

Mr Warwick Stimson  
Stimson Consultant Services  
PO Box 4308  
WINMALEE NSW 2777

Our ref: 13/16553  
Your ref:

Dear Mr Stimson

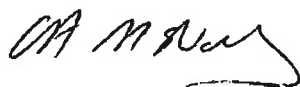
**Determination of application for a site compatibility certificate for 677 Canterbury Road, Belmore - *State Environmental Planning Policy (Affordable Rental Housing) 2009***

I refer to your application of 25 June 2013 for a site compatibility certificate under clause 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* (the SEPP) in relation to 677 Canterbury Road, Belmore.

I have determined the application for a site compatibility certificate under clause 37(5) of the SEPP by issuing a certificate subject to satisfaction of certain requirements specified in the certificate (clause 37(7)). I have attached the Certificate of Site Compatibility.

If you have any questions in relation to this matter, please contact Mr Lee Mulvey, Director, Metropolitan Delivery (CBD) of the Department of Planning and Environment on (02) 8575 4140.

Yours sincerely



**Carolyn McNally**  
**Acting Secretary**

15-7-14

Enc: Site Compatibility Certificate



**State Environmental Planning Policy (Affordable Rental Housing) 2009  
Certificate of Site Compatibility**

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I, the Acting Secretary of the Department of Planning and Environment, determine the application made by Stimson Consulting Services on 25 June 2013, by issuing this Certificate under clause 37(5) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

I certify that in my opinion, the development of the site described in Schedule 1:

- is compatible with the surrounding land uses, having had regard to the matters specified in clause 37(6)(b), only if it satisfies certain requirements specified in Schedule 2 of this certificate; and
- is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land.

**Carolyn McNally  
Acting Secretary**

15.7.14

Date certificate issued:

**Please note:** This certificate will remain current for 5 years from the date of this certificate (clause 37(9)).

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**SCHEDULE 1**

**Site description:** The subject site is 677, 687 Canterbury Road and 48 Drummond Street, Belmore (Lots 1 & 2 DP533919, Lots A & B, DP952115, and Lot 91 in DP3862) in the Canterbury LGA.

**Project description:** The demolition of all existing buildings on the site and the construction of a mixed use development comprising three (3) buildings, with ground floor commercial space along Canterbury Road and residential development pursuant to the provisions of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

## **SCHEDULE 2**

### **Application made by:**

Stimson Consultant Services on behalf of Evolve Housing

### **Requirements imposed on determination:**

In accordance with clause 37(7) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*, the development is required to satisfy the following requirements:

- (1) The proposed development is to be configured to ensure a transition in height between Canterbury Road and the surrounding single storey dwelling houses to the north. Higher buildings should be located along Canterbury Road, stepping down in height towards the low density residential zone to the north.
- (2) The final dwelling number and unit mix are to be to the satisfaction of the consent authority in determining the development application.
- (3) The final scheme will be subject to the consent authority undertaking a detailed assessment of the proposal's building design and height, and its impact on solar access and overshadowing and the amenity of surrounding residential development as part of the development application.
- (4) The proposed specific uses of the ground level commercial tenancies are to be to the satisfaction of the consent authority in determining the development application.