



Hawes & Swan

Town Planning Consultants

SITE COMPATIBILITY ASSESSMENT

State Environmental Planning Policy (Housing for
Seniors or People with a Disability) 2004

50 Raby Road, Catherine Field
Lakeside Retirement Village



Hawes & Swan
Town Planning Consultants

Site Compatibility Assessment
Lakeside Retirement Village

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D	Landscape and Visual Assessment <i>RPS Australia East Pty Ltd</i>
E	Pre-DA Advice Letter <i>Camden Council</i>

1.0 Executive Summary

This Site Compatibility Certificate Application has been prepared on behalf of Narellan Properties Holding Pty Ltd to demonstrate compatibility for the development of a portion of a site for the purposes of senior's housing at 50 Raby Road, Catherine Field. The Site currently accommodates an existing privately owned, publicly accessible Golf Club known as Lakeside Golf Club Camden, ancillary structures and landscaping/vegetation.

1.1 Zoning & Permissible Uses

The site comprises a number of zones including RE2: Private Recreation, R1: General Residential and E2: Environmental Conservation under the provisions of Camden Local Environmental Plan (LEP) 2010. The development is to occur on land zoned RE2: Private Recreation of which development for the purposes of a 'Registered club' is permissible in the RE2 zone while all forms of 'seniors housing' is prohibited.

Under the provisions of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* ('Seniors Housing SEPP'), development may be considered for the purposes of seniors housing despite the use being prohibited under the Camden LEP 2010.

1.2 Site Compatibility

A Site Compatibility Certificate is required under the provisions of Clause 25 of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* and clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000*. A Site Compatibility Certificate must accompany development applications when the land is zoned primarily for urban purposes, or land that adjoins land zoned primarily for urban purposes, but only if the land is being used for the purposes of an existing registered club.

This SSC application has been prepared in accordance with Chapter 3, Part 1A of the Seniors Housing SEPP and demonstrates the site's compatibility with the existing and future intended land uses. In preparing this SCC application, consideration has been given to feedback received during consultation held with Camden Council and the NSW Department of Planning. This SCC application represents a comprehensive and broader assessment of the site, its surrounds and the nature of development in demonstrating compatibility.

Having had regard to the environmental assessment contained in this report, it is considered that the site is suitable for the proposed senior's housing development, which will provide for a contextually appropriate built form and land use for the site. It is considered that the proposed concept is compatible with the surrounding environment having regard to not only the criteria specified in Clause 25(5)(b), but having regard to the existing streetscape, environment and future anticipated land uses.

The proposed development is consistent with the aims of the Seniors Housing SEPP, and meets the requirements of Clause 25 of the Seniors Housing SEPP. Accordingly, a Site Compatibility Certificate can be issued for the proposal.

2.0 Introduction

2.1 Project Context

This Site Compatibility Certificate (SCC) application is submitted to the NSW Department of Planning and Environment (the Department) in accordance with the provisions of Clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Senior's Housing SEPP). The SCC application relates to a portion of land at Lakeside Golf Club Camden, located at 50 Raby Road, Catherine Field.

The purpose of the SCC application is to facilitate the preparation of a Development Application (DA), as required by Clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), to be lodged with the relevant consent authority for the construction of a serviced self-care retirement village, comprising of 99 dwellings in the form of three, 24-unit apartment building and 27 villas, with ancillary services and facilities. The SCC, if issued by the Department, will be submitted to Camden Council with the DA for the seniors housing development.

This SCC application demonstrates that development for the purposes of seniors housing is compatible with the surrounding environment, having regard to the criteria specified in Clause 25(5)(b) of the Seniors Housing SEPP. This SCC document has been prepared to address the provisions of the Department's Site Compatibility Certificate Application Form and is supported by various studies.

This preliminary assessment includes the following information relevant to the proposal:

- Overview of the project.
- Planning instruments and controls.
- Preliminary assessment justification.
- Compatibility criteria.
- Development application (DA) requirements.

The assessment has been prepared on behalf of the applicant, Narellan Properties Holdings Pty Ltd, by Hawes and Swan Planning Pty Ltd, and is based on information provided by Thomson Adsett Architects.

2.2 Pre-Application Consultation

A pre-lodgement meeting for the SCC application was held with Camden Council on 8 December 2015. The issues raised in Council's letter dated 23 December 2015 and how they have been addressed by the revised proposal are outlined below. The letter issued by Council reflecting their comments are included in **Appendix E**.

1. Impacts upon views to/from and the setting of Gledswood Homestead;

Refer to comments in **sections 4.4 and 4.5** of this report for potential visual impacts to Gledswood Homestead.

2. Consistency with Camden Development Control Plan 2011 and in particular Camden Lakeside Planning Principle 4 which seeks to retain open space and golf play areas visible from Gledswood Homestead and gardens;

Refer to comments in **section 4.7** of this report for impacts to the existing golf play areas.

3. The bulk and scale of the proposal having regard to the two storey development form anticipated for the surrounding area;

Refer to comments in **section 4.2** of this report for any impacts resulting from the bulk and scale of the proposal.

4. The importance of and opportunity for high quality landscaping with this being a key feature of the Lakeside site;

Landscaping across the development site is detailed throughout the report.

5. Utility and resident services required for the operation of the development;

Refer to comments in **sections 3.8 and 6.4** of this report for the provision of essential resident utilities and services.

6. Permissibility for the proposed café and child care centre;

Refer to comments in **section 6.1** of this report detailing the permissibility of the development.

7. Pedestrian and vehicular access to the site including the suitability of the master planned road network for Camden Lakeside and the timing of that road construction by other land owners; and

Refer to comments in **section 3.8** of this report detailing master planned road network for Camden Lakeside.

8. Impacts upon the operation of the remaining golf club including the relationship and consistency with any other proposed and approved development applications.

Refer to comments in **section 4.7** of this report for impacts to the existing golf course.

3.0 Site Analysis

3.1 Location & Context

Lakeside Golf Club Camden is a golf course with a site area of approximately 100 hectares containing 18-golf holes and club house building. The site is located at No. 50 Raby Road, Gledswood Hills and is approximately 10km south west of Liverpool, 5km north west of Campbelltown and 60km south west of the Sydney CBD.

The site is located in an area undergoing a variety of development with varying topography and has remanent native vegetation as well as a permanent water body (lake). The development is located within the Camden Lakeside Golf Course itself and the subject site for the proposed senior's housing village is to the south-west of the existing lake and club house that is currently occupied by the golf course fairways.

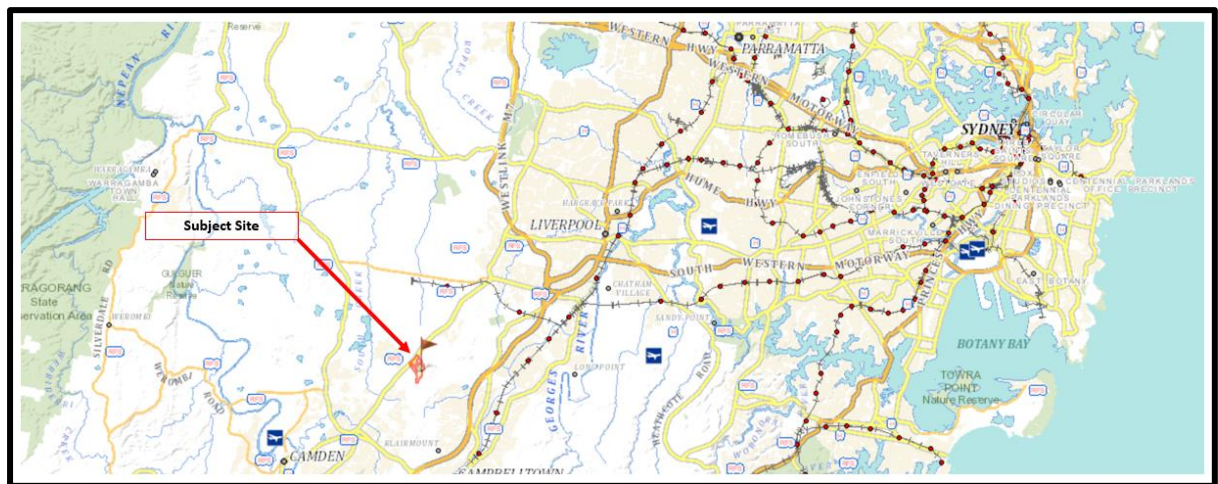


Figure 1 – Location Map.

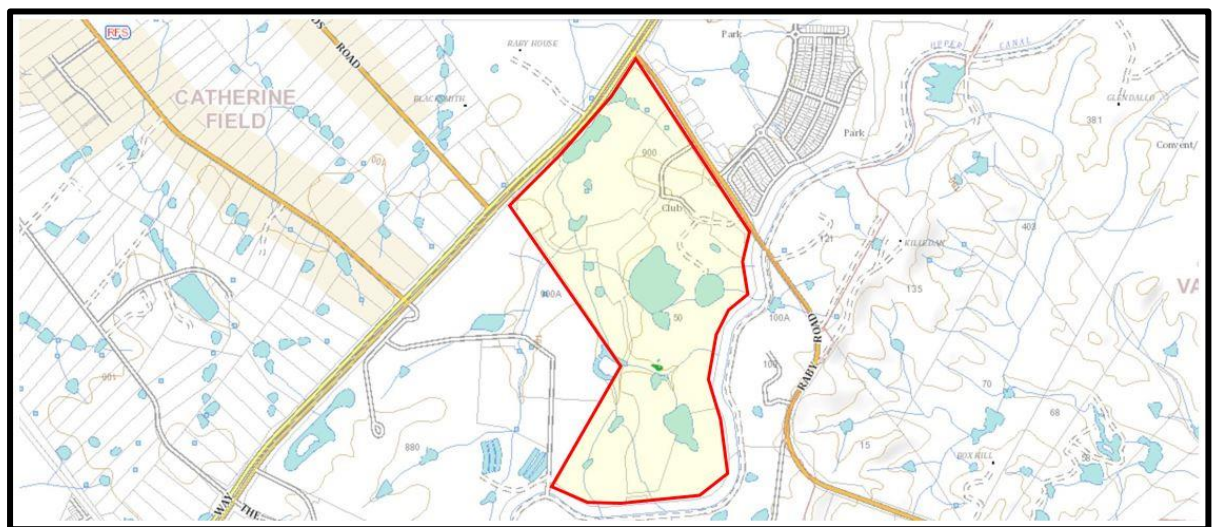


Figure 2 – Location Plan.

3.2 Site Description

The site is legally described as Lot 50, in DP 1221870 (previously known as Lot 100 in DP 1206855) and the subject site area to be developed is approximately 1.38 hectares. The site is currently accessible from Raby Road and vehicular access to the subject development area will occur through the construction of a new road linking the site to Raby Road. Camden Lakeside Golf Club has been in operation since 1993 and is a Par 72 course. Camden Lakeside is also used as a function venue and holds range of functions throughout the year.

The subject site and surrounding areas include ridgelines and rolling hills with visual perspectives of the Greater Blue Mountains approximately 21km to the west. The topography of the subject site and surrounding area is typical of the Cumberland Plains, consisting of gently rolling foot hill. The site generally falls away in a from north to south.

The context of the surrounding area is typically characterised as rural however the surrounding areas are experiencing rapid redevelopment through the introduction of new residential precincts. The surrounding areas are seeing significant changes with urban release areas developments and rezoning occurring to the surrounding site to the north, east and south.

There is existing managed vegetation located across the site which comprise of a range of low level shrubs and trees. In addition, there is also a permanent water body, a “Lake” within the Camden Lakeside lands which contributes to the overall aesthetic of the golf course and club.

The proposed senior’s housing development would be located approximately at 100-110 AHD and the land would be generally flat across the development site. There is currently no existing, significant vegetation located in the development area given that this part of the site previously been cleared to accommodate the golf course fairway.

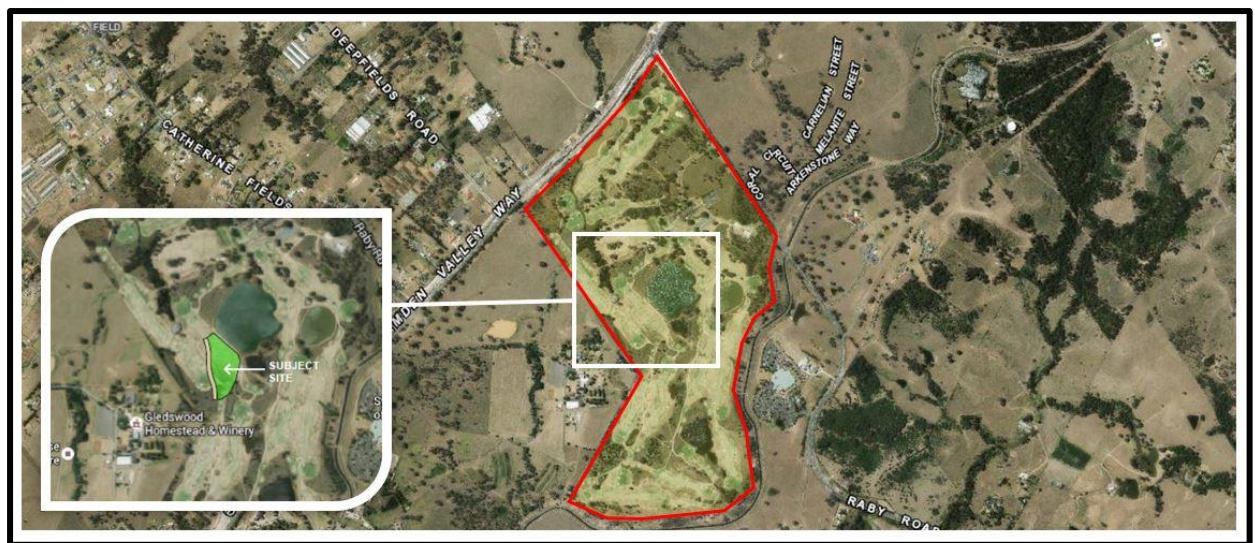


Figure 3 – Location of the development area.

3.3 Existing Site Conditions

Specific details on the existing conditions of the site is provided as follows:

Landform	Area subject of this development is relatively flat with a north to south slope.
Buildings/Structures	<p>The site currently contains the following buildings and structures:</p> <ul style="list-style-type: none">• Lakeside Golf Club;• Lakeside Club House;• 18 golf course fairways;• Four (4) larger waterbodies (lakes/dams); and• Rileys Creek runs through the site.
Access	<p>Vehicular access to the site is currently provided off Raby Road at the north east corner however, the development area is not currently accessible by private vehicle. Future roads and bus routes are planned in this area and is discussed in Section 3.8 of this report.</p>
Vegetation	<p>Significant vegetation is present throughout the site of which includes the following species:</p> <ul style="list-style-type: none">• Shale Hills Woodland;• Shale Plains Woodland; and• Alluvial Woodland. <p>However, no existing significant vegetation is present at the development area that is covered by exotic grassland. This is further detailed in Section 3.5 below.</p>
Bushfire	<p>The site is identified as bushfire prone and (buffer and vegetation category 2) however the subject development area is not mapped as being bushfire prone land as shown in Figure 5 below.</p>



Figure 4 – Existing site conditions of the development area.

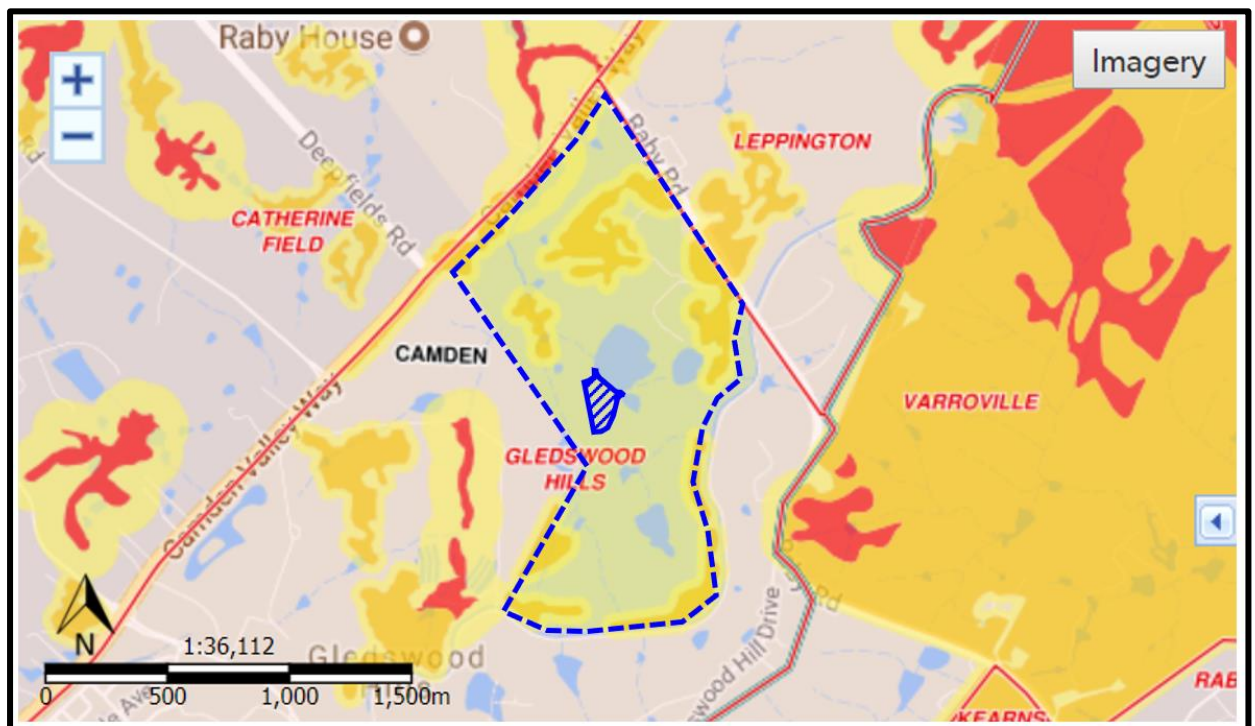


Figure 5 – Bushfire prone land map demonstrating the site (dashed outline) as bushfire prone with the development area shown hatched.

3.4 Surrounding Development

The site is bounded by Camden Valley Way to the north west and Raby Road to the north east. The locality is also identified as a sport and recreation area with other nearby golf facilities such as Country Club Camden Valley. The surrounding area is characterised by the following:

- Surrounding rural farmland and large lot, private rural properties.
- New low density residential development to the north, south and west of the site.
- The Assembly Hall of Jehovah's Witness is located to the east of the site.
- The Upper Canal is a listed NSW State Heritage Item and runs to the east and south of the site.
- Gledswood Homestead is an authentic Australian colonial farm with many of its original buildings intact from the early 1800's and is located to the west of the site.
- Raby House is located to the north west.

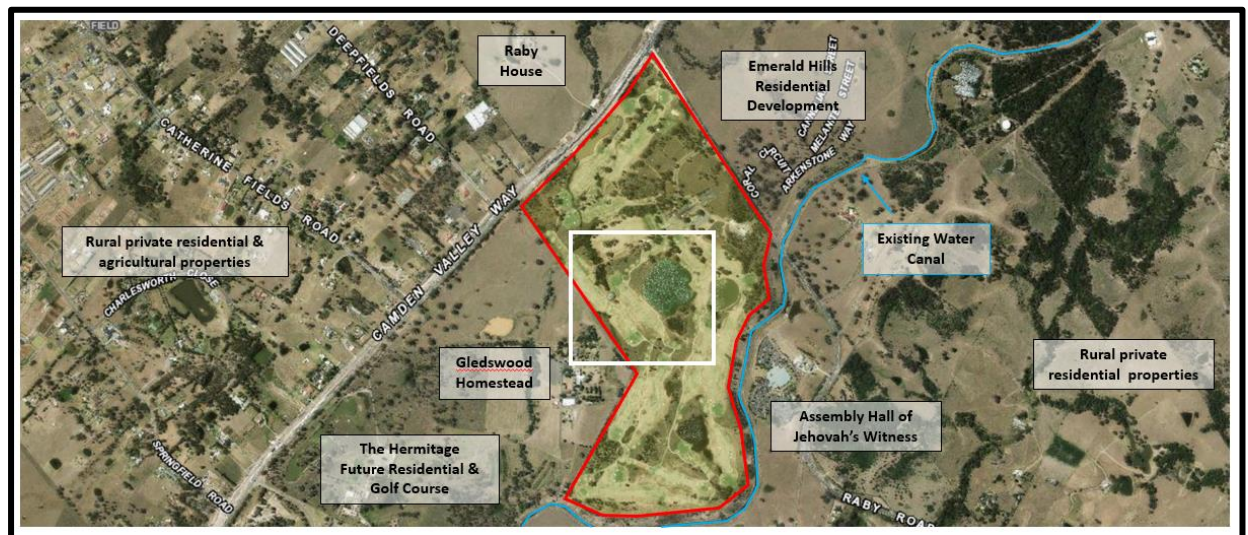


Figure 6 – Surrounding Area.

As mentioned above, areas to the north, west and south of Camden Lakeside Golf Course are currently undergoing significant evolution from a primarily rural landscape to a highly urban environment. Land release areas are being developed primarily for residential accommodation to the north and south. Planning proposals to the east of the site have been endorsed by Council to rezone land from rural uses to transitional large lot residential or medium density development. There is also a golf course indicated within the future Hermitage estate development.

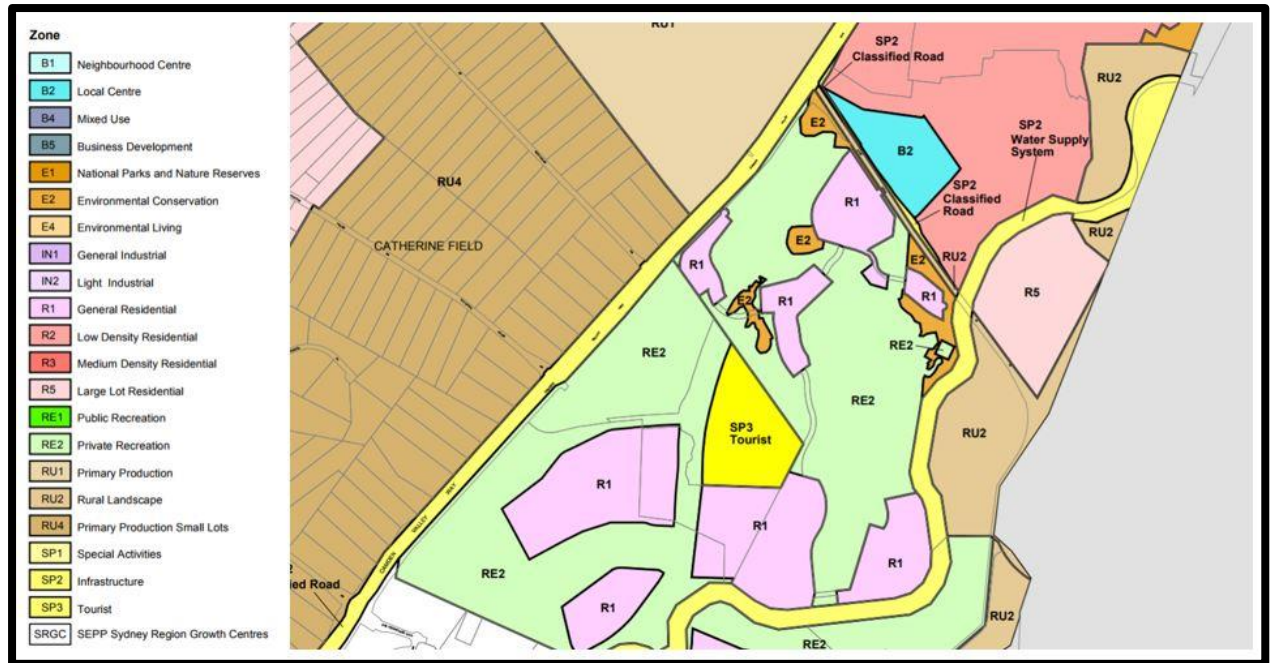


Figure 7 – Current Land Use Zoning Map demonstrating future change to the rural characteristics of the surrounds.

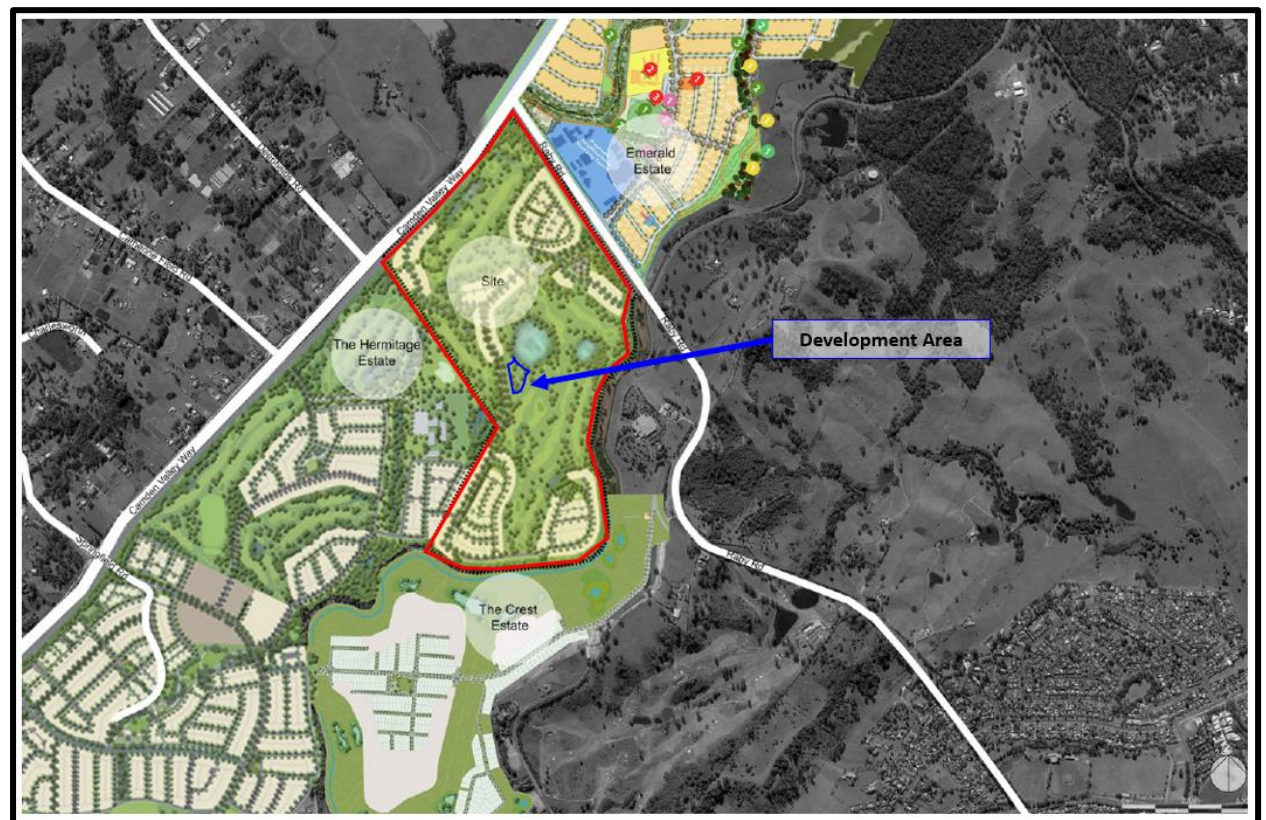


Figure 8 – Map demonstrating the future built form with the subject development area outlined in blue.
(Source: RPS Australia East Pty Ltd.)

3.5 Vegetation on Site

Camden Council has made an application to the Minister for Environment, Minister for Heritage and the Minister for Local Government to confer biodiversity certification of Camden Lakeside. A Biodiversity Certification Assessment Report and Strategy prepared on behalf of Sekisui House Australia Pty Ltd dated 10 February 2017 has been endorsed by Camden Council. The findings of the assessment revealed that there is no significant vegetation located on the land that is to be developed for the senior's housing development.

Furthermore, the subject site will be utilised as a fairway due to the reconfiguration of golf holes to make way for 380 dwellings. There is no significant vegetation located on the land that is to be developed and the area is identified as containing 'exotic grassland' in the Biodiversity Certification Assessment Report and Strategy. Furthermore, land mapped as containing a Cumberland Plain Land Snail Habitat on the site is not located in the immediate vicinity of the proposed development area.

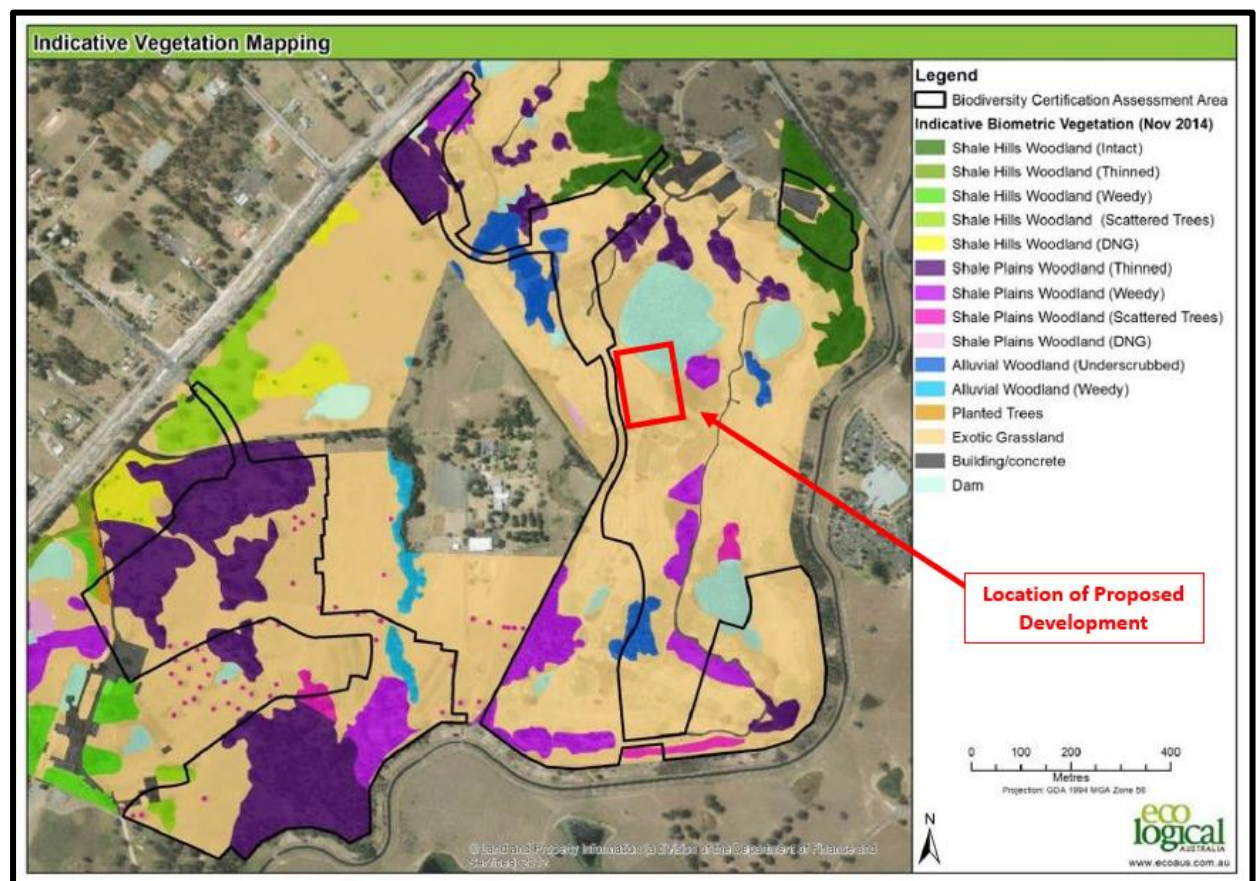


Figure 9 – Extract from the Biodiversity Certification Assessment Report and Strategy prepared by Ecological demonstrating Initial Indicative Biometric Vegetation Types and Zones in the BCAA as Determined by Review of Existing Studies Including NPWS 2002.

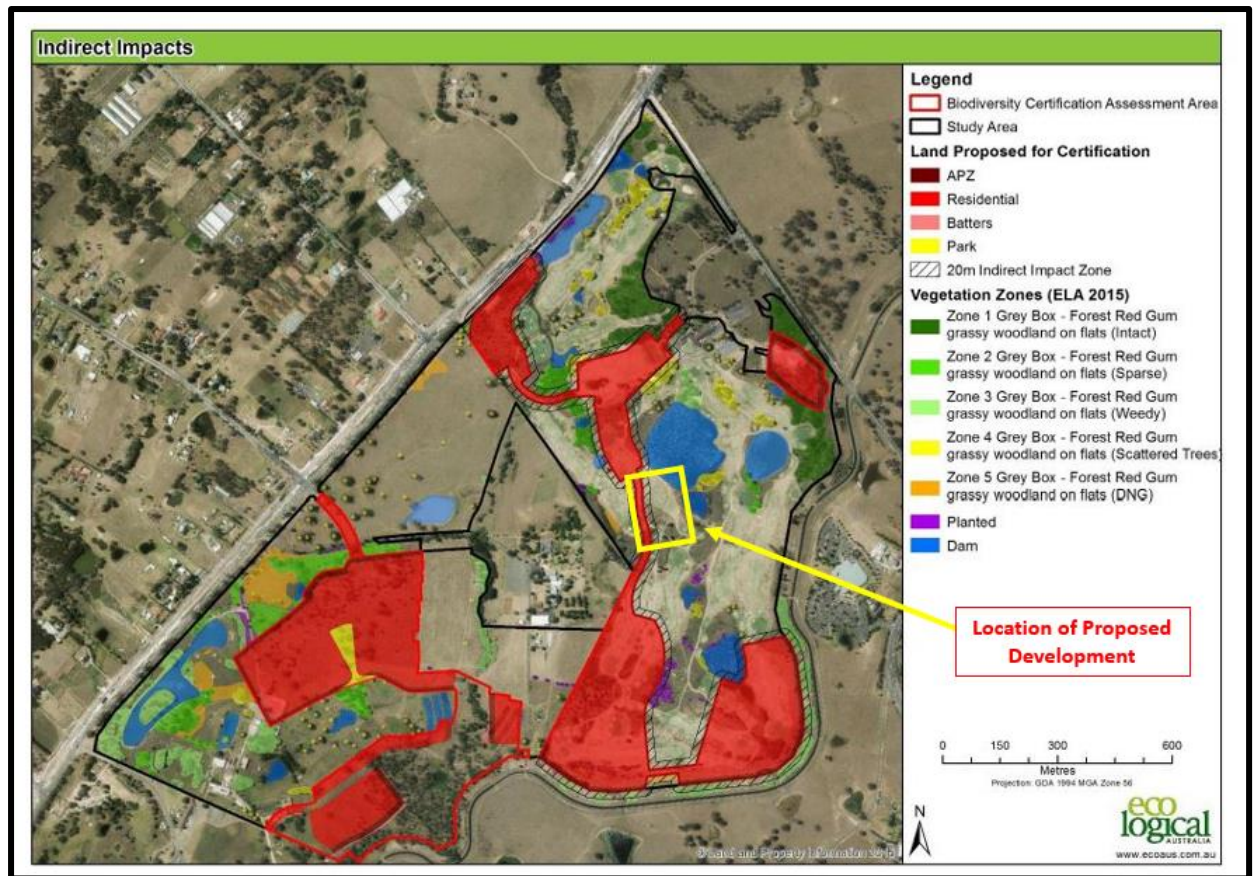


Figure 10 – Extract from the Biodiversity Certification Assessment Report and Strategy prepared by Ecological demonstrating Indirect Impacts to Vegetation Zones.

3.6 Existing View Corridors

A Landscape and Visual Impact Assessment prepared by RPS Australia east Pty Ltd, dated 16 January 2018 has been submitted with the application that identifies six (6) viewpoint locations that have been selected based on Council's concerns. Those concerns relate to the potential for visual impacts on existing vistas of the rural landscape or from key historic locations in the areas surrounding the proposed development. The viewpoints are summarised below:

- Viewpoint 1 – No. 121 Raby Road**
Views from rural residential dwellings consisting of open grassland, boundary fencing, exotic trees and the Blue Mountains in the distance.
- Viewpoint 2 – Assembly Hall of Jehovah's Witness**
Views from the western perimeter of the property (car park area) of a modified landscape, boundary fencing, water canal, glimpses of the golf course and the Blue Mountains in the distance.

- **Viewpoint 3 – Rural Residential Area (South)**

Views from an existing private access road near rural residential properties include a mix of open grassland, boundary fencing, construction earthworks, powerlines and a tower.

- **Viewpoint 4 – Gledswood Ponds**

Views from the Gledswood Ponds area include open grassland, scattered native trees, partial view of the Gledswood homestead car park and buildings, powerlines and a tower.

- **Viewpoint 5 – Gledswood Homestead**

Views from Gledswood Homestead to the subject site is identified as a significant view corridor as contributing to the aesthetic and historic significance of the item. Views are representative of temporary visual receivers such as tourists and includes views of a mown lawn, ornamental trees, hedges and planting, rural fencing, views of the golf course, powerlines and a partial view of the existing golf club building.

- **Viewpoint 6 – Raby House**

Views from Raby House is representative of a residential visual receiver in a rural residential property with generally open views to the east and of the surrounding areas. Foreground views consist of a mix of open grassland, rural post and wire fencing and scattered remnant vegetation. A large power pole and wires is a dominant element in the view. Earthworks forming part of new residential development construction works is also partially visible through the trees.

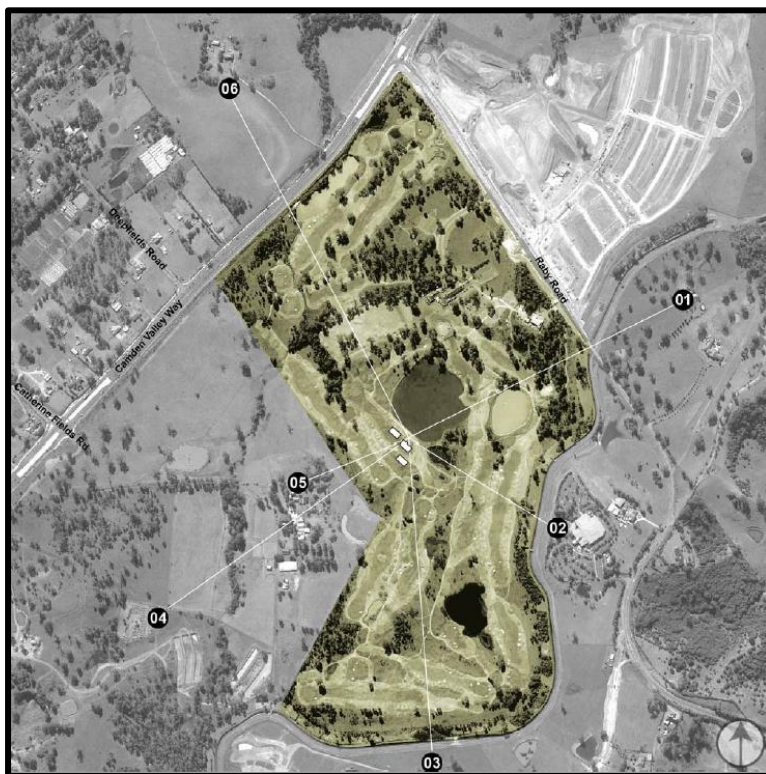


Figure 11 – Significant viewpoints and distances (Source: Landscape & Visual Assessment – RPS Australia East Pty Ltd.)

3.7 Heritage Significance

The site is in close proximity to various items of heritage that are summarised in the table below:

Table 1: Heritage Items of State Significance in Close Proximity to the Site			
ID	Address	Name	Distance from Subject Site
01692/I81	900 Camden Valley Way	Gledswood Homestead	200m south west. This land adjoins the western boundary of the site.
01694/I82	1025 Camden Valley Way	Raby	900m north west. This land is located opposite the site on Camden Valley Way.
01373/I122	-	Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)	355m east and 780m south. This item is located along the southern boundary of the site.

While these items are not located within the area that is proposed to be developed for the purposes of seniors housing, a significant view corridor is present from Gledswood Homestead to the subject development area.

3.8 Access to Services & Facilities

Existing Transportation

The existing local bus services stops on Raby Road and Camden Valley Way are located approximately 550m to the north east and 570m to the northwest of the development area respectively. The local bus routes link Camden with Liverpool, Leppington, Cobbitty, Narellan, Oran Park and Campbelltown during the week however, services are limited on the weekend.

The road network in the vicinity of the site includes Hume Motorway, Camden Valley Way, The Northern Road and Raby Road. The Northern Road links Camden Valley Way to the south of the site and Raby Road to the Hume Motorway to the north.

Existing Services

Amenities currently servicing the area include the Narellan Town Centre located approximately 6.3km from the site, Camden regional shopping centre and Camden hospital located approximately 11km east of the site and Macarthur Square Shopping Centre located approximately 12km south of the site. A range of additional services including medical, café/restaurants/business premises exist to the south of the site within the Gregory Hills precinct located approximately 2.8km to the south west of the subject

development area. Additionally, the following table outlines significant developments that have recently been approved that would contribute towards servicing future residents.

Table 2: Recent Approvals in the Locality that would Service Future Residents		
Service	Address	Distance from Subject Site
Registered Community Sports Club	61-73 Rodeo Road, Gregory Hills	2.9km South West
Camden Medical Campus (State Significant Development - 473 bed private hospital)	The Hermitage Way, Gledswood Hills	2.4km South West
Gregory Hills Neighbourhood Centre (containing a supermarket, retail premises and a service station site)	33 Village Circuit, Gregory Hills	2.63km South West
Private Hospital (60 beds)	49 Rodeo Road, Gregory Hills	2.88km South West
Health Hub (mixed use development containing medical centres, cafes, bulky goods premises, business premises and shops)	7 Gregory Hills Drive, Gledswood Hills	2.9km South West



Figure 12 – Location of future services.

Envisaged Development within the Camden Lakeside Precinct and Access

The proposed seniors housing development would be sited on the eastern side of the proposed road identified as “Golf Course Drive” relating to the development of Camden Lakeside in Chapter C11 of Camden Development Control Plan 2011 (Camden DCP 2011). Golf Course Drive is identified to provide

access through the site by connecting to local neighbourhood roads and the entry road off Raby Road (see **Figure 13** below).

This plan also identifies a local bus route from Raby Road through the Camden Lakeside development that will provide access to the subject site (see **figure 14**). Golf Course Drive is also identified as a pedestrian and cycle friendly network.

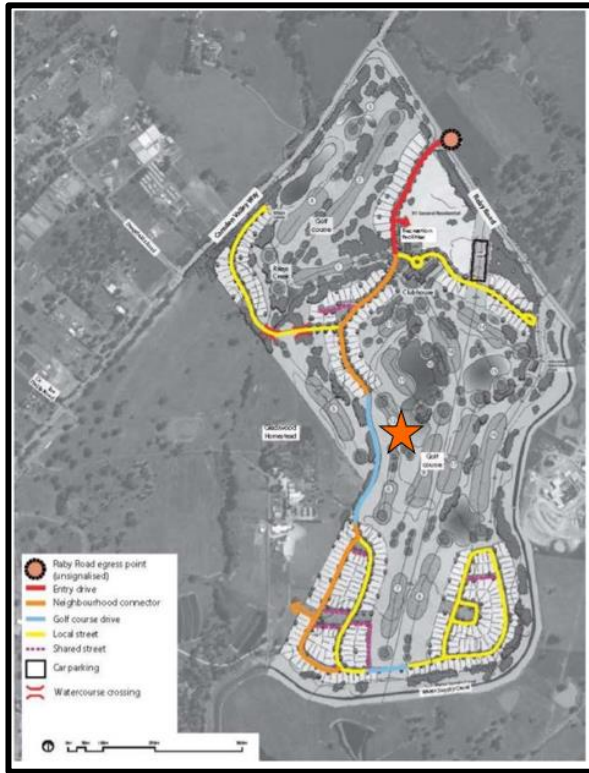


Figure 13 - Camden Lakeside Indicative Road Structure
(subject site identified with a star)



Figure 14 - Camden Lakeside Indicative Bus Route
(subject site identified with a star)

4.0 Project Description

4.1 Project Overview

The intended use of the land is for a serviced self-care retirement village on land zoned for private recreational purposes, of which adjoins land zoned primarily for urban purposes. The proposed development site will have a total site area of 1.38ha (including internal roads) and will consist of a total of 99 residential units, designed to be accessible from the main internal roads and linked to public walkways throughout the site. The network of walkways and roads will lead to various community facilities provided within the site and will be articulated with street tree plantings and associated landscaping works.

The village will generally be bounded by single storey villa dwellings and contain two storey apartment buildings surrounded by communal open space. It is intended that the majority of the village's facilities will be accessed from the central square. The proposed development will include the following:

- A total of 99 residential units in the form of:
 - 27 single storey attached and detached villa dwellings (20 x 2.5 bedrooms and 7 x 1.5 bedrooms); and
 - 72 apartments provided within three (3), two (2) storey apartment buildings (60 x 2 bedroom units and 12 x 2.5 bedroom units) and car parking at the basement level.
- Community Facilities Building;
- One (1) single storey building for a café.
- Landscaping and open space.



Figure 15 - Proposed Site Plan (Source: Thomson Adsett).

4.2 Impact of Bulk & Scale of the Proposal

The built form of the proposed development is illustrated in the concept plan in *Appendix A* and is summarised in **Table 3** below.

Table 3: Proposed Building Envelope & Potential Impacts		
Control	Proposed	Comments
Site Area	1.38ha	The site area to be developed is 1.38ha of which includes the construction of internal roads.
Site Coverage	4,934m ² (35.81%)	A total of: <ul style="list-style-type: none"> • 3,081m² is to be developed for apartments • 1,512m² is to be developed for villas • 350m² is to be developed for community facilities.
Maximum Building Height	2 Storeys	This includes single storey villa dwellings and two storey apartment buildings.

The proposed development will maintain an appropriate built form and have minimal impact upon the public domain for the following reasons:

- The proposed development within the site will include small clusters of attached and detached, single storey villa dwellings that are compatible with the residential nature of the Camden Lakeside Development.
- The proposed two storey apartment buildings would be concentrated towards the rear of the development site, significantly setback from Golf Course Drive and on the lower point of the site.
- The apartment buildings would be located behind the villa dwellings and further screened from view through the implementation of street tree planting and landscaping works.
- Car parking for the apartment buildings will be provided at basement level that would reduce visual clutter.
- The apartment buildings would be accessible through new internal roads within the development site.
- The proposed internal roads and walkways leading to the site facilities including the community facilities building and café will contain landscaped gardens.
- The walkways and surrounds have been designed and defined physically by surrounding natural and built elements and includes landscaped areas and planters.

A Landscape Visual Assessment has been conducted to determine the visual impact of the proposed development on the site and surrounds and is discussed in **Section 4.3** below. It is unlikely that adverse visual impacts would result from this proposed development given the low scale design of the development, the presence of existing vegetation and the topography of the site. It is considered that any visual impacts to surrounding development can be addressed through appropriate mitigation measures.

Therefore, it is anticipated that the visual impacts resulting from the proposed built form and general nature of the development would be deemed acceptable for the area.

4.3 Impact on Conservation & Management of Native Vegetation

As previously discussed in **Section 3.5** of this report, a Biodiversity Certification Assessment Report and Strategy prepared on behalf of Sekisui House Australia Pty Ltd dated 10 February 2017 has previously been submitted to Camden Council for assessment. The subject site for this proposed senior's housing development does not fall on land mapped for biocertification.

The proposed development would not impact upon any existing remnant native vegetation in the immediate vicinity of the subject site and the design of the proposal would enhance the existing landscaped setting with the incorporation of street and feature trees throughout the development.

4.4 Impact on View Corridors

As previously mentioned, a Landscape Visual Assessment of the proposal has been prepared by RPS Australia East Pty Ltd and a copy of this report has been provided. The report concludes that the proposed seniors housing development would generally have low to negligible visual impact upon surrounding proposed developments due to the presents of existing vegetation, topography as well as the current residential and urban development in the surrounding context.

The findings of the report are summarised in the table below:

Table 4: Summary of Landscape Visual Impacts From Significant View Points						
Viewpoint No.	Address	Distance	Level of Scenic Value	Change to Visual Environment		Visual Impact Rating
				Magnitude Rating	Sensitivity Rating	
1	121 Raby Road	900m	Moderate - High	Negligible	Moderate	Negligible
2	Assembly Hall of Jehovah's Witness	400m	Moderate - Low	Low	Low	Low

3	Rural Residential Area (South)	1.5km	Low	Low - Negligible	Low	Low - Negligible
4	Gledswood Ponds	800m	Moderate	Low	Moderate	Negligible
5	Gledswood Homestead	200m	Moderate – Low	Low	High	Moderate
6	Raby House	1km	Moderate	Negligible	Moderate	Negligible

As indicated in the table above, Viewpoint No. 5 from Gledswood Homestead of the retirement village is assessed as being a 'moderate visual impact'. Although the magnitude rating is considered 'low' due to the neighbouring proposed development, this 'moderate' rating is largely due to the impact the development would have on the existing landscape character - from a more pastoral managed landscape to a suburban character. However, in consideration of the approved development planned in neighbouring properties, the magnitude rating is considered 'low', therefore resulting in a 'moderate' visual impact.

Despite this, it is considered that the ratings of views from Gledswood Homestead to the proposed development could be diminished through the implementation of appropriate mitigation measures such as landscaping. Landscaping is considered to be the most effective method for reducing the visual impact to Gledswood Homestead and additional tiered landscaping to the proposal boundaries will significantly reduce visibility of the retirement village components from Gledswood Homestead. This will therefore reduce the overall visual impact rating to a 'low' grade.



Figure 16 – View to the northeast from Gledswood Homestead to the proposed retirement village without appropriate mitigation measures applied to the development. (Source: RPS Australia East Pty Ltd.)



Figure 17 – Artists impression of the view from Gledswood Homestead to the proposed retirement village with appropriate landscaping applied to the site including a structured landscape buffer of trees, shrubs and groundcovers, as well as further mitigation measures. The application of these measures will effectively soften views to the proposal. (Source: RPS Australia East Pty Ltd.)

Other mitigation measures to reduce the visual impacts from all viewpoint areas include:

- The use of trees and/or other screening vegetation to assist in reducing the visual prominence of the structure particularly along the northern and southern façade.
- Utilise finishes and materials of a high standard complementary to the existing locality & landscape.
- The use of muted colours on roofs and building facades to ensure that the development is compatible with the character of the surrounding area.
- Prepare lighting models for the proposed lighting of the proposal during its operation. Develop lighting that addresses *AS4282 Control of the Obtrusive Effects of Outdoor Lighting*. Ensure that all light spill is contained within the boundary limits of the car park wherever possible.

Therefore, it is anticipated that the visual impacts created by the proposed development would be deemed acceptable for the area.

4.5 Impact on Heritage & Conservation

The proposed works include the construction of a seniors housing development including three, two storey apartment buildings with a basement level to accommodate car parking. It is considered that the construction of this residential accommodation will include bulk earthworks across the subject site. The curtilages for all three heritage items identified in **Table 1** of this report are located outside the area that is to be developed so the proposal would not have any direct impact upon the built heritage items located in the vicinity of the subject site as discussed below.

- **Impacts to Gledswood Homestead**

As previously stated, the view corridor from Gledswood Homestead to the development area is identified as having heritage significance and a Landscape Visual Assessment has been prepared that is discussed above in relation to any potential impacts to Gledswood Homestead. This landscape visual assessment determines the views present as having moderate-low scenic value however, the changes to the visual environment by the proposed development would result in a moderate visual impact.

The following diagrams demonstrate the views present to and from Gledswood Homestead in relation to the subject development area.

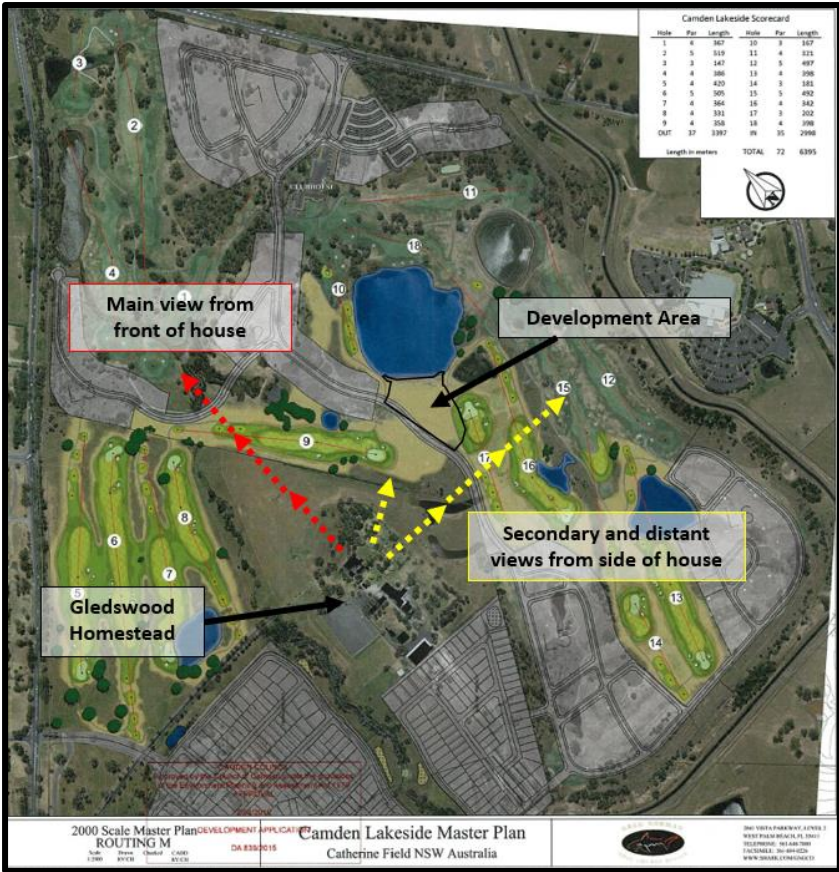


Figure 18 – Primary and secondary views from Gledswood Homestead in relation to the subject development area.



Figure 19 - Photograph of the secondary distant view to be maintained.



Figure 20 - View of Gledswood Homestead from the subject development area.

It is acknowledged that the proposed senior's village would alter the existing character of the view from Gledswood homestead of a pastoral managed landscape to a more active and suburban character. However, it is considered that the visual impacts resulting from the development could be further reduced through recommended mitigation measures including landscaping, as discussed in **section 4.3** above.

Furthermore, it is considered that through application of these measures, the proposal is unlikely to adversely impact upon the heritage significance of the views present from Gledswood Homestead, given the single storey nature of the proposed villa dwellings and the limited two-storey built form of the apartment buildings.

- **Impacts to Raby**

Due to the topography of the local landscape, the presence of existing vegetation, the distance of the development area from the property and the low scale nature and built form of the development, it is anticipated that the proposal is highly unlikely to impact upon the heritage curtilage of Raby House.

- **Impacts to the Upper Canal**

The proposal is unlikely to impact upon the heritage significance of the Upper Canal.

- **Potential for Archaeological Remains**

The site has been used as a golf course and it is considered that it is unlikely archaeological remains would be located within the development area.

Therefore, it is considered that the proposed development maintains a suitable built form that is suitable for the surrounding environment and that appropriate mitigation measures can be employed to protect significant views from nearby heritage items. The proposed development would be deemed acceptable for the area.

4.6 Impact From Bushfire

The property is mapped as bushfire prone land (buffer and vegetation category 2) as shown in **Figure 5** of this report, however the development area is not mapped as being bushfire prone land. A Bush Fire Assessment would be submitted with any DA lodged given it would be classed as a Special Bushfire use.

4.7 Impact on Existing Golf Course/Open Space Provision

The golf course will be reconfigured to make way for 380 dwellings. There will be a total of six (6) clusters of residential development therefore, to make way for residential development, golf holes 5, 6, 7 and 8 have been established.

It is intended that golfers will soon be able to utilise these four (4) new holes that will therefore keep the course operating as an eighteen-hole golf course. Following this, roads are to be constructed and residential blocks will be created.

The proposed retirement village has been designed as one storey at the street frontage and only up to two storeys at the rear that is therefore considered to be compatible with the surrounding development.



Figure 21 – Revised golf hole configuration.

5.0 Relevant Planning Instruments and Controls

5.1 Overview of Planning Instruments Applying to the Site

The following Acts, planning instruments and policy documents are of relevance to the proposed development:

- Retirement Villages Act 1999
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- Camden Local Environmental Plan 2010
- Camden Development Control Plan 2011
- State Environmental Planning Policy No. 55 – Remediation of Land
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River

5.2 Planning Provisions

The definitions, zoning and key provisions of relevant legislation are set out in the table below:

Table 5: Relevant Criteria of Planning Instruments, Acts and Policies	
Instrument/Act/Policy	Criterion
Retirement Villages Act 1999	<p>Clause 5 Meaning of ‘retirement village’:</p> <p><i>(1)(a) predominantly or exclusively occupied, or intended to be predominantly or exclusively occupied, by retired persons who have entered into village contracts with an operator of the complex,</i></p>
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	<p>Clause 24 Site compatibility certificates required for certain development applications:</p> <p><i>(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) if:</i></p> <p><i>(a) the development is proposed to be carried out on any of the following land to which this Policy applies:</i></p> <p><i>(i) land that adjoins land zoned primarily for urban purposes,</i></p> <p><i>(iii) land that is used for the purposes of an existing registered club</i></p>
Camden Local Environmental Plan 2010	<p>Zone RE2 Objectives</p> <ul style="list-style-type: none"> • <i>To enable land to be used for private open space or recreational purposes.</i> • <i>To provide a range of recreational settings and activities and compatible land uses.</i>

	<ul style="list-style-type: none"> • <i>To protect and enhance the natural environment for recreational purposes.</i>
Camden Development Control Plan 2011	<p>Chapter C11 Camden Lakeside</p> <p>Camden Lakeside Planning Principles</p> <ul style="list-style-type: none"> • <i>Enhancement of the existing natural environment through the implementation of a water management system integrated with the golf course landscape.</i> • <i>Retention and enhancement of existing significant Cumberland Plain Woodland where practical.</i> • <i>Protection of important visual elements within the landscape including contained and long views, vegetation, waterbodies and cultural elements.</i> • <i>Retention where possible of open space and golf play areas visible from Gledswood Homestead and gardens.</i> • <i>Protection of the Sydney Catchment Authority Upper Canal.</i> • <i>Establishment of streetscapes and other public spaces including parks and pedestrian paths which are visually and physically empathetic with the existing character of the site.</i> • <i>Establishment of natural and built environments which reflect contemporary lifestyles.</i> • <i>Creation of an urban structure which facilitates the implementation of ecologically responsible long-term management procedures.</i> • <i>Accommodation of relevant bushfire requirements, riparian setbacks and golf safety setbacks.</i> • <i>Responsible physical integration of residential lots with the activity associated with the golf course and other land uses.</i> • <i>Maintenance of a golf course, clubhouse and maintenance facility/depot.</i>
State Environmental Planning Policy No. 55 – Remediation of Land	<p>2. Object of this Policy</p> <p><i>(1) The object of this Policy is to provide for a State wide planning approach to the remediation of contaminated land.</i></p> <p><i>(2) In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:</i></p> <p><i>(a) by specifying when consent is required, and when it is not required, for a remediation work, and</i></p> <p><i>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</i></p> <p><i>(c) by requiring that a remediation work meet certain standards and notification requirements.</i></p>

	<p>9. Category 1 remediation work: work needing consent</p> <p><i>For the purposes of this Policy, a category 1 remediation work is a remediation work (not being a work to which clause 14 (b) applies) that is:</i></p> <p><i>(a) designated development, or</i></p> <p><i>(d) development for which another State environmental planning policy or a regional environmental plan requires development consent, or</i></p> <p><i>(e) carried out or to be carried out in an area or zone to which any classifications to the following effect apply under an environmental planning instrument:</i></p> <p><i>(ix) scenic area or scenic protection,</i></p>
<p>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</p>	<p>3. Aim of this plan</p> <p><i>The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.</i></p>

6.0 Preliminary Assessment & Justification

The information below has been prepared to assist the Director General in assessing the compatibility of the land with the surrounding environment and examining the strategic justification and addressing the five (5) Site Compatibility Criteria.

6.1 Zoning & Permissibility

The site is primarily zoned RE2: Private Recreation however, portions of the land are also zoned R1: General Residential and E2: Environmental Conservation under the provisions of Camden Local Environmental Plan 2010 (CLEP 2010).

Permissibility of Proposed Senior's Living Development

The subject development area for this proposal is zoned RE2, of which development for the purpose of a 'registered club' is permitted however, all forms of senior's housing is prohibited under the provisions of CLEP 2010. Permissibility of the development is to be provided by the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP 2004). No works are to occur on land zoned E2 on the site.

Permissibility of the Proposed Café within the Senior's Living Development

Under the provisions of Camden LEP 2010, development for the purpose of a café is defined as a food and drink premises that is a retail premises of which is prohibited within the RE2 zone. Despite being a prohibited use, the provision of a café on site is considered to be an ancillary use to the proposed development for senior's living that would service the needs of residents on site.

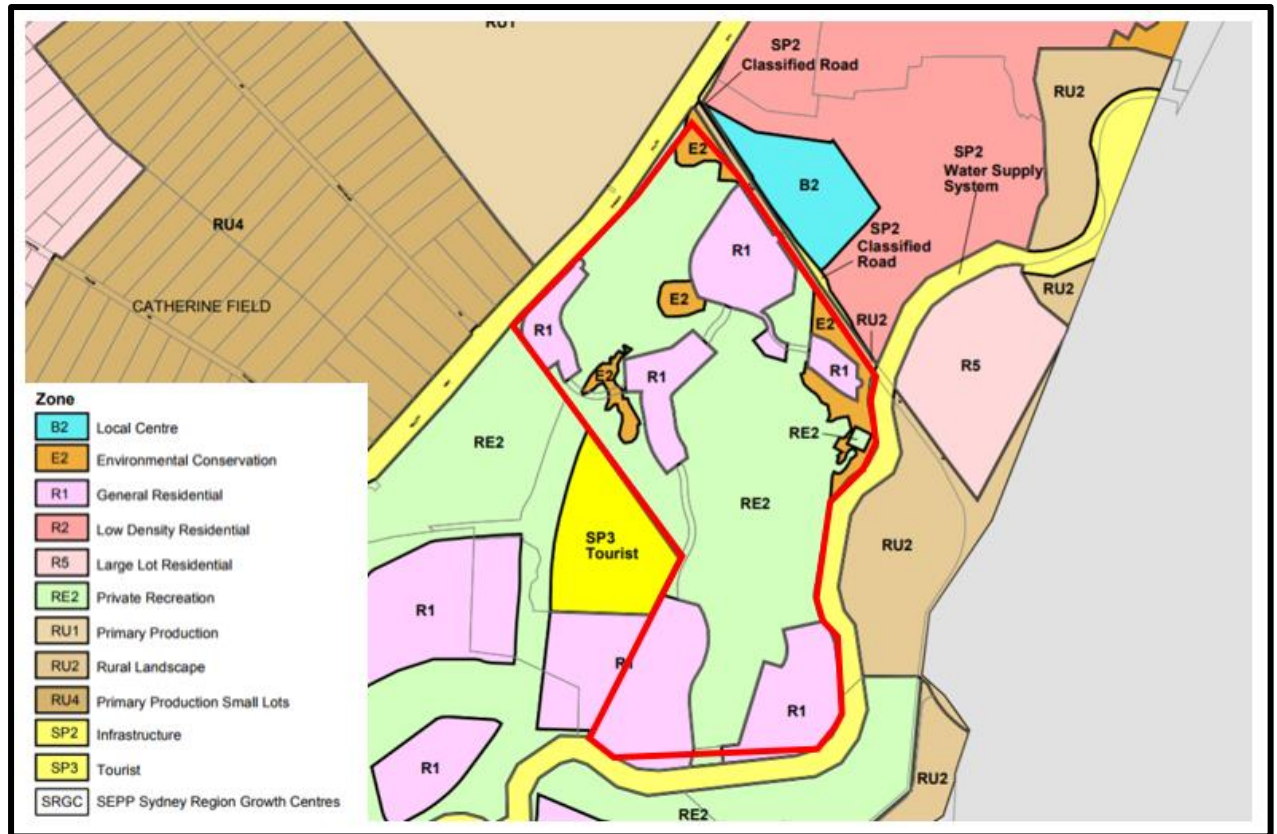


Figure 22 – Land use zoning map demonstrating the site outlined in red.

6.2 Objectives & Land Use

The relevant objectives of the RE2: Private Recreation zone includes the provision of land to “provide a range of recreational settings and activities and compatible land uses”. While the subject site of this proposed seniors housing development is sited on land zoned RE2, portions of the site are also zoned R1: General Residential and E2: Environmental Conservation under the provisions of CLEP 2010.

It is acknowledged that senior’s housing is a prohibited use in the RE2 Zone under the provisions of CLEP 2010 however, permissibility of the development is to be provided by the provisions of SEPP (Housing for Seniors or People with a Disability) 2004. No works would occur on land zoned E2 on the site.

In terms of the proposed use of the subject site, the following considerations are relevant to the future use of the land:

- The proposed Senior’s Housing Development is situated on land associated with an existing registered club being *Lakeside Golf Club Camden* so a Site Compatibility Certificate is required for development under the provisions of SEPP 2004.

- The urban land uses within Camden Lakeside and surrounding precincts such as the Emerald Hills, El Caballo Blanco and Gledswood release areas suggest that the use of the land for urban, residential purposes is well-founded and is a compatible use of the existing golf course.
- The site is adjacent to land zoned B2: Local Centre on Raby Road that forms part of the Emerald Hills development. This land is in close proximity to the subject site that would be able to cater to the needs of the residents within the proposed senior's living development.
- The site is situated on the corner of Camden Valley Way and Raby Road, approximately 5km south of Leppington Railway Station. The surrounding locality comprises a range of residential urban areas and rural land uses that are identified for primary production and rural landscape. It is anticipated that this area will continue to be urbanised in the future.

6.3 Development within the Camden Lakeside Planning Precinct

Chapter 11 of Camden DCP 2011 for development within Camden Lakeside is applicable to the development. Camden Lakeside has been designed to accommodate an 18-hole golf course and residential allotments to support a capacity of 380 dwellings.

- **Dwelling Capacity**

The development is to create an additional 99 residential units within the precinct and would contain the increased accommodation at Camden Lakeside within 17 additional buildings.

- **Traffic Noise**

It is envisaged that the proposal will be a low generator of traffic within the surrounding larger scale residential developments and would have minimal impact on the existing traffic volumes and noise levels along Camden Valley Way and the proposed Golf Course Drive.

- **Services**

Given development occurring on surrounding lands the ability of the site to access water/sewer and electricity is deemed viable.

Therefore, the development is unlikely to adversely impact upon the envisaged development of the Camden Lakeside Planning Precinct as well as the existing and surrounding future land uses.

6.4 Strategic Justification

The subject site is located at 50 Raby Road, Catherine Field and is approximately 5km south of Leppington train station, 5km north west of Campbelltown, 10km south west of Liverpool and 60km south west of the Sydney CBD. The site is in close proximity to the South West Priority Growth Area and lies along a major thoroughfare between Camden and Liverpool that connects to Bringelly Road, leading to the Badgery's Creek Airport precinct. The strategic direction for the proposed use is detailed below.

Consistency with Regional and Local Strategies

A Plan for Growing Sydney

The Camden Local Government Area is identified as a sub-region of the south west that will play a key role in providing housing for future residents. In particular, the Plan identifies priorities for Camden of which development is to support planning of Oran Park as a focus for facilities, services and community life to support population growth.

Draft Western City District Plan

The draft Western City District Plan encompasses the Camden Local Government Area and sets out planning priorities and actions for growth and development in the Western City District. As identified in the strategy, the greatest population increase is expected to occur in the Camden area (238%) as the District transitions through the emergence of the Western Sydney Airport and Badgerys Creek Aerotropolis into a major city area. It is also identified that growth increases the demand on services and infrastructure of which it is necessary that residents are provided a local mix of services, including health services, aged care and community facilities.

The District Plan identifies a 0-5 year housing target (2016-2021) of 11,800 dwellings for the Camden Local Government Area of which it is also noted that dwellings within the District are to provide transitional housing for seniors.

South West Priority Growth Centre

Three Council areas have suburbs within the South West Growth Centre, being Liverpool, Camden and Campbelltown. The South West Growth Centre comprises of eighteen precincts, is approximately 17,000 hectares and has capacity for around 115,000 new homes. The subject site is located within Camden LGA in close proximity to the Turner Road Precinct (1km) and the Catherine Field (Part) Precinct (2km) of the South West Growth Cent

Turner Road Precinct

The site is located approximately 1km to the north east of the Turner Road Precinct. The precinct is identified as accommodating the following:

- Up to 4,020 new homes,
- 15,000 square metre town centre,
- 77 hectares of open space,
- 96 hectares of employment land, and
- improved connections to encourage walking and cycling.

Catherine Field (Part) Precinct

The site is located approximately 2km to the north east of the Catherine Field (Part) Precinct. The precinct is identified as accommodating the following:

- Up to 3,200 new homes,
- A new primary school,
- A neighbourhood centre,
- 50 hectares of open space, recreation and environmental conservation areas,
- Upgrades to Oran Park Drive and construction of Rickard Road extension,
- Protection of Oran Park House,
- Conservation of significant vegetation along creeks, and
- Improved connections to encourage walking and cycling.

Camden Residential Strategy

Camden Council adopted a new Residential Strategy in 2008 to address the rapid urban growth expected to occur in the Camden Area over the next 30 years. The strategy was created to reflect the metropolitan planning objectives and to respond to changing local circumstances at the time. Most of the recommendations outlined in the Residential Strategy have been achieved with the implementation of Camden DCP 2011 and Camden LEP 2010.

Camden Structure Plan

The Central Hills Land is located north of Turner Road, east of Camden Valley Way, west of the Local Government boundary with Campbelltown and northwest of Manooka Valley. Within Camden's Structure Plan (revised 2003), the subject site (Camden Lakeside) is identified as scenic within the Central Hills Land. The following planning principles adopted to the Central Hills Land relevant to the proposed development include:

- The scenic qualities of the subject lands as a generally open landscape shall be promoted with any built environment elements largely "subservient" to such landscape.

- Conservation of heritage qualities inclusive of sensitivity in respect of curtilages, cultural landscapes and views and vistas.
- Future comprehensive urbanisation of the lands be restricted by the development of significant recreational, cultural and natural assets in conjunction with limited residential opportunities.

Furthermore, the Structure Plan identifies that Limited residential clusters of development are possible within the Central Hills Lands only when:

- The scenic qualities of the Central Hills lands are maintained as a generally open landscape, with any built environments largely “subservient” to such landscape and;
- With the exception of Turner Road North, development is of a nature that sensitively adds an extra dimension to the Camden LGA particularly in terms of non-industrial economic development, leisure, tourism or social outcomes;

The proposed senior’s housing development is consistent with the planning principles for development within the Central Hills Land and would be situated within a proposed residential cluster at Camden Lakeside. The proposal is considered to be in accordance with the provisions of Camden’s Structure Plan.

Camden Lakeside Planning Precinct

The subject site is identified as the Camden Lakeside Planning Precinct in Chapter 11 of Camden DCP 2011. The site is to provide for residential uses within a golf course setting with clubhouse facilities and environmental assets, including watercourses and water bodies. Camden Lakeside forms part of the Central Hills lands which were identified in the Camden Structure Plan as an important scenic and rural buffer between the urban areas of Camden and Campbelltown local government areas. Planning principles for the precinct include the following:

- Enhancement of the existing natural environment through the implementation of a water management system integrated with the golf course landscape.
- Protection of important visual elements within the landscape including contained and long views, vegetation, waterbodies and cultural elements.
- Retention where possible of open space and golf play areas visible from Gledswood Homestead and gardens.
- Establishment of streetscapes and other public spaces including parks and pedestrian paths which are visually and physically empathetic with the existing character of the site.
- Establishment of natural and built environments which reflect contemporary lifestyles.
- Accommodation of relevant bushfire requirements, riparian setbacks and golf safety setbacks.

- Responsible physical integration of residential lots with the activity associated with the golf course and other land uses.
- Maintenance of a golf course, clubhouse and maintenance facility/depot.

The proposed senior's living development within Camden Lakeside would generally adhere to the planning principles established for the precinct.

Public Interest Reasons for Applying for Seniors Housing in the Locality

Australia's Population Structure by Age

The median age of Australia's population (37.2 years at June 2016) is projected to increase to 40.5 years in 2031 and to 44.5 years in 2061. The age composition of Australia's population is projected to change considerably as a result of population ageing. By 2061, there will be an increase of 24.5% of people aged 65 years and over compared to the 14% recorded in June 2012 and there would be a lower proportion of people aged under 15 years. There were 420,300 people aged 85 years and over in Australia in 2012, making up 1.8% of the population. In all main series, this group is projected to grow, to 4.5-6% by 2061 and to 5.6-7.8% by 2101 (ABS, 2013).

Camden's Population Structure by Age

At the 2015 Census, 23.7% of the population usually resident in Camden LGA were children aged between 0-14 years, and 20.2% were persons aged 55 years and over. The median age of persons in Camden (Suburb) was 33.7 years, compared with 37.9 years for persons in NSW (ABS 2015). Although the Camden age profile is currently not older than the Sydney Metropolitan Average, the number of persons aged 65+ is estimated to increase by 13,370 people within the Camden area by 2036 (.id, 2016).

Adequacy of services and infrastructure to meet demand

Access to Services

There are various services and facilities existing or have been recently approved in the area that would service the future residents of the seniors housing development. This includes health and retail facilities. It is anticipated that the applicant would provide transport for residents in addition to public transport services that are existing or envisaged for the area to service the needs of the community as required. Access to services has been detailed in **section 3.8** of this report.

Infrastructure Provisions

It is considered that access to essential services including water are provided in the area as existing or would be made available in the future, given the immediate surrounding development of various estates and future residential areas on the site. It is expected that the development for senior's housing could be connected to existing services in the area.

6.5 Approval & Permits

The proposed development may require approvals and permits under the following Acts:

- Roads Act 1993;
- Rural Fires Act 1997; and
- Water Management Act 2000

These agencies will be consulted during the preparation of a DA pending the endorsement of the SCC application.

7.0 Compatibility Criteria

Criteria 1 – The natural environment and the existing uses and approved uses of land in the vicinity of the proposed development

The proposal has been designed so that it is compatible with surrounding land uses in the vicinity of the site. As noted, the site adjoins R1 zone lands which are to be developed in the near future (known as Camden lakeside) and a range of approved residential and mixed-use developments exist to the north and south of the site. Refer to Section 3.4 of this report for further details on surrounding developments.

A Biodiversity Certification Assessment Report prepared by EcoLogical Australia for Camden Lakeside reveals the development area as not containing any significant vegetation or species.

As previously discussed in this report, the development area is not affected by natural hazards such as bushfire and flooding and given the use of the site as a golf course, contamination is considered to be highly unlikely.

The proposal is considered to be compatible with the natural environment and existing/approved uses in the vicinity of the proposed development.

Criteria 2 – The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land.

The development area is zoned RE2: Private Recreation and the permissible uses and zoning objectives have been discussed in **section 4.0** of this report. The proposed seniors housing concept and development is unlikely to adversely impact upon the surrounding use of the land as a golf course and golf club (recreation facility and registered club). The proposal is considered to be compatible with the future use of neighbouring residential land.

Criteria 3 – The services and infrastructure that are or will be available to meet the demands arising from the development and any financial arrangements for infrastructure provisions.

Amenities, Services & Facilities

Clause 26(1) of SEPP (Housing for Seniors or People with a Disability) 2004 states:

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and*
- (b) community services and recreation facilities, and*
- (c) the practice of a general medical practitioner.*

Furthermore, the following information has been prepared to address the relevant parts of Clause 26 of SEPP 2004 in relation to the location and access to facilities.

- Communal open space is to be provided throughout the development and is particularly concentrated towards the centre of the complex that is to be surrounded by 2 storey apartment buildings and villa dwellings. The central facilities provided to the community include:
 - A Community facility building; and
 - Ancillary café.
- The proposed on-site facilities and services will generally be provided with adequate pedestrian walkways within the development site for access and movement between facilities. As previously stated, the natural topography of the subject site is relatively flat. All walkways will be designed to be accessible and meet the requirements of the BCA (Note: a full accessibility study will be carried out prior to the lodgement of the future development application).

- Amenities servicing the area include the future neighbourhood centre at the Emerald Hills Estate Development located adjacent north of the site, Narellan Town Centre located approximately 6.3km from the site, Camden regional shopping centre and Camden hospital located approximately 11km east of the site and Macarthur Square Shopping Centre located approximately 12km south of the site.
- As detailed in **section 3.8** of this report, there are a variety of existing and approved developments in the locality including hospitals, neighbourhood centres and sports clubs that would service the needs of future residents.
- The road network in the vicinity of the site includes Hume Motorway, Camden Valley Way, The Northern Road and Raby Road. The Northern Road links Camden Valley Way to the south of the site and Raby Road to the Hume Motorway to the north.
- The existing local bus services stops on Raby Road and Camden Valley Way in close proximity to the site. The local bus routes link Camden with Liverpool, Leppington, Cobbitty, Narellan, Oran Park and Campbelltown during the week however, services are limited on the weekend.
- As previously mentioned, Camden Lakeside will be serviced by a local bus route from Raby Road through to the proposed Golf Course Drive. The size and layout of the site and the distance from the onsite facilities and surrounding residences to the public transport links would not be greater than 400m. However, where gradients do not meet the SEPP requirements, a shuttle bus service will be utilised to transport residents to the bus stops to coordinate with the local bus systems.
- The site is adjacent to land zoned B2: Local Centre on Raby Road that forms part of the Emerald Hills development. This land is in close proximity to the subject site that would be able to cater to the needs of the residents within the proposed senior's living development.

Internal Pathways

A network of accessible pathways as illustrated in the concept plan in **Appendix A** will provide access to the common areas of the village of which further details will be submitted with the development application.

Connecting Pathways

As previously discussed in **section 3.8** of this report, the proposed development would be connected to its surrounds by way of the following:

- The development will be sited on the eastern side of a proposed road identified as 'Golf Course Drive' that connects to proposed neighbourhood roads and the entry road within the Camden Lakeside Development that is accessible from Raby Road.

- A future bus route is identified through the Camden Lakeside Development site that will utilise Golf Course Drive.
- Additional transport such as a mini-bus service would be provided to and from a bus stop on Golf Course Drive and potentially also to surrounding neighbourhood centres.
- Golf Course Drive is identified as a pedestrian and cycle friendly network.

Criteria 4 – In the case of applications in relation to the land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provisions of land for open space or special uses in the vicinity of the development.

The site is zoned RE2: Private Recreation and currently forms part of Camden Lakeside Golf Course. The site is considered capable of continuing to operate as a golf course while accommodating seniors housing.

Criteria 5 – Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of the land in the vicinity of the development.

This has been comprehensively addressed throughout the report and it is found that the proposed development would maintain an appropriate built form, scale and character and have minimal impact upon the public domain. It is considered that the proposal achieves a satisfactory level of impact on neighbouring uses.

Criteria 6 – If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the *Native Vegetation Act 2003*—the impact that the proposed development is likely to have on the conservation and management of native vegetation.

Not applicable. As previously discussed, no significant native vegetation is identified within the development area, so no trees would be required for removal to support the proposed development.

8.0 Development Application Requirements

The following is a list of reports, plans and issues that will be addressed in detail as part of a future development application:

- Full architectural plans.
- Accessibility report including full assessment of internal and external linkages, gradients, and accessible walkways.
- Housing design requirements.
- Traffic & Parking Assessment.
- Heritage Impact Assessment.
- Landscape Visual Analysis.
- Contamination and rehabilitation report.
- Acoustic report.
- Water course rehabilitation plan.
- Geotechnical report.
- Servicing Arrangements Report

9.0 Conclusion

The information contained in this site compatibility assessment is to assist the Director General in determining suitability of the site for development prior to the lodgement of a development application.

Having regard to the above and in accordance with provisions State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, it is requested that the Director General issue a site compatibility certificate.



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