



Planning & Environment

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 SITE COMPATIBILITY CERTIFICATE APPLICATION

Date received: ____/____/____

Site compatibility application no. _____

LODGEMENT

Instructions to users

A site compatibility certificate is required under clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000* to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Please note, amendments to the SEPP in October 2018 require you to submit a cumulative impact study if your proposed development is located within a 1km radius of 2 or more other parcels of land which have either a current site compatibility certificate or a site compatibility certificate application that has been made but not yet determined.

In addition, the amendments made in October 2018 also affect the way the SEPP applies to a site that includes land over which a previous site compatibility certificate has been issued (see clause 25(5)(c) and 25(5A)). As a result, you will now be required to include details of all previous site compatibility certificates that were issued over any portion of the land to which this application relates.

Before lodging this application, it is recommended that you contact the relevant regional office of the Department of Planning and Environment concerning your development proposal to arrange a pre-lodgement meeting.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide a **copy** of this form and attached documentation in **hard copy**,
- provide form and documentation in **electronic format** (e.g. Memory stick).
- **provide** a cumulative impact study, if required.
- **provide** copies of any previously issued site compatibility certificates for the land, or any part of the land, to which the application relates.

- NB: The Department of Planning and Environment may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Department, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning and Environment. Please refer to www.planning.nsw.gov.au for contact details.

1. APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

VIGOR MASTER PTY LTD

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

IVY

Family name

WANG

Street address

Unit/street no.

201A / 24

Street name

THOMAS STREET

Suburb or town

CHATSWOOD

State

NSW

Postcode

2067

Postal address
(or mark 'as above')

PO Box or Bag

AS ABOVE

Suburb or town

State

Postcode

Daytime telephone

02 9411 3998

Email

IVY.W@VIGORMASTER.COM.AU

Mobile

2. SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek a site compatibility certificate.

NAME OF PROPOSAL

MARSTON LIVING GALSTON NEW SITE COMPATIBILITY CERTIFICATE APPLICATION

STREET ADDRESS

Street no.

Street or property name

392 & 5

GALSTON ROAD & MID DURAL ROAD

Suburb, town or locality

Postcode

Local government area

GALSTON

2159

HORNSBY

NAME OF PROPERTY

MARSTON LIVING GALSTON

REAL PROPERTY DESCRIPTION (Lot and DP, section)

LOT 6 DP38865 AND LOT 1 DP654433

Attach—map and detailed description of land.

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the NSW Land Registry Services. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROPOSED DEVELOPMENT. Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

- 94 SELF CONTAINED UNITS (SERVICED SELF CARE HOUSING) OF ONE AND TWO STOREYS CONSTRUCTION
- ON SITE SERVICES INCLUDING MEALS, CLEANING, PERSONAL AND MEDICAL CARE AND NURSING
- A COMMUNITY FACILITY

Attach—copy of proposed site layout. DRAWING A137 DATED 16.01.2019

3. RELEVANCE OF SEPP

Please explain how the SEPP applies to your proposal?

THE SITE ADJOINS LAND ZONED PRIMARILY FOR URBAN PURPOSES AND THE SEPP APPLIES UNDER CLAUSE 4(1)(a)

4. LAND TO WHICH YOUR APPLICATION RELATES TO

In accordance with Clause 24(1)(a), the proposed site is on land:

- (i) that adjoins land zoned primarily for urban purposes
- (ii) that is zoned as 'special uses' under another EPI
- (iii) that is used for the purposes of an existing registered club

Yes ☒ No ☐
Yes ☐ No ☒
Yes ☐ No ☒

5. PREVIOUS SCC CERTIFICATES

Has an SCC previously been issued for any part of the land to which this application applies?

Yes ☒ No ☐

If yes, please provide details and a copy of the previous certificate/application.

ISSUED BY THE DEPARTMENT FOR THE SITE ON 17 SEPTEMBER 2010

6. CUMULATIVE IMPACT STUDY

Has a cumulative impact study been submitted with this application?

Yes ☐ No ☒

Please provide an explanation to support/explain your response above.

THERE IS ONLY ONE CURRENT SCC APPLICATION WITHIN 1KM RADIUS OF THE SITE (THE APPLICATION RELATES 2 PROPERTIES AND ONLY ONE PROPERTY IS WITHIN 1KM RADIUS OF THE SITE)

7. APPLICATION FEE

You are required to pay a fee for the assessment of an application for the certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is \$5580

Number of beds and/or dwellings


94 DWELLINGS

8. CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under *State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004* for a site compatibility application pursuant to clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000*
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25(5)(b) of the *State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004*
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)



Name(s)

PEI LONG WU

In what capacity are you signing if you are not the owner of the land

DIRECTOR OF THE APPLICANT


Date

14.02.2019

9. LAND OWNER'S CONSENT

As the owner(s) of the land for which the proposed seniors' housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a site compatibility certificate.

Signature



Name

WEI PU NIU

Date

14.02.2019

Signature



Name

YILINA JIN

Seniors Housing Determination of Certificate of Site Compatibility

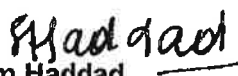
Part 1A of *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004

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 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: 17th September 2010

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.
(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.