

**Explanation of the intended effect
(as required by section 38 of the *Environmental Planning and Assessment Act 1979*)
of the Proposed Amendment to State Environmental Planning Policy (Housing for
Seniors or People with a Disability)
2004**

Anglican Retirement Villages owns land on Old Northern Road at Glenhaven, which is partly developed as a retirement village called Glenhaven Green.

The land is located within the Hornsby Local Government Area and adjoins the boundary of The Hills Local Government Area. The land is described as 599 – 607 Old Northern Road, Glenhaven (Lot 2, DP 1123753) and 589 – 593 Old Northern Road, Glenhaven (Lot 1, DP 135398, Lots 2 and 3, DP 225754).

As an inadvertent consequence of making The Hills Local Environmental Plan (LEP) 2012, the provisions of the Seniors Housing SEPP no longer apply to the retirement village site. This is because the provisions of the SEPP permit a retirement village with Hornsby Council's consent on rural land provided it adjoins land zoned primarily for urban purposes.

The Hills LEP changed the zone of land opposite the retirement village site from a residential 'urban purpose' type zone to an environmental living zone. Because the village site is zoned for rural purposes, the provisions of the SEPP ceased to apply to the site.

The proposed amendment of the SEPP will restore the situation applying to the site prior to the making of The Hills LEP 2012. The amendment will not rezone land but, by a site specific clause, make the proposed development permissible on the site and enable a development application to be lodged with Hornsby Shire Council to complete planned development of the retirement village.

It is considered that an amendment in this manner will best serve the interest of the community.

Note: the amendment also proposes to up-date land title information.