

**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	PO Box 8, Caringbah, NSW, 1495
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	Charbel
Other given name/s	
Family name	Demian
Contact number	
Email	c.demian@demian.com.au
Address	L1 31 COWPER STREET PARRAMATTA 2150
Owner #	2
Title	Ms
First given name	Paula
Other given name/s	
Family name	Andresakis
Contact number	
Email	jmatthews@pacificplanning.com.au
Address	35 ANDERSON STREET BELMORE 2192
Owner #	3
Title	Ms
First given name	Helen
Other given name/s	
Family name	English
Contact number	
Email	c/ojmatthews@pacificplanning.com.au
Address	35 ANDERSON STREET BELMORE 2192
Owner #	4
Title	Mr
First given name	Scott
Other given name/s	
Family name	Harris
Contact number	
Email	c/ojmatthews@pacificplanning.com.au
Address	37 ANDERSON STREET BELMORE 2192
Owner #	5
Title	Ms
First given name	Leonie
Other given name/s	
Family name	Hope
Contact number	
Email	c/ojmatthews@pacificplanning.com.au
Address	37 ANDERSON STREET BELMORE 2192

Owner #	6
Title	
First given name	Metropolitan Local
Other given name/s	
Family name	Aboriginal Land Coun
Contact number	
Email	officeadmin@metrolalc.org.au
Address	36-38 GEORGE STREET REDFERN 2016

#### Site details

Local government area	CANTERBURY-BANKSTOWN
Street address	44 DRUMMOND STREET BELMORE 2192
Lot / Section Number / Plan	2 / - / DP100664 90 / - / DP3862
Primary address	Yes
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>
Street address	48 DRUMMOND STREET BELMORE 2192
Lot / Section Number / Plan	A / - / DP952115
Primary address	
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>

Street address	687 CANTERBURY ROAD BELMORE 2192
Lot / Section Number / Plan	B / - / DP952115
Primary address	
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>1.5 m Buffer around Classified Roads</p>

Street address	677-681 CANTERBURY ROAD BELMORE 2192
Lot / Section Number / Plan	91 / - / DP3862 1 / - / DP533919 2 / - / DP533919
Primary address	
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>1.5 m Buffer around Classified Roads</p>

Street address	35 ANDERSON STREET BELMORE 2192
Lot / Section Number / Plan	97 / - / DP3862
Primary address	
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>

Street address	37 ANDERSON STREET BELMORE 2192
Lot / Section Number / Plan	A / - / DP322858
Primary address	
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>

  

Street address	39 ANDERSON STREET BELMORE 2192
Lot / Section Number / Plan	B / - / DP322858
Primary address	
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>

#### 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	Pedestrian access via Canterbury Road, Drummond Street and Anderson Street. Vehicular access via teh rear laneway.
Provide a description of the proposed development	This application seeks a SCC to facilitate the progression of a development concept for redevelopment of the site, including approximately 226 dwellings (of which 113 are affordable dwellings), and approximately 6,150sq.m of non-residential uses including ancillary convenience retail and medical facilities to contribute and complement the Canterbury Road and Kingsgrove Road Medical Precinct.
Enter the current land use at the subject site	Existing development includes a two storey brick and rendered industrial building at 677 Canterbury Road, a 2 storey brick apartment building at 44 Drummond Street and 48 Drummond Street Drummond Street, and single storey dwelling houses at 35-39 Anderson Street. The single storey brick, rendered and metal industrial/commercial building at 687 Canterbury Road has been demolished.
Enter the current approvals at the adjacent land	The northern boundary is now adjoined by two storey residential flat buildings at 33 Anderson Street and 40 Drummond Street. To the east and west, the site is adjoined by B2 Local Centre zoned land. This includes shop top housing, commercial buildings and mixed-use developments. To the south, a number of mixed-use developments have been constructed or are under construction, while a derelict old industrial building and mechanic are directly opposite the subject site.
Enter the zoning of the adjacent land	B2 Local Centre
Enter the proposed use of the building or structures	Residential flat building Ground floor non-residential uses, including convenience retail and ancillary medical facilities supporting teh Canterbury Hospital and key workers Public open space and a laneway
Enter the proposed height of building or structures	Part 6 and part 7 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?	Belmore
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:44 DRUMMOND STREET BELMORE 2192 Zone: R3 Address:48 DRUMMOND STREET BELMORE 2192 Zone: B6 Address:687 CANTERBURY ROAD BELMORE 2192 Zone: B6 Address:677-681 CANTERBURY ROAD BELMORE 2192 Zone: B6 Address:35 ANDERSON STREET BELMORE 2192 Zone: R3 Address:37 ANDERSON STREET BELMORE 2192 Zone: R3 Address:39 ANDERSON STREET BELMORE 2192 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	Attachment D - Building Form Analysis Attachment C - Architectural Statement Attachment B - Architectural Design Set
Owner's consent	Attachment J - Authority to Lodge
SCC Assessment Report	SCC Application Report - Canterbury Road, Belmore
Shadow diagrams	Shadow Diagrams
Site contamination report/ Preliminary site contamination survey	Attachment H - Environmental Contamination Review Report Attachment G - Remedial Action Plan Attachment F - Environmental Site Investigation
Site plan	Site Plan
Survey plan	Attachment A - Site Survey
Traffic assessment report	Attachment E - Traffic advice
Other	Attachment I - Confirmation of Community Housing Provider

## Applicant declarations

<b>Owner's Consent</b> 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
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