

4 implementation

#### 4.1 Staging

It is envisaged that Claydon Park will be developed in four (4) main stages, over an estimated 10 year period subject to market demand. The Development Application approvals for each stage will be in accordance with the approved Concept Master Plan as presented in this document.

Whilst there is a need to retain some flexibility in the development sequence it is currently anticipated that development will occur in accordance with the staging plan (Figure 26).

#### 4.2 Land Title

Claydon Park seniors living community will be held in single title without subdivision, other than the possibility of the medical health, wellbeing and care precinct being sold to a specialised operator.

#### 4.3 Operational Development Applications

Once the Claydon Park Concept Master Plan is approved by the Consent Authority as a DA, a progressive series of operational DAs will be prepared and lodged by the Proponent in accordance with the approved staging plan and consent conditions.

#### 4.4 Seniors Community Management

The Proponent is currently negotiating with several experienced aged care provider companies for the rights to management aged care services and associated property matters once the project has been approved and the construction team appointed.

Recent discussions with local medical service providers have confirmed strong interest in the establishment of a new medical centre and pharmacy in or adjacent to the medical health, wellbeing and care precinct. These services would be available to the wider community as well as Claydon Park residents, and would be located on the perimeter of the site. A letter of support highlighting this interest is attached to the DA submission.

The project will be developed by the Matthew family over a number of stages in accordance with the approved master plan and associated operational DAs, and in association with a highly qualified and experienced management and design team comprising qualified engineers, architects and landscape architect professionals and others.



*Community gardens will be a feature of Claydon Park and will supply fresh produce to its residents.*



A HERITAGE COORDINATION AMENDMENT CLAYDON PARK DA		28.09.10 18.03.10
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PROJECT : CLAYDON PARK SENIORS LIVING COMMUNITY MILTON, NSW Project No: 0909		
DRAWING TITLE STAGING PLAN		
DATE		28/09/10
SCALES	DRAWN BY:	LM, JC, TT
1:2500 @ A3	CHECKED:	TG
PHASE	DRAWING NO	REVISION
DA	DA-03	A



## 5    conclusions & recommendations



This document presents a Concept Master Plan for a new seniors living community in Milton on the south coast of NSW.

The proposed development is consistent with State Government and Council planning policies, as well as the Site Compatibility Certificate issued by Department of Planning in 2008.

The site is in a rural zone and is adjacent to residential housing on the southern side of Milton, within easy walking distance of the town centre.

The ultimate development envisages a total of approximately 260 dwellings together with provision for a medical health, wellbeing and care precinct along with a community centre accommodating a range of activities for the residents of Claydon Park and the wider area.

The project will be developed in stages depending upon market conditions. However, once fully developed Claydon Park will have an estimated population of about 400 residents.

The Concept Master Plan provides five separate access/egress points from Croobyar Road and Wilfords Lane into the development. It consists mainly of single storey self care residential units covering a range of housing types and sizes from 1-3 bedrooms with on-site parking to meet social needs.

There is a strong emphasis on maintaining a rural landscape setting with restoration of the riparian zones, introduction of new water storage ponds, community gardens, walking trails, and housing set in green pastures and extensively landscaped recreation and relaxation areas. The project will address the growing market demand for a high quality seniors living environment.

The proposed seniors living community at Claydon Park will be constructed in stages over the next decade in accordance with market demand and will make an important contribution to the provision of services and accommodation for seniors living in Milton, Ulladulla and on the south coast generally.

The project will be built and managed in ways that maintain the highest environmental quality standards and which complement the heritage character of Milton and district.

In summary, the long term vision for Claydon Park can be summarised as follows:

- a totally planned high quality seniors lifestyle community
- a development serving the need of people over the age of 55 throughout the region and beyond
- a unique clustered communities in an open space setting
- a development footprint that is less than 30% of the total site
- retention of agricultural activity and rural character with scope for manufacture of primary products
- an historic homestead as a community centre with services available to Claydon Park residents and the wider community
- sympathetic heritage design for all dwellings and landscape structures
- extensive advanced landscape planting to reinforce exiting plantings
- a diverse range of quality accommodation types, styles and prices
- houses with views and privacy
- extensive landscaped paths along restored waterways
- a development program spread over the next 10-15 years in accordance with market demand
- environmentally sustainable design with no adverse environmental impacts.
- The Claydon Park Seniors Living Community will deliver numerous benefits to Milton/Ulladulla and the wider Shoalhaven region including:
  - new much needed seniors living services for the Shoalhaven, particularly the southern region
  - a range of housing types to meet needs of ageing community
  - new local job opportunities during construction and ongoing management, as well as multiple effects on local business in the region
  - major new investment in the local economy
  - boost for local business during and post construction for a range of products and services
  - revenue to Council through an increased rating base and other fees and charges
  - no adverse environmental impact
  - the adoption of sustainable planning and design for the project, as well as the use of best case energy and water saving technologies.

It is recommended that the Consent Authority:

1. Adopt the Claydon Park Concept Master Plan (Figure 6) as the framework for development of the site, and as the basis on which a number of subsequent operational Development Applications;
2. Adopt Figure 7 as the concept landscape plan for the site;
3. Adopt Figure 26 as the agreed staging plan for future development of Claydon Park, and
4. Accept the accompanying Statement of Environmental Effects (March 2010) as meeting the requirements of the legislation in relation to the Concept Master Plan for Claydon Park.





# CLAYDON PARK

CLASSIC SENIORS LIVING

