

File no: F16/2533
C16/49787

7 December 2016

Mr Adrian Hohenzollern
Team Leader, Sydney Region West
Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Hohenzollern,

**Site Compatibility Certificate under State Environmental Planning Policy
(Housing for Seniors or People with a Disability) 2004 (Seniors SEPP) -
Altrove Boulevard, Schofields**

Thank you for providing us with the opportunity to comment on the abovementioned application for a Site Compatibility Certificate for Lot 164, DP 1218925, Altrove Boulevard, Schofields in the North West Priority Growth Area.

We are not in a position to comment on the merits of the site compatibility certificate application as we are separately considering a request from Stockland to prepare a planning proposal on the same land.

The request seeks to change the zoning of the entire drainage corridor through the site from SP2 Infrastructure (Drainage) to R3 Medium Density Residential. We need to be satisfied that there is an alternative stormwater management strategy in place to enable us to support a change in the existing drainage strategy. That assessment is being undertaken as part of our consideration of the request to prepare a planning proposal.

Furthermore, the application seeks to rely on a future planning proposal for Stocklands holdings around the Schofields Town Centre to adjust land use zones and significantly increase buildings heights.

Whilst Stockland have presented to us initial concept drawings of their intentions for the town centre, they have not yet formally made a request to prepare a planning proposal. We have not undertaken any formal consideration of their future intentions for the town centre, and as such, this aspect of the site compatibility certificate application should not be considered.

If you would like to discuss this matter further, please contact our Team Leader Release Areas, Fiona McDermott on 9839 6117.

Yours faithfully,



Chris Shannon
Manager Strategic Planning.