

## **Seniors Housing Determination of Certificate of Site Compatibility**

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

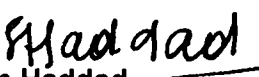
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I, the Director-General of the Department of Planning, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004, determine the application made by Treysten Pty Limited on 23 July 2010 by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.

  
**Sam Haddad**  
Director-General  
Department of Planning

Date certificate issued: 17<sup>th</sup> September 2010

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

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### **SCHEDULE 1**

**Site description:**

5 Mid Dural Road and 392 Galston Road, Galston.  
(Lot C DP38865 and Lot 1 DP654433) Hornsby Local Government Area.

### **SCHEDULE 2**

**Application made by: Treysten Pty Limited**

**Project description:**

- 94 self contained units (serviced self care housing) of single storey construction.
- On site services including meals, cleaning, personal and medical care and nursing.
- A Community facility

**Requirements imposed on determination:**

1. Development consisting of one storey as proposed.
  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.
  3. Private open space is to be provided for each dwelling at least to the standard of clause 50 (f) of the SEPP.
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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.
5. The final number of dwellings (not to exceed 94) to be determined taking into account the requirements of by Council 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.
6. Siting of dwellings to maximise accessibility to services in Galston village and to public transport.
7. Negotiation with HillBus before submission of a development application on the provision of a bus stop to service the proposed development.
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.
9. A buffer/setback to be provided from all boundaries in accordance with Council's Rural Lands Development Control Plan.
10. The size of the community facility to be a minimum of 300 sq. metres and include common dining and recreational areas.
11. Any development application should consider potential contamination issues as the result of previous uses on the site.



# Planning

Office of the Director General

Mr Papallo  
N J Papallo & Co  
Solicitors  
Level 6, 350 Kent Street  
SYDNEY NSW 2000

Ref: 10/18372

Dear Mr Papallo

**Determination of application for a Site Compatibility Certificate, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 -  
Land at 5 Mid Dural Road and 392 Galston Road, Galston: Hornsby Shire Council**

I refer to your letter dated 23 July 2010 concerning your client's application for a site compatibility certificate under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('the SEPP') for a seniors housing development on land at 5 Mid Dural Road and 392 Galston Road, Galston.

I have made the determination to issue the site compatibility certificate under clause 25 (4) (a) of the SEPP on the basis the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having had regard to the criteria specified in clause 25 (5) (b). Please note the issuing of this certificate is not an endorsement of the detailed development proposals, but rather an indication that development of the nature proposed is, in principle, acceptable on this site.

Should you have any further enquiries about this matter, I have arranged for Ms Rachel Cumming, Team Leader, Sydney West, to assist you. Ms Cumming may be contacted at the Department's Parramatta Office on telephone number (02) 9873 8544.

Yours sincerely

  
Sam Haddad  
Director General

17/9/2010