



Ref: HOG12/61489

Mr Graeme Fielden
Property Development Manager – NSW & ACT
UnitingCare Ageing
Level 5, Pitt Street
Sydney NSW 2000

Dear Mr Fielden,

I refer to the negotiations relating to altering the 'right of way' that benefits NSW Land and Housing Corporation (LAHC) and the development of the land that runs adjacent to Wattle Road, Shellharbour (Deposited Plan 1043053) that adjoins the complex owned by LAHC.

In particular I refer to the meeting held in your offices on 6 September 2012 and a further meeting conducted at our Wollongong office on 25 August 2013, where the following plans were reviewed by LAHC:

Name of Plan	Prepared By	Drawing No./Revision	Drawing Date
Building Envelope Diagram	PTW Architects	-	18.02.2013
Floor (Indicative) Level 1 - Level 7 & Roof Plant Plans	PTW Architects	212.030 Revision A A-DA-01; A-DA-02; A-DA-03; A-DA-04; A-DA-05; A-DA-06 & A-DA-07	14.09.2012
Building Height Plans	PTW Architects	212.030 Revision A A-DA-09 212.030 -DA-26 & A-DA-27	14.09.2012 21.01.2013
Section 1-6 Plans	PTW Architects	212.030 Revision A A-DA-20; A-DA-21; A-DA-22; A-DA-23; A-DA-24 & A-DA-25	14.09.2012
Statement of Environmental Effects	JBA Planning	12531, Volume 1 of 1	September 2012

The fundamental concepts for LAHC to consider when determining its support for the preliminary Development Application are:

- Safety of Tenants in LAHC properties – entry and egress into Wattle Road, access for emergency services and effective lighting to walkways.
- Retaining amenity for the Tenants in LAHC properties – impact of traffic and pedestrian flow.
- Mitigation of impact of neighbouring developments – noise, overshadowing, privacy.
- Integration of precinct to promote an inclusive area and blend as a contemporary community – design, landscaping, access and activities.

LAHC accepts that the proposal is a Stage 1 Development Application and that its design has not progressed to the level that LAHC can satisfy itself that all of these issues have been fully addressed by the applicant. Notwithstanding this fact and without prejudice to any further rights for comment or consent, LAHC offers UnitingCare Ageing its 'support in principle' for the master plan and its consent for the proposed relocation of the 'right of way' subject to the following matters being addressed to the satisfaction of LAHC in future detailed Development Applications:

1. Full details for the new pedestrian and vehicle access and egress arrangements
2. Full details of the proposed staging of the development, most particularly proposed access arrangements provided to LAHC's residents during construction
3. Confirmation of street and bollard pathway lighting and its directional attributes, and how that might affect Tenants in LAHC properties
4. Confirmation that UnitingCare Ageing's development will not adversely affect electricity, gas and water services to LAHC's properties

Should you need any further details about the matter above, please contact Mr Stephen King, Manager Divisional Assets, South East Region, Land and Housing Corporation on (02) 4224 5786.

Yours sincerely,


Mark Byrne
Regional Asset Director – South East
NSW Land & Housing Corporation

20/11/2013