



Peter Gainsford
General Manager
Inner West Council
PO Box 14
PETERSHAM NSW 2049

Dear Mr Gainsford

Determination of application for a site compatibility certificate for 1-3 White Street, Lilyfield – State Environmental Planning Policy (Affordable Rental Housing) 2009

I refer to the application, submitted by Pacific Planning Pty Ltd on behalf of Prestige Fisheries Pty Ltd, for a site compatibility certificate for a new residential flat building at 1-3 White Street, Lilyfield under *State Environmental Planning Policy (Affordable Rental Housing) 2009* (Affordable Rental Housing SEPP).

As the delegate of the Secretary, I have determined the application under clause 37(5) of the Affordable Rental Housing SEPP by issuing a site compatibility certificate subject to the satisfaction of certain requirements specified in the certificate (clause 37(7)). I have enclosed the certificate.

In determining the application, I have considered Council's comments. Whilst I note the concerns raised, I consider the SCC should be issued, subject to conditions, because:

- the proposed use will assist in providing additional housing choice and opportunities for affordable housing in the Inner West LGA;
- the proposed residential flat building is compatible with the surrounding land uses, including those likely in the future;
- the proposal will provide affordable housing within walking distance of public transport, helping to provide access to services and jobs;
- the site is suitable for more intensive use for the purposes of affordable housing, having regard to the criteria set out in clause 37(6) of the Affordable Rental Housing SEPP and the detailed design considerations which form part of a future development application; and
- the development will not have an adverse impact on the environment or cause unacceptable risks to the natural environment, subject to conditions.

If you have any questions in relation to this matter, please contact Eva Stanbury in the Department's Eastern and South Districts team office on 8217 2069.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', with a stylized flourish at the end.

21 May 2021

Malcolm McDonald
Executive Director, Eastern Harbour City
Department of Planning, Industry and Environment

Encl: Site compatibility certificate