



DIRECTOR-GENERAL'S SITE COMPATIBILITY
CERTIFICATE—APPLICATION FORM

Date received: ____/____/____

Site compatibility application no. _____

LODGEMENT

Instructions to users

This application form is to be completed by a **public authority, social housing provider, or applicant undertaking development with the Land and Housing Corporation** who wishes to apply to the Director-General of the Department of Planning for a site compatibility certificate under Division 5, Part 2 of State Environmental Planning Policy (Affordable Rental Housing) 2009 (the SEPP).

A site compatibility certificate is required under clause 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain classes of development identified in the SEPP. In particular, consent for development under clause 36 of the SEPP may be granted only if the development is the subject of a certificate from the Director-General certifying that the development is compatible with surrounding land uses.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply. The application fee must be provided at the time you lodge this application form.

To ensure that your application is accepted, you must:

- complete **all** relevant parts of this form, and
- submit **all** relevant information required by this form, and
- provide **3 copies** of this form and attached documentation, and
- provide form and documentation in **electronic format** (e.g. CD-ROM).

NB: The Department of Planning may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Director-General, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning. Please refer to www.planning.nsw.gov.au for contact details.

PART A — APPLICANT AND SITE DETAILS

A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Name of public authority / social housing provider / applicant undertaking development with the Land and Housing Corporation

Pacific Planning Pty Ltd

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

James

Family name

Matthews

Street address

Unit/street no.

Street name

Suburb or town

State

Postcode

Postal address
(or mark 'as
above')

PO Box or Bag

PO Box 8

Suburb or town

Caringbah

State

NSW

Postcode

1495

Daytime telephone

Fax

Email

jmatthews@pacificplanning.com.au

Mobile

0437521110

A2 SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL

Application for a Site Compatibility Certificate under Division 5 of the ARH SEPP

STREET ADDRESS

Unit/street no.

677-687and 48

Street or property name

Canterbury Road and Drummond Street

Suburb, town or locality

Belmore

Postcode

2192

Local government area

Canterbury Bankstown

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION

Lot 91 DP3862; Lot A & B DP 952115; Lot 1 & 2 DP 533919



Attach map and detailed description of land.

The **real property description** is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

LAND OWNER'S NAME AND CONTACT PHONE NO.

If the land owner is the same as the applicant on this site compatibility certificate form please write 'the applicant' here.

Belmore Linx Pty Ltd

DEVELOPMENT PROPONENT'S NAME AND CONTACT PHONE NO.

Who will be lodging any subsequent development application to council? If the development proponent is the same as the applicant on this form for a site compatibility certificate please write 'the applicant' here.

The Applicant

DESCRIPTION OF PROPOSED DEVELOPMENT. Include proposed uses, access and height of buildings or structures.

The certificate will facilitate a mixed use residential/affordable housing/retail development, including the demolition of all existing buildings on the site; basement car parking; three (3) key buildings to a maximum height of 6 storeys transitioning in height from Canterbury Road to two (2) storeys to the north; 174 dwellings of which 50% (87 dwellings) are affordable dwellings; and retail/commercial units along the Canterbury Road frontage.



Attach copy of proposed site layout.

CURRENT ZONING OF LAND AT THE PROPERTY

Part B6 Enterprise Corridor and Part R3 Medium Density Residential

CURRENT LAND USE AND APPROVALS AT THE PROPERTY e.g. land use type, approved developments on site.

The site currently contains a vacant 2 storey brick and rendered industrial building at 677 Canterbury Road; a single storey brick, rendered and metal industrial/commercial building at 687 Canterbury Road; and a 2 storey brick apartment building at 48 Drummond Street.

The site is also subject to an existing Site Compatibility Certificate, issued on 15 July 2014. The Certificate expires on 15 July 2019, hence this application for a new Certificate. A Concept DA was lodged with Council on 22 March 2019. A new Certificate will allow the progression and determination of the Concept DA and the lodgment of applications for development.

ZONING OF LAND ADJACENT TO THE PROPERTY. List zones for ALL adjoining land.

B2 Local Centre
R3 Medium Density Residential

CURRENT LAND USE AND KNOWN APPROVALS ON THE ADJACENT LAND

The site forms part of a section of Canterbury Road that is undergoing change and transition to a mixed use neighbourhood, in part due to its proximity to the Belmore town centre and associated public infrastructure. Similar scale mixed use developments in the immediate vicinity are included and illustrated in the attached application report.



Attach copy of zoning extract from the relevant LEP or other environmental planning instrument showing zoning at the site and all adjoining zones in relation to the site.

PART B — RESIDENTIAL FLAT BUILDINGS NEAR RAILWAY STATIONS AND NOMINATED TOWNS (CLAUSE 36 OF SEPP)

In this Part, identify the reasons why you need to apply for a Director-General's site compatibility certificate.

B1 IS THE PROPOSAL FOR DEVELOPMENT UNDER CLAUSE 36 OF THE SEPP?

- 1.1. 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 ☐ No. This section does not apply.

- 1.2. If yes, is the proposed development to be located in the Sydney Region 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

☐ No. This section does not apply.

- 1.3. If yes, 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?

Part B6 Enterprise Corridor and Part R3
Medium Density Residential

☐ No. This section does not apply.

- 1.4. Did you answer YES to all questions from 1.1 to 1.3 above?

☒ Yes. You require a site compatibility certificate under clause 36 of the SEPP. **Proceed to Part C.**

☐ No. **DO NOT** continue filling out this form. A site compatibility certificate will not be issued.

INTERNAL DEPARTMENT USE ONLY — SUMMARY OF PART B

2. APPLICATION OF SEPP TO THE SITE

2.1. Does the proposed development require a site compatibility certificate under the SEPP?

☐ Yes ☐ No

APPLICANT FOR SITE COMPATIBILITY CERTIFICATE

Public authority ☐ Yes ☐ No

Social housing provider ☐ Yes ☐ No

Applicant undertaking development with
the Land and Housing Corporation ☐ Yes ☐ No

Name of public authority / social housing provider / applicant undertaking development with the Land and Housing Corporation

Note: *Social housing provider* is defined under the SEPP (Affordable Rental Housing) 2009 as any of the following:

- Department of Human Services
- Land and Housing Corporation
- a registered community housing provider
- Aboriginal Housing Office
- a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*
- a local government authority that provides affordable housing
- a not-for-profit organisation that is a direct provider of rental housing to tenants.

PART C — SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT

In this Part, provide documentation to describe the development proposal, its context, strategic justification and compatibility with surrounding land uses.

C1 DEVELOPMENT PROPOSAL INFORMATION

1. CONTEXT



Attach information to support the site context such as photos, maps and written evidence.

- Description of the site and the surrounding environment (including all adjacent lands)
 - location, zoning of the site, existing and approved uses, built form, and past land uses
 - zoning, current land uses and built form of surrounding lands
 - areas or items of cultural heritage significance on site or within surrounding lands (including Aboriginal cultural heritage and other cultural heritage)
 - natural environment on site and of surrounding lands (including significant environmental values and natural resources)
 - hazards and natural constraints on site and of surrounding lands (e.g. flood prone land, bush fire risks)
- Access to services and facilities
 - access to transport infrastructure and services, accessible pedestrian routes
 - provision of utilities including water, sewage, electricity and gas
 - access to social infrastructure including hospitals and other medical facilities, schools, community services, open space and cultural and recreational facilities
 - location and description of available shops and other business services

2. PROPOSAL



Attach information to adequately describe the development proposal (including photos, maps etc).

- Description of the proposal including numbers of units/dwellings
- Proposed site layout and relationship to the surrounding environment including any areas or items of cultural heritage significance, the natural environment, and hazards and natural constraints
- Building envelope (footprint and height) relative to any adjoining development/uses; indicative layout of proposed development in relation to adjoining development/uses; floor space ratio and setbacks; other relationships between the proposed development and the existing built environment

3. STRATEGIC JUSTIFICATION



Attach brief description of the strategic justification for the proposed development – limit to 10 pages

- Consistency with regional and local strategies
- Adequacy of services and infrastructure to meet demand
- Environmental benefits and appropriate management of constraints
- Public benefits from developing the site for the proposed purpose

4. PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY (COUNCIL) AND INFRASTRUCTURE/SERVICE PROVIDERS



Attach evidence of pre-lodgement consultation

- Evidence of consultation
- Description of and response to issues raised in consultation

Note: Pre-lodgement discussion with the council and with agencies such as the Roads and Traffic Authority, Rural Fire Service and providers of infrastructure and services such as health, community, transport, electricity, water, and sewerage infrastructure and services, will assist in preparation and assessment of your application.

C2 STATEMENT ADDRESSING SEPP SITE COMPATIBILITY CRITERIA



Applicants should provide a statement demonstrating whether the site is suitable for additional uses, and that those uses are compatible with surrounding land uses. In doing so, have regard to (at least) the following matters for consideration outlined under clause 37 of the SEPP:

1. EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT

The site is surrounded by mixed use business zones along Canterbury Road and residential land to the north.

The residential to the north includes low to medium density development and is characterised by single storey detached houses, 2 storey residential apartment buildings and villa townhouse developments. To the east and west of Anderson and Drummond Streets the site is adjoined by B2 Local Centre zoned land. The current uses include shop top housing, commercial buildings and a mixed use development currently under construction. 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 site. The area is undergoing a period of transition in accordance with the zones and development controls. The emerging developments are discussed in detail in the attached application report.

2. THE IMPACT THAT THE PROPOSED DEVELOPMENT (INCLUDING ITS BULK AND SCALE) IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND USES THAT ARE LIKELY TO BE THE PREFERRED FUTURE USES OF THE SURROUNDING LAND.

The bulk and scale of the proposed development is consistent with the existing and envisaged character of the area. Land either side of the site is zoned B2 Local Centre and similar forms of development are anticipated for these sites. The public domain is enhanced through active frontages at ground level, where commercial and retail uses are proposed in accordance with Section 36(2)(b) of the Affordable Rental Housing SEPP. This is consistent with future adjoining development and adjoining zoned for mixed use development.

While the existing SCC (15 July 2014) determined the development of the site to be "compatible with the surrounding land uses" and "not likely to have an adverse effect on the environment", it also provided a number of conditions to further ensure the proposed development did not have an adverse impact on the preferred future uses of the surrounding land. As such, the development was refined in accordance with the conditions, including a reduction in height and transition from Canterbury Road to the low density to the north. As is illustrated in the application report attached, the concept has been re-engineered to address the transition of buildings to the northern lower density residential development. A 45 degree height plane has been introduced to shift massing to the south and reduce visual mass, bulk and scale impacts. As such, some of the key design parameters that have been applied to ensure the bulk and scale responds to the surrounding emerging and envisaged built context:

Maximum height of 6 storeys with a recess for levels 5 and 6 on Canterbury Road to minimise visual impact;

The Canterbury Road frontage is broken by a laneway forming two separate buildings to create a break in the built form;

Northern setbacks of 6 metres and 9 metres with planting, landscaping and open space acting as a buffer to residential land to the north;

3.7 metre setback to Canterbury Road to first four levels and 8.7 metre setback to recessed levels; and

Ground floor retail and commercial uses to activate the Canterbury Road frontage.

Further details are provided in the attached application report discussing details of the proposed development outcome, response to the existing and emerging surrounding built environment, and how the concept has responded to the conditions of the existing SCC.

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (E.G. COMMUNITY, HEALTH, EDUCATION, TRANSPORT AND RETAIL SERVICES)

The site is within 800 metres of the entrance to the Belmore railway station. This formed the basis for the issuing of the existing SCC, which promotes affordable housing opportunities in locations within an easy walking distance of public transport. This equates to approximately a 9-minute walk.

Further, the site is approximately 400 metres from the edge of the commercial district, or a 5 minute walk of the Belmore town centre. The town centre contains many of the services required by a growing population, including commercial and retail services, with further job opportunities. The Belmore railway station is also part of the Sydenham to Bankstown metro rail line and Belmore is identified as being in the Sydenham to Bankstown urban renewal corridor.

There is a nearby school and hospital to further meet the needs of the growing community. This includes the Canterbury Hospital 800 metres away and 7km from the recently announced \$1.3 billion rebuilt of Bankstown-Lidcombe Hospital. Canterbury Road is a bus corridor connecting the site to other parts of the City, including Bankstown, Canterbury and Central.

Further the site has historically been utilised for residential and commercial purposes. This site is well serviced by utilities infrastructure required to support residential land uses in accordance with the existing SCC.

Notwithstanding, a Utilities Infrastructure and Services Report will be prepared in support of development applications for the site to support the provision of gas, water, sewer and electricity.

4. 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

The site has limited existing vegetation as the existing factory and parking area occupies much of the site. Remnant vegetation on the edges includes some existing mature native Brushbox trees on the corner of Canterbury Road and Drummond Streets, and some landscaping associated with the front yard of the residential apartment building on Drummond Street. The existing vegetation contains no significant environmental value.

Further, there are no known hazards and as the slope is relatively flat, with a gradual slope of approximately 3 metres across almost 100 metres there are no known natural constraints.

The proposed development, consistent with the zones and emerging development surrounding the site will therefore not have any adverse effect on the environment. A Contamination Report is attached which considers that the future residential use is acceptable given the existing uses.

C3 ADDITIONAL COMMENTS

An existing SCC applies to the site. As the SCC is due to expire on 15 July 2019, and a Concept development application is currently before Council, a new certificate is required. This will allow

the further lodgement and consideration of development applications.

As per the previous SCC, the conditions have been further considered and addressed in a refined concept for the site. The proposed development concept is consistent with the emerging pattern of development surrounding the site and envisaged by the Canterbury Road Review. Importantly, the proposal will provide considerable affordable housing supply to an area with significant housing stress.

PART D — CHECKLIST, PAYMENT AND SIGNATURES

D1 APPLICATION CHECKLIST

Please check that you have provided all the information required for your application.

I have completed all sections of this application form.

☒ Yes ☐ No



I have attached all relevant supporting information (please check box as relevant).

☒ Yes ☐ No

- Map and detailed description of land ☒
- Copy of proposed site layout ☒
- Copy of zoning extract or other evidence ☒
- Proposal information - context, proposal, strategic justification, and pre-lodgement consultation ☒
- Additional information for statements against site compatibility criteria ☒

I have addressed the following SEPP site compatibility matters in **section C2** of the form.

☒ Yes ☐ No

1. Existing uses and approved uses ☒
2. Impact of development including bulk and scale ☒
3. Availability of services and infrastructure ☒
4. Effect on environment or environmental risks ☒



I have provided three **(3)** hard copies of this form and all relevant supporting information

☒ Yes ☐ No

I have provided the application form and supporting information in electronic format

☒ Yes ☐ No

I have enclosed the application fee (see below for details)

☒ Yes ☐ No

D2 APPLICATION FEE

You are required to pay a fee for the assessment of an application for a Director General's site compatibility certificate. The prescribed fee under clause 262A of the Environmental Planning and Assessment Regulation 2000 is calculated at \$250 for lodgement, plus an additional \$40 for each dwelling in the development in respect of which the certificate is to be issued. The maximum fee payable is \$5,000. Please contact the Department of Planning prior to application lodgement to verify the amount payable.

Number of dwellings in the development to which a site compatibility certificate is required

174 (87 affordable)

Estimated fee payable (\$250 plus an additional \$40 for each dwelling in the development)

\$5000

D3 CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under State Environmental Planning Policy (Affordable Rental Housing) 2009 for a Director-General's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed development and address all matters required by the Director-General pursuant to clause 37(6)(b) of State Environmental Planning Policy (Affordable Rental Housing) 2009
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)



Name(s)

James Matthews

In what capacity are you signing, if you are not the owner of the land?

Applicant

Date

31 May 2019

D4 LANDOWNER'S CONSENT

As the owner(s) of the subject land for which the proposed development will be permitted and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature(s)

Name(s)

Date