

Applicant contact details

Title	Mr
First given name	James
Other given name/s	
Family name	Matthews
Contact number	0437521110
Email	jmatthews@pacificplanning.com.au
Address	16 LEAVESDEN PLACE SYLVANIA 2224
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Pacific Planning Pty Ltd
ABN / ACN	88 610 562 760
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and I am NOT one of them
Owner #	1
Title	Mr
First given name	Joseph
Other given name/s	
Family name	Alha
Contact number	1300547687
Email	admin@jgroup.com.au
Address	PO Box A112, South Enfield, NSW, 2133

Site details

Local government area	CANTERBURY-BANKSTOWN
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Street address	186-192 CANTERBURY ROAD CANTERBURY 2193
Lot / Section Number / Plan	6 / - / SP33837 CP / - / SP33837 13 / - / SP33837 2 / - / SP33837 3 / - / SP33837 4 / - / SP33837 5 / - / SP33837 7 / - / SP33837 8 / - / SP33837 9 / - / SP33837 10 / - / SP33837 12 / - / SP33837 1 / - / SP33837 11 / - / SP33837
Primary address	Yes
Planning controls affecting property	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage Land Reservation Acquisition Foreshore Building Line Acid Sulfate Soils 1.5 m Buffer around Classified Roads

Street address	194-196 CANTERBURY ROAD CANTERBURY 2193
Lot / Section Number / Plan	Y / - / DP378695
Primary address	No
Planning controls affecting property	Land Application LEP Land Zoning Height of Building Floor Space Ratio (n:1) Minimum Lot Size Heritage Land Reservation Acquisition Foreshore Building Line Acid Sulfate Soils 1.5 m Buffer around Classified Roads

Street address	198-200 CANTERBURY ROAD CANTERBURY 2193
Lot / Section Number / Plan	X / - / DP378695
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p> <p>1.5 m Buffer around Classified Roads</p>

Street address	202-204 CANTERBURY ROAD CANTERBURY 2193
Lot / Section Number / Plan	C / - / DP330240 B / - / DP330240
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	206 CANTERBURY ROAD CANTERBURY 2193
Lot / Section Number / Plan	A / - / DP330240
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	98 MINTER STREET CANTERBURY 2193
Lot / Section Number / Plan	B / - / DP376206
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	100 MINTER STREET CANTERBURY 2193
Lot / Section Number / Plan	A / - / DP401315
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	102 MINTER STREET CANTERBURY 2193
Lot / Section Number / Plan	B / - / DP401315
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	17 TINCOMBE STREET CANTERBURY 2193
Lot / Section Number / Plan	4 / - / DP317874
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	19 TINCOMBE STREET CANTERBURY 2193
Lot / Section Number / Plan	3 / - / DP317874
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	21 TINCOMBE STREET CANTERBURY 2193
Lot / Section Number / Plan	2 / - / DP317874
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	23 TINCOMBE STREET CANTERBURY 2193
Lot / Section Number / Plan	1 / - / DP317874
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	25 TINCOMBE STREET CANTERBURY 2193
Lot / Section Number / Plan	101 / - / DP560447
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	27 TINCOMBE STREET CANTERBURY 2193
Lot / Section Number / Plan	B / - / DP314268
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Street address	29 TINCOMBE STREET CANTERBURY 2193
Lot / Section Number / Plan	1 / - / DP578769
Primary address	No
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Acid Sulfate Soils</p>

Relevance to SEPP

Select the SEPP under which you are requesting a site compatibility certificate (SCC)	State Environmental Planning Policy (Housing) 2021
Select any relevant forms of development proposed:	Residential flat building
Enter the proposed access details for the building or structure	Vehicular access from Tincombe Street. Residential and commercial subject to detailed design.
Provide a description of the proposed development	<p>The SCC supports the development of a three key tower above podium development accommodating 471 apartments, of which 236 will be affordable housing dwellings under the Housing SEPP 2021. The design will generally involve the following subject to further detailed design:</p> <ul style="list-style-type: none"> • 3 x 15 storey buildings above a 3 storey podium • Podium setbacks of 4.5m along Minter Street & Tincombe Street and 7m along Canterbury Road • Above podium structure setback an additional 1.5m • FSR – 7.5:1 • 471 dwellings • Through site
Enter the current land use at the subject site	Existing development on the site comprises of a mix of commercial and residential uses, with commercial entities along Canterbury Road. Tincombe and Minter Streets are primarily residential in character with low scale, single or double storey dwellings.
Enter the current approvals at the adjacent land	Adjacent land is a mixture of residential and commercial. We are not aware of any recent approvals. The land in the area has not redeveloped in accordance with the existing controls which suggests that a review of the controls is required to facilitate redevelopment of the Canterbury town centre.
Enter the zoning of the adjacent land	B2 Local Centre and R3 Medium Density Residential
Enter the proposed use of the building or structures	<p>Residential flat building</p> <p>In accordance with the SEPP, ground floor uses will be non-residential where development fronts the street as the site is in a business zone, in accordance with Clause 38(2)(b). It is also noted that a residential flat building is "a building containing 3 or more dwellings", which based on the proper construction under the Interpretations Act 1987 means that it does not stop being a building or residential flat building if it was located above commercial uses.</p>
Enter the proposed height of building or structures	Approximately 15 storeys
Is the proposal for residential flat buildings by or on behalf of a public authority or social housing provider or by a person who is undertaking the development in a joint venture with the Land and Housing Corporation?	Yes
Compatibility with existing and approved uses of land in the area.	See attached statement
Is the proposed development to be located in the Greater Sydney within 800 metres of a public entrance to a railway station or light rail station, or in the case of a light rail station with no entrance – a platform of the light rail station, OR within 400 metres of land in Zone B3 Commercial Core or Zone B4 Mixed Use or in an equivalent zone, of any of the following towns: Albury, Ballina, Batemans Bay, Bathurst, Bega, Bowral, Cessnock, Charlestown, Coffs Harbour, Dapto, Dubbo, Glendale–Cardiff, Gosford, Goulburn, Grafton, Lismore, Maitland, Morisset, Newcastle, Nowra, Orange, Port Macquarie, Queanbeyan, Raymond Terrace, Shellharbour, Tamworth, Taree, Tuggerah–Wyong, Tweed Heads, Wagga Wagga, Warrawong, Wollongong.	Yes
Which station or town?	Canterbury train station is a 60 metres away
Is the proposed development to be located in a land use zone in which development for the purpose of a residential flat building is not permissible on the land under another environmental planning instrument?	Yes

What zone?	Address:186-192 CANTERBURY ROAD CANTERBURY 2193 Zone: B2 Address:194-196 CANTERBURY ROAD CANTERBURY 2193 Zone: B2 Address:198-200 CANTERBURY ROAD CANTERBURY 2193 Zone: B2 Address:202-204 CANTERBURY ROAD CANTERBURY 2193 Zone: B2 Address:206 CANTERBURY ROAD CANTERBURY 2193 Zone: B2 Address:98 MINTER STREET CANTERBURY 2193 Zone: R3 Address:100 MINTER STREET CANTERBURY 2193 Zone: R3 Address:102 MINTER STREET CANTERBURY 2193 Zone: R3 Address:17 TINCOMBE STREET CANTERBURY 2193 Zone: R3 Address:19 TINCOMBE STREET CANTERBURY 2193 Zone: R3 Address:21 TINCOMBE STREET CANTERBURY 2193 Zone: R3 Address:23 TINCOMBE STREET CANTERBURY 2193 Zone: R3 Address:25 TINCOMBE STREET CANTERBURY 2193 Zone: R3 Address:27 TINCOMBE STREET CANTERBURY 2193 Zone: R3 Address:29 TINCOMBE STREET CANTERBURY 2193 Zone: R3
The impact that the residential flat building, including its bulk and scale, is likely to have on the existing and approved uses.	See attached statement
The services and infrastructure that are or will be available to meet the demands arising from the development (eg: community, health, education, transport and retail services).	See attached statement
The likelihood of there being any adverse effect on the environment or unacceptable environmental risks to the land. Consider the nature of the surrounding environment, including known significant environmental values, resources or hazards.	See attached statement
Fee payable	5,580

Pecuniary interest

Is the applicant or owner an employee or officer of the Department of Planning and Environment?	No
Does the applicant or owner have a relationship with any staff of the Department of Planning and Environment?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Application documents

The applicant has included the following documents to support their application.

Document type	Document file name
Development Concept Plans	Appendix B - Built Form Study
Heritage impact statement	Appendix C - Heritage Impact Statement
Owner's consent	Appendix G - Authority to Lodge
SCC Assessment Report	SCC Application Report - Canterbury
Shadow diagrams	Shadow Diagrams
Site plan	Site Plan
Survey plan	Appendix A - Site Survey
Traffic assessment report	Appendix D - Traffic & Parking Assessment
Other	Appendix F - Confirmation of Community Housing Provider Appendix E - Aboriginal Design Principles

Applicant declarations

Owner's Consent I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. <i>Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.</i>	Yes
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I/we hereby apply, for a site compatibility certificate under State Environmental Planning Policy (Housing) 2021.	Yes
I/we hereby provide a description of the proposed development and address all matters required by the Secretary pursuant to section 39 of State Environmental Planning Policy (Housing) 2021.	Yes
I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act).	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I agree to pay any required NSW Planning Portal Service Fee/s specified under Part 9, Schedule 4 of the Environmental Planning and Assessment Regulation 2021 to the Department of Planning and Environment.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice.	Yes

Completeness check

Based on your review of the application, do you wish to:	Accept application for assessment
Do you wish to refer this matter and seek determination from the respective Planning Panel?	No
Is the fee valid for this site compatibility certificate application?	Yes
Fee payable	5,580