

DRAFT

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



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Significant studies have already been undertaken regarding the proposal precinct and determined the suitability of the site for sympathetic residential development. Development consent has been issued for the property (including precinct D allowing subdivision into approximately 69 lots).

This proposal seeks to develop a market leading example of sustainability and development that is sensitive and appropriate to the area. The seniors living village will be retained in a single allotment by the Sisters of the Good Samaritan and their specialist development partners who have specific demonstrated expertise in establishing and operating market leading seniors villages such as The Arbour, Berry on the NSW south coast (www.thearbourberry.com.au).

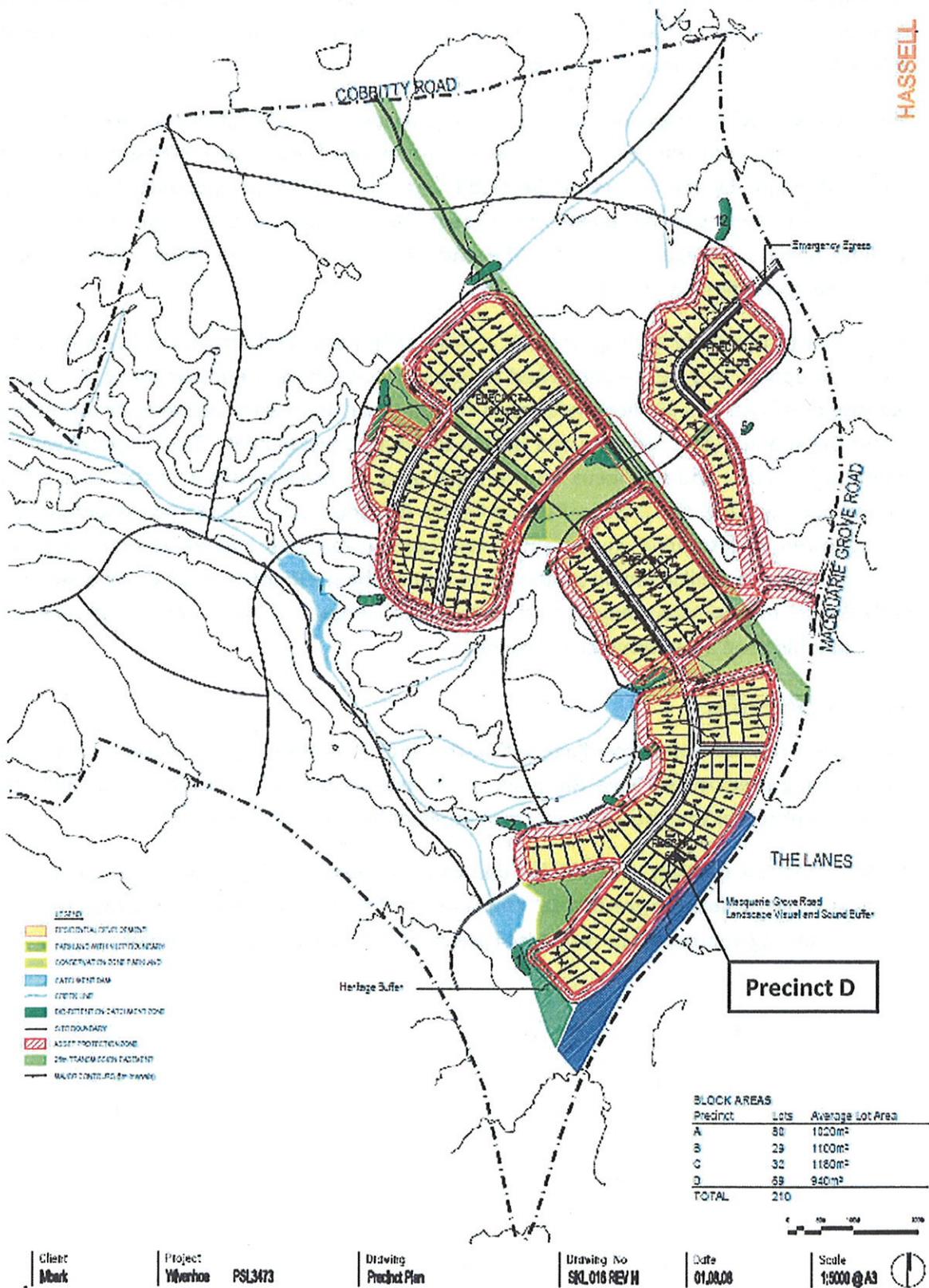
In addition to this seniors living proposal, a proposal for the southern precinct of Mater Dei is being prepared and will be submitted to request that the southern portion of the Mater Dei property have LES studies undertaken to complete the master planning of the entire Mater Dei site and give certainty and finality to future development. This proposal will be submitted in 2010 and will focus on the small area of development potential that exists around and including the existing Polding Centre development. The LES investigations will be requested to determine any potential development footprint and will see the southern precinct receive a similar zoning treatment to that of the northern precinct being a majority of E2 Environmental Management land surrounding a pocket of E4 Environmental Living or other suitable zone as determined by Council.

Part 1 – Objectives

To enable a seniors living eco-village within the approved Mater Dei residential area. The seniors living precinct will take the place of an existing precinct identified for residential development rather than be additional development land within Mater Dei.

Precinct D is the relevant precinct for this planning proposal. The current approved lot layout is shown below for precinct D. The context of this precinct has been shown relative to the remaining approved eco-residential precincts and Macquarie Grove Road.

Precinct Plan



HASSELL

Client
Marrick

Project
Waverhol PSL3473

Drawing
Precinct Plan

Drawing No
SKL 016 REV H

Date
01.08.08

Scale
1:5000 @ A3

Part 2 – Explanation of provisions

Amendment of the Camden LEP 2010 to rezone precinct D to R2 Low density residential

Specifically the aim is to accommodate a seniors housing village comprising 140 single storey dwellings consistent with the eco-residential objectives of the area allowing multiple dwellings to be built on the village allotment(s) and incorporating community and recreational facilities integral to the village.

The Seniors Living SEPP applies. Detailed controls incorporating the development standards of the SEPP and other controls as appropriate will form part of the Mater Dei DCP (Part B) for the seniors living precinct.

Part 3 – Justification

The rezoning of precinct D to accommodate a seniors living eco-village within an R2 zone is consistent with the objectives of the zone. The R2 zone is more appropriate to this style of housing than the current proposed E4 Environmental Living zone.

The seniors living village would:

- Not increase the existing development footprint;
- Allow construction of consistent eco-focussed housing incorporating:
 - A hierarchy of open spaces providing a clear distinction between public and private areas allowing residents discrete personal leisure space as well as areas for social interaction;
 - Homes positioned on site to maximise solar performance and be filled with natural light to minimise energy consumption;
 - Sustainable inclusions such as bamboo flooring and 100% wool carpets as standard fixtures;
 - Energy efficient choices including heat pumps which are 3 times more efficient than electrical hot water systems;
 - A solar passive landscape design including trees and plants selected and situated specifically to provide shade in summer and allow full sunlight in winter;
 - An extensive water management scheme that harvests rainwater and disperses it in line with the natural water levels on the site never over or under supplying water ways;
 - Rainwater water capture for onsite reuse; and
 - Landscape concept to integrate with and respect local ecology with native trees and shrubs encouraging local fauna to the grounds;
- Provide improved visual amenity and character along Macquarie Grove Road and places where the Mater Dei residential area can be viewed through a reduction in the height of buildings and a site responsive use of construction methods and

materials to enhance integration of built form with the natural aesthetics of the site;

- Increase product diversity at a local level and specifically provide seniors housing of a type not seen elsewhere in the LGA;
- Provide a benchmark for environmental sustainability and be an example of leading environmentally sensitive design not only in the village but also for broader residential development; and
- Set a precedent 'tone' for the style of built form in the residential precincts that sit within the property but not forming part of the seniors living eco-village. This will facilitate the design and construction of residential dwellings throughout the remaining residential precincts using a consistent theme by enabling a mini display village that would otherwise not be justifiable given the small number of residential lots.

1. The proposal is a site responsive proposal to meet the under supply of suitable seniors housing.

According to the 2006 Census, 11,377 people aged 50 years reside in the Camden Local Government area. This is 23.1% (abs, 2008) of the total Camden population of 49,205 people. 11.1% of this population is in the 50-59 age group, 6.1% in the 60-69 age group, 4.8% in the 70-84 age group and 1.1% are 85 years or over. This is consistent with population trends throughout Australia as the baby boomers move toward retirement.

Assuming only 7% of people eligible to live in a seniors village choose to, the Camden LGA will require dwellings for approximately 800 people in the short term. This only accommodates existing residents within the Camden LGA and does not factor in the desirability of Camden as a premium location in the south west. It is likely that Camden will have strong demand from retirees looking for suitable accommodation within reasonable proximity to their families. If the number of people seeking village accommodation increases modestly to 10% of people eligible then Camden will require village dwellings for approximately 1,140 dwelling. This proposal will contribute 140 purpose built dwellings that suit the needs of seniors to meet this inevitable demand.

SURROUNDING LGA'S POPULATION CONTRIBUTION TO CAMDEN POTENTIAL			
LGA	Population over 65 years	% of total population over 65 years	Submitted, approved and under construction
Blacktown	22,235	8.2%	98
Campbelltown	10,609	7.4%	1,100
Liverpool	13,559	8.2%	348
Penrith	14,046	8.2%	361

Source: Population figures based on 2006 Census. Plans submitted, approved and under construction exclude proposed developments (ABS, JLL (NRVD)).

As the table above outlines, Camden LGA is surrounded by other LGA's which also exhibit strong future requirements for seniors living villages. It is likely that providing high quality accommodation of this type within the Camden LGA will be highly attractive to people not currently residing in the Camden area particularly as parents keep proximity with family members moving to the South West Growth Centre developments.

The proposal is not a direct response to a strategic study but follows on from the substantial studies undertaken to determine the suitable residential areas within the Mater Dei property. Seniors housing is highly correlated to residential housing already approved for the precinct.

2. The planning proposal is the best means of achieving the objectives as the approach is site specific which is the intention of the proposal. The site has already been identified and approved for residential use and the change to allow this residential use to take the form of a seniors living eco-village is best achieved by amending the zoning of the relevant precinct within the Camden LEP 2010 to R2 Low density residential. It is considered that the outcome for the precinct and the LGA will be positive and consistent with surrounding precincts. It is also considered that seniors housing is a good outcome for this site. This proposal is site responsive.
3. There are substantial community benefits if this planning proposal were to proceed. An assessment of the proposal against the relevant Community Benefit Test evaluation criteria included in the Draft Centres Policy is attached as Appendix A.
4. The planning proposal is explicitly consistent with the draft sub-regional strategy and represents a complimentary amendment to the existing approved residential use of the site.

The seniors living proposal provides additional and diversified housing which aids housing supply and affordability. All local government areas within the sub-region show a steady increase in their respective over 65 years population. The ageing population over the next 25 years makes the provision of housing for both older people and people with a disability even more important than at present.

The strong sustainability basis and focus of the proposed seniors living dwellings is also consistent with the metropolitan strategy.

The seniors living proposal assists in the achievement of the following metropolitan strategy objectives:

- C1: Supply of land – contributing additional residential supply capable of being developed in the short to medium term;
 - C2: Housing mix – diversified housing located close to established shopping and community facilities and significant further planned facilities;
 - C5: Improved quality – development will be particularly high quality and address fundamental heritage, bushland conservation and scenic protection objectives in an innovative framework.
 - E2: Natural environment – through substantial conservation activities previously noted; and
 - E3: Sustainable use of natural resources – through an acute focus on sustainable materials construction methods and general philosophy.
5. The planning proposal is explicitly consistent with the local council strategy (Camden 2025). The proposal represents a complimentary amendment to the existing approved residential use of the site incorporating the following attributes:
- Eco-residential development consisting of free standing homes constructed from sustainable materials, sympathetic to the surrounding environment;
 - Substantial bushland restoration and protection;
 - Reduced building bulk to preserve visual amenity;
 - Transforming the bushland into a public resource;
 - Restoration of regionally significant ecosystems;
 - Providing housing diversity; and
 - An economic contribution through focusing local demand and creating new employment.
6. The planning proposal is consistent with the aims of SEPP (Housing for seniors or people with a disability) 2004. This policy, and the planning proposal, aim to encourage the provision of housing that will:
- Increase the supply and diversity of residences that meet the needs of seniors or people with a disability;

- Make efficient use of existing infrastructure; and
- Be of good design.

Given the E4 zoning that will apply to the proposal precinct, the Seniors Living SEPP will not apply but the proposal is consistent with the SEPP objectives.

The planning proposal will also be consistent with applicable SEPPs such as:

- SEPP 1 – Development standards: This general SEPP will apply to any construction;
- SEPP 19 – Bushland in Urban Areas: The objectives of this SEPP are achieved through the detailed conservation Management Plan applicable to this site;
- SEPP 55 – Remediation of land: The objectives have been addressed through the development application phase and will be continued to be addressed under the proposal; and
- SEPP BASIX: All housing under the proposal will be BASIX compliant.

7. The original LES supporting the approved residential base case found that proposal to be consistent with all relevant 117 Directions. The seniors living proposal is also found to be consistent with all applicable 117 directions. Relevant 117 Directions are outlined and addressed in Appendix B.
8. The planning proposal is for a modification to the type of residential accommodation in an existing precinct approved for residential development. It will not have any adverse impacts on species or habitats.

The existing zoning of the approved residential precincts within Mater Dei was arrived at following extensive environmental and ecology studies that were conducted during the LES and DA phases including:

- A detailed Conservation Management Plan, Eco Logical Australia, April 2005 and updated January 2008;
- Ecological Assessment, Eco Logical Australia September 2004;
- Flora and fauna impact assessment, Eco Logical Australia January 2008; and
- Water Cycle Management Assessment, Maunsell February 2008.

The result of these studies was that development within the residential precincts would not have a significant impact on flora or fauna on the site (assessed using statutory 7 part test required under Threatened Species Act). Cumberland Plain Woodland is extensively identified on the site (outside of development precincts) and is an endangered ecological community. Accordingly a detailed Conservation Management Plan has been prepared to see its restoration and maintenance over an initial 5 year period followed by the implementation of a perpetual management structure.

9. This seniors living village proposal is entirely contained within the existing approved development foot print and does not alter the intended use of the site for eco-

residential purposes. No additional environmental impacts will be introduced by the proposal. Other environmental impacts have been thoroughly assessed and reported on during both the LES and the DA phases to date. Studies undertaken include:

- Bushfire Assessment, Eco Logical Australia January 2008
- Land capability assessment, Douglas Partners September 2004
- Minerals, agricultural land classification and climate assessment, Harvest Scientific Services May 2004
- Noise impact assessment, Wilkinson Murray September 2004 and updated Acoustic Dynamics February 2008
- Sustainability Overview, Noosphere Ideas September 2004
- Phase 1 and 2 Contamination Studies, Douglas Partners 2008 and 2004.

These studies identified the acceptability of the initial rezoning to accommodate the approved eco-residential development footprints. This seniors living proposal is contained within the footprint of precinct D previously identified and thoroughly assessed. No additional impacts are anticipated although these reports and studies will be updated later in this planning process.

10. Similarly, the planning proposal does not introduce any new or further social or economic impacts. The proposal has positive social and economic contributions above and beyond the existing approved residential use given the seniors living eco-village will provide additional diversity and supply of a much needed form of accommodation and will provide a continuing local business operation that will necessarily become an integral part of life in Camden.

Given that the style of development is changing in the proposed precinct, social needs will need to be assessed as part of further analysis later in the process.

11. No additional infrastructure is required to accommodate the planning proposal.

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. Current timing for connectivity is November 2010. Water will be delivered via a connection along Kirkham Lane to Camden Valley Way as per the terms of the residential development approval. This proposal will be supported by the infrastructure as proposed.

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.

On site facilities will include health and wellness such as a swimming pool, gym, consulting rooms for visiting practitioners. The facilities would also include recreation facilities including lounge areas, billiards, a cinema theatre, workshop and BBQ areas. Home delivered meals, personal and care services will be provided through a strong network of experienced providers to the industry such as gourmet dinner service, kinder caring, ARV home services. These services will be extensively outlined in an operations and management plan submitted for the proposal at DA stage.

12. The current residential approval was arrived at after extensive consultation between Council and state and federal government agencies including:

- Department for Environment, Heritage, Water and the Arts regarding the federal EPBC Act;
- NSW DECCW
- NSW Department of Water and energy
- NSW Rural Fire Service
- NSW Department of Planning

The existing residential approval has the support of the departments and has been through the required public consultation process. Additional public consultation is envisaged as part of the process at the relevant stage.

Part 4 – Community Consultation

As noted above, the community has been consulted on numerous occasions relating to the existing approved residential precincts at Mater Dei.

It is envisaged that further community consultation would occur through the public exhibition of detailed documents lodged with the development application for the seniors living eco-village.

This further consultation will, at a minimum include, advertising in local papers, exhibition material provided at Camden Council administration buildings and libraries and Camden Councils webpage and the required written notifications that would ordinarily be required.