

7 June 2022

Amita Maharjan

Strategic Planner

Canterbury-Bankstown Council

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RE: Planning Proposal PP-2022-239 at 34 Allan Avenue, Belmore

Thank you for notifying Sydney Water of PP-2022-239 at 34 Allan Avenue, Belmore, which intends to make the following amendments to the Canterbury Local Environmental Plan 2012 and the draft Canterbury Bankstown Local Environmental Plan 2021:

For the land at 34 Allan Avenue, Belmore:

- Amend the zoning of the land from Zone RE1 Public Recreation to Zone R3 Medium Density Residential;
- Permit a maximum Floor Space Ratio of 0.5:1;
- Permit a maximum of 8.5m Height of Building;
- Apply 460m² minimum Lot Size Area;
- Remove the subject site from the Land Reservation Acquisition Map.

For the land known as Benda Street Reserve:

- Amend the zoning of the land from Zone R3 Medium Density Residential to Zone RE1 Public Recreation;
- Remove a maximum Floor Space Ratio of 0.5:1;
- Remove a maximum of 8.5m Height of Building;
- Remove 460m² minimum Lot Size Area.

We understand that the intended outcome of the Planning Proposal is to remove 34 Allan Avenue from the land reservation acquisition map and formalise the existing use of Benda Street Reserve as a public open space.

We have reviewed the proposal and have determined that it does not require assessment by Sydney Water at this stage. If you require any further information, please contact the Growth Planning team via urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink that reads "Ishtar Malki".

Ishtar Malki

A/Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150