

Our Reference: SYD19/00473
DPIE Reference: DA70/2019

28 January 2020

The Executive Director
Key Sites Assessments
Department of Planning, Industry, and Environment
320 Pitt Street
Sydney NSW 2000

Attention: Alexander Galea

Dear Sir/Madam,

**SITE COMPATIBILITY CERTIFICATE (SCC) APPLICATION SEEKING TO FACILITATE
DEVELOPMENT OF 174 DWELLINGS WITH 50% (87 DWELLINGS) TO BE USED FOR
AFFORDABLE HOUSING TO BE MANAGED BY AN ACCREDITED AFFORDABLE
HOUSING PROVIDER
677-681 CANTERBURY ROAD AND 48 DRUMMOND STREET, BELMORE**

Reference is made to Department of Planning, Industry and Environment (DPIE) referral dated 16 December 2019, regarding the abovementioned SCC which was referred to the former Roads and Maritime Services (Roads and Maritime) now Transport for NSW (TfNSW) in accordance with Clause 101 & 104 of the *State Environmental Planning Policy (Infrastructure) 2007*. On 1 December 2019 legislation came into effect to bring Roads and Maritime and TfNSW together as one organisation.

TfNSW has reviewed the submitted information and provides the following advisory comments for the Department's consideration in the determination of the application:

1. The development has minimal traffic generation and will have negligible impact on the Canterbury Road corridor. However, it should be noted that:
 - The vision to create seven centres with north-south cross streets to connect urban renewal to the Metro stations is heavily dependent on recommendations being executed via appropriate amendments to Council's existing planning controls.
 - The broader traffic and transport study, determination of any mitigation works (which may include road widening requirements along the corridor) and funding mechanisms are yet to be finalised. It is unclear if this broader study will have any potential impacts on this development site.

For more information, please contact Vic Naidu, A/Senior Land Use Planner, by email at development.sydney@rms.nsw.gov.au

Yours sincerely,



Brendan Pegg
A/Senior Manager Land Use Assessment
South East Precinct Greater Sydney Division