



NSW GOVERNMENT
Department of Planning

SEPP (INFRASTRUCTURE) 2007

DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE APPLICATION

Date received: ____/____/____

Site compatibility application no. _____

LODGE

Instructions to users

This application form is to be completed by a **public authority** or other applicant who wishes to apply to the Director-General of the Department of Planning for a site compatibility certificate under Division 3, Part 2 of State Environmental Planning Policy (Infrastructure) 2007 (the SEPP).

A site compatibility certificate is required under clause 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain classes of development identified in the SEPP. In particular, consent for development under clauses 18 and 57(2) of the SEPP may be granted only if the development is the subject of a certificate from the Director-General certifying that the development is compatible with surrounding land uses.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply. The application fee must be provided at the time you lodge this application form.

To ensure that your application is accepted, you must:

- complete **all** relevant parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **3 copies** of this form and attached documentation, **and**
- provide form and documentation in **electronic format** (e.g. CD-ROM).

NB: The Department of Planning may request further information if your application is incomplete or inadequate.

Applications **must be lodged** with the Director-General by mail or courier.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
t: 02 9228 6111 f: 02 9228 6555

PART A — APPLICANT AND SITE DETAILS

A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Name of public authority / organisation / business / other

CAMPBELL LUXCOMBE ARCHITECTS Pty Ltd

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Barry

Family name

GIBBON

Street address

Unit/street no.

10

Street name

CHARLES STREET

Suburb or town

REDFERN

State

NSW

Postcode

2016

Postal address
(or mark 'as above')

PO Box or Bag

AS ABOVE

Suburb or town

State

Postcode

Daytime telephone

0293104211

Fax

0293104203

Email

b.gibbon@clarchitects.com.au

Mobile

0409 741 852

A2 SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL

GALSTON SELF CARE INDEPENDENT SENIORS HOUSING

STREET ADDRESS

Unit/street no.

330-334

Street or property name

GALSTON ROAD

Suburb, town or locality

GALSTON

NSW

Postcode

2159

Local government area

HORNSBY

NAME OF PROPERTY

FRANCESCO

REAL PROPERTY DESCRIPTION

LOT 22 / DP 851940



Attach map and detailed description of land.

The **real property description** is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

LAND OWNER'S NAME AND CONTACT PHONE NO.

If the land owner is the same as the applicant on this site compatibility certificate form please write 'the applicant' here.

MR F. & MRS B. BARBA

02

DEVELOPMENT PROPONENT'S NAME AND CONTACT PHONE NO.

Who will be lodging any subsequent development application to council? If the development proponent is the same as the applicant on this form for a site compatibility certificate please write 'the applicant' here.

THE APPLICANT

DESCRIPTION OF PROPOSED DEVELOPMENT. Include proposed uses, access and height of buildings or structures.

96 ~~SERVICED~~ SELF CARE SENIOR DWELLINGS
COMPRISING 38 DETACHED & ATTACHED HOUSES
& 58 APARTMENTS IN 2 STOREY BLOCKS.



Attach copy of proposed site layout.

PROHIBITED DEVELOPMENT

Is the proposed development on the site a **prohibited land use** under an environmental planning instrument, such as the relevant local environmental plan?

☒ Yes

☐ No

CURRENT ZONING OF LAND AT THE PROPERTY

RURAL BA

CURRENT LAND USE AND APPROVALS AT THE PROPERTY e.g. land use type, approved developments on site.

AGRICULTURAL - FRUIT GROWING

ZONING OF LAND ADJACENT TO THE PROPERTY. List zones for ALL adjoining land.

RESIDENTIAL AR
(AND RURAL BA)

CURRENT LAND USE AND KNOWN APPROVALS ON THE ADJACENT LAND

RESIDENTIAL DWELLINGS



Attach copy of zoning extract from the relevant LEP or other environmental planning instrument showing zoning at the site and all adjoining zones in relation to the site.

PART B — WHAT PART OF THE SEPP APPLIES TO YOUR DEVELOPMENT

In this Part, identify the reasons why you need to apply for a Director-General's site compatibility certificate.

B1 ADDITIONAL USES OF STATE LAND (CLAUSE 18 OF SEPP)

1. IS THE PROPOSAL FOR DEVELOPMENT UNDER CLAUSE 18 OF THE SEPP?

1.1. Is your proposal for development of State land for a purpose that is permitted on adjacent land?

☐ Yes

☒ No (This section does not apply. **Go to section B2.**)

1.2. If yes, list which zone(s) on adjacent land is the *preferred* land use(s) zone to be applied to the proposed development on the subject site.

1.3. Is the proposed development on any of the following types of State land? (Check ALL relevant boxes.)

The land is subject to a standard local environmental plan (LEP) made as provided by section 33A (2) of the *Environmental Planning and Assessment Act 1979*. (Check with the local council.)

☐ Yes

☐ No

Name of LEP

The land is zoned for conservation purposes under an environmental planning instrument (EPI).

☐ Yes

☐ No

Name of EPI

The land is a State forest, flora reserve or timber reserve under the *Forestry Act 1916*.

☐ Yes

☐ No

The land is reserved under the *National Parks and Wildlife Act 1974*.

☐ Yes

☐ No

The land is reserved under the *Crown Lands Act 1989* for a public purpose that, in the opinion of the Director-General, is an environmental protection or nature conservation purpose.

☐ Yes

☐ No

Note: In the question above, land zoned for 'conservation purposes' means land in any of the following land use zones or in a land use zone that is equivalent to any of those zones: RE1 Public Recreation, E1 National Parks and Nature Reserves, E2 Environmental Conservation or W1 Natural Waterways.

1.4. Did you answer YES to any subsection in question 1.3 above?

☐ Yes. **DO NOT continue filling out this form.** A site compatibility certificate will not be issued under clause 18 of the SEPP for development on the site.

☐ No. You require a site compatibility certificate under clause 18 of the SEPP. **Proceed to Part C.**

B2 CO-LOCATION AT HEALTH SERVICES FACILITIES (CLAUSE 57(2) OF SEPP)

2. IS THE PROPOSAL FOR DEVELOPMENT UNDER CLAUSE 57(2) OF THE SEPP?

2.1. Is the proposal for development of State land in a 'special use' zone for a health services facility

☐ Yes ☒ No. This section does not apply. **Go to section B3.**

2.2. If yes, is the proposal for development by or on behalf of a public authority

☐ Yes ☐ No. This section does not apply. **Go to section B3.**

2.3. If yes, does the proposed development include any of the following types of development on the site?

Biotechnology research or development industries

☐ Yes ☐ No

Business premises or retail facilities to cater for patients, staff or visitors

☐ Yes ☐ No

Multi-dwelling housing

☐ Yes ☐ No

If any combination or variation on the above, provide basic description of proposed development

2.4. Did you answer YES to all questions from 2.1 to 2.3 above?

☐ Yes. You require a site compatibility certificate under Clause 57(2) of the SEPP. **Proceed to Part C.**

☐ No. **DO NOT continue filling out this form.** A site compatibility certificate will not be issued under clause 57(2) for development types other than those listed in Question 2.3.

INTERNAL DEPARTMENT USE ONLY — SUMMARY OF PART B

3. APPLICATION OF SEPP TO THE SITE

3.1. Does the proposed development require a site compatibility certificate under the SEPP?

☐ Yes ☐ No

IF YES, WHICH CLAUSE OF THE SEPP APPLIES?

Clause 18 – Additional uses of State land

☐ Yes ☐ No

Clause 57(2) – Co-location at health services facilities

☐ Yes ☐ No

APPLICANT FOR SITE COMPATIBILITY CERTIFICATE

Public authority

☐ Yes ☐ No

Other (land owner or person with land owner's consent)

☐ Yes ☐ No

Name of public authority/other

PART C — SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT

In this Part, provide documentation to describe the development proposal, its context, strategic justification and compatibility with surrounding land uses.

C1 DEVELOPMENT PROPOSAL INFORMATION

1. CONTEXT



Attach information to support the site context such as photos, maps and written evidence.

- Description of the site and the surrounding environment (including all adjacent lands)
 - location, zoning of the site, existing and approved uses, built form, and past land uses
 - zoning, current land uses and built form of surrounding lands
 - areas or items of cultural heritage significance on site or within surrounding lands (including Aboriginal cultural heritage and other cultural heritage)
 - natural environment on site and of surrounding lands (including significant environmental values and natural resources)
 - hazards and natural constraints on site and of surrounding lands (e.g. flood prone land, bush fire risks)
- Access to services and facilities
 - access to transport infrastructure and services, accessible pedestrian routes
 - provision of utilities including water, sewage, electricity and gas
 - access to social infrastructure including hospitals and other medical facilities, schools, community services, open space and cultural and recreational facilities (where relevant)
 - location and description of available shops and other business services (where relevant)

2. PROPOSAL



Attach information to adequately describe the development proposal (including photos, maps etc).

- Description of the proposal including the type(s) of development proposed on the site, including any mixed-use proposal (e.g. residential subdivision with open space)
- Proposed site layout and relationship to the surrounding environment including any areas or items of cultural heritage significance, the natural environment, and hazards and natural constraints.
- Building envelope (footprint and height) relative to any adjoining development/uses; indicative layout of proposed development in relation to adjoining development/uses; floor space ratio and setbacks; other relationships between the proposed development and the existing built environment.

3. STRATEGIC JUSTIFICATION



Attach brief description of the strategic justification for the proposed development – limit to 10 pages.

- Consistency with regional and local strategies
- Adequacy of services and infrastructure to meet demand
- Environmental benefits and appropriate management of constraints
- Public benefits from developing the site for the proposed purpose

4. ADDITIONAL COMMENTS

C2 STATEMENT ADDRESSING SEPP SITE COMPATIBILITY CRITERIA



Applicants should provide a statement demonstrating whether the site is suitable for additional uses, and that those uses are compatible with surrounding land uses. In doing so, have regard to (at least) the following matters for consideration outlined under clause 19 of the SEPP:

1. EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT

REFER ATTACHED
STATEMENT.

2. THE IMPACT THAT THE PROPOSED DEVELOPMENT (INCLUDING ITS BULK AND SCALE) IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND USES THAT ARE LIKELY TO BE THE PREFERRED FUTURE USES OF THE SURROUNDING LAND.

REFER ATTACHED
STATEMENT AND
DRAWINGS

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (E.G. COMMUNITY, HEALTH, EDUCATION, TRANSPORT AND RETAIL SERVICES)

REFER ATTACHED
STATEMENT

4. THE LIKELIHOOD OF THERE BEING ANY ADVERSE EFFECT ON THE ENVIRONMENT OR UNACCEPTABLE ENVIRONMENTAL RISKS TO THE LAND. CONSIDER THE NATURE OF THE SURROUNDING ENVIRONMENT, INCLUDING KNOWN SIGNIFICANT ENVIRONMENTAL VALUES, RESOURCES OR HAZARDS

REFER ATTACHED
STATEMENT


PART D – CHECKLIST, PAYMENT AND SIGNATURES

D1 APPLICATION CHECKLIST

Please check that you have provided all the information required for your application.

I have completed all sections of this application form.

☒ Yes ☐ No

 I have attached all relevant supporting information (please check box as relevant).

☒ Yes ☐ No

- ☒ Map and detailed description of land
- ☒ Copy of proposed site layout
- ☒ Copy of zoning extract or other evidence
- ☒ Proposal information - context, proposal and strategic justification
- ☒ Additional information for statements against site compatibility criteria

I have addressed the following SEPP site compatibility matters in **section C2** of the form.

☒ Yes ☐ No

1. Existing uses and approved uses
2. Impact of development including bulk and scale
3. Availability of services and infrastructure
4. Effect on environment or environmental risks

☒

☒

☒

☒

 I have provided three (3) hard copies of this form and all relevant supporting information

☒ Yes ☐ No

I have provided the application form and supporting information in electronic format

☒ Yes ☐ No

I have enclosed the application fee (see below for details)

☐ Yes ☒ No

D2 APPLICATION FEE

You are required to pay a fee for the assessment of an application for a Director General's site compatibility certificate. The prescribed fee under clause 262A of the Environmental Planning and Assessment Regulation 2000 is calculated at \$250 for lodgement, plus an additional \$250 for each hectare (or part of a hectare) of the area of the land in respect of which the certificate is to be issued. The maximum fee payable is \$5,000. Please contact the Department of Planning prior to application lodgement to verify the amount payable.

Area of land (measured in hectares) to which a site compatibility certificate is required

3.73 Ha.

Estimated fee payable (\$250 plus an additional \$250 for each hectare or part thereof)

D3 CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- ☐ apply, subject to satisfying the relevant requirements under State Environmental Planning Policy (Infrastructure) 2007 for a Director-General's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000
- ☐ provide a description of the proposed development and address all matters required by the Director-General pursuant to clause 19(6)(b) of State Environmental Planning Policy (Infrastructure) 2007
- ☐ declare that all information contained within this application is accurate at the time of signing.

Signature(s)

Name(s)

In what capacity are you signing, if you are not the owner of the land?

Date

D4 LAND OWNER'S CONSENT

As the owner(s) of the subject land for which the proposed development will be permitted and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature(s)

Name(s)

Date

SITE COMPATIBILITY CERTIFICATE APPLICATION

330 GALSTON ROAD
GALSTON NSW

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1. Applicant Details

Refer to Site Compatibility Certificate Application (Form)

2. Proposal Details

Refer to Site Compatibility Certificate Application

3. Proposal Consistency With The SEPP

Refer to Site Compatibility Certificate Application

4. Proposal Information

4.1. Context

The context for the proposal is described below and illustrated in:

- Drawings contained in Attachment 1
- Aerial photographs contained in Attachment 2
- Images of Site & Context, contained in Attachment 3 (Also shown & referenced here)

Location, Zoning of the Site and Representation of Surrounding Uses

The site is located at 330-334 Galston Road, Galston (Lot 22 in DP 851940).

At its nearest point the site is less than 200 metres from the town centre of Galston (Drawing CS1.01-02). The drawings also show the site's proximity to existing urban development at Galston. The development of the site would represent an incremental extension of the existing pattern of urban development.

From the point of view of prospective elderly residents, the site is exceptionally well located. Its proximity to a wide range of existing services and facilities, including public transport, would probably be unique for any site seeking a Compatibility Certificate (Drawing CS 1.05).

Under the Hornsby Shire Council LEP the site is zoned Rural BA (Small Holdings – Agricultural Landscapes) (Drawing CS1.07 and Attachment 4 for definition of Rural BA).

Surrounding land is zoned both rural and urban (Drawing CS 1.07). Land to the west of the site is zoned Residential AR (Low Density – Rural Village). The town centre is zoned Business C Neighbourhood. Land to the south, east and north is zoned Rural BA.

The site is at the interface of urban and rural uses in Galston, but closer to the Galston town centre than much of the urban development in Galston (Drawings CS 1.01-02 and Aerial photographs 1-6).

On its western side, between the site and the town centre, the land has been developed as urban residential. On the southern side, across Galston Road, the land is used for rural residential purposes. On the eastern side of the site the land is zoned rural but there is no agricultural production being carried out. The land to the north of the site is zoned rural and contains a small acreage of market gardening, (Attachment 2: Aerial photographs 1-6.).

Description of Surrounding Uses

Built Form

To the west of the site, the form of development is generally that of suburban residential development. However, the Galston town centre is only 200 metres from the site and to the north and west of the town centre there is higher density

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development in the form of apartment buildings and attached dwellings. To the south and east of the site is low density, rural residential development.

Images of Surrounding Uses:

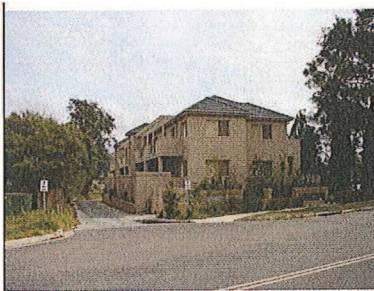


Image 32: Typical Apartments



Image 05: Typical Detached Dwellings



Image 02: Typical Rural residential development

Natural Environment

The rural land to the north and east has been cleared, with the closest bushland approximately 3 km away (Aerial photograph 1). There are no environmental hazards in the surroundings that would affect the development of the site. The site is not close to bushland and is not flood liable. Access to Services and Facilities and Access

Local Services and Facilities

The site has extremely good access to a wide range of services and facilities, primarily located in the Galston town centre, only 200 metres from the site (see Drawing CS 1.05).

The Galston Village Catchment Study (Urbis, 2001, page 4) notes that the Galston town centre serves the existing village population, the surrounding rural district and visitors to nurseries and attractions.

A wide range of local services and facilities are to be found in the local centre, which currently contains the following services and facilities (Drawing CS 1.06):

Bank	Butchers	Post Office
Green Grocer	Bakeries	Newsagent
Supermarket – Franklins (new)	Dental	Delicatessens
Cafes And Restaurants	Personal Grooming Services	Travel Agent
Pharmacy	Building Professional Services	Library
Video Rental	Bottle Shop	Antique Furniture
Dry Cleaners		

There are two cafes within walking distance of the site, at the intersection of Galston Road and Arcadia Road (Drawing CS 1.06)

SITE COMPATIBILITY CERTIFICATE APPLICATION

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Images of facilities:



Image 13: Shopping Center



Image 16: Bank & Grocer



Image 17: Pharmacy & Deli



Image 18: Dentist & Restaurants



Image 21: Bakery & Post Office



Image 32: Vinnies & Travel Agent

Other facilities in the vicinity include (Drawing CS1.05):

Child Day Care	Galston Recreation Reserve (indoor pool, gymnasium, sports fields, high school)
Places of Worship	Community Centre (function room, tennis courts, pre-school)
Medical Centres	"Fagan Park" Recreation Reserve (10ha of gardens, Picnic & Barbecue facilities, Rural Museums, Children's playgrounds, bushwalking & bicycle trails)
School	Social Club Model Railway

The Community Centre is located within 500 metres (5-10 minutes walk) of the site, in Arcadia Road.

The closest medical centre, "Galston Community Health Centre", is approximately 350 metres from the site, and another within 500 metres of the site, both are located on Arcadia Road. A third medical centre is 5-10 minutes by car at the corner of Galston Road and Old Northern Road.

Major town centres are located at Hornsby and Castle Hill, 15 and 20 minutes away by car respectively.

Large retail outlets (e.g. Bunnings) are located in the industrial zone at Dural, 10 minutes (4 km) away by car.

Hornsby Hospital and Westmead Hospital are 15 minutes and 40 minutes away by car respectively. Sydney Adventist Hospital is 25 minutes away by car.

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Images of facilities:



Image 25: Community Ctr



Image 23: Galston Community Health Centre



Image 24: Social Club

The site is well served by an established road network. A Rural Lands Study undertaken for the area shows that the road network in the area is operating below capacity (Hornsby Shire Council, 2004).

Provision has already been made for pedestrian access from the site to shops and other services in the immediate area. Pedestrian footpaths are in place, providing easy (level) access.



Image 12: Bus Stop

4.2. Proposal

Description of the Proposal

The proposal is for "serviced self-care housing" as defined under Clause 13.2 of the SEPP (Housing for Seniors or People with a Disability, 2004). Serviced self-care housing is defined as "seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care".

It is proposed to provide 96 dwellings (Drawings CS1.02 – 03; CS 2.01 – 02; CS 3.01) comprising a mix of freestanding single storey dwellings (2-3 bedroom), several attached dwellings (2 bedroom) & 2 storey apartments blocks (2-3 bedroom).

Arrangements will be made to contract all services required to be provided on site. As the site adjoins urban development, the full range of services is available in the immediate vicinity. However, if necessary, services may be located on the site itself.

Assuming an occupancy rate of 2 persons per dwelling for 60% of the dwellings and 1 person per dwelling for 40% of the dwellings (consistent with industry averages for this type of development), a site population of around 150 people is anticipated.

A community centre will be provided as part of the proposal, comprising e.g. meeting rooms, office space, communal kitchen and other facilities (Drawing CS 4.01).

Site Description

The site is a gently sloping block of 3.7 ha. The average fall across the site is 1:20 (Drawing CS 1.04), well within the required standard of 1:14.

There are currently fruit trees on the site that provide a small supplementary income for the owners.

The site also currently contains a man-made dam where the natural ground level has been altered to create the dam. It is proposed to remove the dam from the site, retaining only a shallow water feature (less than 300mm), and to restore the original ground level. This will remove the only part of the site that is now not gently sloping.

Image of site:



Image 01: Site Panorama

Building Envelope

The proposed bulk, scale, built form and character of the proposed development is shown in Drawings CS 1.01-04.

The proposed development is set back 21-27 metres from the main boundary, Galston Road. This is partly to accommodate a narrow road widening reservation on Galston Road (Drawing CS 1.03), but primarily to be able to provide an appropriately landscaped area, related to the proposed water feature, which will retain and enhance the existing character of the locality.

Proposed setbacks from boundaries other than Galston Road (where the 21-27m setback is proposed) are consistent with development immediately to the west (Drawing CS1.02).

The proposed dwellings are generally oriented to the internal street network, providing them with a clear orientation and address.

The overall scale and site coverage of the proposed development is similar to that of the older part of the existing retirement development to the east (Rowland Retirement Village) (Aerial photograph 1), and the proposed density is similar as well.

The proposed density would be roughly midway between the higher density residential development around the local centre, 200 metres from the site, and the detached dwelling development in the town of Galston (Aerial photographs 1 & 6).

4.3. Strategic Justification

Consistency With Regional and Local Strategies

The proposal is compatible with both State and local government objectives to increase the supply of housing for people over 55 years of age (retirement housing).

The proposal is specifically compatible with the principal aim of the SEPP, viz. "... to encourage the provision of housing... that will:

- increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- make efficient use of existing infrastructure and services, and
- be of good design".

Public Interest Reasons

A number of investigations have been undertaken in recent years that highlight the public interest reasons for new development in Galston.

An analysis of demographic trends in the area finds that there has been a decline in occupancy rates and an aging of the population.

It is stated that "the demographic trends of declining occupancy rates and aging population suggest that population will start to decline markedly in this and the rest of the rural area if no further development occurs" (Urbis, 2001, page 8).

The *Galston Village Catchment Study* (Urbis, 2001, page 8) also concluded that an increase in the population of the area was necessary for the long term sustainability of the village shops and the neighbouring community facilities:

"The Galston Village and surrounding area is currently well served by local shops, community facilities including library services, child care, senior citizens services, community hall, medical services... The village shops and community facilities are recognised as primarily serving a local role in the Galston area.

Council should be mindful that declining population in this area can have a serious impact on the vitality and viability of existing shops as well as the utilisation of public infrastructure, community services, transport services...

In comparison to some of the other shops serving the rural area, the Galston shops and some support services have a fairly limited catchment supported by the village and immediate rural residential areas, without significant contribution from passing traffic."

This was reinforced by a later study (Hirst, 2002), *Observations on the Sustainability of the Galston Village Centre*, which concluded that "to support the existing 3,200 sq m of retail floor space the catchment needed to contain an additional 200 households".

The report on a community survey commissioned by Hornsby Shire Council (Allen Management Solutions, 2003) states that "Council needs a demographic plan for the area which enables it to project needs and appropriately plan for older residents.... The likely solution will be another retirement village in the area, as there seems to be a strong mood to stay in the area, especially close to family and the bush-rural lifestyle".

The proposed development would, however, provide for more than local demand for retirement housing. It would be part of the northern Sydney market generally, with potential demand arising from one of the State's most rapidly ageing regions.

It may be assumed that the RSL's recent expansion of the Rowland Retirement Village and its plans to provide a hostel facility on the site in the future is another indication of demand for retirement housing in the area. The proposed site is much more conveniently located than the Rowland Retirement Village, allowing prospective residents pedestrian access to a wide range of services and facilities.

Adequacy of Services and Infrastructure to Meet Demand

Transport Services And Facilities

Hills Bus Service has confirmed that they would provide a bus service for a retirement village development on the site (Attachment 5).

As noted above, provision has already been made for pedestrian access from the site to shops and other services in the immediate area. Pedestrian footpaths are in place, providing easy (level) access.

Water Infrastructure

Cardno consultants have advised that "should ...(the) development include provisions for storing the required volume of water to meet your expected average daily demand, the existing DN250 CICIL may be used as a drip feed to top up ... supply" (Attachment 5).

It is noted by Cardno that consideration will be given to water supply by Sydney Water once the land has been rezoned and a DA submitted.

Sewage Treatment

Reticulated sewerage services are not available in this area. Galston Village is primarily pump out. It is proposed to provide a pump out service for the development.

It is understood that Stage 2 the NSW Government's Priority Sewerage Program includes Galston.

Electricity Infrastructure

Advice received from Energy Australia (Attachment 5) indicates that "EnergyAustralia has no objection to the matter proceeding at this stage and that sufficient capacity may be provided to this development. This is written on the assumption of a reasonable maximum demand for the development... and in the knowledge that EnergyAustralia's proposed new Zone substation at 393 Galston Road in Galston is scheduled to be completed in 2009". It is assumed at this work has been completed however it is noted that the development may require a separate substation.

Telecommunications

Telstra has already provided a connection to the site.



Image 07: Telstra Bollard on site

5. Statement On The Proposed SEPP Site Compatibility Criteria

Criteria 1:

Assessment of impact on natural environment and the existing uses and approved uses of land in the vicinity of the proposed development.

There is no potential loss of natural resources. Soil testing has not revealed any extensive mineral resources, extractive resources or water reserves

The site has not been used for the rearing of animals and therefore there would not be any contamination from this source. It has been an orchard for the last 15 years and is also understood to have been a peach orchard 20 years ago. There have never been any contamination issues on the site. However, soil testing would be undertaken for any prospective development.

There are no views or vistas that need to be protected.

The Rural Lands Study (Hornsby Shire Council, 2004) examined flora and fauna issues in the area and identified no constraints to further development. As it is on a cleared site, it is unlikely that the proposal will raise any flora and fauna issues. The boundaries of the area comprise remnant vegetation stands.

The proposal is not likely to affect any existing uses in the vicinity.

Criteria 2:

Assessment of impact on uses that would otherwise take place on the site.

The site is classified as Class 2 agricultural land (Urbis, 2001, page 6).

Class 2 land is defined as "arable land suitable for regular cultivation of crops but not suited to continuous cultivation. It has moderate to high suitability for agriculture but edaphic (soil factors) or environmental constraints reduce the overall level of production and may limit the cropping phase to a rotation with sown pastures".

Under the proposal, the current agricultural use of the site would be terminated. As well as the nature of the land, described above, there are other constraints on the continuing use of the land for agricultural purposes:

- Difficulties with crop loss from flying foxes, birds and inclement weather (hail)
- Competition from the much larger farms of the Riverina and western NSW
- High prices paid for early stone fruit from Queensland
- Spiralling costs of overheads and labour

A letter from a Lecturer in Pomology and Plant Breeding and the Head of the Plant Breeding Programme at the University of Western Sydney confirms these limitations on the site's future viability as an orchard (Attachment 5):

I have been asked for my opinion re the profitability and future of five acre rural lots in the Galston area....

This type of venture can no longer be seen as viable in its own right....

The days of orchard and vegetable growing on such areas, where payment for all labour input is met from the venture are now gone. Some intense market gardening still exists however, if one were to calculate the true cost of labour these would be considered unprofitable....When you consider that you have a house, sheds, roadways, dam etc. there is little left to cultivate. Once in the case of stone fruit, you could just choose to grow the best varieties, this is no longer that simple, you now have to grow the best fruit to certain standards and pay production royalties. Stone fruit is now a good example where tree and production royalties are in place and are quickly becoming the norm. The commercial agents of new varieties don't want five acre farmers, as it is too difficult to manage consistent quality parameters and is considered inefficient.

...Unfortunately the high prices for early stone fruit have now moved to Queensland and Northern N.S.W. where they are grown the earliest, the same for example happened with tomatoes once grown at Mona Vale Sydney, now grown in Queensland. The price opportunity no longer exists for such areas as they are now glutted mid-season, with poor prices for their product.

Further, it is anticipated that in the future the high price of land immediately adjacent to urban development in Galston and in close proximity to the town centre will exclude purchase by genuine commercial farmers as, together with the considerable set up costs, the factors noted above will make it practically impossible to achieve a financial return.

Moreover, it is noted in the letter from the University of Western Sydney that changes in Federal taxation laws as to what legally constitutes a primary producer further disadvantage small producers.

It is also noted that while in the short term housing on the site would be adjacent to orchard activity to the north, this use is unlikely to remain, having the same range of problems as those noted above and abutting existing residential development to the west. Furthermore, the orchard crop to the north is seasonal, with fruit being produced only between the beginning of October and the end of January. All fruit picking is done by hand, without the use of any heavy machinery, with the result that the only noise would be from the occasional use of a tractor.

Criteria 3:

Assessment of services and facilities to meet demand arising

Please see Section 4.3 above for an assessment of the services and facilities available to meet demand arising from the proposal.

All infrastructure is currently or potentially available in the immediate area except for reticulated sewerage. It is proposed to provide an on-site treatment plant.

Direct responses have been obtained from the following local providers of services and facilities confirming their capacity to meet any demand arising (copies of letters are contained in Attachment 5):

Dural Medical Centre Pty Ltd: "the practice can cope with a substantial increase in patient numbers...".

Galston Medical Centre: "... we would expect to be able to provide care to a new facility in much the same way as we currently do, to the community and to other aged persons residential facilities in the area."

Hills Bus: "I ... can confirm that our company is in a position to satisfy the public transport requirements that are necessary for this facility... Evidence of our commitment to providing quality service to the aged in this area is witnessed by the continuing support we receive from the elderly residents in retirement villages...."

Rodneys Hairstylists: "I would be happy to provide a service within the village depending on the requirements of the retirees residing in the village."

Criteria 4:

Assessment of impact on open space or special uses

There are no areas zoned open space or special uses in the vicinity of the site and no part of the site itself is zoned for these uses.

Criteria 5:

Assessment of impact of bulk, scale, built form and character on existing and future uses

The compatibility of the proposal with the surroundings is discussed in Section 4.2 above and shown in Drawings CS 1.01-04.

In summary:

- The proposed development is set back 21-27 metres from the main boundary, Galston Road to provide an appropriately landscaped buffer that will retain and enhance the existing character of the locality.
- Proposed setbacks from boundaries are consistent with adjacent urban development (Drawing CS1.02).
- The dwellings on site are generally oriented to the internal street network, providing them with a clear orientation and address.
- The proposed density would be roughly midway between the higher density residential development around the local centre, 200 metres from the site, and the detached dwelling development in the town of Galston (Aerial photograph 2).

6. Additional Comments

A key issue with self-care housing is the proximity to services and facilities. This proposed development is extremely well served by the range of services and facilities within easy walking distance of the site. The available services and facilities include shopping, recreation and medical activities, providing prospective residents with the possibility of having to go no further than the local town centre and the immediate environs of the proposal to meet most of their needs. The approved supermarket on the corner of Galston Road and Arcadia Road will add to residents' convenience.

The site fronts a main road, providing easy accessibility to an existing bus service, which will enter the site from the main road.

Moreover, the proposed development takes advantage, as intended by the SEPP, of available capacity in services and infrastructure, especially the transport services currently provided in the area.

Development of the site will provide an opportunity for older residents to have access to all urban services and facilities, while at the same time provide them with a semi-rural lifestyle.

7. References

Urbis (2001) Galston Village Catchment Study

Hornsby Shire Council (2004) *Rural Lands Study*

Allens Management Solutions (2003) Survey of the communities of Galston, Glenorie and Dural

Hirst Consulting Services (2002) Observations on the Sustainability of the Galston Village Centre

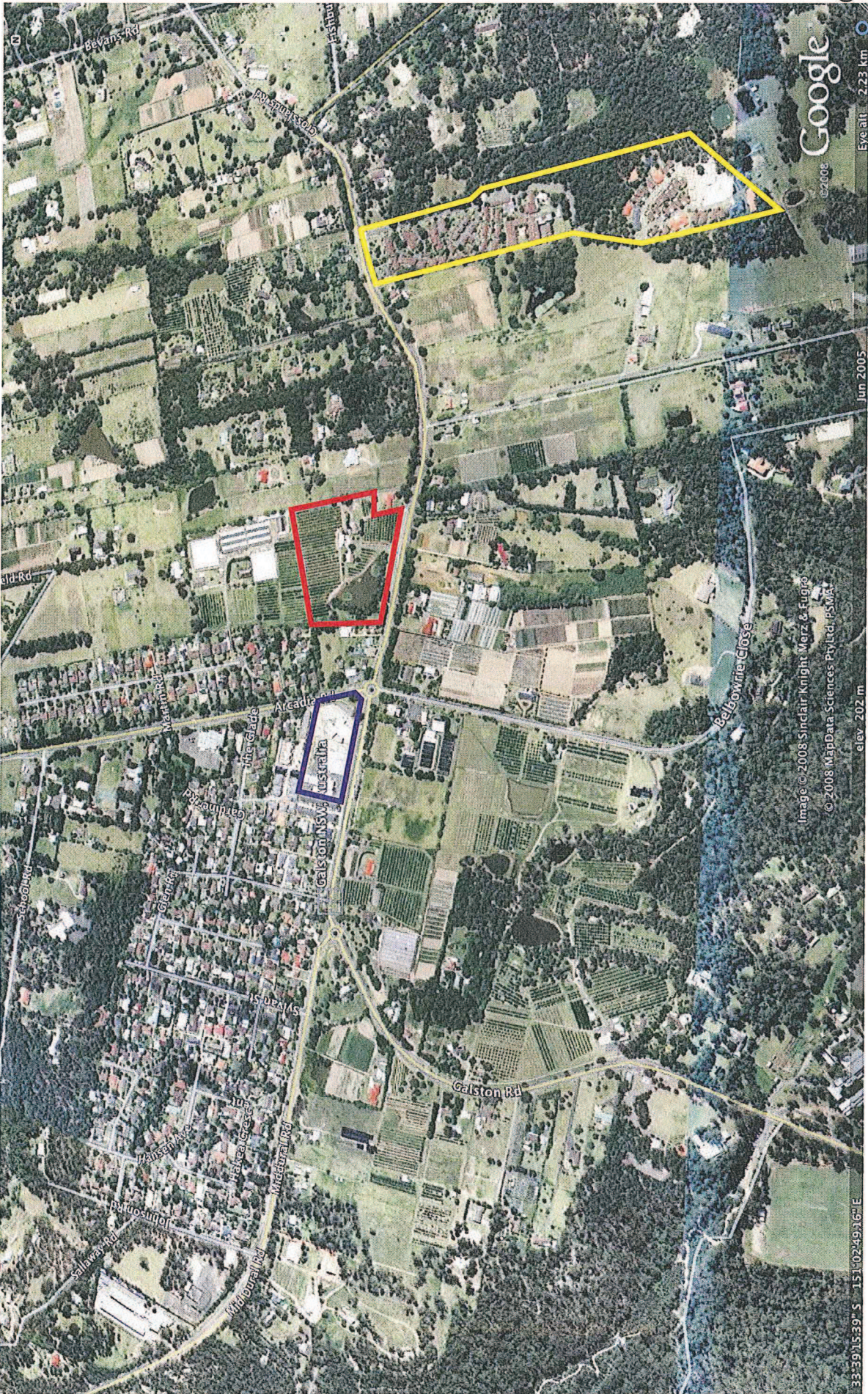
8. Attachments

8.1. Attachment 1: Drawings

REFER A3 DRAWINGS

8.2. Attachment 2: Aerial Photographs

ATTACHMENT 2: Aerial Photographs



Rowland Village - Retirement Village

Subject Site

Galston Business District

Aerial Photograph 1: Galston

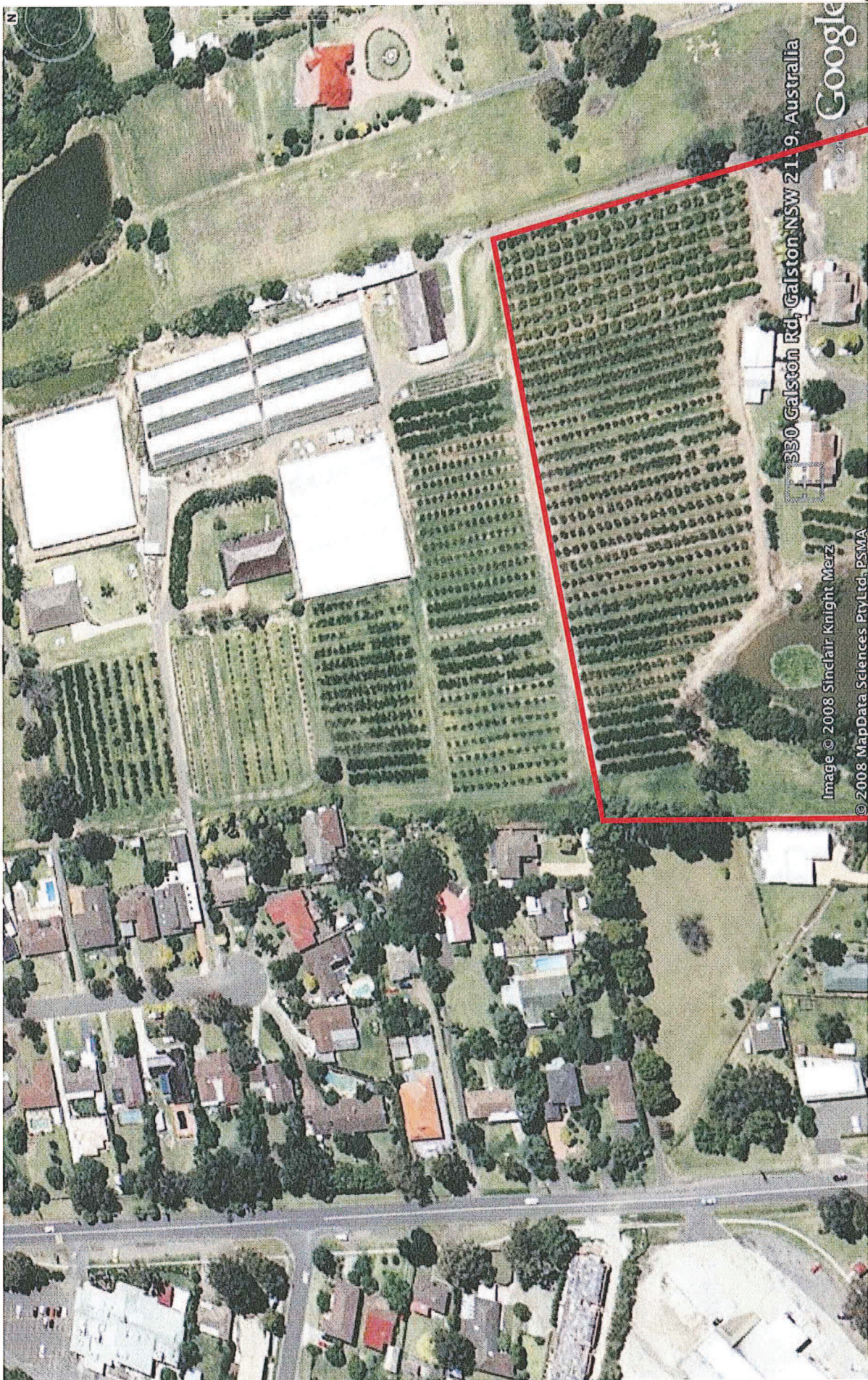
ATTACHMENT 2: Aerial Photographs



Subject Site

Aerial Photograph 2: Subject Site

ATTACHMENT 2: Aerial Photographs

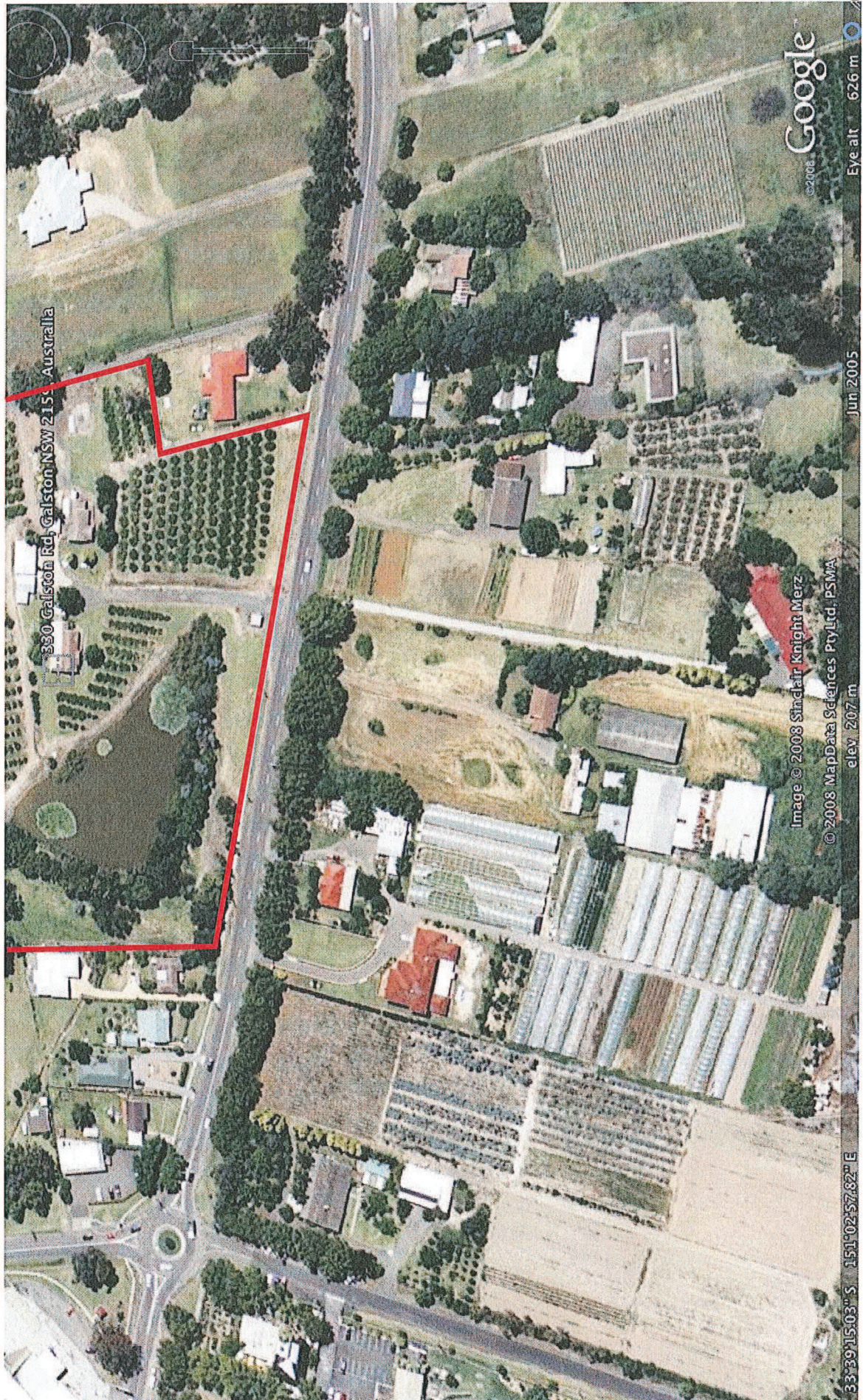


Aerial Photograph 3: Subject Site & Northern Neighbours



Subject Site

ATTACHMENT 2: Aerial Photographs



Subject Site

Aerial Photograph 4: Subject Site & Southern Neighbours