

14 January 2011

Mr. Stephen Gardiner  
Senior Planner  
Sydney West  
Department of Planning  
Locked Bag 5020  
Parramatta NSW 2124

Dear Mr. Gardiner,

**RE: NERGL Developments Pty Ltd Seniors Living Site Compatibility Certificate**

I am writing to you on behalf of NERGL Developments Pty Ltd (NERGL) and in relation to our recent application made on Monday 20 December 2010. The application was made to the Department of Planning (DoP) requesting an extension to the existing site compatibility certificate for the site located at 2075-2113 The Northern Road and 1-29 Bradley Street, Glenmore Park.

Specifically, we are responding to your email received on Monday 10 January 2011 and to items discussed in our subsequent conversation, including:

1. Proposed type of housing mix;
2. Clarification on whether infill self care housing is included in the proposal;
3. Clarification on location of residential care facility; and
4. Clarification of land title description.

A discussion on each of the above items is provided below.

**1) Proposed type of housing mix**

A mix of the proposed housing is provided in Table 1 found in Section 4 of the report prepared by Macroplan, titled "Site Compatibility Certificate, Application to the Department of Planning, Glenmore Park, Penrith". An update of this table has been provided below, which includes the type of housing defined under the State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP). However, the final mix of the type of housing defined in the Seniors SEPP will be determined through further market research and presented within a development application for the site.

Table A. Proposed Yield Table

Type	Seniors SEPP Housing Type	Dimension	Quantity (No.)
Farmlets	Self contained dwelling	Min. 1,000sq.m	24
Residential – Large Lot	Self contained dwelling/infill self care housing/serviced self care housing	Min. 750sq.m	8
Residential – Small Lot	Self contained dwelling/infill self care housing/serviced self care housing	Min. 450sq.m	10
Villas – 3 Bedroom	Self contained dwelling/infill self care	Min. 276sq.m	31

Type	Seniors SEPP Housing Type	Dimension	Quantity (No.)
	housing/serviced self care housing		
Villas – 2 Bedroom	Self contained dwelling/infill self care housing/serviced self care housing	Min. 207sq.m	64
Townhouses	Self contained dwelling/infill self care housing/serviced self care housing	100sq.m	30
Residential Car Facility		TBC	TBC
Community Facilities		1,200sq.m	-
<b>Total</b>		-	<b>167</b>

## 2) Clarification on whether infill self care housing is included in the proposal

A portion of the site is already zoned for urban purposes. Refer to Figure 1 below, which identifies that relevant area of land. It is intended that in this area of the site infill self-care housing will be provided.

Figure 1 Land identified as zone 2(urban)



- Land zoned 2(urban) as per Penrith Council Local Environmental Plan No.188, Amendment No.6. This area can accommodate 'infill self-care housing'.
- Site Boundary
- Zone Boundary





### 3) Clarification on location of residential care facility

Appendix B in our recent application includes a letter from GMU Design, which states that the type residential care facility to be provided would be consistent with the concept plan proposed in the original documentation. All parties involved to date believe that the most sensible location for the facility would be in or adjacent to the "community centre" where residents could easily access amenities and services. The exact location will be determined during the detailed design process undertaken for the development application phase, following additional consultation with Aged care operators and regulators.

### 4) Clarification of land title description

The current land title description of 15 – 29 Bradley St is in fact Lot 500 DP 1133119.

I trust that the information herein assists in providing a new certificate to be issued for the site. Should you have any queries, please do not hesitate to contact me on 0414 236174 or at [bhendriks@mecone.com.au](mailto:bhendriks@mecone.com.au).

Yours sincerely,



Ben Hendriks

