

11 April 2019

Mr Steven Head
General Manager
Hornsby Council
296 Peats Ferry Road
Hornsby NSW 2077

Dear Steven,

Determination of application for a site compatibility certificate for 328a, 330-334 Galston Road, Galston – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to the application, submitted by Planik Pty Ltd, for a site compatibility certificate for 95 dwellings (77 homes, 16 apartments, 2 villas). Additional facilities include leisure centre, bocce court, bowling green and tennis court at 328a, 330-334 Galston Road, Galston under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

The Panel determined that the application should not be issued with a Site Compatibility Certificate because the application has not demonstrated that the site is suitable for a development as intensive as the one before the Panel, with an FSR of approx. 0.4:1. A development of this intensity with a quasi-suburban layout has not demonstrated that it is compatible with the surrounding existing and future environment and land uses, having regard to the criteria specified in clause 25(5)(b) of the Seniors SEPP

In coming to the above decision, the Panel noted that the use as housing for seniors and persons with a disability may be compatible with surrounding development, so long as:-

1. The stormwater and sewer for the increased density can be satisfactorily serviced. This has not been demonstrated in the application before the panel. Further, the Panel does not consider that a pump-out system is satisfactory for this density of development.
2. The FSR of the proposal should be no greater than 0.2:1 and the building height no greater than 8m measured to the ceiling of the highest habitable floor to ensure that the bulk and scale of the built form is compatible with the rural environment and character of the area.
3. The built form layout avoids the urban street and residential subdivision pattern which is a characteristic of the current proposal, which would be incompatible with rural character.
4. The proposal is able to achieve compliance with Planning for Bushfire Protection 2006 and the requirements of the NSW Rural Fire Service.

5. Adequate setbacks and landscaping are provided towards Galston Road which demonstrate compatibility with the rural setting

If you have any questions in relation to this matter, please contact Ann-Maree Carruthers in the Department of Planning and Environment's Sydney Region West on 02 9274 6270.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Debnam', with a stylized, cursive script.

Peter Debnam
Chair
Sydney North Planning Panel

Encl: Site compatibility certificate