



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

I, the Executive Director, Eastern Harbour City at the Department of Planning, Industry and Environment, as delegate of the Secretary, determine the application made by Pacific Planning Pty Ltd on behalf of Prestige Fisheries Pty Ltd by issuing this certificate under clause 37(5) of State Environmental Planning Policy (Affordable Rental Housing) 2009.

I certify that in my opinion, the development described in Schedule 1:

- is compatible with the surrounding land uses, having regard to the matters specified in clause 37(6)(b), only if it satisfies certain requirements specified in Schedule 2 of this Certificate; and
- is not likely to have an adverse effect on the environment and will not cause any unacceptable environmental risks to the land, only if it satisfies certain requirements specified in Schedule 2 of this Certificate.

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

Date certificate issued: **21 May 2021**

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

SCHEDULE 1

Site description: The subject site is 1-3 White Street, Lilyfield (Lot 1, Section 5, DP 3001) in the Inner West local government area.

Project description: New residential flat building resulting in 16 dwellings, of which 8 are proposed to be managed by a social housing provider as affordable housing for 10 years.

Application made by: Pacific Planning Pty Ltd on behalf of Prestige Fisheries Pty Ltd

SCHEDULE 2

Requirements imposed on determination:

In accordance with clause 37(7) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*, the development is required to satisfy the following requirements:

1. As part of the land subject to the proposed development is burdened by an easement benefiting Sydney Water, the Applicant must engage with Sydney Water to obtain owners consent prior to lodging a development application.
2. As pedestrian access is proposed across Council land to the footpath upon the Moore Street embankment, the Applicant must obtain owners consent from Council should the bridges depicted in the development plan form part of a future development application.
3. The Phase 2 Environmental Site Investigation by 4Pillars Environmental Consulting (V1.0, 3 November 2020) is to form part of the documents lodged with Council in the development application relying upon this SCC. This condition does not restrict Council's ability under *State Environmental Planning Policy No 55 – Remediation of Land* to request further investigations or for a remedial action plan to be prepared.
4. 50% of the dwellings in the development are to be made available for affordable rental housing for a minimum of 10 years.