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Department Generated Correspondence (Y)

## DEPARTMENT OF PLANNING AND ENVIRONMENT

*Planning Services*

**RE-ISSUE OF SITE COMPATIBILITY CERTIFICATE:**  
**STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR**  
**PEOPLE WITH A DISABILITY) 2004 FOR 15 OLD GLENHAVEN ROAD, GLENHAVEN**  
**(THE HILLS LOCAL GOVERNMENT AREA).**

### PURPOSE

- To propose amendments to the project description of a Site Compatibility Certificate for 15 Old Glenhaven Road, Glenhaven, to more broadly describe the proposed development for seniors housing.

### RECOMMENDATIONS

It is recommended that the Secretary:

- **notes** the regional team report at Tag A that was approved previously;
- **notes** the request from the applicant for the certificate to be amended (Tag B);
- **endorses** a revised Site Compatibility Certificate (Tag C); and
- **signs** letters to the applicant and The Hills Shire Council advising of this decision.

### CURRENT POSITION


- A Site Compatibility Certificate was issued by the Secretary on 7 August 2014 for land at 15 Old Glenhaven Road, Glenhaven (Tag A).
- The Certificate specified the number of beds and number of units in the proposed seniors housing development.
- During August and September 2014, the proponent held discussions with the Department and Council, and subsequently wrote to the Department (Tag B) requesting that the Site Compatibility Certificate be revised and re-issued without specifying the number of proposed housing units.
- Council officers have confirmed that because the current Certificate specifies unit numbers, Council's ability to approve the development has been restricted as the final number of proposed units marginally exceeds the numbers specified in the schedule attached to the original Certificate.
- The Hills Shire Council supports the development of the land for this purpose given the strong demand for seniors housing and that the proposed development is a logical extension to the existing seniors living development.
- Council's Development Assessment Coordinator has advised that the current development application before Council provides eight more units than specified in the Certificate.
- Council has no objection to a Certificate being re-issued without reference to unit numbers (refer to Tag D).
- There is no statutory requirement for the number of dwellings to be specified on the Certificate.



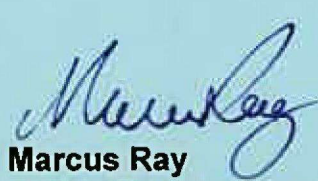
- A slight increase in the number of units proposed in the lodged development application does not alter the findings of the original report.
- A revised Certificate will apply to the original application, thereby enabling Council to determine the development application currently before it.

## BACKGROUND

- The proposal forms part of the Glenhaven retirement village complex.
- A Site Compatibility Certificate for the land was originally signed by the Director General on 5 March 2009.
- Under this Certificate, the first and second stages of the development have been constructed under staged development consent. The first stage comprised the construction of 100 self-contained dwellings and the second stage included 97 self-care units.

  
**Andrew Jackson**  
 Executive Director  
 Regions

27/11/14

  
**Marcus Ray**  
 Acting Deputy Secretary  
 Planning Services

27/11/14

  
**Carolyn McNally**  
 Secretary

28/11/14

 Approved / Not Approved / Noted

 12.11.14  
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