

**From:** Michael Conway <michael.conway@canterbury.nsw.gov.au>  
**To:** "Davies, Jim" <jimd@canterbury.nsw.gov.au>  
**Cc:** "McPherson, Brad" <bradm@canterbury.nsw.gov.au>  
**Date:** Fri, 29 Apr 2016 15:52:19 +1000  
**Attachments:** IMAGE.jpg (27.08 kB)

Hi Jim,

As discussed, the Department of Planning has formally advised Council that they have received an Opinion from Parliamentary Council and that the plan to rezone and reclassify 15 Close Street, Canterbury can be legally made and that it is being progressed to request the Governor's approval.

Given that the rezoning and reclassification of 15 Close Street, Canterbury is imminent, we request that the 9 metre setback for the adjoining property at 212-218 Canterbury Road, Canterbury be adhered to. The previous DA which was recently approved by Council for the adjoining development at 220-222 Canterbury Road, Canterbury will be built to the boundary of the property. This may cause issues with the side setback for 15 Close Street, Canterbury as the Department of Planning's Apartment Design Guidelines state that "*for buildings five to eight storeys require 18m setback between habitable rooms/balconies.*" The masterplan for 15 Close Street, Canterbury allow for an eight storey building adjacent to 212-218 Canterbury Road, Canterbury which suggests that an 18 m setback would be required on 15 Close Street in order to comply with Department of Plannings guidelines.

In regard to the proposal for a through site link, we do not support this, as it will adversely impact 15 Close Street, Canterbury and there is no real benefit to having a through site link for Council's property, as it may only cut 2-3 minutes off the walk to Canterbury Station. There is a new intersection proposed for Close Street, which will provide sufficient access and amenity to the station and the surrounding area without the need for the adjoining through site link.

Please let me know if you would like to discuss this matter further.

Regards

Michael

>>> Jim Davies 29/04/2016 10:15 AM >>>  
Hi Michael

As discussed can you please comment on the DA 168/2015 (Documents in ECM) especially the proposed through site link along the railway boundary of the development site, with regard to its potential to connect or not, with pedestrian links planned on the former bowling club site. Would you please also confirm that publication of the rezoning and reclassification of the bowling club site is imminent.

I would appreciate your comments by 9th May 2016.

Below is a link to the apartment design guide, which must be considered when a DA is determined for apartments, when there is 4 or more dwellings or three or more storeys proposed, per SEPP 65 - link also provided below

<http://www.planning.nsw.gov.au/Search-Results?keyword=apartment+design>

<http://www.legislation.nsw.gov.au/#/view/EPI/2002/530/part1/d4>

Any problems let me know.

And finally here are the details of Mr Montague, the property consultant I have been trying to contact.

Richard Montague

Director

BEM Property Consultants

[www.bemproperty.com.au](http://www.bemproperty.com.au)

ph 8920 3044

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mob [REDACTED]

And thanks for your time this morning.

## NSW ICAC EXHIBIT

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>>> Michael Conway 28/04/2016 5:43 PM >>>  
Hi Jim,

Call me in the morning on x326.

Regards

Michael

>>> Jim Davies 28/04/2016 5:28 PM >>>  
Hi Michael sorry I missed your call.

I am assessing amended plans for a DA next to the bowling club site. I wondered if you could give be a bit of background on the PP and where it is at. I am aware it is awaiting gazettal?

Can we have a chat tomorrow?

thanks, Jim