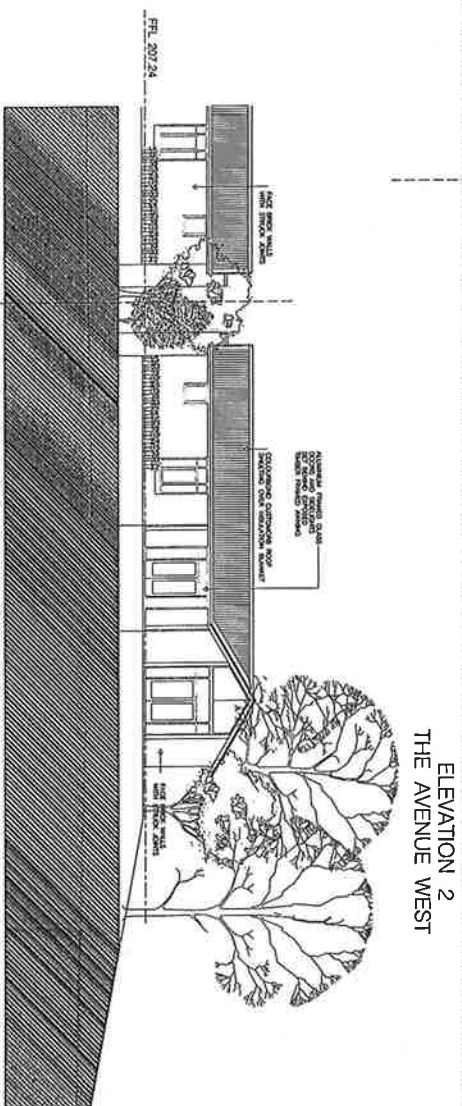
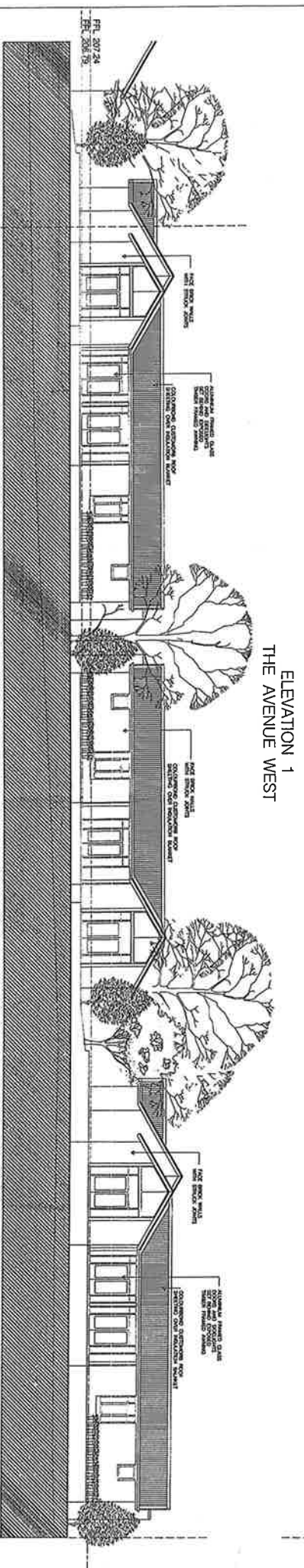
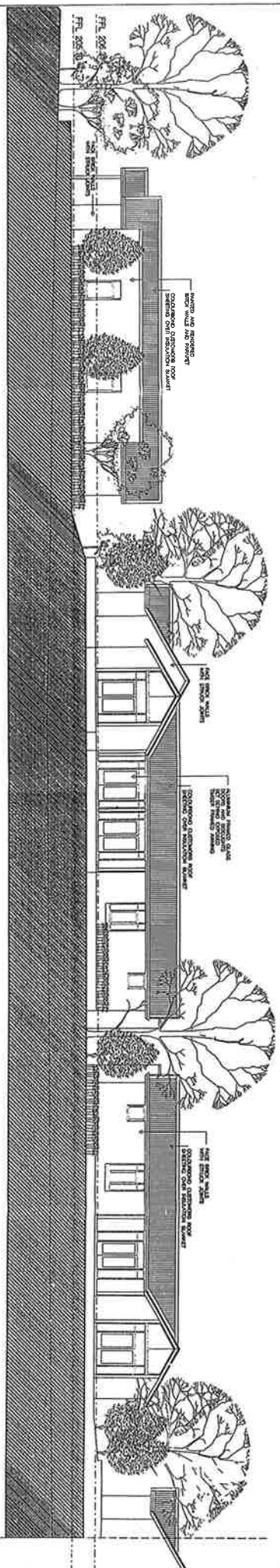




ELEVATION 3
THE AVENUE WEST

GALSTON GRANGE

392 GALSTON ROAD
GALSTON

WEST BOUNDARY ELEVATIONS Architecture Planning Urban Design

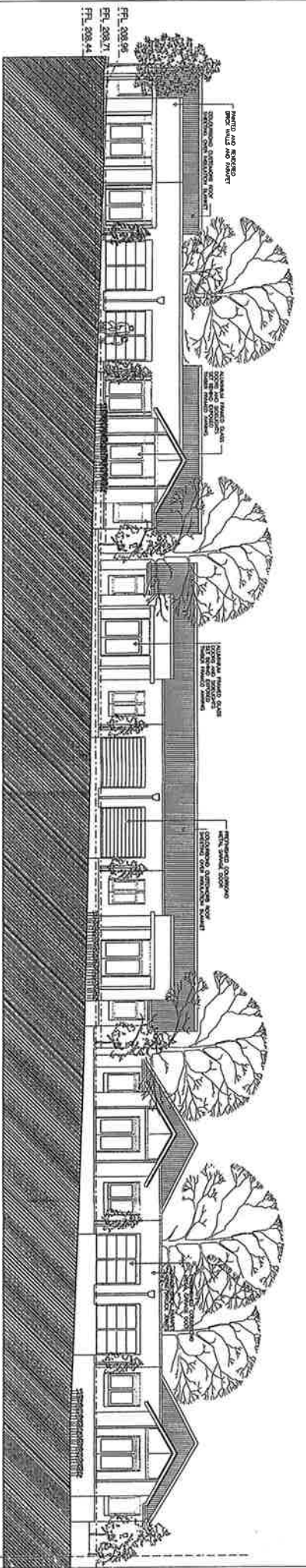
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DATE: MAY 2011
DRAWN: MA

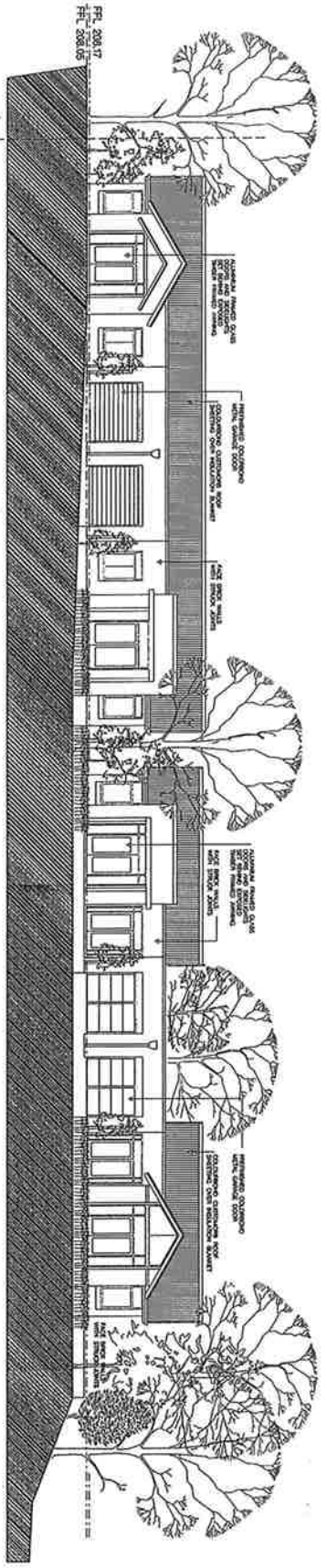
TEL 9423 0280 FAX 9223 0283
mail@arcarchitects.com.au

L7 90 Pitt Street Sydney NSW 2000
TEL 9223 0280 FAX 9223 0283
mail@arncchiocci.com.au





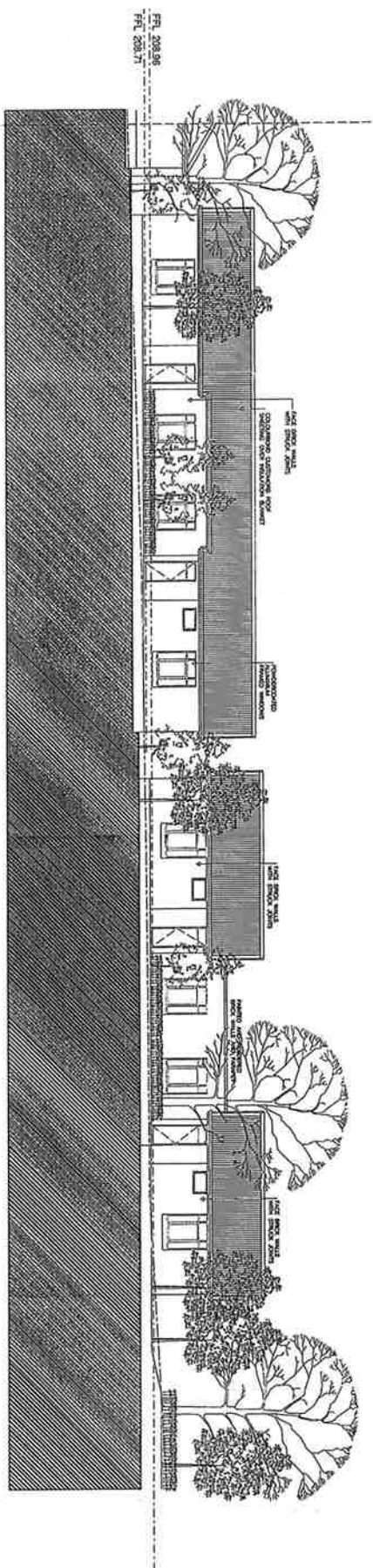
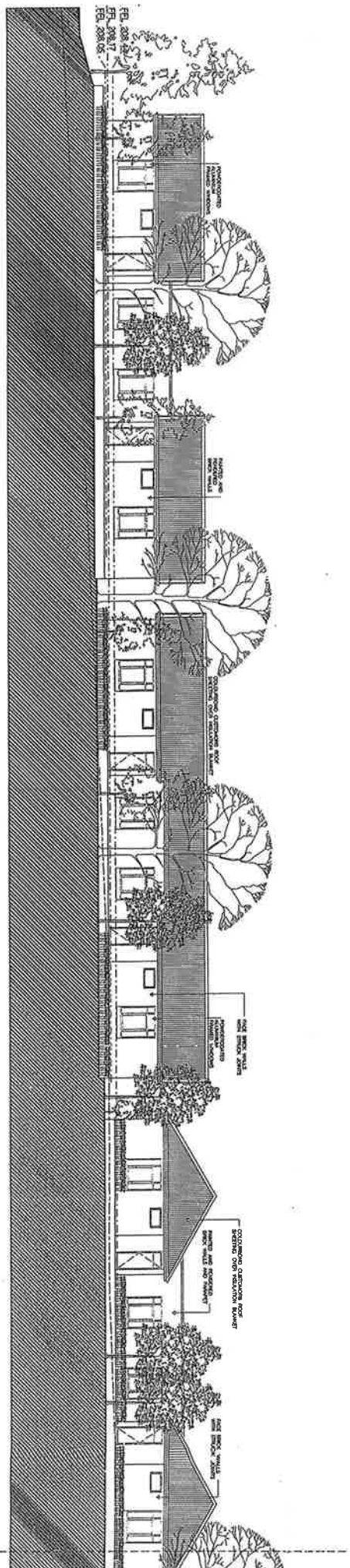
ELEVATION 1
THE AVENUE NORTH



ELEVATION 2
THE AVENUE NORTH

GALSTON GRANGE	NORTH ELEVATIONS	Architecture Planning Urban Design
392 GALSTON ROAD	DA-13A	L7 90 Pitt Street Sydney NSW 2000
GALSTON	SCALE : 1:100 (A1) 1:200 (A3)	TEL 9223 0280 FAX 9223 0283
	DATE : MAY 2011	mail@arcarchitects.com.au
	DRAWN : MA	

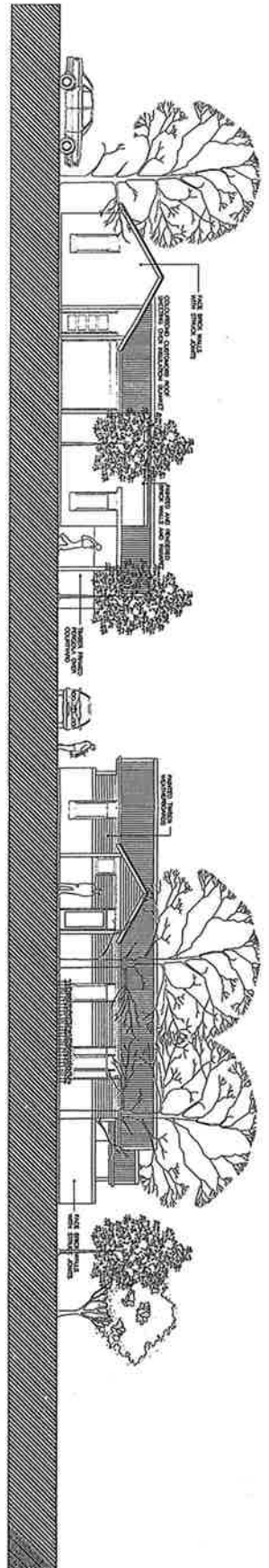




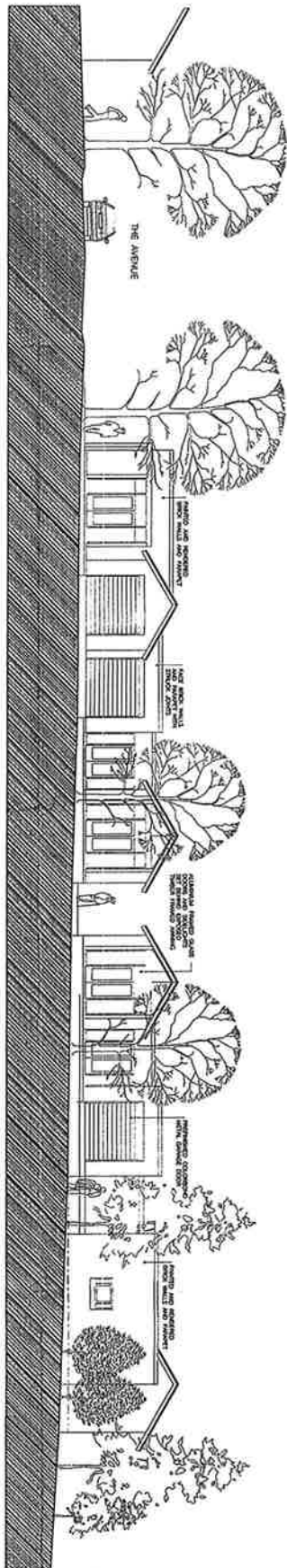
GALSTON GRANGE
392 GALSTON ROAD
GALSTON

SOUTH ELEVATIONS
THE AVENUE
DA-14A
SCALE : 1"=100 (A1) 1"=200 (A3)
DATE: MAY 2011
DRAWN: MA

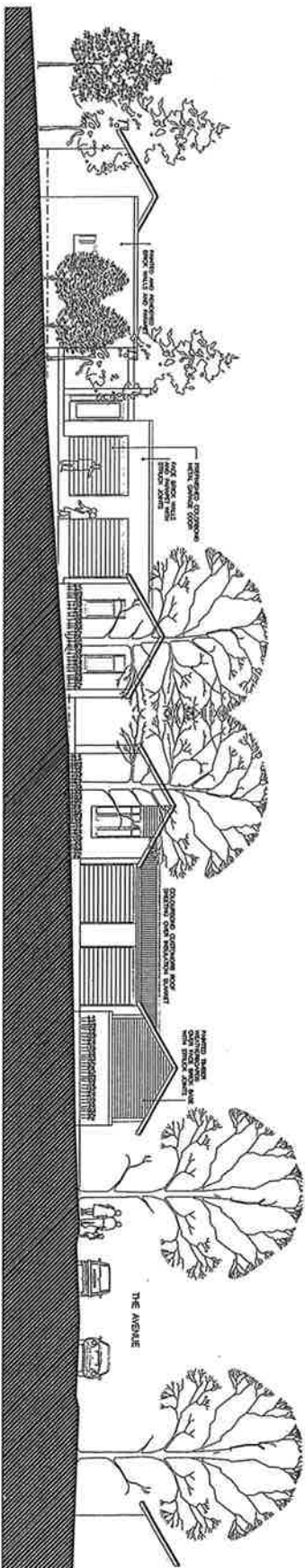
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TEL 9223 0280 FAX 9223 0283
mail@arcarchitects.com.au



ELEVATION ↑ THE AVENUE



ELEVATION 2 TYPICAL COURT NORTH ELEVATION



ELEVATION 3 TYPICAL COURT SOUTH ELEVATION

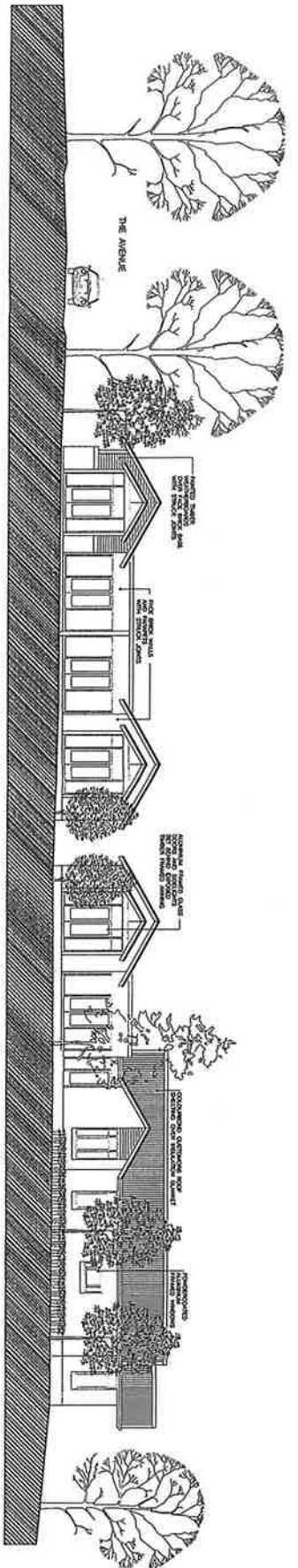
GALSTON GRANGE

392 GALSTON ROAD
GALSTON

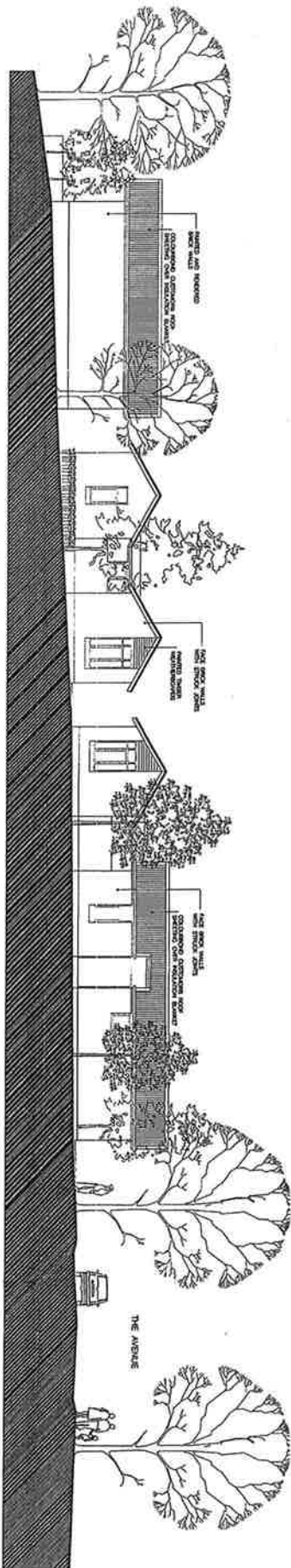
TYPICAL ELEVATIONS

DA-15A
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DATE: MAY 2011
DRAWN: MA
L7 90 Pitt Street Sydney NSW 2000
TEL 9223 0280 FAX 9223 0283
mail@arcarchitects.com.au

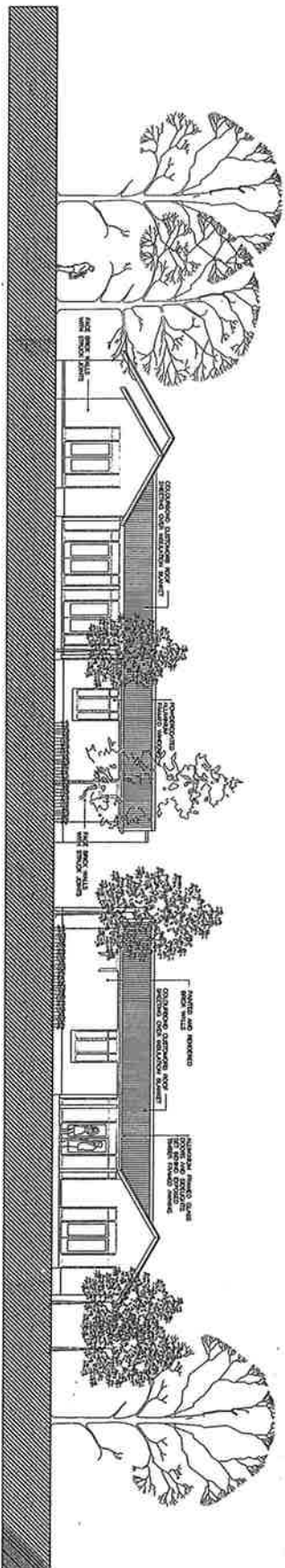
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ELEVATION 4 TYPICAL NORTH ELEVATION



ELEVATION 5 TYPICAL SOUTH ELEVATION



ELEVATION 6 TYPICAL WEST BOUNDARY ELEVATION

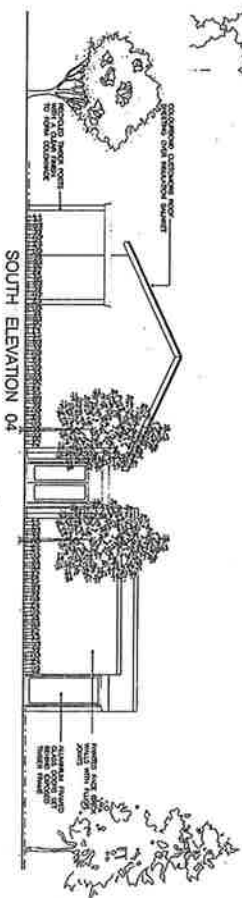
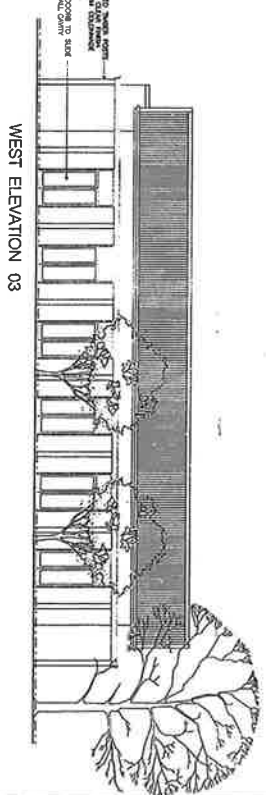
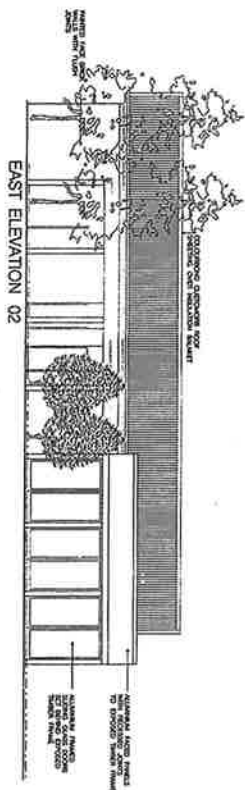
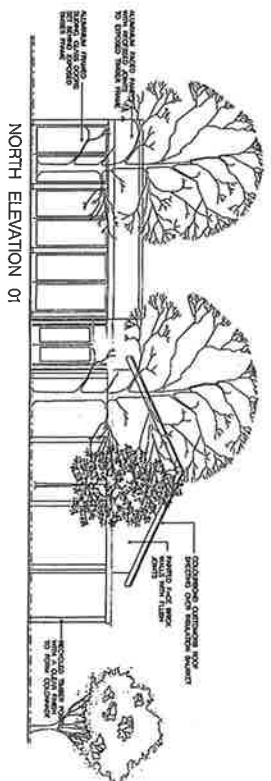
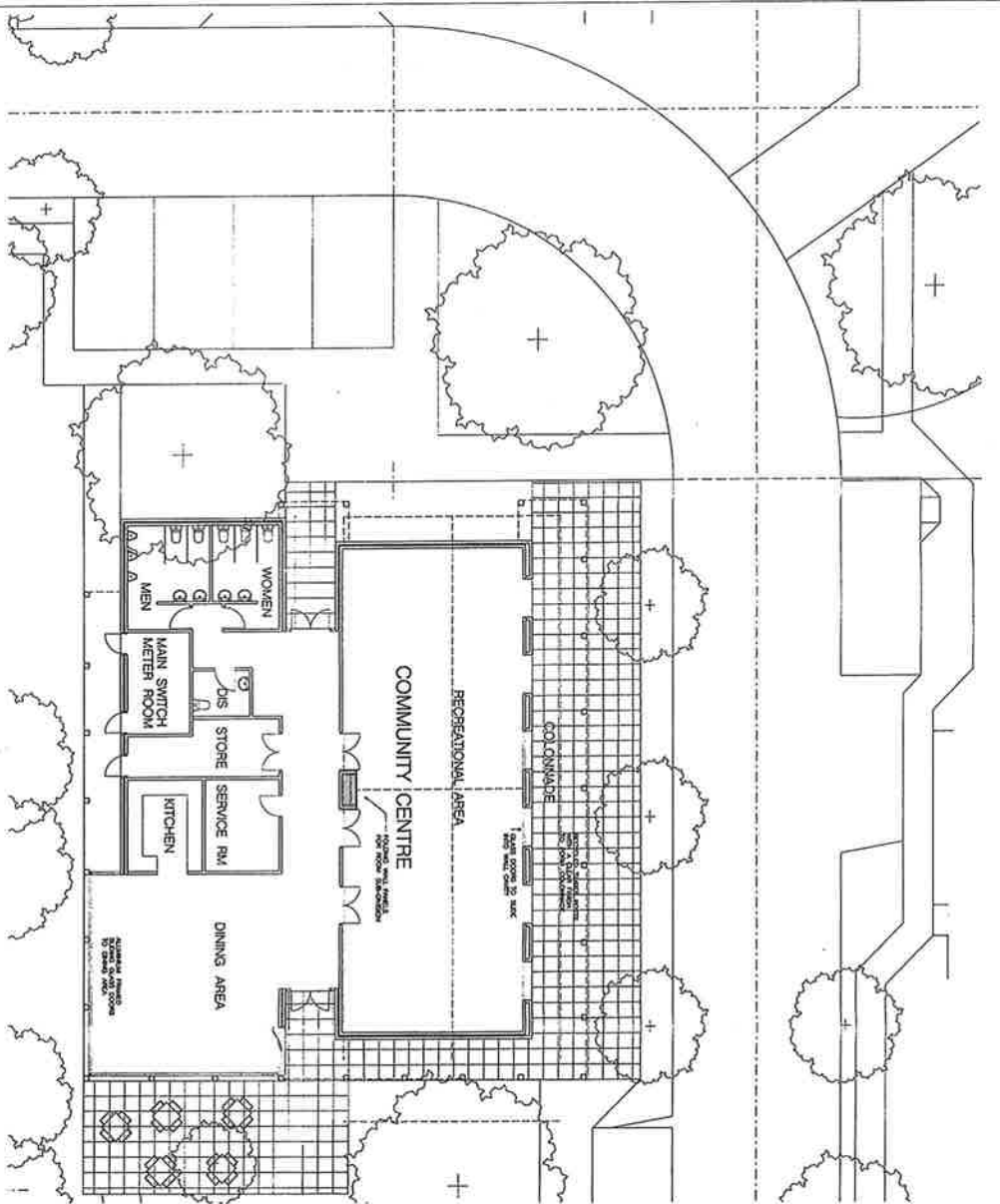
GALSTON GRANGE

392 GALSTON ROAD
GALSTON

TYPICAL ELEVATIONS

DA-16A
SCALE : 1:100 (A1) 1:200 (A3)
DATE : MAY 2011
DRAWN : [signature]

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ELEVATIONS

GALSTON GRANGE
392 GALSTON ROAD
GALSTON

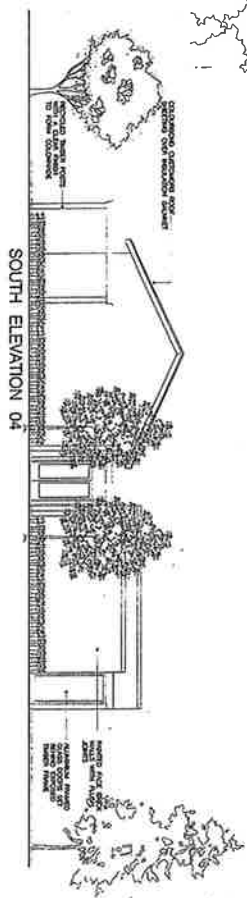
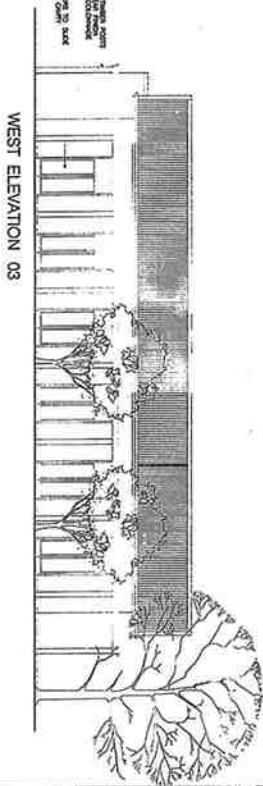
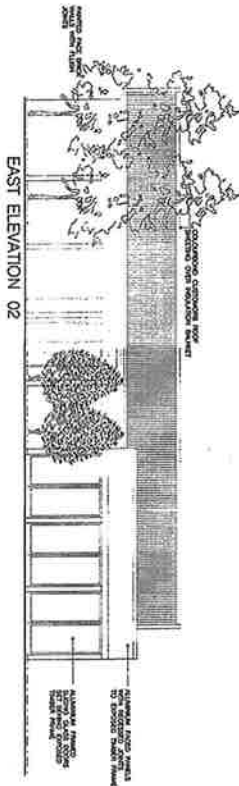
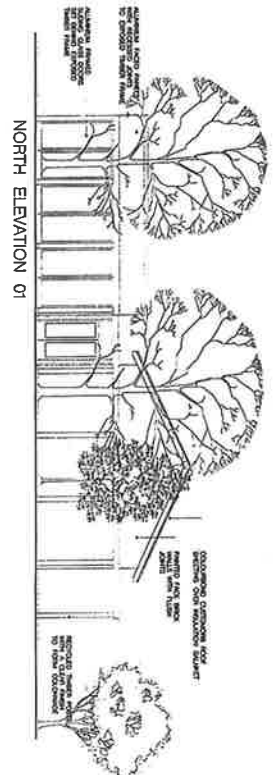
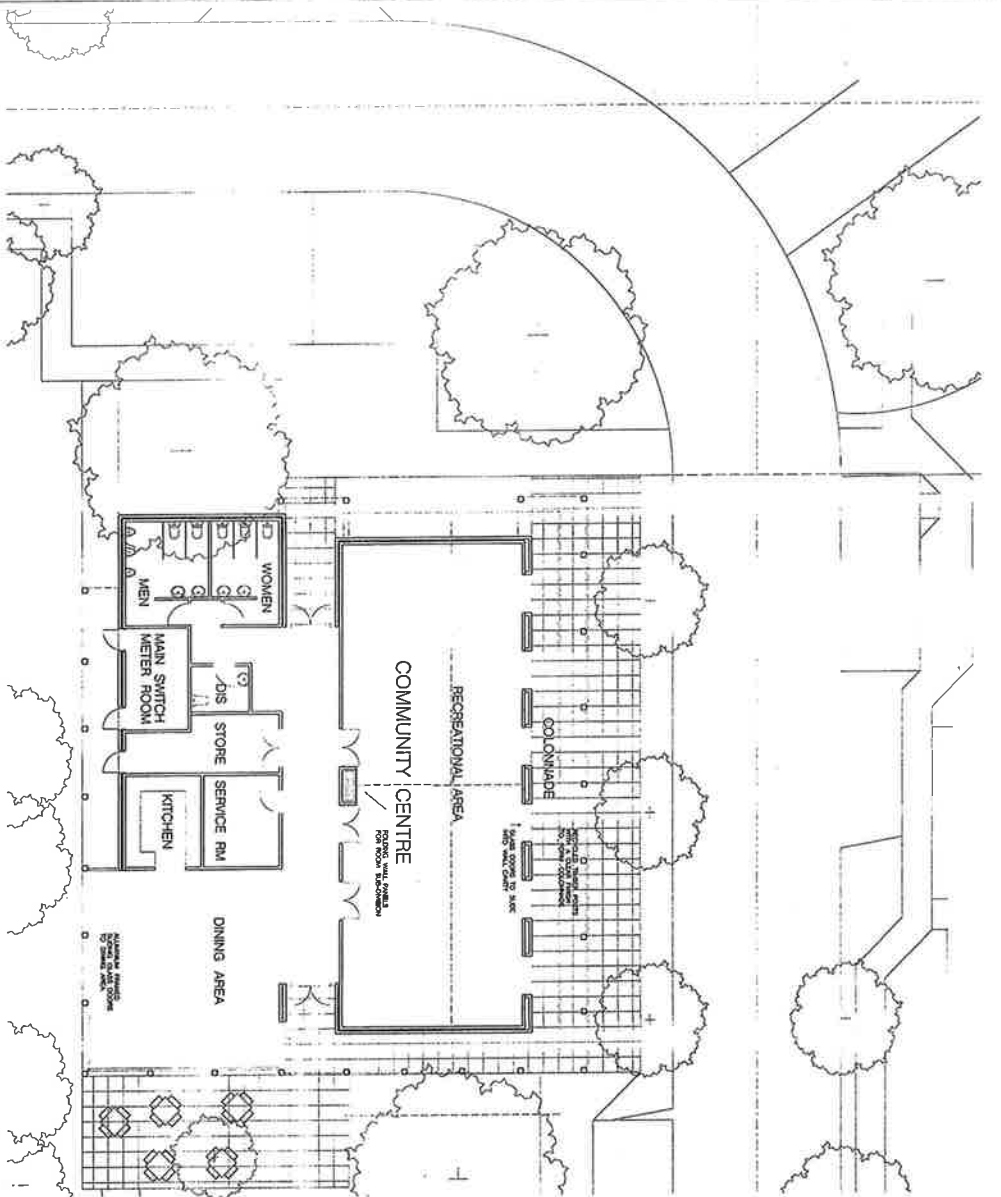
COMMUNITY CENTRE

DA-17
SCALE : 1:100 (A1) 1:200 (A3)
DATE : 12 JULY 2000
DRAWN : IJA

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ma@arcarchitects.com.au



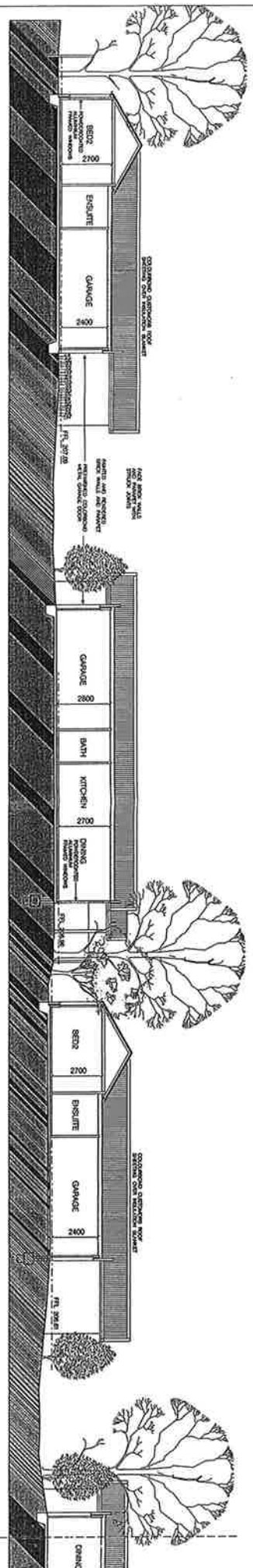


ELEVATIONS
GALSTON GRANGE
392 GALSTON ROAD
GALSTON

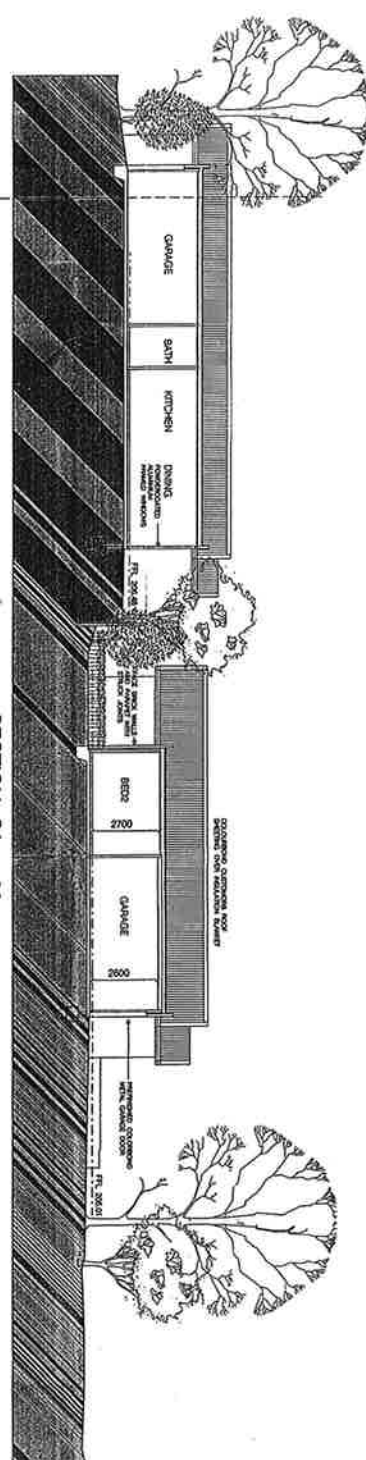
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L7 90 Pitt Street Sydney NSW 2000
TEL 9223 0250 FAX 9223 0253
trial@architects.com.au

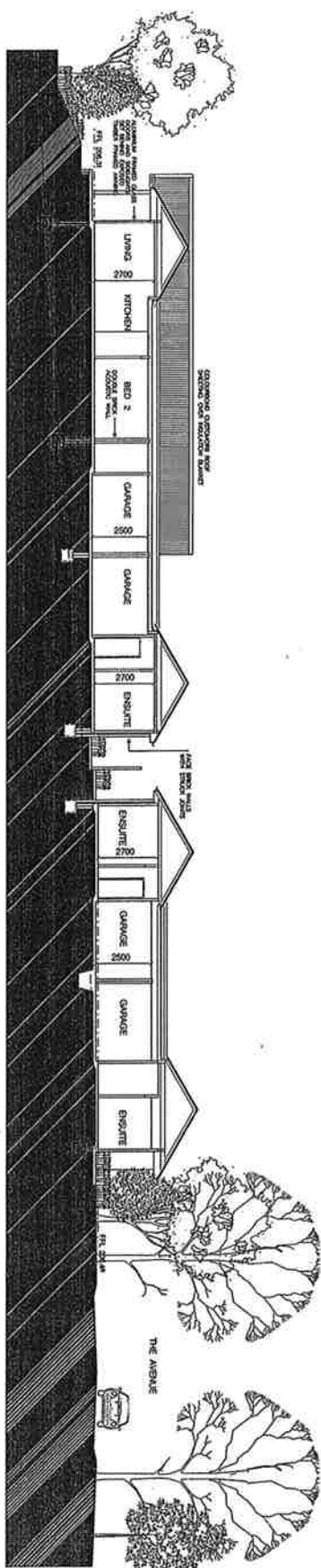




SECTION SA - 01



SECTION SA - 02



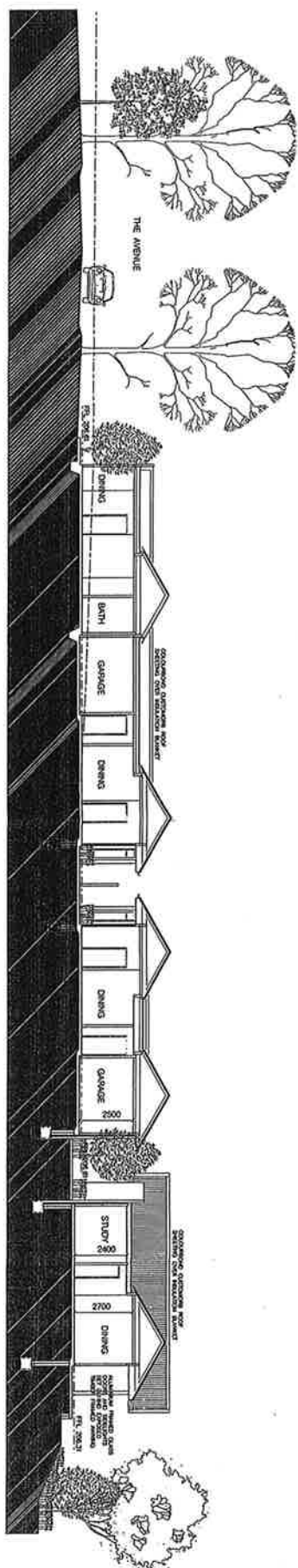
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GALSTON GRANGE
392 GALSTON ROAD
GALSTON

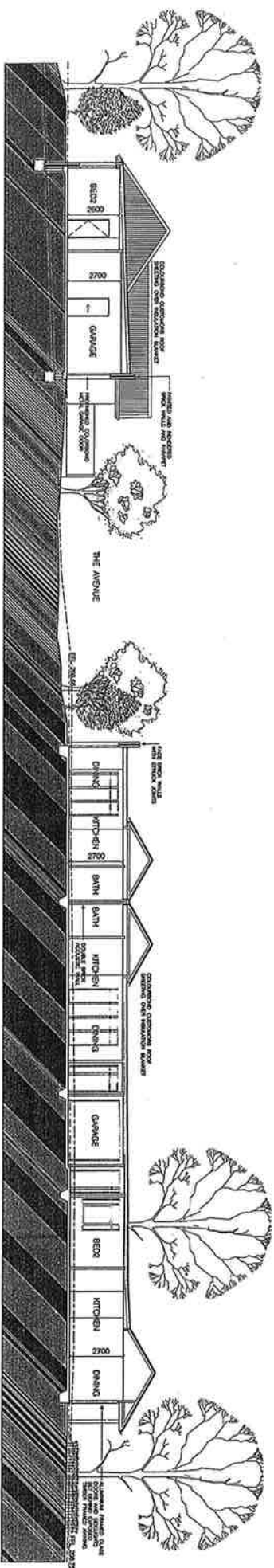
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DATE : MAY 2011
DRAWN : CH

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SECTION SC



SECTION SD

GALSTON GRANGE

392 GALSTON ROAD
GALSTON

SECTIONS C & D

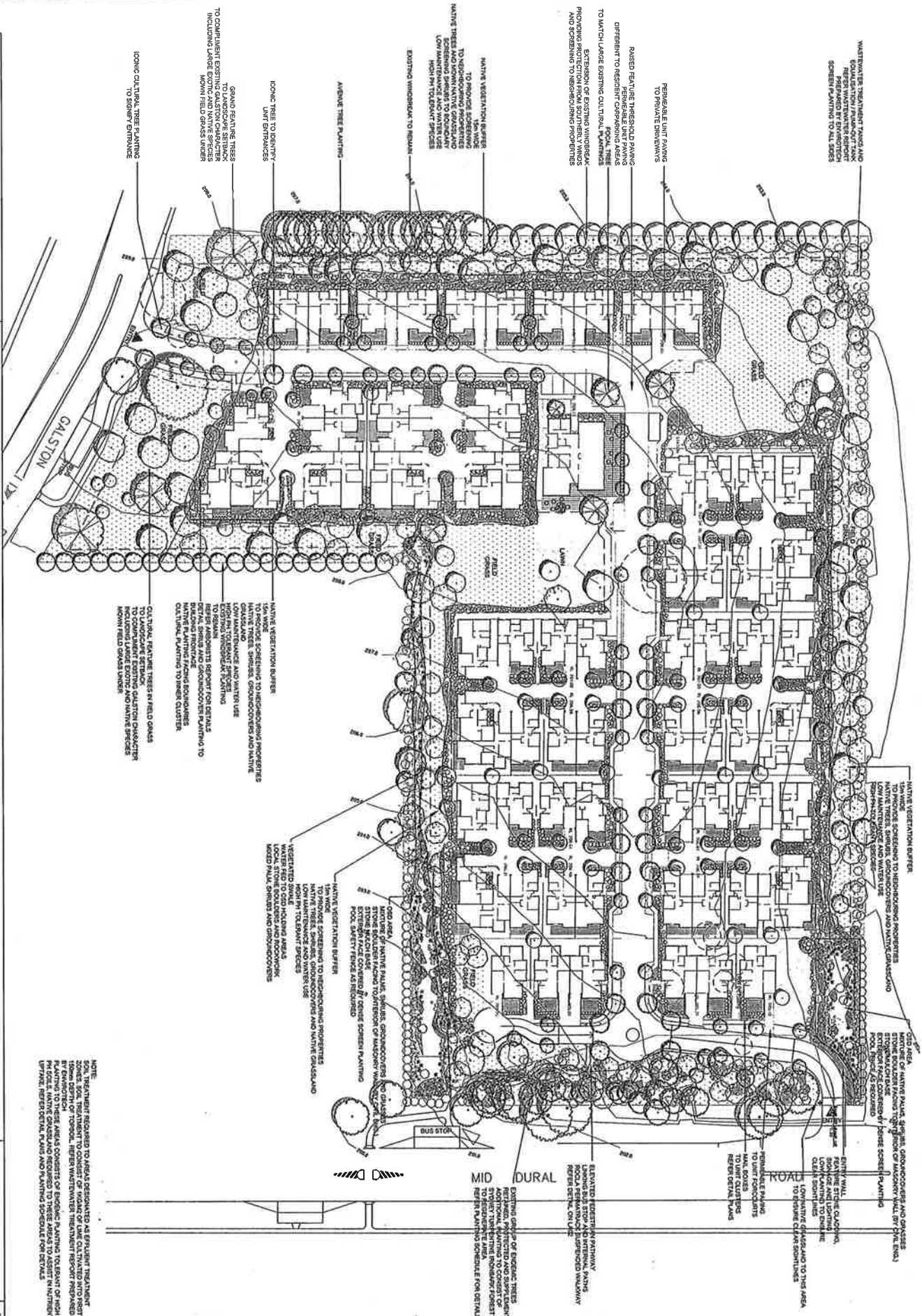
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DATE: MAY 2011
DRAWN: CN

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TEL 92223 0280 FAX 92223 0283
mail@arcachitects.com.au

LEGEND

	SITE BOUNDARY
	EXISTING CONTOURS
	EXISTING TREE RETAINED
	REFER TO ARBORIST'S REPORT
	REFER TO ARBORIST'S REPORT
	TREE PLANTING
	ORNAMENTAL TREE
	DECIDUOUS TREE
	DETAILED SHRUB AND GROUNDCOVER PLANTING
	LOW MAINTENANCE GRASSES
	LAWN
	VEGETATED SWALE



NOTE:
SOIL TREATMENT REQUIRED TO AREAS DESIGNATED AS EFFLUENT TREATMENT ZONES. SOIL TREATMENT TO CONSIST OF MOIST OR LIQUID CULTIVATED INTO PEST FREE BEDDING OF TOPSOIL. REFER WATERTREATMENT TREATMENT REPORT PREPARED BY ARBORIST TO THESE AREAS. CONSULT OF BIOLOGIC PLANTING TO BE PLANTED OF HIGH PH SOIL. WATERTREATMENT ZONES AND PLANTING SCHEDULE FOR DETAILS.

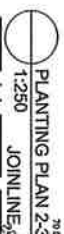
taylor hammer
LANDSCAPE ARCHITECTS
1000 GALSTON ROAD, GALSTON, NSW 2158
02 9333 1111
www.taylorhammer.com.au

GALSTON GRANGE, 392 GALSTON ROAD, GALSTON

0 5 10 20M

DA LANDSCAPE SITE PLAN

DATE	10/08/2011
BY	LS01
SCALE	1:1000
PROJECT	F



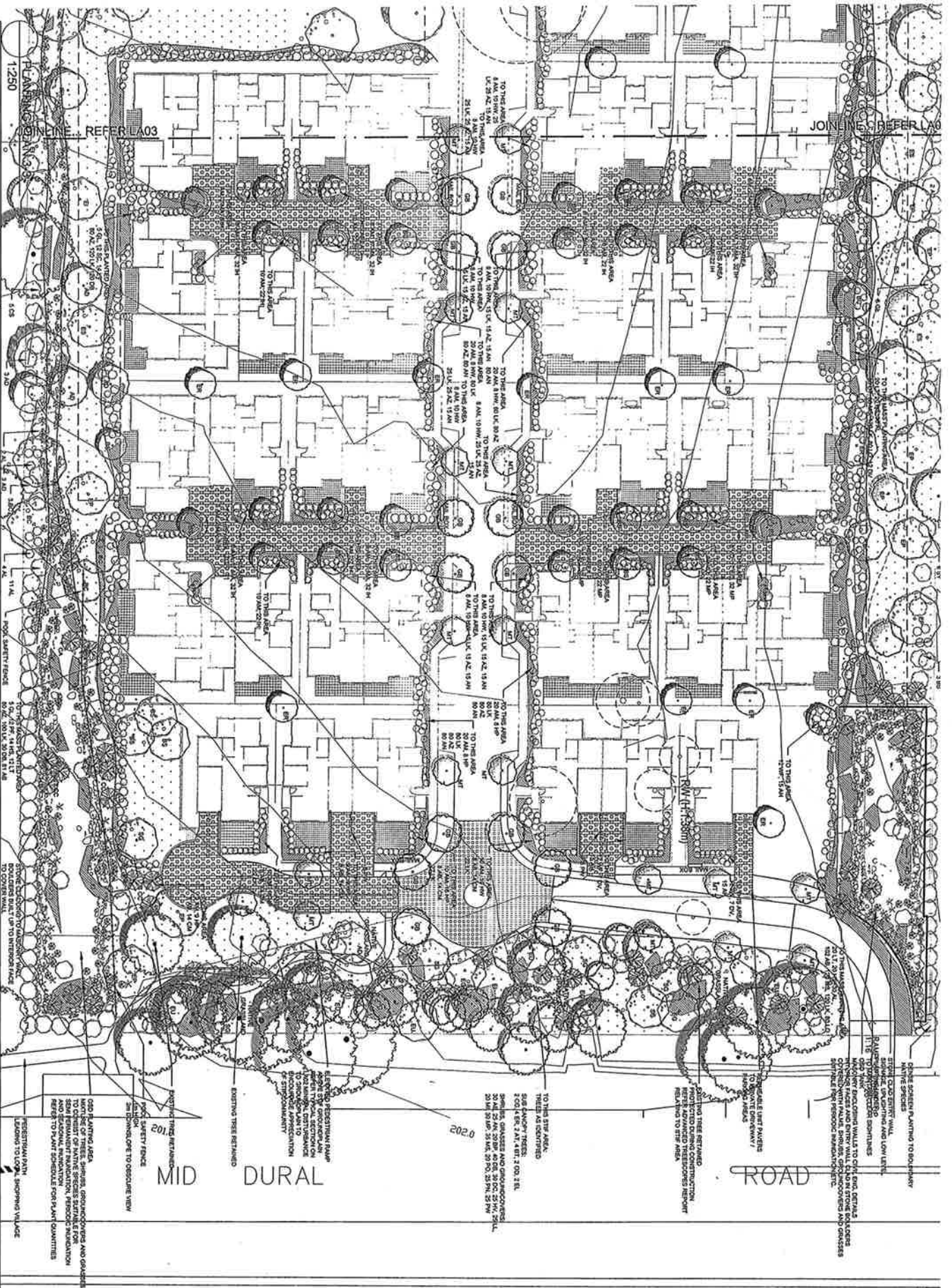
taylor
brammer

ASSOCIATES
ARCHITECTS

342 Second Street, Suite 400, Astoria, OR 97103
503.325.4444 • Fax 503.325.4445
www.taylorbrammer.com

COMMON NAME		COMMON NAME	HEIGHT (m)	PORTLAND	QTY	INVENTORY	SWP	SPR	SPR
AA	Adiantum nodosum	Strawberry tree	5m	100%	4	Y	Y	Y	Y
AB	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AC	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AD	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AE	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AF	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AG	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AH	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AI	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AJ	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AK	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AL	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AM	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AN	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AO	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AP	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AQ	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AR	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AS	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AT	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AV	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AW	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AX	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AY	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
AZ	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BA	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BB	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BC	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BD	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BE	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BF	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BG	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BH	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BI	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BJ	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BK	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BL	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BM	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BN	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BO	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BP	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BQ	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BR	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BS	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BT	Agrostis canina	Strawberry tree	25m	75%	22	Y	Y	Y	Y
BV	Agrostis canina	Strawberry tree	25m</						

Figure 1



LEGEND	
	SITE BOUNDARY
	EXISTING CONTOURS
	EXISTING TREE RETAINED
	EXISTING TREE TO BE REMOVED
	PROPOSED TREE
	TREE PLANTING
	ORNAMENTAL TREE
	DECORATIVE GRAVEL, TRIM
	SEEDING SPILL AND GROUNDCOVER PLANTING
	MOWN NATIVE GRASS, AND
	LAWN
	VEGETATED SWALE
	MAIL BOX
	ARCHITECTURAL DETAIL
	POOL SAFETY FENCE

Seniors Housing Determination of Certificate of Site Compatibility

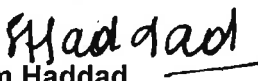
Part 1A of *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004

I, the Director-General of the Department of Planning, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004, determine the application made by Treysten Pty Limited on 23 July 2010 by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.


Sam Haddad
Director-General
Department of Planning

Date certificate issued: 17th September 2010

Please note: This certificate will remain current for 24 months from the date of issue.

SCHEDULE 1

Site description:

5 Mid Dural Road and 392 Galston Road, Galston.
(Lot C DP38865 and Lot 1 DP654433) Hornsby Local Government Area.

SCHEDULE 2

Application made by: Treysten Pty Limited

Project description:

- 94 self contained units (serviced self care housing) of single storey construction.
- On site services including meals, cleaning, personal and medical care and nursing.
- A Community facility

Requirements imposed on determination:

1. Development consisting of one storey as proposed.
 2. Compliance with at least the standards in clause 50 (b), (c), (d) and (e) of the SEPP covering density and scale, landscaped area, deep soil zones, and solar access.
 3. Private open space is to be provided for each dwelling at least to the standard of clause 50 (f) of the SEPP.
-

4. Council being satisfied that the development will be retirement village, as required by clause 17(2) of the SEPP. Management mechanisms for the services to be provided are to be to the satisfaction of Hornsby Council.
5. The final number of dwellings (not to exceed 94) to be determined taking into account the requirements of by Council taking into account Council's Development Control Plan and other formal policies, such as setbacks to boundaries, on site effluent disposal, drainage and the like, and the open space and landscaping requirements of the SEPP.
6. Siting of dwellings to maximise accessibility to services in Galston village and to public transport.
7. Negotiation with HillBus before submission of a development application on the provision of a bus stop to service the proposed development.
8. Demonstration of adequate infrastructure for, or treatment of, wastewater and siting of any on-site treatment to the rear of the site, including further discussions with Sydney Water re. the availability of reticulated sewer.
9. A buffer/setback to be provided from all boundaries in accordance with Council's Rural Lands Development Control Plan.
10. The size of the community facility to be a minimum of 300 sq. metres and include common dining and recreational areas.
11. Any development application should consider potential contamination issues as the result of previous uses on the site.