



Planning & Environment

File no 17/11698

State Environmental Planning Policy (Infrastructure) 2007 Certificate of Site Compatibility

I, the Executive Director of the Department of Planning and Environment, as delegate of the Secretary, determine the application made by UrbanGrowth NSW on 7 August 2017 by issuing this certificate under clause 19(5) of the *State Environmental Planning Policy (Infrastructure) 2007*.

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

- is compatible with the surrounding land uses, having had regard to the matters specified in clause 19(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 does not cause any unacceptable environmental risks to the land.


Stephen Murray
Executive Director
Regions

Date certificate issued: 6 October 2017

Please note: This certificate will remain current for 5 years from the date of this certificate (clause 19(9)).

SCHEDULE 1

Site description: Myall Road, Hillsborough being Lot 1 DP 1168657, Part Lot 100 DP 811772 and Part Lot 10 DP 1011323 in Lake Macquarie LGA.

Project description: Development of two precincts for residential purposes consistent with adjacent residential zoning and with retention of large parts of existing vegetation. Southern Precinct comprises approximately 9.5 hectares and will facilitate 70-80 dwellings. Northern Precinct includes medium density development on 0.87 hectares yielding 20-25 dwellings.

SCHEDULE 2

Application made by: UrbanGrowth NSW

Requirements imposed on determination: The final layout, environmental management on and off-site will be subject to the development assessment process.