



Mr James Matthews  
Planning Director  
Pacific Planning Pty Ltd  
PO Box 8  
CARRINGBAH NSW 1495

*James*  
Dear Mr Matthews

**Determination of application for a site compatibility certificate for 677, 687 Canterbury Road and 48 Drummond Street, Belmore – State Environmental Planning Policy (Affordable Rental Housing) 2009**

I refer to your application for a site compatibility certificate with a development concept for 174 residential apartments, of which 87 (50%) will be managed for affordable housing purposes, with ground-floor commercial spaces at 677, 687 Canterbury Road and 48 Drummond Street, Belmore under State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Rental Housing SEPP).

I, the Deputy Secretary, Greater Sydney, Place and Infrastructure, under clause 37(5) of the Affordable Rental Housing SEPP have determined not to issue a site compatibility certificate.

In determining the application, I have considered Council's comments and have found the merits of the application do not satisfy the requirements of the Affordable Rental Housing SEPP.

If you have any questions in relation to this matter, please contact Mr Alexander Galea in the Department of Planning, Industry and Environment's Sydney Region East team on 8289 6793.

Yours sincerely

**Brett Whitworth**  
**Acting Deputy Secretary**  
**Greater Sydney, Place and Infrastructure**

*7 February 2020*