



**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 Precise Planning on 13 November 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; 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).

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

Carolyn McNally
Secretary

Date certificate issued: 4.11.15

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

SCHEDULE 1

Site description: 'Land encompassing Stratford House', Rockford Road, Tahmoor, comprising (Lots 22-23 and 27-32 DP 12096 and Lots 2 & 3 DP 236262) in Wollondilly Local Government Area.

Project description: the erection of a seniors housing complex encompassing the site including a residential care facility and serviced self-care dwellings.

SCHEDULE 2

Application made by: Mr Jeffery Bulfin of Precise Planning

Requirements imposed on determination:

1. The applicant is to consult with the Mine Subsidence Board during the preparation of concept plans, prior to lodgement of the Development Application with Council.
2. The applicant shall submit the following to Wollondilly Shire Council at the development application stage:
 - (i) A Heritage Impact Statement. The Heritage Impact Statement is required as "Stratford House" is identified as Heritage Item 1235 under Schedule 5 of the *Wollondilly Local Environmental Plan 2011*.