

Mr Kerry Robinson  
General Manager  
Blacktown City Council  
PO Box 63  
BLACKTOWN NSW 2148

Dear Mr Robinson



**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 the application submitted by Evolution Planning on behalf of Ark Healthcare 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 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.

I have advised the applicant that 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, they may wish to reconsider the proposal.

If you have any questions regarding this matter, please contact Mr Stuart McIntosh at the Department on 9860 1551.

Yours sincerely



**Marcus Ray**  
Deputy Secretary  
Planning Services

21/12/2017