

Mr Mark Boffa
Boffa Robertson Group
Suite 7, Epica
9 Railway Street
CHATSWOOD NSW 2067

Dear Mr Boffa

Determination of application for a site compatibility certificate for land known as 1304 Windsor Road, Riverstone – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your application for a site compatibility certificate for a 144-bed residential care facility at Lot 8 DP 218794, 1304 Windsor Road, Riverstone under clause 25(5) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

As delegate of the Secretary I have considered the application and supporting documents, comments provided by Blacktown City Council and the Department of Planning and Environment's assessment, and have determined that the application does not satisfy the criteria of the Seniors Housing SEPP.

Specifically, the proposed development was unable to demonstrate its compatibility with the existing and approved uses and the likely future uses of the Riverstone East Precinct. Therefore, I have determined that a site compatibility certificate cannot be issued.

Once the current Riverstone East Precinct planning process for the North West Growth Area has been completed by the Department and details are provided on the likely future land uses and the delivery of infrastructure for the area, you may wish to reconsider the proposal.

Should you have any enquiries about this matter, please contact Mr Stuart McIntosh at the Department on 9860 1551.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

21/12/2017