



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

I, the Deputy Secretary, Planning Services, as a delegate of the Secretary of the Department of Planning and Environment, determine the application made by Pacific Planning on 25 January 2017 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 site described in Schedule 1 is located in the Sydney Region within 800m of a rail station;
- the development described in Schedule 1 is compatible with the surrounding land uses, having regard to the matters set out in Clause 37(6)(b); and
- that development for the purposes of affordable rental housing is not likely to have an adverse effect on the environment and will not cause any unacceptable environmental risks to the land uses subject to the requirements specified in Schedule 2 of this certificate.


Stephen Murray
Acting Deputy Secretary
Planning Services

Date certificate issued: 19 July 2017

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

SCHEDULE 1

Site description: 2a Gregory Place, Harris Park (Lot 2 DP802801)

Local Governmental Area: City of Parramatta

Project description: Residential flat development with a minimum of 50% of all residential product being made available for affordable rental housing for a minimum of 10 years.

SCHEDULE 2

Application made by: Pacific Planning

Requirements imposed on determination:

1. Prior to lodgement of a development application, a partnership with a social housing provider will be in place in accordance with Division 5 of *State Environmental Planning Policy (Affordable Rental Housing) 2009*.
2. Consultation with the NSW Office of Environment and Heritage and the Heritage Council of NSW regarding bulk and scale, and design principles to protect surrounding heritage items is to be undertaken through the development application process.
3. The final development layout, design and number of dwellings will be subject to the consent authority being satisfied with the resolution of issues relating to:
 - surrounding heritage items;
 - form, height, bulk, scale, setbacks, landscaping and residential amenity; and
 - traffic and access, flood risk management and soil contamination.

These matters are to be determined through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.