### 3**∅** January 2019

Dr Peter Williams &
Mr Russell Miller
Independent Planning Commission
Level 3
201 Elizabeth Street
Sydney NSW 2000

#### Dear Dr Williams & Mr Russell Miller

We are writing to you on behalf of the many residents and property owners of Platts Avenue and Liberty Street Belmore who are opposed to the rezoning to the sites known as 642-644 Canterbury Road and 650-658 Canterbury Road and 1-3 Platts Avenue and 2, 2A, 2B 2C and 2D Liberty Street Belmore.

We were never notified of the decision to refer the Gateway refusal for review by the Independent Planning Commission (IPC) by the Department of Planning.

We have consistently objected to the overdevelopment of these sites as our homes which are R3 low rise are in close proximity to the proposed rezonings.

The proposed residential towers will dominate the streetscape and create privacy and massive overshadowing to the residents of Liberty and Platts Avenue Belmore.

The residential use will be also be close to a service station which we understand has 3 underground tanks containing 40,000, 30,000 and 10,000 litres of flammable liquid.

The residential use will be also be adjacent to a clearly semi industrial use of a service station together with the spray painting and panel beating workshop. We are concerned at the extra car traffic to be generated from the proposal which will use our side streets of Liberty Street and Platts Avenue to enter and exit.

We are also concerned at the proposed use of Clause 4.6 by the applicant to vary one or more of the council development standards.

We would welcome an onsite inspection by the IPC to view our homes in proximity to the proposed rezonings.

We attach for the IPC perusal copies of petitions and previous correspondence collated and submitted to the Canterbury Bankstown Council over a 2 year period which clearly outline our concerns and issues with this proposal.

We trust that no decision will take place until we have been afforded an opportunity to place our concerns direct in person to the Panel members of the IPC in relation to this matter.

We thank you for your interest in this matter.

Yours faithfully

Signed

XIA JUNAL

THAN HOLANG

Hang Phane

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TIMEN HOLANG

DOO HO Jung

31, 1. 2019

MASSIMO DICARUCCAO

2192

31/1/2019

Kellie Warren

31/1/2019



17 September, 2016

General Manager Canterbury Bankstown Council Beamish Street Campsie

Dear Sir,

I am writing in relation to the Planning proposal for 642-644 and 650-658 Canterbury Rd, 1-3 Platts Avenue and 2, 2A, 2B and 2D Liberty St Belmore.

Please be advised that this letter is a formal objection to this proposal based on the following:

### 1. The objective of the Planning Proposal

The proponent's assertion to increase residential density as a result of this rezoning, is a contradiction to the objective of this planning proposal to rezone to B5 *Business Development*.

In its current state of design (Geotech plans), the proponents are unable to table the proposed 1522m2 of 'commercial space' as they have been unable to acquire the second site.

As it stands today, the proposal is merely a massive residential development. With over 600 apartments cleared for a two block stretch along from Platts to Burwood Rd Tradelinks site, I think we have more than enough.

#### 2. Site appropriateness

It is clear that designated development by the previous Canterbury, Council and State significant infrastructure is not aligned along this Corridor. No provision for extra buses, schools, health care, child care Is approved.

This site is not a designated node. It lies outside the stipulated 800m to mass public transport. The area cannot handle this density.

650-658 is a working petrol station and mechanic site. 2 Liberty St is an existing electrical mechanic. Both businesses have been established for over 30 years. The owner has not requested re-zoning. No rezoning should be considered, as this will affect livelihood and employment.

This proposal does not comply with SEPP32 Urban Consolidation, as it does not promote orderly economic use and development.

No intrusive environmental investigations have been carried out on any of these sites and are warranted should the 650-658 site ever be considered for redevelopment.

### 3. Site Area

The continual rezoning by the previous Canterbury Council, and the covert inclusion of residential properties in the business rezones (1 & 3 Platts Avenue) of this site is evidence that the **Proponent and the previous council's premise is profit and not public benefit** with respect to this site.

The covenants to prevent **double dipping** should be activated at this amalgamated site.

The Proponent argues that laneway is 'dedicated to Council" as a public laneway is in the public interest. Yet argues that increased density it required to make laneway viable.

The area has previously rezoned twice and does not warrant the extra request for additional height.

# 4. Specific Development type

The proposed building height to 25m is excessive within the framework of building heights in Canterbury Road. As such, the increase in height to 18/ 25m will result in:

- An in-articulated streetscape of inappropriate scale that does integrate with, nor improve the landscape of Canterbury Rd.
- Non-existent FSR for B5 Zoning will result in a bulky monolithic design that detracts from the environment amenity and southern residential character of Platts Avenue. It will dominate the outlook and interrupt current open sky views and impinge on privacy.
- This proposal does conform to the CDCP requirement of a 6m setback with corresponding 45-degree plane. This has resulted in unacceptable overshadowing.

 As a result of the above, Solar access schedule is does not conform to standards. This requires further investigation

Visual modeling shows Neighbour 1 rear units solar access 9-10am &1-2 = 2 hours solar access. Not 3 as stated in table.

Visual modeling shows Neighbour 2 (duplex house) property solar access between 10 & 11.30am only. Table states an additional hour from 2-3

This massive development casts shadows across 12 properties to the south, affecting vital afternoon winter warmth.

 Increased traffic, parking congestion, and noise on residential streets.

There will be an inevitable increase in the amount of traffic down Platts and Liberty.

A number of issues remain unclear with respect to RMS requests for traffic flow management from Council, number of basement parking, (due to the un-amalgamated site) positions of ingress/egress.

The proposed no right turn recommended for Liberty will direct traffic to an already congested intersection of Kingsgrove Rd, Sharp St. identified in an earlier traffic report, which require remediation of said intersection. This was not factored in to the most recent traffic report.

Until these points are clarified to the community, no rezoning should occur.

Parking is at a premium in Platts Avenue now. Heavy excavation trucks from the current development have destroyed our street. It is often dangerous and unsafe to drive.

# 5. Envelope and Density

The proponent has not provided the requested for 3m set back to provide safe pedestrian walk ways and landscape verge improvements.

A near fatal accident involving a mother and her infant in a pram at this site occurred last year.

This is a dangerous road, and doesn't warrant such density.

Numerous Illegal right turns are encountered every day.

The lack of setbacks on corners will also add **visual bulk** where developer proposes18-25m.

I note there is zero setback to site B boundary.

In addition, easements to the privately owned business at 2 Liberty St have not been addressed.

I respectfully ask that my justifiable views are taken in accordance with the terms of the Gateway Determination, and commonsense prevails. The site should remain B6 Enterprise Corridor and Part R3 Medium density.

The Planning Proposal fro 6424-644, 650-658, 1-3 Platts Avenue and 2A, 2B, 2C, 2D should be rejected as the redevelopment fails in addressing several vital obligations

- its objective
- the site appropriateness
- the site area
- the envelope and density
- the specific type of development

all of which will significantly impact on residents' quality of life.

Yours Sincerely, Kellie M Warren

12/9/2016

The General Manager Canterbury Bankstown Council Beamish St CAMPSIE

We, Mr J and Mrs V Trifonopoulos, owners at object to Planning Proposal for 642-644 and 650 Canterbury Road, 1-3 Platts Avenue and 2, 2A, 2B, 2C and 2D Libery St Belmore based on the Proponents failure to follow State Government and Council aims and objectives.

I believe that the proponent's development is a direct contravention of policy.

I request that all changes to Planning should be deferred until the investigations/audits and the ICAC enquiry into the practices of the former Council are complete.

I have been a resident in Platts Avenue for over 40 years.

The Canterbury LEP 2012 currently does not allow the type of use and scale and it should remain as so for the following reasons.

## The Community do not want it

The State and Local governments need to listen to the people of the Corridor.

The creation of such large developments will have far reaching social impacts our community. The Planning proposal states that the developer is helping meet housing needs, activating business for the all the community.

The already worsening traffic congestion and pollution on Canterbury Rd and lack of current infrastructure to support such fast paced growth is very problematic. The additional pressure on local streets with heavy machinery, trucks and site traffic and parking is real.

We are not against development - just overdevelopment.

# There is no need for 25m high housing along this Corridor

Council administrator Richard Colley on July 26, this year stated that there had been 'approved development well in excess of height and scale recommended by the 2014 Canterbury Residential Development Strategy, and that a review of all further development is to be undertaken by December with community consultation to follow".

Over 700 apartments have been approved for this 2-block stretch of Canterbury Rd,

Belmore. No more LEP's should be altered for additional density gain.

The building is entirely out of character.

Allowing the proponent to dictate additional height sets a dangerous precedent, to the detriment of the local environment.

A significant proportion of this development will affect my privacy. Elevation to 18/25m will see neighbors looking a direct line of site into my apartment. Much of my living space and many more of my neighbors' yards will now be in shadow in the winter months.

This huge high rise slab will back onto a low-rise residential community – the current LEP zoning of 12m is sufficient. No change is warranted.

It does not respect the setback space between the development and my property. The creation of the laneway for the Proposal will create more traffic noise and pollution. We already have two laneways in our street. Both have become a site for large rubbish dumping, drug dealing/taking and prostitution over the years.

A laneway is no transition or buffer. It is a justification for articulation and an excuse for request for additional height for the developer.

### The site is inappropriate for such as development

The site is irregular in that it is an un-amalgamated site.

650-658 and 2 Liberty should not be included in this planning proposal because it is an isolated site. The owner has not requested re-zoning. Just because a developer has been unable to acquire a property does not mean that it should be forced to accept differing controls from those surrounding it.

It will isolate site A from future development.

There is no set back for site B boundary. 650-658 Canterbury Rd. Construction will negatively affect these businesses.

The proponent intends on developing around potential safety risks of fire and pollution. No invasive environmental studies have been conducted on the contaminated site. There is asbestos, fuel tanks, and corrosive metals on the site. This can affect public health and safety.

# Increased traffic and parking difficulty

Traffic studies provided by the proponent show vehicle access to site will be redirected from Canterbury Rd, down Kingsgrove Rd.

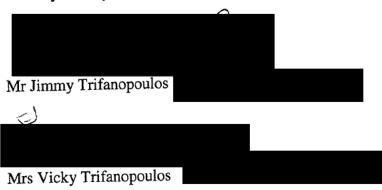
This is already an intersection investigated by the RMS in an earlier study. This study recommended remediation of this site to included a dedicated right hand turn lane from Canterbury to Kingsgrove and remediation of Sharp St. This consideration is not

mentioned by the proponents traffic study and warrants further investigation especially with the additional developments happening to the east.

Platts Avenue and Liberty Street will traffic will increase as a result of this development. Parking is already difficult in these two streets. Speeding is a common occurrence down this street as are illegal right hand turns. The street has petitioned for traffic calming measures this year.

Please consider the community views on the approval of these upzones. We have had little input into the direction of our environment. We understand progress but when huge tracts of your home are swept away, the place where you have lived no longer becomes home.

Thank you for your consideration,



7

General Manager Canterbury Council Beamish St Campsie

I am objecting to the Proponents application to once again, re-zone 642-644 Canterbury Rd and 2A-D Liberty St

- The Canterbury LEP 2012 currently does not allow for the type of
  uses or the scale of such an overdevelopment. A dangerous
  precedent will be set. It is not within the Town Centre where such
  heights are ridiculously permitted. It is well outside the mass transport
  perimeter of 400m
- The premise for adding density and housing choice is nonsensical.
   There are over 700 apartments approved in the 2 blocks opposite and down to Burwood Rd. Not to mention the thousands at Canterbury Station and all along the corridor.
- The Planning Proposal should not be allowed to include both sites because the proponent does not currently own 650-658 Canterbury Rd or 2 Liberty St.

All claims on Ground Floor Area, retail and Commercial uses, car parking access and laneways were all-dependent on the acquisition of site B. The Plan cannot be verified.

 Rezoning land that the developer has been unable to acquire is ethically and morally wrong.

The residential properties opposite at 1 and 3 Platts Avenue have somehow been included in the many rezones. How did this happen?

• The Planning Proposal is not consistent with the Councils strategic Plan.

The development of apartments with tiny FSR's, 2-3 hours of daylight hardly contributes to an attractive and healthy environment city.

Belmore has the lowest proportion of open space in the entire Canterbury district. Contrary to the proponent's assertion, there is very little open Space in the immediate vicinity.

An additional 300 car spaces will increase pollution and traffic congestion.

Stronger communities mean better childcare, schools and health centers. Where is the Proponents/State governments provision for them?

Rezoning of resident 1-3 Platts Avenue will take away affordable housing for residents of 10 years with a large young family.

 Traffic generation of 82 additional movements per hour is unacceptable down residential streets and will contribute to any already congested Canterbury Rd. In addition, I am concerned that the Council has not taken proper measures to ensure the concerns of the Roads and Maritime regarding cumulative traffic impact on Kingsgrove/Canterbury Rd intersection.

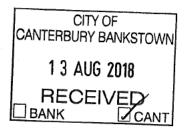
The latest Gateway determination was pushed trough without community consultation on the final RMS traffic study. This should not happen again, just because the Proponents 12-month time limit on current Gateway is about to expire.

 The proposed building is excessive in height and does not fit with the character of the streets backing to the south. In the past map heights have been inconsistent and unclear. I agree with the Urban Planners assessment that 4-6 story (consistent to those others along Canterbury Rd) is suitable for the site.

I dutifully request that Council take into consideration the above points and agree that the Planning Proposal for the above site not be allowed to proceed. It is clearly not in the public interest – legally, morally or ethically.

Yours truly,

Massimo Dicarluccio.



Dear Mr Stewart

We the residents of Canterbury Bankstown Council request that the Council reject the development application for the sites known as 642-644 Canterbury Road Belmore, 1-3 Platts Avenue Belmore and 2A, 2B, 2C and 2D Liberty Street Belmore for a multi unit development for 149 residential units and associated commercial development.

The proposal to allow walk up flats on Canterbury road and in the side streets is out of character with the area. The proposed increase in height from 12 metres to 18 metres and beyond on these sites zoned B6 is not justified. The proposed increase in height from 8.5metres to 18 metres on the R3 zoned areas is also not justified.

We the residents object to any increase in height on these subject sites.

We feel that the height restrictions as currently imposed took into account the amenity of the area and we ask that Council reinforce these height restrictions.

The proposal to allow walk up flats on such a large scale will lead to major traffic problems for our quiet residential streets.

There are serious privacy concerns by allowing large scale bulky unit development that will overlook people's backyards and general outdoor living areas.

We are also concerned at the removal of the warehousing and employment generating lands if Council approves the subject sites for residential use. Any commercial use at ground floor would be a token use of the sites compared to what is operating there at the moment. Council should be concerned at the number of vacant shops along Canterbury Road that have been built as part of the high rise towers. This has happened because there is no at ground parking for persons to park and visit these premises. It is fragmented and displays a lack of planning by the previous now dismissed Canterbury Council

We respectively ask that Council take our concerns into account and not proceed with this development application approval.

Date 5th August 2018.

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Signed 7.8.1%.

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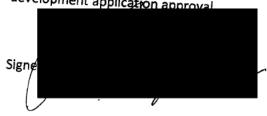
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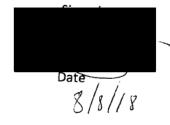
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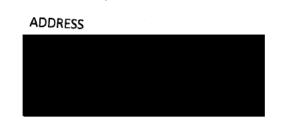
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THEHCORE GROUP ADDRESS

Date

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Date 7.08.18

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THEHEOR P CROWPADDRESS

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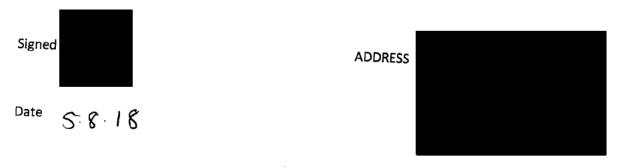
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We feel that the height restrictions as currently imposed took into account the amenity of the area and we ask that Council reinforce these height restrictions.

The proposal to allow walk up flats on such a large scale will lead to major traffic problems for our quiet residential streets.

There are serious privacy concerns by allowing large scale bulky unit development that will overlook people's backyards and general outdoor living areas.

We are also concerned at the removal of the warehousing and employment generating lands if Council approves the subject sites for residential use. Any commercial use at ground floor would be a token use of the sites compared to what is operating there at the moment. Council should be concerned at the number of vacant shops along Canterbury Road that have been built as part of the high rise towers. This has happened because there is no at ground parking for persons to park and visit these premises. It is fragmented and displays a lack of planning by the previous now dismissed Canterbury Council



Dear Mr Stewart

We the residents of Canterbury Bankstown Council request that the Council reject the development application for the sites known as 642-644 Canterbury Road Belmore, 1-3 Platts Avenue Belmore and 2A, 2B, 2C and 2D Liberty Street Belmore for a multi unit development for 149 residential units and associated commercial development.

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We object to the Planning Proposal on the following grounds:-

The proposal is to allow residential flats (up to 8 storeys in height) on Canterbury Road is out character with the area and furthermore Canterbury Road is a dangerous road for such development.

The predominant use for this site will be residential and not business development.

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We object to the massive intrusion on our privacy from the many balconies that will be looking directly into our backyards and private open space areas towering from up to 25 metres in height .

We object to the intrusion into our quiet 1-2 storey residential streets of high rise residential tower blocks which will be a blight on the environment and a massive overdevelopment of the lands.

We object and raise concerns that the construction of over 180 residential units will create traffic and street car parking chaos in our quiet residential low rise streets.

We object to the large scale and bulky development as proposed for the sites which is not in keeping with the low rise nature of the suburban side streets.

We object to the fact that the former Canterbury Council rezoned many sites along Canterbury Road without any community consultation which has led to massive overdevelopment and bulky residential towers which created community anger and much debate. We feel that enough residential unit development has occurred on Canterbury Road (albeit being imposed on us without our consultation and input) and any further development of this kind is totally unnecessary.

We object to any increase in height from the current 8.5 m to a maximum of 12 metres for these sites. The proposed increase of up to 25 metres has no merit and is not in keeping with the low rise residential nature of Liberty and Platts Avenue Belmore.

There is no justification for to vary the heights. We also seek that Council reimpose the Floor Space Ratio to the B6 classified lands.

We urge Council not to proceed with this Planning Proposal as it is not in the public interest.

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The proposal is out character for the area and is a massive overdevelopment of the site.

The current B6 and R3 zoning does not permit the construction of such development on the nominated sites above.

The height limit for R3 is 8.5 metres and 12metres for B6. The applicant is seeking heights way in excess of these height limits.

We express concern at the fact that residential flat towers are proposed to be constructed around 650-658 Canterbury Road Belmore — being a service station with 3 underground tanks for 40,000, 30,000 and 10,000 thousand of litres of flammable fuel being a total of 80,000 litres of fuel underground. The residential use so close and adjoining a clearly industrial style use of a service station together with the spray painting and panel beating use at 2 Liberty Street Belmore is not a safe conducive environment for residential purposes.

We express concern at the traffic to be generated from such an overdevelopment of the site with a potential for over 250 vehicular movements to be added to our normally quiet streets.

We object to the gross increase in density to what is a low rise residential area consisting of mainly 1 to 2 storey homes. The imposition of such bulky high rise towers constructed on the southern side of Canterbury Road will dominate the streetscape and create privacy problems and massive overshadowing for the residents of Platts Avenue and Liberty Street alike.

We object to the applicant's request to lodge an objection under Clause 4.6 of the CLEP 2012 seeking to vary one or more of Council's development standard. There is and can be no justification for this variation and it is not in the public interest.

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We object to any increase in height from what is currently in place for these sites as nominated above which is to a maximum of 12m. Any increase in height beyond this will create buildings which are totally out of character with the low rise residential nature of Platts and Liberty Streets.

We object to the massive traffic flows and extra car parking to be generated by this planning proposal which will create in excess of 180 residential units for the combined sites.

We object and question why ratepayers' monies has been spent by the former Canterbury Council on the consultant reports for this site.

We object to the removal of the Floor Space Ratios for these sites and to the loss of warehousing employment generating and service industries along Canterbury Road.

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TAY WARREN			
BIMAN SATO			
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Heidi Mahrillor		
Herry Kalogoracos		
Theano Zora		
Scrard Fadel		
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Henry Yoursef		
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