

2013HCC024 – DA/1892/2013

40-48 Burton Road, Mount Hutton

Appendix D:

IP Strategic Planning Referral

Referral Response

IP – Strategic Planning



Application Number: DA/1892/2013

Date: 20 January 2013

Location: LOT 12 DP 830292, LOT 11 DP 830292 48 BURTON ROAD, MOUNT HUTTON NSW 2290, 40 BURTON ROAD, MOUNT HUTTON NSW 2290

Thank you for referring the above application to Integrated Planning (IP).

The application is for a retirement village consisting of 101 dwellings, made up of 61 detached or semi-detached villas and 40 units (within 4 separate two storey buildings), and an on-site recreation centre.

The proposed development is located predominantly within the 1(2) Rural (Living) zone and partly within the 7(5) Environmental (Living) zone. It is difficult to support that the proposed development is consistent with some of the objectives of these land use zones. However, Clause 41 of Lake Macquarie Local Environmental Plan 2004 (LMLEP 2004) provides that a retirement village may be permitted, with consent, in certain zones (including Zones 1(2) and 7(5)) if the land immediately adjoins, or is within 400 metres of, land within Zone 2(1).

I note that the applicant has lodged the application in accordance with the SEPP (Housing for Seniors or People with a Disability) 2004, which overrides the controls in LMLEP 2004.

From a strategic land-use perspective, it is apparent that the subject site is within a broader precinct that is likely to come under increasing pressure for rezoning for urban (rather than rural residential) purposes. In this regard, Integrated Planning have identified the need to undertake a study of current land use patterns in the area. It is anticipated the study will be undertaken in the next 2-3 years and will seek community comments on appropriate land uses. The results of the study would be used to develop a land-use strategy for the "South Creek Catchment".

IP is aware, however, that the current non-urban zoning makes seniors housing an attractive development option for the land from an economic perspective.

In April this year, IP prepared a paper entitled "Availability of Land for Seniors Housing In Lake Macquarie" (ref. D02919659). Among other things, the paper explored the availability of sites adjacent to 'land zoned primarily for urban purposes' that were deemed suitable for seniors housing. Sites of at least 2 hectares were assessed against a range of criteria, including proximity to town centre services, availability of public transport, and site constraints such as slope, prevalence of vegetation and flood risk.

48 Burton Road was among approximately 100 sites that achieved a weighted score indicating it is well-suited to seniors housing. The paper also found that there were "relatively fewer opportunities for seniors housing in non-urban zones in the Charlestown and Belmont Districts".

For these reasons, Integrated Planning, does not object to the proposed development proceeding prior to future planning for the area. There are no controls in Draft LMLEP 2013 equivalent to the current Clause 41, and the restrictions of the SEPP in relation to land adjoining land zoned primarily for urban purposes mean there are only limited opportunities for additional seniors housing development in the Burton Road / South Creek precinct. Approval of the subject application would not lead to development 'creep' without rezoning of adjacent land (which would

require community consultation – in addition to consultation undertaken as part of the aforementioned land-use strategy).

With regard to the proposed unit buildings, I am not concerned about the higher density form of housing in the context. I agree the larger buildings have been appropriately located within the site. The unit buildings provide for some diversity of housing options within the development, which is something that Council is seeking to promote.

I consider that any impacts on the rural residential character of the land should be weighed against the benefits the proposed development may offer in terms of responding to the genuine need for well-designed and located seniors housing.

Should you require any information please contact me on extension 1416.

Andrew Donald
Integrated Planning