

APPLICATION FOR THE SITE COMPATIBILITY CERTIFICATE

FOR RETIREMENT VILLAGE AT 392 GALSTON ROAD
AND 5 MID DURAL ROAD GALSTON

FEBRUARY 2019

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Planning Report

Site Compatibility Certificate Application

Lot 1 DP654433 and Lot C DP38865

No.392 Galston Road and No.5 Mid Dural Road

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Date	12 February 2019

1.0 INTRODUCTION

Vigor Master Pty Ltd has been engaged by the property owners to prepare this application to apply for a Site Compatibility Certificate (SCC) for retirement village located at 392 Galston Road and 5 Mid Dural Road, Galston (Lot 1 DP654433 and Lot C DP38865).

On 17 September 2010 the Department of Planning issued the previous SCC (Appendix A) under clause 25(4)(a) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the Seniors Housing SEPP). The SCC certifies:

- the site is suitable for more intensive development; and
- the development containing 94 self contained units (serviced self care housing) and a community facility is compatible with the surrounding environment, having regard to the criteria specified in clause 25(5)(b) of the Seniors Housing SEPP.

1.1 Planning History

The site is zoned RU2 under Hornsby Local Environmental Plan 2013.

Development application (DA/484/2011) involving the construction of a seniors living development containing 76 independent living units and an associated community building (community centre) was approved by Land and Environment Court on 12 January 2012. The original development application was brought under Seniors Housing SEPP. The consent conditions, approved plans and letter confirming the satisfaction of the deferred commencement conditions are included in Appendix B.

Modification application (DA/484/2011/B) dividing the development into 3 stages was approved by Council on 6 February 2014. A number of consent conditions were modified by this application. The consent conditions and approved plans are included in Appendix C.

Modification application (DA/484/2011/C) was approved on 30 July 2018 to modify the design of building types B1 and B2 and to change the terms of conditions 3, 8, 12, 17, 19 and 26. The consent conditions and approved plans are included in Appendix D.

1.2 Construction Works



Photo 1: Construction Progress

Construction Certificate (Appendix E) for site preparation was granted on 7 June 2017. Site works including installation of erosion and sediment control measures, installing of construction and tree protection fencing, geotechnical investigation and detailed survey were completed.

Construction Certificate (Appendix F) for the first 10 units, civil infrastructures and community centre was granted in 4 September 2018. The construction will be completed at the end of March 2019. All civil infrastructures and community centre will be completed by the end of 2019.

1.3 Objective of the Development

The current property owners acquired the site with the existing consent. The existing consent provides insufficient amenities to the village resident. The approved community centre has an area of 300m² and contains recreational area, dining area, kitchen, storage, toilets, main switch meter room and service room. The community centre is designed to satisfy the minimum requirements imposed on the previous SCC only, which are:

“10. The size of the community facility to be a minimum of 300 sq. metres and include common dining and recreational areas.”

This proposal represents a modification to the previous consent. The changes are:

- to enlarge the approved community centre; and
- to increase the number of dwellings to 94.

It was advised by Council that a new development application is required.
Therefore a new SCC is sought.

2.0 THE SITE AND SURROUNDS

2.1 The Subject Site

The subject site comprises 2 allotments, with the northern allotment known as 5 Mid Dural Road, having an area of 2.023ha and the southern allotment, known as 392 Galston Road, having an area of 2.022ha. The site has a street frontage approximately 132m in length to Mid Dural Road, 101m in length to Galston Road.

392 Galston Road is currently vacant with vehicular access via a driveway located midway along the Galston Road site frontage. 5 Mid Dural Road consists of a dwelling house, shed and large green house, and has vehicular access via a driveway located towards the eastern end of the Mid Dural Road site frontage.

The site has been used for agricultural purposes in the past, but in recent times has been largely vacant.



Figure 1: Subject Site

2.2 Local Context



Figure 2: Local Context

The properties are located within the northwest sector of Hornsby Shire Council Local Government Area, on the southern side of the Village of Galston, approximately 470m southwest from Galston Village Shopping Centre as accessed from Galston Road, and 520m west of this Centre as accessed from Mid Dural Road. The previous Site Compatibility Certificate recognises that the subject development site adjoins the urban area of Galston.

The local centre, within walking distance from the site, provides general and specialist retail, banking, professional and other commercial services.

The residential land uses on the northern side of Mid Dural Road are generally single detached dwellings up to two storeys. The Galston village centre area also includes some medium density, attached two storey terrace style housing.

2.3 Site Constraints

The following site constraints have been identified.

ADVISORY	YES/NO	COMMENT
Is the land identified as being possible contaminated?	No	No issue

Is the land identified as being Flood Prone?	No	No issue
Is the land identified as being Bush Fire?	No	No issue
Is a Traffic Impact Assessment required?	Yes	The impact has been assessed under the original DA.
Are there Flora and Fauna, Threatened Species or Native Vegetation Issues?	Yes	The impact has been assessed under the original DA. This application will not affect the previous assessment.
Are there Aboriginal Significance Issues?	No	No issue
Are there Heritage Issues?	No	No issue
Is the land identified as being land slip risk area?	No	No Issue
Is the land identified as being potentially affected by Acid Sulphate Soils?	No	No issue
Is the land identified as wetland buffer zone?	No	No issue

Where relevant, these issues have been addressed throughout the report

3.0 THE PROPOSAL

The existing consent approves the construction of 76 single storey villas, civil infrastructures both internal and external, and single storey community centre in the centre of the village. The development was approved to have 3 stages.

- Stage 1 – the community centre (coloured in pink), 10 villas to the south of the community centre (coloured in pink), 15 villas (1 cluster of 7 and 1 cluster of 8) to the east of the community centre, all internal civil works, and external civil works.
- Stage 2 – 21 villas at the northeast of the site (2 clusters of 9, 3 fronting Mid Dural Road).
- Stage 3 – 30 villas at the northwest of the site (3 clusters of 9, 3 fronting Mid Dural Road)



Figure 3: Approved Site Plan

This application involves the changes to the design of community centre, the layout of the dwellings, and the increase of the number of dwellings to 94.



Figure 4: Proposed Site Plan

Changes to the design of community centre

The approved 300m² community centre contains recreational area, dining area, kitchen, storage, toilets, main switch meter room and service room. It is considered insufficient to be used by future residents living in the village.

The proposed community centre (coloured in pink) provides more amenities, including:

- Parking area containing 7 parking spaces (including 1 disable parking space), 24 seats movie theatre and indoor swimming pool in basement; and
- Reception, sitting, recreational areas, multi-function room, kitchen and bar, office, and toilets on the ground floor; and
- Kitchen and dining, function room, library, visiting doctor and hairdresser rooms, craft room, gym, and toilets on the first floor.

Changes to the design of the dwellings

The modified development including:

- Stage 1 – the enlarged community centre (coloured in pink), 10 villas to the south of the community centre, 15 villas with adjusted layout and design to the east of the community centre, all internal civil works, and external civil works.
- Stage 2 – 31 villas at the northeast of the site with adjusted layout and design (19 on ground level and 12 on upper level).
- Stage 3 – 38 villas at the northwest of the site with adjusted layout and design (27 on ground level and 11 on upper level).

The enlarged community centre is located at the centre of the village. The villas on the upper level (circles in dark blue) are designed further away from the adjoining properties to reduce any impact on neighbourhood amenity.

The accessibility and internal layout of both dwellings and community centres comply with AS4299-1995 Adaptable Housing and AS1428.1-2009 Design for Access and Mobility.

There is no change to external civil works approved by RMS, internal civil works (except for the adjustments to the road alignment), onsite wastewater system, setbacks, and vegetation management plan.

The modified development satisfies all the requirements contained in the previous SCC, except for the first project description and requirement 1. It is proposed to amend the description and requirement 1 to include one and two storeys construction.

4.0 PLANNING CONTROLS

The proposed common building A has been assessed against the relevant planning controls which include:

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- Hornsby Local Environmental Plan 2013
- Hornsby Development Control Plan 2013

4.1 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Seniors Housing SEPP applies to land that adjoins land zoned primarily for urban purposes under clause 4(1). The site comprises of 2 allotments, 5 Mid Dural Road adjoins land zoned R2 to the north. As required under the consent condition, the 2 lots required to be consolidated prior to the occupation of the village.

Part 1A of the Seniors Housing SEPP applies to this application and a new SCC is required. Under clause 24(2), a consent authority must be satisfied that the development site is suitable for more intensive development and the proposal is compatible with the surrounding environment having regard to the criteria specified in clause 25(5)(b). A detailed assessment against clause 25 is in part 6.0 of this report.

The following is an assessment of the proposal against other relevant provisions.

Part/Clause	Provision	Proposal	Compliance
Part 2 Site-related requirements	Location and access to facilities, Bushfire prone land, Water and sewer, site compatibility criteria.	Site location, vehicular and pedestrian access, water connection and onsite sewerage system are approved under the existing consent. The land is not within bush fire prone area.	Yes
Part 3 Design requirements			
Clause 30	Site Analysis	All information required are included on Site Analysis Plan.	Yes
Clause 33	Neighbourhood amenity and streetscape	(a) The modified development contains one or two storeys dwellings and an enlarged community centre. The design represents a typical retirement village located in rural zone and is similar to the approved/established villages in Galston.	Yes

		<p>(b) There are no heritage conservation areas or heritage items in the vicinity.</p> <p>(c) No change to DA approved setbacks, being 30m to road and 15m to adjoining land and complying with Council's development controls. The modified design reflects the natural contour. The approved 30m street frontage are retained. All two storey buildings parts have a further setback from adjoining land. No boundary wall is proposed.</p> <p>(d) The approved 30m street frontage are retained. Native vegetation within the setback of Mid Dural Road will be fully retained and protected as in approved Vegetation Management Plan.</p> <p>(e) The approved Landscape Plan has been adjusted to reflect the modified design. There is no change to approved planting schedule.</p> <p>(f) There is no change to approved tree removal/retention.</p> <p>(g) The site does not contain riparian zone.</p>	
Clause 34	Visual and acoustic privacy	<p>A Visual Analysis Plan has been prepared to assess the visual impact of the proposed enlarged community centre. It is illustrated that the enlarged community centre would not be visible from both Galston and Mid Dural road frontages. The community centre is located 43m from boundary of No.390 Galston Road and 75m from boundary of No.7 Mid Dural Road.</p> <p>All two storey buildings parts have a further setback from adjoining land, being 27m from side boundaries and 30m from Mid Dural Road.</p>	Yes

		The approved Landscape Plan contains dense screen planting along the setback areas which will largely block the view of community centre and upper level dwellings from both properties.	
Clause 35	Solar access and design for climate	The proposal will not affect the neighbours' solar access. All dwellings are designed to reduce energy use.	Yes
Clause 36	Stormwater	There is only minor adjustment needed for the approved stormwater design. No change is proposed to detention basins, stormwater outlet and drainage design on street frontages.	Yes
Clause 37	Crime prevention	The proposed changes will not affect the previous assessment.	Yes
Clause 38	Accessibility	Both community centre and dwellings comply with all requirements for accessibility. Level access through a continued path has been provided.	Yes
Clause 39	Waste management	Bins will be provided as required for general waste and recycling.	Yes
Part 4 Development standards to be complied with			
Clause 40	Development standards – minimum sizes and building height	The modified development complies with all development standards. The size of the site, site frontage, height of all buildings comply with this clause. The rear 25% of both allotments contains 1 storey buildings only. The buildings that is adjacent to the side boundaries are 1 storey in height.	Yes
Part 5 Development on land adjoining land zoned primarily for urban purposes			
Clause 42	Serviced self-care housing	The relevant services will be available to residents as approved in original DA.	Yes
Clause 43	Transport services to local centres	New bus stops were approved by the existing consent. The bus shelter design was approved by Council and bus bay design was approved by RMS.	Yes
Clause 44	Availability of facilities and services	The enlarged community centre will be completed prior to the issuing of Occupation Certificate for stage 1 villas.	Yes

Part 7 Development standards that cannot be used as grounds to refuse consent			
Clause 50	Standards that cannot be used to refuse development consent for self-contained dwellings	The proposal fully complies with the development standards. The modified community centre is less than 8m in height; the FSR is 0.329:1 therefore less than 0.5:1; the proposed landscape area is greater than 30%; the proposed deep soil area is sufficient; 68 out of 94 dwellings (72.3%) achieve sufficient solar access; the proposal private pirate open space greater than 15m ² for ground level dwellings and 10m ² for upper level dwellings; the proposal complies with the car parking requirements.	Yes
Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings			
Clause 2	Siting standards	All dwellings and common areas are accessible.	Yes
Clause 3	Security	The proposal does not change the DA approved design.	Yes
Clause 4	Letterboxes	The proposal does not change the DA approved design.	Yes
Clause 5	Private car accommodation	All car parking requirements have been met by the design.	Yes
Clause 6	Accessible entry	All entries comply with AS4299.	Yes
Clause 7	Interior: general	All doorways and openings comply with these requirements.	Yes
Clause 8	Bedroom	All bedrooms comply with these requirements.	Yes
Clause 9	Bathroom	The proposal is designed to satisfy these requirements.	Yes
Clause 10	Toilet	Accessible toilets have provided as required.	Yes
Clause 11	Surface finishes	Proposal will include non-slip surfaces where necessary.	Yes
Clause 12	Door hardware	Proposal will include door handles as required under this clause.	Yes
Clause 13	Ancillary items	Proposal will include switches as required under this clause.	Yes
Clause 14	Application of standards in this Part	Noted	Noted
Clause 15	Living room and dining room	The proposal is designed to satisfy these requirements.	Yes
Clause 16	Kitchen	The proposal is designed to satisfy these requirements.	Yes

Clause 17	Access to kitchen, main bedroom, bathroom and toilet	N/A	N/A
Clause 18	Lifts in multi-storey buildings	Lifts are design for upper level dwellings.	Yes
Clause 19	Laundry	All laundries comply with these requirements.	Yes
Clause 20	Storage for linen	The proposal is designed to satisfy these requirements.	Yes
Clause 21	Garbage	The bins will be stored in garage.	Yes

4.2 Hornsby Local Environmental Plan 2013

The LEP is the primary environmental planning instrument relating to the proposed development. The aims of the LEP is as follows:

- 1) This Plan aims to make local environmental planning provisions for land in Hornsby in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- 2) The particular aims of this Plan are as follows:
 - a) to facilitate development that creates:
 - (i) progressive town centres, thriving rural areas and abundant recreation spaces connected by efficient infrastructure and transport systems, and
 - (ii) a well-planned area with managed growth to provide for the needs of future generations and people enriched by diversity of cultures, the beauty of the environment and a strong economy,
 - b) to guide the orderly and sustainable development of Hornsby, balancing its economic, environmental and social needs,
 - c) to permit a mix of housing types that provide for the future housing needs of the community near employment centres, transport nodes and services,
 - d) to permit business and industrial development that meets the needs of the community near housing, transport and services, and is consistent with and reinforces the role of centres within the subregional commercial centres hierarchy,
 - e) to maintain and protect rural activities, resource lands, rural landscapes and biodiversity values of rural areas,
 - f) to provide a range of quality passive and active recreational areas and facilities that meet the leisure needs of both the local and regional community,
 - g) to facilitate the equitable provision of community services and cultural opportunities to promote the well being of the population of Hornsby,
 - h) to protect and enhance the scenic and biodiversity values of environmentally sensitive land, including bushland, river settlements, river catchments, wetlands and waterways,
 - i) to protect and enhance the heritage of Hornsby, including places of historic, aesthetic, architectural, natural, cultural and Aboriginal significance,

- j) to minimise risk to the community in areas subject to environmental hazards, including flooding and bush fires.

It is submitted that the proposed application is not inconsistent with these objectives.

The Subject site is zoned RU2 and adjoins land primarily for urban purposes. It is determined in the previous SCC that the site is suitable for the development for the purposes of seniors housing.

In terms of an assessment against the LEP, the following relevant clauses have been identified as being relevant to the modification application and have therefore been considered.

Principal Development Standards:			
Standard	Permitted	Proposed	Compliance
4.1 Minimum subdivision lot size	N/A	N/A	N/A
4.2 Rural subdivision	Not adopted	N/A	N/A
4.3 Height of building	10.5 metres	8 metres	Yes
4.4 Floor space ratio	N/A	0.329:1	N/A
Part 5: Miscellaneous Provisions			
Provision	Intent of Requirement		Compliance
5.1 Relevant acquisition authority	N/A		N/A
5.1A Development on land intended to be acquired for a public purpose	N/A		N/A
5.2 Classification and reclassification of public land	N/A		N/A
5.3 Development near zone boundaries	The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone		The site adjoins land primarily for urban purposes. Consideration has been taken when assessing the Site Compatibility.
5.4 Controls relating to miscellaneous permissible uses	N/A		N/A

5.5 Development within the coastal zone	N/A	N/A
5.6 Architectural roof design	N/A	N/A
5.7 Development below mean high water mark	N/A	N/A
5.8 Conservation of fire alarms	N/A	N/A
5.10 Heritage conservation	N/A	N/A
5.11 Bush fire hazard reduction	N/A	N/A
5.12 Infrastructure development and use of existing buildings of the Crown	N/A	N/A
5.13 Eco-tourist facilities	N/A	N/A
Part 6: Relevant Additional Local Provisions		
Provision	Intent of Requirement	Compliance
6.1 Acid sulfate soils	N/A	N/A
6.2 Earthworks	N/A	N/A The proposal involves minor excavation only.
6.3 Flood planning	N/A	N/A
6.4 Terrestrial biodiversity	N/A	N/A
6.5 Limited development on foreshore area	N/A	N/A
6.6 Restrictions on certain development in Dural Village	N/A	N/A
6.7 Location of sex services premises	N/A	N/A
6.8 Design excellence	N/A	N/A
6.9 Dual occupancies (attached) on land in certain rural zones	N/A	N/A
Relevant Schedules		
Schedule	Intent of Requirement	Compliance
Schedule 1: Additional permitted uses	N/A	N/A
Schedule 2: Exempt development	N/A	N/A
Schedule 3: Complying development	N/A	N/A
Schedule 4: Classification and reclassification of public land	N/A	N/A
Schedule 5: Environment heritage	N/A	N/A

There are no other provisions relevant to the proposal.

4.3 Hornsby Development Control Plan 2013

The following parts of the Hornsby DCP 2013 are the most relevant in the case of the proposed development and have been considered.

Part 2 Rural		
Control	Relevant requirement	Compliance
2.1.1 Scale	Height – 10.5m Roof – a maximum pitch of 35 degree Site coverage – on merit	Height – 8m Roof – colorbond roof 3 degree Site coverage – 41.78%
2.1.2 Setbacks	Front setback – 30m to designated roads Side boundary – 10m Rear boundary – 15m	Front setback – 30m to Galston Road and Mid Dural Road Side boundary – 15m Rear boundary – 15m
2.1.3 Landscaping	To maintain natural features, topography and vegetation on site; setback areas should be landscaped; vehicle crossing should be located to preserve natural vegetation; high, solid fences should be avoided.	Yes
2.1.4 Open space	Minimum private open space 24m ² with minimum 3m dimension	Yes
2.1.5 Vehicle access and parking	Car parking should be provided behind the front building line; a paved driveway should be provided; a driveway should be setback a minimum 2m from side boundaries.	Yes
2.1.6 Design details	Development that contributes positively to the character of the rural area; Building sizes, styles and forms that relate to the character of the area	Yes The modified design maintains the character of approved design.
Part 1 General		
Control	Relevant requirement	Compliance
1C.1 Natural environment		
1C.1.1 Biodiversity	Development that provides for the conservation of biodiversity including threatened species and populations, endangered ecological communities, remnant indigenous trees, regionally and locally significant terrestrial and aquatic vegetation; Development that maintains habitat for native wildlife and wildlife corridors to provide for the movement of fauna species.	Yes The proposed modifications will not affect the approved Vegetation Management Plan.

1C.1.2 Stormwater management	Development that protects waterways from erosion, pollution and sedimentation, and maintains or improves water quality and aquatic habitats; Water management systems that minimise the effects of flooding and maintains natural environmental flows.	Yes The proposed modifications will not affect the Council approved Stormwater Drainage Plan and RMS approved stormwater design for both Galston Road and Mid Dural Road.
1C.1.3 Watercourses	N/A	N/A
1C.1.4 Earthworks and slope	Development that is designed to respect the natural landform characteristics and protects the stability of land; Development that limits landform modification to maintain the amenity of adjoining properties and streetscape character.	Yes The proposed building design involves minor excavation only.
1C.2 Built environment		
1C.2.1 Transport and parking	Development that manages transport demand around transit nodes to encourage public transport usage; Car parking and bicycle facilities that meet the requirements of future occupants and their visitors; Development with simple, safe and direct vehicular access.	Yes
1C.2.2 Accessible design	Publicly accessible buildings that provide a safe and continuous path of travel for people with impaired mobility; Residential development that includes adaptable units and accessible residential accommodation to address potential demand.	Yes The modified permanent community centre is considered an improvement comparing to DA approved design.
1C.2.3 Waste management	Development that maximises re-use and recycling of building materials; Waste storage and collection facilities that are designed to encourage recycling, located and designed to be compatible with the streetscape, accessible, clean and safe for users and collectors.	Yes The proposal will not affect the approved Waste Management Plan. Garbage bins will be stored in the garage.
1C.2.4 Effluent disposal	Sewage is disposed of in a manner that minimises impacts on the natural and built environment and public health.	Yes The proposal will not affect the approved Sewer Design and disposal arrangement.
1C.2.5 Noise and vibration	Development designed and managed to minimise noise and vibration impacts on the occupants of	Yes

	residential dwellings and other noise sensitive land uses.	The proposal will not affect the previous assessment.
1C.2.6 Air quality	N/A	N/A
1C.2.7 Crime prevention	Development designed to reduce crime risk and minimise opportunities for crime.	Yes
1C.2.8 Building sustainability	Development that incorporates environmentally sustainable design and construction.	Yes
1C.2.9 Landscaping	Landscaping that integrates the built form with the locality and enhances the tree canopy; Landscaping that improves the environmental performance of the development.	Yes The approved Landscape Plan has been adjusted without changing to the approved planting schedule.
1C.2.10 Services and lighting	Development that provides necessary services to cater for future occupants; Development that integrates required services in building and site design to minimise impacts on the streetscape.	Yes The proposal will not affect the services arrangement and lighting design.
1C.2.11 Signage	N/A	N/A
1C.2.12 Avoiding isolated sites	N/A	N/A
1C.3 Hazards		
1C.3.1 Bushfire	N/A	N/A
1C.3.2 Flooding	N/A	N/A
1C.3.3 Acid sulfate soils	N/A	N/A
1C.3.4 Land contamination	Development that remediates contaminated land for the purpose of reducing the risk of harm to human health and the environment.	Yes The proposal will not affect the previous assessment.

There are no other aspects of the DCP that are specifically relevant to the proposal or that require detailed consideration.

5.0 MATTERS FOR CONSIDERATION

The proposed modification development is design with aim to improve the design that approve under the existing consent. The matters below have been considered.

5.1 Village Amenities

The approved 300m² community centre contains basic facilities only to satisfy the requirements contained in the previous SCC, including recreational area, dining area, kitchen, storage, toilets, main switch meter room and service room. It is considered insufficient to be used by future residents living in the village.

The proposed changes to the existing consent including the enlargement of the community centre enable the provisions of reasonable onsite amenities to be used by the residents.

The enlarged community centre contains the functions that can be found in any newly established retirement villages:

- Parking area containing 7 parking spaces (including 1 disable parking space), 24 seats movie theatre and indoor swimming pool in basement; and
- Reception, sitting, recreational areas, multi-function room, kitchen and bar, office, and toilets on the ground floor; and
- Kitchen and dining, function room, library, visiting doctor and hairdresser rooms, craft room, gym, and toilets on the first floor.

A letter from the village operator suggesting the need to enlarge the community centre is included in Appendix G.

5.2 Accessibility

Special consideration is given to address access issue. All dwellings have a continuous path of travel to community centre. 71 ground level dwellings have level access via internal accessway. 23 upper level dwellings have basement car park and lift taking residents to the upper level. The modified internal design improves the internal circulation and accessibility.

The internal design of the community centre complies with all relevant controls regarding accessibility. An Access Report (Appendix H) has been prepared to confirm the compliance with the Seniors Housing SEPP and relevant Australia Standards for the enlarged community centre.

5.3 Traffic and Parking

The increase of the number of dwellings to 94 would not result in any unacceptable traffic implications in terms of road network capacity.

The proposal includes one garage for each ground level dwellings (71), basement parking spaces for upper level dwellings (23) and visitors (29), (7) basement parking in the community centre. A total 130 parking spaces are provided for the village.

The proposed parking facilities satisfy the relevant requirements specified in Council's DCP, Australian Standards and Seniors Housing SEPP and it is therefore concluded that the proposed development will not have any unacceptable parking implications.

5.4 Energy Efficiency

A Section J Report prepared by Thermal Performance accompanies this application. The report confirms the compliance of Section J of BCA. The report is included in Appendix I.

5.5 Sewerage and Stormwater Disposal

No change is proposed to approved sewerage and stormwater disposal. The enlarged community centre and all dwellings will be connected to approved sewerage and stormwater system.

The installation of a septic tank and pump out system has been approved by Council under s68 of the Local Government Act (Appendix J). The proposed changes will not affect the approved system and its design layout. The capacity of the septic tank will be increased to fit for the use of 94 dwellings when applying for the new s68 application.

The stormwater drainage design for both street frontages have been approved by RMS. A copy of approved plans is included in Appendix K. The proposed changes do not affect the approved RMS plans. The internal stormwater drainage design has been adjusted to reflect the layout changes of internal accessway. There is no change to the design of detention basins and stormwater outlets. A copy of the amended Civil Plan is included in Appendix L.

5.6 Visual and Noise Impact



Figure 5: Proposed two storey building parts – coloured in dark blue

The proposed two storey buildings include the enlarged community centre located in the centre of the village and some of the residential buildings that have further setback from the adjoining properties.

A Visual Analysis Plan, being part of the architectural drawings, has been prepared to assess the visual impact of the proposed community centre. It is illustrated that the enlarged community centre would not be visible from both Galston and Mid Dural road frontages. It would be only partially visible from the rear part of No.390 Galston Road and No.7 Mid Dural Road in distance (43m from boundary of No.390 Galston Road and 75m from boundary of No.7 Mid Dural Road).

To minimise the impact to the adjoining properties, all two storey residential building parts have a further setback from adjoining land, being 27m from side boundaries and 30m from Mid Dural Road.

The approved Landscape Plan contains dense screen planting along the setback areas which will largely block the view and noise of community centre and upper level dwellings from both properties.

5.7 Building Design

The proposed community centre is located in the centre of the village and would not be visible from neither Galston nor Mid Dural road frontages. Nevertheless, consideration has been given in designing the external materials and colours to make it compatible with the rural locality. The design of the community centre is similar to a typical rural clubhouse built in recent years with timber-looking framed glazing walls and pitched colorbond roof.

The materials and finishes of all dwellings are similar to the approved design.

5.8 On-site Services

All services required under clause 42 of the Seniors Housing SEPP for the proposed serviced self-case housing will be available for residents of all three stages. A letter from the village operator is provided. It is recommended that the proposed amendments are essential to be able to meet the expectations of future resident and to deliver the appropriate services indicated under Clause 42 of Seniors Housing SEPP while imposing negligible impact on neighbouring amenity.

5.9 Utility Services

The electricity connection and substation design (Appendix M) has been approved and certified by Ausgrid.

The Notice of Requirements (Appendix N) confirming the water connection has been approved by Sydney Water.

The installation of onsite wastewater treatment system (Appendix J) has been approved by Council.

The letter from Telstra confirming the provision of telecommunications infrastructure is included in Appendix O.

5.10 Vegetation Management and Landscape Design

Arborist Report (Appendix P), Flora and Fauna Assessment (Appendix Q), Vegetation Management Plan (Appendix R) have been approved by Council. The proposed changes to the existing consent will not affect tree retention and vegetation management. The retained native vegetation within the street setback area of Mid Dural Road will be protected as approved under the Vegetation Management Plan.

The approved Landscape Plan has been adjusted to reflect the modifications without changing to the approved planting schedule. A copy of the amended Landscape Plan is included in Appendix S.

5.11 Civil Design

Road, stormwater and pavement design on both Galston Road and Mid Dural Road have been approved by RMS (Appendix K). The proposed changes do not affect the RMS approved plans.

Internal road and stormwater design (Appendix L) has been adjusted to reflect the changes.

6.0 SITE COMPATIBILITY OF THE PROPOSAL

6.1 Clause 25 of Seniors Housing SEPP

Recent amendments have been made to clause 25 of Seniors Housing SEPP. This part contains assessment against the new requirements that inserted in clause 25 and a detailed assessment against clause 25(5)(b).

Next to proximate site land

It is required that a cumulative impact study needs to be prepared if the land is next to proximate site land.

A search has been conducted and it reveals that Living Choice Galston (328a & 330-334 Galston Road Galston) is applying for a SCC. The application has been made but not yet determined.

Living Choice Galston is located 1km to the west of the subject site and is the only site satisfying clause 25(2A). Given there is only one parcel of land satisfies clause 25(2A), the requirements under clause 25(2C) for a cumulative impact study is not triggered.

Previously certified land

The development site contains 2 allotments. 5 Mid Dural Road adjoins land zoned primarily for urban purposes directly, however 392 Galston Road does not. The previous SCC recognised that the whole site adjoins land zoned primarily for urban purposes. The existing consent was approved with a condition requiring the consolidation of the 2 lots into 1.

It is confirmed under clause 25(5)(c) that the previously certified land, both 5 Mid Dural Road and 392 Galston Road, continue to adjoin land zoned primarily for urban purposes.

Assessment against Clause 25(5)(b)

Part	Provision	Proposal	Compliance
Clause 25(5)(b) of Seniors Housing SEPP			
(i)	the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development	The native vegetation within the Mid Dural Road setback area will be retained and protected under the approved Vegetation Management Plan. The proposed changes do not affect the approved Flora and Fauna Assessment, Arborist Report and Vegetation Management Plan.	Yes

(ii)	the impact that the proposed development is likely to have on the uses that, in the opinion of the relevant panel, are likely to be the future uses of that land	The site is zoned RU2 and within a short walking distance of Galston local centre. The development is designed to be compatible with the use of surrounding rural residential.	Yes
(iii)	the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision	The services required under clause 26 are available in Galston local centre. New bus stops at both street frontages have been approved by RMS and Council. All infrastructure have been approved by the relevant authority, including RMS approved road upgrade, Council approved onsite sewerage system, Sydney Water approved water connection, Ausgrid approved electricity new substation, Telstra confirmed telecommunication services.	Yes
(iv)	in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development	N/A	N/A
(v)	without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development	The building bulk, scale, built form, character are similar to the approved DA, except for the enlarged community centre and 23 upper level dwellings. The enlarged community centre is designed to provide more amenities to the residents and will be not visible out the site or from adjoining properties. The 23 upper level dwellings have further setback from the side boundaries (more than 25m). The approved substantial landscape planting and adequate setbacks will reduce any visual or noise impact on the neighbouring properties.	Yes

		The proposed change does not change the character of the development being a typical retirement village located in the rural zone in this locality.	
(vi)	if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation	The proposed change does not involve native vegetation clearance.	Yes
(vii)	the impacts identified in any cumulative impact study provided in connection with the application for the certificate	A cumulative impact study is not required as there is only one current SCC application for SCC within the 1km radius of the site.	N/A

6.2 Previous SCC

As shown in the table below, the modified development satisfies all the requirements contained in the previous SCC, except for the first project description and requirement 1.

It is submitted that the new SCC can be identical with the previous SCC with amended project description to “94 self contained units (serviced self care housing) of one or two storey construction” and requirement number 1 to be read as “development consisting of one and two storeys as proposed”.

Control	Compliance
94 self contained unit (serviced self care housing) of single storey construction.	Need to be amended The proposal increases the number of dwellings to 94 which was allowed under the previous SCC. This description needs to be amended to include two storey construction.
On site services including meals, cleaning, personal and medical care and nursing.	Yes No change to DA approved services arrangement.
A Community facility.	Yes The proposed community centre is capable of providing more amenities to the residents.
1. Development consisting of one storey as proposed.	Need to be amended The requirement needs to be amended to include two storey buildings.

2. Compliance with at least the standards in clause 50 (b), (c), (d) and (e) of the SEPP covering density and scale, landscaped area, deep soil zones, and solar access.	Yes Fully complies with.
3. Private open space is to be provided for each dwelling at least to the standard of clause (f) of the SEPP.	Yes Fully complies with.
4. Council being satisfied that the development will be retirement village, as required by clause 17(2) of the SEPP. Management mechanisms for the services to be provided are to be to the satisfaction of Hornsby Council.	Yes No change to DA approved arrangement.
5. The final number of dwellings (not to exceed 94) to be determined taking into account Council's Development Control Plan and other formal policies, such as setbacks to boundaries, on site effluent disposal, drainage and the like, and the open space and landscaping requirements of the SEPP.	Yes Not more than 94.
6. Siting of dwellings to maximise accessibility to services in Galston village and to public transport.	Yes No change to DA approved arrangement.
7. Negotiation with Hill Bus before submission of a development application on the provision of a bus stop to service the proposed development.	Yes No change to DA approved arrangement.
8. Demonstration of adequate infrastructure for, or treatment of, wastewater and siting of any on-site treatment to the rear of the site, including further discussions with Sydney Water re. the availability of reticulated sewer.	Yes No change to DA approved arrangement.
9. A buffer/setback to be provided from all boundaries in accordance in accordance with Council's Rural Lands Development Control Plan.	Yes No change to DA approved setbacks.
10. The size of the community facility to be a minimum of 300 sq. metres and include common dining and recreational areas.	Yes The proposed community centre is capable of providing more amenities to the residents.
11. Any development application should consider potential contamination issues as the result of previous uses on the site.	Yes No change to DA approved assessment.

7.0 CONCLUSION

This Site Compatibility Certificate is submitted to the Department of Planning and Environment as required under clause 25 of the Seniors Housing SEPP. A previous SCC was approved on 17 September 2010 and confirmed that:

- the site is suitable for more intensive development; and
- the development containing 94 self contained units (serviced self care housing) and a community facility is compatible with the surrounding environment, having regard to the criteria specified in clause 25(5)(b) of the Seniors Housing SEPP.

Existing development consent was approved on 12 January 2012. The project, including the first 10 villas and internal civil works, is under construction.

The proposed changes to the existing consent are limited to the enlargement of community centre, architectural adjustment to dwelling layout, and minor adjustments to internal civil design.

The introduction of the upper level dwellings and additional level to the community centre requires the application for a new SCC.

It is submitted that the new SCC can be identical with the previous SCC with amended project description to “94 self contained units (serviced self care housing) of one or two storey construction” and requirement number 1 to be read as “development consisting of one and two storeys as proposed”.

The modified development meets the requirements of the Seniors Housing SEPP and all relevant Council planning controls. It is recommended that a Site Compatibility Certificate can be issued for the proposal.