



Planning &
Environment

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BY: 

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27 JUL 2016
16/06770

Paynter Dixon
c/o Mr Ryan MacIndoe
Tower 2
Darling Park Level 23
201 Sussex Street
Sydney NSW 2000

Dear Mr MacIndoe

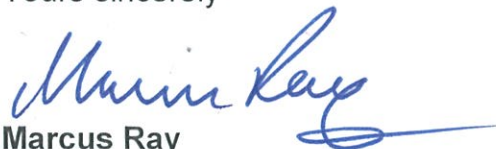
Determination of Application for a Site Compatibility Certificate for Blacktown Workers Sports Club part Lot 201 DP 880404, 170 Reservoir Road, Arndell Park, NSW - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your 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 Part Lot 201 DP 880404, 170 Reservoir Road, Arndell Park, NSW as shown in the 'Site Compatibility Certificate Application' February 2016.

I 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. I have attached the Site Compatibility Certificate.

If you have any questions in relation to this matter, please contact Ms Linda Davis, Acting Director, Southern Region at the Department on (02) 4224 9450.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

21/07/2016
Encl: Site Compatibility Certificate



Planning & Environment

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

I, the Deputy Secretary, Planning Services as a delegate of the Secretary of the Department of Planning and Environment determines the application made by Paynter Dixon on 24 February 2016 by issuing this certificate under clause 25(4)(a) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for the intensity of development proposed; and
- the development described in Schedule 2 is compatible with the surrounding land uses having had regard to the criteria specified in clause 25(5)(b).


Marcus Ray
Deputy Secretary
Planning Services

Date certificate issued: 21/07/2016

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

SCHEDULE 1

Site description: Blacktown Workers Sports Club, Part Lot 201 DP 880404, 170 Reservoir Road, Arndell Park as shown as site B in Figure 1 of the 'Site Compatibility Certificate Application' prepared by 'Urbis' February 2016.

SCHEDULE 2

Application made by: Paynter Dixon

Project description: Proposed seniors housing consisting of 12 buildings with 800 self contained dwellings, 160 residential aged care facility beds and basement and ground level parking for 880 cars.

Requirements imposed on determination: N/A