



Planning & Infrastructure

Office of the Director General

Mr Gary Sawyer
General Manager
Canada Bay Council
Locked Bag 1470
DRUMMOYNE NSW 1470

Attention: Mr Tony McNamara

Dear Mr Sawyer

Determination of application for a site compatibility certificate for 27 Leeds Street, Rhodes - State Environmental Planning Policy (Affordable Rental Housing) 2009

I refer to the application made on 9 July 2012, by Mecone (on behalf of Fife Capital and St George Community Housing), for a Site Compatibility Certificate at 27 Leeds Street, Rhodes, under Clause 37 of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* ('the SEPP').

I, the Director General, have determined the application under clause 37(5) of the SEPP by issuing a certificate subject to satisfaction of certain requirements specified in the certificate (clause 37(7)). I have attached the Certificate of Site Compatibility.

I appreciate that you have concerns about the suitability of the proposed use on this site and its relationship with existing and approved industrial and residential uses in the immediate vicinity. Please be assured that strong consideration was given to Council's comments on this proposal. In determining this application, I concluded that the benefits of providing a significant quantity of market and affordable rental housing in close proximity to a railway station and specialised centre outweigh the loss of industrial capacity in this instance. Further, there is no substantial evidence to suggest that a change of use of this site for residential purposes would impede the continued functioning of the remaining industrial land.

Notwithstanding, the applicant will be required to prepare a thorough contextual analysis prior to lodging any development application, demonstrating that the proposed change of use, bulk and scale can be suitably accommodated within the context of the land situated to the east of the railway line at Rhodes.

Should you have any further enquiries about this matter, I have arranged for Ms Danijela Karac, Senior Planner of the Department of Planning and Infrastructure's Sydney Region East branch to assist you. Ms Karac may be contacted on telephone number (02) 9228 6207.

Yours sincerely


Sam Haddad
Director General

9/9/2012

Enc: SCC certificate