

COMPATABILITY CERTIFICATE

PLANNING REPORT

**PROPOSED
SENIORS LIVING PROJECT**

5 Mid Dural & 392 Galston Roads,

Galston.

22 February, 2008

Plan Urban Services Pty Limited

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Plan Urban Services Pty Limited ABN 34117669066

7 Chudleigh Street, Rydalmere. NSW. 2116. Phone/ fax (02) 8812 5331 or 0416 233 541

1. INTRODUCTION

This report has been prepared to support the submission of an application to the Director General – Department of Planning for a Site Compatibility Certificate under *State Environmental Planning Policy (SEPP) for Seniors or People with a Disability* in association with a proposed retirement village.

The subject site is known as 5 Mid Dural and 392 Galston Roads and is located on the southern side of Mid Dural Road, Galston approximately 150 metres from its intersection with Galston Road. It has an area of approximately 3.97 hectares and includes a parcel fronting Galston Road. The aerial photo below provides a view of the site and surrounding lands.

Figure 1 – Aerial Photo



Source: © DEPARTMENT OF LANDS SIX Portal

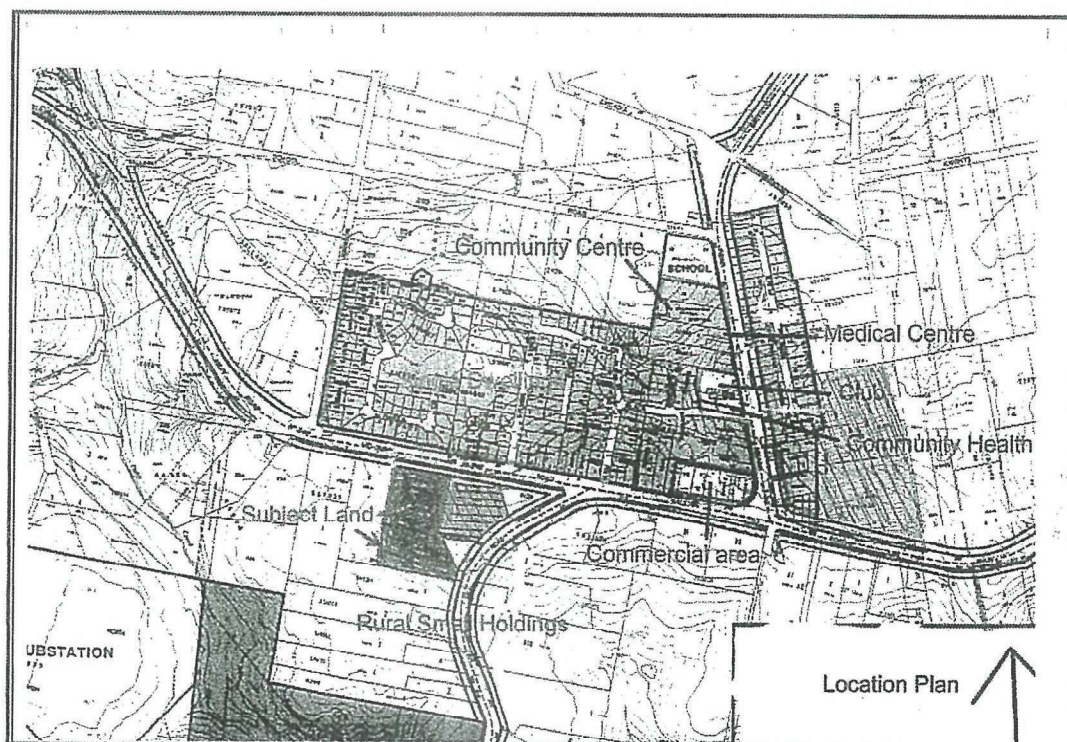
www.lands.nsw.gov.au

The site has been used for agricultural purposes in the past, but in recent times has been largely vacant, with the exception of the two existing dwellings (one per block).

The property is located approximately 400 metres from the Galston Village Shopping Facilities. The centre provides general and specialist retail, banking, professional and other commercial services to support the rural village around it.

A more detailed view of the nearby centre and residential subdivision can be seen in the location plan below:

Figure 2 – Location Plan



Appendix A to this report contains letters from the local bus service, medical centre a local hairdresser and a listing of the retail outlets contained within the Galston Village Shopping Centre. All of these provide an indication that sufficient capacity is available locally, to sustain the likely demand generated by the proposal.

2. PROPOSAL

At this stage the proposal is in its early stages of development. The concept currently being worked through consists of the following:

- *94 self contained dwellings*
- *Single storey brick construction*
- *Additional on site services including meals, cleaning, personal and medical care and nursing.*
- *A Community facility.*

The site is generally flat and rectilinear in form. It contains existing access points to both Mid Dural and Galston Roads and internal driveways which will act as the proposal's spine. Its size and north south orientation will enhance building siting and provides ample space for landscape buffers to adjoining properties and the two road frontages. *Appendix B* to this report contains the initial layout plans and the internal designs of the three different accommodation modules.

In terms of on site infrastructure the properties enjoy access to both water and power services. There is an existing water main in Mid Dural Road and it is understood that capacity is available in the electricity service as well. On site effluent could be dealt with either via a septic (existing) service, through an on site disposal system, or a combination of the two. Correspondence that confirms the availability of the relevant infrastructure is included at *Appendix C*.

These matters will all be resolved prior to the lodgement of a formal Development Application, following the issue of a Director General's Compatibility Certificate. Due to the costs associated with finalising these matters and the ultimate design solution, further detailing of these issues at this time has not been undertaken.

4. PLANNING & STRATEGIC FRAMEWORK

The following environmental planning instruments and policies are relevant to the proposed development:

1. *State Environmental Planning Policy (SEPP) - Housing for Seniors or People with a Disability 2004*
2. *Hornsby Shire Local Environmental Plan (LEP) 1994.*
3. *Draft North Sub Regional Strategy*

3.1 SEPP – Housing for Seniors or People with a Disability

The SEPP contains a number of clauses that are relevant to the proposal which is the subject of this report. These are relevantly set out below and comment provided as required.

4 Land to which Policy applies

General

This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:

(a) development for the purpose of any of the following is permitted on the land:

- (i) dwelling-houses,*
- (ii) residential flat buildings,*
- (iii) hospitals,.....*

16 Development consent required

Development allowed by this Chapter may be carried out only with the consent of the relevant consent authority unless another environmental planning instrument allows that development without consent.

17 Development on land adjoining land zoned primarily for urban purposes

(1) Subject to sub clause (2), a consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land that adjoins land zoned primarily for urban purposes unless the proposed development is for the purpose of any of the following:

- (a) a hostel,*
- (b) a residential care facility,*
- (c) serviced self-care housing.*

(2) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purposes of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that the housing will be provided:

- (a) for people with a disability, or*
- (b) in combination with a residential care facility, or*
- (c) as a retirement village (within the meaning of the Retirement Villages Act 1999).*

Comment

The intention in this application is to provide serviced self care housing based primarily on self contained dwellings with appropriate on site services being available if and when required. Such a proposal fits the definition as contained in clause 13 of the SEPP which relevantly states in part as follows:

(1) General term: "self-contained dwelling"

In this Policy, a self-contained dwelling is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.....

(3) Example: "serviced self-care housing"

In this Policy, serviced self-care housing is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.

At this stage the details of the additional services available on site have not been finalised, however, a notional community building has been included in the concept

plans, with this facility capable of enlargement and further detailing as part of any future Development Application.

Initial investigations have revealed a number of local and regional service providers who would be able to serve the site and its residents, with examples included in *Appendix D* to this report. The details of these activities would be provided with any future development application submitted to Council

24 Site compatibility certificates required for certain development applications

- (1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) if:*
 - (a) the development is proposed to be carried out on any of the following land to which this Policy applies:*
 - (i) land that adjoins land zoned primarily for urban purposes,.....*
 - or*
 - (b) the development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45.*
- (2) A consent authority must not consent to a development application to which this clause applies unless the consent authority is satisfied that the Director-General has certified in a current site compatibility certificate that, in the Director-General's opinion:*
 - (a) the site of the proposed development is suitable for more intensive development, and(*
 - (b) development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25 (5) (b).*

Clause 36 of the SEPP details the criteria that a consent authority must consider in relation a proposal's location to facilities and services and relevantly states in part as follows:

26 Location and access to facilities

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with sub clause (2) to:

- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and*
- (b) community services and recreation facilities, and*
- (c) the practice of a general medical practitioner.*

(2) Access complies with this clause if:

(a) the facilities and services referred to in sub clause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:

(b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development:.....

(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and

(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in sub clause (1), and....

Comment

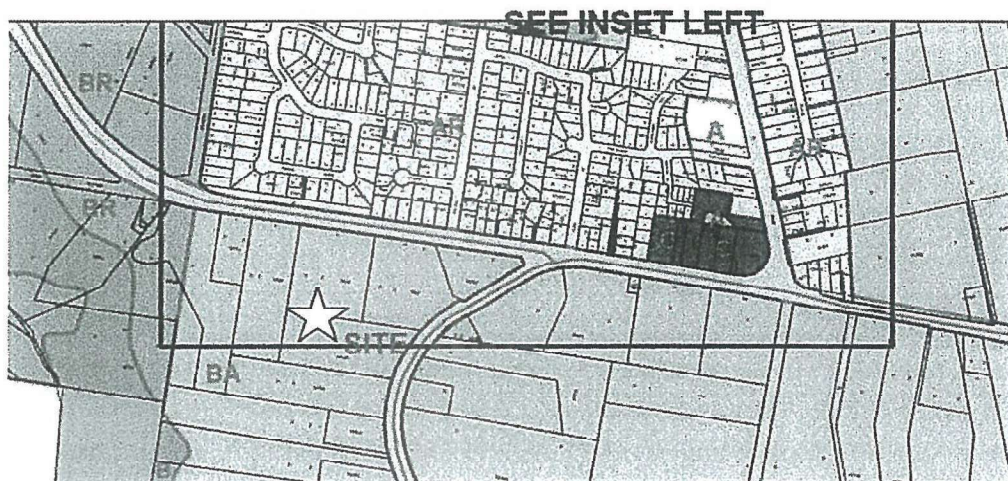
The current retail outlets located within the nearby Galston Village Shopping Centre is included in *Appendix A* to this report. Additionally, *Appendix E* to this report provides a number of photos showing the current footpaths and grades of the roads surrounding the subject site. Further detailing of the relevant infrastructure, including the kerb, gutter and footpaths outside the subject site would form part of any formal development Application.

3.2 Hornsby Shire LEP 1994

The property is zoned *Rural "BA" (Small Holdings Rural Landscapes)* in accordance with clause 7 of the LEP. The land adjoins urban lands on the northern side of Mid Dural Road, with the zoning of the subject site and nearby areas shown in figure 3 below.

Single dwellings and alterations thereto are permissible with Council's consent under that relevant zoning. Figure 3 below provides an extract from the LEP zoning map

Figure 3 – Zoning Map



Source: Hornsby Shire LEP 1994 – Zoning Map

The purposes for which development consent may be granted within the *Rural "BA" (Small Holdings Rural Landscapes)* zone are as follows

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; farm stay 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.

The purposes for which development consent may be granted within the *Residential "AR"* (*Low density Rural Village*) are

Only With Development Consent

Development for the purpose of:

Bed and breakfast accommodation; child care centres; community facilities; demolition; dwelling-houses; group homes; housing for aged or differently abled persons; recreation areas; recreation facilities; utility installations.

As both zones permit *dwelling houses* and as the zones adjoin one another, the criteria for consideration under the SEPP are satisfied in relation to the subject site

3.3 Draft North Sub Regional Strategy

Late last year the State Government placed the draft North Sub Regional Strategy on public Exhibition. The draft flows from the Metropolitan Strategy and provides a more detailed strategic planning framework to guide the development of the sub region over the next 25 years.

The draft strategy estimates the amount of population growth in the sub region and sets housing targets for the period. It also looks at demographic trends and specifically addresses the needs of the population over 55 years of age. It states in part

The demographic profile of the subregion is likely to change significantly over the next 25 years and this will drive demand for greater housing choice.....

In particular there is forecast to be significant ageing of the resident population with predictions that in the North the population over 65 years of age is likely to grow from 13.8 in 2001 to 20 per cent in 2031 (TPDC 2004), representing an increase of approximately 24,500 in this age group. Enabling residents to 'age in place' is a strategic issue for the subregion. As the population ages it is likely to generate demand for smaller dwellings with good access to services and public transport.

Age profile projections show that the population aged over 65 years in the subregion will increase significantly by 2031. The resident population aged over 65 years is expected to increase by 14,500 for Hornsby and 9,900 for Ku-ring-gai between 2001 and 2031. An ageing population requires a change in housing and service demand.....

The strategic framework is therefore seeking to ensure that the housing numbers in the sub region reflect the needs of the ageing population, as much as the other demographics. It would appear however that the over 55's are already and will continue to represent a significant portion of the sub region's population.

4. CONCLUSION

The subject site is well located and is past its value in terms of its previous agricultural use. The proposal in terms of bulk and scale is comfortable in relation to its neighbours and is far less dense (20 – 25 dwellings per hectare) than many other similar sized sites. The proponents of this proposal are local and have owned and farmed the land for many years, they are likely to continue their residency and maintain their association with the locality.

Accordingly, where opportunities present themselves for sympathetic development, adjacent to existing urban areas and appropriate facilities, then they should be sensibly and sensitively pursued.

APPENDIX A

LOCAL SERVICE PROVIDERS

Retail Tenancies Within Galston Village Centre

(20-02-08)

- 1 x IGA Supermarket
- 2 x Butchers
- 4 x Hairdressing Salons
- One Bakery
- 1 x Delicatessen
- 1 x Newsagency
- 1 x Post Office
- 1 x Dry Cleaner
- 2 x Chemists
- 5 x Take Away Food Outlets
- 1 x Video Store
- 2 x Beauticians
- 1 x Travel Centre
- 1 x Gift Shop
- 1 x Bank (Bendigo Bank)
- 1 x Real Estate Agent
- 1 x Liquor Store

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



Dr Greg Roberts
MBBS

Appendix 8

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 300 Bonnyrigg Ave Bonnyrigg NSW 2177 Tel: (02) 9651 1944	Penrith Depot 100 Macquarie St Penrith NSW 2150 Tel: (02) 9651 1944	Windsor Depot 100 Macquarie St Windsor NSW 2127 Tel: (02) 9651 1944	Northmead Depot 100 Macquarie St Northmead NSW 2151 Tel: (02) 9651 1944	Dural Depot 100 Macquarie St Dural NSW 2158 Tel: (02) 9651 1944	Seven Hills Depot 100 Macquarie St Seven Hills NSW 2147 Tel: (02) 9651 1944	Blue Ribbon Bus Co. 100 Macquarie St Blue Ribbon NSW 2147 Tel: (02) 9651 1944	Blue Ribbon Bus Co. 100 Macquarie St Blue Ribbon NSW 2147 Tel: (02) 9651 1944
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MRS NANCY SCUGLIA
390 GALSTON RD
GALSTON
2159.

23/1/08

RE : RETIREMENT VILLAGE
DEVELOPEMENT APPLICATION
AT. 5 MID DURAL RD
GALSTON. 2159.

Dear Mr Mustaca,
I'm a fully licenced landscaper
with 24 yrs experience and capable of
providing a fully comprehensive landscaping
service for your village.

I have many years of contact with
people and am interested in this position
when it becomes available.

Yours Sincerely
Nancy Scuglia

APPENDIX B

PROPOSED LAYOUT PLANS

2 BEDROOM UNIT - 53 units

108.5 m2 floor space 121.5 m2 site coverage

1 BEDROOM UNIT - 8 units

92 m2 floor space 105 m2 site coverage

2 BED + ST. UNIT - 33 units

126.5 m2 floor space 141 m2 site coverage

TOTAL - 94

TOTAL 18 919 sq mts of open space (diagonal line hatch)

F.S.R

Site Area 39734.767 sq m

~~54~~ ⁵³ x 108.5 = ~~5859~~ ^{5750.5} m2

8 x 92 = 736 m2

33 x 126.5 = 4174.5

~~10661~~ ¹⁰⁶⁶¹

TOTAL = 10760.5 m2 or 27% of site

26.8%

SITE COVERAGE

Site Area 39734.767 sq m

~~54~~ ⁵³ x 121.5 = ~~6501~~ ^{6439.5} m2

8 x 105 = 840 m2

33 x 141 = 4653 m2

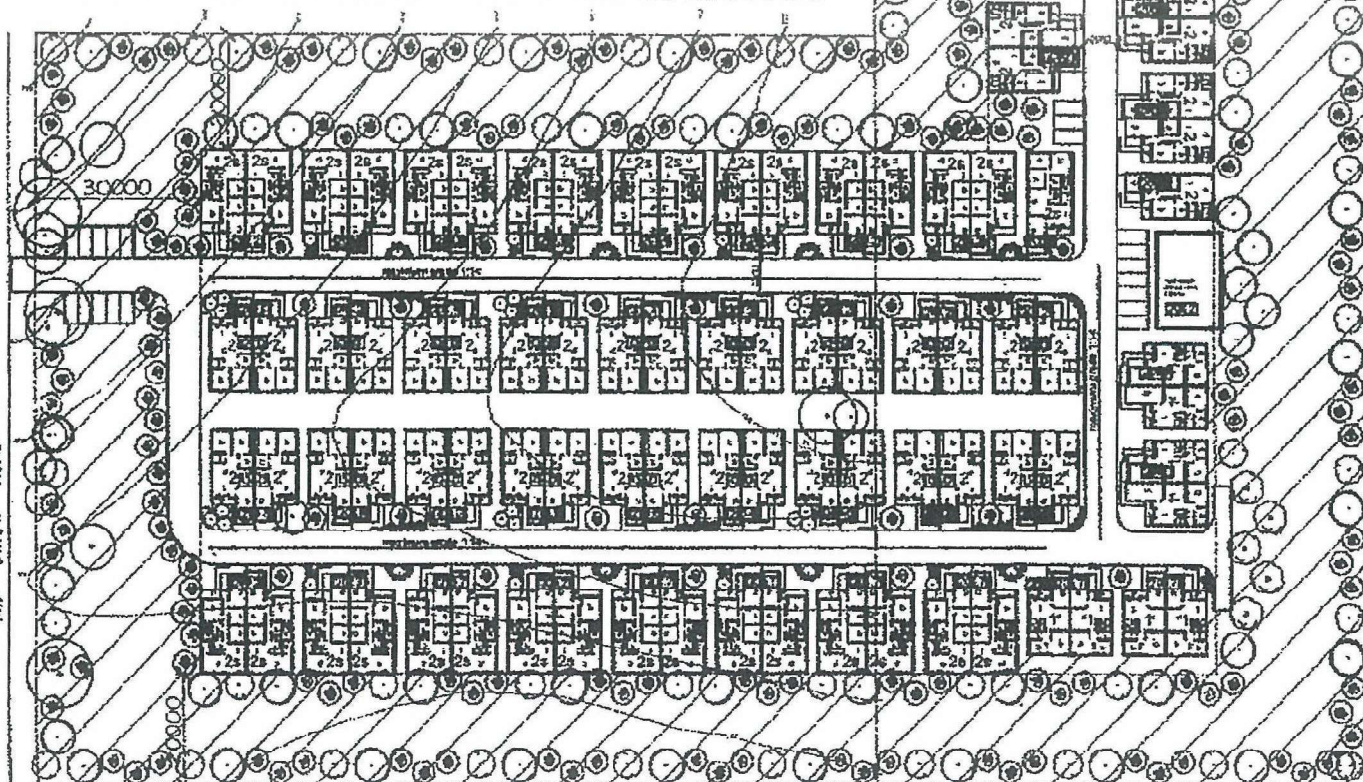
Roads & parking = 4149 m2

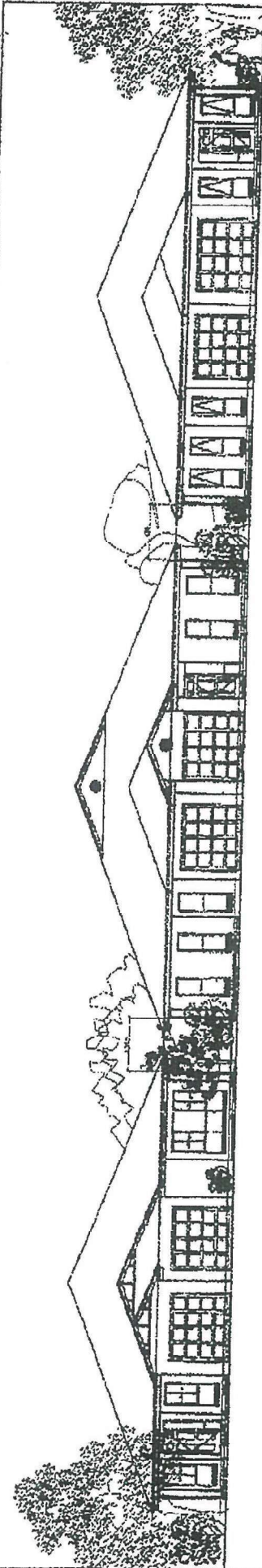
Amenities = 202 m2

TOTAL = 16405 m2 or 41% of site

MIP DURAL ROAD

GAULTON ROAD



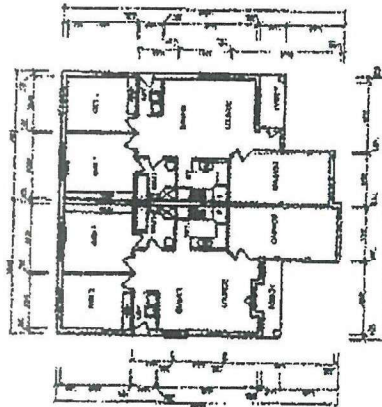


2 BED UNITS (ATTACHED)

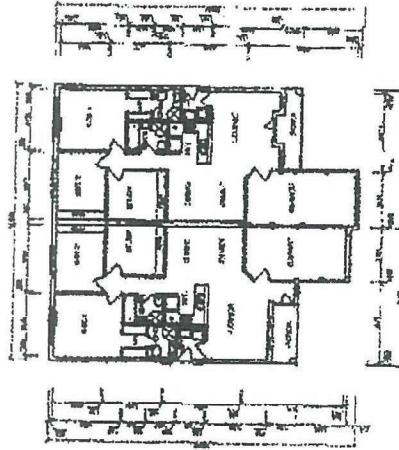
2 BED & STUDY UNITS (ATTACHED)

1 BED UNITS (ATTACHED)

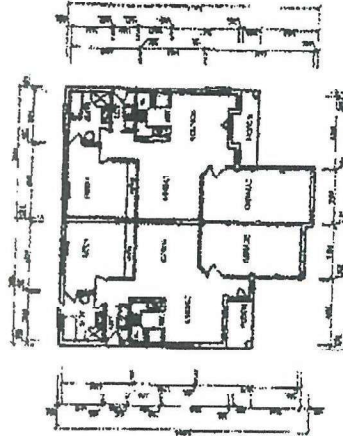
TYPICAL FRONT ELEVATIONS - Scale 1:50



2 BED UNITS (ATTACHED)



2 BED & STUDY UNITS (ATTACHED)



1 BED UNITS (ATTACHED)

TYPICAL FLOOR PLANS - Scale 1:100

PROPOSED RETIREMENT VILLAGE AT 160-162 DUFFIN RD & QUEEN ST. E. (LOT 6 - OF 1028 & 1029)	
PREPARED BY: DELUCA ARCHITECTS	DATE: 18/02/2008
PROJECT NO.: 08-001	SHEET NO.: 06/06
SCALE: 1:100	

6

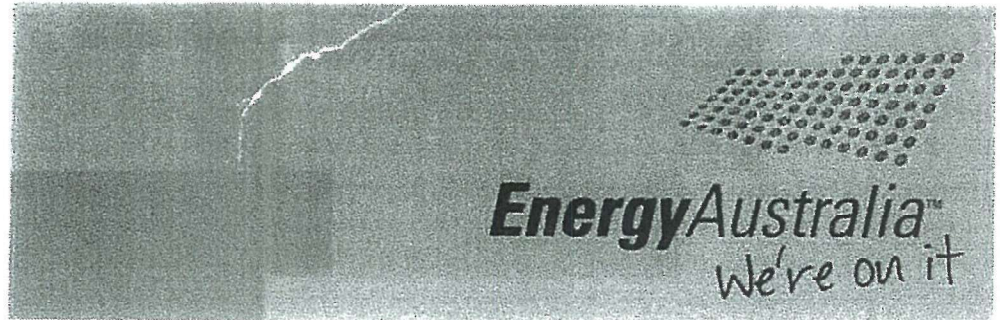
APPENDIX C

PUBLIC INFRASTRUCTURE PROVIDERS

570 George Street
Sydney NSW 2000

Address all mail to
51-59 Bridge Rd,
Hornsby NSW 2077

Telephone (02) 9477 8315
Facsimile (02) 9477 8220



Reference: RPD58498

7th February 2008

Mr John Mustaca
1 Waldon Rd,
Belrose NSW 2085

**RE: PROPOSED RETIREMENT VILLAGE ON LOT C DP90209 (5 MID - DURAL), AND LOT 1
DP654433 (392 GALSTON RD), GALSTON.**

Dear Mr Mustaca ,

I refer to your fax dated the 6th February 2008 concerning the proposed development at Lot C DP90209 (5 Mid Dural Rd), and Lot 1 DP654433 (392 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 Energy Australia has no objection to the matter proceeding at this stage and that sufficient capacity may be provided to this development (I have assumed a maximum demand of 200A to 400A), and in the knowledge that Energy Australia's proposed new Zone substation at 393 Galston Road is scheduled to be completed in 2009.

This does not, however, preclude the possibility that customer funded connection works may be required to supply the 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 Energy Australia'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 the date of this letter and our full requirements are subject to formal application for supply.

Should you have any further inquiries please do not hesitate to contact me on telephone number (02) 9477 8315.

Yours sincerely,

Joel McElveney
Network – Sydney North



"L"

11 August 1999

Mr J. Mustaka
1 Waldon Rd
Belrose
NSW 2085

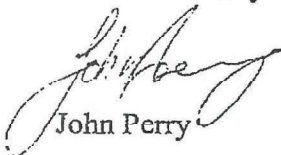
John Perry
Tel: 98479247

Dear Sir,

Property address: 5 Mid Dural Rd Galston

The purpose of this letter is to confirm that reticulated water is available to the above property.
Availability is via the 150mm CICL water main in Mid dural Rd.

Yours Faithfully



John Perry

A.A.A. Wastewater

**Distributor of the TAYLEX CLEARWATER™ 90 COMPACT
Wastewater Treatment Systems**

**Service & Maintenance of all Systems
Rainwater Tanks**

A Division of Gurat Pty Ltd. ABN 33 002 819 070

Address: PO Box 353 Terrey Hills NSW 2084

Phone: 1300 656 146 Fax: 02 9486 3073 Mobile: 0414 486 315

Email: aaawastewater@bigpond.com

Website: www.taylex.com.au

6th. February 2008

Mr. J. Mustaca
1 Waldon Road
Belrose NSW 2085

Dear John,

Re Sewage Treatment Plant.

Reference is made to your inquiry for the supply of a sewage treatment plant for your proposed development in Galston.

You have advised that it is proposed to build a complex consisting of 80 x 2 bedroom units for occupation by over 55's.

We are able to supply such a specifically designed system to treat the waste water arising from the property in accordance with all regulations applicable to such systems.

Subsequently, it has been calculated that there would be approx. 40,000 litres to be treated and disposed of daily.

To dispose of this treated water it is suggested that an area of [REDACTED] (10,000m²) be allocated for this purpose.

The water maybe disposed of sub-surface or within garden areas located throughout the development.

Should you require further information please contact the writer.

Yours faithfully,

Graeme Tipper
Graeme Tipper.

APPENDIX D

**ADDITIONAL
RESIDENT SERVICE PROVIDERS**

How can Galston Neighbour Aid help you?

Transport

Volunteer drivers help the frail, aged and disabled and their carers, by providing transport to medical, dental and hospital appointments. Please give us adequate notice of your transport needs.

How much will it cost?

The following fees apply

Galston/Dural..... \$5

Castle Hill/Hornsby.... \$10

Westmead/RNSH..... \$30

Receipts are issued for all transport fees. Fees may be subject to change. If these fees cause financial pressure, please discuss this with the staff at the centre.

Meals on Wheels

Meals on Wheels are available for anyone unable to cater for themselves. Hot or cold meals can be delivered daily, and frozen meals can be provided for weekends and public holidays. In summer salads can be provided. Contact the Centre for the meal costs.

How can you help Galston Community Health Centre?

Volunteers are an important part of the Centre, assisting by providing transport to medical, dental and hospital appointments, driving the community bus, helping at our Frail Aged Groups and Centre Based Meal, delivering Meals on Wheels and lots more. If you have time to spare and would like to help the community in this way, please phone either the Centre Coordinator or the Neighbour Aid Coordinator on 9653 2235 for more information.

Please contact the Centre for information about current fees for the Activity Groups, Neighbour Aid, Meals on Wheels and the Shopping Bus.

Community Groups using the Centre:

The following community groups meet at the Centre:

- Alcoholics Anonymous
- ALANON
- Arcadian Quilters
- Country Women's Association
- Galston Playgroup

Contact the Centre Coordinator for contact details for the above groups.

NORTHERN SYDNEY
CENTRAL COAST
NSW⊕HEALTH

Galston Community Health Centre

Centre Information

Galston Community Health Centre
17 Arcadia Road, Galston

Centre Hours: 8.30am to 5pm, Mon – Fri

NORTHERN SYDNEY
CENTRAL COAST
NSW⊕HEALTH

6395C/MAR07

Galston Community Health Centre is part of Hornsby Ku-ring-gai Health Service and Northern Sydney Central Coast Area Health Service. It is located at 17 Arcadia Road, Galston. The Centre provides clinical services, activity groups, a Neighbour Aid Transport Service and a Meals on Wheels service. The Centre is open from 8.30am to 5pm from Monday to Friday. For urgent attention outside these hours contact Hornsby Ku-ring-gai Hospital on 9477 9123.

Clinical Services available are:

Physiotherapy

Appointments are available on Mondays, Wednesday mornings and Fridays. A doctor's referral is required. For appointments phone 9653 2235.

Podiatry

Patients must have a high-risk medical need for the service, and a doctor's referral is required stating this need. They must also be holders of current Pensioner Concession Card and must live within the Hornsby Local Government Area. Diabetic patients who hold a Health Care card will also be seen. For appointments phone 9653 2235.

Early Childhood Health Nursing Service

Child and Family Health Nurses offer families of children 0-5 individual consultations on any parental issues, such as breast feeding, sleep and settling. They also provide developmental health checks as well as support with maternal health.

The Early Parenting Program offers all families with a new baby a home visit for the first week, and the opportunity to attend an Early Parenting Support Group from birth to 12 weeks, as well as other services. Child and Family Health Nurses also offer assistance to families with school aged children.

For appointments please phone 9653 3928.

Mental Health

Clients are seen by the Community Mental Health Nurse at Galston Community Health Centre. However the initial contact must be made through intake at Hornsby Hospital. Please phone 9477 9520.

Appointments with Psychiatrists, Psychologists and Social Workers are also available through this service.

Library

The Centre has a range of books and videos on a variety of health topics, available for loan, as well as a large range of pamphlets and other health information.

The above services at this Centre are free. However any donation is appreciated.

RUSH – Responsive User Services in Health.

Outside the Centre there is an External Vending Machine for needle exchange clients and a Community Sharps Disposal Unit. Inside the Centre there is a fit pack dispenser and information packs.

Community Bus

The Community Health Centre has a bus available to transport clients. Home pick ups can be arranged for people attending the Activity Groups, and there are shopping trips to Castle Hill and Cherrybrook.

Activity Groups

Multicultural Monday:

- Every Monday from 9.30am to 1pm.
- Open to all cultures.
- Morning tea, bingo, craft games and outings.

Fees apply for the group and bus transport.

Tuesday Club:

- Held every Tuesday from 9am to 1pm.
- This club is for the frail elderly and disabled in the Galston district.
- Lunch is provided.

Fees apply for the group and bus transport.

Friday Lunch Club:

- Held every Friday from 11.30 to 2pm.
- Join us for a lovely hot meal, quizzes, music and good company.

Fees apply for the group and bus transport.

Galston Neighbour Aid Service

Galston Neighbour Aid provides services for people who are frail, aged, or have disabilities, and their carers, to assist where possible to maintain an independent lifestyle.

ARV Home Support Services is a not-for-profit organisation that has been operating since 1974. We have a long history of providing support services to people in need. Our services are designed to help people live independently in their own homes. We offer a range of services including personal care, meal preparation, transport, and social activities. Our staff are trained and experienced in providing high-quality care and support. We are committed to helping people live well and safely in their own homes.

For more information please call your nearest Service Co-ordinator

Baulkham Hills	4587 0206
Blue Mountains	4739 1454
Bowral	4872 4665
Dapto	4261 2466
Eastern Suburbs	9665 2200
Eurobodalla	4474 4431
Forestville	9451 6464
Hawkesbury	4587 0206
Hornsby	9477 4433
Nepean Multicultural	4731 1704
Penrith	4731 1704
Shoalhaven	4441 8343
St George	9547 2121
Sutherland	9710 7307
Business Development Coordinator, Stuart Morris	0107 286 802



ARV
HOME SUPPORT
SERVICES



ARV
HOME SUPPORT
SERVICES

Living at home with care brought to you

ARV Home Support Services
specialise in providing practical
care and support to people aged 55
and over who need help at home

We provide a range of care services
tailored to suit individual
needs, with the aim to help people live
independently in their own home.

All ARV Home Support Services are
provided by trained and caring ARV
staff, and are available on a regular or
occasional basis. Services are available
7 days a week at very competitive rates.

To arrange for an ARV Home Support
Services Coordinator to meet with you
to discuss your needs, please call during
business hours, Monday to Friday.

The contact details for your local Service
Coordinator can be found on the back of
this brochure.

Services Available

Domestic Assistance

General housekeeping

including cleaning, laundry and ironing

Shopping

Paying bills

Cooking & meal preparation

Respite Care

Providing care

when family/carers are unavailable

Transport

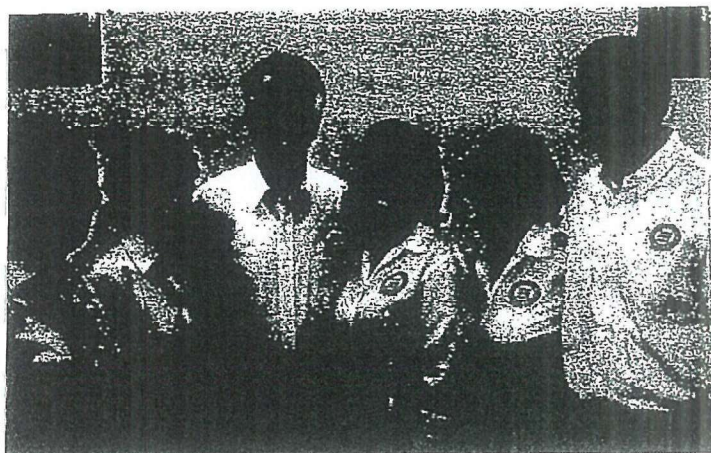
Assistance and transport

*when attending appointments, social
activities and shopping*

Personal Care

Assistance with showering
and dressing

*"Maintain an
independent
lifestyle"*



Maria, Maureen, John, Maria, Helen, Kevin

If the thought of cooking is exhausting – you should try our mouth watering dishes that will have you eating nutritious dinners without the hassle of cleaning up and shopping.

"TLC dinners are great for nutrition and dietary needs and they taste just like real home cooking"

H.G. Marsh

FREE DELIVERY

to Sydney, Central Coast, Newcastle, Melbourne and North Coast (Small delivery fee to North Coast)

FREECALL 1800 801 200

FREEFAX 1800 801 222

Postal Address:

Tender Loving Cuisine

GPO Box 5105 SYDNEY NSW 2001

Phone: 02 9713 5355

Fax: 02 9713 5230

Email: clientservices@tlc.org.au

North Coast agent – Ice Services Pty Ltd

Phone: 6555 5598

Order online: www.tlc.org.au

HACCP
Certified

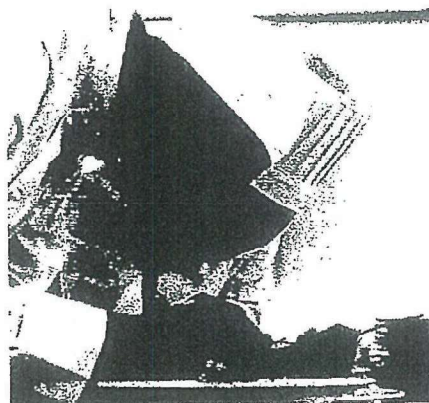


HACCP
Certified

Nutritionists Say – Try Them!

Choose delicious TLC home-style dinners for delivery right to your door

Sydney, Central Coast, Newcastle, North Coast, Melbourne



Most TLC dinners have been approved by the Heart Foundation Tick Program.

These dinners have been independently tested and meet strict standards for saturated fat, sodium and vegetable content.

TENDER LOVING CUISINE

CALL NOW!

Freecall 1800 801 200

Order online www.tlc.org.au

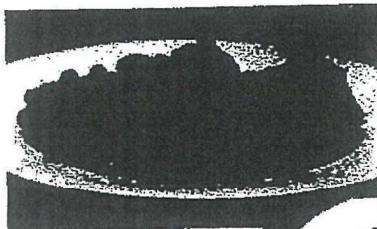
What we do

If the thought of cooking is exhausting – you should try our mouth watering dishes that will have you eating nutritious dinners without the hassle of cleaning up and shopping.

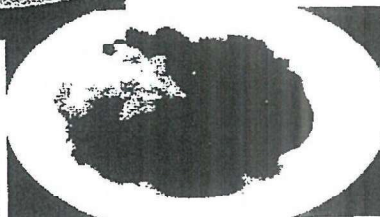
Call us at Tender Loving Cuisine. We have a menu full of individually prepared superb tasting dinners that we deliver to your door, ready to heat and serve! The secret to our fresh home-made taste is that we snap freeze our dishes so they don't dry out while the vitamins and flavour stay intact.

Specific diets

If you have special dietary requirements we can assist you. Just tell us your needs when you call and we will recommend a menu to suit.



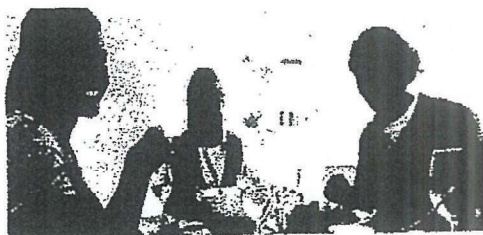
Roast Lamb
with Mint Jelly



Sausages in
Onion Gravy

'I would like to make a comment on how tasty and delicious your meals are. I am not an elderly person nor am I ill, but I work long hours throughout the week and do not have a lot of time to cook. I would like to say keep up the good work, as the meals are fantastic. Thank you.'

Mrs Ross Malinic, Granville



What our clients say

TLC was recommended to me whilst I was in hospital recovering from a heart bypass operation. Since that time I have been using the meals more and more as I have had other difficulties. It has been my pleasure to recommend the meals to several others. Like me they have found the meals to be of the very best quality and also very tasty.

Rev. Ken Le Huray – South Hurstville.

Thank you for your tasty dinners which I have enjoyed since 1995. I have tried other home delivery services, but they are not as tasty or nutritious as the TLC dinners. I have recommended you to some friends who tried them when in Sydney and they agree with me, your meals are the best. I am very particular about what I eat but due to ill health, I cannot always stand for long to shop and cook. You are a Godsend, keep up the good work in providing us with such tasty and enjoyable meals and God bless you.

Mrs Sylvie Homsy – Hurstville

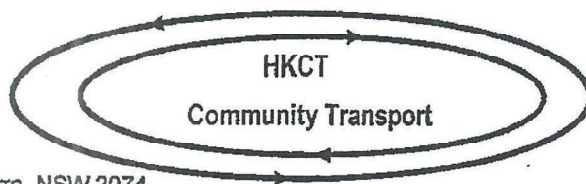
My wife and I, both aged and not in the best of health, find TLC meals the complete solution for us at meal time. However, we do have one problem – trying to select our favourite meal as, having tried all meals, find every one absolutely delicious and nutritious – any are just right for us.

You have such a great variety available.

Mr N.A. Wray – Camden



**Hornsby Ku-ring-gai
Community Aged/Disabled
Transport Service Inc.**



Postal Address: Post Office Box 698, Turramurra, NSW 2074

Location: Room No. 4, 7 Gilroy Road, Turramurra

Phone: (02)9983 1611 **Fax:** (02) 9983 1659

E-Mail: Tracy@communitytransport.org.au / Lorelle@communitytransport.org.au

Home Page: www.communitytransport.org.au

ABN: 93 115 497 208

April 2008 Outings



☐ **Tuesday, 1st April – South Steyne Floating Restaurant, Darling Harbour**

Please note that the South Steyne is not suitable for w/chairs as there are 5 stairs. Rest rooms are also not w/chair accessible.

The South Steyne Floating Restaurant is in the heart of Cockle Bay and is one of the city's more unique and unusual maritime venues. Come aboard to enjoy lunch in this stunning location – Lunch will consist of a main course of Chicken & Vegetables or Fish & Chips (alternate serves); Dessert; Tea/Coffee; some soft drinks will be served.

Home Pick-Ups – times to be advised. Cost includes lunch and transport - \$50.00 per person or \$85.00 per couple. Additional Drinks will be extra.

☐ **Wednesday, 2nd April – Hornsby Library Service**

(NB This service is for residents in the suburbs of Asquith, Hornsby, Thornleigh, Waitara, Normanhurst).

Phone Hornsby Library's Information Desk on Ph 9847 6614.

Cost for transport - \$10.00 return to cover bus hire and fuel.



☐ **Wednesday, 2nd April – Carlingford Shopping**

(NB This service is for Hornsby Council LGA residents who live from Thornleigh to Carlingford).

Home Pick-Ups – times to be advised. Cost for transport - \$10.00 per person or couple.

☐ **Thursday, 3rd April – Hornsby Shopping**

(NB This service is for Hornsby Council LGA residents only).

Home Pick-Ups – times to be advised. Cost for transport - \$10.00 per person or couple.

☐ **Friday, 4th April – Community Friendship**

Come along to the "Seniors' Week special service of Celebration at the Church". Enjoy good company and lunch with the group.

Home Pick-Ups – times to be advised. Cost for transport - \$10.00 per person/couple.

Cost for community friendship lunch - \$5.00 per person, to be paid at the venue.

☐ **Tuesday, 8th April – Consumers' Meeting**

You are invited to attend this morning tea meeting at Turramurra commencing at 11a.m.

Free transport is provided if required – Please contact the Office on 9983 1611.



☐ **Thursday, 10th April – Macquarie Centre Shopping, North Ryde**

(NB This service is for Ku-ring-gai Council Local Government Area Residents only).

Home Pick-Ups – times to be advised. Cost for transport - \$10.00 per person or couple



Project funded by the Commonwealth and State Governments Home and Community
Care HACC A Community Support Program for:
Frail Aged People, Younger people with disabilities, and carers of both
A community care alternative to nursing home or hostel accommodation

☐ **Tuesday, 15th April - Pittwater RSL, Mona Vale**

A pleasant drive to the Northern Beaches to enjoy lunch with good friends at the Pittwater RSL. Lunch will include a main course of either the Roast of the Day or Chicken Schnitzel with Vegetables, followed by dessert, and tea/coffee. **Home Pick-Ups – times to be advised.**
Cost includes lunch and transport - \$30.00 per person or \$45.00 per couple. Drinks extra.

☐ **Wednesday, 16th April - Hornsby Library Bus Service**

(NB This service is for residents in the suburbs of Asquith, Hornsby, Thornleigh, Waitara, Normanhurst). Phone Hornsby Library's Information Desk on Ph 9847 6614.

Cost for transport, \$10.00 return to cover bus hire and fuel.

☐ **Wednesday, 16th April – Carlingford Shopping**

(NB This service is for Hornsby Council LGA residents who live from Thornleigh to Carlingford).
Home Pick-Ups – times to be advised. Cost for transport, \$10.00 per person or couple.

☐ **Thursday, 17th April – Hornsby Shopping**

(NB This service is for Hornsby Council LGA residents only).

Home Pick-Ups – times to be advised. Cost for transport, \$10.00 per person or couple.

☐ **Friday, 18th April – Sydney Fish Markets or Birkenhead Markets**

(NB This month, service is for Hornsby Council Local Government Area Residents only.

May will be for Ku-ring-gai Council Residents.) A trip to the popular Sydney Fish Markets at Pyrmont for shopping and/or a fish lunch or you may prefer to be dropped at Birkenhead Markets.
Home Pick-Ups – times to be advised. Cost for transport only - \$15.00. Lunch Extra.

☐ **Tuesday, 22nd April – Manly International College of Hotel Management, Manly**

A delicious three course meal will be served by the College students. This will be followed by filter coffee or English Breakfast Tea.

Home Pick-Ups – times to be advised.

Cost includes lunch and transport - \$45.00 per person or \$75.00 per couple. Drinks Extra.



☐ **Thursday, 24th April – Macquarie Centre Shopping, North Ryde**

(NB This service is for Ku-ring-gai Council Local Government Area Residents only).

Home Pick-Ups – times to be advised. Cost for transport - \$10.00 per person or couple.

☐ **Tuesday, 29th April – Danny's Seafood Restaurant, La Perouse**

The venue has advised that there are 4 stairs to enter the restaurant. Clients with w/frames and mobility issues need to consider their own safety and capabilities when deciding if this venue is suitable for them.

Lunch includes fish and chips, Greek salad, Dessert is a choice of Lemon/Lime Tart or Malteser Cheesecake, with and tea/coffee. Drinks Extra.

Home Pick-Ups – times to be advised.

Cost for lunch and transport - \$40.00 per person or \$65.00 per couple.



☐ **Wednesday, 30th April – Carlingford Shopping**

(NB This service is for Hornsby Council LGA residents who live from Thornleigh to Carlingford).

Home Pick-Ups – times to be advised. Cost for transport - \$10.00 per person or couple.

Bookings for this programme will be taken from

Tuesday 18th MARCH 2008

The Office will be closed on Friday 21st March, Monday 24th March (Easter) &
Friday 25th April (Anzac Day)

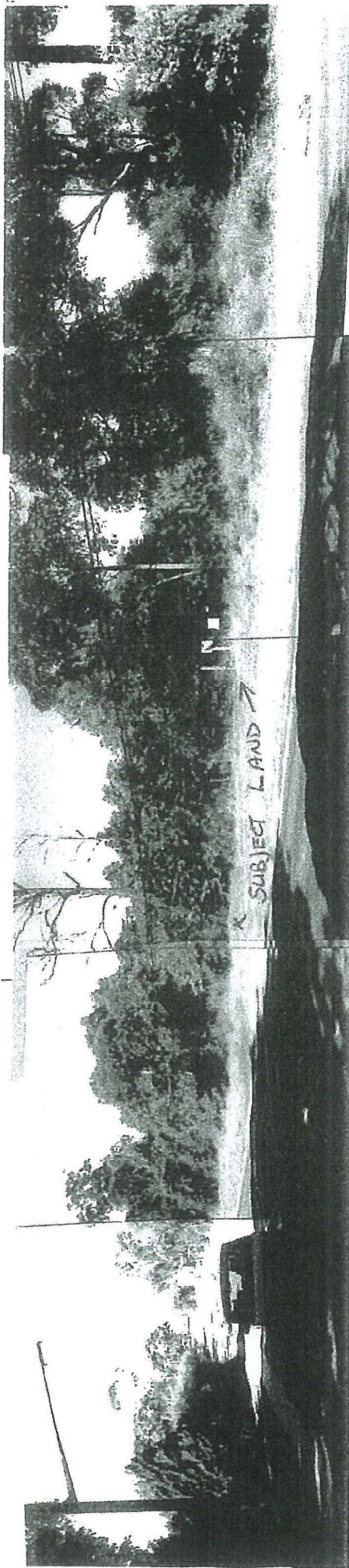


Home and Community Care
A not-for-profit organisation

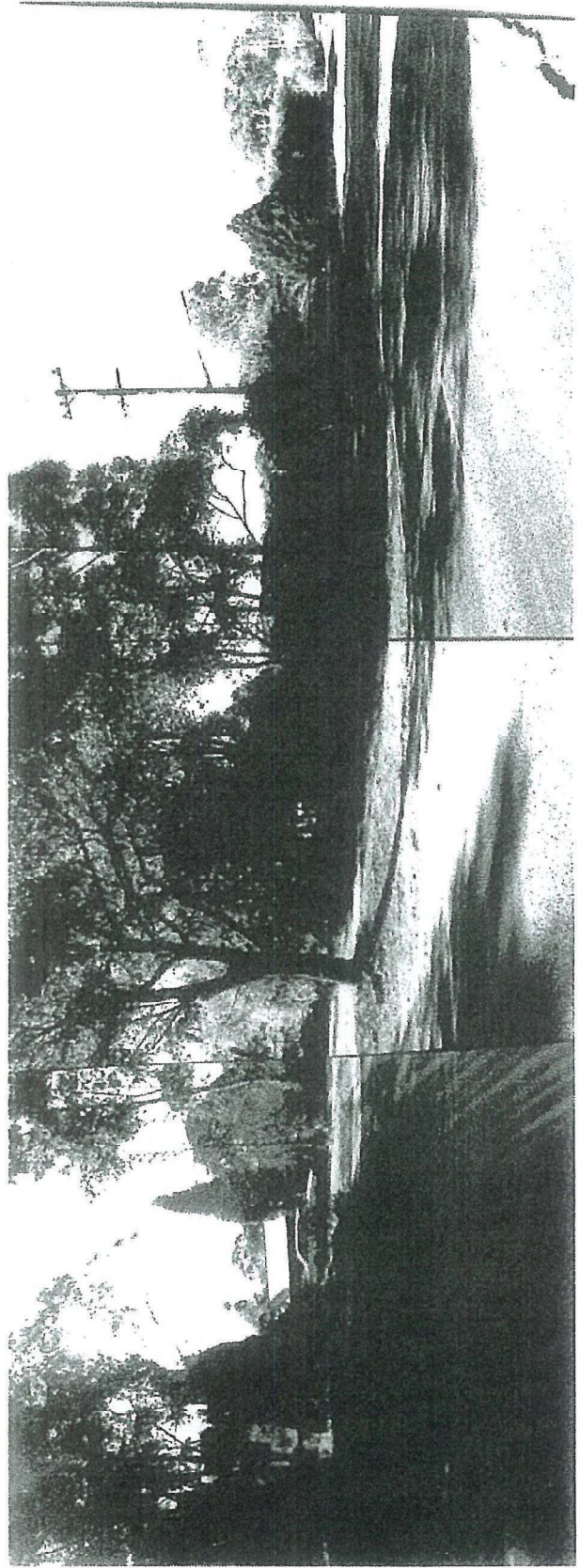
Project funded by the Commonwealth and State Governments Home and Community
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A community care alternative to nursing home or hostel accommodation

APPENDIX E

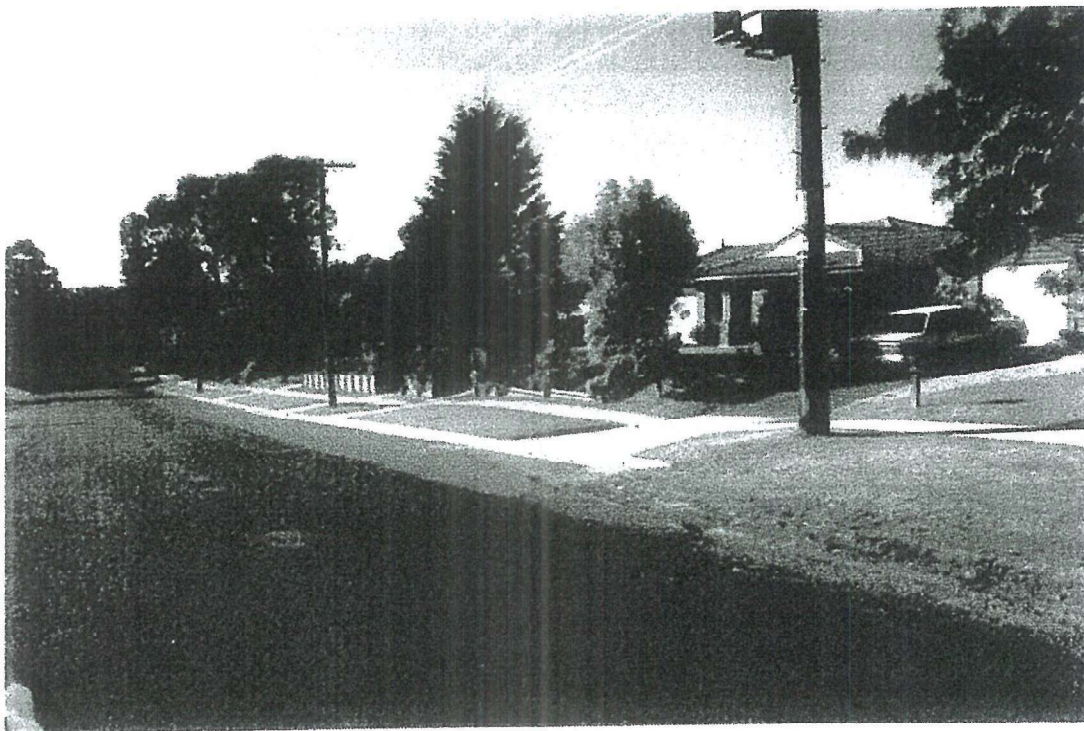
LOCALITY PHOTOS



1. View of Mid Dural Road with Galston Village to the left of the picture and the subject land to the right



2. Single cottage development located on the opposite side of Mid Dural Road, Opposite the subject land



5. View of typical residential cottage development located in the area to the north of Mid Dural Road



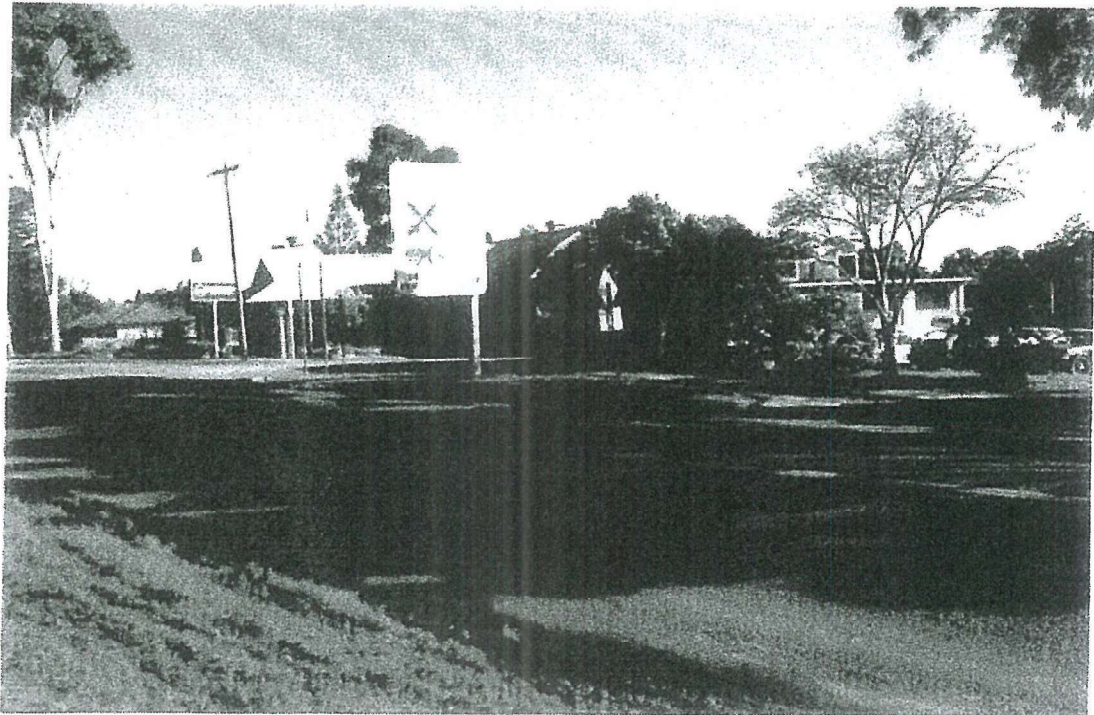
6. View of Mid Dural Road outside the subject property.



7.



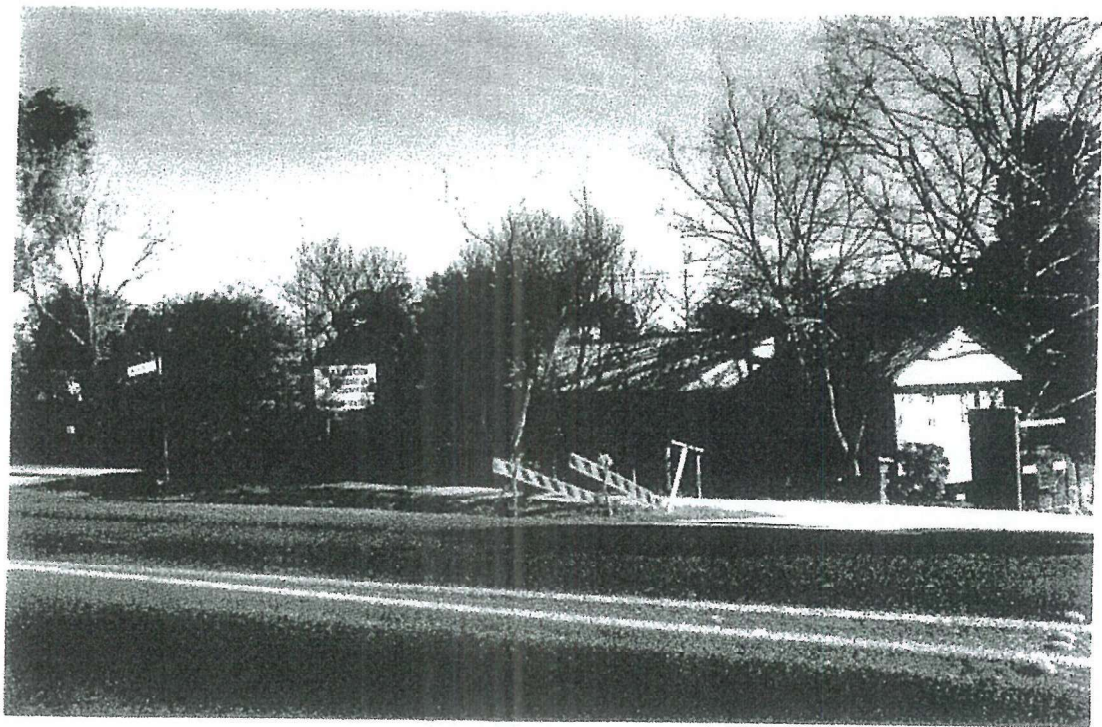
8.
7 & 8 Views of Galston Village commercial area



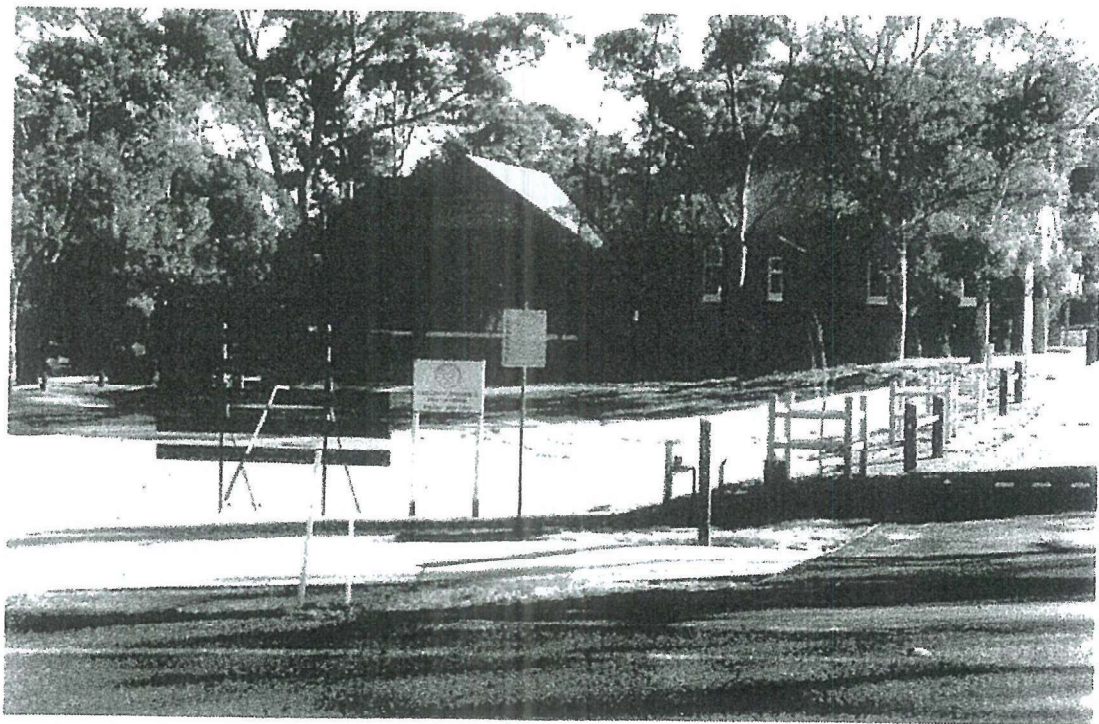
9. Galston RSL Club



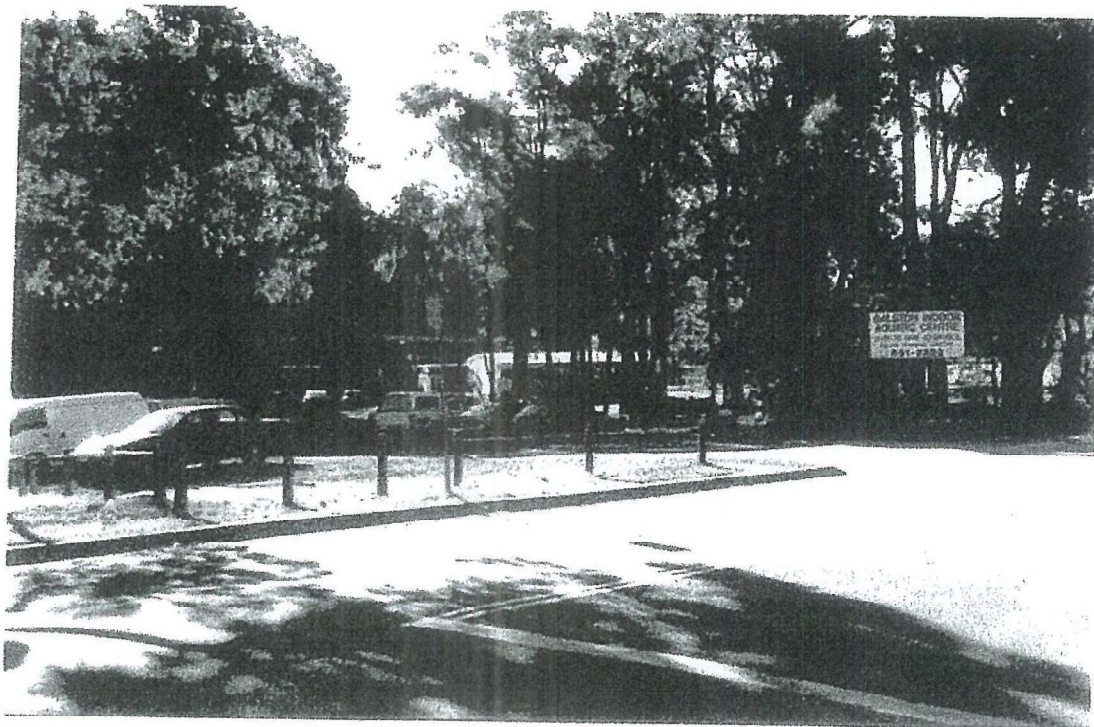
10 Galston District Community Health Centre



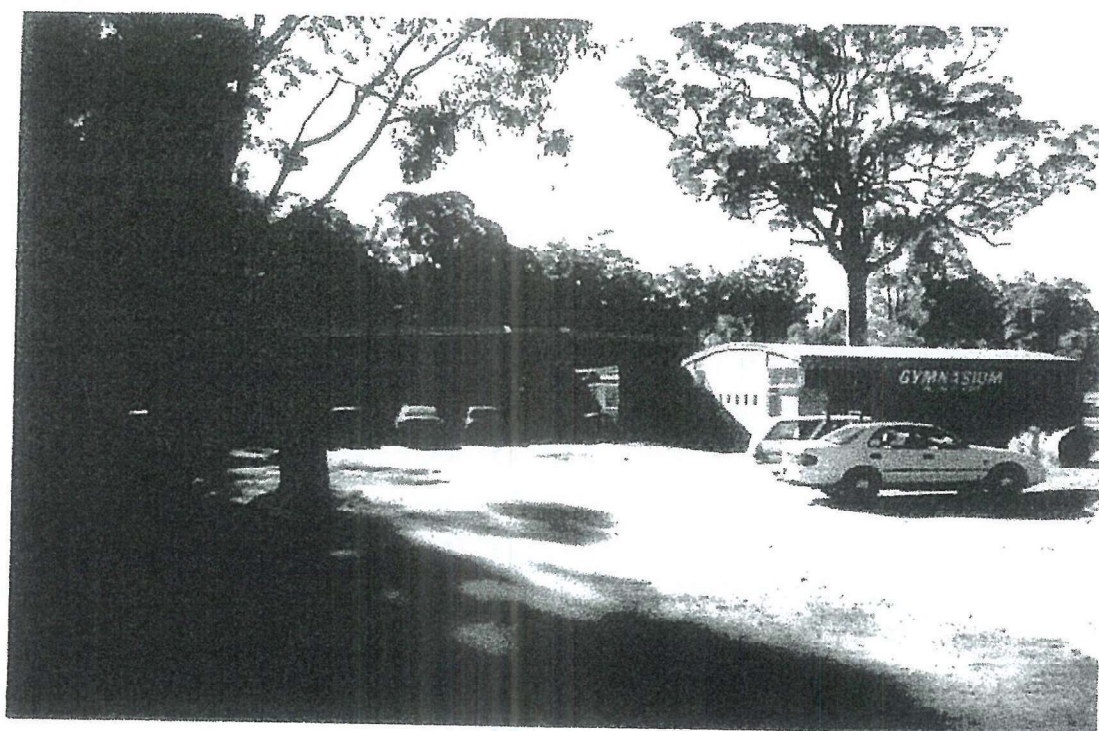
11. Galston Medical Centre



12. Galston Community Centre



13.



14.

13. & 14. Galston Indoor A + + + quatic Centre