



Our Ref | SUB21/138550

Department of Planning and Environment
Planning and Assessment
Locked Bag 5022
Parramatta NSW 2124

To Whom It May Concern,

**RE: SITE COMPATIBILITY CERTIFICATE APPLICATION
175 & 177 WELLINGTON ROAD, SEFTON NSW 2162
(LOT 1 & 2 IN DP 35610)**

The NSW Land and Housing Corporation (LAHC) is seeking a Site Compatibility Certificate under Division 5 of the State Environmental Planning Policy (Affordable Rental Housing) 2009 at the above mentioned site.

It is proposed to construct a residential flat building of up to four (4) storeys comprising a total of twenty (20) units and basement parking accommodating nine (9) car spaces on the subject site.

The site is currently zoned R3 Medium Density Residential pursuant to the Bankstown Local Environmental Plan 2015. Residential flat buildings are a prohibited use in this zone.

The site is vacant, owned by the LAHC and is located within 800 metres of the entrance to Sefton Railway Station. The site is also close to a wide range of local services, community and cultural facilities, educational facilities, shops and infrastructure.

The presence of these services in the area and surrounding neighbourhoods are considered to be more than able to meet the demands and needs of the residents who will live in the proposed development. The close proximity to public transport also enables easy access to regional and metropolitan services. A higher density development is therefore considered to be reasonable and justified.

The proposal has a number of benefits as follows:

- it will assist LAHC in implementing the State Government's *Future Directions for Social Housing in NSW* by providing more social housing and renewing its property portfolio;
 - it will contribute to achieving *The Greater Sydney Region Plan: A Metropolis of Three Cities (The Plan)* by providing more affordable housing close to public transport;
 - it is consistent with Council's Local Housing Strategy which foreshadows more housing around Sefton;
 - the site is vacant, the relocation of residents to temporary accommodation would not be required;
 - there is currently a shortage of well located (transport/services) sites and the proposal would maximise the site's development potential;
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- the proposed development as designed would be in keeping with the future character of the area and fulfils new and flexible housing needs for some of the neediest members of the community especially considering there are 2,357 people on the wait list in the area for 1 and 2 bedroom dwellings;
- the proposal has been designed to address State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development and the Apartment Design Guidelines; and
- a Site Compatibility Certificate would allow LAHC to take advantage of immediately available funding opportunities.

The proposal has been discussed with Canterbury - Bankstown Council and a number of design changes were made following these meetings.

A detailed Site Compatibility Assessment report accompanies the application for the Department's consideration comprising the following:

- Map and Detailed description of the land;
- Proposed site layout;
- Zoning;
- Development Proposal Information –Context, Proposal, Strategic Justification and Pre-lodgement consultation;
- Additional information for statements against site compatibility criteria; and
- Site compatibility matters.

All required drawings and reports have been uploaded to the Planning Portal for your consideration.

Any enquiries or correspondence concerning this application should initially be directed to Danielle Lopez who can be contacted by mobile on 0409 755 708 or by email at danielle.lopez@facs.nsw.gov.au

Yours sincerely

13 July 2021

Lindsey Noble
Development Director, Sydney

Lisa Heniedi

13.07.2021

Lisa Heniedi
Director, Portfolio Services