



## State Environmental Planning Policy (Housing) 2021 Site Compatibility Certificate

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I, the Executive Director, Metro East and South at the Department of Planning and Environment, as delegate of the Secretary, determine the application made by Pacific Planning Pty Ltd by issuing this certificate under clause 39(5) of State Environmental Planning Policy (Housing) 2021.

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 39(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.

**Amanda Harvey**  
**Executive Director, Metro East and South**  
**Department of Planning and Environment**

Date certificate issued: **16 June 2022**

**Please note:** This certificate will remain current for 5 years from the date of this certificate (clause 39(9)).

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### SCHEDULE 1

**Site description:** The subject site is 26 Rosebery Street, Heathcote (Lot 16 Section A DP 2499) in the Sutherland Shire local government area.

**Project description:** New residential flat building resulting in 18 dwellings, of which 9 dwellings are proposed to be managed by a social housing provider as affordable housing for 15 years.

**Application made by:** Pacific Planning Pty Ltd

## **SCHEDULE 2**

### **Requirements imposed on determination:**

In accordance with clause 39(7) of *State Environmental Planning Policy (Housing) 2021*, the development is required to satisfy the following requirements:

1. The final scheme, including the building setbacks, density and height will be subject to the consent authority undertaking a detailed assessment of the proposal as part of the development application process under section 4.15 of the Environmental Planning and Assessment Act 1979.