



Mr James Matthews
Pacific Planning
PO BOX 8
CARINGBAH NSW 1495

Our ref: 17/04234

Dear Mr Matthews

**Determination of Application for a Site Compatibility Certificate for Lot 2
DP802801, for 2a Gregory Place, Harris Park.**

I refer to your application for a site compatibility certificate under Clause 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARHSEPP) in relation to 2a Gregory Place, Harris Park (Lot 2 DP802801).

As delegate of the Secretary of the Department of Planning and Environment, I have determined the application for a site compatibility certificate under Clause 37(5) of the ARHSEPP by issuing a site compatibility certificate. I have attached the Certificate of Site Compatibility which endorses the site's suitability for affordable housing. However, the Department has concerns regarding the bulk and scale of the proposed development presented within the Urban Design Report. The certificate therefore requires any future development be in-keeping and compatible with existing and approved uses within the area surrounding the site.

It is noted that the City of Parramatta Council and the NSW Office of Environment and Heritage have made comments about issues that relate to the suitability of the proposal regarding heritage impact, flooding, access and the bulk and scale of the development. I encourage you to liaise with these agencies and work through these matters prior to the lodgement of a development application.

If you have any questions in relation to this matter, please contact Ms Catherine Van Laeren, Director, Sydney Region West of the Department of Planning and Environment on (02) 9274 6582.

Yours sincerely

 19 July 2017
Stephen Murray
Acting Deputy Secretary
Planning Services

Encl: Certificate of Site Compatibility



**State Environmental Planning Policy (Affordable Rental Housing) 2009
Certificate of Site Compatibility**

I, the Deputy Secretary, Planning Services, as a delegate of the Secretary of the Department of Planning and Environment, determine the application made by Pacific Planning on 25 January 2017 by issuing this certificate under Clause 37(5) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

I certify that in my opinion:

- the site described in Schedule 1 is located in the Sydney Region within 800m of a rail station;
- the development described in Schedule 1 is compatible with the surrounding land uses, having regard to the matters set out in Clause 37(6)(b); and
- that development for the purposes of affordable rental housing is not likely to have an adverse effect on the environment and will not cause any unacceptable environmental risks to the land uses subject to the requirements specified in Schedule 2 of this certificate.


Stephen Murray
Acting Deputy Secretary
Planning Services

Date certificate issued: 19 July 2017

Please note: This certificate will remain current for 5 years from the date of this certificate (Clause 37(9)).

SCHEDULE 1

Site description: 2a Gregory Place, Harris Park (Lot 2 DP802801)

Local Governmental Area: City of Parramatta

Project description: Residential flat development with a minimum of 50% of all residential product being made available for affordable rental housing for a minimum of 10 years.

SCHEDULE 2

Application made by: Pacific Planning

Requirements imposed on determination:

1. Prior to lodgement of a development application, a partnership with a social housing provider will be in place in accordance with Division 5 of *State Environmental Planning Policy (Affordable Rental Housing) 2009*.
2. Consultation with the NSW Office of Environment and Heritage and the Heritage Council of NSW regarding bulk and scale, and design principles to protect surrounding heritage items is to be undertaken through the development application process.
3. The final development layout, design and number of dwellings will be subject to the consent authority being satisfied with the resolution of issues relating to:
 - surrounding heritage items;
 - form, height, bulk, scale, setbacks, landscaping and residential amenity; and
 - traffic and access, flood risk management and soil contamination.

These matters are to be determined through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.