

SUBJECT: REZONING OF PRECINCT D ON THE MATER DEI
RESIDENTIAL DEVELOPMENT SITE
FROM: Director Governance
FILE NO: Harrington Park 2 and Mater Dei

PURPOSE OF REPORT

The purpose of this report is to inform Council of the Gateway determination for the planning proposal for Seniors Living within the Mater Dei residential area and consider Gateway recommendations.

BACKGROUND

At its meeting on 8 December 2009 Council resolved to prepare an LEP amendment to permit Seniors Living as an additional permissible use in Precinct D at Mater Dei, and forward the planning proposal to the Department of planning for Gateway Determination. The planning proposal was lodged for Gateway determination on 3 February 2010.

On 13 May 2010 Council received Gateway Determination on the Mater Dei Seniors Living planning proposal. While the Department of Planning generally support the concept of Seniors living, it has indicated that in its view, it is considered inappropriate to allow Seniors Housing on land which is proposed to be zoned E4 Environmental Living; and that a zone which better reflects the future development of this site should be considered.

MAIN REPORT

Planning Proposal Mechanism for Rezoning

The planning proposal for the Seniors Living Village requires no change to the development footprint, rather to the development type. The mechanism outlined in the planning proposal was to achieve this by adding an additional permitted use in Schedule 1 of the draft Camden LEP 2010. Seniors Living SEPP 2004 does not apply to land zoned Environmental Protection. Because of this it was proposed that appropriate Development Controls would be developed, incorporating the development standards contained within the SEPP and form an amendment to the Camden DCP.

The LEP Review Panel contacted Council officers during the assessment of the planning proposal to discuss the mechanism to achieve the Seniors Living Village. The LEP Review Panel did not consider that an additional permitted use in Schedule 1 was an appropriate mechanism and suggested that a rezoning to a low density residential (R2) zone may be appropriate.

It is now proposed to resubmit an altered planning proposal for the Seniors Living Village. **This is provided as Attachment 1 to this report.** Part 2 of the planning proposal template requires an explanation of provisions, which is an explicit statement of how the objectives or intended outcomes are to be achieved, that is the mechanism for the rezoning. It is proposed that this section of the planning proposal will now state that Precinct D be rezoned to an R2 zone - Low Density Residential. The Seniors Living SEPP will apply to the Seniors Living Village under this zone. Changes have been made on pages 6 & 8 of the proposal and are highlighted in yellow.

Department of Planning

The Mater Dei Seniors Living planning proposal was the first proposal submitted for Gateway Determination by Council. It is Council officers' intention to provide feedback to the Department about the Gateway Determination process. While the LEP Review Panel contacted Council officers to discuss the proposal, it is considered a presentation of the proposal to the Panel would have been beneficial and may have helped in getting a speedier determination.

CONCLUSION

The revised planning proposal to rezone Precinct D on the Mater Dei development site to a Seniors Living Village has merit for a number of reasons highlighted in a previous report. The change in the mechanism to achieve the Seniors Living Village (ie rezoning to a Residential 2 rather than an additional permitted use to Schedule 1) will not change the intent of the proposal and is therefore consistent with Council's previous resolution.

RECOMMENDED

That Council:

submit a revised planning proposal to the Department of Planning for Gateway Determination stating that Precinct D be rezoned to R2 - Low Density Residential;
and
write to the Department of Planning offering feedback on the Gateway Determination process.

ATTACHMENTS

Attachment 1 - revised planning proposal



Revised Planning Proposal Mater Dei.doc

RESOLUTION

Moved Councillor Anderson, Seconded Councillor Dewbery that Council:

submit a revised planning proposal to the Department of Planning for Gateway Determination stating that Precinct D be rezoned to R2 - Low Density Residential; and

write to the Department of Planning offering feedback on the Gateway Determination process.

THE MOTION ON BEING PUT WAS CARRIED.

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Action: Finalised,

Completed

Revised Planning Proposal has been forwarded to the DoP

Link to CRMS document

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