



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

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I, the Executive Director, Eastern Harbour City at the Department of Planning, Industry and Environment, determine the application made by Pacific Planning 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 of the site 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 would not cause any unacceptable environmental risks to the land.

A handwritten signature in blue ink, appearing to read 'M. McDonald'.

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

Date certificate issued: 8 October 2020

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

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**SCHEDULE 1**

**Site description:** The subject site is 1 Panorama Avenue, Woollooware (Lot 11 DP 19678) in the Sutherland Shire local government area.

**Project description:** The demolition of the existing building on the site and the construction of a residential flat building, in accordance with the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 with a maximum height of 9m and floor space ratio of 1.068:1.

**Application made by:** Pacific Planning 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. The final scheme will be subject to the consent authority undertaking a detailed assessment of the proposal as part of the development application process. This will include resolution of a number of issues including but not limited to:
  - density;
  - bulk and scale;
  - building setbacks;
  - building height;
  - compliance with *State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development*;
  - number of dwellings, based on the above matters;
  - building design;
  - landscaping;
  - traffic and parking;
  - heritage;
  - acoustic treatment;
  - the amenity of surrounding development; and
  - permissibility of the proposed ground-floor non-residential use.