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

I, the Deputy Secretary, Planning Services as delegate of the Secretary of the Department of Planning and Environment determine the application made by Castle Hill RSL Group on 22 May 2017 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); and
- c. that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



Marcus Ray
Deputy Secretary
Planning Services

Date certificate issued:

26/09/2017

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

SCHEDULE 1

Site description: 77 Castle Street, Castle Hill – Lot 1 DP1080161.

Project description: A new Seniors Living Precinct providing 329 Independent Living Units, 90 Self-Care Apartments and 90 Residential Aged Care Facilities across a complex of 7 separate, 5 to 6-Storey buildings, on the site with the existing Castle Hill RSL Club and Sport Centre.

SCHEDULE 2

Application made by: Willow Tree Planning, on behalf of Castle Hill RSL Group.

Requirements imposed on determination:

1. The final development layout, design and number of dwellings will be subject to the consent authority being satisfied with the resolution of issues relating to:
 - height, bulk, scale, form, setbacks, landscaping and visual amenity
 - overshadowing;
 - privacy of private property;
 - traffic, pedestrian mobility and access; and
 - flooding and stormwater management.