



State Environmental Planning Policy (Housing) 2021 Site Compatibility Certificate

I, the Executive Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Planning Secretary, determine the application made by Pacific Community Housing 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.

Daniel Thompson
Executive Director, Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Date certificate issued: 18/12/2025

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 149 Kingsway, Woollooware (Lot A DP 404998), 151 Kingsway, Woollooware (Lot B DP 404998), 153 Kingsway, Woollooware (Lot 3 DP 6620), 155 Kingsway, Woollooware (Lot 4 DP 6620), 157 Kingsway, Woollooware (Lot 51 DP 562006), 51 Woollooware Road, Woollooware (Lot 18 DP 666617), 53 Woollooware Road, Woollooware (Lot 19 DP 6620), 55 Woollooware Road, Woollooware (Lot 20 DP 6620) and 55A Woollooware Road, Woollooware (Lot C DP 404998) in the Sutherland Shire local government area.

Project description: Two residential flat buildings with at least 50% of apartments proposed to be managed by a registered social housing provider as affordable housing for a minimum period of 15 years.

Application made by: Pacific Community Housing 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 building height, scale and density 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. The final scheme for the development application complies with Apartment Design Guide; and
3. The design of the final scheme for the development application is to consider and not detrimentally impact the amenity of existing surroundings.