



Mr Ian Glenndinning
Ian Glendinning Planning
4A Princes Lane
Turramurra NSW 2074

Dear Mr Glendinning

Site Compatibility Certificate — 400A Old Northern Road, Glenhaven

I have considered your application for a Site Compatibility Certificate (SCC) under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the SEPP), and note that in this instance that an SCC cannot be granted.

I understand that officers from the Sydney Region West section have discussed this matter with you, and outlined that an Site Compatibility Certificate cannot be issued for the site as clause 4(6)(a) of the SEPP excludes land described in Schedule 1 — Environmentally Sensitive Land.

The Department considered your application and supporting documents, and has formed the opinion that the site, being zoned E4 Environmental Living, falls within the description of environmental protection for the purpose of Schedule 1 of the SEPP. This is supported by the E4 zone being listed under the “Environment Protection Zones” heading in *The Hills Local Environmental Plan 2012*.

As a result, the site is excluded from the application of the SEPP and a Site Compatibility Certificate cannot be granted. If you wish to pursue a seniors living proposal, I encourage you to discuss options with Council, which may include possible amendments to the planning controls applying to the site.

If you have any further questions regarding this matter, I have arranged for Mr Stuart McIntosh to assist you. Mr McIntosh can be contacted on (02) 9860 1551.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

06/02/2017