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File no: 545032**Report on an application for a Site Compatibility Certificate  
under Clause 39 of *State Environmental Planning Policy (Housing) 2021***

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**SITE ADDRESS**124-142 Beamish Street and 16-18 Ninth Avenue, Campsie (**Figure 1**).**LEGAL DESCRIPTION:**The site consists of six separate allotments identified in **Table 1** and **Figure 2**.**Table 1: Property Descriptions**

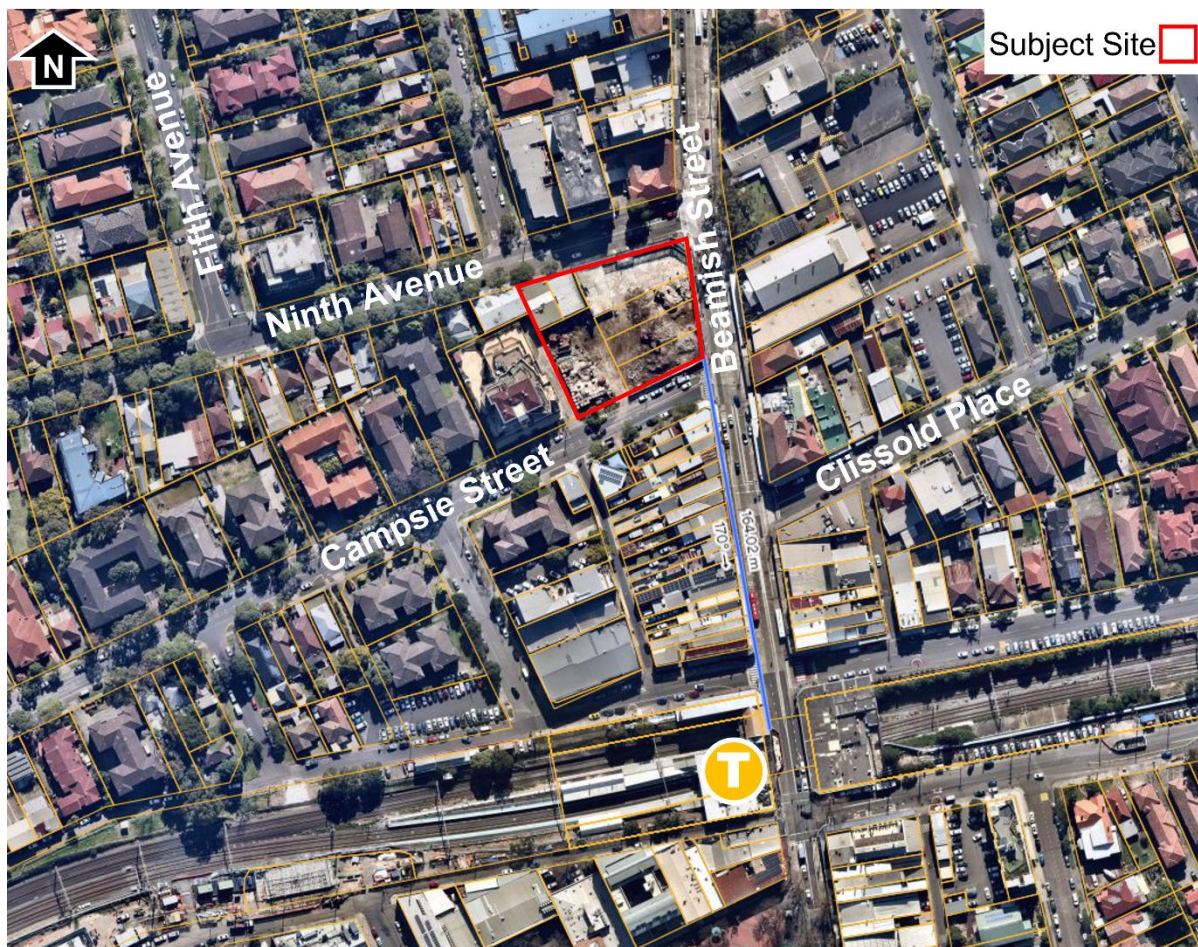
<b>Address</b>	<b>Property Description</b>
16 Ninth Avenue, Campsie	Lot 2, DP 176308
18 Ninth Avenue, Campsie	Lot 1, DP 176308
124-128 Beamish Street, Campsie	Lot 101, DP 739066
132 Beamish Street, Campsie	Lot 1, DP 575837
134-138 Beamish Street, Campsie	Lot 2, Section A, DP 4190
140-142 Beamish Street, Campsie	Lot 1, Section A, DP 4190

**LGA**

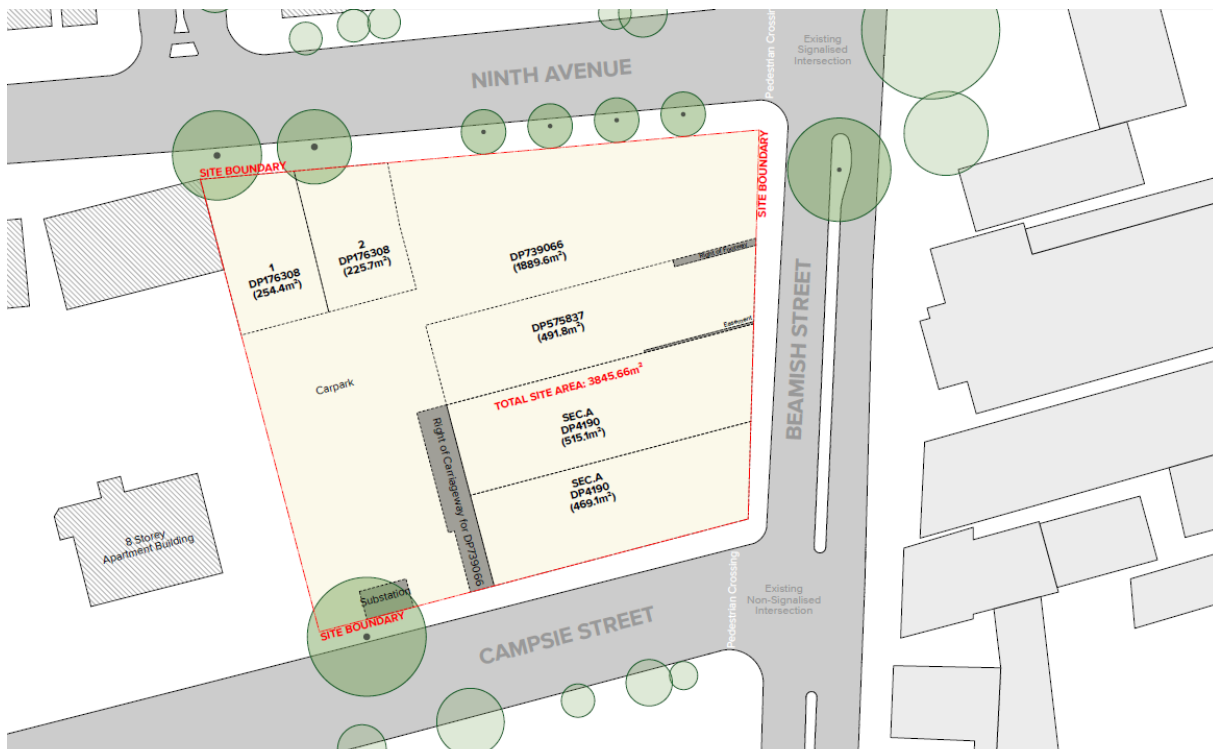
Canterbury Bankstown.

**APPLICANT**

Pacific Planning on behalf of Pacific Community Housing.



**Figure 1:** Site map and distance to Campsie Station (Source: Nearmap)

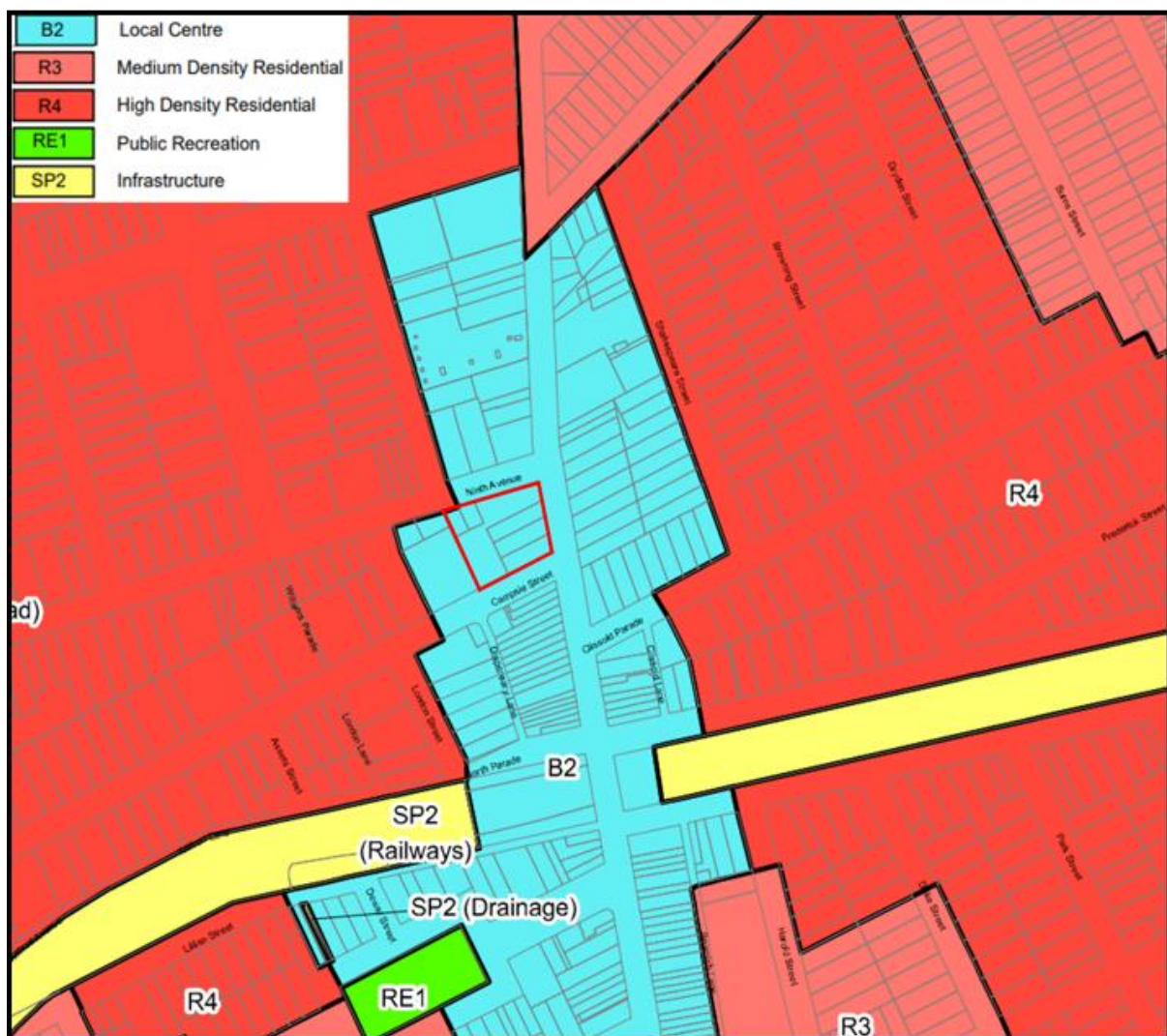


**Figure 2:** Site Plan (Source: Applicant's SCC Report)



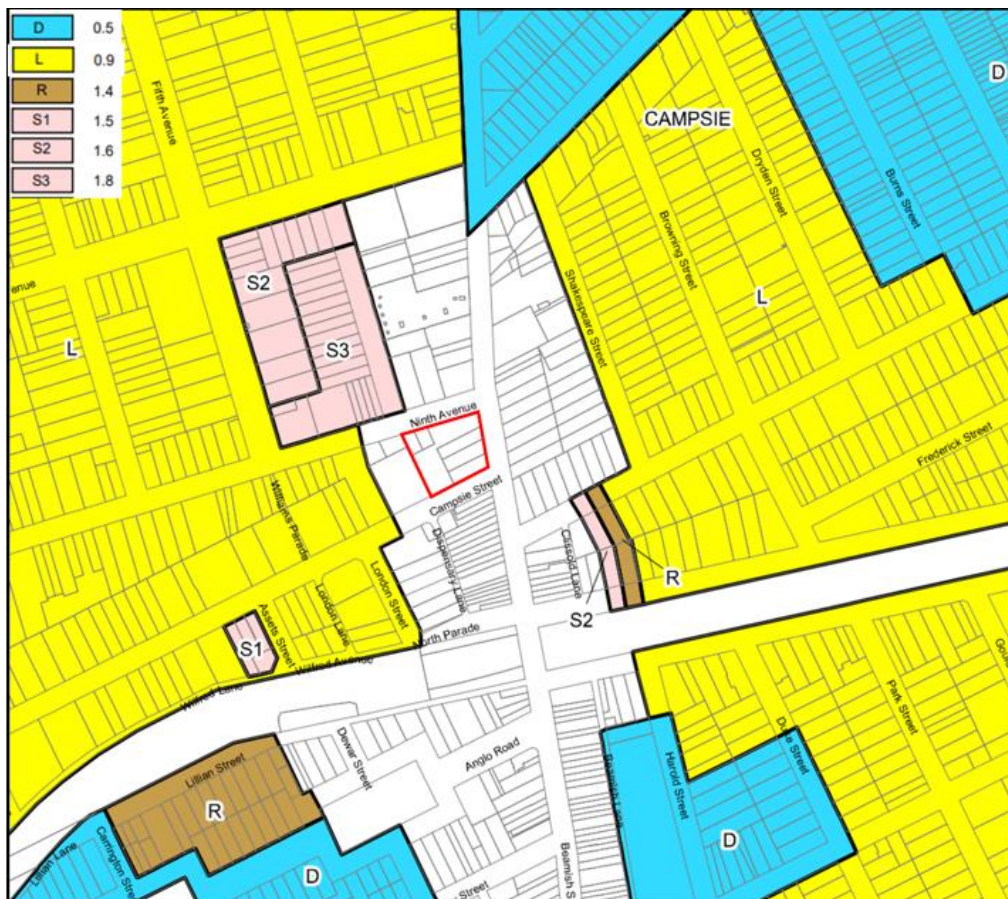
The site has a total area of approximately 3,845m<sup>2</sup> and is currently vacant with all previous buildings having been recently demolished. Prior to the demolition, the site contained a series of two-storey retail and commercial buildings with a cumulative floor area of approximately 4,747m<sup>2</sup>. The site has three road frontages including Ninth Avenue to the north, Campsie Street to the south and Beamish Street to the east.

The site does not contain any heritage items but there are several local heritage items located in proximity to the site including the former Orion Theatre (I37), located on the opposing side of Beamish Street and 158 (I38) and 160 (I39) Beamish Street located to the south of the site (see **Figure 6**).

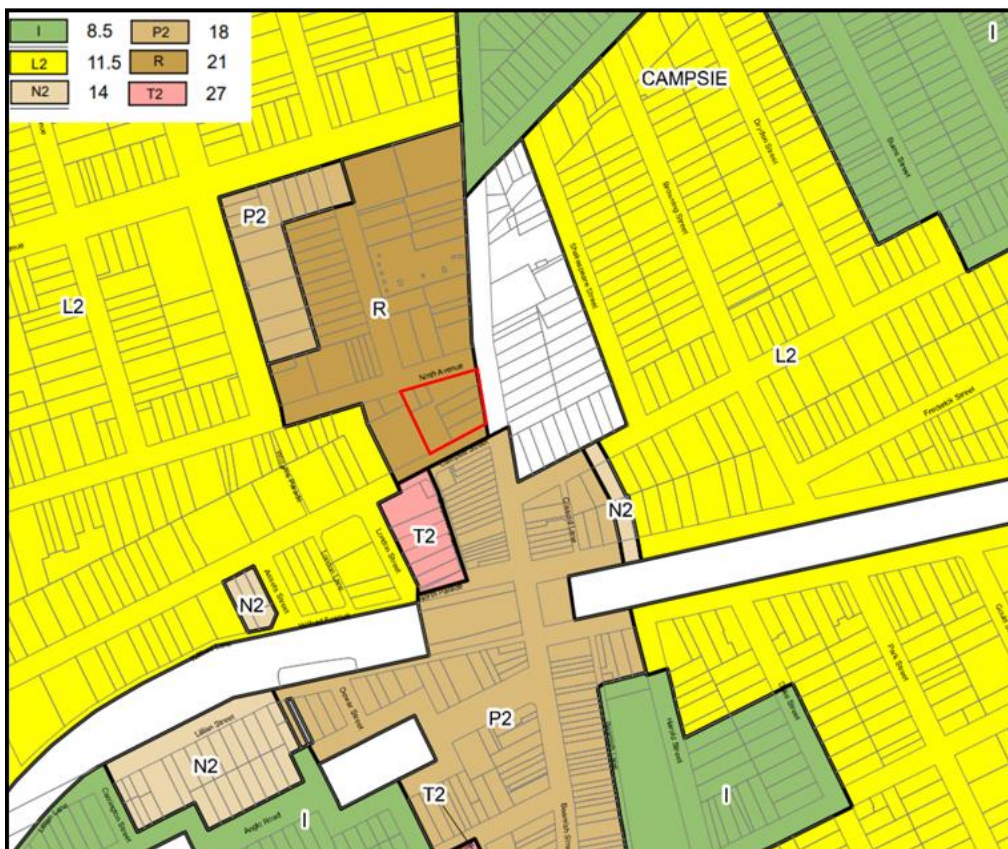


SCC Assessment Report – 124-142 Beamish Street and 16-18 Ninth Avenue, Campsie

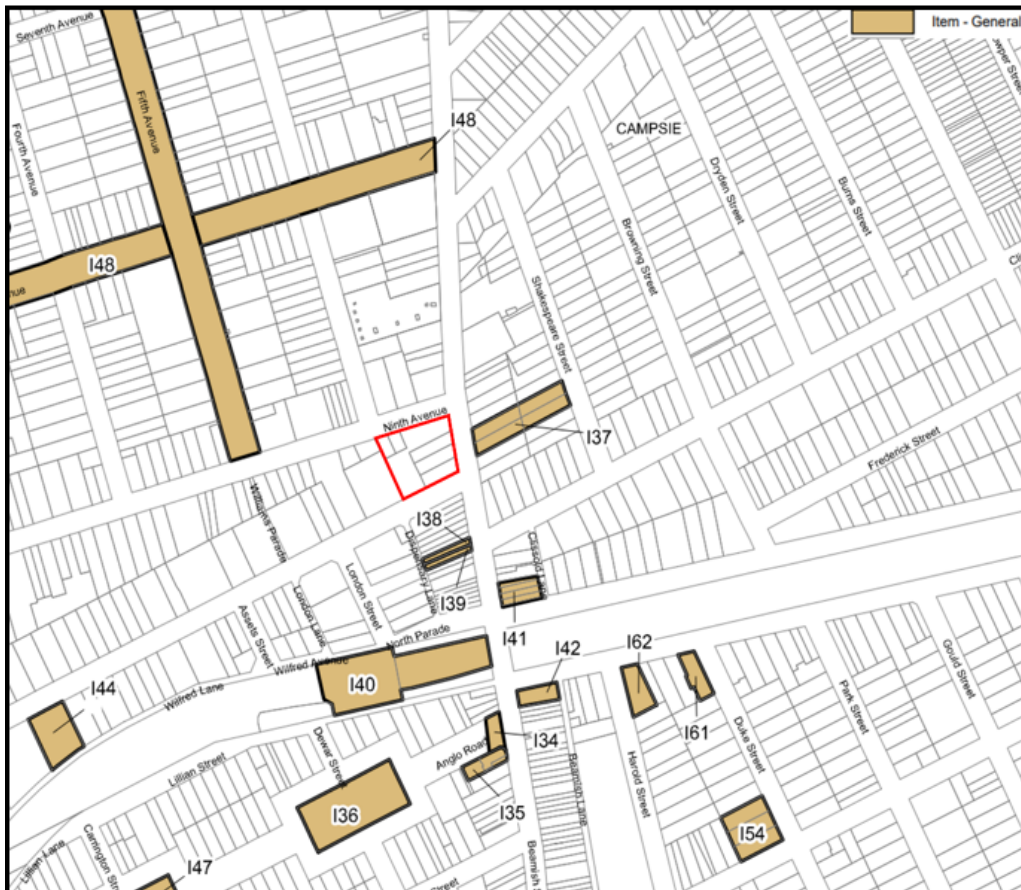




**Figure 4:** Existing FSR map extract (Source: Canterbury LEP 2012)



**Figure 5:** Existing height of buildings map extract (Source: Canterbury LEP 2012)



**Figure 6:** Existing Heritage map extract (Source: Canterbury LEP 2012)

## **SURROUNDING AREA**

### Beamish Street

The site is situated on the western side of Beamish Street, which forms part of the commercial core of the Campsie Town Centre stretching along Beamish Road. This part of the town is also zoned B2 Local Centre.

The B2 Local Centre zone permits residential development in the form of boarding houses and shop top housing with development consent. Additionally, Clause 6.7 of the Canterbury LEP 2012 permits other forms of residential accommodation to be developed within the B2 zone if the development incorporates a medical centre and the consent authority is satisfied the ground level will not be used for residential purposes.

On the opposing side of Beamish Street, and to the south of the site, development is dominated by a two-storey character comprising primarily of commercial developments with some older style shop top housing. **Figure 8** below demonstrates the character of development to the south of the site along Beamish Street.

On the western side of Beamish Street to the north of the site, development is primarily characterised by larger shop top housing development with some residential flat buildings also present. These vary in scale from 4 to 8 storeys. **Figure 9** depicts the extent of larger residential development located to the north of the site primarily comprising ground floor commercial offerings with residential accommodation located above.





**Figure 7:** Context Map (Source: Canterbury LEP 2012)





**Figure 8:** Development located to the south on Beamish Street (Source: Google)



**Figure 9:** Shop top housing located on western side of Beamish Street (Source: Google)

Other notable developments on Beamish Street include the heritage listed Orion Theatre (I37) directly east of the site and the former Canterbury Council building located to the northeast of the site, which also incorporates public open space to its north.

#### Development to west

Immediately adjacent to the west is an 8 storey shop top housing development comprising one level of commercial development to its Campsie Street frontage.

Development further to the west of the site, which is zoned R4 High Density Residential, comprises several residential uses, and is primarily characterised by 3-4 storey walk up residential flat buildings (**Figure 10**), with sporadic dwelling housing located throughout. This continues to the northwest of the site beyond Ninth Avenue. The residential uses permitted in the R4 High Density Residential zone include:

- Attached dwellings
- Boarding houses
- Dual occupancies
- Dwelling houses
- Multi dwelling housing
- Residential flat buildings
- Detached dwellings
- Shop top housing



**Figure 10:** Residential flat buildings located west of the site on Campsie Street (Source: Google)

## PROPOSAL

The Site Compatibility Certificate (SCC) Application (the Application) seeks to facilitate the development of a residential development.

The SCC application is accompanied by two concept development schemes prepared by Turner Architects (**Attachment A2**) and UrbanLink Architects (**Attachment A3**) respectively to illustrate how the site may be designed as part of a future development application. It is noted that the associated impact assessments accompanying the application have been prepared in consideration of the Turner Architects development scheme.

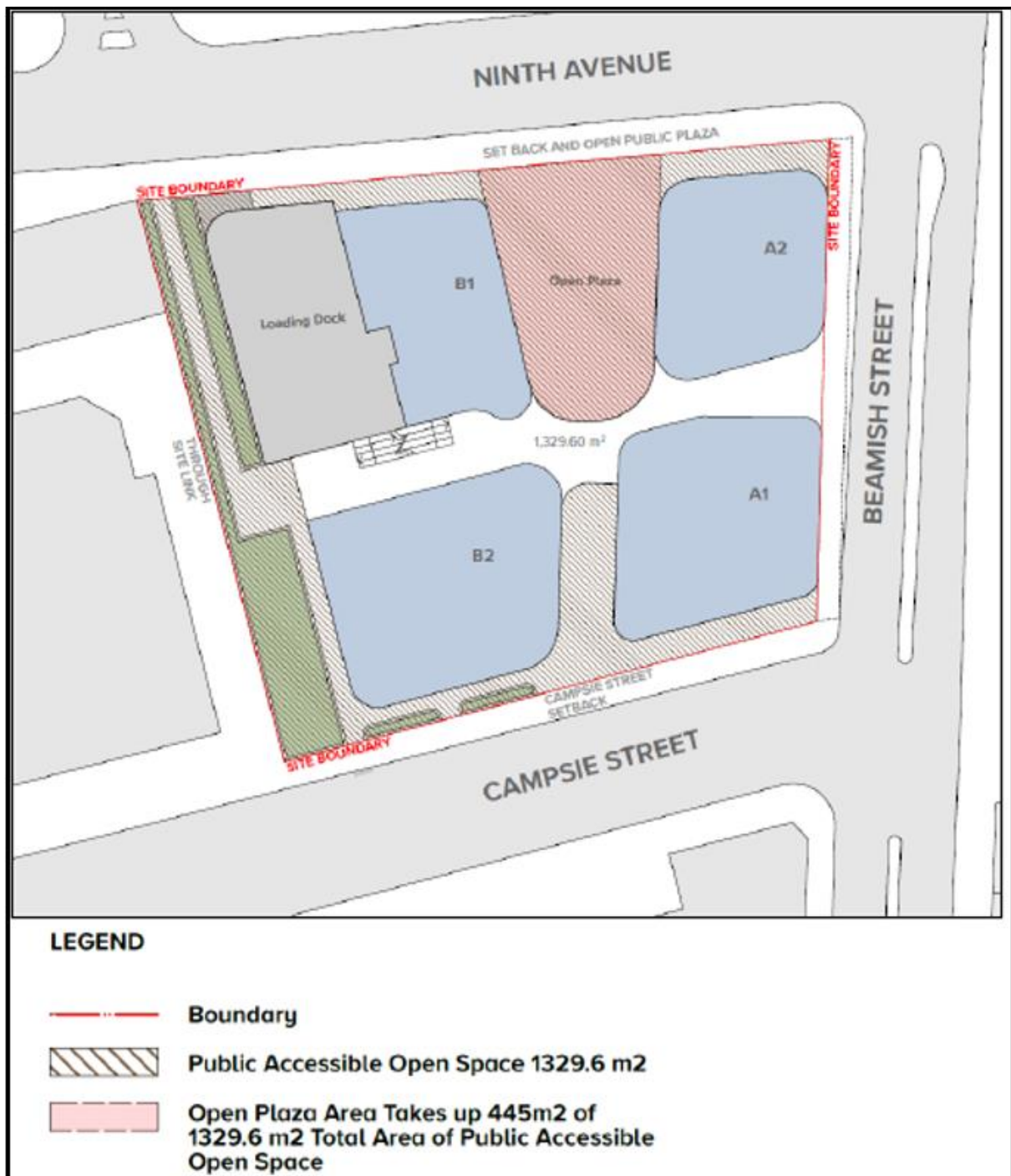
The SCC application outlines the intention that the development will be mixed-use including residential flat building development (**Figures 11-12**). The scheme supporting the SCC comprises:

- two towers situated above a 2-8 storey podium, totalling a GFA of 30,777m<sup>2</sup> with FSR of approximately 8.03:1 and up to a maximum of 25 storeys in total;
- approximately 3,145m<sup>2</sup> of commercial floor space;
- approximately 1,600m<sup>2</sup> of retail floor space;
- a 445m<sup>2</sup> publicly accessible plaza fronting Ninth Avenue and a through site link along the western boundary of the site between Campsie and Ninth Avenue.
- 320 dwellings of which at least 50% (160 dwellings) are to be designated as affordable housing units for a minimum period of 15 years in accordance with the provisions of Clause 40 of SEPP (Housing) 2021.
- 355 on site car parking spaces to be accommodated across 5 basement levels.





**Figure 11:** Concept development view north from Campsie Street (Source: Turner Architects)



**Figure 12:** Concept development site plan (Source: Turner Architects)



## CAMPSIE TOWN CENTRE MASTER PLAN

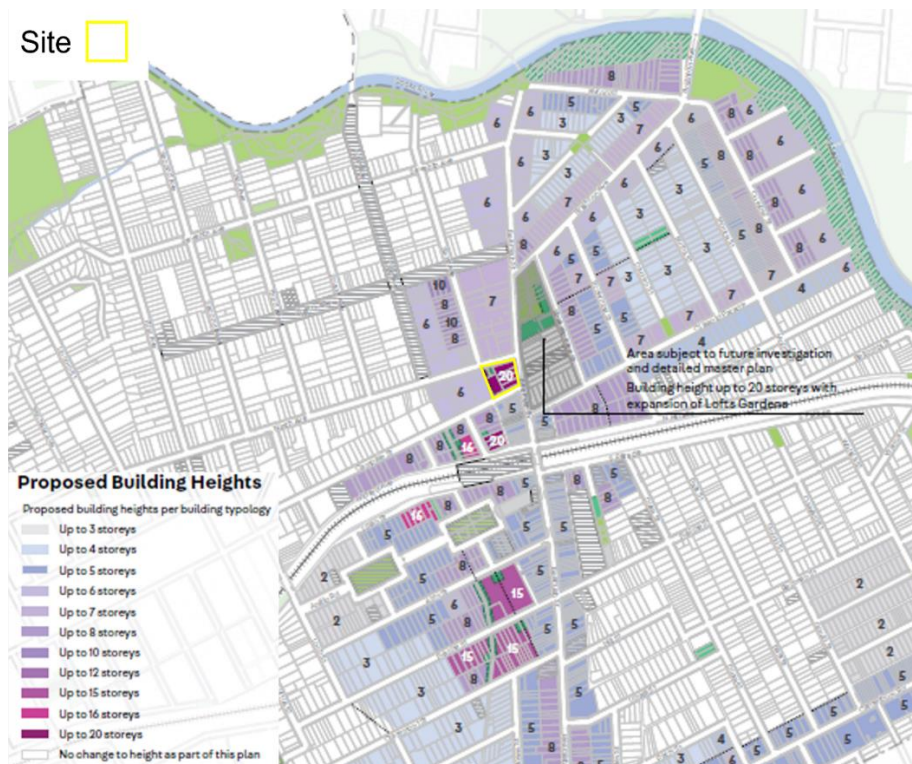
The Campsie Town Centre Master Plan (Master Plan) applies to the site and broader town centre. The Master Plan was adopted by Council on 24 May 2022 and aims to guide the area's transition from a suburban centre to a lifestyle and cultural hub along the Cooks River by leveraging government and institutional investments in transport, education and health.

Council has prepared a planning proposal to implement the Master Plan through amendments to Council's LEP. The proposal is currently under assessment by the Department for a Gateway determination (PP-2022-2726). The proposed controls for the subject site under the Campsie Town Centre planning proposal include:

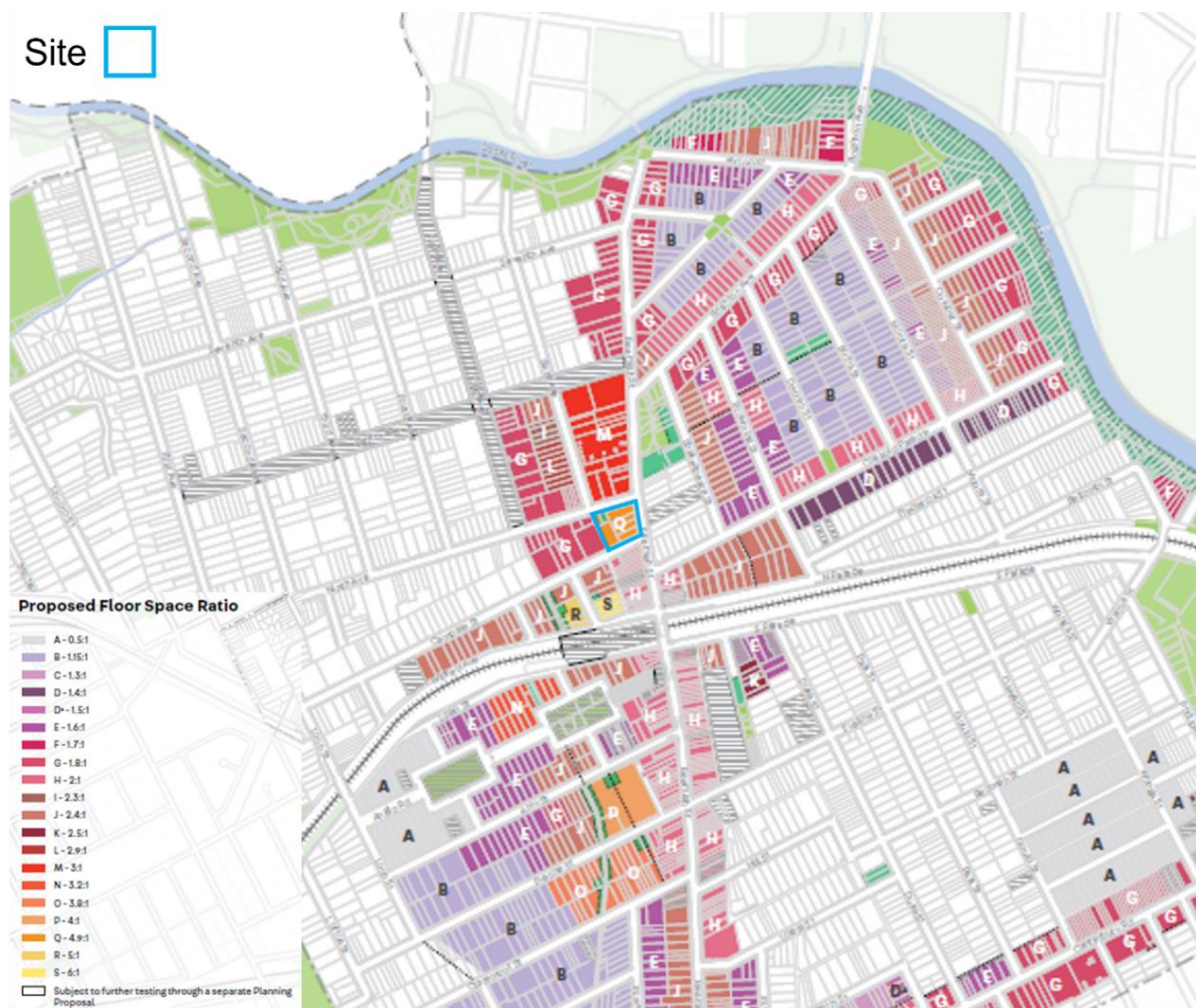
- rezoning the land to B4 Mixed Use (which would permit residential flat buildings with consent).
- increasing the maximum building height to allow for the development of up to 20 storeys (maximum of 67 metres) – which is the tallest intended development in any part of the Campsie Town Centre.
- introducing and permitting a maximum FSR of 4.9:1 (plus additional 1:1 FSR for underground floorspace).

Both the proposed height and FSR in the schemes supporting the SCC application are 5 storeys and 3.13:1 in FSR greater than intended by the Masterplan and that proposed by Council's supporting planning proposal. It is also noted that while the site has identified as a key site in the town centre under the Campsie masterplan, the supporting built form scheme provided as part of the SCC application is also greater in scale and FSR than that proposed by the masterplan for any other site in the town centre.

Consequently, it is recommended that as part of any proposed and subsequent DA that relies upon this SCC should consider Council's endorsed Campsie Masterplan.



**Figure 13:** Proposed building heights under Campsie Master Plan (Source: Council)



**Figure 14:** Proposed FSR under Campsie Master Plan (Source: Council)

## PERMISSIBILITY STATEMENT

The application has been made under Chapter 2, Part 2, Division 5 of State Environmental Planning Policy (Housing) 2021, which sets out the requirements for permitting residential flat buildings with consent by registered social housing providers, public authorities and joint ventures.

### Clause 36 Land to which this division applies:

Clause 36(1)(a) of the SEPP applies to land within Greater Sydney that is located within 800m of the entrance to a railway station for and where residential flat building development is not currently permitted. The site complies with this requirement given it is located approximately 160m north of the main entrance to Campsie Station (**Figure 1**) and residential flat buildings are currently prohibited on the site as the site is zoned B2 Local Centre.

It is noted that the supporting concept schemes do not reflect any uses at the ground level for residential purposes and could also be defined as a 'shop top housing' use which is currently permissible in the B2 Local Centre zone. However, this does not



preclude the intended development also being defined as a 'residential flat building' for the purposes of the SEPP.

It is noted that Clause 38(2) of the Housing SEPP prohibits any development consent being granted in a business zone at the ground floor for residential purposes unless another planning instrument permits for residential uses at the ground floor. The B2 zone (nor any part of the LEP) permits for residential ground floor uses in the B2 zone. This requirement is consistent with the supporting concept schemes, which do not reflect any residential uses at the ground level.

Clause 37 development to which this division applies:

Development on land to which this Division applies (Clause 36) for the purposes of a residential flat building must be either:

- by or on behalf of a public authority or social housing provider, or
- by a person who is undertaking the development with the Land and Housing Corporation.

A SCC application does not need to be made by or on behalf of people listed above but does require owner's consent (clause 39(1) of the Housing SEPP). The applicant has provided satisfactory evidence of landowners' consent for the purpose of this application. If progressed a development application made under this Division will be required to be by or on behalf of the people listed above in accordance with Clause 37 of the Housing SEPP.

A letter is included with the application from Pacific Community Housing, stating that it intends to provide community housing as a Community Housing Provider for the project. The applicant also provided a certificate of registration for Pacific Community Housing, verifying the Pacific Community Housing as a Community Housing Provider.

**CONTINUED APPLICATION OF SEPP 65**

The application of SEPP 65 and the Apartment Design Guide (the ADG) is not affected by an SCC issued under Chapter 2, Part 2, Division 5 of the Housing SEPP.

## COUNCIL COMMENTS

On 8 November 2022, Council provided comments in response to the SCC Application which are summarised as follows. These matters have been considered by the Department in its assessment for the SCC.

Issue	Council Response
<b>Strategic Planning Context</b>	
Previous Planning Proposal (April 2020)	<p>Council provided an outline of the site's strategic planning history, noting a previous planning proposal was lodged for the site in April 2020. This proposal sought to increase the maximum building height to 86m (25 storeys).</p> <p>In October 2020, the planning proposal was subject to a rezoning review, which was considered by the Sydney South Planning Panel who recommended that the proposal should not proceed to Gateway determination for the following reasons:</p> <ul style="list-style-type: none"> <li>• A new approach for strategic planning was developed by the Department to collaborate with Councils. The Council-led process includes active engagement with stakeholders and landowners which will be undertaken as part of the Master Plan process.</li> <li>• The Department would be working with Council to ensure a Gateway determination is completed as quickly as possible.</li> <li>• It would therefore be premature to consider the site specific planning proposal and pre-empt the outcome in light of Council's Master Planning process.</li> </ul>
Campsie Town Centre Master Plan	<p>On 24 May 2022, Council resolved to adopt its Campsie Town Centre Masterplan.</p> <p>Council outlines that under the Master Plan the site is:</p> <ul style="list-style-type: none"> <li>• located within the high-level intensification Area;</li> <li>• proposed to have B4 Mixed Use zoning;</li> <li>• proposed to have a maximum FSR of 4.9:1 plus an additional 1:1 underground FSR (total FSR of 5.9:1); and</li> <li>• proposed to have a maximum building height of 20 storeys (67m).</li> </ul> <p>Council advises that a Site Specific Review was undertaken at the advice of the Council's Local Planning Panel (LPP), which concluded at the applicant's 25 storey and 8:1 FSR proposed scheme was not an achievable development for the site due to amenity and environmental impacts, design excellence requirements of Council's Tall Buildings Study and SEPP 65, and the tower heights being greater than 20 storeys.</p>



Issue	Council Response
	<p>With consideration of the applicant's submission, site analysis and Council testing, the LPP considered that the maximum base FSR under the Master Plan could be increased from 4.5:1 to 4.9:1.</p> <p>On 7 August 2022, Council lodged its planning proposal with the Department seeking to implement the outcomes of the Master Plan. The proposal is currently under Gateway assessment.</p>
<b>Clause 39(6) of the Housing SEPP</b>	
Compatibility with surrounding uses, including existing and approved uses of land in the area.	<p>Council is of the view that a residential flat building on the site would not be compatible in the current B2 Local Centre zone, given the existing uses in the area.</p> <p>Council notes shop top housing is permissible under the existing and proposed zoning for the site.</p> <p>Council is of the view that the proposed development is residential focused and would be inconsistent with the objectives of the proposed B4 Mixed Use zoning. Despite this, under the Campsie Master Plan the site would be required to provide active street frontages to all three frontages.</p>
Bulk and scale	<p>Council strongly opposes building heights greater than 20 storeys and an FSR greater than 5.9:1 (including underground floorspace) for the site (which is what is proposed by Council's planning proposal for Campsie Town Centre). Council outlines that its position is based on the extensive modelling undertaken by Council to inform the Master Plan and additional work undertaken by the independent panel to review landowner submissions for this and other sites within the town centre.</p>
Impact on existing uses	<p>Council is of the view that the proposed residential use would be detrimental to the surrounding commercial context given the over development envisaged by the applicant. Council outlines that the site requires careful planning and design to minimise land use conflicts and interfaces between residential and commercial uses.</p> <p>Council is of the view that the maximum building heights, FSR, street wall heights and setbacks proposed within the Master Plan achieve this outcome and therefore should not be exceeded by any proposal.</p>
Preferred future uses	<p>Council notes that the site is a key location within the core of the Campsie Town Centre and has an important role to play as a vibrant mixed use development destination. A primarily residential use of the land would not align with the intent and objectives of the proposed B4 Mixed Use zone.</p>

Issue	Council Response
Service and infrastructure availability	<p>Council states that the development of the site of the scale and density envisioned by the proponent that disregards Council's Master Plan, is likely to place an increased burden on existing and planned public infrastructure including parks, active transport links and community facilities.</p> <p>Council outlines that the applicant's maximum FSR of 8.03:1 is 36% higher than Council's proposed maximum FSR of 5.9:1. Council notes that this increased development yield is not accounted for in the public infrastructure planned for under the Campsie Master Plan.</p>
Environmental impact	<p>Council notes that the site is located within an existing urban context and has a history of contamination, as noted in the applicant's Preliminary Site Investigation. Council notes that any future development of the site should be in accordance with the requirements of SEPP (Resilience and Hazards) 2021.</p>
<b>Clause 39(6) of Housing SEPP</b>	
Applicability of Housing SEPP	<p>Council considers that it would be inappropriate for the applicant to seek a bonus FSR above the maximum FSR of 5.9:1 for the site.</p> <p>Council states that it appears the Housing SEPP prevents an applicant using the "in-fill affordable housing" provisions within the SEPP, which also provides a bonus FSR for affordable housing under those provisions for development that relies on a SCC.</p>
Status of Pacific Community Housing Pty Limited as a Social Housing Provider	<p>Council states that it notes that the Registrar's Executive Assessment 2021-22 Compliance Program for Pacific Community Housing Pty Limited states the following: '<i>PCH has been responsive in implementing these improvements. However, a number of recommendations remain outstanding and will be assessed when PCH has commenced operations</i>'.</p> <p>Council seeks clarification on this matter prior to a SCC being issued.</p>



## COMPATIBILITY WITH THE SURROUNDING LAND USES

The Secretary must not issue a SCC unless the Secretary is of the opinion that the development concerned is compatible with the surrounding land uses having regard to the following matters:

### **1. The existing uses and approved uses of land in the area (clause 39(6)(b)(i))**

The site is located within an existing B2 Local Centre zone and adjoins:

- B2 Local Centre zoned land; and
- R4 High Density Residential zoned land.

This zoning context permits shop top housing (with the B2 zone) and residential flat buildings (within the R4 zone) as a permissible use. The existing and surrounding built form reflects this permissibility with both residential flat buildings and shop top housing development within the vicinity of the site.

Development for the purposes of a residential flat building incorporating commercial elements at the ground floor with active street frontages and an activated plaza is considered to be appropriate in the existing development context.

As such, the site is considered suitable to accommodate a residential flat building as:

- the uses immediately neighbouring the site are for residential purposes and in a residential flat building form;
- there are examples of residential uses located above ground floor commercial offerings north of the site fronting Beamish Street; and
- the site is centrally located and of sufficient size and orientation to accommodate a residential flat building that if designed appropriately can maintain acceptable amenity and impacts to surrounding properties and their existing and future uses for residential and commercial purposes.

### **2. The impact that the residential flat building, including its bulk and scale, is likely to have on the existing uses, approved uses and uses that, in the opinion of the Secretary, are likely to be the preferred uses of that land (clause 39(6)(b)(ii))**

The application outlines the intention to deliver a mixed use residential and commercial development comprising two towers located above a 2-8 storey podium form, reaching a total of 25 storeys. It should be noted that the application and accompanying urban design scheme do not provide a specific maximum building height for the proposed development, rather it is only projected to be 25 storeys at an FSR of approximately 8.03:1. The intended height and FSR appears to exceed both the existing permissible height, that intended for under the Campsie Town Centre Master Plan and that proposed by Council's corresponding planning proposal.

Council has previously undertaken an independent site-specific review for the subject site (**Attachment B2**) as part of the Campsie Town Centre Master Plan. The independent review is based on a different development scheme as proposed by the applicant, being a single 20 storey tower with an FSR of 4.9:1 above ground level. Whilst a different built form outcome, the single tower scheme seeks to demonstrate that a residential flat building (or shop top housing development) can be appropriately accommodated at the site.

The following is noted in relation to existing uses in the area:

- the intended scheme seeks to mitigate height transition to the adjoining area by locating the tower forms away from the primarily existing and envisioned 7-8 storey built form to the north of the site. As seen below in **Figure 16**, the proposed development seeks to place an 8 storey podium at the north eastern corner of the site to provide a height transition to the north, and separation between the tower form and existing developments.
- **Figure 15** depicts separation distances of 12m-24m being envisioned between the two intended towers. A setback will be provided to the residential flat building to the west as it is intended to include a pedestrian through site link and vehicular access on the site's western boundary.
- the proposed two tower form intends to improve solar access and amenity within the development site and to ensure greater retention of solar access to surrounding developments. It also intends to allow for more slender towers with faster moving shadows that can allow for breaks in overshadowing as shown in **Figure 17** below. However, the shadow diagrams accompanying the proposal do not provide a comparative analysis between a 20 storey tower as envisioned by Council's Campsie Town Centre Masterplan and the proposed scheme provided as part of the SCC application.

In relation to the preferred future uses of land, the following is apparent:

- the site and surrounding area is identified for significant uplift as part of Council's Campsie Town Centre Masterplan.
- Council's Local Housing Strategy identifies a need for 5,600 additional dwellings in the Campsie Town Centre, and supports the provision of affordable housing.
- the Department is currently considering the Campsie town centre planning proposal which seeks the rezoning of the land to B4 Mixed Use, which signals that residential use of the type sought for the SCC is suited to the site.

Ultimately, the final built form including finalised density and height will be a matter for consideration as part of any future development application. For the purposes of this SCC assessment, it is apparent that additional density and scale of a residential flat building (whether as a single or two tower design) beyond the current LEP controls is appropriate, and that the site is capable of being designed in a manner to address the existing and preferred uses of land in the area. The exact extent of scale and density of the final built form and its design will be required to be outlined as part of any future and subsequent development application. At this stage detailed consideration can be undertaken of a range factors and impacts – to more definitively test the suitability of the final proposed density, height, setbacks, amenity and other relevant matters.

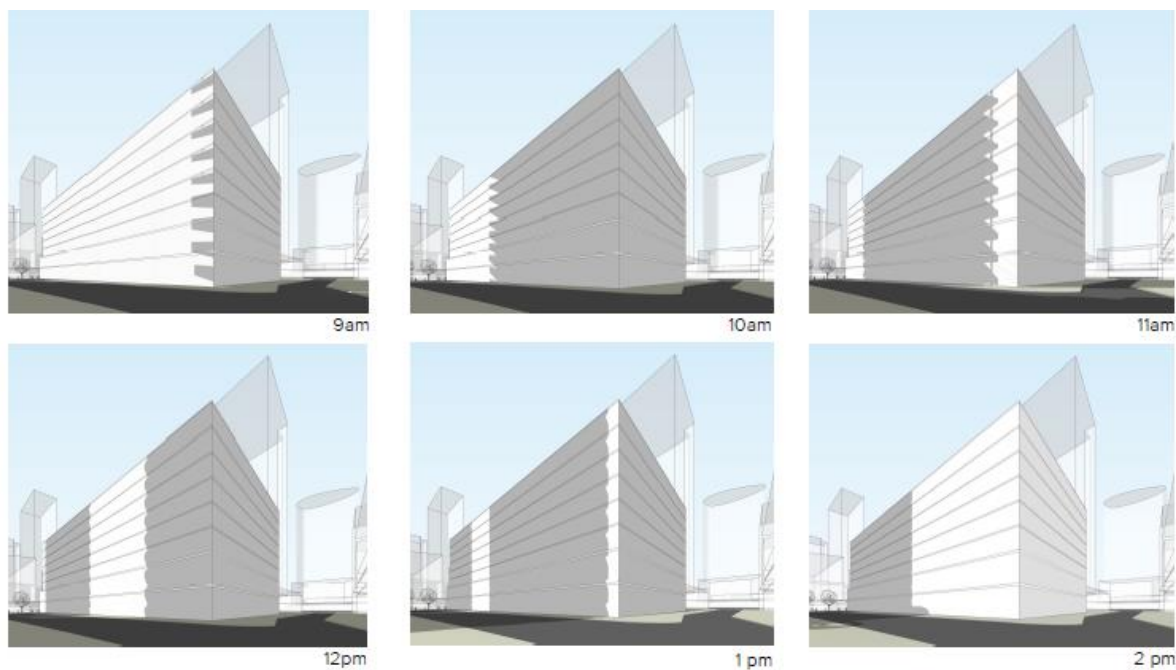




**Figure 15:** Building Separation and Orientation Diagram (Source: Turner Architects)



**Figure 16:** Height Transition to the north of the site (Source: Turner Architects)



**Figure 17:** Shadow Analysis: 2 London Street (Source: Turner Architects)



### **3. The services and infrastructure that are or will be available to meet the demands arising from the development (clause 39(6)(b)(iii))**

The site is centrally located in the Campsie Town Centre with excellent access to retail offerings, essential services and facilities.

The site is situated within 160m of Campsie Station, and also located within 100m of bus stops on Beamish Street, which provide high frequency links to employment centres including Burwood, Rhodes, Ryde and Macquarie Park operating at 10 minute intervals during peak hours.

These transport connections provide future occupants of any future development on the site to achieve accessibility objectives in the Housing SEPP for social housing to effectively access community services, health facilities, shopping, community facilities and jobs and employment.

Council's Masterplan for the area intends to facilitate continued investment in the town centre with the further provision of community facilities, open space and has been prepared in response to the imminent metro station upgrade being undertaken.

#### **Traffic and Transport:**

The application is accompanied by a Traffic and Parking Assessment prepared by Varga Traffic Planning Pty Ltd. The assessment projects that the intended development will result in the following traffic generation:

<b>Projected Vehicle Generation</b>	<b>AM (VPH)</b>	<b>PM (VPH)</b>
Residential	61	48
Retail	50	38
Commercial	26	19
<b>Total:</b>	<b>137</b>	<b>105</b>

The traffic assessment has undertaken SIDRA capacity analysis and considers that the proposal will not have any adverse impacts on the operational performance of nearby intersections and that the proposed development will not require any intersection upgrades.

The Traffic and Parking Assessment outlines that parking will be provided in a new multi-level basement car park beneath the site with vehicular access anticipated to be provided via a new driveway at the western end of the Ninth Avenue frontage. The applicant's SCC report outlines that the proposed development will provide 355 carparking spaces across 5 levels of basement parking.

As previously noted, that site is located with excellent proximity to public transport including rail and bus services. Any future development application should seek to minimise car parking provision to leverage the sites advantages in relation to its central locality.

The parking and traffic arrangements are satisfactory for the purposes of the application. However, the final parking figures and traffic generation impacts will be more accurately considered following detail design at the development application stage.

**4. Is of the opinion that the development is not likely to have an adverse effect on the environment and will not cause unacceptable environmental risks to the land.**

The Secretary must not issue a certificate unless the Secretary is of the opinion that the development concerned is not likely to have an adverse effect on the environment and does not cause any unacceptable risks to the land (clause 39(6)(c)).

Contamination – Remediation of Land

The application is supported by a Preliminary Site Investigation prepared by Benviron Group (**Attachment A7**). The site and surrounding area are primarily utilised for commercial, residential and retail purposes which are the proposed uses for the site.

The Preliminary Site Investigation concludes that the results of the investigation consider the risks to human health and the environment to be medium and that the site can be made suitable for the proposed development subject to the following:

- a detailed environmental site investigation being undertaken across the entire site to fill data gaps
- a hazardous materials assessment of the buildings should be undertaken prior to demolition being carried out on the site.

A subsequent Hazardous Materials Assessment was undertaken by Foundation Earth Sciences (**Attachment A8**). The assessment and investigation identified the presence of the following hazardous materials at the site prior to demolition:

- Asbestos
- Lead
- Cadmium
- PCB

The demolition of the developments has since occurred and the application outlines that a Stage 2 Investigation will be prepared as part of any future development application.

Bushfire, Flooding, Acid Sulfate Soils

The land is not identified as being:

- bushfire prone;
- significantly affected by flooding; or
- affected by acid sulfate soils. Any requirements for excavation will be assessed as part of any future DA.

Heritage Impact:

The site does not contain and heritage items and is not located within a heritage conservation area. However, the site is located in proximity to several heritage items including the Former Orion Theatre (I37) to the east and 158 (I38) and 160 (I39) Beamish Street to the south.

The intended development outcome for mixed use purposes is consistent with existing and intended future development for the site. The impacts on neighbouring heritage items will require more detailed consideration as part of any future development assessment where consideration of heights, density and design are considered in greater detail.



### Pacific Community Housing

The application intends to provide 50% of the dwellings (160 of the proposed 320 dwellings) for affordable rental housing. Pacific Community Housing Pty Ltd has been identified as the social housing provider that intends to manage the affordable housing component of the development.

The application was accompanied by a certificate of registration (**Attachment A9**) verifying Pacific Community Housing as a registered Community Housing Provider.

Pacific Community Housing will be the provider for 50% of the dwellings (160 out of the proposed 320 dwellings) for a period of at least 15 years.

### **PROXIMITY OF SITE TO WHICH THERE IS A CURRENT SITE COMPATIBILITY CERTIFICATE, OR AN APPLICATION HAS BEEN MADE BUT NOT YET DETERMINED**

There are no issued SCCs or undetermined applications for an SCC within a one-kilometre radius of the site.

### **RECOMMENDATION**

It is considered that an SCC should be issued, subject to requirements, on the basis that:

- the proposed use will assist in providing additional housing choice and opportunities for affordable housing in the Canterbury-Bankstown LGA;
- the proposed residential flat building is consistent with the land uses permitted, or constructed on adjoining land in the vicinity of the site;
- the proposal will provide affordable housing within walking distance of well-connected public transport, helping to provide access to services and jobs;
- the site is suitable for more intensive use for the purposes of affordable housing, having regard to the criteria set out in clause 39(6) of the Housing SEPP and more detailed design considerations being undertaken as part of any development application;
- matters regarding traffic and parking, heritage, building height, bulk, setbacks, compliance with SEPP 65 can be further assessed as part of a development application; and
- the development is not likely to have an adverse impact on the environment or cause unacceptable risks to the natural environment, noting that further consideration of the development and its detailed design will occur as part of any ensuing development application.

## **SCC REQUIREMENTS**

A certificate may certify that the development to which it relates is compatible with the surrounding land uses only if it satisfies certain requirements specified in the certificate (clause 39(7) of the Housing SEPP).

It is recommended that a conditional requirement be included in Schedule 2 of the SCC, being:

1. The final scheme, including the building setbacks, density and height will be subject to the consent authority undertaking a detailed assessment of the proposal as part of the development application process under section 4.15 of the *Environmental Planning and Assessment Act 1979*.
2. Any future development application should consider the Council's endorsed Campsie Town Centre Master Plan.

## **ATTACHMENTS**

Attachment A – SCC Application Report

Attachment A1 – Site Plan (Turner Architects)

Attachment A2 – Concept Scheme (Turner Architects)

Attachment A3 – Concept Scheme (UrbanLink Architects)

Attachment A4 – Feasibility Assessment (Urbis)

Attachment A5 – Heritage Impact Assessment (Urbis)

Attachment A6 – Traffic and Parking Assessment (Varga Traffic Planning)

Attachment A7 – Preliminary Site Investigation (Benviron Group)

Attachment A8 – Hazardous Material Assessment (Foundation Earth Sciences)

Attachment A9 – Confirmation of Community Housing Provider Status

Attachment A10 – Owner's Consent to Lodge Application

Attachment A11 – Survey Plan (East Coast Positioning)

Attachment A12 – Shadow Diagrams (Turner Architects)

Attachment B1 – Council Comments

Attachment B2 – Council's Independent Site Specific Review

Attachment B3 – Previous Rezoning Review Decision

Contact officer: Kris Walsh  
Assessment officer: Bailey Williams  
Planning Officer, Eastern and South Districts  
Contact: (02) 8275 1306