

Dear Resident / Landholder

PROPOSED DEVELOPMENT BEASLEY ST AND DREVERMANN ST FARRER

The ACT Land Development Agency has engaged Purdon Associates (Town Planning Consultants) to conduct a Preliminary Assessment (an environmental, planning and development study) of Block 2 Section 9 Farrer, fronting Drevermann St and Beasley St, near Yamba Drive.

The Preliminary Assessment report is the first stage of the Government's land release process to sell the land to Mandir Ashram Pty Ltd, a registered Aged Care Service provider, for a development incorporating a Nursing Home, Hostel and Independent Living Units. The site is approximately 1.8ha and is shown on the map over the page.

Indicative Development Proposal

It is likely the site development will include up to 100 residential care beds (high and low care) in a large building of up to 4 storeys in the north-eastern part of the site, plus approximately 80 units including single storey 'villa-style' units, 2 storey units and 3 storey apartments.

The study will not result in detailed architectural designs for the future development but will consider a number of matters including:

- general development concepts,
- development density
- site planning
- building heights, styles and setbacks
- relationship to adjacent land uses
- vehicular access
- traffic generation
- construction impacts
- stormwater management
- communal facilities and open space.

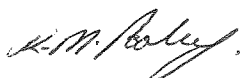
Community Involvement

There will be several opportunities for community input into the planning process. At this stage, we are providing initial information about the project to offer you an opportunity to have input into the study.

The final Preliminary Assessment report will be lodged with the ACT Planning and Land Authority (ACTPLA) and will be placed on public exhibition for 3 weeks. After consideration of the Preliminary Assessment report by ACTPLA, detailed architectural designs will be completed by Mandir Ashram and a Development Application lodged. This DA will also be placed on public exhibition for 3 weeks.

If you wish to provide comments on the matters to be considered in this Preliminary Assessment report, please contact:

Trevor Fitzpatrick at Purdon Associates on 6257 1511
purdons@purdon.com.au
fax 6248 8347 or
postal address 3/9 McKay St Turner ACT 2612.



Kathleen Pooley
Manager
Direct Sales Projects

5 December 2007



AREA SCHEDULE:
BLOCK 2 AREA: 10,216.954m²

1 EXISTING SITE PLAN / ANALYSIS
1:1000 AT A3

BLOCK 2, SECTION 9
264 BEASLEY ST,
FARRER ACT

PA ASSESSMENT

CONTEXT AND LOCATION PLANS

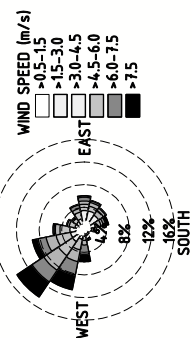
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URBAN PLANNING
ABN: 20 008 610 080
P: 02 837 8511
F: 02 8240 8417
FOURDARWIN

PURDON
PLANNING & SUSTAINABLE FUTURES

SCALE
0 9m 18m 45m
1m CONTOUR INTERVAL SHOWN



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