

## 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 Campbell Luscombe Architects Pty Limited on 22 November 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: 14<sup>th</sup> February 2011

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

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### SCHEDULE 1

**Site description:**

330 Galston Road, Galston.  
(Lot 22 DP841940) Hornsby Local Government Area.

### SCHEDULE 2

**Application made by: Campbell Luscombe Architects Pty Limited**

**Project description:**

- Ninety six serviced self-care dwellings in the form of 38 detached and attached houses and 58 apartments in 2-storey blocks; and
- A community centre comprising meeting rooms, office space, communal kitchen and other facilities.

**Requirements imposed on determination:**

1. Development consisting of one and two-storey seniors housing as proposed in master plan CS 1.03B.
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 detached/semi-detached dwelling at least to the standard of clause 50 (f) of the SEPP.

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 96) to be determined by Council having regard to 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. 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.
8. A buffer/setback to be provided from all boundaries in accordance with Council's Rural Lands Development Control Plan.
9. The size of the community centre to be a minimum of 300 sq. metres and include common dining and recreational areas.
10. Any development application should consider potential contamination issues as the result of previous uses on the site.