



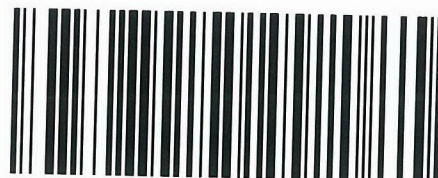
# City of Canterbury

*City of Cultural Diversity*

*Our Reference:* Our Ref: 150/677D

Enquiries: Warren Farleigh  
Direct Phone: 9789-9608  
Direct Fax: 9789-1542

Regional Director  
Sydney Region East  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

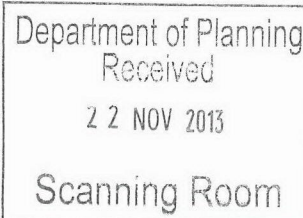


PCU049582

Attention: Ms Charlene Nelson

Dear Ms Nelson,

**Subject: Application for Site Compatibility Certificate  
677 Canterbury Road, Belmore**



I refer to previous correspondence and discussions concerning the above matter.

I can now advise that Council has considered a report on the Residential Development Strategy and resolved, as relevant to this particular site, to initiate a planning proposal to:

- Rezone the site to B5 Business Development, including the parcel of land known as 46 Drummond Street which is currently zoned R3;
- Increase the height limit to 18 metres, with the exception of the land known as 46 Drummond Street. This part of the site will retain its current 8.5 metre height limit; and
- Amend the land use tables for the B5 zone generally to permit residential flat buildings.

In addition to this advice, the following general comments are offered in relation to the information forwarded with the application for a Site Compatibility Certificate.

- There is a lack of detail on the proposed (required) ground floor uses. While the SEPP requires "activation" on ground floor frontages which face a street, retail premises are prohibited under the LEP.
- Our DCP requires a minimum setback from Canterbury Road of at least 3 metres and this increases to 9 metres for any building which proposes ground floor residential apartments.
- There is an overall lack of detail on the proposed building envelopes. We would expect any Development Application to show a stepping down in height towards adjoining low density residential zones to the north.
- The lack of scaled or dimensioned drawings make it difficult to determine appropriate distances for building separation, both within the site and to adjoining sites. This has the potential to impact on development yield.

- It is noted that the site is at the edge of the requirement in the SEPP to be less than 800 metres from a railway station.

It is noted however that matters relating to the final design of any proposal for this site would be expected to be resolved through the formal Development Application process and not necessarily through the process of whether or not to issue a Site Compatibility Certificate.

I trust this information is of assistance. If you have any further enquiries please do not hesitate to contact me on 9789-9608

Yours Sincerely



Warren Farleigh

**A/MANAGER ENVIRONMENTAL POLICY**

20 November 2013