



Mr David Kettle  
DFP Planning Pty Ltd  
PO Box 230  
PENNANT HILLS NSW 1715

Dear Mr Kettle

**Determination of application for a site compatibility certificate for land at the corner of Sark Grove and Pembroke Road, Minto – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to your application of 15 February 2018, submitted on behalf of Anglican Community Services, for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to land at the corner of Sark Grove and Pembroke Road, Minto (Lot 1 DP 620265).

I, the Executive Director, Regions, as delegate of the Secretary, have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have enclosed the site compatibility certificate.

The certificate has been issued on the basis that matters such as bulk and scale, access, contamination and biodiversity will need to be resolved at the development application stage to determine whether it is appropriate for the proposal to proceed.

If you have any questions in relation to this matter, please contact Ms Chantelle Chow, Senior Planner in the Department of Planning and Environment's Sydney Region West office, on 9860 1548.

Yours sincerely

Monica Gibson 2/7/2018.  
Acting Executive Director, Regions  
Planning Services

Encl: Site compatibility certificate

Ms Lindy Deitz  
General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Dear Ms Deitz

**Determination of application for a site compatibility certificate for land at the corner of Sark Grove and Pembroke Road, Minto – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to the application, submitted by DFP Planning Pty Ltd on behalf of Anglican Community Services, for a site compatibility certificate for a seniors housing village for land at the corner of Sark Grove and Pembroke Road, Minto (Lot 1 DP 620265) under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

I, the Executive Director, Regions, as delegate of the Secretary, have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have enclosed the site compatibility certificate.

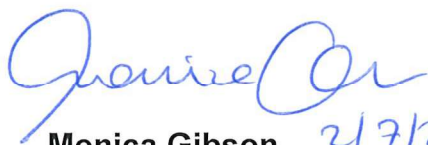
The decision to issue the certificate was primarily made on the following basis:

- the site described in Schedule 1 is suitable for more intensive development; and
- the use of the site for a residential care facility and self-care dwellings is unlikely to have any significant adverse impact on the surrounding environment or land uses having regard to the criteria set out in the SEPP.

The certificate has been issued on the basis that matters such as bulk and scale, access, contamination and biodiversity will need to be resolved at the development application stage to determine whether it is appropriate for the proposal to proceed.

If you have any questions in relation to this matter, please contact Ms Chantelle Chow, Senior Planner in the Department of Planning and Environment's Sydney Region West office, on 9860 1548.

Yours sincerely



**Monica Gibson** 2/7/2018  
**Acting Executive Director, Regions**  
**Planning Services**

Encl: Site compatibility certificate