



Office of the Director General

Vince Hardy  
Cityscape planning + projects  
PO Box 127  
GLENBROOK NSW 2773

Our ref: 09/04426

Dear Mr Hardy

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

I refer to your application of the 21<sup>st</sup> October 2009, supplemented by additional information in November, for a site compatibility certificate under clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the SEPP) in relation to the proposed seniors housing development on land at The Penrith Golf Course.

I have made the determination to issue the site compatibility certificate under clause 25(4)(a) of the SEPP on the basis that the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

I would like to mention that the condition of the certificate is to ensure the bus service to the site is enhanced with a bus stop and links to nearby centres. Upon review of the application, Penrith Council recommended that the following conditions be included:

- Buildings to be limited to four storeys in height;
- View lines to the Blue Mountains escarpment are preserved;
- All buildings are setback a minimum of 80m from the Northern Road; and
- The development not to be designed in a way that creates an urban image or character as viewed from The Northern Road.

Although not included as part of the Site Compatibility Certificate, Council may want to include these at the development application stage.

Should you have any further enquiries about this matter, I have arranged for Mr Peter Goth, Regional Director, Sydney West, to assist you. Mr Goth may be contacted at the Department's Parramatta Office on (02) 9873 8589.

Yours sincerely

  
**Sam Haddad**  
Director General 4/3/2010