

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

I, Director General of the Department of Planning and Infrastructure determine the application made by Boston Blyth Fleming on 17 January 2012 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; and
- the development described in Schedule 1 is compatible with the surrounding environment 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.

Maddadi

**Director General
Department of Planning and Infrastructure**

Date certificate issued: *24 April 2012*

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

SCHEDULE 1

Site description: Lot 312, DP 863203, No. 183 – 197 Boronia Road, North St Marys, within the Penrith Local Government Area.

Project description: To permit a residential care facility for aged persons.

SCHEDULE 2

Application made by: Boston Blyth Fleming

Requirements imposed on determination:

1. Vehicular access to the site is available from Grose Avenue and/or Aylett Street and an appropriate hard stand turning area is immediately available adjacent to these roads, on site, to allow for the safe evacuation of residents and staff in the time of an emergency.