



State Environmental Planning Policy (Housing) 2021 Site Compatibility Certificate

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 on 24 August 2022 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.

A handwritten signature in blue ink that reads 'Amanda Harvey'.

Amanda Harvey
Executive Director, Metro East and South
Planning and Land Use Strategy

Date certificate issued: **16 December 2022**

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

SCHEDULE 1

Site description: The subject site is 124-142 Beamish Street and 16-18 Ninth Avenue, Campsie in the Canterbury-Bankstown local government area.

Property Description
Lot 2, DP 176308
Lot 1, DP 176308
Lot 101, DP 739066
Lot 1, DP 575837
Lot 2, Section A, DP 4190
Lot 1, Section A, DP 4190

Project description: New residential flat building resulting in up to 320 dwellings, of which at least 50% are proposed to be managed by a registered social housing provider as affordable housing for a minimum of 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*.
2. Any future development application should consider the Council's endorsed Campsie Town Centre Master Plan.