



Our Ref: DA07/1281.03
Contact: Steven Chong
Telephone: (02) 4732 8078

Department of Planning
C/o – Linda Ren
Locked Bag 5020
PARRAMATTA NSW 2124

Department of Planning
Received
6 DEC 2010
Scanning Room

26 November 2010

Dear Ms Ren

Application for a Site Compatibility Certificate - Lot 1 DP 1130750, Nos. 50-52 Manning Street, KINGSWOOD.

I refer to your letter received on 2 November 2010 requesting comment for the issue of a Site Compatibility Certificate for the subject site pursuant to Clause 25 of State Environmental Planning Policy (Seniors Living) 2004.

The subject site has been subject to a number of key Development Consents relating to the construction of a Seniors Living development and are outlined as follows: -

1. Concept masterplan for a Seniors Living Retirement Village comprising of a Residential Aged Care Facility (Stage 1) and Independent Living Units (Stage 2) (DA07/1281) - approved by Council at its meeting dated 17 December 2007.
2. Stage 1 of the approved concept masterplan comprising of a 102 bed Residential Aged Care Facility (DA08/0656) - approved under delegated authority on 27 November 2008.
3. Stage 2 of an approved concept masterplan comprising of 78 Independent Living Units, a community facility and studio workshop (DA08/1340) – approved by Council at its meeting on 7 September 2009.

The subject site had previously been issued with a Site Compatibility Certificate from the Department of Planning for the purposes of a Seniors Living Development. The certificate enabled Council to grant Development Consent for the abovementioned applications at the subject site.

It is noted that the applicant proposes to consolidate Lot 1 DP 1145043 with the subject site for the erection of 143 dwellings and an associated community facility. Lot 1 DP 1145043 is noted to be zoned R1 General Residential under Penrith Local Environmental Plan (Caddens) 2009 of which Seniors Housing are permitted with consent. The subject site is zoned 5(a) Special Uses (Tertiary Education) under the Penrith Local Environmental Plan 1998 (Urban Land).

The subject site adjoins land zoned primarily for urban purposes and therefore, the proposal is permitted with consent.

Council requests that your assessment of the Site Compatibility Certificate application should also consider the provisions of the Penrith Local Environmental Plan (Caddens) 2009, Penrith Development Control Plan 2006 - Caddens and the Werrington Enterprise Living and Learning (WELL) Precinct - Development Contributions Plan 2008.

To this end, Council raises no objection for the issue of a Site Compatibility Certificate pursuant to Clause 25 of State Environmental Planning Policy (Seniors Living) 2004.

If you have any queries regarding this matter, please do not hesitate to contact Steven Chong on (02) 4732 8078.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Peter Wood', is written over a horizontal line.

Peter Wood
Acting Development Services Manager