



COPY

Mr David O'Neil
Castle Hill RSL Group
77 Castle Street
CASTLE HILL NSW 2154

Our ref: 17/07703

Dear Mr O'Neil

Determination of application for a site compatibility certificate for land known as Castle Hill RSL Club, 77 Castle Street, Castle Hill – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to the application 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 known as Castle Hill RSL Club, 77 Castle Street, Castle Hill (Lot 1 DP1080161).

I, the Deputy Secretary, Planning Services, 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 attached the Certificate of Site Compatibility.

In issuing this Certificate, I have determined that the site is suitable for more intensive development and that use of the site for seniors housing is compatible with the surrounding environment and land uses.

I note that the final layout and heights, building construction and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to bulk and scale, overshadowing, visual amenity and privacy, traffic and stormwater management. The Certificate has been conditioned to confirm that these matters will need to be addressed through a development application process.

Should you have any further enquiries about this matter, please contact Ms Catherine Van Laeren, Director, Sydney Region West, at the Department of Planning and Environment on (02) 9860 1520.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

Encl: SCC certificate

26/09/2017