



Mr James Matthews
Pacific Planning
PO BOX 8
CARINGBAH NSW 1495

Our ref: 17/04234

Dear Mr Matthews

**Determination of Application for a Site Compatibility Certificate for Lot 2
DP802801, for 2a Gregory Place, Harris Park.**

I refer to your application for a site compatibility certificate under Clause 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARHSEPP) in relation to 2a Gregory Place, Harris Park (Lot 2 DP802801).

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 ARHSEPP by issuing a site compatibility certificate. I have attached the Certificate of Site Compatibility which endorses the site's suitability for affordable housing. However, the Department has concerns regarding the bulk and scale of the proposed development presented within the Urban Design Report. The certificate therefore requires any future development be in-keeping and compatible with existing and approved uses within the area surrounding the site.

It is noted that the City of Parramatta Council and the NSW Office of Environment and Heritage have made comments about issues that relate to the suitability of the proposal regarding heritage impact, flooding, access and the bulk and scale of the development. I encourage you to liaise with these agencies and work through these matters prior to the lodgement of a development application.

If you have any questions in relation to this matter, please contact Ms Catherine Van Laeren, Director, Sydney Region West of the Department of Planning and Environment on (02) 9274 6582.

Yours sincerely


Stephen Murray
Acting Deputy Secretary
Planning Services

19 July 2017

Encl: Certificate of Site Compatibility