



State Environmental Planning Policy (Housing) 2021 Site Compatibility Certificate

I, the Deputy Secretary, Planning, Land Use Strategy and Housing at the Department of Planning and Environment, as delegate of the Secretary, determine the application made by Pacific Planning Pty Ltd on 23 February 2023 by issuing this certificate under clause 39(5) of State Environmental Planning Policy (Housing) 2021.

I certify that in my opinion, the development described in Schedule 1:

- is compatible with the surrounding land uses, having regard to the matters specified in clause 39(6)(b), only if it satisfies certain requirements specified in Schedule 2 of this Certificate; and
- is not likely to have an adverse effect on the environment and will not cause any unacceptable environmental risks to the land, only if it satisfies certain requirements specified in Schedule 2 of this Certificate.

Monica Gibson
Deputy Secretary
Planning, Land Use Strategy and Housing

Date certificate issued: 21/12/2023

Please note: This certificate will remain current for 5 years from the date of this certificate (clause 39(9)).

SCHEDULE 1

Site description: The subject site is 677 and 687 Canterbury Road, 44 and 48 Drummond Street and 35, 37 and 39 Anderson Street, Belmore in the Canterbury-Bankstown local government area.

Property Description
Lot 90 DP 3862
Lot A DP 952115
Lot B DP 952115
Lot 1 DP 533919
Lot 2 DP 533919
Lot 91 DP 3862
Lot 97 DP 3862
Lot A DP 322858
Lot B DP 322858

Project description: New residential flat building of which at least 50% are proposed to be managed by a registered social housing provider as affordable housing for a minimum of 15 years.

Application made by: Pacific Planning Pty Ltd

SCHEDULE 2

Requirements imposed on determination:

In accordance with clause 39(7) of *State Environmental Planning Policy (Housing) 2021*, the development is required to satisfy the following requirements:

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 and 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 preserve the local street character. A design response is needed for the:
 - façade and streetscape;
 - height of building and massing; and
 - traffic and pedestrian movements.