

Direct Telephone: (02) 9330 6284

File Reference: DA2019/0232

6 February 2020

Mr Stuart Withington
Manager
Planning Panels Secretariat
GPO Box 39
SYDNEY NSW 2001

Dear Mr Withington

PPSSSH-6 – DA2019/0232 - 248 Railway Parade Kogarah

This application is seeking consent for the demolition of existing structures, remediation of the site, construction of an eight (8) storey mixed use building comprising of one (1) commercial tenancy at ground level, seven (7) levels of boarding rooms totalling forty-nine (49) double rooms, one (1) manager's room over four (4) levels of basement parking accessed via a vehicle lift from Blake Street at 248 Railway Parade Kogarah. The development was proposed having regard to the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

The development application and supporting documentation referenced the development was being provided as 'affordable housing' to satisfy the definition of State Environmental Planning Policy (Affordable Rental Housing) 2009. The affordable housing component of the application had a cost of works exceeding \$5 million therefore being regional development as outlined in State Environmental Planning Policy (State and Regional Development) 2011 whereby the Consent Authority is the Sydney South Planning Panel.

On the basis of the applicants submission and discussions during the assessment, Council's Assessment staff undertook the assessment on the basis the development proposal was 'affordable housing' as defined in State Environmental Planning Policy (Affordable Rental Housing) 2009.

Following the application being uploaded to the Regional Panels Portal, the Panel Chair sought clarification as to the 'affordable housing' component of the proposal and if in fact the applicant was proposing the application in accordance with the definition within the State Environmental Planning Policy (Affordable Rental Housing) 2009.

Following this inquiry, contact was made with the applicant again in this regard. The outcome of this discussion was the applicant advising Council the proposal was being proposed as an 'affordable housing' typology rather than to meet the definition of 'affordable housing' as referenced in State Environmental Planning Policy (Affordable Rental Housing) 2009.

As a result of this updated information provided on 5 February 2020, the application is therefore not 'affordable housing' by definition and therefore does not meet the thresholds outlined in State Environmental Planning Policy (State and Regional Development) 2011, as a result the Sydney South Planning Panel is no longer the consent authority for this proposal.

It is therefore requested the application be withdrawn from the Sydney South Planning Panel meeting of 12 February 2020 and the application be returned to Council for the application to be considered by the Georges River Local Planning Panel on 20 February 2020.

Yours sincerely



Nicole Askew
Coordinator Development Assessment

