

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555
Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au
www.thehills.nsw.gov.au

ABN No. 25 034 494 656

RECEIVED

30 MAY 2014

26 May 2014

Rachel Cumming
Director Metropolitan Delivery (Parramatta) NSW Government
NSW Planning and Infrastructure
PO Box 404
PARRAMATTA NSW 2124
Your ref:

Office of Strategic Lands

← sent to wrong Division
by Section

14/02950

**RE: SITE COMPATIBILITY CERTIFICATE APPLICATION; LOT 301 DP 1160437, NO.15
OLD GLENHAVEN ROAD, GLENHAVEN**

I refer to your letter dated 15 April 2014 seeking comments with respect to State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 - Application for a site compatibility certificate for the above mentioned property.

It is understood that the existing site compatibility certificate has expired and that a new one is required in order to progress and complete development on the site of the existing Glenhaven Retirement Village.

Construction of the Glenhaven Retirement Village has been occurring in stages since the first approval in 2003 (960/2002/HC) for 100 self-contained dwellings. Stage 2 of the retirement village, approved in 2010, comprised 115 self-care units (280/2010/JP).

It is understood that the current development applications (639/2014/HC and 210/2014/HC) propose alterations and additions to the existing village in addition to 30 new dwellings. A current planning proposal 8/2012/PLP will also facilitate the provision of a future aged care facility on part of the site.

There is a strong demand for aged care services within The Hills Shire and the provision of residential care facilities in appropriate locations will meet the increasing needs of an ageing population within the Shire.

Clauses 24 and 25 of the State Environmental Planning Policy refers to the requirement for a site compatibility certificate to be obtained for developments which are proposed upon land that adjoins land zoned primarily for urban purposes, land identified as 'special uses' and land that is used for the purposes of an existing registered club. As the subject site is zoned RU6 Transition a site compatibility certificate is required. Council as the consent authority is not able to grant consent for a development unless a site compatibility certificate has been provided.

Council's assessment of the Seniors Living Development, having regard to criteria outlined in Clause 25 of the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 is addressed below:

- (i) *the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development*

The existing development in the surrounding area consists of low density single detached dwellings (R2 Low Density Residential) on the southern side of Glenhaven Road and Old Glenhaven Road and rural/residential (RU6 Transition) on the adjoining northern and western boundaries of the site.

It should be noted that the site is substantially developed with existing seniors living housing developments. Therefore, it is considered by Council that additional proposed works to complete the existing development is appropriate and consistent with the existing approved use.

- (ii) *the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land*

Whilst seniors housing is not typical of the usual built form within a rural zoning context, the proposed alterations and additions to the existing village in addition to 30 new dwellings would not be out of character in this particular circumstance. The area of the site subject to the proposal is located within a context of intensive seniors housing and low density residential development across the road. It is also physically separated from the nearest typical rural-residential land by Holland Road. As a result, the proposed works and future use are considered reasonable and are consistent with the present approved use.

- (iii) *the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision*

The subject site is within 20 metres of an existing public bus stop located at the corner of Glenhaven Road and Old Glenhaven Road, which provides regular bus services. Buses travel in both directions along Glenhaven Road, generally at half hourly intervals. The existing bus service will enable future residents to access the local facilities and services which are in close proximity to the site.

The site has access to both reticulated town water and sewage disposal systems. The site has been previously assessed and found suitable in terms of adequate provision of services and infrastructure that is required for this type of development.

- (iv) *in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development*

The subject site is not zoned either open space or special uses and it is considered that the proposed development will have no impact on the provision of land for open space or special uses within the vicinity of the development.

- (v) *without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.*

In preparing any application the proposal will need to show how the built form will relate to adjoining developments to ensure compatibility with the existing and likely future character of the area.

Should you require further information, please do not hesitate to contact Patrice Grzelak, Town Planner on 9843 0364

Yours faithfully

Raquel Ricafort-Bleza

Raquel Ricafort-Bleza

PRINCIPAL - PLANNING REFORM AND POLICY