



Claydon Park Seniors Living Community, Milton NSW

CONCEPT MASTERPLAN

Lot 2 DP1097329 Lot 3 DP702859
Croobyar Road Milton NSW

March 2010







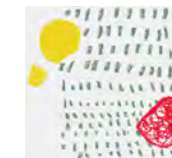
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Background Papers and Technical Reports (separate volume)

Attachment A: DA Notice of Decision Lot 3
Attachment B: Site Compatibility Certificate
Attachment C: Traffic Report (Hughes Trueman)
Attachment D: Water Management Plan (Hughes Trueman)
Attachment E: Heritage Report (BHI)
Attachment F: Riparian Management Plan (Plants & Products, 2009)
Attachment G: Watermain Inspection Report (Hughes Trueman, 2009)



1 introduction & purpose

1.1 Purpose

The Claydon Park Classic Seniors Living Concept Master Plan (CMP) has been prepared on behalf of David and Joy Matthew (the proponent) as landowners of Lot 2 DP 1097329 and Lot 3 DP 702859 as part of a Development Application to Shoalhaven Council for approval of a seniors living community development in Milton NSW.

The development comprises a total of approximately 260 self care dwellings, a Residential Care Facility (RCF) and a community centre.

The master plan document should be read in conjunction with a Statement of Environmental Effects (SoEE) that assesses the impact of the development.

1.2 Overview

The Master plan has been prepared in response to an approved Site Compatibility Certificate from the NSW Department of Planning in 2008 under SEPP (Housing for Seniors or People with a Disability) 2004 (amendment No.2) for a development comprising up to 350 dwellings and a residential care facility.

The application includes a Concept Masterplan for a seniors living community for the whole of Claydon Park in Milton, NSW and applies to both Lots 2 and 3, and is accompanied by a Statement of Environmental Effects, relevant plans and technical reports..

The project is known as “Claydon Park Classic Seniors Living”.

The project addresses the key objectives of the new seniors living SEPP, namely to ensure that new seniors housing development occurs in appropriate places and is compatible with the local environment.

The Claydon Park Master Plan contained in this report has been designed to provide framework for development of the new seniors living community adjacent to Milton urban area in Shoalhaven NSW.

The site includes Lot 2 and Lot 3 with a combined site area of approximately 40ha. The site is bounded by Croobyar Road and Wilfords Lane.

The proposed development will contain a range of housing types and sizes and will be developed in stages in accordance with market demand and a detailed staging program included in this report.

The development when fully occupied could provide accommodation for a total of approximately 400 residents.

Under the current master plan Claydon Park will provide approximately 260 dwellings plus a community centre and residential care facility/hostel and/or private hospital.

The site will be held in single ownership without subdivision and the facility will be managed by a qualified and experienced aged care provider.

The development will have an internal network of private roads and open space which includes a substantial riparian zone and area retained for agricultural and horticultural purposes as well as landscaped streets and other open spaces.

1.3 Project Vision

The Proponents see the underlying vision for the project as follows:

- To provide a superior alternative to current retirement village care
- To provide a lifestyle which will incorporate best initiatives and practices in all levels of aged care and disability,
- To promote a healthy, rewarding self care lifestyle community for the emerging over 55's generation and their families.

The benefits of a Claydon Park lifestyle are seen as follows. Claydon Park will become a destination for the over 55's, not only because it offers high quality professional care and management for all residents, but will also offer environmentally friendly and very modern homes, villas, cottages and community facilities throughout 6 quality landscaped precincts, each with its own unique aspect, atmosphere and ease of access.

Claydon Park historic homestead was renovated using heritage guidelines. The homestead and out buildings were all derelict buildings in 1984.



1.4 Project Features

Claydon Parks offers the following features and attractions:

- a proposed RCF, Hostel and/or private hospital with professional management care and nursing. This much needed community facility will cater for all levels of age care.
- Easy access to all Milton township facilities, allowing residents to walk if they wish, to shops, theatre, library, churches and restaurants. Claydon Park is also only minutes from the public hospital, medical centres, and in emergencies the helipad. Additionally Claydon Park surrounds Milton showground, an area of approximately 7 ha and adjoins Milton's tennis courts and new croquet club.
- Claydon Park comprises approximately 40 ha and when finalized will have approximately 28 ha of landscaping, open space, agricultural land and several large and interesting water features along with many other unique and attractive assets for use by the community.
- The Claydon Park project has had a substantial tree planting and creek restoration program underway for approximately 20 years to create an established landscape setting for the community. However this has been stepped up over the last 7 years and will allow residents and locals access to approximately 6kms of landscaped walking, buggy and wheelchair friendly trails throughout the whole of the site.
- Claydon Park has set aside large areas of agricultural land that will continue to promote a healthy lifestyle by encouraging its own residents to actively participate in growing vegetables, herbs, fruits, flowers, trees and shrubs, along with many hobbies and sports, along with those interested in pets and animal husbandry.
- Claydon Park will offer its residents the opportunity to extend and prolong life by choosing to stay physically and mentally fit, and to this end a health and fitness studio with classes for all levels of people will be available onsite, along with spa, sauna, swimming pool and buildings specially designed and fitted for use for arts, crafts, trades and hobbies.
- Claydon Park has ambition to create an original early 1800's Inn where local residents can walk to easily and enjoy relaxing times with family, friends and neighbours. It is anticipated the Inn will provide licensed refreshments, food and entertainment, based on its own home brands of beers, soft drinks and cordials, and specialty wines and delicacies.

Claydon Park is very conscious of the need to address climate change and the requirements to reduce emissions in all practical situations, as well as the need to catch and retain rainwater and runoff, and as such has implemented the construction of several water retention ponds throughout the property. These ponds are fully licensed and have been designed and built by the Department of Natural Resources. Their use is of immense value throughout Claydon Park and will make the project self sufficient in irrigation and fire protection as well as many other uses on the site, such as removal of residues and sediment from the whole of the Milton southern township. This will be of great assistance to the future health of Burrill Lake.

Claydon Park will wherever possible be conscious of the need to use solar energy and as such will utilize its many benefits in house design, orientation, hot water, home heating and lighting along with street and garden lighting.

Claydon Park will meet the needs of our aging community (the over 55's baby boomer generation) for the next 20 years, and as such it is expected that the completion of the project will be within that time span. It is anticipated that a wide variety of housing will be available from the very comfortable 1 bedroom through to the most modern homes of up to 4 bedrooms. All the homes will be representative of the needs of today's high tech, high quality, one person, two persons and larger family occupancies. The project will be built in four (4) stages over the six precincts in accordance with market demand.

1.5 Advantages

The advantages of developing Claydon Park into a modern environmentally sustainable project are summarised below:

- Fill the acute need for modern, high quality seniors living in all levels, from high care through to self care and independent living that, never seems to be adequately allowed for in residentially zoned land.
- Provide retirement living where it is needed most with all facilities in walking distance.
- Create many employment opportunities in both construction and ongoing employment not only in this project but many more jobs throughout the district.
- Serious introduction and implementation of much needed environmentally sustainable construction practices.
- Large area made available to the general community for walking and relaxing (i.e. the Claydon Park boundary), subject to legal considerations
- Dedication of many trees to Milton - Ulladulla pioneer families and other persons of note in the community, to acknowledge their contribution to the district in perpetuity.
- Retention of large areas of Claydon Park for agricultural, horticulture, open space, creek restoration, water retention and sediment controls to assist Burrill Lake.

Claydon Park will benefit the Shoalhaven by provision of new residential accommodation and lifestyle opportunities, and expanded revenue base, and more jobs (during and post construction).

Claydon Park history and its direct links to Henry & Sarah Claydon will be preserved forever, and the deja vu that is created by allowing Claydon Park to become a place of caring and hope for a healthy life, will continue on the work and legacy that was initiated by the original owners, Lady Sarah Maria Claydon (1828-1876).

The Claydon project is designed to lead the way forward in many aspects of mature living, lifestyle quality, and innovation. It encompasses the desperate need for high quality environmentally sustainable construction practices, as well as providing many community benefits that will allow its residents to lead fulfilling meaningful lifestyles that will promote health, fitness and longevity.

1.6 Project Background and Context

1.6.1 Project History

The subject site was first acquired for agricultural purposes in 1851 and has been in continuous use as dairy land since that time.

The current land owners acquired the property in 1985 and since that time have re-established the property as a jersey stud after many years of neglect. The current owners have also undertaken a number of heritage building restoration works, rebuilt fencing, constructed two new water storage ponds, landscaping and have consolidated the site by additional land purchases.

A development application (DA) was lodged with Shoalhaven Council in 2005 for a seniors living community on Lot 3 DP702859 comprising 29 independent living units and a 78 bed Residential Care Facility (RCF). This DA also included a Concept Master Plan for a proposed seniors living community for the entire site (Lots 2 DP 1097329 and Lot 3 DP702859).

There has already been substantial consultation with Council and the local community in the preparation of the overall concept for Claydon Park and in lodgement of the DA for the first stage (Lot 3).

Development consent for Lot 3 was issued by Council on 6th September, 2007 (refer Technical Report).

Changes since lodgement of the DA for Lot 3 in December 2005 include:

- purchase of a separate parcel of land in the north-east corner of the site that has now been consolidated by the proponent into the original Lot 111 DP 825096 which is now Lot 2 DP1097329
- a revised Seniors Living SEPP
- issue of a Site Compatibility Certificate by NSW Department of Planning (2008)
- issue of a draft Local Environment Plan (LEP) for Shoalhaven (2009)

It should also be noted that a DA lodged with Council in 2007 for a manufactured housing estate on the site was formally withdrawn in December 2007.

The DA approval on Lot 3 for a 78 bed RCF and 29 independent living units was part of the overall development concept for Claydon Park. Notwithstanding this approval, the Proponent is proposing to relocate the RCF to another location in the eastern part of the site and substitute lower density supportive accommodation on Croobyar Road that would be more consistent with existing streetscape character.

This revised option would have several advantages including:

- retention of the RCF hostel and/or private hospital, but in a less visually prominent site
- separation of independent living units from the higher car facility
- a better urban design outcome along Croobyar Road
- further reduced traffic movements at the main entrance to Claydon Park off Croobyar Road.

In January 2008, the Proponents lodged an application under the amended Seniors Living Statement of Environmental Policy for a development comprising 350 residential self care units and a Residential Care Facility. This application was approved by the NSW Department of Planning in 2008 and forms the basis of the current Development Application to Council.

Whilst the current Concept Master Plan is consistent with the broad principles endorsed by the DOP Site Compatibility Certificate, the actual number of residential units is now in the order of only 260. This proposed reduction in block yield reflects a more detailed site assessment and review of development potential as well as a refined urban design concept for the subject site.



Views of Claydon Park

Figure 1: Locality Plan

1.6.2 Context

Location, Zoning, and Surrounding Uses

Figure 1 shows the regional and urban context of the site. Figure 2 shows the subject site and adjacent land uses including the adjacent road network.

The site is located on the southern side of Milton in the Local Government Area of Shoalhaven, NSW. The application/Concept Master Plan comprises Lot 2 and Lot 3.

The site has three separate street crossovers to Croobyar Road in the north, and has frontage to Wilfords Lane at three separate points. The combined area of the site is approximately 39.64ha, comprising:

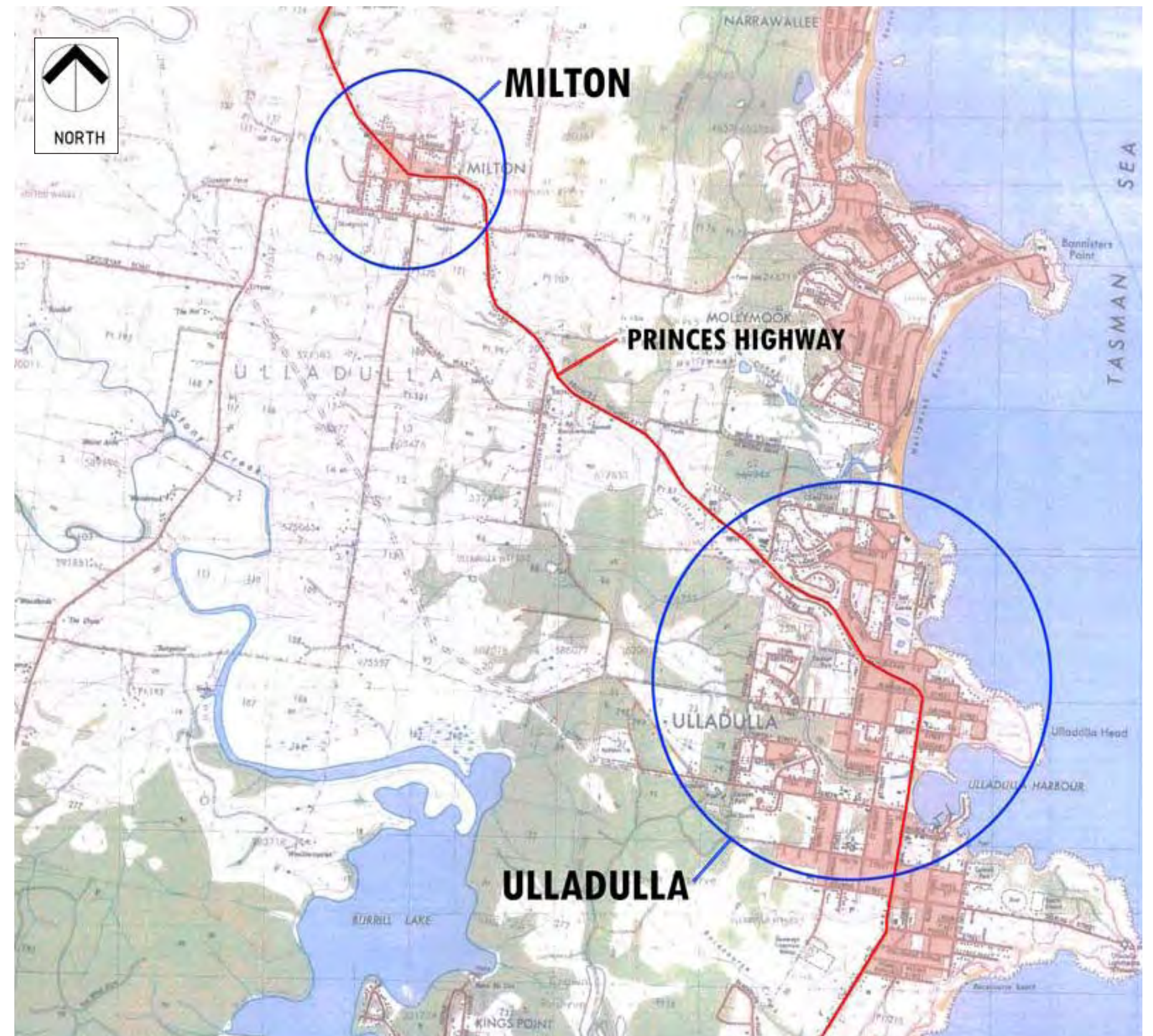
- Lot 2 – 37.64ha
- Lot 3 - 2ha.

The site is currently zoned Rural 1a and part 1b in the Shoalhaven Local Environmental Plan (2002). The south-west corner currently has a “Scenic Hatching” overlay.

Under the draft LEP (2009) the site is zoned Primary Industry (RU1). Aged care accommodation is permitted in both zones under the Seniors Living Statement of Environmental Planning Policy where the subject land is contiguous with a zoned urban area.

The northern boundary of Claydon Park is adjacent to the Milton urban zone. It adjoins rural zonings to the west and south, and with an industrial zone to the east.

Claydon Park is located within 500m of Milton Hospital and existing medical services, the local shopping centre including a supermarket and other personal services. A new restaurant and tourist accommodation have been approved on the adjacent site in Croobyar Road immediately west of Claydon Park.



Other adjacent land uses include:

- Milton urban area to north of Croobyar Road
- residential properties facing Lot 3 on the northern side of Croobyar Road
- several rural residential dwellings plus farm buildings adjacent to the north-west and south-east corners of the estate
- an historic church now a residence, business and heritage cemetery are adjacent to the main Claydon Park entrance
- Milton and District Showground to north-west
- industrial site to north-east off Wilfords Lane
- Rural Fire Service cattle sale yards to the south-west
- vacant rural grazing land to the entire south boundary.

1.6.3 DA Consent Lot 3

In 2007, Council approved a DA for 29 self care units and a two-storey, 78 bed RCF and on-site parking on Lot 3. This development had frontage to Croobyar Road but was accessed off the main entrance into Claydon Park.

The proposed Concept Master Plan for Claydon Park (2010) supercedes this DA and proposes a number of key changes as follows which are considered to result in a substantially improved urban design outcomes for the local area:

- Consolidation of Lot 3 into Claydon Park as a single holding
- Relocation of the approved RCF from Croobyar Road to a site adjacent to Wilfords Lane
- Demolition of the two storey brick residential structure on Croobyar Road adjacent to the existing Claydon Park entrance
- Construction of four (4) architect designed heritage compatible residences along Croobyar Road opposite existing dwellings
- Retention of the main Claydon park access road off Croobyar Road
- Retention of grazing land adjacent to the heritage building (previous church and graveyard) fronting Croobyar Road.

Figure 2: Aerial Photo - Milton



1.6.4 Relationship to other Plans and Codes

The Claydon Park Master Plan has been prepared on the basis of and is consistent with all relevant Council and State Government strategic plans, Statements of Environmental Policies, Local Environmental Plans and Development Codes including the following:

- Seniors Living SEPP (DOP 2008)
- South Coast Regional Strategy (DOP 2007)
- Settlement Planning Guideline, South Coast Regional Strategy (DOP 2007)
- Shoalhaven LEP (1998)
- Draft Shoalhaven LEP (2009)
- Shoalhaven Community Plan (2005)
- Milton Structure Plan (2000)
- Parking Code
- Roads Code
- Site Servicing Code
- Bushfire Risk
- Agricultural Land
- Water quality
- Water Sensitive Urban Design
- Native Vegetation Act 2003
- Shoalhaven Integrated Water Management Study and Plan (2003) NSW Department of Public Works and Services
- Planning for Bushfire Protection: A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners (2001) NSW Rural Fire Service and Planning NSW
- Shoalhaven Shire Council GIS data
- City Plan (SCC 2000).

1.6.5 Reasons for Preparing a Concept Master Plan

Development pressure is increasing on the South Coast of NSW and Milton/Ulladulla has been identified as a major location for future urban development in the City.

Recent amendments to the Planning and Environment Assessment Act 1979 enable the preparation of site specific master plans.

Shoalhaven Council is currently reviewing its planning policies and instruments and has prepared a draft Local Environmental Plan (LEP) for the local government area including Milton. The Claydon Park Concept Master Plan will be considered in the context of the draft LEP.

It is important that Claydon Park is planned comprehensively, reflecting the latest approaches to ensuring good urban design and environmentally sustainable development. The preparation of Claydon Park Plan is the most effective way to achieve this outcome.

1.6.6 Role of Claydon Park Concept Master Plan

Claydon Park Plan is a concept plan and controls for the development of the subject site. It is based on analysis of the existing urban structure of Milton, its heritage character and amenity and consideration of ways to enhance the environmental characteristics of the site.

The Plan provides the landowner, the community, future residents and Council with guidance and certainty on how the area will be developed. The Plan includes a concept plan, detailed design principles, a landscape plan, a site services plan and a staging plan that will enable the development of a high quality seniors living community at Claydon Park over a number of years. The Concept Master Plan will also be the framework for a series of progressive Operational DAs for given parts of the site identified in the staging plan.

This Plan is to be used by Councillors, Council staff, the community, as well as the Proponent to guide planning and design decisions by Council and Government agencies for Claydon Park. The principles in this Plan will apply to development and protection of land within Claydon Park.

The Plan must be consulted when design proposals for individual stages of the development are being designed and assessed by Council. The principles contained in the approved concept master plan in both written and drawn form will guide preparation and approval of subsequent operational Development Applications for the site in accordance with the approved staging plan.

1.6.7 Project Team

The concept master plan and Statement of Environmental Effects has been prepared by the following project team:

- David and Joy Matthew (proponent and land owner)
- Purdon Associates (urban planner)
- TGZ (architects and site planner)
- JMD Design (landscape architect)
- Hughes Trueman (civil and traffic engineers)
- Gary Druett (environment & riparian management)
- Peter Smith (land surveyor)
- bhi (heritage & architect consultant).

1.6.8 Report Structure

This report presents the Concept Master Plan for Claydon Park Seniors Living Community. It contains a site assessment and description of the main elements of the proposed development.

A separate report provides a Statement of Environmental Effects (SoEE) which considers the context and potential impacts of the proposed development.

A third document includes technical studies and background papers relevant to the above documents.

