



**Planning &
Environment**

Office of the Secretary

GRPP-15-74

ATTACHMENT 2

MILETE

SCANNED

Mr Kerry Robinson
General Manager
Blacktown City Council
PO Box 63
Blacktown NSW 2148

15/10745

Dear Mr Robinson

**Determination of application for a site compatibility certificate for Part Lot 1
DP 1202126, 11 and 17-23 Mavis Street, Rooty Hill - State Environmental Planning
Policy (Housing for Seniors or People with a Disability) 2004**

I refer to the above application and Council's comments submitted on 8 December 2014
and 4 August 2015.

I have determined the application under clause 25(4)(a) of *State Environmental
Planning Policy (Housing for Seniors or People with a Disability) 2004* by issuing a site
compatibility certificate with conditions. I have attached a copy of the Certificate of Site
Compatibility for your information.

If you have any questions in relation to this matter, please contact Ms Rachel Cumming,
Director, Metropolitan (Parramatta), at the Department of Planning and Environment on
02 9860 1174.

Yours sincerely

Carolyn McNally
Secretary

14.9.15

C15/45329

Enc: SCC certificate

MILETE.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Certificate of Site Compatibility

I, the Secretary of the Department of Planning and Environment determine the application made by Anglican Retirement Villages on 8 October 2014 by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



Carolyn McNally
Secretary

Date certificate issued: 14.9.15

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9))

SCHEDULE 1

Site Description: Part Lot 1 DP 1202126, being property at 11 and 17-23 Mavis Street, Rooty Hill within the Blacktown Local Government Area.

Project Description: To permit seniors housing and associated accommodation including 90 Residential Care Beds, 24 Hostel Beds and 170 Self-Care Housing Units.

SCHEDULE 2

Application made by: Anglican Retirement Villages c/- DFP Planning Pty Ltd

Requirements imposed on determination:

The applicant shall submit the following additional document to Blacktown City Council:

- (i) an evacuation management plan for evacuation of residents in the event of flood emergency.