



State Environmental Planning Policy (Affordable Rental Housing) 2009  
Certificate of Site Compatibility

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I, the Deputy Secretary, Planning Services, as delegate of the Secretary, of the Department of Planning and Environment, determine the application made by Land and Housing Corporation on 12 November 2015, by issuing this Certificate under clause 37(5) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

I certify that in my opinion, the development of the site described in Schedule 1:

- is compatible with the surrounding land uses, having had regard to the matters specified in clause 37(6)(b), only if it satisfies certain requirements specified in Schedule 2 of this certificate; and
- is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land.

Marcus Ray  
Deputy Secretary

Date certificate issued: 29 April 2016

**Please note:** This certificate will remain current for 5 years from the date of this certificate (clause 37(9)).

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**SCHEDULE 1**

**Site description:** The subject site is 84 New Illawarra and 313 Bexley Road, Bexley North (Lot 38 DP 1103672 and Lot 40 DP 8315) in the Rockdale LGA.

**Project description:** The construction of a residential flat building comprising two (2) buildings up to 4 storeys containing a total of 27 units and basement parking for 22 cars pursuant to the provisions of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

## **SCHEDULE 2**

### **Requirements imposed on determination:**

In accordance with clause 37(7) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*, the development is required to satisfy the following requirements:

1. The height of the proposed building fronting New Illawarra Road should be limited to 2 storeys, and may transition to 3 storeys at the rear, to reflect a predominantly 2 storey streetscape and utilising the natural contours of the site.
2. The height of the proposed building fronting Bexley Road should be limited to 3 storeys, and may transition to 4 storeys with appropriate setbacks at the rear, to reflect a predominantly 3 storey streetscape and scale.
3. Final dwelling numbers and parking spaces are to the satisfaction of the consent authority in determining the development application.
4. The final built form will be subject to the consent authority undertaking a detailed assessment of the proposal's building design and height, and its impact on solar access and overshadowing and the amenity of surrounding residential development as part of the development application process.