



Mr James Matthews
Planning Director
Pacific Planning Pty Ltd
PO Box 8
CARRINGBAH NSW 1495

James
Dear Mr Matthews

Application for a site compatibility certificate for 677, 687 Canterbury Road and 48 Drummond Street, Belmore – State Environmental Planning Policy (Affordable Rental Housing) 2009

I refer to your application for a site compatibility certificate with a development concept for 174 residential apartments, at 677, 687 Canterbury Road and 48 Drummond Street, Belmore under State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Rental Housing SEPP).

As the delegate of the Secretary I have reviewed the advice of the Planning team, including commentary from Canterbury-Bankstown City Council objecting to the issue of the Site Compatibility Certificate. Council's objections relate generally to:

- the strategic context of the proposed development, taking into account the Canterbury Road Review and the retain and manage principle for industrial development from the South District Plan;
- the environmental impacts of the proposed development, including the objection to further development from Roads and Maritime Services and additional issues identified in the assessment of the development application for the site.

Council has subsequently released its draft Local Strategic Planning Statement that uses the principles of the Canterbury Road Review. The draft Statement identifies the importance of transitioning existing employment uses to support health and allied health activities along Canterbury Road, outside the proposed village centres.

I am also aware the Sydney South Planning Panel has subsequently refused the development application for the site on the recommendation of the Council. The refusal of the development application is not a relevant matter in the consideration of the Site Compatibility Certificate. However, the issues of strategic land use (as a guide to the preferred future use of the land), environmental impacts and the infrastructure capacity, are all matters relevant to the consideration of a Site Compatibility Certificate.

I note the proponents do not have access to a Court appeal process following the refusal of the development application and expiry of the 2014 Certificate. In

recognition of this loss of appeal right, the history of this proposal and the changing planning context, I consider it appropriate to seek the opinion of the proponents on the issues raised by Council and its request the Certificate be refused. Your advice is sought in particular around the following key points:

1. Is the Canterbury Road Review and the South District Plan, as well as the draft Canterbury-Bankstown Local Strategic Planning Statement appropriate to determine what the preferred future use of the land might be; and
2. Are the cumulative traffic issues of the proposed development capable of being managed to the satisfaction of Roads and Maritime Services?

This information is requested to be provided by 22 November 2019, although the Department would be happy to discuss further time if you believe necessary.

If you have any questions in relation to this matter, please contact Mr Alexander Galea in the Department of Planning, Industry and Environment's Sydney Region East team on 8289 6793.

Yours sincerely



8 November 2019

Brett Whitworth
Acting Deputy Secretary
Greater Sydney, Place and Infrastructure