



Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Email: blake.christodoulou@planning.nsw.gov.au

1 May 2018

Re: Site Compatibility Certificate Application at 50E Raby Road, Gledswood Hills

Dear Blake,

We act on behalf of SH Camden Lakeside Pty Ltd, the owners of Lot 101 DP 1206855, being 900 Camden Valley Way, Gledswood Hills.

We write in relation to the recent application by the adjoining land owners to Narellan Property Holdings Pty Ltd, who have sought a Site Compatibility Certificate for a Seniors Housing development at 50E Raby Road, Gledwood Hills.

We understand that the application for a Site Compatibility Certificate is currently being assessed by the Department of Planning and Environment.

We write in regards to the abovementioned application, acknowledging and reiterating the matters of concern raised in the submission made by Camden Council. The key concerns with the application being, amongst other things;

- The proposed location is not in a precinct nominated for development, noting Council's policies and strategic intent for Camden Lakeside being set around the careful balance of built form and landscaped outcomes;
- The proposal contravenes those site-specific outcomes and objectives for the site, as well as intended objectives for the RE2 zone;
- This proposal disregards the character and outcomes for Camden Lakeside, diminishing the ability of development across the site to achieve alignment with Council's LEP and DCP;
- The scale and location of this proposal, being outside nominated residential development precincts, further places increasing pressure on the setting and heritage significance of the adjoining state listed Gledswood Estate;
- Furthermore, there is no road access to that part of the site on which the SCC is sought; and
- This is the wrong land use in the wrong location.

Should you wish to discuss any of the above matters, please do not hesitate to contact me on (02) 9380 9911 or by email at pmanning@sjb.com.au.

Yours sincerely,

A handwritten signature in black ink, consisting of a large loop on the left and a smaller loop on the right, connected by a horizontal line.

Paul Manning
Senior Planner