

File no: IRF23/1418

**Report on an application for a Site Compatibility Certificate
under Clause 39 of *State Environmental Planning Policy (Housing) 2021*****SITE ADDRESS**

677 and 687 Canterbury Road, 44 and 48 Drummond Street and 35, 37 and 39 Anderson Street, Belmore (**Figure 1**).

LEGAL DESCRIPTION

The site consists of nine separate allotments identified in **Table 1**.

Table 1: Property descriptions

Address	Property Description
44 Drummond Street, Belmore	Lot 90 DP 3862
48 Drummond Street, Belmore	Lot A DP 952115
687 Canterbury Road, Belmore	Lot B DP 952115
677 Canterbury Road, Belmore	Lot 1 DP 533919
	Lot 2 DP 533919
	Lot 91 DP 3862
35 Anderson Street, Belmore	Lot 97 DP 3862
37 Anderson Street, Belmore	Lot A DP 322858
39 Anderson Street, Belmore	Lot B DP 322858

LOCAL GOVERNMENT AREA

Canterbury Bankstown

APPLICANT

Pacific Planning on behalf of Pacific Community Housing

THE SITE

The site has an area of 9,900m² and has three road frontages including Canterbury Road, Drummond Street, and Anderson Street. The site is occupied by a two-storey brick industrial building at 677 Canterbury Road, a two-storey brick apartment building at 44 Drummond Street and 48 Drummond Street, and single storey dwelling houses at 35-39 Anderson Street. An industrial/commercial building at 687 Canterbury Road has recently been demolished.

Under the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) the site is zoned part R3 Medium Density Residential and part B6 Enterprise Corridor (**Figure 3**).

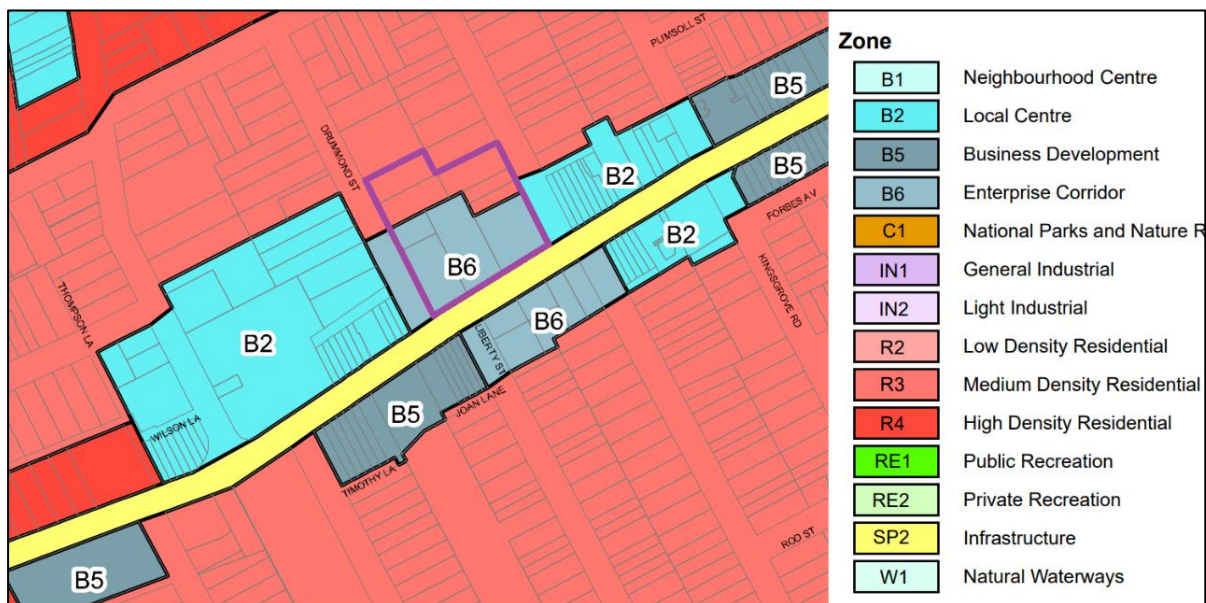


Figure 3: Zoning map for the site (purple outline) and its surrounds (Source: CBLEP 2023)

Only the R3 Medium Density Residential zone currently permits for forms of residential development; namely:

- boarding houses;
- group homes;
- dwelling houses;
- dual occupancies;
- semi detached dwellings;
- attached dwellings;
- multi-dwelling housing; and
- seniors housing.

The B6 Enterprise Corridor zone does not permit for any forms of residential development.

The site does not contain any nor is in the vicinity of any heritage listed items.

The maximum building height and FSR provisions which apply to the site are provided in **Table 2** below. **Figures 4 – 5** below indicates the maximum permitted floor space ratios (FSR) and building heights across the site and surrounding areas.

Table 2: CBLEP 2023 development standards which apply to the site

Development standard under CBLEP 2023	B6 Business Enterprise Lots	R3 Medium Density Residential Lots
Maximum building height	12m	8.5m
Maximum FSR	-	0.5:1
Minimum lot size	-	460m ²

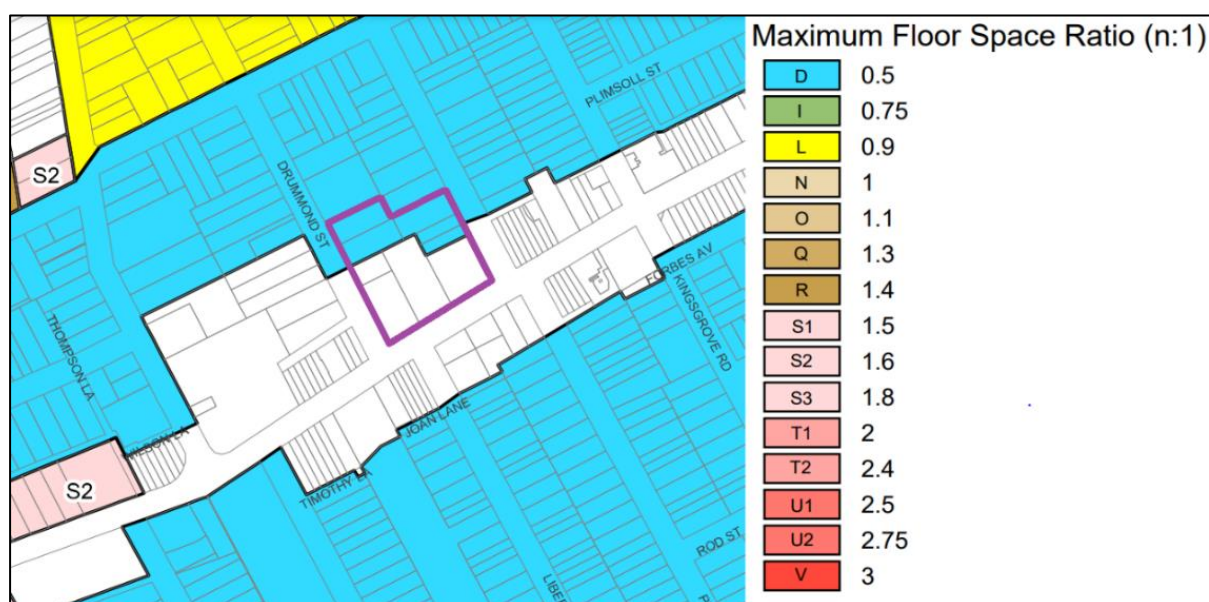


Figure 4: Existing FSR map extract – site in red outline (Source: CBLEP 2023)

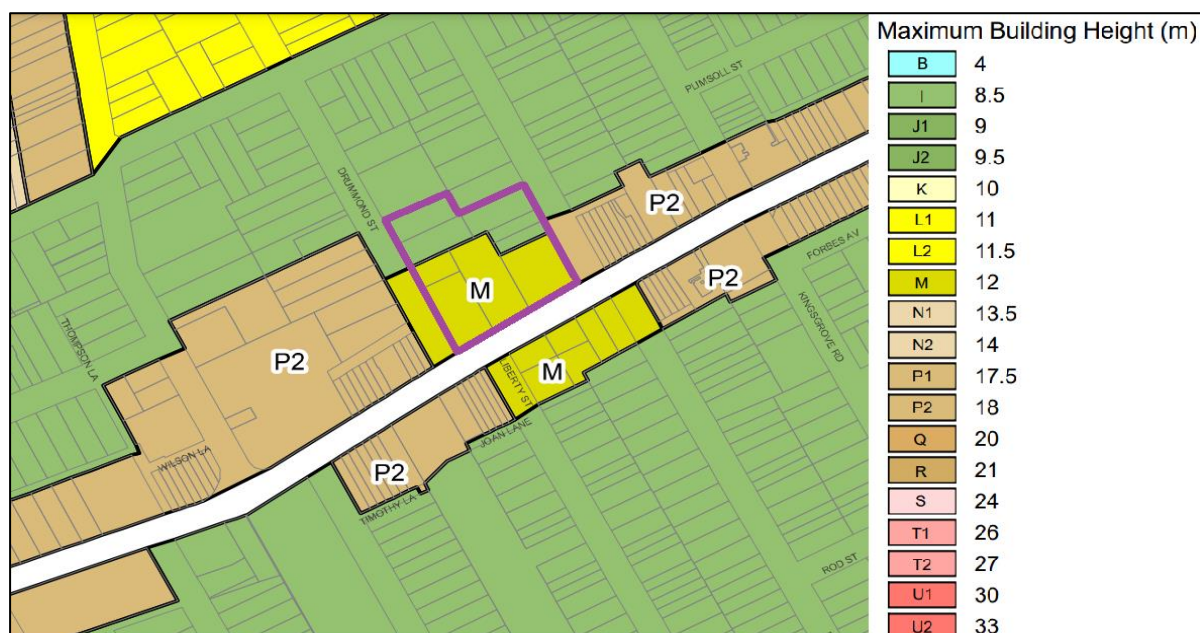


Figure 5: Existing height of buildings map extract – site in purple outline (Source: CBLEP 2023)

SURROUNDING AREA

The site is bounded by Canterbury Road to the south, Drummond Street to the west, and Anderson Street to the east. R3 Medium Density Residential zoned land adjoins the site to the north.

The site is surrounded by existing and approved industrial, commercial and residential uses (**Figure 6**).



Figure 6: Site and surrounding land uses (Source: Nearmap, 2023)

Development to the north

The land to the north of the site is zoned R3 Medium Density Residential and comprises several residential uses, being mostly detached single dwellings with some small townhouse and walk-up apartment developments. This development ranges from one to two storeys in height.



Figure 7: Single storey detached dwellings and 2-storey walk up residential flat building to the west along Drummond Street (Source: Google, 2023)



Figure 8: Single storey detached dwellings to the north of the site along Anderson Street (Source: Google, 2023)

Development along Canterbury Road

Land surrounding the site to the south, east and west either comprises of a mix of residential, industrial and business developments. These developments range from one to six storeys in height and are found in B2 Local Centre, B5 Business Development and B6 Enterprise Corridor land-use zones.

To the west of the site on the western side of Drummond Street is existing non-residential development (**Figure 9**). These uses in this complex of buildings and other sites in the vicinity include vehicle repair workshops, retail premises, business premises and indoor recreation facilities.

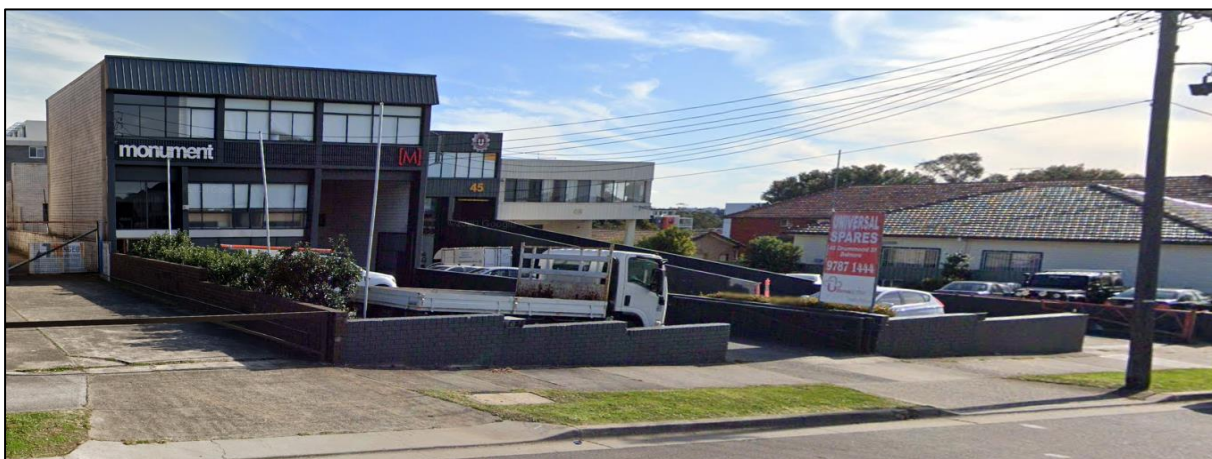


Figure 9: Non-residential land uses to the west of the site along Drummond Street (Source: Google, 2023)

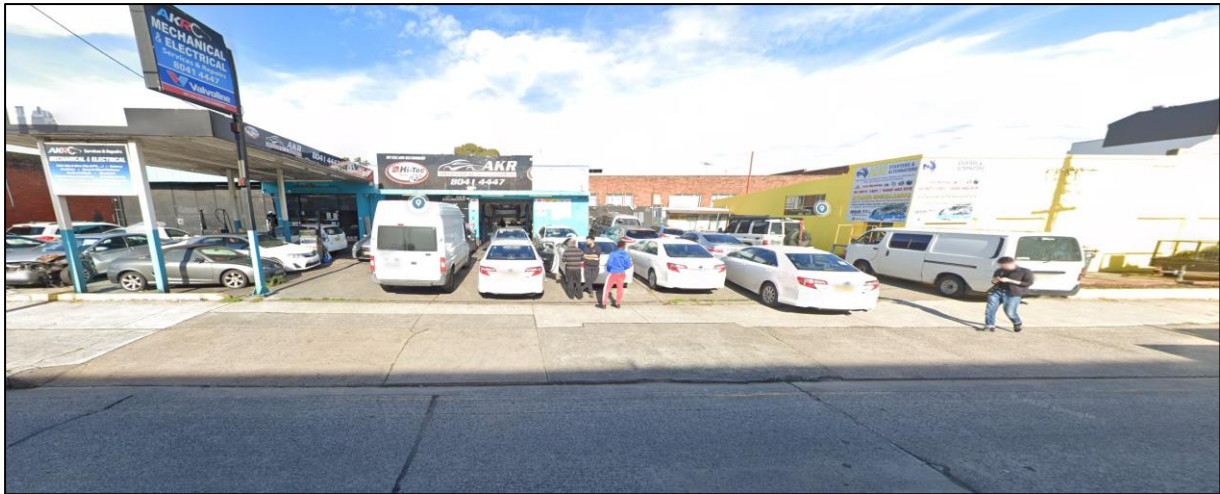


Figure 10: Commercial and industrial uses to the south of the site along Canterbury Road (Source: Google, 2023)



Figure 11: Shop top housing developments to the south-west of the site along Canterbury Road (Google, 2023)



Figure 12: Shop top housing developments to the east of the site along Canterbury Road (Source: Google, 2023)

PROPOSAL

The SCC application seeks to facilitate the development of a residential flat building development, of which 50% of this will be developed for affordable housing. This form of housing is proposed to be made available as affordable housing for a minimum period of 15 years.

The SCC application is accompanied by a concept scheme (**Figures 13 – 19**) to illustrate how the site may be designed as part of a future development application(s) in accordance with the SCC (if approved).

The scheme supporting the SCC application generally comprises of:

- a ground level podium, supporting non-residential uses, such as medical facilities and ancillary retail to support the day to day needs of the community;
- four above podium residential buildings;
- maximum heights of six and seven storeys (including ground level commercial floor to floor height);
- 1,290m² public park;
- 3.5 metre setback to Canterbury Road;
- podium rooftop communal open space;
- rear laneway connecting Drummond Street to Anderson Street;
- 226 dwellings, of which 113 will be affordable rental housing;
- 6,150m² of non-residential floorspace; and
- overall FSR of 2.6:1.

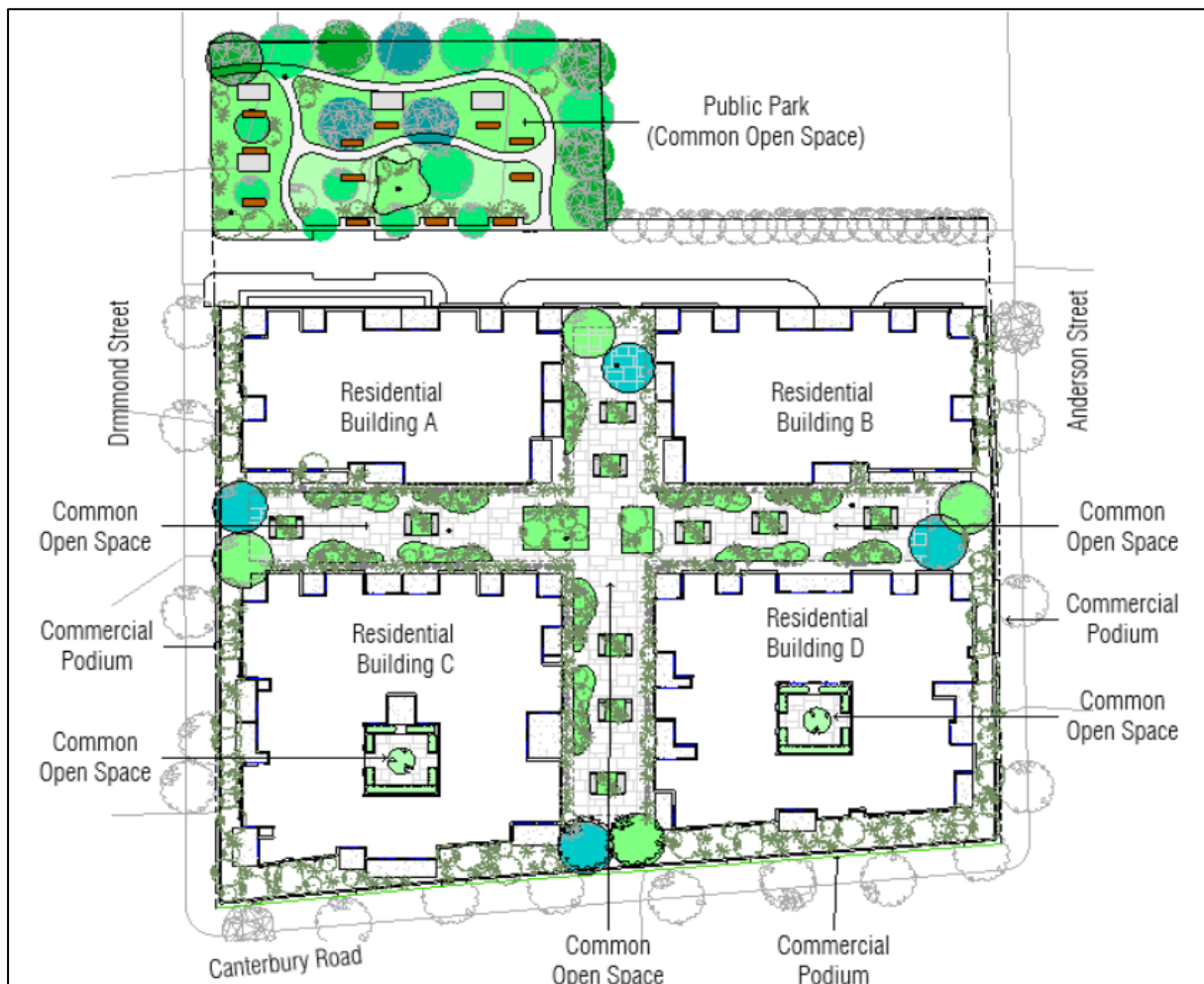


Figure 13: Aerial view of concept scheme (Source: SCC application, 2023)

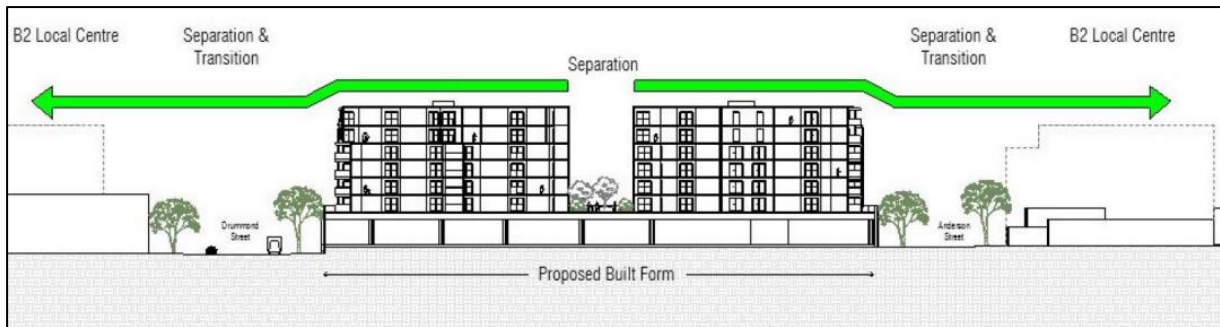


Figure 14: West-east elevation of concept scheme from Canterbury Road (Source: SCC application, 2023)

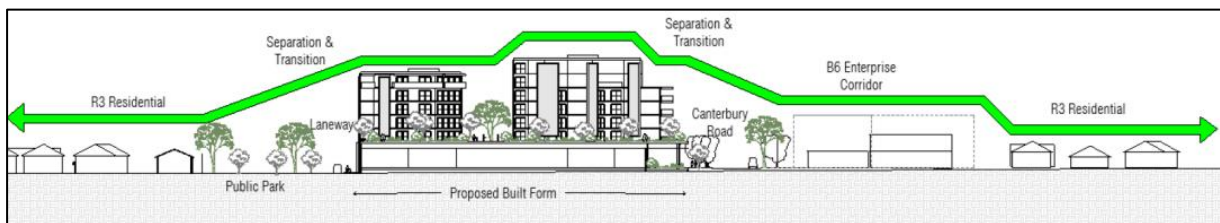


Figure 15: North-south elevation of concept scheme from Drummond Street (Source: SCC application, 2023)



Figure 16: Visual perspective from corner of Drummond Street and Canterbury Road (Source: SCC application, 2023)



Figure 17: Visual perspective of concept scheme from corner of Anderson Street and Canterbury Road (Source: SCC application, 2023)



Figure 18: Visual perspective of concept scheme from Drummond Street (Source: SCC application, 2023)



Figure 19: Visual perspective of concept scheme from Anderson Street (Source: SCC application, 2023)

BACKGROUND

Part of the site has been the subject of two previous SCC assessments relating to affordable housing. These applications were restricted to the properties at 677, 687 and 48 Drummond Street, Belmore with the difference in site area with the current application shown in **Figure 20**. These previous assessments are discussed in detail below.

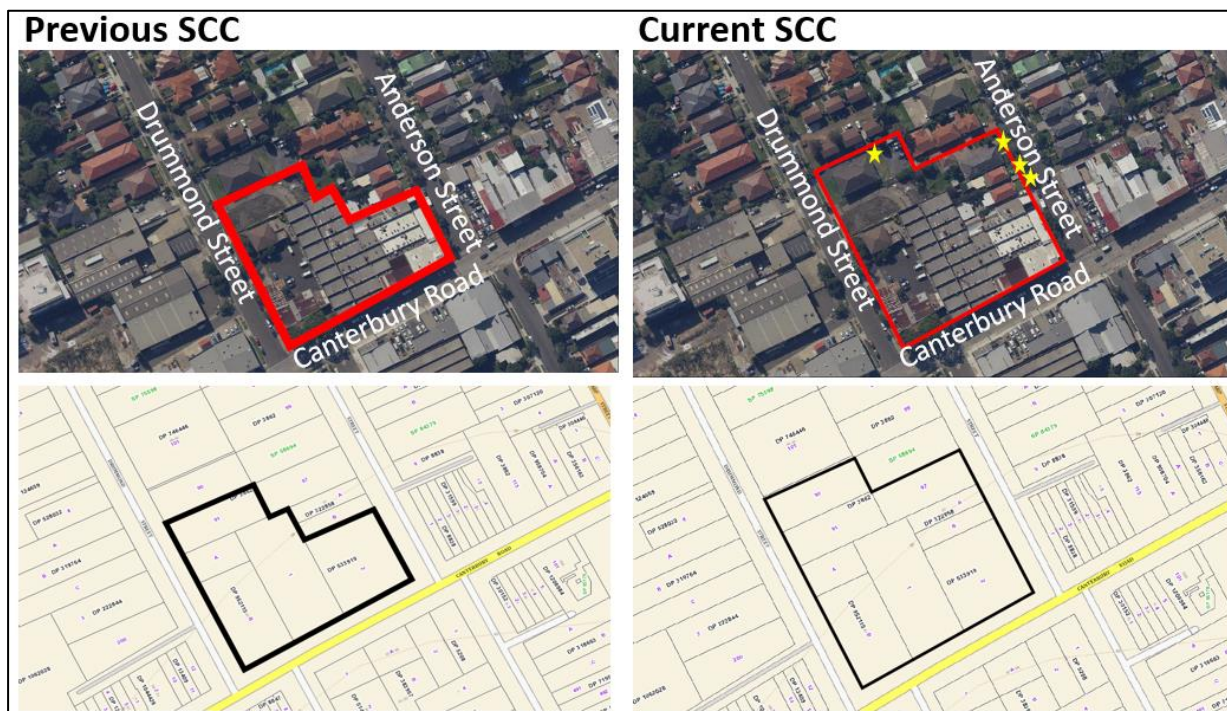


Figure 20: Comparison between previous SCC site and current SCC site

Site Compatibility Certificate – 2014 (Approved)

On 15 July 2014, a SCC was issued in accordance with the former Affordable Rental Housing SEPP 2009. The SCC application applied to five lots being 677, 687 Canterbury Road and 48 Drummond Street, Belmore (see **Figure 20**).

The application outlined an intention for a mixed-use development over three buildings comprising ground floor commercial space (798m²) fronting Canterbury Road and a residential development (222 dwellings). 50% of the residential dwellings were outlined to be for affordable housing for a minimum of 10 years.

In issuing the SCC it was considered that the development:

- is compatible with the surrounding land uses, having regard to the matter specified in clause 37(6)(b) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* (Affordable Rental Housing SEPP), only if it satisfies certain requirements specified in schedule 2 of the certificate; and
- is not likely to have an adverse effect on the environment and would not cause any unacceptable environmental risk to the land.

The assessment of the former SCC noted that the proposed development needed to be configured to ensure a transition in height between Canterbury Road and the surrounding single-storey dwellings to the north. The former SCC included the following requirement:

“The proposed development is to be configured to ensure a transition in height between Canterbury Road and the surrounding single storey dwelling houses to the north. Higher buildings should be located along Canterbury Road, stepping down in height towards the low density residential zone to the north.”

A SCC is valid for five years or another period as specified in the SCC and expired on 15 July 2019.

Development Application – 2019 (Refused)

On 6 March 2019, a concept development application (DA-70/2019) based on the 2014 SCC for an affordable housing mixed-use development was lodged with Council for an affordable housing mixed-use development. On 15 August 2019, the Sydney South District Planning Panel refused the development application:

- *The Panel accepts the recommendations of the planning assessment report to refuse the application and concurs with the reasons for the refusal offered in support of that recommendation. Since the application was lodged, the SCC has expired which means for the purposes of determination today the proposed uses are prohibited.*
- *The Panel notes that the applicant has applied for a new SCC but there is no certainty that a new SCC will be issued by the Department of Planning, Industry and Environment.*
- *Further the Panel recognises that significant changes to the strategic planning context of Canterbury Road, including the subject site, have occurred in May 2018 with the adoption of the Canterbury Road Review as Council Policy and so considers that any future proposals for the development of the site should be consistent with the final planning outcome of the Canterbury Road Review, the Greater Sydney Region Plan, South District Plan and Sydenham to Bankstown Urban renewal Corridor Strategy.*
- *Accordingly, the Panel concludes that the proposal is not permitted or otherwise a suitable form of development for this site.*

Site Compatibility Certificate - February 2020 (Refused)

In 2019, a SCC application was lodged under the former Affordable Rental Housing SEPP 2009. It applied to the same properties of the 2014 SCC application and outlined an intention to deliver a development comprising three six-story buildings with ground floor commercial spaces and 174 residential apartments (50% for affordable housing purposes).

On 7 February 2020, the then Deputy Secretary, Place and Infrastructure determined to refuse a SCC application for 677, 687 Canterbury Road and 48 Drummond Street, Belmore, because it would:

- *permit a mixed-use residential development on industrial and urban services land, which is inconsistent with Direction 7 and Objective 23 of the Greater Sydney Region Plan, which seeks to retain and manage existing industrial and urban services land;*
- *permit a mixed-use residential development on industrial and urban services land, which is inconsistent with Planning Priority S10 of the South District Plan, which seeks to retain and manage existing industrial and urban services land;*
- *permit a mixed-use residential development inconsistent with the relevant recommendations of the Canterbury Road Review;*
- *permit a mixed-use residential development on industrial and urban services land, which is inconsistent with the actions of the Draft Canterbury-Bankstown LSPS, which seeks to retain and manage existing industrial and urban services land and implement the Canterbury Road Review;*

- *be pre-emptive of the Canterbury-Bankstown Local Housing Strategy which will need to identify the mix, diversity and suitability of land for residential development through evidence-based analysis mandated by the South District Plan;*
- *inconsistent with the applicable development standards for the site;*
- *the Council does not support the SCC;*
- *the South District Regional Panel recommended that a future application for this site was consistent with the new strategic planning framework established by the Canterbury Road Review; and*
- *reduce industrial land which the Sydenham to Bankstown Urban Transformation Strategy has identified maybe necessary to support greater intensification of development within the corridor.*

Table 3: Comparison of concepts for former SCCs and current proposed SCC

	Issued SCC concept scheme (2014)	Refused SCC concept scheme (2020)	Current SCC concept scheme (2023 – subject application)
Site area	7,070m ²	7,070m ²	9,099m ²
Range of maximum storeys	6-7 storeys	6 storeys	Part 6 and part 7 storeys
Indicative number of dwellings (affordable)	222 dwellings (minimum 111 affordable dwellings)	174 dwellings (minimum 87 affordable dwellings)	226 dwellings (minimum 113 affordable dwellings)
Car parking	Not provided	Residential: 261 spaces (including visitor) Commercial: 29 spaces Total: 290 spaces	Residential: 261 spaces + 45 visitor + 2 car wash spaces Commercial: 186 spaces + 1 Courier space Total: 496 spaces
No. of buildings	3 (Buildings A, B and C)	3 (Buildings A, B and C)	4 (Building A, B, C and D)
Non-residential floor space	798m ²	938m ²	6,150m ²
Bedroom mix	Studio – 36 1 Bed – 104 2 Bed – 70 3 Bed – 12	Studio – 1 1 Bed – 53 2 Bed – 103 3 Bed – 17	Studio – 14 1 Bed – 84 2 Bed – 116 3 Bed – 12

STRATEGIC CONTEXT

The site is located within an area that has been the subject of considerable strategic planning in recent years. It is important to understand the evolution of this planning to recognise key issues and concerns which have driven policy development.

Commencement of Canterbury LEP 2012 and subsequent review

The *Canterbury Local Environmental Plan 2012* adopted 1 January 2013 established the current planning controls which apply along the Canterbury Road Corridor. The LEP was a partial implementation of the Canterbury Road Masterplan 2010 which envisaged revitalisation without compromising the mobility and function of the road. The Masterplan had the following vision for Canterbury Road:

“... create a node of highest intensity, genuinely mixed use at Canterbury Town Centre, and a lower level of intensity of pedestrian orientated mixed uses at important intersections along the Road. The remaining stretches in between should then be predominantly built as support mixed use and residential to re-focus finer grain commercial and retail investment back into the pedestrian orientated centres”.

Following the commencement of the LEP, Council adopted the Canterbury Residential Development Strategy (RDS) in 2014. It was prepared to ensure that the LEP contained the right package of zonings and development controls to guide and cater for housing growth. The RDS outlined a recommendation to consolidate the existing B5 and B6 zones in the Canterbury Road Corridor and permit residential flat buildings with consent. This recommendation arose out of an assessment of LEP and other submissions from owners of land along the corridor. This included the landowner at 677-687 Canterbury Road and 46 Drummond Street, Belmore with the following specific recommendations:

- rationalise the land uses within the B5 and B6 zones into one zone (and allow residential uses); and
- amend the building height map to 18m over the existing B6 zoned land only.

A planning proposal was not submitted by Council to rationalise the B5 and B6 zones. However, it is noted that a site-specific planning proposal was submitted for neighbouring land at 642-658 Canterbury Road, and 2, 2B and part 2C-2D Liberty Street, Belmore to:

- amend the zoning from B6 Enterprise Corridor and R3 Medium Density Residential to B5 Business Development; and
- increase the maximum building height from part 8.5m and part 12m to a range of different heights across the site from 0m (rear laneway) to 25m at the outside corners of the Canterbury Road street frontage.

This planning proposal was granted Gateway determination in October 2015 and it was exhibited by Council in August 2016. On 5 June 2018, the Canterbury Bankstown LPP considered the proposal (and a number of other existing proposals related to the Canterbury Road corridor) and recommended the planning proposal not be supported stating:

- there is insufficient justification provided for rezoning employment to another alternate use;
- the subject land is not within a proposed junction or locality pursuant to the Canterbury Road Review (see discussion below); and
- the proposed maximum height and FSR controls are not in keeping with the maximum height and FSR defined in the review.

In July 2018, Council wrote to the Department requesting that the planning proposal (and other proposals within the Canterbury Road Corridor) not proceed. The Department supported Council's request and altered the planning proposal to not proceed.

The Canterbury Road Review

The site and surrounding land are subject to Council's Canterbury Road Review. The Review commenced on 26 July 2016 and a Steering Committee was established to guide Council's review, with membership from the Department, Roads and Maritime Services (former), TfNSW and the Greater Sydney Commission (former). The Review found that:

- Canterbury Road can continue to support housing numbers equivalent to or greater than the forecast capacity in the LEP, in the right locations;
- Canterbury Road should continue to provide land for bulky goods and retail and service/light industry to meet demand;
- a concentration of mixed use development with multi-unit housing in 7 identified Junctions;
- additional mixed-use housing in a further 11 localities. These locations are on land that provides for housing in a mixed-use development, and is in a location that is aligned with the longer-term plan for new open space, streetscape and public domain improvements across the Greater Canterbury Corridor; and
- planning controls outside the Junctions and Localities that support the identified demand for commerce on Canterbury Road.

The Review is intended to be used by a range of stakeholders, including Canterbury Bankstown Council and NSW State agencies to:

- guide changes to land use planning and built form controls along the Corridor;
- provide the evidence to support informed decisions and advocacy to government in relation to current and future growth and infrastructure strategies;
- establish a long-term plan for investment in and enhancement of urban amenities, open space, active transport, street design and other infrastructure in the Canterbury Road Corridor and the Greater Canterbury Corridor;
- support requests for government support and funding to aid in the delivery of some of the Review recommendations; and
- inform decisions on planning proposals related to the Corridor and Greater Canterbury Corridor.

The final Canterbury Road Review report was released in July 2017 and included 15 recommendations to deliver a new vision for the Canterbury Road Corridor. Implementation of these recommendations is intended to see a redistribution of housing development potential to align with a longer-term approach to density coupled with amenity, for a more liveable city. Key recommendations relevant to this SCC assessment are:

- **Recommendation 1** – concentrate residential development at 7 Junctions (**Figure 21 and 22**);
- **Recommendation 2** – allow additional residential development in the 11 Localities, on the northern side of the road, between the 7 Junctions;
- **Recommendation 3** – exclude multi-story housing from other land fronting Canterbury Road; and
- **Recommendation 10** - establish appropriate planning controls to ensure a continuous network of rear lanes, parallel to Canterbury Road.

Council reported the responses received during the exhibition period and endorsed the Canterbury Road Review on 22 May 2018. The subject site is adjacent to the proposed

neighbourhood centre of Burwood Road but not located within this or any proposed locality along the corridor (**Figure 21**).

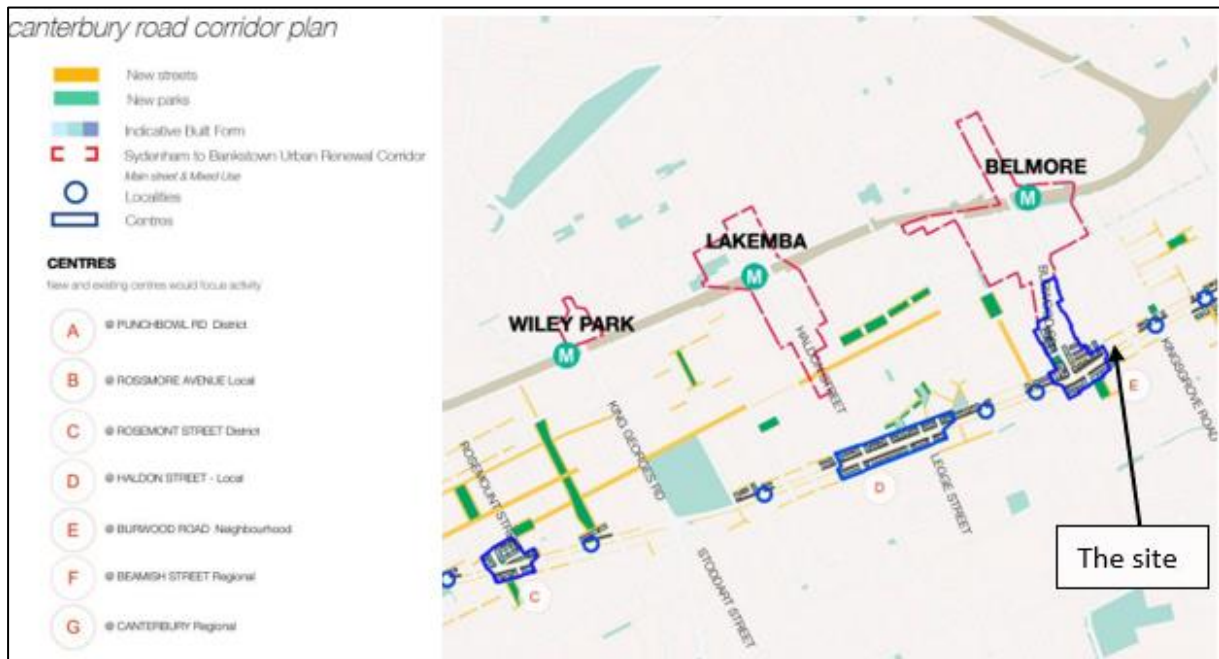


Figure 21: Canterbury Road Corridor Plan (subject site outlined in purple) (Source: Canterbury Road Review, 2017)

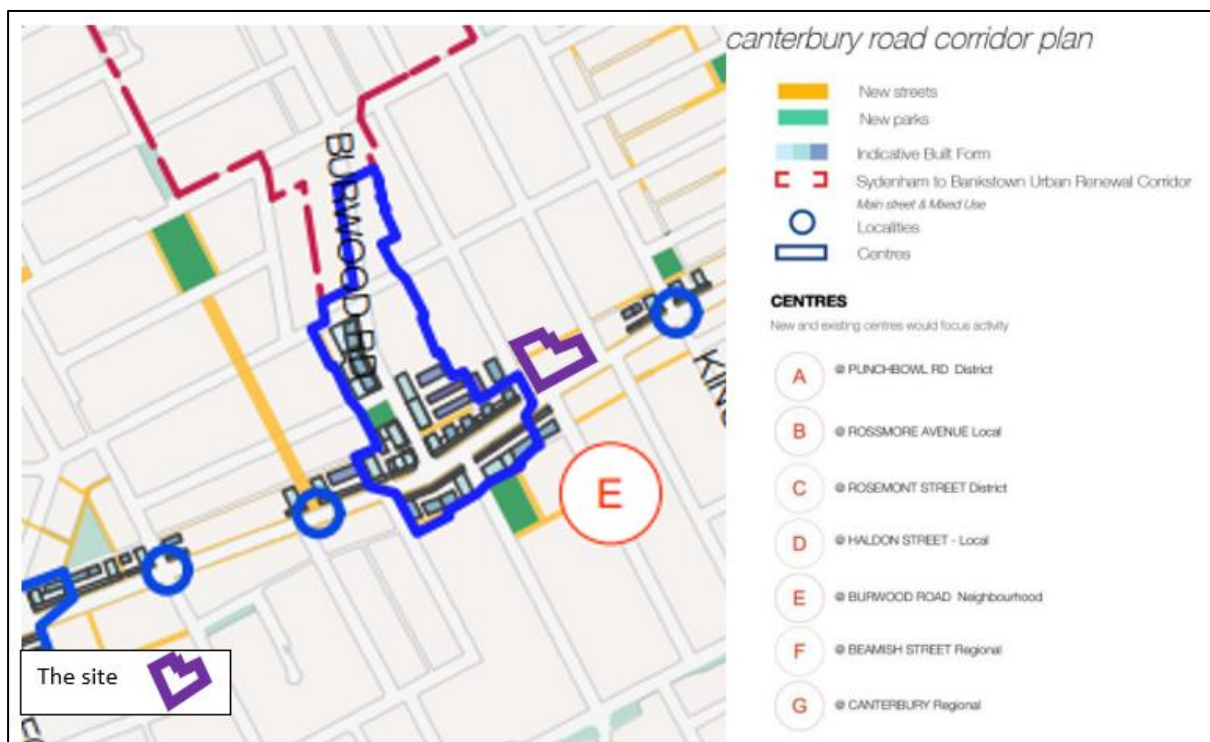


Figure 22: Extract of Canterbury Road Corridor Plan (subject site outlined in purple) (Source: Canterbury Road Review, 2017)

Canterbury Bankstown Local Environmental Plan 2023

In June 2023 the Canterbury Bankstown Local Environmental Plan 2023 (LEP 2023) was gazetted. This LEP provided a new consolidated LEP for the LGA. The zoning and development standards on the site were not altered as part of this LEP.

Current Council master planning

Council advises that the implementation of the recommendations of the Canterbury Road Review is occurring as part of Council's master planning process, where the recommendations of the review will be explored, tested and implemented for centres along the Canterbury Road Corridor. The recommendations of the review are currently being examined and tested by Council in the development of the Canterbury, Belfield, Belmore, Lakemba and Canterbury Master Plans.

Notwithstanding the above, the Master Plans are still under development and a definitive timeframe to publicly exhibit the Belmore Master Plan has not been provided. Council has indicated that the site is within the Belmore Master Plan area.

Connective City 2036 – Local Strategic Planning Statement

In March 2020, Council's Local Strategic Planning Statement (LSPS) Connective City 2036 was assured by the former Greater Sydney Commission. It sets a vision to guide growth and intensification in the Canterbury Bankstown LGA. It also defines locations that offer growth opportunities and how this can be implemented in a cohesive and effective manner through the production of master plans. The LSPS requires the implementation of the Canterbury Road Review (Evolution 2.4.35).

Other key matters relevant to the site are that the LSPS identifies Belmore as a centre that will be investigated for additional housing, subject to master plans, structure planning, community consultation, and environmental and urban design studies. This is reflected in Evolution 6.1.112 of the LSPS. Notwithstanding Evolution 6.1.112 of the LSPS, the site is identified as being a local centre with the potential for residential growth (see below for further discussion).

Local housing strategy

Council's Local Housing Strategy (LHS) was approved by the Department on 25 June 2021. The LHS contains 10 principles which seek to guide the delivery of 50,000 dwellings in the LGA by 2036.

This strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within Canterbury Bankstown. The strategy seeks to implement the relevant objectives and actions of the LSPS. A key principle of the LHS is to provide more affordable housing, necessary to support the community and reduce housing stress.

The LHS identifies that the built form controls for B2 and R3 zoned land in local centres (Belmore is identified as a local centre) will be subject to master planning that will include analysis of existing capacity and test appropriate levels of housing growth to support the centre's economic resilience and vitality.

Employment lands strategy

Council's adopted Employment Lands Strategy recommends the continued prohibition of all residential accommodation uses in the B6 zone. However, some changes are proposed in

the provisions for the B6 zoning, namely permitting neighbourhood supermarkets (up to 1,000m²).

Current NSW Government priorities

The FY23/24 NSW State budget recognises the need to address the housing supply crisis across NSW. NSW is part of the National Housing Accord and has a target of delivering at least 377,000 new homes by July 2029.

Increasing housing solutions for all people is a key priority for the NSW Government. Programs such as the Housing and Infrastructure Plan, Faster Planning Program and Essential Housing Package will unlock more housing supply across the State and support affordable and social housing. The NSW Government is focused on driving more supply through collaboration with all levels of Government, communities, and the private sector.

The Minister of Planning has emphasised this in a letter to Mayors and Panel Chairs in the Six Cities in August 2023 stating *“While governments at all levels have undertaken substantial work to implement strategic plans and deliver housing targets, it’s clear to me that past strategic plans didn’t anticipate or account for the scale of the housing crisis we now face. The immediate need is for us to make sure the planning system presents no impediment to dwelling approvals and construction in appropriate locations.”*

The Strategic Merit Test (referenced in the Local Environmental Plan Making Guideline), whilst not strictly applying to SSC, further outline that alignment with government policies is a relevant consideration for strategic merit.

KEY REASONS FOR MERIT OF NEW PROPOSAL

Having regard to this background information, the proponent has outlined the following matters that it considers addresses the previous refusal issued for a SCC in 2019.

New site amalgamation

The application outlines that the revised scheme includes additional properties at 35, 37 and 39 Anderson Street and 44 Drummond Street. The application considers this change has significantly increased the quantum of land that is currently zoned residential under the LEP.

Updated strategic planning framework – Canterbury Bankstown LSPS

The application highlights a map within the Canterbury Bankstown LSPS which identifies the subject land as “local centre potential for residential growth” and the Canterbury Road and Kingsgrove Road Medical Precinct. It considers that the LSPS which was endorsed following the previous SCC approval has changed the strategic context to provide a new framework within which to assess the application.

The LSPS indicates that the site and surrounding area to the north of Canterbury Road are within a local centre with potential for residential growth **(Figure 23)**. This is a key matter raised by the proponent in the subject application to support its view that a new strategic framework has been established that identifies residential permissibility being appropriate for the subject land.



Figure 23: Extract from LSPS mapping (Source: Connective City 2036 LSPS)

No loss of employment lands

The application states that the existing built form arrangement creates very few jobs as the warehouse buildings are vacant. Having regard to the strategic planning framework which includes potential medical facilities, the site could accommodate up to 300 jobs as outlined under the supporting scheme.

The need for affordable housing

The application outlines the priority and need identified for the delivery of additional affordable housing under the current strategic planning framework. The application considers this is important to consider in the assessment of the subject SCC application which seeks to deliver approximately 113 affordable housing units.

PERMISSIBILITY STATEMENT

The SCC application has been sought in accordance with Chapter 2, Part 2, Division 5 of *State Environmental Planning Policy (Housing) 2021* (herein referred to as the Housing SEPP). This Division of the SEPP 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 and where residential flat building development is not currently permitted.

The site complies with the requirements given it is located approximately 655m (**Figure 24**) south-east of the main entrance to Belmore Station and residential flat buildings are currently prohibited on the site under both zones pertaining to the site – i.e. part B6 Enterprise Corridor and part R3 Medium Density Residential.

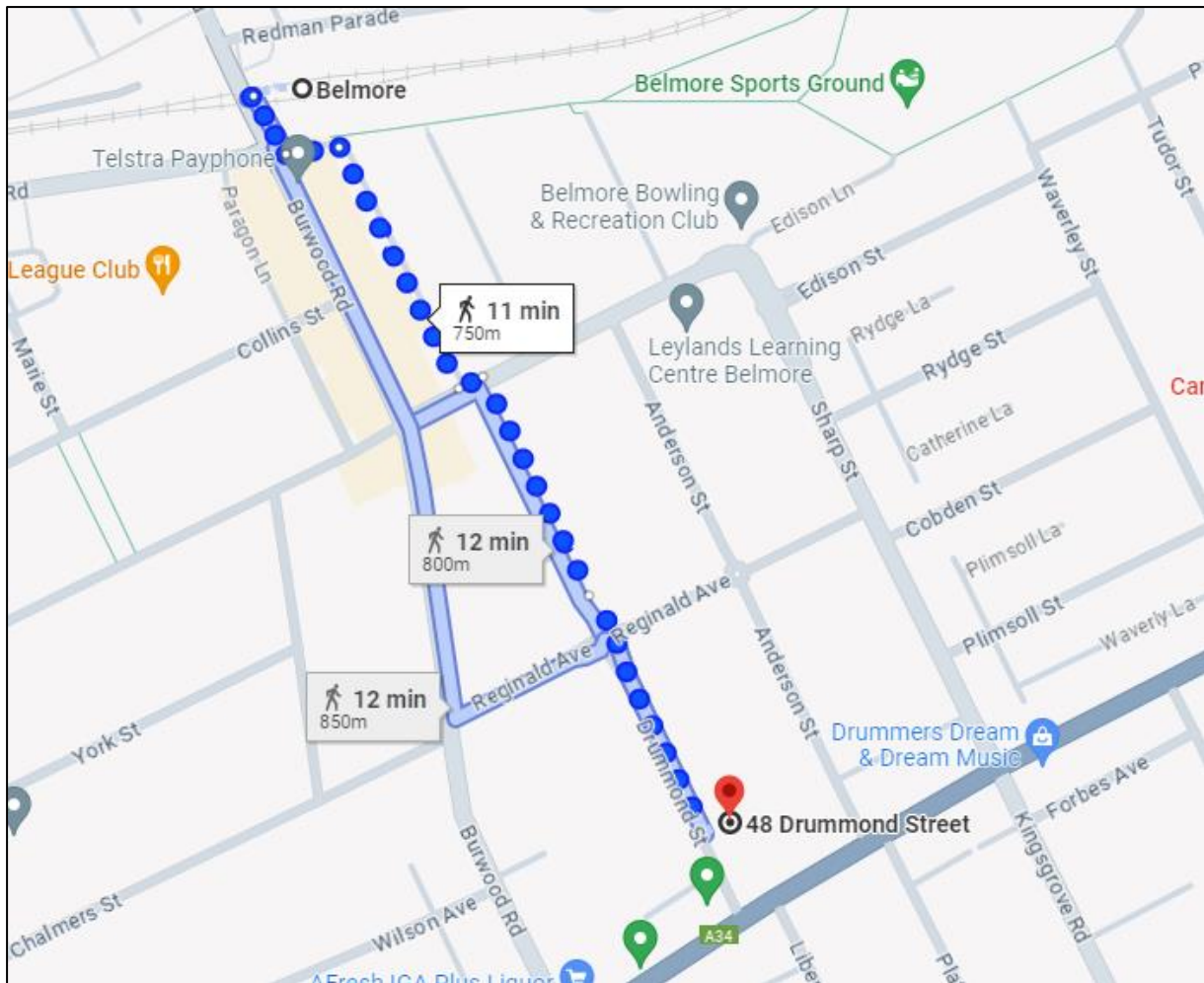


Figure 24: Proximity of site to the entrance of Belmore railway station (Source: Google, 2023)

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 (DA) 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 SCC 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

As set out in Clause 41 of the Housing SEPP, the application of State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (SEPP 65) and the Apartment Design Guide (ADG) is not affected by a SCC issued under Chapter 2,

Part 2, Division 5 of the Housing SEPP. Any future development application/s on site will need to adhere to the requirements of SEPP and the ADG.

ASSESSMENT

A. COUNCIL COMMENTS (clause 39(6)(a))

In accordance with Clause 39(4), a copy of the SCC application was provided to Canterbury Bankstown Council for its consideration and comment.

Clause 39(6)(a) of the Housing SEPP sets out that the Secretary must not issue a SCC unless the Secretary has taken into account comments (if any) received from the relevant Council within 14 days after the application for the certificate was made.

On 6 April 2023, Council provided comments that are summarised in **Table 4** below. These matters have been considered by the Department in its assessment for the SCC.

Table 4: Summary of Council comments

<p>Issue 1 – The SCC will result in the use of land for purposes that are not commensurate with the desired objectives as given effect to under the Canterbury-Bankstown ‘Connective City 2036’ LSPS</p>
<ol style="list-style-type: none"> 1. The site under consideration is located on the periphery of the Belmore Local Centre. As per the Connective City 2036 plan, it has been identified that Belmore has the potential to support a diverse range of housing and urban services. 2. However, page 71 of the LSPS stipulates that any new housing development must adhere to master planning principles in order to enhance the liveability of the current and future community. 3. Evolution 2.4.35 of the LSPS highlights the requirement of implementing the Canterbury Road Review. Thus, an assessment of the SCC application against the Canterbury Road Review is necessary.
<p>Issue 2 – The SCC will result in the use of land for purposes that does not align with the intent of the Canterbury Road Review</p>
<ol style="list-style-type: none"> 1. The review proposes to cluster development into a series of strategic locations, referred to as junctions and localities. These locations have been defined to concentrate development in areas that will provide opportunities for the creation of open space, pedestrian connectivity, and other amenities. 2. The site is not within an identified junction or locality, and therefore is not recommended for multi-storey residential development. 3. Canterbury Road should be recognised as a crucial component of the Sydenham to Bankstown Urban Renewal Corridor. It is identified as one of the primary radiating corridors of Sydney for bulky goods and mixed commercial uses. 4. Council would not support the distribution of high-density housing in this particular scenario for the following reasons: <ol style="list-style-type: none"> 1. It would inhibit the realisation of the overriding objective of the Canterbury Road Review 2. The scheme will result in housing being delivered outside of key centres and cross streets that connect train stations along the north-south axis, and 3. The scheme will result in housing that does not conform to ‘green grid’ initiatives.
<p>Issue 3: The SCC will result in the use of land for purposes that are not commensurate with the desired zoning outcomes as given effect to under the current Canterbury LEP 2012 and the subsequent Consolidated Canterbury Bankstown LEP</p>

1. The subject site is zoned part B6 Enterprise Corridor and part R3 Medium Density Residential under the Canterbury LEP 2012 within which development for the purpose of a 'residential flat building' is prohibited.
2. Council has progressed the draft Consolidated Canterbury-Bankstown LEP (draft CBLEP) which is currently with the Department for finalisation and making. Under the draft CBLEP, the subject site zoning will not be altered in accordance with the Gateway Determination and Council's adopted Housing Strategy and Employment Lands Strategy as follows:
 1. The Gateway Determination for the draft CBLEP precluded any changes to the permissibility of residential land uses or development standards.
 2. Council's adopted Housing Strategy recommends the continued prohibition of residential flat buildings in the R3 zone.
 3. Council's adopted Employment Lands Strategy recommends the continued prohibition of all residential accommodation uses in the B6 zone. However, some changes are proposed in the provisions for the B6 zoning, namely permitting neighbourhood supermarkets (up to 1,000m²) with consent.
3. Whilst Council is supportive of any 'commercial premises' uses within the B6 zone that are currently permissible with development consent, Council would not be supportive of any 'retail premises' development as proposed by this SCC scheme. Council is concerned of the possible impacts on the viability of the Local Centre's retail function should the concept proposal proceed.

Issue 4: The SCC will undermine the strategic planning work that Council has commenced in preparation for the comprehensive Belmore Master Plan, including an assessment to determine whether the quantum of retail premises floor space being sought through this proposal is appropriate

1. The site is within the area of the Belmore Master Plan. Considering Council's preparation of the draft Master Plan, if an SCC is granted Council's ability to holistically plan for the entire Belmore centre, including the subject site, will be negatively impacted.
2. Council is currently undertaking background analysis and studies in preparation of its Draft Master Plan for the Belmore Local Centre. As part of this process, Council has engaged SGS Economics and Planning to undertake an Economic Study for the Belmore, Lakemba, and Canterbury Local Centres (the centres). Part of this study will look to establish an appropriate quantum of employment generating floorspace within the entire Belmore Local Centre.
3. Council intends to investigate where best to locate affordable housing within the Belmore Local Centre as part of the master planning process. The issuance of an SCC in this scenario will lead to outcomes beyond Council's control that consequently affect the potential to ensure Affordable Housing is provided in locations that provide the most positive community outcomes.
4. Council has stated that it will continue to engage with the Belmore community, landowners, and stakeholders. There will be other opportunities for the community and land owners to provide comment on the draft Master Plan in the future. Council has advised the applicant that it should participate in the engagement opportunities in the preparation of the Master Plan rather than pursue spot-rezoning or similar site-specific planning changes.

Issue 5: The SCC will lead to planning outcomes that contravene the heads of consideration under Clause 39(6) of the Housing SEPP

Compatibility with surrounding uses, including	Although it is recognised that the proposed SCC reflects a notable shift towards mixed-use developments in the area, the immediate context adjacent to the site primarily comprises of low-rise single-story dwellings, with some two-story dwellings.
--	--

existing and approved uses of land in the area	<p>Council notes that the response provided by the applicant fails to adequately consider the existing context surrounding the proposed development. The applicant appears to rely on the scale of existing developments along Canterbury Road to justify the scale of the proposed development, without considering the low-rise character of the adjacent residential area. Council also observes that the clause cited by the applicant pertains to the compatibility of the proposed residential flat building with the existing and approved land uses in the area, rather than actual approved development or existing development.</p>
Bulk and scale impacts on existing and preferred future uses	<p>Council does not support the building heights and intensity of scale being sought through this proposal. This position is based on the absence of extensive studies and modelling which will be taken place in preparation of the Belmore Master Plan. These studies have an anticipated completion later in 2023 and will confirm the suitable future density of development across the Belmore Local Centre.</p> <p>The proposed building heights and scale are not commensurate with the current development adjoining the site, as depicted in the Proponent's Urban Design Review Scheme. Both the south-western and south-eastern orientations of the site along Anderson Street and Drummond Street respectively indicate a 7-storey building interfacing two-storey dwellings. This proposed bulk and scale creates a significant visual impact and exceeds the existing scale of development within the vicinity of the subject site.</p> <p>In addition, the subject site is situated outside of a node of intensification as identified in the Canterbury Road Review. The location and extents of these boundaries have been considered against the most appropriate constraints to ensure the creation of liveable local centres that provide a diversity of street characters along Canterbury Road with co-located commercial and community facilities with housing above. Council notes that this response does not give full regard to the existing surrounding context and relies on precedence along Canterbury Road as a means of verifying the built scale being pursued through this SCC application.</p> <p>In consideration of the proposed development, Council recognises the need for careful planning and design to minimise potential conflicts between residential and commercial land uses on and surrounding the site. Council notes that the current proposal, which includes a residential flat building at a scale depicted in the applicant's concept scheme, will have detrimental impacts on the surrounding low rise residential context comprising single and double storey dwellings.</p> <p>Council is concerned that the concept scheme fails to create an appropriate transition between the proposed 7-storey building height and the existing two-storey dwellings on Drummond Street and Anderson Street. The proposed development will have significant impacts on the built form outcome, public domain, liveability, and sustainability of the current and future development of the surrounding land. Given that the Belmore Master Plan is yet to be drafted, Council is unable to confirm the degree of change, if any, that will be required on adjoining sites to enable more appropriate transitions.</p>
Service and infrastructure availability	<p>The proposed development of the site at the scale and intensity put forward by the applicant, without consideration for the Council's forthcoming Master Plan studies, is likely to impose an additional burden on the existing and planned public infrastructure in the Local Centre, including public parks,</p>

	<p>active transport links, community facilities, and other amenities. The proponent's concept scheme presents a large building footprint that dominates the site and does not incorporate design principles for deep soil areas for tree canopy, human-scale development, or publicly accessible open space suitable for passive and active recreation purposes.</p> <p>The applicant's proposed scheme for the site will necessitate significant infrastructure upgrades to manage the increased demand. However, the submission does not provide any details regarding these upgrades.</p>
Environmental impact	<p>The site sits within an urbanised metropolitan centre that is surrounded by low density residential and small-scale commercial premises. While it is noted the site is not mapped as affected by environmental constraints such as flooding and</p> <p>contaminated land, there is no mention of an intention to adopt sustainability initiatives, and minimal reference to intentions to adopt design excellence as part of this proposal.</p>

B. COMPATIBILITY WITH THE SURROUNDING LAND USES (clause 39(6)(b))

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:

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

The existing and approved uses of land in the area are described earlier in this report and shown at **Figure 6**. It is apparent that assessment requires consideration of the differing context of development fronting Canterbury Road and low to medium density residential uses to the north away from Canterbury Road.

The existing zoning in the surrounding land permits the following residential uses:

- boarding houses; shop top housing in the B2 Local Centre zone;
- shop top housing in the B5 Business Development zone; and
- boarding houses; dual occupancies; dwelling houses; group homes; multi dwelling housing; semi-detached dwellings; seniors housing in the R3 Medium Density Residential zone.

As discussed earlier, there are a number of existing and approved shop top housing developments in the surrounding area along Canterbury Road (**Figure 6**).

All directly adjoining land to the north away from Canterbury Road is zoned for and includes residential development. The types of residential uses include single dwellings, multi dwelling housing and residential flat buildings between one and three storeys.

Having regard to the existing and approved uses surrounding the site, the introduction of a residential flat building on the land is capable of achieving compatibility as:

- there are other examples of residential developments in the vicinity of the site fronting Canterbury Road of a similar scale to that proposed; and
- the size and orientation of the site provides opportunities for a well-considered design response that addresses the existing lower scale interface to the north of the site a condition has been recommended on the SCC to ensure this consideration as part of a DA.

These matters would require further consideration and detailed assessment as part of any future development assessment.

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 future uses of that land (clause 39(6)(b)(ii))

Impact of the residential flat building on existing and approved uses

The SCC application includes a residential flat building concept scheme to illustrate the compatibility and impacts of the proposed development on the surrounding uses (**Figures 13 – 19**). The concept scheme depicts:

- a ground level podium (supporting non-residential uses, such as medical facilities and ancillary retail) with residential levels above;
- four buildings with heights ranging from 6-7 storeys (approximately 23m);
- an intended FSR of 2.6:1;
- a “public park” of 1,290m² to the northern frontage of the site; and
- a rear laneway connecting Drummond Street to Anderson Street.

The impacts of this development scheme on existing and approved used is discussed below.

Bulk and scale impacts to Canterbury Road

The neighbouring land along Canterbury Road (zoned B2 Local Centre B5 Business Development) reflects a maximum permissible height limit of 18 metres. This is reflected in the current built form context with examples of six storey developments in proximity to the site fronting Canterbury Road. The application states:

The development is substantially 6 storeys in height, the same as the existing controls associated with adjoining and surrounding sites, and the existing and emerging development for residential flat development and mixed use buildings in the area and along Canterbury Road generally.... There is a small element at 7 storeys which is setback and only located atop buildings C and D.

Having regard to adjoining development along Canterbury Road, it is accepted that there are other examples of shop top housing developments of a similar scale envisaged under this proposal. However, it is noted that the development scheme has a maximum height of approximately 23 metres which both exceeds the existing development standards for the site and adjoining land fronting Canterbury Road.

A development application relying on an SCC granted under the Affordable Rental Housing SEPP will still need to address the relevant planning standards, such as the FSR and maximum building height, applying to a site. Further, the Design Excellence provisions of the Canterbury LEP are likely to apply to a future development application and those provisions require the consideration of the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

Bulk and scale impacts to surrounding properties

The immediate neighbouring development to the north of the site includes two storey multi housing developments fronting both Drummond and Anderson Street. The remainder of properties fronting these streets are differing examples of 1-3 storey residential developments.

A key difference with this SCC application to the previous SCC application is the inclusion of properties within the R3 Medium Density zone at 35, 37 and 39 Anderson Street in the subject development site. These properties all contain existing single storey dwellings which

are now proposed to be incorporated into the subject development site. The application outlines that:

It is obvious that the inclusion of the additional properties adjoining the site in Anderson Street and residential flat building in Drummond Street within the site area and forming part of the development would assist to satisfy the requirements of the Affordable Rental Housing SEPP (now Housing SEPP) enabling an appropriate transition and to mitigate any adverse impacts associated with the built form.

It is noted that the concept scheme also outlines an intention for the following:

- an 8m wide one-way lane in the northern portion of the site ; and
- the provision of a 1,290m² open space area in the north-western corner of the site.

The delivery of these elements to the development scheme cannot be ensured through this SCC process and would be a matter for consideration as part of any future development assessment. However, it is accepted that the size and orientation of the site is capable of implementing these intended outcomes subject to further detailed assessment and clarification of delivery.

Ultimately, the intended built form outcome is higher than envisaged under existing planning controls. While the development scheme reflects a six storey built form outcome to the rear, it is noted that it includes a large ground level commercial space which is significantly higher than residential floor to ceiling heights. It is equivalent to a seven storey built form outcome to the rear and both exceeds existing development standards for the site and those permitted in adjoining zones. It should be noted however, that as part of recently announced proposal the surrounding R3 zoned land could permit residential flat buildings of 16m and a FSR of 2:1 – this is discussed further below.

Having regard to the existing context to the north, the final height and density of the development can be further explored and tested to respond to existing lower scale developments. This should include a reduction in height or increased separation distances to respond to this interface. A condition has been recommended to address the ADG and stepping down the building to respond to the adjoining residential area.

Further, the Design Excellence provisions of the Canterbury LEP are likely to apply to a future development application and those provisions require the consideration of the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

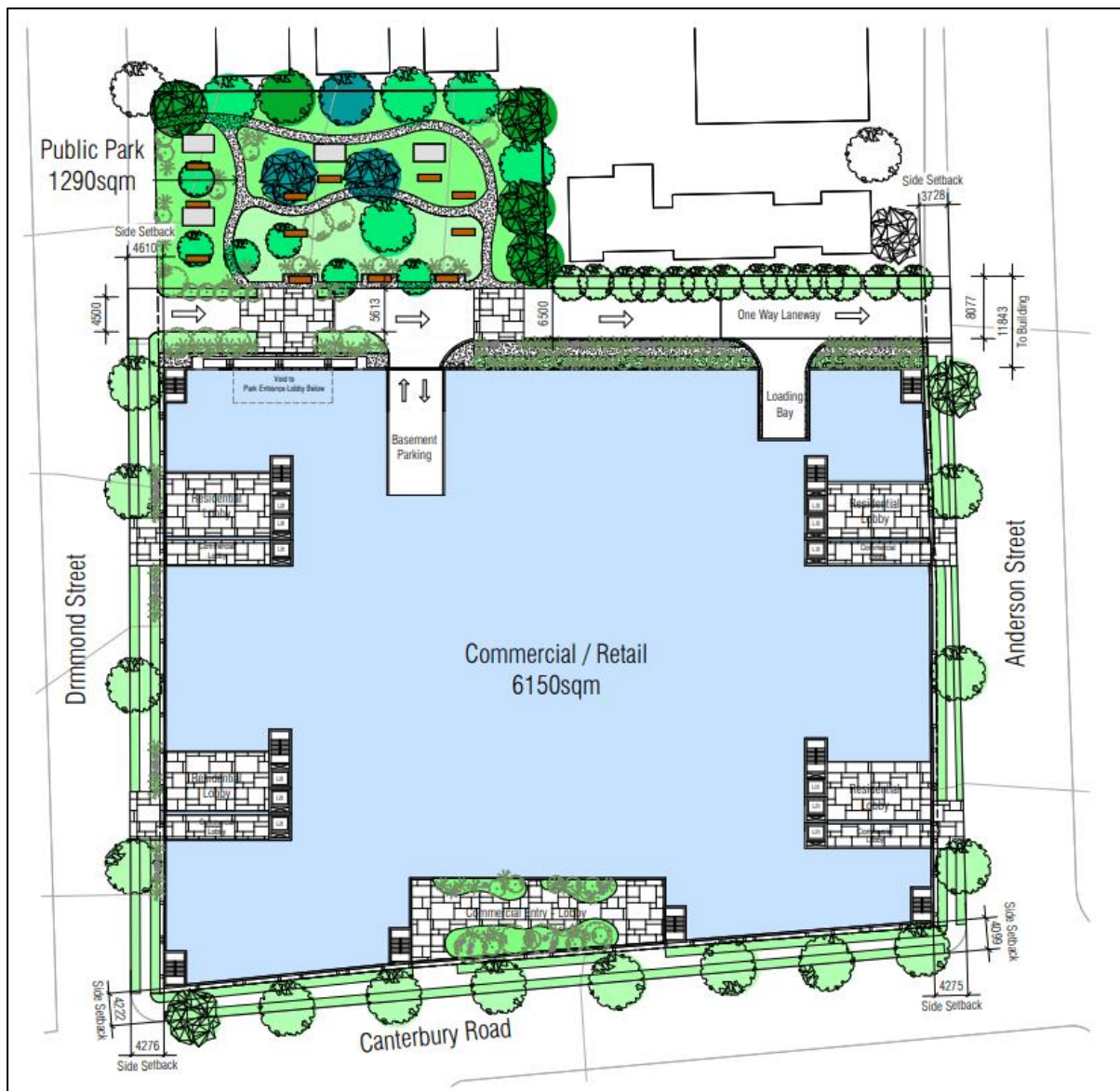


Figure 25: Concept Scheme – Ground floor plan (Source: Jakaan Architects, 2023)

Overshadowing

The application includes shadow diagrams (**Figures 26 - 28**) demonstrating shadowing at hourly intervals on 21 June between 9am and 3pm.

Due to the orientation of the site, the residential land to the north will receive minimal overshadowing impacts from the proposed development, while shadowing impacts to the B2 land on the western side of Drummond Street will be confined to the early morning. The remaining shadowing impacts fall over either Canterbury Road or the non-residential land uses on the B6 land to the south.

From the information provided, it appears that surrounding land will be capable of achieving solar access requirements subject to further assessment as part of any future development assessment. Overshadowing is also required to be addressed by the ADG and Council's LEP Design Excellence provision.



Figure 26: 9am shadow diagram in winter (Source: Jakaan Architects, 2023)



Figure 27: 12pm shadow diagram in winter (Source: Jakaan Architects, 2023)



Figure 28: 3pm shadow diagram in winter (Source: Jakaan Architects, 2023)

Impact of the residential flat building on likely preferred future uses

The likely preferred future uses surrounding the site requires consideration of the existing strategic framework and key NSW Government priorities.

Assessment against Canterbury Road Review Recommendations

Table 5 provides a brief analysis against the relevant recommendations in the Canterbury Road Review having regard to the intended development outcome.

Table 5: Relevant Canterbury Road Review Recommendations

Canterbury Road Recommendation	Assessment against proposal
Recommendation 1 Concentrate residential development at 7 Junctions (Figure 21 and 22)	The site is not located within one of the 7 Junctions. It is however near the Burwood Road Junction.
Recommendation 2 Allow additional residential development in the 11 Localities, on the northern side of the road, between the 7 Junctions (Figure 21 and 22)	The site is not located within any of the 11 Localities.
Recommendation 3 Exclude multi-story housing from other land fronting Canterbury Road.	The site is located within an area that is recommended to exclude multi-storey housing,
Recommendation 10 Establish appropriate planning controls to ensure a continuous network of rear lanes, parallel to Canterbury Road.	The concept scheme provides a rear lane consistent with the recommendation

Having regard to **Table 4**, strictly speaking, the proposed introduction of a residential flat building development on this site is inconsistent with three of the recommendations of the Canterbury Road Review as it is not on a site expressly nominated for housing. The proposal is however, consistent with recommendation 10 as the concept shows allowance for a lane connecting Anderson and Drummond Streets.

However, the SCC planning pathway for affordable housing requires consideration of the compatibility of the development on the future uses of surrounding land. This is discussed further below.

Council's LSPS and LEP 2023

A key reason presented in the subject SCC application to the merits of the application, is that since the previous refusal (2019 SCC application) was issued, Council has an endorsed LSPS. The application states that this new strategic framework has confirmed the site is not captured as being *industrial and urban services* land which was a key issue raised in the refusal of the previous SCC application. To demonstrate this, the applicant highlights a map in the LSPS shown at **Figure 29**.

The application states that the classification applied to the site includes local centre with potential for residential growth and the Canterbury Road and Kingsgrove Medical Precincts which appears to also adjoin and form part of the site. As such, the recently changed strategic context provides a new framework within which to assess the application, including opportunities to assist the delivery of employment use objectives in this project.

Figure 29 below identifies the site is identified as part of and adjacent to the Canterbury Road and Kingsgrove Road Medical Precinct which *is an urban boulevard connects an extended health and urban services precinct near Canterbury Hospital*. It also shows that the site is part of and adjacent to land identified for “potential residential growth”.

Figure 30 below identifies the site on within and adjacent to the Canterbury Road and Kingsgrove Road Medical Precinct.

Figure 31 below identifies that part of the site (likely the B6 zoned section) is not identified as a “local centre potential for housing growth”. However, land directly to the north is identified for this purpose.

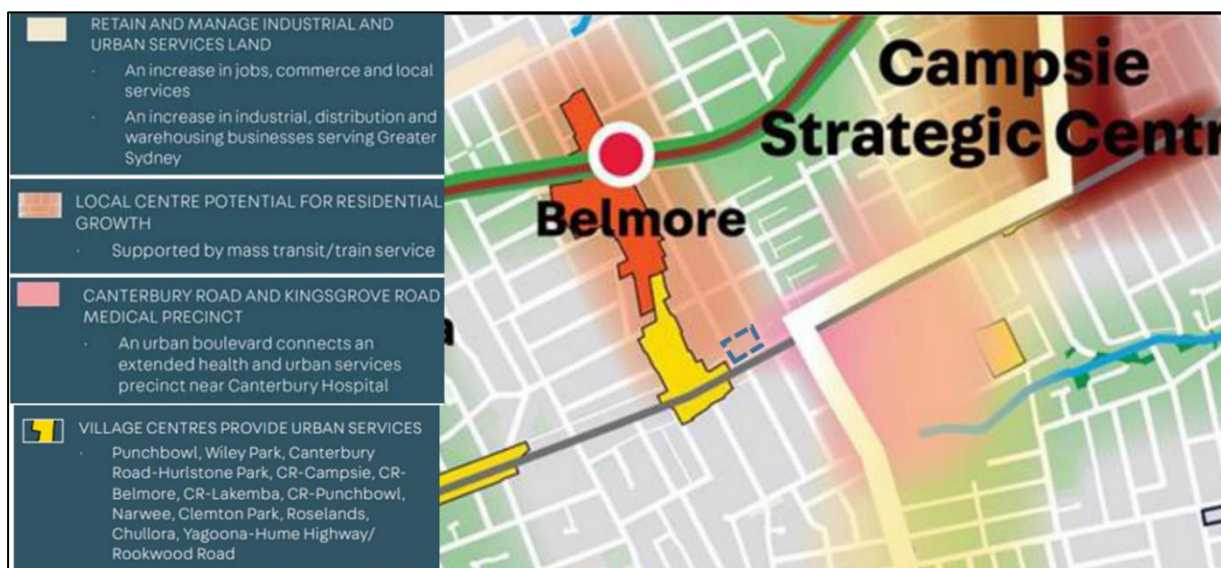


Figure 29: Plan for Connective City 2036 – Canterbury Bankstown LSPS



Figure 30: Places for Commerce and Jobs Map - Canterbury Bankstown LSPS



Figure 31: Housing in the City Plan 2036 Map – Canterbury Bankstown LSPS

It is apparent that the site is situated on and adjacent to land that is identified in the LSPS:

- to provide urban services to support the Canterbury Road and Kingsgrove Road Medical Precinct; and
- for potential residential growth.

Having regard to this, it should also be noted that:

- Evolution 2.4.35 of the LSPS requires the implementation of the Canterbury Road Review; and
- the LSPS identifies Belmore as a centre that will be investigated for *additional housing, subject to master plans, structure planning, community consultation, and environmental and urban design studies*. Whilst it is acknowledged that master planning for Belmore is currently being undertaken by Council, including the implementation of the Canterbury Road Review, there is no definitive timeframe for the implementation of this work.

The B2 zoned sites adjoining the site allow for residential accommodation in the form of shop top housing with a 18m height limit. The adjoining B2 zoned properties fronting Canterbury Rd to the west of the site are shown in the LSPS as nominated shop top housing and within a local centre with potential for residential growth (see **Figure 31**). The R3 zoned sites to the north are proposed to remain. The introduction of a residential use on the subject site is consistent with the preferred uses of those sites as set out in the LSPS.

Further, the Government has recently announced a proposal to permit residential flat buildings on all R3 zoned land in well located areas – that is, within station and town centre precincts within the Six Cities Region. The precincts will be:

- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of certain business zones.

The adjoining R3 zoned land is within a well located area as described in the reforms.

These reforms outline that the preferred use of well-located R3 zones, like adjoining the site would be for mid rise residential flat buildings. A residential flat building use on the subject site would therefore be compatible with these adjoining uses.

Whilst the B2 zoned land to the east of the site is not expressly nominated for residential growth in the LSPS and is mapped to provide urban services to support the Canterbury Road and Kingsgrove Road Medical Precinct, it currently allows residential development types. Given the current strategic framework, including the consideration of NSW Housing Crisis it is considered that the likely preferred uses of that land would be to continue to allow residential development. The land is well located being within 800m of the Belmore Centre.

The B6 zoned site on the opposite side of Canterbury Road does not allow for residential development, however it is considered that a residential flat building on this site would not affect the preferred uses of that site. Any future land use change on that site would be subject to its own merit consideration.

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 Belmore Local Centre which is part of an established urbanised area. The site has access to retail offerings, essential services and facilities. The site is situated within 800m of Belmore Station which is planned to become a Metro station and also located within close proximity to bus stops along Canterbury Road.

The scale and density of the proposed residential flat building is likely to have an impact on existing and public infrastructure such as public parks, active transport links, and community facilities. Notwithstanding the above, the site is part of an established urbanised area and well serviced by infrastructure; services and public transport to support development in the area. It should also be noted that any future development application on the site would be subject to contributions local and state development contributions for infrastructure. The provision of a public open space on the site is supported.

Traffic and vehicular access

The site is serviced by Canterbury Road, Drummond Street and Anderson Street. Canterbury Road is an 18m-wide arterial road, while both Drummond and Anderson Street are 12m-wide two-way streets. As discussed earlier, the SCC application proposes the construction of a one-way lane in the northern portion of the site (**Figure 22**). The entrance to the one-way lane is provided via Drummond Street and provides access to underground parking for the development, as well as access to Anderson Street.

The SCC application is supported by a traffic statement by Lyle Marshall and Partners Pty Ltd which states that the volumes generated by the development will not significantly affect the

level of service at the key intersections in the surrounding road network. Further assessment of traffic and car parking matters would be a matter for consideration of any future development assessment, including the refinement of the non-residential parking rates once specific uses are identified.

The site is within 800m of a Metro station that will provide more regular and faster services than the existing rail line and therefore any future development application should consider minimising the car parking on the site.

With the site's proximity to a Classified Road, a development application will have to be referred to TfNSW for comment under SEPP (Transport and Infrastructure). The SEPP also requires the consideration of measures to ameliorate traffic noise impacts and the impact on the road network, including parking provisions. As such, the parking and traffic arrangements are satisfactory for the purposes of the SCC application, while any car parking and traffic impacts can be satisfactorily addressed as part of a development application.

C. EFFECT ON THE ENVIRONMENT (clause 39(6)(c))

The Secretary must not issue a SCC unless the Secretary 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 (clause 39(6)(c)).

Flooding

Under the CBLEP 2023, the site is not identified as being flood affected.

Contamination

Historically, part of the site has been used for light industrial uses. These uses have been as a shirt factory and a shoe factory and a mechanic workshop, with a petrol bowser was located on the south-western concern of the site.

The application is supported by Stage 1 and Stage 2 Environmental Site Investigation prepared in March 2014 to support a mixed-use development application (refer to background section). The investigation concluded that the site can be made fit for the mixed use residential intended purpose. A Remediation Action Plan was previously prepared which outlined the remediation methodology proposed.

A review of the Stage 1 and Stage 2 Environmental Site Investigation and remediation Action Plan was also completed in 2015.

Having regard to these investigations and recommendations, sufficient information has been provided to demonstrate that a residential use can be introduced to the site. Further investigations would be required to be undertaken as part of any future development assessment.

Acid sulfate soils

The site is not identified as being affected by acid sulfate soils with the relevant CBLEP 2023 mapping.

Natural environment

The site is not identified on any CBLEP 2023 mapping as having ecological, biodiversity or natural environment significance.

The application is considered to satisfy this requirement of the SEPP.

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 compatible with the land uses permitted, or constructed, or likely preferred uses on adjoining land in the vicinity of the site;
- the proposal is consistent with a key NSW Government priority to increase housing supply across NSW within walking distance of well-connected public transport, helping to provide access to services and jobs;
- 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 proposed development is to be configured to ensure a transition in height between Canterbury Road and the surrounding residential area to the north. The development should step down in height towards the residential zone and proposed open space to the north.
2. Any future development application must consider the existing floor space ratio ,building height provisions of Canterbury-Bankstown Local Environmental Plan 2023 and relevant State policies.
3. Any future development application should demonstrate compliance with the relevant controls of the Apartment Design Guide including (not limited to) building separation, solar access, open space and vehicle access.
4. Any future development application should explore ways to maximise deep soil planting across the site to improve the human scale of the development and interface with adjoining properties.
5. Any future development application requires a design response to Drummond Street and Anderson Street to address the local street character. A design response is needed for the:
 - façade and streetscape;
 - height of building and massing; and
 - traffic and pedestrian movements.

ATTACHMENTS

Attachment A – SCC Application Report

Attachment A1 – Site Survey

Attachment A2 – Architectural Design Set

Attachment A3 – Architectural Statement

Attachment A4 – Building Form Analysis

Attachment A5 – Traffic Advice

Attachment A6 – Environmental Site Investigation

Attachment A7 – Remedial Action Plan

Attachment A8 – Environmental Contamination Review Report

Attachment A9 – Confirmation of Community Housing Provider Status

Attachment A10 – Owner's Consent to Lodge Application

Attachment A11 – Shadow Diagrams (Turner Architects)

Attachment A12 – Site Plan

Attachment B – Council Comments