



## Planning

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

Dear Mr Stoneham

**SEPP (Housing for Seniors and People with a Disability) 2004**

**Application for a Site Compatibility Certificate – Lot 1 DP 1130750, 50-52 Manning Street, Kingswood**

The Department of Planning has received an application for a Site Compatibility Certificate under clause 25 of State Environment Planning Policy (Housing for Seniors and People with a Disability) 2004. The application is to facilitate a new Development Application (DA) for 143 dwellings and a community facility across the combined 50-52 Manning Street site.

In deciding whether to issue a Site Compatibility Certificate, the Director General must take into account the written comments received from the General Manager of the local council for the area within 21 days of the application being made. Comments on the application should address the consistency of the proposed development with the site compatibility criteria as set out in clause 24 of the SEPP.

I understand there is currently a Site Compatibility Certificate issued for the site however it expired on 17 July 2010. This proposal is for a replacement certificate. The applicant has indicated that a development application for the proposed development will be lodged with Council shortly. As you may be aware there is a requirement that a site compatibility certificate be valid at the time of determination of a development application. Therefore a fresh application for such a certificate is being made as the current certificate has expired.

Please find attached a copy of the information submitted in support of the application.

Thank you for your assistance with this matter and if you have any questions please contact Linda Ren on (02) 9873-8597.

Yours sincerely

1/11/10

Derryn John  
Team Leader  
Sydney West Region