

Seniors Housing Determination of Certificate of Site Compatibility

Part 1A of *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004

I, the Director-General of the Department of Planning, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004, determine the application made by Mr James Chong of Anglican Retirement Villages on 27 October 2010 by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.

SH Haddad
Sam Haddad
Director-General
Department of Planning

Date certificate issued: *20th December 2010.*

Please note: This certificate will remain current for 24 months from the date of issue.

SCHEDULE 1

Site Description: Land zoned as Special Uses within the boundaries of 50 to 52 Manning Street, Kingswood (Lot 1 DP 1130750).

SCHEDULE 2

Application made by: Mr James Chong of Anglican Retirement Villages

Project description: the proposal is to enable the construction of serviced self care dwellings and associated community facilities for seniors housing.

Requirements imposed on determination:

- a) The final layout and number of dwellings shall be determined by Penrith City Council during the assessment of any future Development Application for the development having regard to existing developments.
- b) During the assessment of future development applications, Penrith City Council is to discuss the proposal with relevant State Emergency Service agencies.