



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

I, the Executive Director, Regions, Planning Services as delegate of the Secretary of the Department of Planning and Environment determine the application made by Precise Planning on 13 November 2016 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:

- a. the site described in Schedule 1 is suitable for more intensive development; and
- b. 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.


Stephen Murray 18 January 2017
Executive Director, Regions

Date certificate issued:

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

SCHEDULE 1

Site description: The site is located in Blacktown Local Government Area. Altrove Boulevard, Schofields - Lot 164 DP 1218925.

Project description: A new Seniors Living Housing Complex providing 152 self-contained apartments across a complex of 4 buildings, in the style of a residential apartment building development.

SCHEDULE 2

Application made by: JR & Co. (Urban) on behalf of Stockland Development Pty Limited

Requirements imposed on determination:

1. In conjunction with the lodgement of any Development Application relevant to the site, the applicant is to provide an alternate stormwater management strategy to the satisfaction of Blacktown City Council.