

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

I, the Executive Director, Central River City and Western Parkland City, as delegate of the Secretary, have determined the application made by Community Housing Ltd on 10 July 2019 by issuing this certificate under clause 37(5) of State Environmental Planning Policy (Affordable Rental Housing) 2009.

The Department certifies that:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having regard to the criteria specified in clause 37(6); and
- that development for the purposes of affordable housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



Catherine Van Laeren
Executive Director
Central River City and Western Parkland City

Date certificate issued: 23/10/2020

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

SCHEDULE 1

Site description: 21A Tucks Road, Toongabbie (Lot 2 DP 1129995)

Project description: Construction of 2 residential flat buildings, with 50% of dwellings being made for affordable housing for a period of no less than 10 years.

Application made by: Community Housing Pty Ltd

SCHEDULE 2

Requirements imposed on determination:

In accordance with Clause 37(7) of the Affordable Rental Housing SEPP, the proposed development is compatible with the surrounding land uses only if it satisfies the following requirements:

1. Development is to be a maximum three storeys (12m) for dwellings directly adjoining the B1 zoned land to the north, and a maximum two storeys (9m) for the remainder of the site;
2. The consent authority must be satisfied that overlooking into adjacent private open space from the site will be minimised, having regard to Council's DCP controls;
3. Amendments to the deep soil zone are required. Deep soil zones are to be increased in accordance with Council's DCP which requires a minimum of 30% deep soil zone and a minimum of 40% landscaped area (which includes deep soil zone);
4. Setbacks from Tucks Road and Rausch Street are to be increased to be consistent with the existing low-density dwellings and DCP requirements; and
5. Any future Development Application is to appropriately address and mitigate flood risks in accordance with the Parramatta Local Environmental Plan 2011 and DCP.

It is generally accepted that if the above conditions cannot be satisfactorily addressed, then the proposal is an overdevelopment of the site.

The above issues and the final number of dwellings permitted on the site can be determined by City of Parramatta Council through the assessment of a Development Application under section 4.15 of the Environmental Planning and Assessment Act 1979.