

30 May 2019

Our Reference: SYD19/00473/02
Council Ref: DA70/2019

The General Manager
PO Box 8
Bankstown NSW 1885
Australia

Attention: Shona Porter

Dear Sir/Madam,

**CONCEPT DESIGN FOR A MIXED USE DEVELOPMENT
677-681 CANTERBURY ROAD AND 48 DRUMMOND STREET, BELMORE**

Reference is made to your email dated 28 May 2019, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Clause 104 and Schedule 3 of *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime's notes that the previous plans submitted were in accordance with existing Local Environmental Plan (LEP) height limits and now Council has received a clause 4.6 variation to increase units beyond existing controls. As such, Roads and Maritime advise it does not support the proposed development, at this stage, due to the following reason:

1. It is understood that Council is undertaking a comprehensive traffic and transport study to assess the cumulative impacts of mixed use developments within the Canterbury Road Corridor. It is noted the subject proposal seeks variation to the LEP height limits (using a clause 4.6 variation) which would result in additional units over and above what is permissible under existing controls. Roads and Maritime is of the view that Council should give consideration to not supporting such applications until the outcome of the broader traffic and transport study, determination of any mitigation works (including road widening requirements for the corridor) and funding mechanisms are finalised.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Vic Naidu, Land Use Planner, by email at development.sydney@rms.nsw.gov.au

Yours sincerely,



Brendan Pegg
Senior Land Use Planner
South East Precinct, Sydney Division

Roads and Maritime Services