



**Camden Council**  
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RPRI

23 December 2015

Ms Mairead O' Connell  
Hawes and Swan Planning  
(via e-mail to [mairead@hawesandswan.com.au](mailto:mairead@hawesandswan.com.au))

Dear Madam,

**RE: Proposed Seniors Living Development**

**PROPERTY: 50C Raby Road, Gledswood Hills  
Part Lot: 100, DP: 1206855**

I refer to pre-development application meeting request 131/2015 and our meeting at Council's offices on 8 December 2015 regarding the above proposal.

Following our meeting Council staff have further considered your proposal and note that you intend to apply to the Department of Planning and Environment (DPE) for a Site Compatibility Statement (SCS).

Subject to further consideration of how the issues in this letter can satisfactorily be addressed and the community consultation with the eventual DA; Council staff may be able to support the proposal. However the matter will ultimately be referred to Council to resolve a more definitive position following receipt of the SCS documentation from DPE.

As discussed at our meeting, should you proceed to develop the proposal concept further the following issues are raised as preliminary advice for your assistance:

1. impacts upon views to/from and the setting of Gledswood Homestead;
2. consistency with Camden Development Control Plan 2011 and in particular Camden Lakeside Planning Principle 4 which seeks to retain open space and golf play areas visible from Gledswood Homestead and gardens;
3. the bulk and scale of the proposal having regard to the two storey development form anticipated for the surrounding area;
4. the importance of and opportunity for high quality landscaping with this being a key feature of the Lakeside site;
5. utility and resident services required for the operation of the development;



6. permissibility for the proposed café and child care centre;
7. pedestrian and vehicular access to the site including the suitability of the master planned road network for Camden Lakeside and the timing of that road construction by other land owners; and
8. impacts upon the operation of the remaining golf club including the relationship and consistency with any other proposed and approved development applications.

Any further enquiries in relation to this proposal both before and during the SCS process should be directed to Tina Chappell, Manager Strategic Planning, on (02) 4654 7995.

Yours sincerely,

**Mr R Pritchard**  
**EXECUTIVE PLANNER**  
(Statutory Planning Branch)

