



Our ref: 16/12260

Mr Rik Hart  
Interim General Manager  
Inner West Council  
7-15 Wetherill Street  
Leichhardt NSW 2040

Dear Mr Hart

**Determination of application for a site compatibility certificate for Lot 2 DP 434069, for 5-7 White Street, Lilyfield**

I refer to the application for a site compatibility certificate under clause 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* (AHSEPP) in relation to Lot 2 DP 434069, for 5-7 White Street, Lilyfield.

As delegate of the Secretary of the Department of Planning and Environment, I have determined the application for a site compatibility certificate under clause 37(5) of the AHSEPP by issuing a site compatibility certificate. I have attached the certificate of site compatibility.

I considered Council's concerns regarding the loss of employment land and potential land use conflict; however, I have determined that an apartment building development is a compatible land use on the site given the land's location on the edge of the Moore Street light industrial precinct and that it is separated from the rest of this precinct by roadways and open space / drainage areas. Given the uniqueness of the site, I have determined that the supply of affordable housing for a minimum period of 30 years, outweighed the 2.7% loss of industrial land in the Moore Street precinct and will not set a precedent for rezoning industrial land in the area.

If you have any questions in relation to this matter, please contact Ms Sandy Chappel, Director, Sydney Region East of the Department of Planning and Environment on (02) 9274 6591.

Yours sincerely

**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

Encl: Site Compatibility Certificate

23/05/2017