendations were incorporated into the planning proposal. The proposal seeks a building height limit of 25m at the Canterbury Road corners of the site and 14m mid-block, a rear laneway connecting Platts Avenue and Liberty Street, and maximum building heights that equate to a 45 degree height plane from the rear property fence line (Tab A).

The proposal is therefore considered to be consistent with Council's local strategy. Inconsistency as noted with the Canterbury Road Masterplan is considered to be justified.

Environmental social economic impacts :

Environmental:

The planning proposal will not result in any impact on critical habitat or threatened species, populations or ecological communities or their habitats, given the site's location within a fully urbanised environment.

The site is not affected by acid sulfate soils and is not flood prone.

Site B is subject to contamination, as it is a former service station, still has functioning petrol bowsers and is a functioning auto repair centre.

Social:

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

The site is not within the guideline walking distance to rail services of 800m. Belmore Station is 940m away and Campsie Station is 2.0km away. These rail stations are, however, easily accessible via bus routes that run past the site and within the guideline walking distance to bus services of 400m. The site is also within walking distance of Belmore South Public School, which is 240m along Canterbury Road to the west. The development is therefore likely to contribute to reduced dependence on private vehicle usage.

The proposal and Council Report indicate that the proposal will facilitate approximately 147-152 apartments on Site A, equating to an FSR of 2.8-3.0:1, and a further 25-30 apartments on Site B.

Urban Design:

Council's Urban Design Assessment is one of the two primary documents used by Council to justify supporting the proposed rezoning and additional building height (the second document is Council's RDS, which is discussed above). The Assessment states that:

- the development of the amalgamated site could facilitate a re-profiled Canterbury Road and improved walkability;
- the subject site could comfortably sustain an 8 storey mixed-use development with garden apartments to Liberty Street and Platts Avenue over retail to Canterbury Road; and
- the connection of Liberty Street and Platts Avenue by the proposed rear lane will facilitate parking access, servicing and circulation and generate major local benefits.

The Assessment found that the 30m building height (9 storeys) originally sought by the proponent was an over-development of the site and was excessive within the general framework of building heights within Canterbury (8 storey maximum on Canterbury Road and 9 storey maximum in Canterbury Town Centre). It found that the principles employed by the proponent had merit. These include higher bulk at the Canterbury Road corners of the site to present a strong urban block edge, lower central form at Canterbury Road to allow light into the central courtyard/plaza and a terrace style built form that steps down towards the rear to create a strong sense of place along the laneway and ensure acceptable solar access for the southern properties.

The Assessment makes various recommendations, in addition to rezoning the site to B5 and increasing the maximum building height to 25m, which include:

- strongly seek to amalgamate Site A and B;
- demonstrate how Site B might be redeveloped to full potential at a later date, including provision of parking accessed from the rear lane (via the Site A carpark);
- maintain the 45 degree height plane to the new residential boundary at the rear;
- balance the floor space increase with a reduced height at the Canterbury Road mid-block frontage;
- provide a rear lane connecting Platts Avenue and Liberty Street; and
- provide setbacks to Canterbury Road (3m), Liberty Street and Platts Avenue (3-5m) and new rear lane (3m).

The proponent has included Concept Plans (by Geoform Architects) that demonstrate that Site A is able to be developed separately and prior to Site B, and also that Sites A and B are able to be developed together. The Concept Plans have also demonstrated that the solar access, cross ventilation and over-shadowing requirements of SEPP 65 - Design Quality of Residential Flat Development and the Apartment Design Guide are able to be met. However, the Concept Plans indicate an intention to include no setbacks to Liberty Street, Platts Avenue or the new rear laneway. It is noted that, as this document is used to justify the additional building height, the recommendation regarding side setbacks should be similarly addressed. However, this could be satisfactorily done at the development application stage.

Further, Council intend to maintain the recommended 45 degree height plane by introducing a range of finely detailed maximum building heights across the site. The proposal seeks to include 8 different maximum building heights within the area of the site on the Height of Buildings Map (0, 3m, 14m, 16m, 17m, 18m, 22m and 25m). The resultant

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

Map is somewhat visually confusing and could potentially result in limiting and/or constraining future development options on the site. It is recommended that, should the proposal proceed to Gateway, Council be requested to consider consolidating/reducing the number of different maximum building heights to simplify the Map prior to public exhibition.

Traffic:

On 28 September 2015, the Department met with Council officers to discuss the traffic implications of the proposal, as Roads and Maritime Services (RMS) had previously expressed concerns regarding cumulative impacts of further development on the classified road network, including along Canterbury Road. RMS' concerns formed part of the Agency's submission (dated 7 August 2014) to Council's Residential Development Strategy (RDS) implementation planning proposal (PP_2014_CANTE_001_00), which included the proposed subject site. The submission states that RMS had concerns that the cumulative impacts of the proposed further development had not been adequately considered and required Council to consider the traffic implications of the planning proposal. As a minimum, Council was to provide a detailed description of the likely traffic impacts of the increase in maximum developable yields of the sites, including the subject site. If the rezoning were to generate a significant volume of traffic, RMS would also require a Traffic Impact Study and, depending on the scale of the traffic volumes, computer modelling might also be required, with electronic copies of all modelling undertaken to support the planning proposal to be provided to RMS for review.

On 23 January 2015, Council advised the Department in writing that the RDS planning proposal would be progressed with the sites subject to RMS concerns deferred from the draft LEP. The LEP was made on 5 March 2015 with 9 sites deferred, 7 of which were subject to RMS concerns, including the subject site.

The planning proposal includes a Traffic and Parking Impact Assessment, by Holt Point Pty Ltd (November 2014). The study includes SIDRA computer modelling, as required by RMS, but examined the traffic generation potential of only Site A of the planning proposal and did not include the traffic generation of Site B, either current or potential, should Site B be developed in the future, as allowed for in the planning proposal.

The planning proposal states that, in response to the RMS concerns, a traffic consultant has been engaged by Council to prepare a Traffic Impact Assessment to look at the cumulative impact of development of properties on Canterbury Road that formed part of the RDS planning proposal, which includes the subject site, that the study will be completed by mid to late 2015, and that a copy of the study will be forwarded to RMS for their review.

Given that RMS has concerns that are currently unresolved and which are not reflected in the planning proposal, the Department's view is that a Traffic Impact Assessment that includes an assessment of the traffic impact for Sites A and B should be provided and form the basis for consultation with RMS. The planning proposal should then be updated to reflect the results of the consultation with RMS regarding the results of the Traffic Impact Assessment prior to exhibition.

Economic:

The site is well located with respect to local employment opportunities on Canterbury Road and at Canterbury Hospital, which is 600m along Canterbury Road to the east.

The Council Report states that the proponent's concept plan will facilitate 415sqm of commercial GFA within Site A within the immediate term and a potential further 830sqm within Site B in the future. The reduced provision of commercial space is consistent with Council's long term vision for Canterbury Road, as it will facilitate revitalised and activated mixed-use development, and is sufficient to support the intended residential uplift. It is also consistent with the current commercial underutilisation of various lots within the site. 642-644 Canterbury Road is a vacant property, previously a furniture manufacturing company. 2B and 2C-2D Liberty Street is a low grade industrial unit. Other vacant and

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

disused commercial buildings are located adjacent to the site: on the opposite side of Canterbury Road and on the opposite side of Liberty Street.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **DG**

Public Authority **Transport for NSW**
Consultation - 56(2)(d) **Transport for NSW - Roads and Maritime Services**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Letter from Council.pdf	Proposal Covering Letter	Yes
Planning Proposal.pdf	Proposal	Yes
Attachment 1 Information Checklist.pdf	Proposal	No
Attachment 2 State Environmental Planning Policies.pdf	Proposal	Yes
Attachment 3 Section 117 Directions.pdf	Proposal	Yes
Attachment 4 Evaluation Checklist.pdf	Proposal	No
Attachment 5 Delegated Plan Making Reporting Template.pdf	Proposal	No
Attachment 6 Maps.pdf	Map	Yes
Attachment 7 Council Report and Resolution 9 July 2015.pdf	Proposal	Yes
Attachment 8 Part 1 Proponents Planning Proposal Submission.pdf	Proposal	Yes
Attachment 8 Part 2 Proponents Planning Proposal Submission.pdf	Proposal	Yes
Attachment 9 Part 1 Councils Urban Design Assessment (Annand Alcock consultant report).pdf	Proposal	Yes

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

Attachment 9 Part 2 Councils Urban Design Assessment (Annand Alcock consultant report).pdf	Proposal	Yes
Attachment 10 Part 1 Proponents Traffic and Parking Impact Report by Lyle Marshall and Associates.pdf	Proposal	Yes
Attachment 10 Part 2 Proponents Traffic and Parking Impact Report by Lyle Marshall and Associates.pdf	Proposal	Yes
Attachment 10 Part 1 Proponents Urban Design Analysis by Geoform.pdf	Proposal	Yes
Attachment 10 Part 2 Proponents Urban Design Analysis by Geoform.pdf	Proposal	Yes
Attachment 10 Proponents Concept Plans by Geoform Architects.pdf	Proposal	Yes
Attachment 10 Proponents Stage 1 Preliminary Site Investigation Report by Environmental Investigations.pdf	Proposal	Yes
Attachment 11 Proponents Submission to RDS Planning Proposal.pdf	Proposal	Yes
Attachment 12 RMS Submission to RDS Planning Proposal.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones**
 3.1 Residential Zones
 3.4 Integrating Land Use and Transport
 4.1 Acid Sulfate Soils
 4.3 Flood Prone Land

Additional Information : **It is recommended that the planning proposal proceed subject to the following conditions:**

- 1. Prior to public exhibition the planning proposal is to be amended to:**
 - a) include an updated Traffic Impact Assessment, which is to address the traffic impact of development on Sites A and B, including consultation with Roads and Maritime Services; and**
 - b) demonstrate that, in circumstances where the corner Site B is not amalgamated with Site A:**
 - conflicts of use with the existing business within Site B are able to be managed (noise, fumes etc); and**
 - satisfactory urban design outcomes are able to be achieved.**
- 2. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions, prior to public exhibition:**
 - o Transport for NSW; and**
 - o Roads and Maritime Services.**

These public authorities are to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal. The planning proposal is to be amended to include the outcome of this consultation and respond, as necessary.

3. Community consultation is required under sections 56(2)(c) and 57 of the Act and the planning proposal must be made publicly available for a minimum of 28 days;

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Planning proposal to rezone 642-644,650-658 Canterbury Road, 1-3 Platts Avenue, 2, 2A, 2B, 2C and 2D Liberty Street, Belmore, and change the planning controls.

5. The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons :

The planning proposal is supported with conditions because it:

- satisfies State and subregional metropolitan strategy objectives, which encourage accelerated housing supply close to jobs and serviced by good public transport, in locations identified by Council as feasible for residential uplift; and
- implements the intent of the Canterbury Residential Development Strategy by rationalising the B5 and B6 zones into one zone and increasing the maximum building height above 12m to facilitate residential and mixed use development;
- is justified by Council's Urban Design Assessment on the basis that the existing B6 zoning and 12m maximum building height are unlikely to encourage redevelopment and that the principles employed by the proponent have merit. The Assessment supports additional height at the Canterbury Road frontage of 25m (8 storeys) at the corners of the site and 17m (4-5 storeys) mid-block; and
- is supported by Council, with the exception that Council recommend a building height of 14m (4 storeys) mid-block, and an extension of the 25m building height further to the south.

Signature:



Printed Name:

Diane Sarkies

Date:

16/10/15



