



DIRECTOR-GENERAL'S
SITE COMPATIBILITY CERTIFICATE
APPLICATION

Date received: ____/____/____

Site compatibility application no. _____

LODGEMENT

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 AP
(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

02 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

3.713 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.).

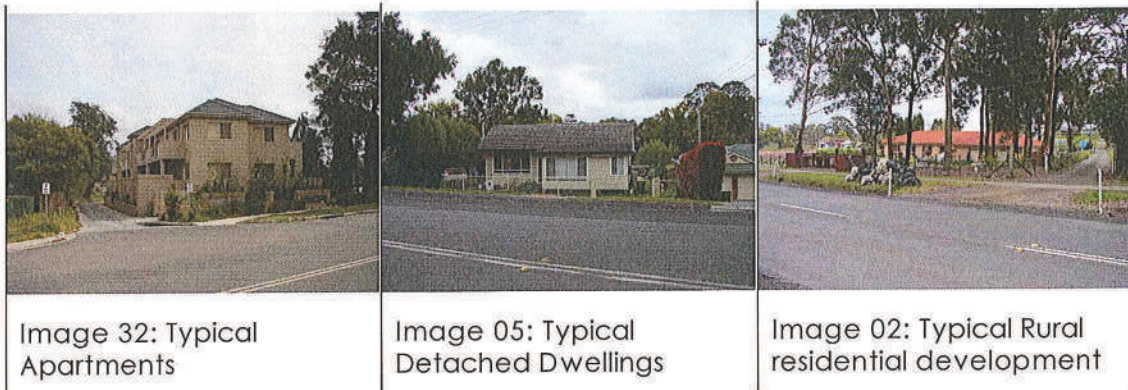
Description of Surrounding Uses

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

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:



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

330 GALSTON ROAD
GALSTON NSW

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.

There is a wide range of community organisations in the vicinity catering to the interests of an older population, including, for example, gardening, history, theatre, singing, photography and fishing groups. An Association of Independent Retirees is active in the area, as are a number of service clubs such as Rotary and Probus.

Images of facilities:



Image 25: Community Ctr



Image 23: Galston Community Health Centre



Image 24: Social Club

Transport/Access Infrastructure and Services

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).

The Hills Bus Service provides bus services in the local area, connecting with Hornsby and Pennant Hills (including the stations), as well as with Castle Hill and Sydney City (Attachment 6). The timetables for these services indicate a reasonable level of service, running from early in the morning until around 10pm on weekdays, with 10 – 15 minute frequencies in the peak times and 20 minute frequencies in the off-peak for the non-City services.

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

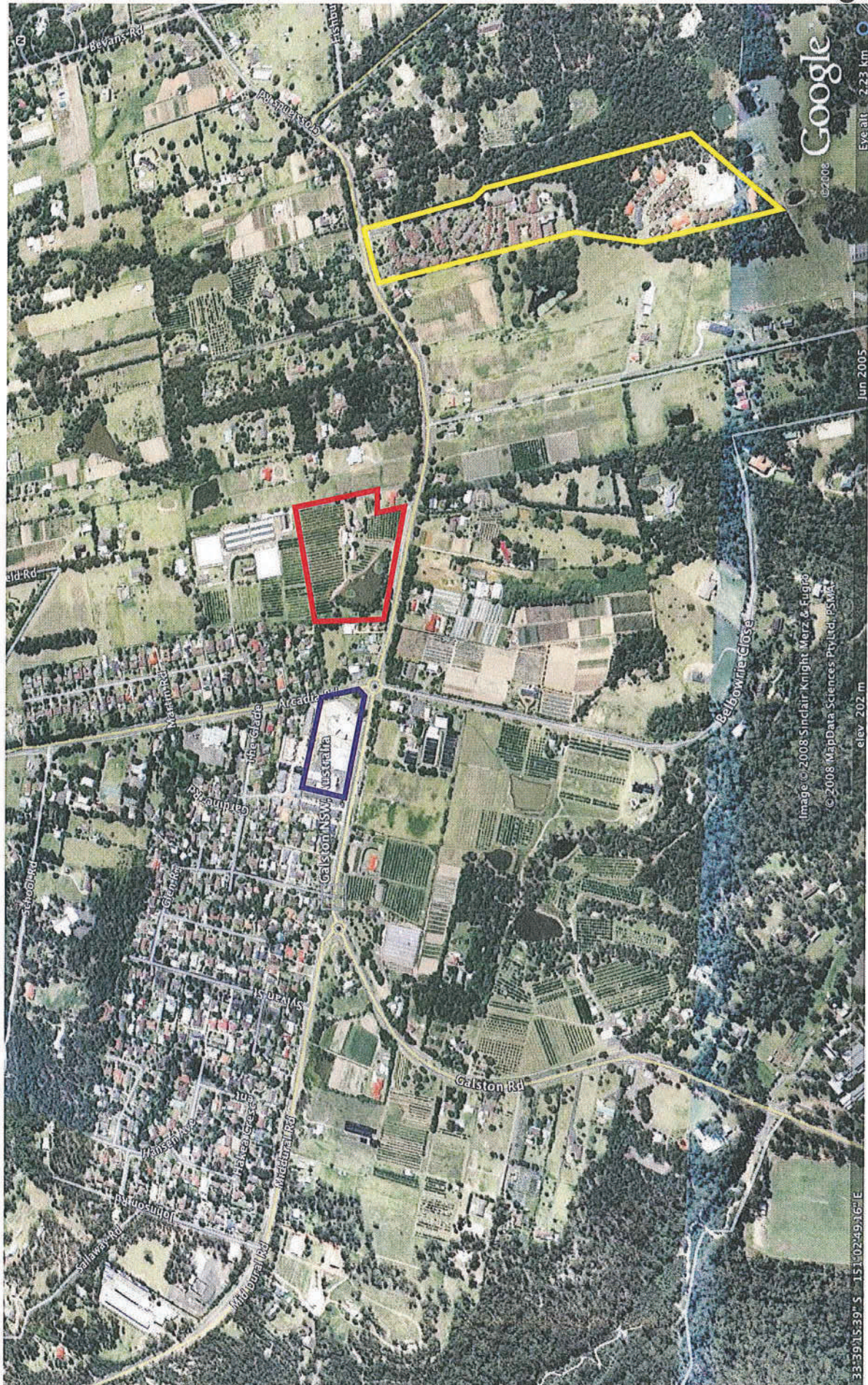
8. Attachments

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

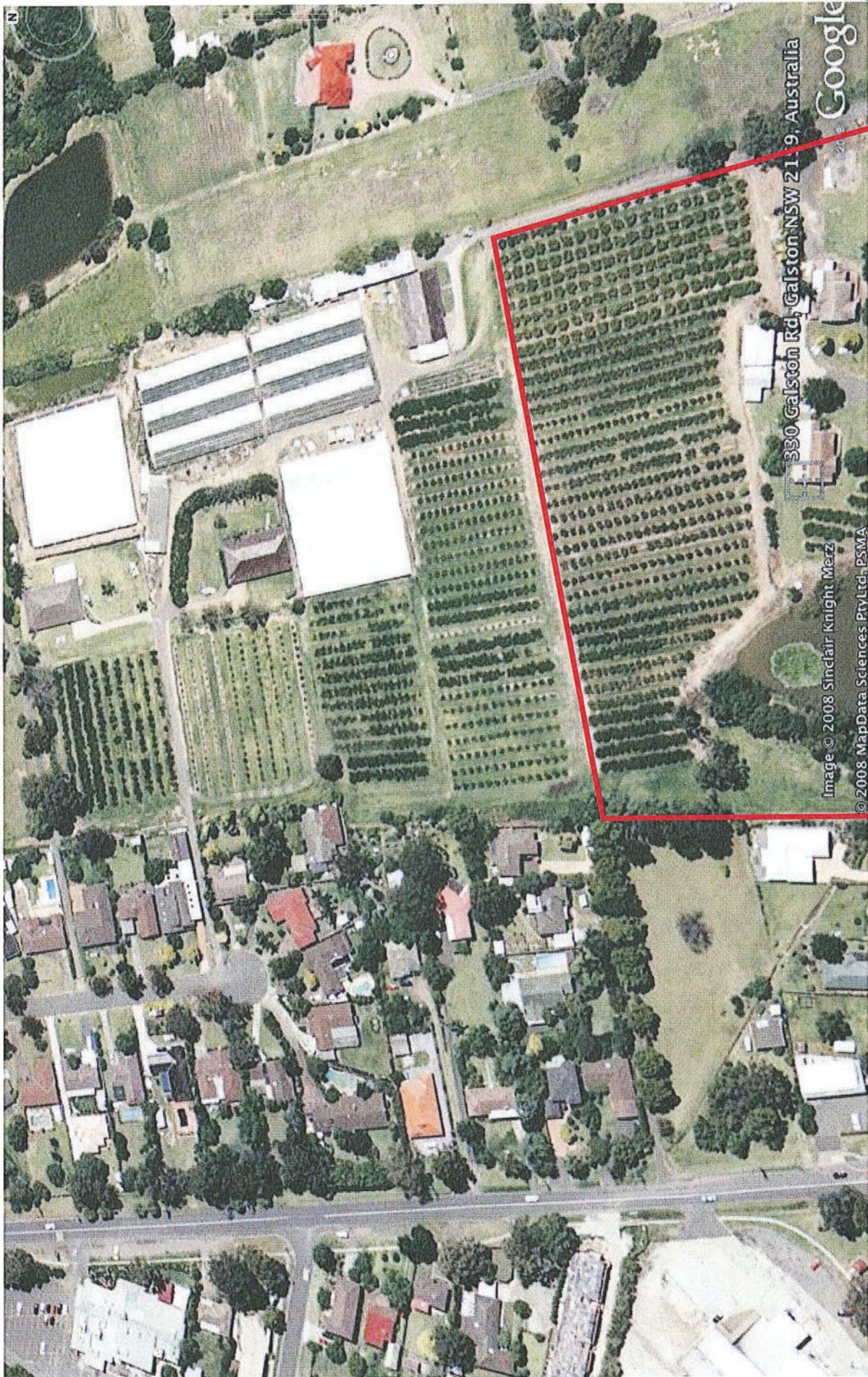
ATTACHMENT 2: Aerial Photographs



Aerial Photograph 2: Subject Site

 Subject Site

ATTACHMENT 2: Aerial Photographs

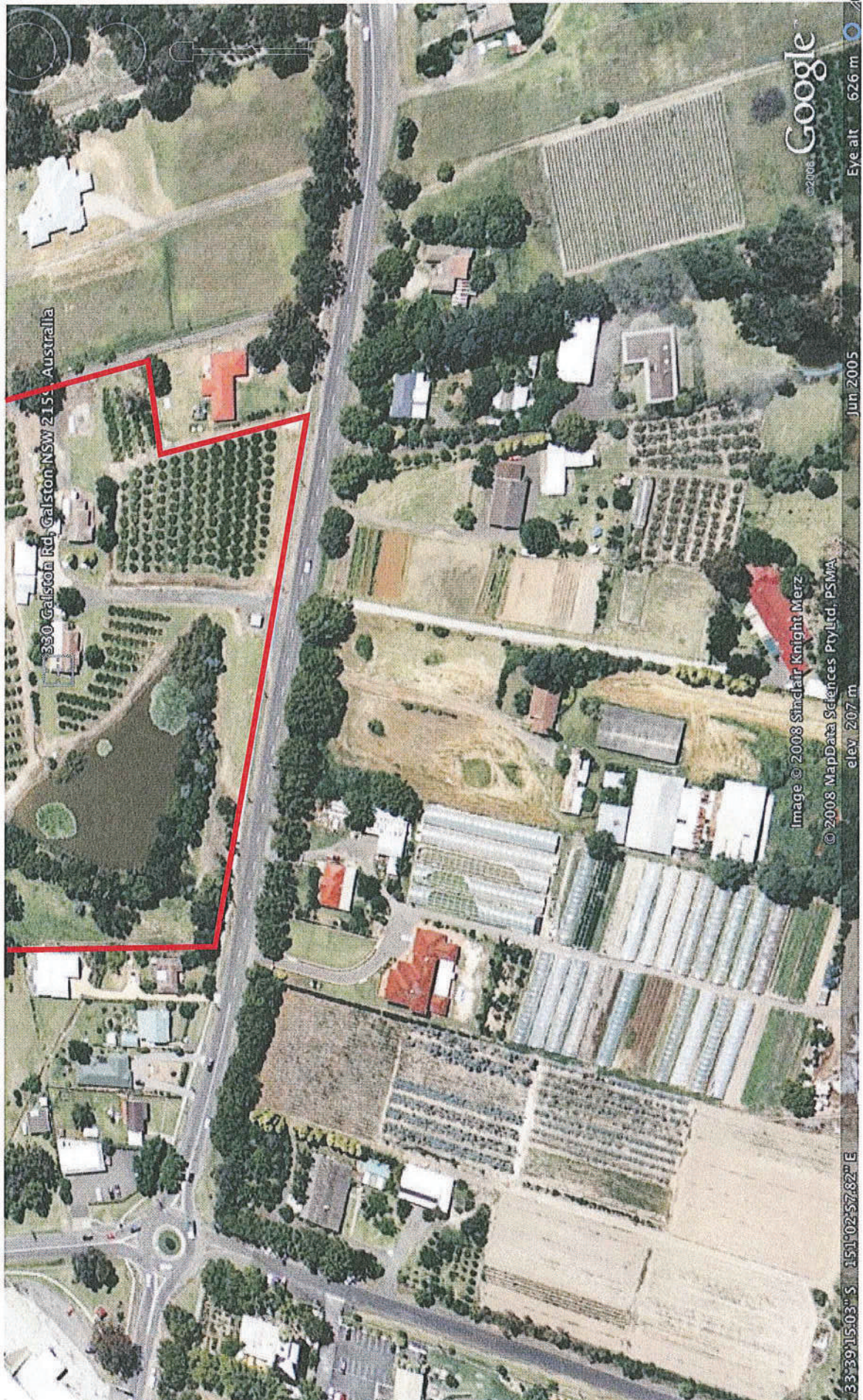


Aerial Photograph 3: Subject Site & Northern Neighbours



Subject Site

ATTACHMENT 2: Aerial Photographs



Aerial Photograph 4: Subject Site & Southern Neighbours

Subject Site

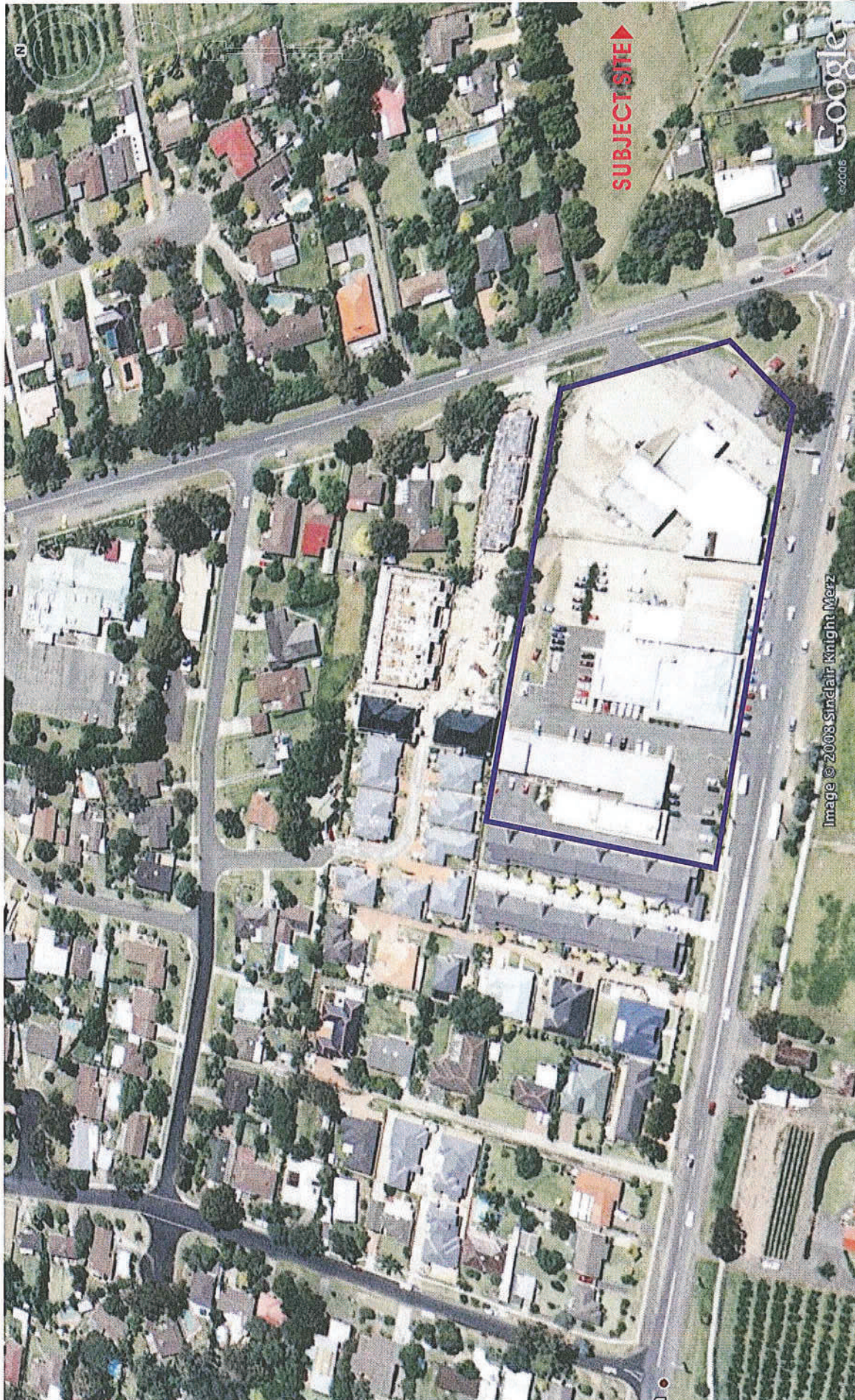
ATTACHMENT 2: Aerial Photographs



Galston Business
District

Aerial Photograph 5: Subject Site & South-Western Neighbours

ATTACHMENT 2: Aerial Photographs



Galston Business
District

Aerial Photograph 6: 'Galston Village'
Shopping Centre; West of site

8.3. Attachment 3: Images of Site & Context

ATTACHMENT 3: Images of Site & Context

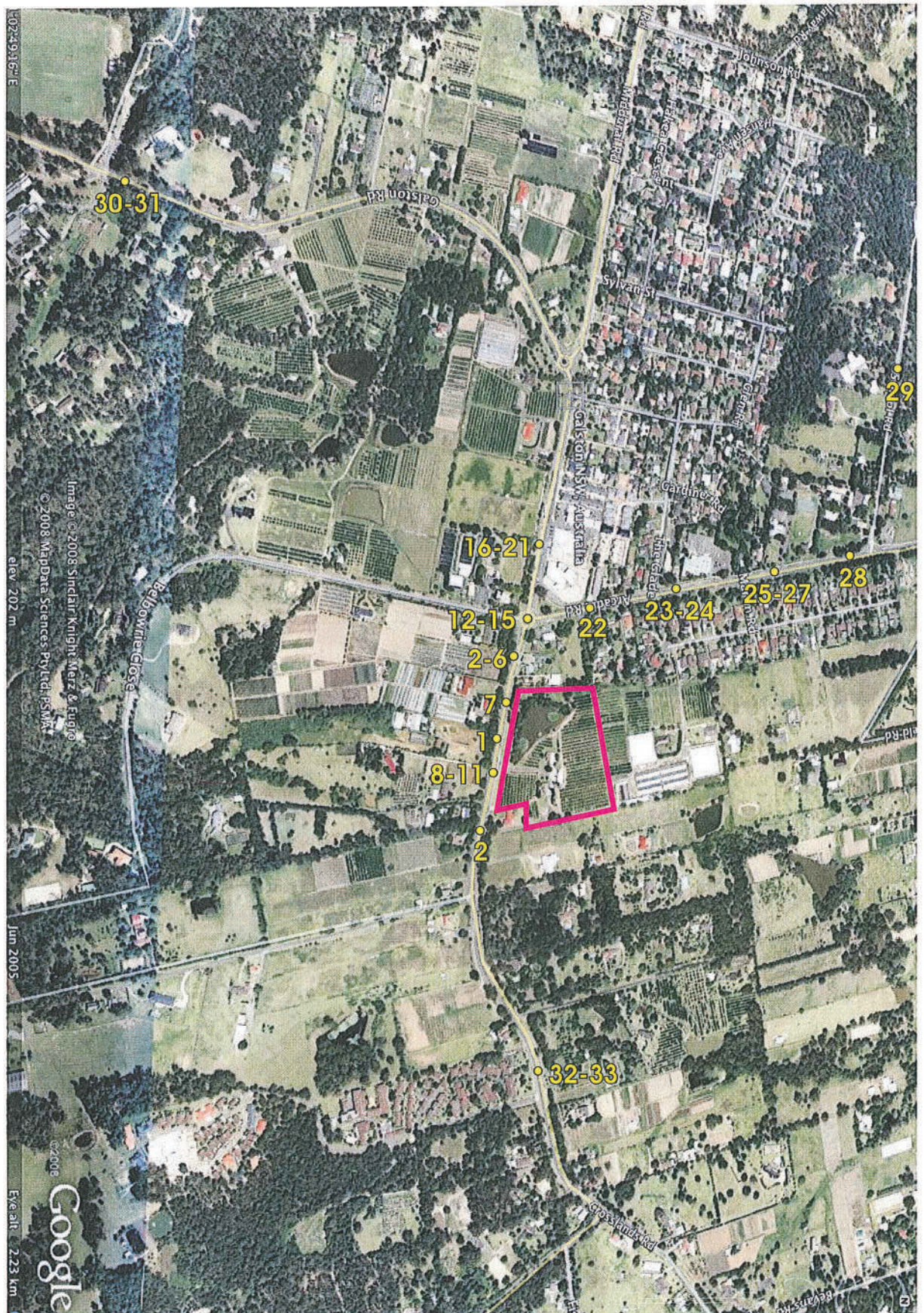


Image Key



Subject Site

• 32-33

Image Location & Number

ATTACHMENT 3: Images of Site & Context



Image 01: Site

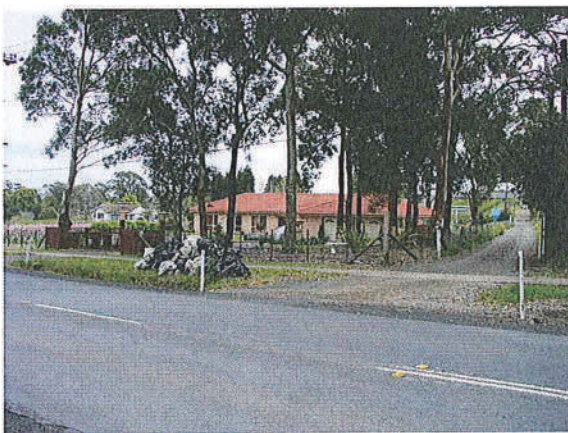


Image 02: Western Neighbour



Image 03: Eastern Neighbour



Image 04: Eastern Neighbours



Image 05: Eastern Neighbours



Image 06: Eastern Neighbours



Image 07: Telstra Bollard on site

ATTACHMENT 3: Images of Site & Context



Image 08: Southern Neighbour



Image 09: Southern Neighbour



Image 10: Southern Neighbour



Image 11: Southern Neighbour



Image 12: Bus Stop



Image 13: Shopping Centre



Image 14: 1 of 2 Cafes at roundabout



Image 15: 2 of 2 Cafes at roundabout

ATTACHMENT 3: Images of Site & Context



Image 16: Bank, Veggies & Supermarket



Image 17: Pharmacy, Deli & News agent



Image 18: Pharmacy, Dentist & Barber



Image 19: Restaurants & Barber



Image 20: Vinnies, Travel Agent & Hair



Image 21: Deli, Bakery, & Beauty Salon



Image 22: Apartments



Image 23: Community Health Centre

ATTACHMENT 3: Images of Site & Context



Image 24: Social Club



Image 25: Community Ctr & Pre-School



Image 26: Medical Centre



Image 27: Community Ctr & Pre-School



Image 28: School



Image 29: Place of Worship



Image 30: Galston High School



Image 31: Indoor Pool & Sports Fields

ATTACHMENT 3: Images of Site & Context



Image 32: "Rowland Village", Seniors Living



Image 33: "Rowland Village", Seniors Living

8.4. Attachment 4: Definition of Rural BA Zone

Attachment 4

Definition of Rural BA zone

Rural BA (Small Holdings—Agricultural Landscapes) Zone

Objectives of Zone

- (a) to restrain population growth, maintain the rural character of the area and ensure that existing or potentially productive agricultural land is preserved.
- (b) to promote agricultural use of land and provide for a range of compatible land uses which maintain the agricultural and rural environment of the area.
- (c) to ensure development is carried out in a manner that improves the environmental qualities, and is within the servicing capacity, of the area.

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works in accordance with a farm management plan.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; animal boarding or training establishments; aquaculture; art and craft galleries; bed and breakfast accommodation; child care centres; communication facilities; community facilities; dams; demolition; dwelling-houses; ecotourism facilities; extractive industries; farmstay accommodation; forestry; group homes; guesthouse accommodation; home industries; intensive animal establishments; intensive horticulture establishments; land clearing; mines; places of worship; recreation areas; recreation facilities; residential offices; roadside stalls; rural industries; rural structures; rural workers' dwellings; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured brown and lettered "BA".

8.5. Attachment 5: Copies of Relevant Letters

Attachment 1

Network – Sydney North

Telephone: 9477 8282
Facsimile: 9477 8220
Reference: RPD58382

18 January 2008

Mr and Mrs F Barba
330-334 Galston Road
Galston NSW 2159

ATTENTION: Mrs Beth Barba

Re: Site Compatibility Certificate – 330-334 Galston Rd, Galston (Lot 22 DP581940)

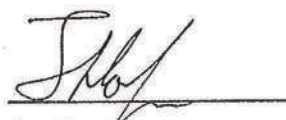
Dear Mrs-Barba,

I refer to your fax dated 15 January 2008 concerning the proposed SEPP5 development for up to 150 self care units of between 8 to 10 squares each, at 330-334 Galston Rd, Galston. Whilst I have not performed a detailed analysis of our network (typically, this analysis is not performed until we receive a formal application for supply), I wish to advise 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 (I have assumed a maximum demand of between 200A to 400A), and in the knowledge that EnergyAustralia's proposed new Zone substation at 393 Galston Road in Galston is scheduled to be completed in 2009.

This does not, however, preclude the possibility that customer funded connection works may be required to supply this development. In particular, I believe a substation would be required on the development, subject to a detailed load assessment as part of a formal application for supply as well as EnergyAustralia's Requirements for Electricity Supply to Developments as detailed in publication ES 10. EnergyAustralia's policy's and standards are available at www.energy.com.au.

This letter is valid for a period of 12 months from this date and our full requirements are subject to a formal application for supply.

Yours sincerely,

 18/1/08
Jonathan Hopson
Network – Sydney North



EnergyAustralia™

570 George Street
Sydney NSW 2000
Telephone 13 1525
+61 13 1525
Facsimile (02) 9269 2830
www.energy.com.au

Address all mail to
GPO Box 4009
Sydney NSW 2001
Australia



Attachment 1

Our Ref 284106/08-0114.sl

Contact Som Bath Lam



Wednesday 27th February 2007

Peter Barber
330 Galston Road
GALSTON NSW 2159

Cardno (NSW) Pty Ltd
ABN 95 001 145 035

Dear Peter

GALSTON RETIREMENT VILLAGE FEASIBILITY

Further to your confirmation of our engagement to lodge a feasibility application for the proposed retirement village to Sydney Water, we wish to advise that the application cannot be processed by Sydney Water as the proposed development does not conform to the current land zoning designated BA (Small holdings-Agricultural Landscapes)

Should you wish for Sydney Water to continue with your application you must Lodge a DA and seek to have your land re-zoned appropriately.

When preparing your Development Application please take into consideration the following:

- In relation to water supply availability for your proposed development, our investigation has identified that although the DN250 CICL main within Galston Road, fronting your property is the correct size for your development, the main is feed from the Dural Elevated Supply which is currently at capacity and cannot meet the average daily demand, estimated at 88.5 KL/d, for your development.
- Sydney Water has indicated that for the development to proceed, a new elevated water supply will have to be created, which represents a disproportionately large capital cost in comparison to the cost of your development.
- Alternatively, should your 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 your supply.

In light of the high capital costs which will be required to make your proposed development viable, we recommend that you seek further professional advise should you wish to proceed. Or should you wish to discuss any of the above matters further, please do not hesitate to contact my self on 8831 9000 or 0417 679 150

Yours faithfully

Som Bath Lam
WSC Project Manager
for Cardno

Level 1, 62 Norwest Boulevard
Baulkham Hills NSW 2153
PO Box 6951
Baulkham Hills BC NSW 2153
Australia
Telephone: 02 8831 9000
Facsimile: 02 8831 9099
International: +61 2 8831 9000
Email: bhooffice@cardno.com.au
Web: www.cardno.com.au

Cardno Offices
Brisbane
Sydney
Canberra
Melbourne
Perth
Darwin

Cairns
Townsville
Mackay
Rockhampton
Hervey Bay
Sunshine Coast
Toowoomba
Gold Coast
Gosford
Baulkham Hills
Wollongong
Busselton

Papua New Guinea
Indonesia
Vietnam
China
Kenya
United Arab Emirates
United Kingdom
United States



DURAL MEDICAL CENTRE PTY LTD

ACN 002 934 29

DR GL ROBERTS	Provider No. 0062663L
DR KM PINNOCK	Provider No. 058440CB
DR Y BHAT	Provider No. 2220713A
DR ML FULTON	Provider No. 325581B
DR R PAMPLIN	Provider No. 2789274Y

PO Box 3064
Dural 2158
Telephone 9651 1544
Facsimile 9651 3914

9th November, 2007

To Whom it May Concern

This practice can cope with a substantial increase in patient numbers as we have recently contracted two new medical practitioners.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Greg Roberts', written in a cursive style.

Dr Greg Roberts
MBBS

Galston Medical Centre A.C.N. 003 096 928

Dr Diana Moes MBBS

Dr. Graham Campbell, B Sc.(Agr.), M.B.,B.S. (Sydney)

31 Arcadia Rd, Galston, 2159

Ph: 9653 2133

Fax: 9653 1385

Mr & Mrs F Barba

330-334 Galston Rd

Galston 2159

November 3, 2007

Dear Mr & Mrs Barba,

In response to your letter of request dated 18/10/07, I wish to make the following comments concerning provision of medical services to persons living in your proposed development.

Galston Medical Centre has provided medical care to the Galston and surrounding community for more than 25 years. It is envisaged that we will continue to do so indefinitely.

It is not possible for us to comment on our ability to provide medical care to any proposed development until we understand the full nature of such a development. However 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.

Yours sincerely,


Graham Campbell
Director


Diana Moes
Director



Appendix 8

P.O. Box 2177,
North Parramatta NSW 2151
Australia

Telephone: (02) 9651 1944
Facsimile: (02) 9651 0512

A.C.N. 116 171 469

26-10-07
State Planning Office
NSW

To whom it may concern

I have viewed the application for a proposed Seniors Living development in Galston and can confirm that our company is in a position to satisfy the public transport requirements that are necessary for this facility.

Our company has provided public transport on behalf of several retirement villages across the Hills district for the past 30 years.

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 living in retirement villages such as the Anglican Retirement Villages at Castle Hill.

Regards

Keith Todd
General Manager
Hillsbus
Comfortdelgro Cabcharge.

Bonnyrigg Depot
2-12 Bonnyrigg Ave
Bonnyrigg NSW 2177

Ph (02) 9616 3677

Parrith Depot
10 Macleay St
Parrith NSW 2760

Ph (02) 47 32 124

Windsor Depot
Honey St
Windsor NSW 2756

Ph (02) 45 72 001

Northmead Depot
27A Spence Rd
Northmead NSW 2152

Ph (02) 9681 2677

Dural Depot
282 Newline Rd
Dural NSW 2158

Ph (02) 9651 1944

Seven Hills Depot
Arling Rd
Seven Hills NSW 2147

Ph (02) 9674 5000

Blue Ribbon Bus Co.
8 Chancery
Tullahoma NSW 2322

Ph (02) 49 657 200

Blue Ribbon Bus Co.
444 St
Sydney NSW

Ph (02) 95 722 155

Rodneys Hairstylists

Kylie-Ann Napoli
Owner Rodneys Hairstylists.

• • • • •



UNIVERSITY OF WESTERN SYDNEY

Locked Bag 1797
PENRITH SOUTH, DC NSW 1797

School of Science, Food & Horticulture

Fax: (02) 45 701314
Tel: (02) 45 701603
Date: 14th May, 2001.

TO WHOM IT MAY CONCERN

As a resident of the Hawkesbury Basin and Lecturer in Horticulture at the University of Western Sydney for the past 30 years, I have been asked for my opinion re the profitability and future of five acre rural lots in the Galston area.

Lots of this size have been commonly available on the fringe of the Sydney Metropolitan area for many years, many supporting agronomic ventures of live stocking and cropping and were in many cases supported by tax relief or subsidized in numerous ways. This type of venture can no longer be seen as viable in its own right, unless specialized niche opportunities are sought which in most instances require large capital input such as greenhouses, hydroponics etc.

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. As a commercial orchardist myself at Nambucca Heads on the North Coast of N.S.W., I am fully aware of the commercial pressures now faced in such enterprises and in rare instances would five acres be a viable farm. 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.

I could also go to great lengths with the issues faced by suburbia or fringe suburbia with the activities of farmers. Noise, tractors and diesel engines, the smell from fertilizers such as poultry manure/dynamic lifter, especially when it gets wet, pesticide usage and runoff, and the burning of prunings etc. The Hawkesbury City Council have an excellent example where a mushroom compost manufacturer is trying to make a profit in close proximity to urbanization. A 500 tree orchard of stone fruit at \$5/tray and 10 trays per tree equates to a gross income of only \$25,000, hardly enough to pay the expenses

Campuses:

Bankstown
Blacktown
Campbelltown
Hawkesbury
Parramatta
Penrith

<http://www.uws.edu.au>

let along call it a living. 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.

I would be happy to further comment on the issue I have raised and am personally very mindful of the demise of such industry in, and around urbanization.

Yours sincerely,



Graeme Richards
Lecturer Pomology and Plant Breeding
Curator Fruit and Nut Crops,
Head Plant Breeding Programme.

N.B. Now federal taxation laws relating to what legally constitutes a primary producer may be a good place to start when addressing the above issue along with the new water reform policies of the N.S.W. state government etc.

8.6. Attachment 6: Bus Service Map

Section Point Legend

- Bus Route 639
 - 00 Pennant Hills Station
 - 01 Boundary & Loftus Rds
 - 02 New Line Rd sth of Shepherds Dr
 - 03 Castle Hill Terminus
 - 04 New Line Rd & James Henry Dr
 - 05 Old Northern Rd & Old Castle Hill Rd
 - 06 Hastings Rd & Old Northern Rd
 - 07 Old Northern & Crego Rds
 - 08 Old Northern & Kenthurst Rds
 - 09 Kenthurst & Annangrove Rds
 - 10 Kenthurst & Volunteer Rds
 - 11 Pitt Town & Kenthurst Rds
 - 12 Pitt Town Rd & Emporor Pl
 - 13 Pitt Town & Campbell Rds
 - 14 Outside 115 & 130 Pitt Town Rd
 - 15 Pitt Town & Lang Rds
 - 16 Pitt Town Rd & Clarke Way
 - 17 Pitt Town & McClymonts Rds

Section Point Legend

- Bus Route 641
 - 00 Old Northern & Kenthurst Rds
 - 01 Kenthurst & Annangrove Rds
 - 02 Annangrove & Sedger Rds
 - 03 Annangrove Rd & Colbran Ave
 - 04 Outside 134 & 125 Annangrove Rd
 - 05 Annangrove Rd & Deborah St
 - 06 Annangrove & Blue Gum Rds
 - 07 Annangrove Rd (Murphys Bridge)
 - 08 Annangrove & Withers Rds
 - 09 Windsor & Commercial Rds
 - 10 Rouse Hill Town Centre

Section Point Legend

- Bus Route 640
 - 00 Pitt Town & Kenthurst Rds
 - 01 Porters & Ascot Rds
 - 02 Porters & Marieba Rds
 - 03 Cadwells & Porters Rds

Section Point Legend

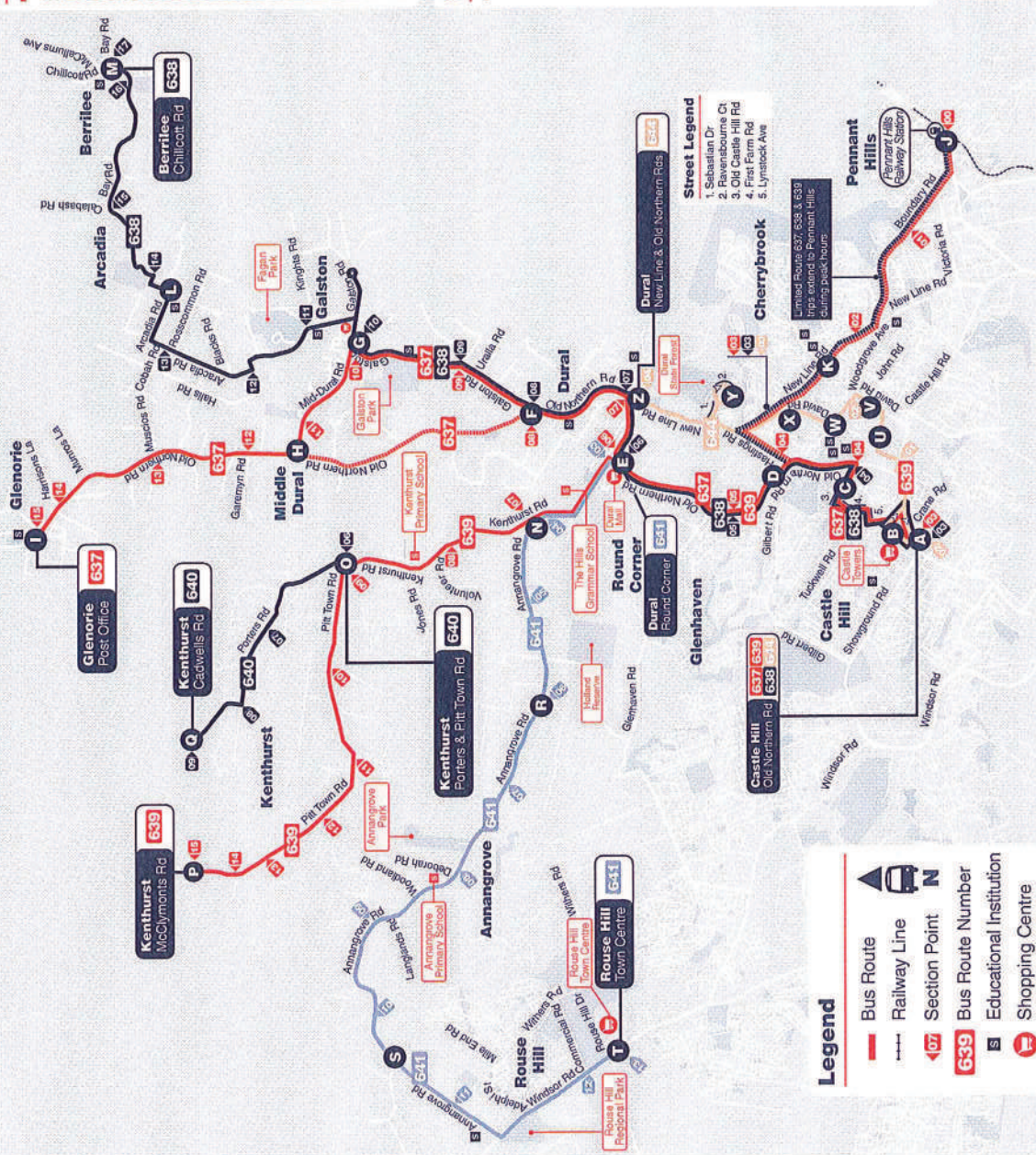
- Bus Route 644
 - 00 Castle Hill Terminus
 - 01 Castle Hill Rd at Mowll Village
 - 02 David Rd & Woodgrove Ave
 - 03 New Line & David Rds
 - 04 New Line & Old Northern Rds

Section Point Legend

- Bus Route 637
 - 00 Pennant Hills Station
 - 01 Boundary & Loftus Rds
 - 02 New Line Rd sth of Shepherds Dr
 - 03 Castle Hill Terminus
 - 04 New Line Rd & James Henry Dr
 - 05 Old Northern Rd & Old Castle Hill Rd
 - 06 Hastings Rd & Old Northern Rd
 - 07 Old Northern & Crego Rds
 - 08 Old Northern & Kenthurst Rds
 - 09 Old Northern & New Line Rds
 - 10 Galston & Carters Rds
 - 11 Galston & Mid-Dural Rds
 - 12 Mid-Dural & Salaway Rds
 - 13 Old Northern & Garemyn Rds
 - 14 Old Northern Rd & Pinus Ave
 - 15 Old Northern Rd & Harrisons Ln
 - 16 Glenorie Shops

Section Point Legend

- Bus Route 638
 - 00 Pennant Hills Station
 - 01 Boundary & Loftus Rds
 - 02 New Line Rd sth of Shepherds Dr
 - 03 Castle Hill Terminus
 - 04 New Line Rd & James Henry Dr
 - 05 Old Northern Rd & Old Castle Hill Rd
 - 06 Hastings Rd & Old Northern Rd
 - 07 Old Northern & Crego Rds
 - 08 Old Northern & Kenthurst Rds
 - 09 Old Northern & New Line Rds
 - 10 Old Northern & Galston Rds
 - 11 Galston & Carters Rds
 - 12 Arcadia & Gribbenmount Rds
 - 13 Arcadia & Gartung Rds
 - 14 Arcadia & Cobah Rds
 - 15 Arcadia & Vision Valley Rds
 - 16 Bay & Calabash Rds
 - 17 Bay & Charlton Creek Rds
 - 18 Chilcott Rd



Legend

- Bus Route
- Railway Line
- Section Point
- Bus Route Number
- Educational Institution
- Shopping Centre
- Hospital

8.7. Attachment 7: Fagan Park Brochure

Fagan Park

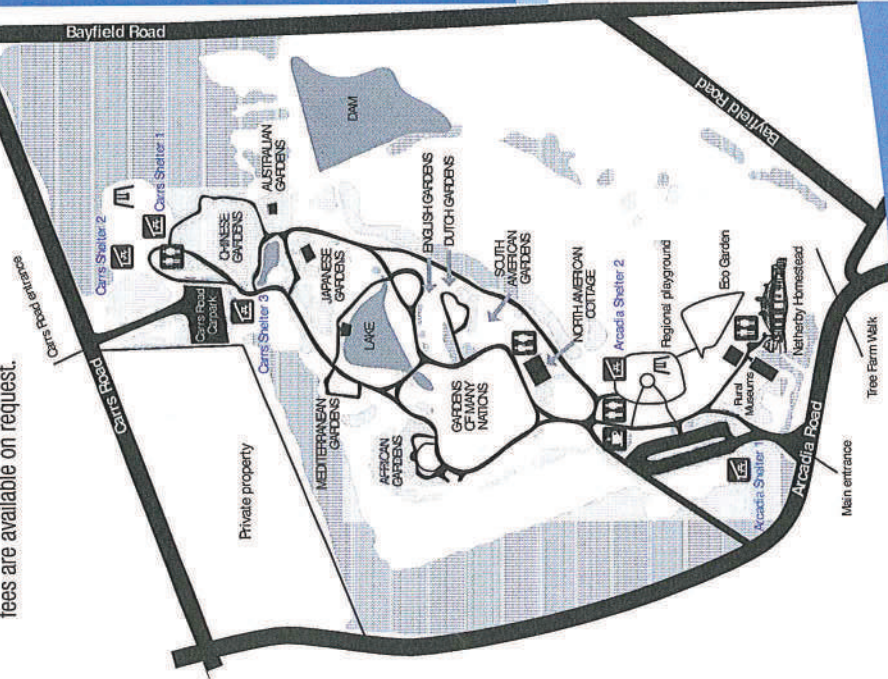
Opening hours

Fagan Park is open all year round, seven days a week, except for Christmas Day.

7am to 5.30pm (Eastern Standard Time)

7am to 6.30pm (Daylight Savings Time)

Parking fees are \$5 per car. Coaches and mini bus fees are available on request.



PARKS, GARDENS AND RESERVES OF HORNSBY SHIRE

Fagan Park

the bushland shire



Fagan Park tours

Self-guided and guided tours of the park including Netherby Homestead and the museums are available by appointment. To arrange a tour, please phone Council's Parks Facilities Officer on **9847 6791**, Monday to Friday, 8.30am to 5pm.

The Friends of Fagan Park are on-site each Tuesday from **10am to 4pm** and the second Sunday of every month from **1.30pm to 4pm**.

The museums are open for inspection on these days.

Other brochures of parks, gardens and reserves of Hornsby Shire can be found at Council's Environment Customer Service Counter.



Parks and Landscape Team

Hornsby Shire Council

296 Pacific Highway, Hornsby

PO BOX 37, Hornsby NSW 1630

Telephone 9847 6853

8.30am - 5pm Monday to Friday

www.hornsby.nsw.gov.au

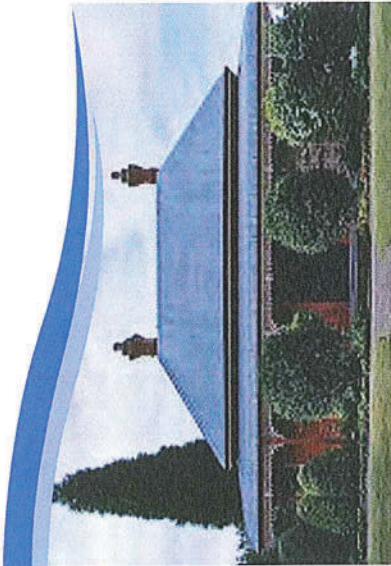


Revised November 2010

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Arcadia Road, Galston





Netherby Homestead

Introduction

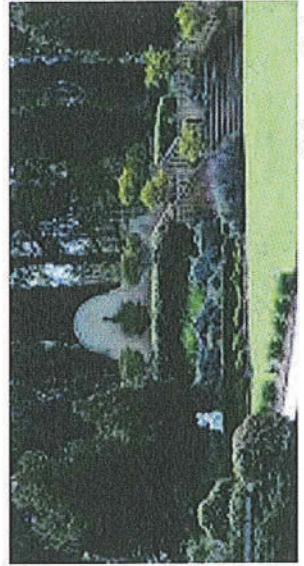
Fagan Park is an area of approximately 55 hectares and is located on Arcadia Road, Galston. The site was donated by the Fagan family to the Crown, with Hornsby Shire Council appointed as sole trustee for the park.

The park was adopted as Council's bicentennial project and was officially opened in November 1988.

History

Fagan Park stands on land which was part of the original grant to George Hall. The land was purchased by the Fagan family and was developed as a citrus orchard. Following the death of Samuel Fagan, the ownership of the land changed to his son, Bruce Fagan, who was renowned for the high quality Jersey cattle he ran on the property.

In June 1977, Bruce Fagan approached the Shire President and Shire Clerk of Hornsby Shire Council to discuss the future use of the property as a recreational and cultural centre to perpetuate the Fagan family name.



Mediterranean Garden

Deed of agreement to donate the property to the Crown under Hornsby Shire Council's care, control and management were executed on 22 November and 6 December 1979. Council assumed full responsibility for the property on 15 February 1983. Prior to his death in August 1984, Bruce Fagan signed a concept development plan for site.

Attractions

Fagan Park has many attractions to cater for all types of visitors. These include:

- The Gardens of Many Nations (10 ha of gardens)
- Picnic and barbeque facilities
- Netherby Homestead - the original Fagan family home
- Rural museums
- Children's playgrounds - including accessible liberty swing
- Eco Garden - an educational, sustainable garden
- Bushland with short bushwalking trails
- Sealed paths for bicycle riding
- Large open grassed areas
- Privately-run kiosk selling light refreshments (open weekends and selected weekdays only)



Regional Playground

For general park enquiries please call Council's Environment Customer Service on **9847 6853**. For bookings and charges, please call Council's Parks Facilities Officer on **9847 6791**, Monday to Friday, 8.30am to 5pm.



Carrs Road Shelter 1

Arcadia Road and Carrs Road picnic areas

Large picnic shelters are available for hire. Carrs Road shelters 1, 2 and 3 seat between 25 and 30 adults. The Arcadia Road shelter 1 seats approximately 36 adults. Shelter 2, located within the regional playground, seats 18 adults.

These shelters are very popular and should be booked well in advance through Council. Booking fees apply.

There are numerous barbeques and single picnic tables which seat six people. These are located throughout the park and do not require reservations. All barbeques within the park require \$1 coins to operate.

Events

Fagan Park is a very popular location for many events, including:

- Family reunions and picnics
- Christmas parties and events for sports clubs, social clubs, church groups, playgroups, and other community groups
- Car club functions and displays
- Company picnics
- School outings
- School cross country events
- Wedding ceremonies and photography

Please note, no alcohol is to be consumed or taken into the park without Council's written consent.

**8.8. Attachment 8: Galston Community Health Centre Web
Page**

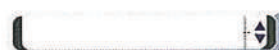


Our services: Galston Community Health Centre



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Hornsby Ku-ring-gai Health Service provides a range of services to the local government areas of Hornsby and Ku-ring-gai. The services at Galston Community Health Centre are targeted to the local community and designed to improve or maintain the health of the community.



Who are we?

Galston Community Health Centre, Hornsby Ku-ring-gai Health Service.



What do we do?

The health services available at Galston Community Health Centre are targeted to the local community and designed to improve or maintain the health of the community. Services fall into four main categories: [clinical services](#), [courses and educational groups](#), [support services](#) and [activities for older people](#).

Related links:

- [Printable version](#)
- [Community Health Centres](#)
- [Berowra](#)
- [Brooklyn](#)
- [Hillview](#)
- [Pennant Hills](#)
- [Wisemans Ferry](#)

Clinical services

- **Physiotherapy:** Available for assessment and treatment of disorders in human movement, injury, or disease. Referrals from a doctor or another physiotherapist are required. A waiting list applies. For more information or appointment phone 9653 2235. More information on physiotherapy is available from the [Physiotherapy Department](#) page.
- **Podiatry:** This service is restricted to persons holding a full pensioner card with full medical entitlement card. Specific medical conditions apply and a referral from your doctor is required. For more information and appointments phone 9653 2235. More information on podiatry is available from the [Podiatry Department](#) page.
- **Child and Family Health Service:** For

support and information on any parenting issue for children up to 5 years of age, or for an appointment time, phone 9653 3928.

More information is available on the **Child and Family Health Service**.

- **School Health Service:** A school health nurse is available to discuss any health issues you may have. Appointments are necessary. For more information phone 9653 3928.
- **Adult Mental Health:** After initial referral to the **Palmerston Unit** at Hornsby Ku-ring-gai Hospital, clients may be seen at Galston Community Health Centre. For more information or appointment phone 9477 9520.

Courses and educational groups

- **Physiotherapy:** Physiotherapy courses are run during the year. These include Arthritis Management, Back Care, and a Balance group. For more information phone 9653 2235 and speak to the physiotherapist. More information on physiotherapy is available from the **Physiotherapy Department** page.
- **Early Childhood Support Groups:** A range of group programmes and information sessions are conducted at the centre. For information phone 9653 3928.

Support services

- **Neighbour Aid Volunteer Transport:** Volunteer transport is provided for frail, elderly clients to attend medical appointments, clinical appointments or social groups at the Galston Community Health Centre. The Centre bus also supplies a fortnightly shopping trip for frail and older people. Conditions apply. For more information phone 9653 2235
- **Meals on Wheels:** This service is available for frail, older and disabled people. Volunteers deliver a cold, frozen or in some circumstances, a hot meal daily, Monday to Friday. Frozen meals can also be supplied for weekends, public holidays etc For more information phone 9653 2235

- Playgroups: Playgroups for pre school age children and parents are held every day, Monday to Friday. For more information phone 9653 2235
- Alcoholics Anonymous: Meet each Friday night at 8pm
- Galston Steps: Sunday AA Group. Meets Sunday at 8pm
- Dementia Carers Support Group: Meet monthly on 4th Monday at 3pm. To join phone 9653 2235

Activites for older people

- Multicultural Group: Meets each Monday from 9.30am to 1pm for entertainment, crafts, and morning tea. A fee applies.
- Tuesday Club: This group meets each Tuesday from 9.30am to 1pm for activities and lunch. A fee applies.
- Centre based lunch: This group is held each Friday from 11.30am to 2pm, there are activities and a hot meal is served. A fee applies.
- Senior's bus outings: Bus outings every month

Bus transport is available for all these groups. For more information on any of these groups phone 9653 2235.

Community Groups

- Galston Branch of the Country Women's Association
- Arcadian Quilters



How you can access our service

Contact the Centre Co-ordinator for more information on services available at Galston Community Health Centre:

- Galston Community Health Centre: call 9653 2235 or fax 9653 2110



Where you can find us

Galston Community Health Centre	Ph: 9653 2235
17 Arcadia Rd (corner of the Glade and Arcadia Rd)	Fax: 9653 2110
Galston 2159	



What are our hours?

Galston Community Health Centre- Monday to Friday, 8.30am - 5.00pm



How you can contact us

Contact the Centre Co-ordinator:

- Galston Community Health Centre: call 9653 2235 or fax 9653 2110



More information

Galston Volunteers are a group of community minded people who assist assist Galston Community Health Centre in various ways.

Areas of volunteer involvement include:

- Volunteer social support groups: leaders and helpers
- Volunteer drivers to medical and hospital appointments
- Meals on Wheels drivers
- Friendly Home Visiting Service

All volunteers must be registered and new volunteers are always welcome – for more information contact 9653 2235.

Printable version



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Last updated 5 November 2008

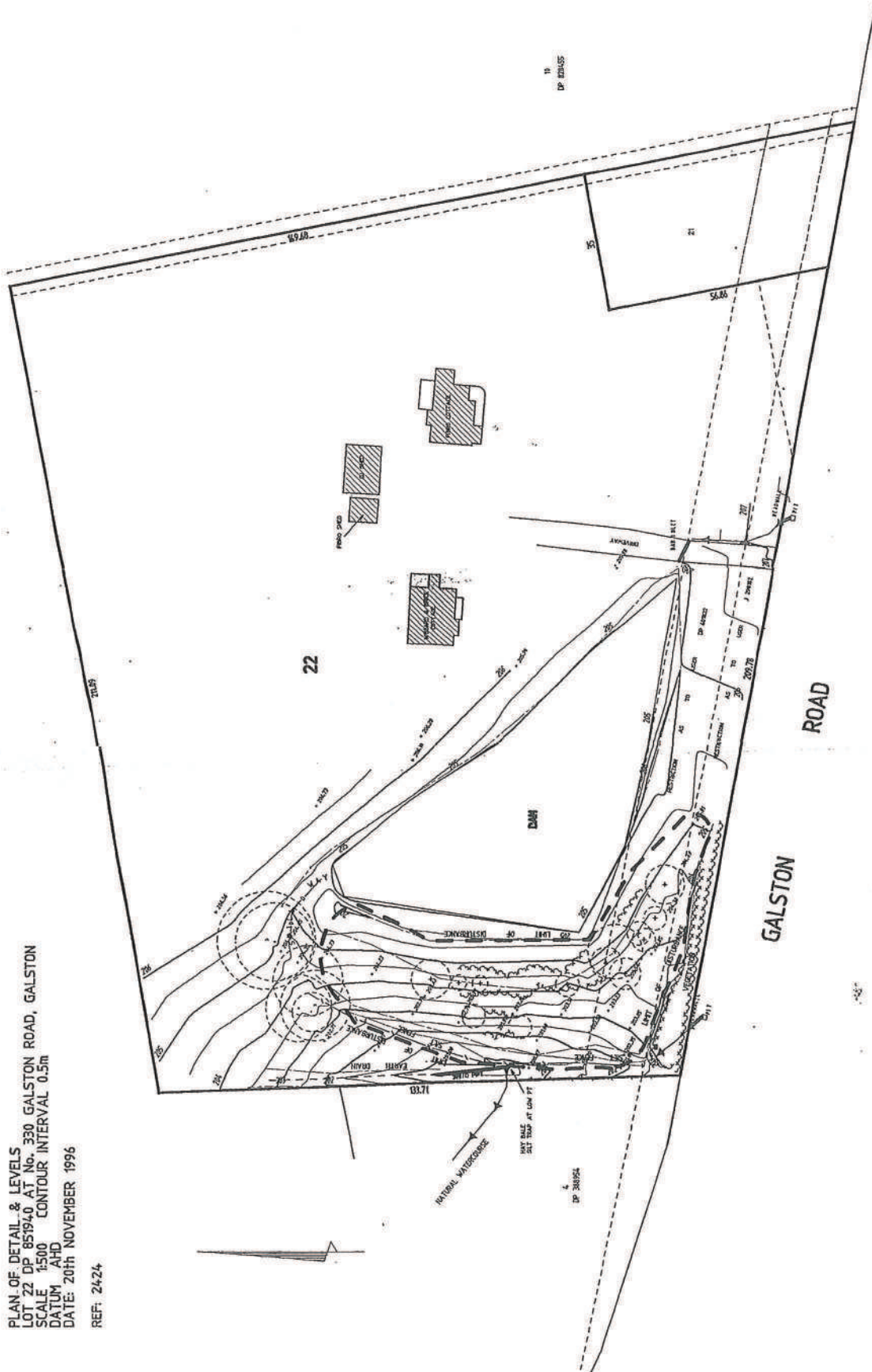
Disclaimer

8.9. Attachment 9: Site Survey

Appendix 2

PLAN OF DETAIL & LEVELS
LOT 22 DP 851940 AT No. 330 GALSTON ROAD, GALSTON
SCALE 1:500 CONTOUR INTERVAL 0.5m
DATUM AHD
DATE: 20th NOVEMBER 1996

REF: 2424



BARRE GREEN & ASSOCIATES
REGISTERED SURVEYORS, DEVELOPMENT PLANNERS
AND ENGINEERING DESIGNERS
220 NEW LIME ROAD, DUNALVEN
PH: 0870651 2501 FAX: 0870651 2501

REDUCED

8.10. Attachment 10: Current Determination Letters



NSW GOVERNMENT
Department of Planning

Office of the Director General

Mr Barry Gibbon
Campbell Luscombe Folk Lichtman Architects
10 Charles Street
REDFERN NSW 2016

Our ref: P08/00326
Your ref:

Dear Mr Gibbon

**Determination of application for a site compatibility certificate, State
Environmental Planning Policy (Housing for Seniors or People with a Disability)
for land at 330-334 Galston Road, Galston, Hornsby Shire**

I refer to your application of 13th October 2008 for a site compatibility certificate under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('the SEPP') in relation to the proposed seniors housing development at 330-334 Galston Road, Galston, Shire of Hornsby.

I have made the determination to issue the site compatibility certificate under clause 25 (4) (a) of the SEPP on the basis that the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having had regard to the criteria specified in clause 25 (5) (b). The Certificate is subject to the requirements issued under clause 25(7) of the SEPP.

Should you have any further enquiries about this matter, I have arranged for Mr Matthew Rose from the Sydney Region West Planning Team to assist you. Mr Rose may be contacted at the Department's Parramatta Office on telephone number (02) 9873 8527.

Yours sincerely


Sam Haddad
Director General

8/12/2008

Seniors Housing
Determination of Certificate of Site Compatibility

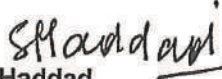
Part 1A of *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004

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 Barry Gibbon (Campbell Luscombe Folk Lichtman Architects on 13th October 2008 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) of the SEPP, 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:

8th December 2008.

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

SCHEDULE 1

Site description: 330-334 Galston Road, Galston (Lot 22 DP 851940) Shire of Hornsby

SCHEDULE 2

Project description Construction of serviced self-care dwellings comprising a mix of single and two storey dwellings and associated community centre and car park.

Requirements imposed on Determination:

The final number of dwellings will be determined having regard to:-

- The volume of potable water that can be supplied to the site
- The amount of land required for the disposal of treated effluent from the necessary sewage treatment plant
- Council being satisfied that the development meets the definition of serviced self care housing contained in the SEPP