

Your reference :
Our reference : DOC10/21608
Contact : Liz Peterson, 9995 6841

Mr Chris Lalor
Acting Manager Strategic Planning
PO Box 183
CAMDEN NSW 2570

Attention: Mr Chris Lalor

Dear Mr Lalor

Mater Dei – Proposed Seniors Living Development in Precinct D

I refer to your letter dated 17 May 2010 regarding the Mater Dei Seniors Living proposal. As outlined in the accompanying *Draft Precinct Planning Proposal for Seniors Living Village within approved Mater Dei Residential Area*, the rezoning of the Mater Dei site gazetted 9 February 2007 occurred after extensive consultation with the Department of Environment Climate Change and Water (DECCW). As such DECCW's primary focus on the subject proposal is to ensure the conservation outcomes, including the protection of Cumberland Plain Woodland are retained.

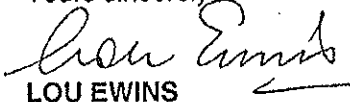
It is noted that the proposed amendment is for an increase in the density of development in Precinct D from the current 70 large residential lots to 140 single storey dwellings for seniors living houses. DECCW raises no issue with the proposed increase in density as the footprint of the precinct remains unchanged from the rezoning gazetted in 2007 and will therefore not change the environmental outcomes including the protection of Cumberland Plain Woodland enshrined in the Voluntary Planning Agreement (VPA) and Conservation Management Plan (CMP).

DECCW notes that the proposed asset protection zones (APZs) are primarily located within the development footprint, however in some places extend beyond the development footprint. Council should ensure that the location of the APZs required for the development of the site for seniors living do not compromise the conservation outcomes to be delivered through the CMP and VPA.

DECCW acknowledges that Council and the Department of Planning are still finalising the planning mechanism to deliver the increased density in Precinct D. DECCW notes that the increase in density is specific to precinct D and therefore any increase in density should not broadly affect other lands.

If you have any queries on any of the above please contact Liz Peterson on 9995 6841.

Yours sincerely

 3/6/10

LOU EWINS
Manager Planning and Aboriginal Heritage Section
Metropolitan Branch
Environmental Protection and Regulation Group

The Department of Environment and Climate Change is now known as the Department of Environment, Climate Change and Water

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