



Planning

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Our ref: P10/20051

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

Attention: Greg Hall

Dear Mr Stoneham

**Subject: SEPP (Housing For Seniors or People With Disability) 2004 Site
Compatibility Certificate Application: 1804-1812 The Northern Road, Orchard Hills**

I am writing in regard to the application for a Site Compatibility Certificate received at the Department of Planning on 12 August 2010, in relation to the SEPP (Housing for Seniors or People with Disability) 2004 (the SEPP) for land at 1804-1812 The Northern Road, Orchard Hills.

The Director General of the Department of Planning has made the determination to issue the Site Compatibility Certificate under clause 25(4)(a) of the SEPP. This is 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).

A copy of the certificate is attached for your information.

I would like to mention that the conditions of the certificate are:

- Public bus and pedestrian route services enhancement for residents.
- Consideration of any impact on onsite vegetation.
- Ensure the built form, bulk and scale respect the surrounding development pattern.

The council will still need to consider the suitability of the proposed development as a whole in accordance with the requirements of the SEPP when determining any subsequent Development Application.

Should you have any further enquiries about this matter, please contact Mr Derryn John, Team Leader, Sydney West on 9873 8543.

Yours sincerely

Peter Goth
**Regional Director
Sydney Region West**