

FILE NOTE OF MEETING OR PHONE CONVERSATION

Meeting:	Office
Date:	27/06/2017
DA No.	PL/55/2017
Address:	Lot 22 DP 851940, 330-334 Galston Road, GALSTON NSW 2159
Proposal	Section 96(2) modification to approved seniors living development
Name of Person:	Nicole Lennon – Planik Gail Eyers – Living Choice
Council Officers	Rodney Pickles – Manager, Development Assessments Aditi Coomar – Senior Town Planner Ross Spencer – Environmental Compliance Officer

Please note that the following advice is indicative only and the site will be assessed again once a formal development application is lodged with Council. Any advice given may be revoked or further restrictions may be applied. A copy of this document should be included with any relevant applications to Council.

The Site

The site comprises 330 – 334 Galston Road located on the eastern side of the road. DA/850/2011 approved the demolition of existing structures and construction of a seniors living development comprising ninety-six self-contained dwelling-houses and a community facility in six stages on the site in 2012 as a deferred commencement.

The development consent was recently activated.

The Proposal

Section 96(2) modification seeking approval to the following:

- Amendment to the approved site plan by proposing 74 self-contained dwelling houses, 14 apartments and a leisure centre including a swimming pool;
- Addition of No. 328A Galston Road in the site;
- Potential future addition of No. 53 Nancy Place (2.34ha) and 326–328 Galston Road (1.98ha) to propose an expansion of the retirement village including 89 additional single storey self-contained dwellings.

Planning Controls

The application needs to address the requirements of the following Environmental Planning Instruments and Development Control Plan (DCP):

- Hornsby Local Environmental Plan 2013 (HLEP), - RU4 Primary Production Small Lots
- State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004

- State Environmental Planning Policy (Infrastructure) 2007
- Hornsby Development Control Plan 2013
- Section 94 Contributions Plan,
- State Regional Environmental Plan 20 (Hawkesbury River Catchment)

Matters for Consideration

The following matters were discussed at the meeting and are to be addressed as part of any Development Application lodged:

Section 96(2)

- The proposal involves expansion of the retirement village by adding additional allotments. Further, the modified site planning is substantially different to the approved layout.

Accordingly, the application cannot be considered under the provisions of Section 96(2) of the Act.
- A new application is required to be lodged. The application can be staged or can include construction works in stages as considered suitable by the applicant.

SEPP (Seniors Housing)

- Prior to progressing with the application, a Site Compatibility Certificate application is required to be lodged with the Department of Planning. The application only be considered by Council after a Site Compatibility application is provided.
- Under the provisions of Clause 33 of the SEPP, the proposal is required to comply with the development controls within Section 2 of the HDCP.
- The HDCP required 30m setback to Galston Road, 15m to the sides and 15m to the rear. In its current form, the development proposes encroachment of roads within the setbacks. In order to maintain the rural character of the area, the setbacks should be clear of such encroachments.
- The leisure centre and the swimming pool are located within the stipulated 30m setback. This would not be supported. The structures should be clear of the required setback. Please note that a road widening easement affects this section of Galston road and should be considered while designing the buildings with appropriate setbacks.
- Concerns are raised regarding the removal of the tanker parking area that was previously approved. Given the uncertainty regarding sewerage connection by Sydney Water, this parking area should be maintained. Comments regarding on-site sewerage management system are provided under separate cover.
- The proposed buildings are low in scale and are generally consistent with the rural character of the area.
- Any future application must demonstrate compliance with Clause 24, 25, 26, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 46, 50 and Schedule 3.

- Details of waste management and stormwater management would be considered once the application is lodged.

Should staging of construction works be proposed, then details of truck access to the rear lots should be clearly identified.

RMS

The proposal would have frontage to Galston Road and therefore require concurrence from Roads and Maritime Services. A traffic report is required to be submitted with the proposal calculating the traffic generation and assessing the application against the provisions of the SEPP (Infrastructure).

Sewage Management

Council requires the preparation of a site capability and system design report outlining the most suitable wastewater system for the site. This report must be prepared in accordance with both *AS 1547 – Onsite domestic wastewater management (2012)* and *Environment & Health Protection Guidelines – Onsite Sewage Management for Single Households (1998)*.

OR

Details are to be provided for connection to the Sydney Water Sewerage System.

Bushfire

A section of the site comprises bushfire prone land. The application would be an integrated development required bushfire safety authority from NSW RFS pursuant to the provisions of Section 100B of the Rural Fires Act 1997.

Access Report

An **Access and Mobility report** is required to be prepared by a suitability qualified consultant and is to accompany with the formal development application. The Access report should include information regarding compliance with Clause 26 of the SEPP and Schedule 3 of the SEPP.

Tree Removal

An **Arborist Report** is required to support the development application and retain significant trees within the site and the neighbouring properties.

Preliminary Contamination Report

A detailed investigation of the proposed development site must be prepared by a suitably qualified environmental consultant. Such investigation must be undertaken in accordance with NSW Environment Protection Authority's Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites and Contaminated Sites – Sampling Design Guidelines.

A Remedial Action Plan (RAP) must be prepared by a suitably qualified environmental consultant and submitted to Council should the detailed investigation reveal contamination exceeding criteria prescribed by the NSW Environment Protection Authority's *Contaminated Sites – Guidelines for the NSW Site Auditor Scheme*.

Dam Dewatering Report

In order to manage the environmental impacts that may arise from dewatering dams, provide to Council a dam dewatering report prepared by a suitably qualified ecologist to address issues including but not limited to:

- The quality and quantity of the water to be released;
- The method of water discharge;
- Any impacts to native, threatened or protected species;
- Relocation of displaced native fauna; and
- The spread of nuisance flora and fauna species.

Acoustic Report

Council requires an acoustic report to be prepared by a suitably qualified acoustic consultant. The report must detail the predicted noise levels to be emitted from the proposed development and any proposed noise attenuation measures to be implemented so that background levels are not exceeded by 5Db(A) when measured at the closest premises. The EPA's *NSW Industrial Noise Policy (2000)*, *Hornsby Shire Council Policy and Guidelines for Noise and Vibration Generating Development (Acoustic Guidelines V.5, 2000)* and the DEC's *Noise Guide for Local Government (2004)* must be used to prepare the acoustic report.

Soil and Water Management Plan (SWMP)

In order to protect the adjoining land and downstream water quality from sedimentation a Soil & Water Management Plan (SWMP) is to be prepared by a suitably qualified/experienced consultant. The SWMP is to detail the sediment and erosion control measures to be implemented during the construction of the proposed development and is to be submitted incorporating a plan to scale of 1:500 or larger and supporting information.

The following information is to be included in the SWMP:

- site survey which identifies contours and approximate grades and the direction(s) of fall;
- locality of site and allotment boundaries;
- location of adjoining road(s) and all impervious surfaces;
- location of site within catchment including an estimate of flows through the site;
- existing vegetation and site drainage;
- nature and extent of clearing, excavation and filling;
- diversion of run off around disturbed areas;
- location and type of proposed erosion and sediment control measures;
- location of site access and stabilisation of site access;
- location of material stockpiles;
- location and engineering details with supporting design calculations for all necessary sediment retention basins;
- proposed method for removal of site water (groundwater, seepage, dewatering, and trapped stormwater) during excavation works;
- proposed street sweeping procedures for any sediment tracking from site;
- location and concept plans of any proposed constructed wetlands, gross pollutant traps, trash racks or trash collection/separator units;
- proposed site rehabilitation and landscaping;

- detailed staging of construction works (breaking down of catchment disturbed); and
- maintenance program for erosion and sediment control measures.

All design criteria and calculations used to size sediment and erosion control measures should be shown, and construction standard drawings are to be provided on each type of sediment and erosion control measure proposed. The NSW Government *Managing Urban Stormwater – Soils & Construction* 2004 manual should be the basic reference used to prepare the SWMP.

Where sediment retention basins are proposed the following additional information is to be included in the SWMP:

- details of catchment area of basin;
- design capacity dimensions of basin and overflow mechanism;
- estimate of the average volumes of water to be disposed from the basin;
- details of treatment methods to be employed to water prior to disposal from basin (flocculation);
- estimate of the water quality after treatment prior to disposal from basin (suspended solids);
- method of disposal of water from basin;
- location of discharge points and / or disposal areas of water from basin, and
- inspection and maintenance program for basin.

Waste

Please contact Carolyn Gordon of Council's Waste Management Branch on 9847 4850 (Tuesday and Thursday) to confirm the number and size of bins required. The bin room should be designed accordingly.

Construction Management Plan

In order to enable unencumbered movement of traffic in the public road during construction works, a Construction Management Plan, including a Traffic Management Plan and scaled construction plans must be prepared by a suitably Chartered and Qualified Chartered Civil Engineer and Qualified Worksite Traffic Controller according to the following requirements:

- a) The plans shall detail the order of construction works and arrangement of all construction machines and vehicles being used at the same time during all stages.
- b) In order to prevent injury, accident and loss of property, no building materials, work sheds, vehicles, machines or the like shall be allowed to remain in the road reserve area without the written consent of Hornsby Shire Council.
- c) The Plan shall be generally in compliance with the requirements of the Road and Traffic Authority's "Traffic Control at Worksites Manual 1998" and detailing:-
 - i) Public notification of proposed works;
 - ii) Long term signage requirements;
 - iii) Short term (during actual works) signage;
 - iv) Vehicle Movement Plans, where applicable;
 - v) Traffic Management Plans;
 - vi) Pedestrian and Cyclist access and safety;
- d) The plans shall indicate traffic controls including those used during non-working hours and shall provide pedestrian access and two-way traffic in the public road to be facilitated at all times.
- e) The plans shall include the proposed truck routes to and from the site including details of the

frequency of truck movements at the different stages of the development. The plan shall also include details of parking arrangements for all employees and contractors.

DA Submission Requirements:

The following information is required to be submitted with the DA:

Application form	Completed application form with the original signatures of all owners
Cost Report	Required
Integrated Fees	\$320 cheque made out to NSW Rural Fire Service and \$160 administrative fees to Council in addition to other fees and charges.
Site Compatibility Certificate	Required
Statement of Environmental Effects	Required
Existing Site Plan/ survey	Required
Proposed Site Plan	Required
Floor Plans	Required
Elevations & Sections	Required
Neighbour Notification plans	10 reduced sets plans (A4 size) and the summary of the Statement of Environmental Effects is required for notification to neighbours
Landscape Plan	Required
Soil and Water Management Plan	Required
Stormwater concept plan – Including On-Site Detention	Required
Waste Management Plan	Required refer to <i>HDGP</i> , this addresses demolition and construction phase)
On-Site sewerage details	Required
Dam Dewatering Report	Required
Soil Contamination Report	Required
Bushfire Hazard Assessment Report	Required
Traffic & Parking Report	Required
Access Report	Certify the design complies with the relevant Australian Standards and BCA
Acoustic Report	Required
Arborist Report	Required
Schedule of External Finishes	Required
Construction Traffic Management Plan	Required

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Officer:	Aditi Coomar
Date:	29 June 2017

Hornsby Shire Council

ABN 20 706 996 972

296 Pacific Highway, Hornsby 2077

PO Box 37, Hornsby NSW 1630

DX 9655 Hornsby

Phone 02 9847 6666**Fax** 02 9847 6999**Email** hsc@hornsby.nsw.gov.au**Web** hornsby.nsw.gov.au