

Appendix A – Community Benefit Test

Evaluation criteria	Seniors living proposal	Existing residential approval base case
Will the LEP be compatible with agreed state and regional strategic direction for development in the area?	The proposal is compatible with the Southwest Draft Subregional strategy in that it provides for greater housing diversification and assists in addressing the steady increase in the over 55 population throughout the subregion over the next 25 years.	The seniors living proposal adds benefits over and above the base case for this criteria.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other land holders?	The proposal is site specific and therefore will not create a precedent.	The complementary nature of the seniors living proposal with the existing approved base case is unlikely to add any community cost under this evaluation criteria.
Have the cumulative effects of other spot rezoning proposals been considered?	Local land releases have been considered in their strategic context and the seniors living proposal is consistent with that strategic context.	The seniors proposal replaces the existing approved residential base case in the proposed precinct and does not add weight to the cumulative effects.
Will the LEP facilitate a permanent employment generating activity?	Yes – the seniors living proposal creates additional job creation within the LGA. The proposal results in increased local activity through the development cycle as local builders will be used to construct the eco-village and local sales and management	Unlike the seniors living proposal the base case does not provide new long term employment opportunities.

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	resources will be employed. The village will be staffed by up to 6 permanent staff which will provide long term employment opportunities not otherwise available without the proposal. The village will house residents who are more likely to support local commerce.	
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	Yes – it will increase the diversity and supply of seniors living accommodation and has the secondary benefit of increasing the supply of residential homes as local residents move from occupied houses to the newly created seniors living.	The seniors living proposal has additional benefits beyond the diversification and supply of the base case.
Is the existing infrastructure capable of servicing the proposed site?	The capacity of the infrastructure being provided for the base case will be sufficient to accommodate the seniors living proposal.	The base case has approved and contemplated infrastructure. Water will be accessed from Camden Valley Way via Kirkham Lane dedicated to the site. Sewer connections will be provided by Sydney Water work being undertaken to service the growth centre development.
Will the proposal result in changes in car distances travelled by customers, employees and suppliers?	The seniors living proposal is likely to reduce the distances travelled by car through housing residents who are more likely to support local commerce. Additionally,	The seniors living proposal offers potential benefits above the base case.

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	significant on site facilities and the provision of private village bus transport will also be of great benefit in this regard. As a result, a reduction in the carbon footprint and greenhouse emissions is expected.	
Are there significant government investments in infrastructure or services in the area whose patronage will be affected by the proposal?	The proposal will not have a material effect on government services and infrastructure above and beyond the base case.	N/A
Will the proposal impact on land that the government has identified a need to protect or have other environmental impacts?	No – the proposal is contained within an existing approved development footprint represented by an area already clear of native bushland. The seniors living proposal will be directly responsible for the restoration and on-going management of more than 100 hectares of Cumberland Plain Woodland.	The financial commitments to fund the extensive bushland restoration are difficult for the base case to support.
Will the LEP be compatible / complementary with surrounding land use?	Yes – the seniors living proposal is highly complementary to the existing eco-residential approved base case.	The base case is compatible with surrounding land uses and extensive studies support the eco-residential objectives of the area.
Will the proposal increase choice?	Yes – the seniors living proposal adds diversity and choice to seniors housing	The base case offers unique residential housing which would only be improved by a seniors living

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What are the public interest reasons for preparing the draft plan?	The draft plan is required to achieve the bushland and heritage restoration outcomes contemplated at the time of rezoning for the base case. The bushland outcomes will see over 100 hectares of unique Cumberland Plain Woodland opened up for controlled access for the public through the use of walking trails and cycle ways. Restoration will be extensively conducted over an initial 5 year period prior to the creation of a perpetual management trust ensuring the community benefits are long lasting. Community engagement with a natural bush setting is both rare and highly significant in a regional context. The heritage restoration of the Wivenhoe homestead and stables provide an example of nineteenth century Verge architecture which through its uses and inhabitants has documented significant parts of local history, including being the residence of Sir Charles Cowper and its use as a country	The base case envisaged public interest outcomes relating to bushland and heritage restoration. These outcomes are significantly more difficult to achieve without the seniors living proposal.

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	orphanage under the care of the Sisters of the Good Samaritan. The historic and natural environmental benefits to the community of these restorations is strongly dependent upon the seniors living proposal.	

Appendix B – Applicable section 117 directions

Direction	Objective	Response
2.1 Environmental Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas	This seniors living proposal will see the restoration of over 100 hectares of unique Cumberland Plain Woodland. Restoration will be extensively conducted over an initial 5 year period prior to the creation of a perpetual management trust ensuring the community benefits are long lasting.
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The seniors living proposal will see the restoration of the Wivenhoe homestead and stables which provide an example of nineteenth century Verge architecture which through its uses and inhabitants has documented significant parts of local history, including being the residence of Sir Charles Cowper and its use as a country orphanage under the care of the Sisters of the Good Samaritan.
3.1 Residential Zones	The objectives of this direction are: (a) To encourage a variety and choice of housing types to provide for existing and future housing needs,	The seniors living proposal adds diversity and choice to seniors housing available in the area. The original proposal, which offers unique residential housing, would only be improved by a

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	(b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) To minimise the impact of residential development on the environment and resource lands.	seniors living village precinct. The provision of water and sewer services to the site have been assessed as part of the existing DA approval for the residential precincts. Sewer is delivered and funded by Sydney Water as part of the growth centre plans The infrastructure required to support services to residents within the seniors living village will be delivered through a combination of substantial on site facilities and dedicated village transport. The dedicated village bus will provide residents with a consistent and convenient means of travel to surrounding retail facilities in Camden and others being developed within the South west growth centre. The proposal is contained within an existing approved development footprint represented by an area already clear of native bushland. As described above, the seniors living proposal will be directly responsible for the restoration and on-going management of more than 100 hectares of Cumberland Plain Woodland

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3.4 Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) Improving access to housing, jobs and services by walking, cycling and public transport, and increasing the choice of available transport and reducing dependence on cars, (b) Increasing the choice of available transport and reducing dependence on cars, and (c) Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) Supporting efficient and viable operation of public transport services, and (e) Providing for the efficient movement of freight.	The proposal results in increased local activity through the development cycle as local builders will be used to construct the eco-village and local sales and management resources will be employed. The village will be staffed by up to 6 permanent staff which will provide long term employment opportunities not otherwise available without the proposal. The village will house residents who are more likely to support local commerce. The seniors living proposal is likely to reduce the distances travelled by car through housing residents who are more likely to support local commerce. Additionally, significant on site facilities and the provision of private village bus transport will also be of great benefit in this regard. As a result, a reduction in the carbon footprint and greenhouse emissions is expected.
4.4 Planning for Bushfire Protection	The objectives of this direction are: (a) To protect life, property and the environment from bush fire hazards, by discouraging the establishment	The site has been assessed according to <i>Planning for Bushfire Protection</i> (NSW RFS 2006). The development proposal is considered to display

DRAFT - Planning Proposal for Seniors Living village within approved Mater Dei residential area

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	of incompatible land uses in bush fire prone areas, and (b) To encourage sound management of bush fire prone areas.	good design from a bushfire perspective and importantly meets or exceeds minimum requirements for Asset Protection Zones. The seniors living proposal operates in the same footprint as the original proposal and therefore does not adversely impact on controls already in place.
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The proposal is compatible with the Southwest Draft Subregional strategy in that it provides for greater housing diversification and assists in addressing the steady increase in the over 65 population throughout the subregion over the next 25 years.