

31 May 2012

Mr. John Roseth
Chair
Sydney East Region
Joint Regional Planning Panel
23 – 33 Bridge Street
Sydney NSW 2000

RE: DA527/2011 – 27 Leeds Street, Rhodes

Dear Mr. Roseth,

I am writing to you in regard to DA527/2011 for the site located at 27 Leeds Street, Rhodes, which has been reported to the JRPP and is to be considered at the meeting of 6 June 2012.

This proposal, being lodged jointly on behalf of St George Community Housing (SGCH) and BH Australia Leeds 1 (BHAL), aims to achieve a significant public benefit through the provision of up to 251 affordable housing units. The proposal has been the successful recipient of NRAS funding for these units and was also a driver of an allocation of 1,100 properties to St. George Community Housing in 2010 from the State Government to assist in the funding of such projects. The purpose of this grant was to allow community housing operators to gear the properties they were granted to enable them to acquire further social and affordable housing and consequently increase the overall social/affordable housing pool.

As you would be aware SCGH and BHAL lodged amended plans with Council that we believe address Council's bulk and scale concerns. These plans were lodged in good faith after discussions with Council. We have since been advised that Council have decided not to include these in its assessment of the project. BHAL and SGCH are willing to accept the reduced development yield in addition to the additional contributions proposed to Council, which better reflect the planning control and development contributions framework in Rhodes West. We propose to table these plans and proposed contributions at the scheduled JRPP meeting.

We will be responding in detail to other issues raised in Council assessment report shortly.

Yours sincerely,



Ben Hendriks