



NSW GOVERNMENT
Department of Planning

COPY

Office of the Director General

Mr Alan Stoneham
General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Y08/3145

Dear Mr Stoneham

I refer to the letter dated 3 April 2008 from Ms Ruth Goldsmith, Local Planning Manager, Penrith City Council, to the Department concerning the proposed development for Fernhill Estate to allow Seniors Housing and Rural Residential allotments.

As you may be aware, I have sought advice from the Land Supply CEOs Group on the proposal and these agencies have considered the proposal against the Sustainability Criteria for land release in the Metropolitan Strategy. In light of their advice I am satisfied that the proposed concept plan for Fernhill Estate is broadly consistent with the Metropolitan Strategy and may proceed to LEP stage.

If Council wish to draft an amendment to the Penrith Principal LEP to implement the proposal, the following issues in particular will need to be addressed:

- Finalisation of the Conservation Management Plan being to the satisfaction of the Heritage Council; ✓
- Development adjoining the heritage property should not have any impact on the heritage significance of the Fernhill property and is to be consistent with the outcomes of the Conservation Management Plan; ✓
- In negotiating the rezoning, Council should liaise with the Heritage Council to ensure consistency between the outcomes in the Conservation Management Plan and the proposed amendments to the Penrith Principal LEP; W(A)
- Satisfactory arrangements are made for the provision of all utility services and the management of stormwater; ✓
- Plans in relation to the removal (in some areas) and regeneration (in others) of vegetation are capable of meeting a "maintain or improve" outcome and relevant fire hazard criteria; ✓
- Rural/residential lots to be created in Fairlight are of a nature that is consistent with the existing rural/residential allotments in this area; and W(A)
- Urban lots adjoining Mulgoa village are integrated into, and enhance, the existing village structure. ✓

Should you have any further enquiries about this matter, I have arranged for Mr Peter Goth, Regional Director, Sydney West Region, of the Department of Planning to assist you. Mr Goth can be contacted on telephone number (02) 9873 8589.

Yours sincerely


Sam Haddad
Director General

5/12/2008.