



NSW GOVERNMENT

Department of Planning

Office of the Director General

Mr Barry Gibbon
Campbell Luscombe Folk Lichtman Architects
10 Charles Street
REDFERN NSW 2016

Our ref: P08/00326

Your ref:

Dear Mr Gibbon

**Determination of application for a site compatibility certificate, State
Environmental Planning Policy (Housing for Seniors or People with a Disability)
for land at 330-334 Galston Road, Galston, Hornsby Shire**

I refer to your application of 13th October 2008 for a site compatibility certificate under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('the SEPP') in relation to the proposed seniors housing development at 330-334 Galston Road, Galston, Shire of Hornsby.

I have made the determination to issue the site compatibility certificate under clause 25 (4) (a) of the SEPP 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). The Certificate is subject to the requirements issued under clause 25(7) of the SEPP.

Should you have any further enquiries about this matter, I have arranged for Mr Matthew Rose from the Sydney Region West Planning Team to assist you. Mr Rose may be contacted at the Department's Parramatta Office on telephone number (02) 9873 8527.

Yours sincerely


Sam Haddad
Director General

8/12/2008

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 Barry Gibbon (Campbell Luscombe Folk Lichtman Architects on 13th October 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) of the SEPP, 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:

8th December 2008

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

SCHEDULE 1

Site description: 330-334 Galston Road, Galston (Lot 22 DP 851940) Shire of Hornsby

SCHEDULE 2

Project description Construction of serviced self-care dwellings comprising a mix of single and two storey dwellings and associated community centre and car park.

Requirements imposed on Determination:

The final number of dwellings will be determined having regard to:-

- The volume of potable water that can be supplied to the site
- The amount of land required for the disposal of treated effluent from the necessary sewage treatment plant
- Council being satisfied that the development meets the definition of serviced self care housing contained in the SEPP