



Planning & Infrastructure

Office of the Director General

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

Attention: Ms Schandel Jefferys

Contact: Peter Goth
Phone: (02) 9873 8599
Fax: (02) 9873 8599
Email:
peter.goth@planning.nsw.gov.au
ir ref: 12/01968
ur ref: PL 10/0117

Dear Mr Stoneham

Determination of application for a site compatibility certificate for No. 183 – 197 Boronia Road, North St Marys - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 [SEPP (Seniors Housing)].

Following consideration of Council's advice in this matter, I have determined the application under clause 25(4)(a) of the SEPP (Seniors Housing) by issuing a site compatibility certificate, subject to satisfaction of certain requirements specified in the certificate.

I have attached a copy of the Certificate of Site Compatibility.

In reaching my decision, I gave close consideration to Council's views on existing land uses in the vicinity, the proposed zoning of the land and the availability of services.

While I can appreciate this advice, I took the view that the nature of the proposal would not entail any unnecessary land use conflicts and this issue can be satisfactorily addressed at development application stage. Further, given the availability of bus services, satisfactory access to services will be available to residents. In regard to the proposed zoning of the site, I was mindful of the circumstances that apply to the land and that an application may be made for the development under the State Policy irrespective of the proposed zoning.

Having considered Council's advice over the flood liable nature of the site and adjoining land, I have conditioned the certificate to address the issue of safe evacuation during an emergency.

If you have any questions in relation to this matter, please contact Peter Goth, Regional Director of the Department of Planning and Infrastructure's Sydney West Region on (02) 9873 8589.

Yours sincerely


Sam Haddad
Director General

24/4/2012.

Enc: SCC certificate