

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

Dear Mr Stoneham

**Determination of application for a site compatibility certificate for 1939 The Northern Road, Glenmore Park (Lot 1 DP 218872, Lots 103-106 DP 1224482 and Lots 119-123 DP 2576) – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to the application, submitted by Mecone on behalf of Sunshine Property Investment Group, for a site compatibility certificate for seniors housing comprising 160 self-contained dwellings at 1939 The Northern Road, Glenmore Park (Lot 1 DP 218872, Lots 103-106 DP 1224482 and Lots 119-123 DP 2576) under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

I, the Acting Executive Director, Regions, as delegate of the Secretary, have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have enclosed the site compatibility certificate.

The decision to issue the certificate was primarily made because:

- the site described in Schedule 1 is suitable for more intensive development; and
- the use of the site for self-care dwellings is unlikely to have any significant adverse impact on the surrounding environment or land uses having regard to the criteria set out in the Seniors Housing SEPP.

It has been necessary to consider the impacts of the proposed The Northern Road upgrade in relation to the seniors housing proposal. The certificate has therefore been issued on the basis that matters such as The Northern Road upgrade and new access road from Glenmore Parkway, noise impacts and mitigation measures, landscaping as a visual buffer and transport alternatives for future senior residents will need to be considered at the development application stage. I recommend Council liaise with Roads and Maritime Services over these proposed roadworks.

I understand that as part of the review of environmental factors (REF) for The Northern Road upgrade, an Aboriginal heritage site has been identified near the site. The REF indicates that the Penrith Golf and Recreation Club has been advised of this and the matter should be considered at the development application stage. I have advised the applicant of this.

If you have any questions in relation to this matter, please contact Ms Chantelle Chow of the Department of Planning and Environment's Sydney Region West office on 9860 1548.

Yours sincerely



**Monica Gibson** 22/6/2018  
**Acting Executive Director, Regions**  
**Planning Services**

Encl: Site compatibility certificate