

19 September 2016

Mr Terry Doran
Team Leader – Sydney West Region
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Doran

Site Compatibility Certificate Application for Property Nos. 589-593 Old Northern Road, Glenhaven

I refer to your recent letter requesting comments on the application for a Site Compatibility Certificate for proposed seniors housing at property Nos. 589-593 Old Northern Road, Glenhaven.

The strategic planning implications and specific comments concerning the proposed development in relation to the Site Compatibility Criteria contained within *State Environmental Planning Policy (SEPP) Housing for Seniors or People with a Disability* are outlined below for your consideration.

Criteria 1 – The natural environment and the existing and approved uses of land in the vicinity of the proposed development

The sites immediately west to the subject sites, with the exception of property No. 595 Old Northern Road, are owned by the Anglican Retirement Village and are predominately developed for seniors living (Stages 1-5 are complete and stages 6-7 are under construction). Existing and approved uses to the north of the proposed site are predominately rural. Sites on the southern side of Old Northern Road within the Hills Council are residential in nature. The proposed development which consists of 70 self-care dwellings in 1-2 storey apartment buildings and 44 self-care dwellings in 2-3 storey scale apartment buildings, is an expansion of the established Anglican Retirement Village representing stages 8-11 of the concept plan for the village.

Criteria 2 – The impact that the proposed development is likely to have on the likely future uses of the land in the vicinity of the development

A Planning Proposal has been submitted on behalf of the South Dural Resident and Ratepayers Association to rezone the South Dural precinct for urban purposes, with the potential to provide approximately 2,900 new dwellings. The Proposal applies to a 240ha precinct bounded by Old Northern Road, New Line Road and Hastings Road, currently zoned part RU2 Rural Landscape, part E3 Environmental Management and part SP2 Infrastructure – Road under the *Hornsby Shire Local Environmental Plan (HLEP) 2013*. The Proposal seeks to amend the zoning of the land adjacent to the site to support urban development.

It is anticipated that exhibition of the South Dural proposal will commence in October 2016. Whilst the land uses in the vicinity of the site are yet to be determined, opportunity exists to integrated the future expansion of the Anglican Retirement Village in the future road layout to limit future access points onto Old Northern Road.

Criteria 3 – The services and infrastructure that are or will be available to meet the demands arising from the development and any proposed financial arrangements for infrastructure provision

Correspondence from Sydney Water in the supporting information submitted by the proponent states that the development may connect to the water main in Old Northern Road and to an existing wastewater main through the installation of a private sewer rising main. However, the proponent has not detailed any proposed financial arrangements to ensure infrastructure provision.

Criteria 4 – 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 or special uses in the vicinity of the development

Not applicable

Criteria 5 – The impact that the bulk and 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.

As indicated above, the South Dural Planning Proposal is seeking to rezone the land adjacent to the site for urban purposes which may permit a variety of housing formats. The proposed built form indicated on the concept plan of predominately 2 to 3 storeys would not have an adverse impact on future uses of the land being proposed as part of the South Dural Planning Proposal.

Considering the bulk and scale of the existing Anglican Retirement Village, the residential character of the southern side of Old Northern Road and the proposed South Dural development, the proposed built form is considered appropriate for the site.

Criteria 6 – The impact that the proposed development is likely to have on the conservation and management of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003

The Hornsby Local Government Area is listed in Part 3 of Schedule 1 of the *Native Vegetation Act 2003*. Accordingly, pursuant to Section 5 of the *Native Vegetation Act 2003*, land within Hornsby Shire is excluded from operation of the *Act*.

In summary, the proposed development is an expansion of the existing Anglican Retirement Village. The proposed built form is in keeping with the established Village and the proposed uses and built form currently being considered as part of the South Dural Planning Proposal. Accordingly, no objections are raised to the site compatibility application for property Nos. 589-593 Old Northern Road, Glenhaven.

I trust this information is of assistance.

Yours faithfully

A handwritten signature in black ink, appearing to read 'F Rayner', with a long horizontal flourish extending to the right.

Fletcher Rayner
Manager
Strategic Planning Branch

TRIM Reference: D07056177