

**City of Sydney**

ABN 22 636 550 790

GPO Box 1591 Sydney NSW 2001 Australia

Town Hall House 456 Kent Street Sydney NSW 2000 Australia

Phone +61 2 9265 9333 Fax +61 2 9265 9222 TTY +61 2 9265 9276

council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au



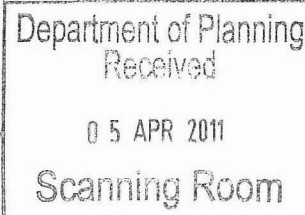
4 April 2011

Our Ref : 2011/081960  
File No : S076158  
Your Ref: 11/05495



PCU021320

Ms Juliet Grant  
Regional Director - Sydney Region East  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001



Dear Ms Grant

**Application for site compatibility certificate – Boarding House and Commercial Premises – Queen Mary Building, RPAH, Camperdown – SEPP (Infrastructure) 2007**

I am writing in response to your letter dated 24 March 2011 regarding the subject site, proposed development and application to the Department of Planning for a site compatibility certificate. The proposed development is for student housing, with some office and retail uses at lower levels. This would likely be assessed as a mixed use development comprising a 'boarding house' and 'commercial premises'.

In the *South Sydney LEP 1998* the land is within a 5 Special Uses (Hospital) zone, and adjoins a 2b Residential (Medium Density) zone, so a 'boarding house' is already permissible under the provisions of the zoning table, but not 'commercial premises'. Notwithstanding this, it is noted that existing office and retail uses are found within the 5 Special Uses (Hospital) zone and a nearby 10 Mixed Uses zone. Also of note, the draft City Plan LEP on exhibition has comparable zones on and around the site.

Given the nature of the proposed development and the character and mix of land uses in the immediate vicinity, the City supports, in principle, the issuing of a site compatibility certificate to enable the proposed development. The City's support for the proposed development is conditional on a full assessment as part of a subsequent development application.

As "boarding houses" are already permissible on the subject site under the provisions of *South Sydney LEP 1998*, it seems that a site compatibility certificate is only needed for use as "commercial premises". In order to issue such a certificate, the Department of Planning should be satisfied the "business premises or retail facilities... cater for patients, staff or visitors" of the health services facility, as outlined in clause 57(2)(b) of *SEPP (Infrastructure) 2007*.

If you would like to speak to a Council officer about this matter, please contact Ryan van den Nouwelant, Planner – Social/Affordable Housing, on 9246 7552 or [rnouvelant@cityofsydney.nsw.gov.au](mailto:rnouvelant@cityofsydney.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Andrew Thomas".

**Andrew Thomas**  
Executive Manager City Plan