

DRAFT

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



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Background

This proposal follows the 2007 rezoning of four eco-residential precincts at Mater Dei. This proposal is not for new development but rather seeks to make the development of a seniors living village with the same eco- residential focus, permissible within one of the existing precincts (precinct D on the map below).

Landscape Master Plan



This proposal is on land already zoned to accommodate residential development and does not seek to increase the development land.

Significant studies have already been undertaken regarding the proposal precinct and determined the suitability of the site for sympathetic residential development. A 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).

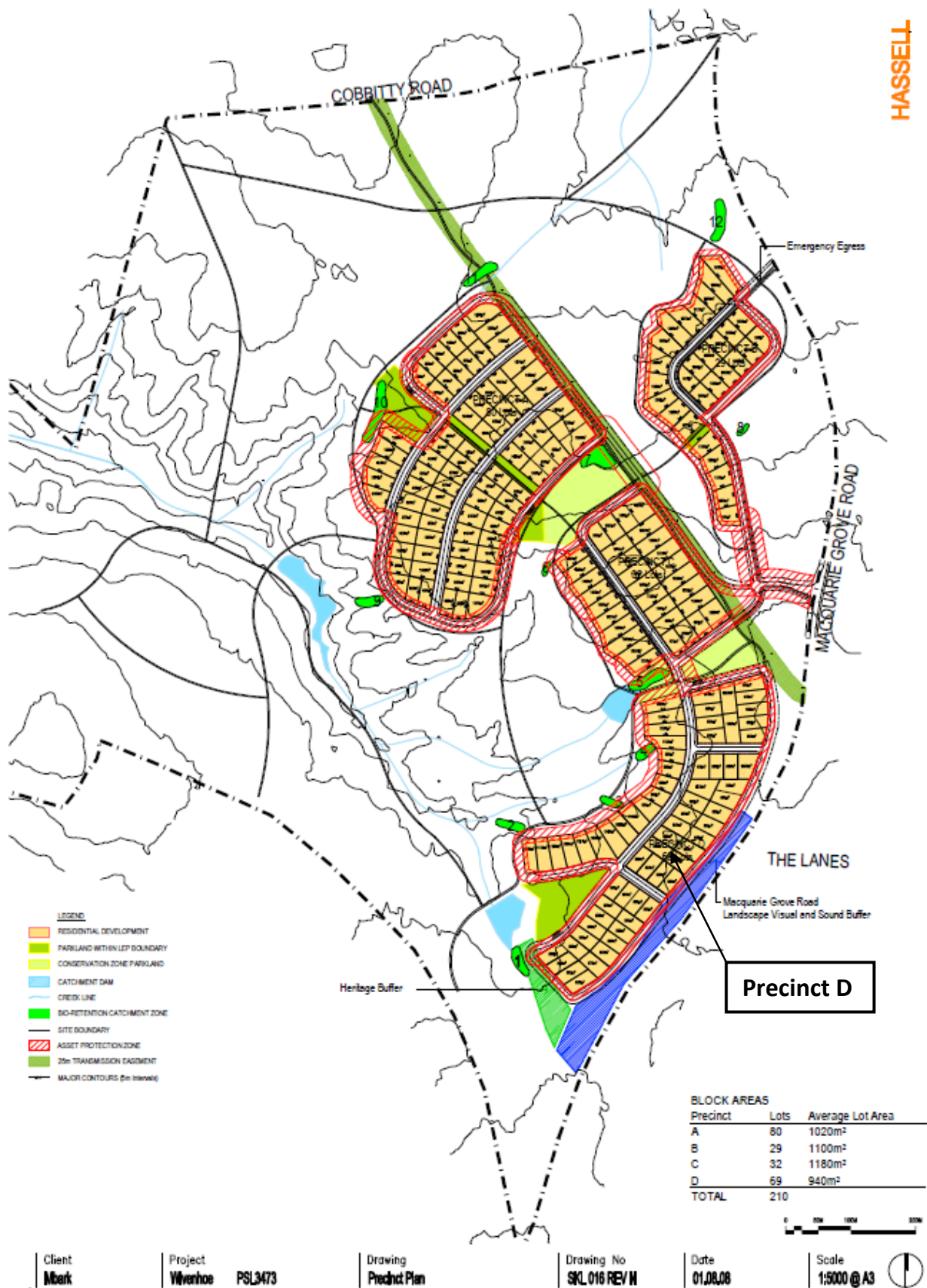
In addition to this seniors living proposal, a proposal for the southern precinct of Mater Dei is being prepared and will be submitted to request that the southern portion of the Mater Dei property have LES studies undertaken to complete the master planning of the entire Mater Dei site and give certainty and finality to future development. This proposal will be submitted early 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

Part 2 – Explanation of provisions

Amendment of the Camden LEP 2009 Schedule 1 to include seniors housing (and associated community and recreational facilities) as permissible development within the approved Mater Dei residential area.

Specifically, 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.

Given the proposed E4 zoning of the approved residential precincts, the Seniors SEPP doesn't apply. 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 addition of a seniors living eco-village to Schedule 1 of the LEP is a variation from the permissible housing approved for the residential area of Mater Dei.

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 (insert reference). 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 eco-residential use and the change to allow this residential use to take the form of a seniors living eco-village is best achieved by inclusion in Schedule 1 of Camden LEP 2009 as an additional use specific to this site. It is considered that the E4 zone is the best zone for the site. It is also considered that seniors housing is a good outcome for this site, but this may not be the case for other E4 sites. 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 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.** 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 theaetrette, 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.

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.

Evaluation criteria	Seniors living proposal	Existing residential approval base case
	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. Specifically the sewer and water infrastructure that is to be provided for the base case will be sufficient for 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	The seniors living proposal is likely to reduce the distances travelled by car through	The seniors living proposal offers potential benefits above the base case.

Evaluation criteria	Seniors living proposal	Existing residential approval base case
and suppliers?	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.	
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. The proposal will not impact on the patronage to services and infrastructure.	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-	The base case is compatible with surrounding land uses and extensive studies support the eco-

Evaluation criteria	Seniors living proposal	Existing residential approval base case
	residential approved base case.	residential objectives of the area.
Will the proposal increase choice?	Yes – the seniors living proposal adds diversity and choice to seniors housing available in the area.	The base case offers unique residential housing which would only be improved by a seniors living village precinct.
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	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.

Evaluation criteria	Seniors living proposal	Existing residential approval base case
	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. 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

Direction	Objective	Response
	(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

Direction	Objective	Response
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

Direction	Objective	Response
	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.