



NSW GOVERNMENT
Department of Planning

Office of the Director General

Mr David Furlong
7 Chudleigh Street
RYDALMERE NSW 2116

Our ref: S08/00529
Your ref:

Dear Mr Furlong

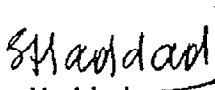
Subject: Determination of application for a site compatibility certificate, State Environmental Planning Policy (Housing for Seniors or People with a Disability)

I refer to your letter of 9 October 2008 in relation to the site compatibility certificate recently issued for the proposed seniors housing development at 5 Mid Dural Road and 392 Galston Road, Galston.

I have reconsidered the conditions applying to the certificate in regard to the matters you raised, and have made the determination to issue an amended site compatibility certificate under clause 25 (4) (a) of the SEPP. This determination is made on the basis that the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having had regard to the criteria specified in clause 25 (5) (b).

Should you have any further enquiries about this matter, I have arranged for Ms Faye Roberts, Regional Director, Sydney Region East, to assist you. Ms Roberts may be contacted on telephone number (02) 9228 6113.

Yours sincerely


Sam Haddad
Director General 5/11/2008.


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

I, the Director-General of the Department of Planning, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004, determine the application made by David Furlong on 20 March 2008 by issuing this certificate.

I certify that in my opinion :

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

[Under clause 25(7), 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: 5th November 2008.
Please note: This certificate will remain current for 24 months from the date of issue.

SCHEDULE 1

Site description:
5 Mid Dural Road and 392 Galston Road, Galston [Hornsby LGA]

SCHEDULE 2

Application made by: David Furlong

Project description [include size]:

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.
4. Council being satisfied that the development will be a 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 Council's Development Control Plans 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 HillsBus 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 300m² 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.