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DEPARTMENT OF PLANNING AND ENVIRONMENT

Planning Services

SITE COMPATIBILITY CERTIFICATE – 577-581 OLD NORTHERN ROAD, GLENHAVEN, HORNSBY – RETURN OF APPLICATION

PURPOSE

- To recommend the Executive Director, Regions inform the applicant that an application for a site compatibility certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 cannot proceed.

RECOMMENDATION

- That the Executive Director, Regions, Planning Services:
 - **agree** that the application cannot proceed and the fee be reimbursed; and
 - **sign** the attached letter advising the applicant of this decision.

CURRENT POSITION

- An application for a site compatibility certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 has been made for land 577–581 Old Northern Road, Glenhaven, Hornsby (Tab A).
- The site is zoned RU2 Rural Landscape under The Hills Local Environmental Plan 2012 and is opposite land zoned E4 Environmental Living. The E4 zoned land and the site are separated by The Old Northern Road (Tab B).
- Advice has been provided by the Department's Legal Services Branch (Tab C) that the State policy does not apply to the site as:
 - the land is not land zoned primarily for urban purposes;
 - the site does not adjoin land zoned primarily for urban purposes; and
 - the adjoining land falls with the 'environmental protection' exception in Schedule 1 of the State Policy.

 30 May 2017
Stephen Murray
Executive Director, Regions
Planning Services

Approved/ ~~Not Approved~~ / ~~Noted~~


23/05/2017
Contact Officer: Catherine Van Laeren (TD)
Director, Sydney Region West
Phone: 9860 1520

Ms Elaine Roff
Associate Director
URBIS
Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000

Dear Ms Roff

**Application for a site compatibility certificate for 577–581 Old Northern Road,
Glenhaven - *State Environmental Planning Policy (Housing for Seniors or
People with a Disability) 2004***

I refer to your application for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in relation to 577–581 Old Northern Road, Glenhaven.

Following a review of your application, the permissibility requirements under the State policy and the land use zones which apply to the site and adjoining land under The Hills Local Environmental Plan 2012 I have determined that the State policy does not apply to the site. This is because the site is not land zoned primarily for urban purposes, the site does not adjoin land zoned primarily for urban purposes and the adjoining land falls within the 'environmental protection' exception in Schedule 1 of the State policy.

Accordingly, it is not possible to proceed with your application and I have arranged for a refund of your application fees. This refund will be provided to you under separate cover shortly.

If you have any questions in relation to this matter, please contact Mr Terry Doran, Team Leader, Sydney Region West, at the Department on 02 9860 1579.

Yours sincerely

 30 May 2017
Stephen Murray
Executive Director, Regions
Planning Services