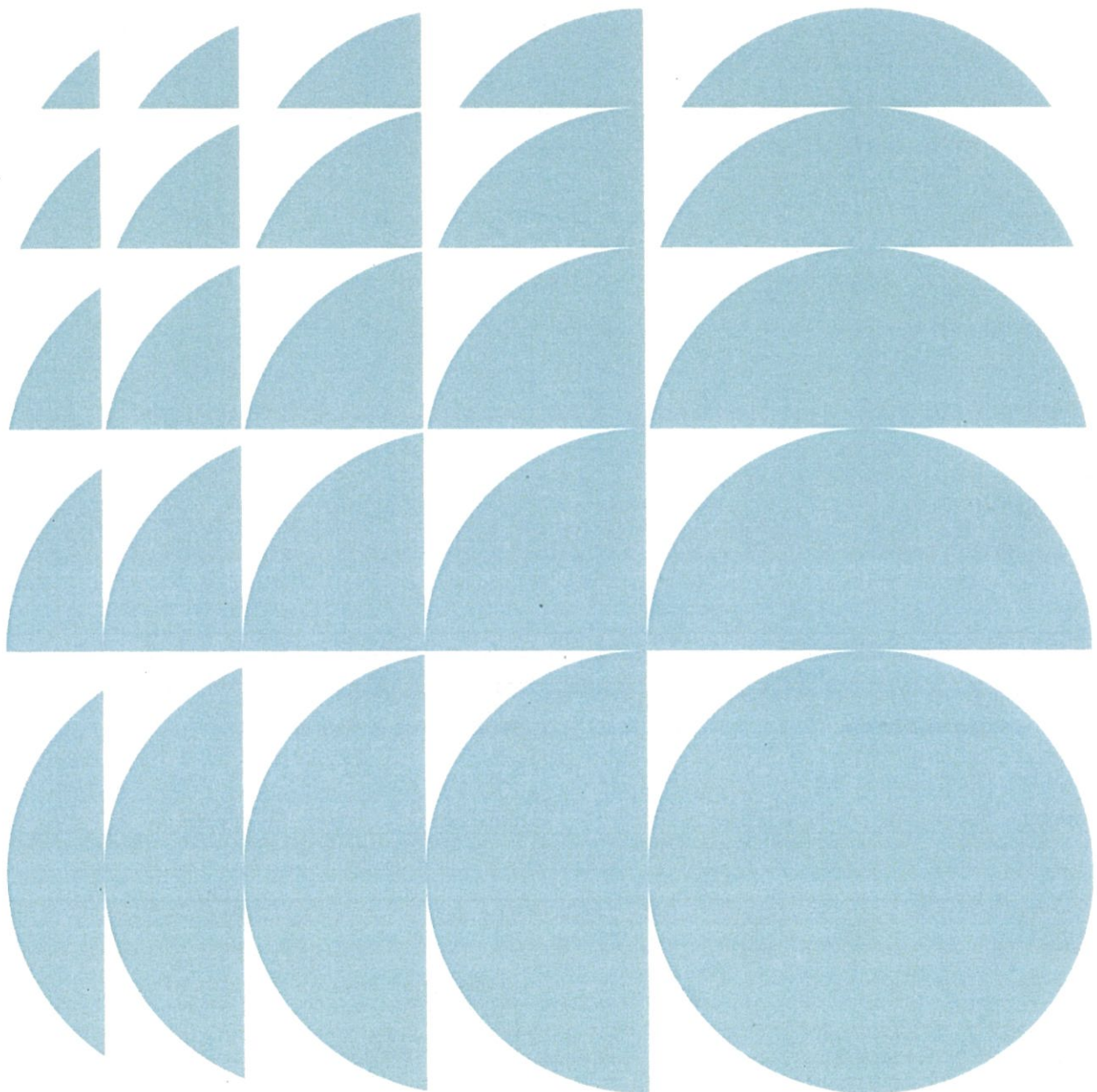


Statement of Environmental Effects

367 Morpeth Road, Morpeth
Residential Care Facility

Submitted to Maitland City Council
On behalf of LendLease

19 December 2018 | 17679



CONTACT

James McBride Principal jmbride@ethosurban.com 0413 917 399

Reproduction of this document or any part thereof is not permitted without prior written permission of Ethos Urban Pty Ltd.

This document has been prepared by:



Candice Pon & James McBride 19.12.2018

This document has been reviewed by:



Gordon Kirkby 19.12.2018

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.

VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
Working Draft	10.10.2018	CPo	JMc
Draft	17.12.2018	CPo	JMc
Final	19.12.2018	CPo	JMc

Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

Contents

Executive Summary	5
1.0 Introduction	7
2.0 Background	8
2.1 Concept Plan	8
2.2 Conservation Management Plan	9
2.3 Determining Authority	10
2.4 Concurrence and Referrals	10
3.0 Site Analysis	12
3.1 Site Location and Context	12
3.2 Surrounding Development	13
3.3 Site Description	13
3.4 Existing Development	14
3.5 Mining Subsidence	17
3.6 Bushfire	17
3.7 Flooding	17
3.8 Utilities and Services	17
4.0 Description of Proposed Development	18
4.1 Numerical Overview	18
4.2 Development/Urban Design Principles	19
4.3 Land Use and Floor Space by Level	19
4.4 Site Preparation	20
4.5 Excavation/Earthworks	21
4.6 Built Form	22
4.7 Operation	23
4.8 Landscaping and Public Domain	23
4.9 Access and Parking	24
4.10 Water Cycle Management	25
4.11 Utilities and Services	25
4.12 Waste Management	25
4.13 Construction Management	26
5.0 Assessment of Environmental Impacts	28
5.1 Environmental Planning Instruments	28
5.2 SEPP Seniors Housing	32
5.3 State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64)	35
5.4 Crime	37
5.5 Building Height	38
5.6 Built Form	38
5.7 Impact on Adjoining Properties	38
5.8 Light Spill	38
5.9 Internal Amenity	39
5.10 Utilities and Services	39
5.11 Landscaping	39
5.12 Acoustic Impact	39
5.13 Heritage	40
5.14 Landscape and Tree Removal	47

Contents

5.15	Traffic Generation	47
5.16	Accessibility	48
5.17	Water Cycle Management	48
5.18	Ground and Soil Conditions	48
5.19	Construction Impacts	49
5.20	Waste	49
5.21	Social and Economic Impacts	49
5.22	Site Suitability and the Public Interest	50
<hr/>		
6.0	Conclusion	50

Figures

Figure 1	Approved Concept Plan DA 08-2335 as amended in 2017 (site shown in blue).	8
Figure 2	Context of the Site	13
Figure 3	Aerial photo of the site	14
Figure 4	Closebourne House	14
Figure 5	Morpeth House	15
Figure 6	Tillimby House	15
Figure 7	Arkell House	15
Figure 8	Former Laundry	15
Figure 9	Extract of Tree Report identifying the trees of heritage significance	16
Figure 10	Demolition Plan	20
Figure 11	Proposed bulk earthworks plan	21
Figure 12	Proposed Northern Elevation	22
Figure 13	Landscape Concept Plan	24
Figure 14	CMP Grading of Significance	41
Figure 15	View No. 2 depicting existing and proposed views from the Cemetery	44
Figure 16	View No. 8 depicting existing and proposed views to Closebourne House	45
Figure 17	Significant Landscape Elements	45
Figure 18	Visual Curtilage to Closebourne House	46

Tables

Table 1	Summary of Development Applications	9
Table 2	Key development information is summarised in	18
Table 3	Land Use and Floor Space by Level	19
Table 4	Summary of consistency with key statutory plans and policies	28
Table 5	Design controls of the SEPP Seniors Living	32
Table 6	Compliance against Schedule 1 of SEPP 64	35
Table 7	Assessment of Significance	42
Table 8	Breakdown of proposed parking	48

Contents

Appendices

- A** Architectural Drawings
Jackson Teece
- B** Architectural Design Statement
Jackson Teece
- C** Site Survey
Duggan Mather Surveyors
- D** Landscape Design Report
Aspect Studios
- E** Tree Assessment Report
Terras Landscape Architects
- F** Statement of Heritage Impact
Placemark Consultants
- G** Waste Management Plan
Waste Audit and Consultancy Services
- H** Traffic Assessment Report
SECA Solutions
- I** Deposited Plan
David Wallace Fairlie
- J** Quantity Surveyors Report
Lendlease
- K** Report on Geotechnical and Waste Classification Investigation
Douglas & Partners
- L** Stormwater Management Plan
Wood & Grieve
- M** Bulk Earthworks Plan
Wood & Grieve Engineers
- N** Civil Drawings
Wood & Grieve Engineers
- O** BCA & Accessibility Compliance Statement
Blackett Maguire + Goldsmith
- P** Acoustic Report
Wood & Grieve Engineers
- Q** Utilities and Services Report
Northrop

Contents

- R** Visual Impact Assessment
Jackson Teece
- S** Structural Report
Wood and Grieve Engineers

Executive Summary

Purpose of this Report

This Statement of Environmental Effects (SEE) is submitted to Maitland City Council (Council) in support of a Development Application (DA) for the construction of a seniors housing development (residential care facility) at 361-365 Morpeth Road, Morpeth. This SEE has been prepared by Ethos Urban on behalf of Catholic Healthcare Limited (CHL) and is based on the Architectural Plans provided by Jackson Teece (see **Appendix A**) and other supporting technical information appended to the report (see Table of Contents).

The Proponent

Catholic Healthcare Limited (CHL) is a leading provider in aged care facilities. CHL is a Commonwealth registered not-for-profit organisation, owner and operator of existing high-quality and award winning residential care facilities throughout New South Wales and Queensland. CHL currently operates 40 residential care facilities, 8 retirement living communities and 2 health care services, which provides services to more than 4,000 people in the community.

The Site

The site is located at 367 Morpeth Road, Morpeth within the Maitland City Council Local Government Area (LGA). The overall site is known as the Closebourne Village Estate, which is approximately 500 metres west of Tank Street, Morpeth. It adjoins Morpeth village as well as the village of Raworth.

Overview of the Proposal

The proposed development is for the construction of a residential care facility accommodating 108 beds ultimately providing a Continuum of Care for the ageing population of Morpeth. The proposed development will also include the adaptive re-use and conservation of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House.

Planning Context

The site is subject to an overarching Concept Plan pursuant to DA 08-2335 approved by Maitland Council on 14 July 2009. The Morpeth Heritage Estate Concept Plan allows for seniors housing at Lot 23 DP 1163381 Morpeth Road, Morpeth. Broadly, the Concept Plan approval provides for a range of seniors housing including;

- Aged care, high care and dementia, plus day respite care, in and around the Closebourne House area, surrounded by curtilage open space;
- Retirement living, including reuse of Morpeth House (café, activities, meeting rooms), retirement village services (retail), village open space, redgum grove and community facilities around the oval, adaptive reuse of Robinson House and Principal Lodge, with up to 277 dwellings; and
- Residential lots (14 residential lots and 21 farmlet lots, in two locations).

The residential care facility is proposed in the curtilage of Closebourne House and is therefore generally consistent with the Morpeth Heritage Estate Concept Plan.

Planning and Design Objectives

The planning and design principles adopted for the proposed development of the site are as follows:

- To enhance the heritage significance of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House.
- To facilitate the adaptive re-use and conservation of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House commensurate with the Conservation Management Plan and Heritage Agreement;
- To enhance the existing landscaped setting and to ensure that landscaped spaces are clearly linked;
- To respond sympathetically to and respect the significant topographical features of the site;

- To provide for aged care services with direct synergies to the existing village to ensure a continuum of care; and
- To promote a high level of amenity for the residents by providing high levels of solar access, natural ventilation and privacy whilst providing high quality health care.

Environmental Impacts and Mitigation Measures

This SEE provides an assessment of the environmental impacts of the project in accordance with the matters of consideration pursuant to Section 4.15 of the EP&A Act and sets out the mitigation measures to manage and minimise potential impacts.

Heritage

A Statement of Heritage Impact (SOHI) has been prepared by Placemark Consultants (**Appendix F**) which addresses the impact of the proposed development and changes to Closebourne Estate. The impact on the heritage significance of the site has been known since approval was granted for the Concept Masterplan for the site in 2009. This approval was followed soon after by the Heritage Agreement between the land owners and the NSW Heritage Minister. This agreement also acknowledged the scale of the various developments across the 40 hectare site, including a 'High Care Nursing Home' or Residential Care Facility as proposed.

The SOHI provides an assessment of the likely impact on heritage significance and considers the objectives of the CMP as it relates to Closebourne House. The SOHI concludes that any impact will be offset by mitigation measures and long-term conservation measures facilitated by the adaptive re-use of Closebourne House which will ensure the heritage significance and ongoing preservation of the place. Therefore, the proposed residential care facility is supportable on heritage grounds.

Social and Economic Impacts

The development will contribute to a range of short and long term socio-economic impacts as it will:

- Create 100 additional long term job opportunities within the Maitland LGA. This includes additional specialised care and non - care related roles such as maintenances, gardening and catering;
- Provide seniors housing infrastructure commensurate to the forecast demand within the LGA. As discussed in this report, demographic studies reveal a significant overall increase in the 55 and over (55+) age cohort within the Maitland LGA;
- Offer residents several preventative health and well being programs that are geared towards improving the health and well being of residents. Statistics reveal that the retirement living sector generates an estimated \$2.16 billion in savings in the national economy through delayed entry to aged care;
- Foster social inclusiveness and prevent social isolation of older residents within a community; and
- Offer seniors within the LGA the opportunity to retire and age in place within their existing community, and close to family and friends. Further, the residential care facility in conjunction with the existing retirement village which houses 280 residents will provide a continuum of care for older residents.

Conclusion and Justification

Approval is sought for the construction of a residential care facility to accommodate 108 beds. The development will provide a positive development outcome for the site from a heritage perspective while ensuring the development is consistent with the existing character of the site in terms of bulk, massing and scale. In light of the merits of the proposed development and in the absence of any significant environmental impacts, it is without hesitation that we respectfully recommend this application for development consent.

1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Maitland City Council (Council) in support of a Development Application (DA) for the construction of a seniors housing development (residential aged care facility) at 367 Morpeth Road, Morpeth (Lot 3 in DP 841759).

Specifically, the DA seeks approval for:

This application seeks approval for the following development:

- Site preparation works, including building demolition, tree removal and minor excavation works;
- The construction of a residential care facility accommodating 108 beds, comprising:
 - Reception and community facilities;
 - Six wings comprising:
 - o 36 bed dementia specific care units; and
 - o 72 bed high care units.
 - Support spaces;
 - Back-of-house services;
 - Staff areas; and
 - Offices.
- Adaptive re-use of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House;
- Landscaping works throughout a series of courtyards;
- Construction of three vehicle access points:
 - A two-way internal vehicle entry off the currently unnamed gravel road;
 - A single way main entrance to the northern car park; and
 - A single way main exit from the northern car park.
- Car parking for 35 vehicles across two separate car parks comprising of:
 - 11 general bed;
 - 2 spaces for patients with dementia;
 - 19 staff spaces;
 - 1 ambulance space;
 - 1 drop off/pick up space; and
 - 1 accessible space.
- New free-standing business identification sign; and
- The extension/ augmentation of services and utilities to the development.

This SEE has been prepared by Ethos Urban on behalf of Catholic Healthcare Limited (CHL) and is based on the Architectural Plans provided by Jackson Teece (see **Appendix A**) and other supporting technical information appended to the report (see Table of Contents).

This report describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

2.0 Background

The Morpeth House Heritage Estate (Morpeth Estate) originally comprised approximately 40.29ha of land. It was legally defined as Lot 3 in DP 841758 and bound by Morpeth Road to the north (and the Hunter River floodplains beyond), Tank Street to the east (and the village of Morpeth beyond) and residential allotments the south and west.

The presence of Closebourne House, built in 1827, and Morpeth House, built in 1849, resulted in its designation as a State Heritage Site. A Conservation Management Plan (CMP) was approved by the NSW Office of Environment and Heritage (OEH) that lists all Heritage elements of the site as well as guiding principles.

A Concept Plan for the entire Morpeth Estate was approved in 2009. This consent approved for the development of a well serviced Seniors Living Village, incorporating a residential aged care facility as well as residential allotments.

2.1 Concept Plan

DA 08-2335 was approved by Maitland Council on 14 July 2009 for the Morpeth Heritage Estate Concept Plan for seniors living previously known as Lot 23 DP 1163381 Morpeth Road, Morpeth.

Broadly, the Concept Plan approval provides for a range of land uses including;

- Aged care, high care and dementia, plus day respite care, in and around the Closebourne House area, surrounded by curtilage open space;
- Retirement living, including reuse of Morpeth House (café, activities, meeting rooms), retirement village services (retail), village open space, redgum grove and community facilities around the oval, adaptive reuse of Robinson House and Principal Lodge, with up to 277 dwellings; and
- Residential lots (14 residential lots and 21 farmlet lots, in two locations).

The approved Concept Plan is depicted in **Figure 1**.



Figure 1 Approved Concept Plan DA 08-2335 as amended in 2017 (site shown in blue).

Source: Antoniades Architects

2.2 Conservation Management Plan

A Conservation Management Plan (CMP) for the site was endorsed by the NSW Heritage Council in 2005. It provided a comprehensive understanding of the place, its context and setting, an assessment and statement of its cultural significance and established conservation policies. Those policies include identifying areas of the site where development can occur while still retaining and respecting the values of the site. The CMP identified landowner intentions for development in parts of the site for mixed use area incorporating retirement residential, large rural lifestyle and community uses. It also established a development curtilage line based on significance, view lines and landform, and also identified precinct boundaries and significance gradings.

The Heritage Impact Statement prepared by Placemark Architecture and Culture Heritage (**Appendix F**) identifies the site as follows:

"Precinct B is described as including Closebourne House of Exceptional Significance, with the space northwards of the house and the space immediately to the south of the house as being of Exceptional significance, with other spaces of High significance, buildings of moderate significance, buildings with Little or Neutral significance and space of High significance."

2.2.1 Land Use

The 2007 amendment to the land use zones applying to the site was informed by the CMP. The applicable land use zone as defined by the Maitland Local Environmental Plan 2011 (MLEP 2011) is the RU2 Rural Landscape.

2.2.2 Heritage Agreement

The Concept Plan approval required a Heritage Agreement, which was entered into between the landowner and the Heritage Minister in 2012. This Agreement established the following considerations:

- The site would be subdivided into a community title subdivision which would include by-laws requiring owners to carry out maintenance works assuring the long-term maintenance of the items with heritage significance;
- The developer is to respect the curtilage for Closebourne House;
- The developer agrees to design any adaptive reuse works in accordance with the following objectives of the CMP in relation to the conservation and maintenance of the heritage items on the Property:
 - Long term maintenance and survival of the cultural significance of the property and significant heritage items on the Property; and
 - Structures on the Property with heritage significance are appropriately conserved, adapted and reused.

2.2.3 Subsequent Development Approvals

A number of development approvals have been issued since the approval of the Concept Plan. Since 2009, 162 independent seniors living villas in Stages 1 – 5 (generally around the Morpeth House Group to the south and south-east, but also to the west and north-west) have been constructed and are now occupied. A further 54 independent seniors living villas in Stage 7 (to the north-west of Morpeth House) and 28 independent living units in Stage 6 were recently approved and will shortly commence construction. Stage 8 comprising of the adaptive reuse of Robinson House and the Wardens Residence was lodged in September 2018 and is currently being assessed by Council. Stage 9 comprising of 14 independent living units was lodged in November 2018 and is currently being assessed by Council.

A summary of the development applications approved for the detailed designs of the stages of the Concept Plan is provided below in **Table 1**.

Table 1 Summary of Development Applications

DA Number	Description	Date Determined	Date Modified
DA09 – 1398	Stage 1A Civil Works, landscaping, utility connections and demolition	11/05/2010	25/01/2011
DA09 – 2696	Stage 1B – 10 Seniors Living Units	24/08/2010	N/A
DA10 – 2285	Stage 2 – 16 Seniors Living Villas	25/01/2011	13/02/2013

DA Number	Description	Date Determined	Date Modified
DA10 – 2765	Stage 1 Residential Precinct - 14 x 2 storey dwellings	30/05/2011	N/A
DA10 – 2960	Redevelopment of Morpeth House	26/11/2011	N/A
DA11 – 0538	44 Seniors Villas	13/11/2011	N/A
DA11 - 1455	Community Title Subdivision and Staged Subdivision	15/11/2011	11/02/2013
DA11 – 2515	Stage 2 (residential precinct) – 29 dwellings	Withdrawn	N/A
DA12 – 1458	Stage 4 – 36 seniors villas	09/10/2012	27/11/2012
DA13 – 1122	Stage 5 – 56 seniors villas	27/01/2015	05/07/2016
DA16 - 2399	Stormwater MGMT Basin	24/05/2017	N/A
DA16 - 2332	Stage 7 – 54 Seniors Living Villas and associated infrastructure	13/06/2017	31/08/2017
DA 17/2239	Stage 6 – 28 Seniors Housing (28 Villas) and associated works	26/06/2018	N/A
DA/2018/1740	Stage 8 – Seniors Housing Adaptive Reuse of Robinson House and the Wardens Residence	Under Assessment	N/A
DA/2018/1999	Stage 9 - SEPP Seniors House – 14 Retirement Villas and Associated Infrastructure	Under Assessment	N/A

2.3 Determining Authority

The proposed development has a Capital Investment Value (CIV) of \$30.052 million (refer to **Appendix J**). Therefore, the proposed development is classified as 'regional development' under Clause 2 of Schedule 7 of State Environment Planning Policy (State and Regional Development) 2011, with the application to be assessed by Maitland Council and determined by the Hunter and Central Coast Regional Planning Panel.

2.4 Concurrence and Referrals

As the application seeks consent for alterations to the State Heritage listed Closebourne House, the proposal is Integrated Development pursuant to Clause 4.46 of the *Environmental Planning and Assessment Act, 1979 (NSW)* (EP&A Act) and is to be referred to the NSW Heritage Office.

2.4.1 Catholic Healthcare Limited

Catholic Healthcare Limited (CHL) is a leading provider in aged care facilities. CHL is a Commonwealth registered not-for-profit organisation, owner and operator of existing high-quality and award winning residential aged care facilities throughout New South Wales and Queensland. CHL currently operates 40 residential aged care facilities, 8 retirement living communities and 2 health care services, which provides services to more than 4,000 people in the community.

CHL was established in 1994 and their team have been operating in the aged care industry since 1998. Their existing facilities offer a full range of services from high care, dementia care, extras services such as disabled services, home care, palliative care, respite care and day respite care facilities.

CHL's strives to create environments that enable clients to live in high quality residential care facilities throughout their aged care journey as additional services are required.

The CHL values comprise:

Compassion – *When people are challenged, they look for support and people who understand their situation. Showing compassion for another person's situation is an essential element of holistic care.*

Respect - *Every person is unique; every person has their own life experiences and events that have formed the person they are today. We know that by respecting these experiences we can form a partnership that guides choice and care. Respect is indispensable if we are to deliver truly effective care.*

Honesty – *Honesty is being truthful, sincere and direct. There is little doubt that this is an essential element to providing quality care. It shows morals and preserves standards of integrity, involving active listening and open conversations.*

Hospitality – *Our services are unique and personalised; tailored to suit every client. We take the time to get to know you, where you've come from, what you've done in your life, what makes you happy and find out about the people who important to you. If there's a hobby you enjoy, we'll do our best to provide it, and if you're worried about anything, we're here to help ease your concerns. You are our guest.*

Excellence – *Excellence is ensuring that our services are of the highest quality and that we act in ways that promote the greatest good of each person. It is an essential approach to everything we do."*

Lendlease are the owners and operations of Closebourne Village and have a strategic relationship with CHL for the development of Residential Care Facilities. The residential aged care facility will be owned and operated by CHL, this will allow for CHL to deliver a continuum of care model for residents by integrating residential aged care services with the Closebourne Village. All CHL facilities provide specialised services for dementia and palliative and respite care.

2.4.2 Need for Residential Care Facilities

Demographic Analysis

There is a recognised and growing need to provide residential care facilities across NSW to accommodate a growing ageing population. This is particularly evident in the Maitland Local Government Area (LGA) that has an ageing population reflective of the national trend. The proportion of the population 65 or over has increased from 11.7% in 2006 to 14.1% in 2016 and is projected to increase to 17.4% by 2026.

In terms of the 75 years and older population which is considered most in need of the services provided by a residential care facility, the population in 2016 in the Maitland LGA was 4,650 persons and is projected to increase to 7,500 persons by 2026, or a 61.3% increase over a ten year period. This represents a significant change and demonstrates that the needs of the local community are shifting and will continue to shift in the coming years, influencing the types of facilities that will be required to meet the demand.

Council appreciate the significant ongoing and projected increase in the local aging population and are therefore currently in the process of developing an Active Ageing Plan aimed at enabling Council to better understand the issues applying to the ageing population and meeting the changing needs of the community in Maitland.

It is expected that a large portion of this forecast growth in the 75 years and older age groups will be as a result of 'ageing in place', where people choose to stay in the same area as their previous residence where they have established social and support connections to the community and a knowledge of the local area. Entrants into aged residential care accommodation can thereby be expected to remain in close proximity to their former home, particularly when it allows established connections with family, friends and medical service providers to be maintained. Accordingly, local demand for local residential care facilities is anticipated to grow in-line with the ageing population.

Demand Analysis

The site is located within the ABS Maitland Statistical Area (SA) 3, bordering Raymond Terrace SA2 and Seaham-Woodville SA2 which is considered to encompass the catchment area for the proposed residential care facility.

Currently the catchment area provides 578 residential care places. Based on the ABS 2026 population projections for the catchment area (and current planning ratio for residential care places), a total of 1,135 places are forecasted to be required for the catchment area by 2026. Therefore, an additional 557 spaces would be required from 2016 levels and accordingly the existing residential care housing stock in the catchment area will increasingly struggle and begin to fail to meet the growing demand from the local elderly community.

The Maitland SA3 component of the catchment area has been identified by the Commonwealth to be an area of moderate need for residential care places, however the applicant's research and consultations paint a more urgent picture. While the Raymond Terrace SA2 and Seaham-Woodville SA2 component of the catchment area has been identified by the Commonwealth as an area of highest need for places. It is noted that the location and the rural aspect of the service offer, around 30% of people in the Closebourne Village Estate and seeking age services, come off farms.

Site Suitability

The Closebourne Village Estate is planned to be generation friendly and will reinvigorate an underutilised heritage asset while creating in the order of 100 new and ongoing jobs in terms of nursing, administration, health professionals, maintenance and gardening jobs, adding substantially to local economic activity and helping to sustain economic growth. With an understanding of the history of the site and its importance to the local community, the applicant is committed to preserving the valuable site assets that are currently in place. This includes the restoration and repurposing of the Homestead and associated outbuildings into new spaces benefiting the community.

The applicant and development partner Lendlease are seeking to leverage its expertise in heritage restoration and provide these significant heritage buildings with a new lease of life and purpose in a future Closebourne Village Estate. The location is well-suited for residential care as it currently has many older people living on site and is often visited by the local Maitland community for education/events/classes/activities.

Located 8 kilometres from the site is Maitland Hospital, is part of the Hunter New England Local Health District. There's a proposed new regional hospital planned for this area which will be less than four minutes' drive when completed. The hospital redevelopment is as a direct result of the increasing growth in demand for healthcare and related services in our community.

Informally the applicant currently has a number of people seeking residential aged care services, with their first choice the proposed Morpeth facility. The Closebourne Village Estate population is ageing (~30% are 80+ years old) and many residents are receiving additional help at home through council, government packages or private arrangements. Lendlease's experience is 54% of Village residents move to residential aged care.

The applicant also undertakes an annual survey of its residents, with the most recent data demonstrating that the scores at Morpeth are more favourable than others in the region and most residents would recommend Closebourne Village Estate to family and friends. This is testament to the applicant's strong ties with the Closebourne Village Estate, broader Maitland community, and the important role the applicant plays in supporting the ageing population. One major concern for the residents however was the failure of commencement of a residential care facility by previous applicants and the associated care support this offers. This proposal seeks to meet this underlying and growing demand for the local community and the residents of Closebourne Village Estate.

3.0 Site Analysis

3.1 Site Location and Context

The site is located at 367 Morpeth Road, Morpeth within the Maitland City Council Local Government Area (LGA). The overall site is known as the Closebourne Village Estate, which is approximately 500 metres west of Tank Street, Morpeth. It adjoins Morpeth village as well as the village of Raworth.

The site's locational context is shown at **Figure 2**.

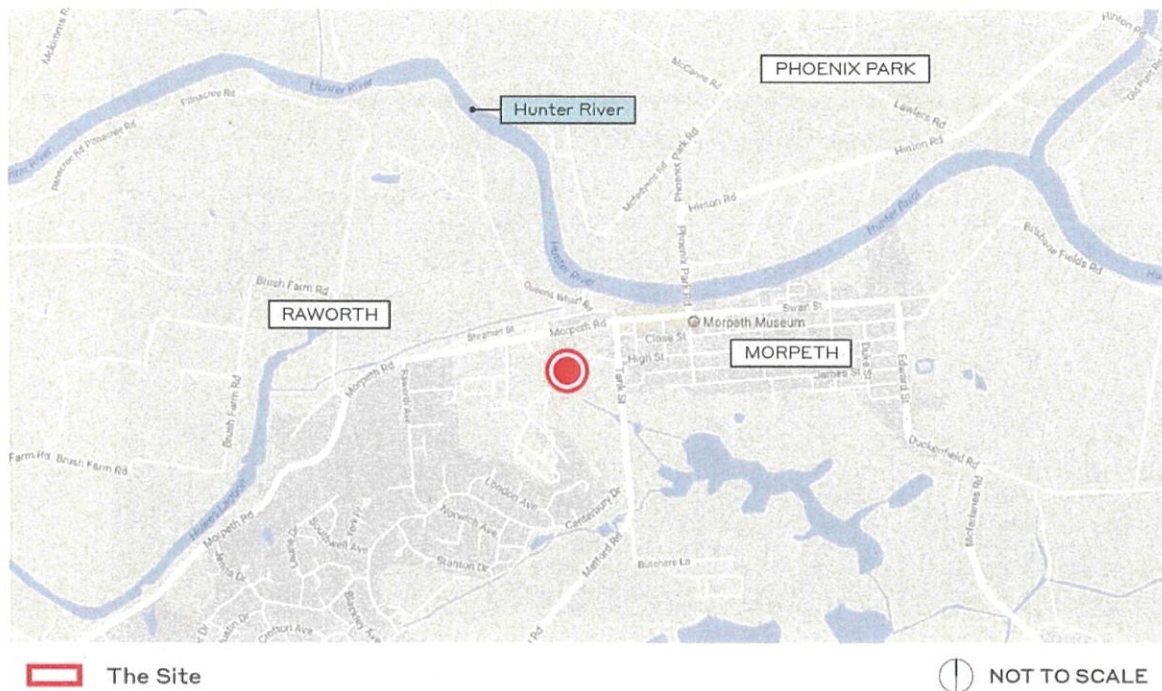


Figure 2 Context of the Site

Source: Google Maps & Ethos Urban

3.2 Surrounding Development

The site is centrally located within the Morpeth House Heritage Estate Concept Plan and is surrounded by a range of uses including the dwellings, gardens/orchards, an oval, seniors housing development and a village green.

- **To the West:** Adjoining the site to the west is open space including the oval and across the two-way internal road are farmlets and residential dwellings. The independent living units proposed within Stage 9 (DA/2018/1999) will be located directly to the west of the proposed residential aged care facility.
- **To the South:** Adjoining the site to the south is a two-way internal road with open space across the road.
- **To the East:** Adjoining the site to the east are a row of trees and open space with dwellings across Tank Street.
- **To the North:** Adjoining the site to a north is open space and an internal road and across Morpeth Road are dwellings.

3.3 Site Description

The site is legally described as Lot 3 in DP270740, is approximately 2.04ha in area and is located within the Morpeth Estate. An aerial photo of the site is shown at **Figure 3**.



Figure 3 Aerial photo of the site

Source: Nearmap & Ethos Urban

3.4 Existing Development

The existing development comprises of Closebourne House within the north eastern portion of the site, Closebourne Chapel (gymnasium) and the Closebourne laundry in the western portion of the site and Bishop Tyrrell Lodge in the southern portion of the land. The existing development central to the site is Dining Hall/Kitchen building and within the eastern portion of the site is the assembly hall, Tillimby House and Belle Vue House.

The existing development surrounding the site is illustrated in **Figures 4 – 8**.



Figure 4 Closebourne House

Source: Ethos Urban



Figure 5 Morpeth House

Source: Ethos Urban



Figure 6 Tillimby House

Source: Ethos Urban



Figure 7 Arkell House

Source: Ethos Urban

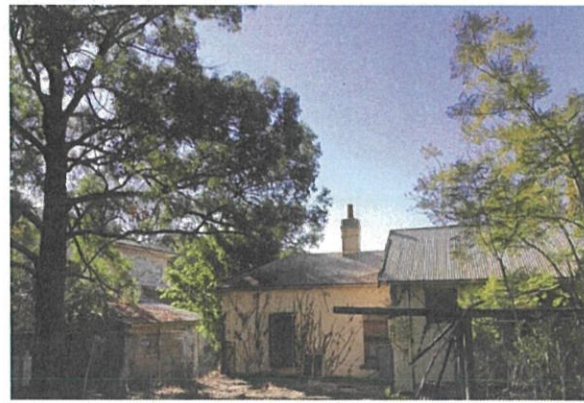


Figure 8 Former Laundry

Source: Ethos Urban

3.4.1 Topography

As illustrated on the site Survey Plan (**Appendix C**), the site generally sits above nearby Morpeth, with the site sloping down towards the Hunter River. The topography varies across the site with the highest points being RL 29.19, and the lowest point being RL 22 in south eastern corner of the site.

3.4.2 Vegetation

There are 46 mature trees existing on the site or on the boundary of the site, comprising of native and exotic species. Of particular note is the row of trees identified as trees 1, 4, 5, 8, 9 and 12 (refer to **Figure 9** below) within the north eastern portion of the site being of state heritage significance. An assessment of the health and quality of each of the trees within the site is contained in the Tree Assessment Report prepared by Terras Landscape Architects and provided at **Appendix E**.

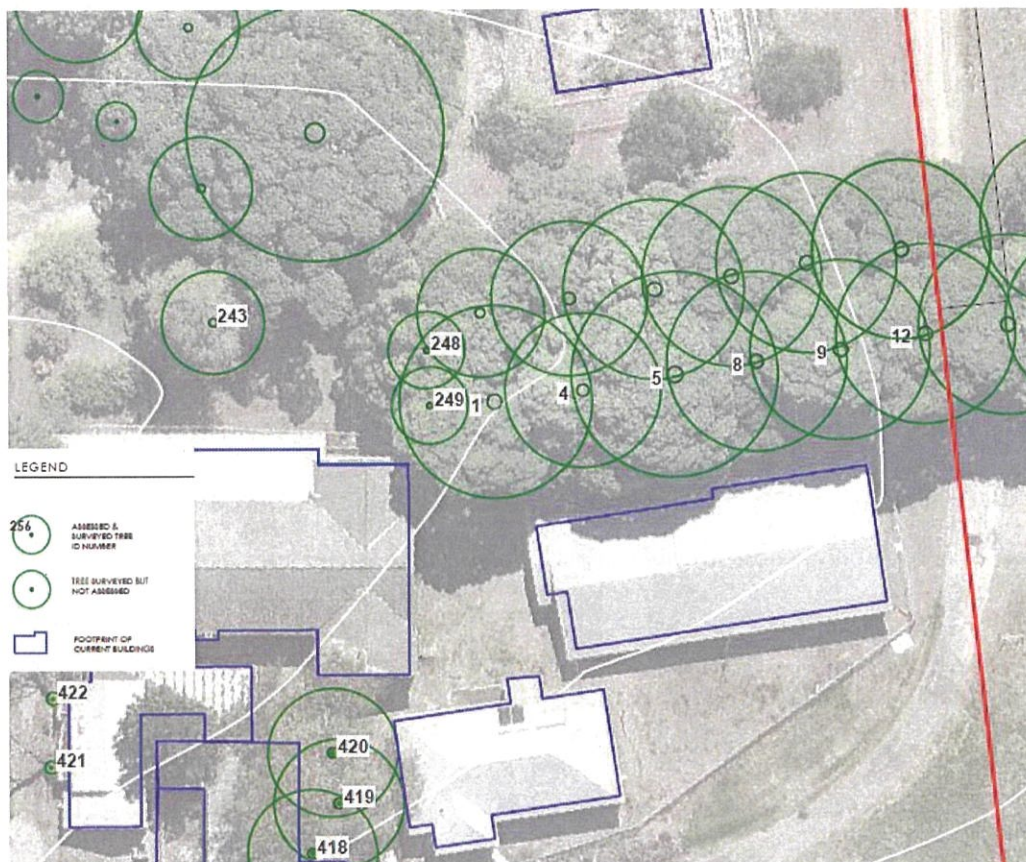


Figure 9 Extract of Tree Report identifying the trees of heritage significance

Source: Terras Landscape Architects

3.4.3 Access and Parking

Vehicular Access

The site is centrally located within Closebourne Village Estate and is accessed via a network of internal roads. The entrance and egress to the internal road network is via Morpeth Road. The internal roads provide vehicular access to the precincts within the Closebourne Village Estate. Vehicle access to the site is currently via Illalaung Drive.

Public Transport

The site is located within proximity (walking distance) to bus stops that are serviced by 185 route, travelling to Maitland, Morpeth and Raworth. There are two existing bus stops, a stop located to approximately 150m to the east across Tank Street and a stop is located approximately 260m to the south east of the site.

3.4.4 Geology

The desktop review by Douglas Partners within the Geotechnical and Waste Classification Investigation (at **Appendix K**) has identified the site on the 1:250,000 Geological Survey of New South Wales of the Statewide geodatabase as being underlain by the Tomago Coal Measures of Late Permian age. The main rocks units of the Tomago Coal Measures generally comprise of siltstone, sandstone, coal, tuff, claystone, conglomerate and minor clay.

A review of the *Acid Sulphate Soil Risk Map* published by the Department of Land and Water Conservation also indicates that there is no known occurrence of acid sulphate soils either on the site or in the surrounding area.

3.4.5 Heritage

The site contains a number of local and state heritage items:

- The Closebourne Estate is listed on the State Heritage Register (State Heritage Item 00375).
- The Morpeth House, Closebourne House, adjoining chapels and Diocesan Registry group is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 201).
- The "Closebourne House" and adjoining Chapel and Diocesan Registry (former) is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 202).
- The Former Diocesan Registry is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 203).
- The Avenue of Brush Box trees is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 204).

3.5 Mining Subsidence

The site is not identified as being located within a Mine Subsidence Development or within a Mine Subsidence District.

3.6 Bushfire

The site is not identified on Council's Bushfire Prone Lane Map as being bushfire prone land.

3.7 Flooding

The site is not identified on the MLEP 2011 as being flood affected.

3.8 Utilities and Services

The site is currently serviced by electricity, water, sewer, stormwater, gas and communications services.

4.0 Description of Proposed Development

This application seeks approval for the following development:

- Site preparation works, including building demolition, tree removal and minor excavation works;
- The construction of a residential care facility accommodating 108 beds, comprising:
 - Reception and community facilities;
 - Six wings comprising:
 - 36 bed dementia specific care units; and
 - 72 bed high care units.
 - Support spaces;
 - Back-of-house services;
 - Staff areas; and
 - Offices.
- Adaptive re-use of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House;
- Landscaping works throughout a series of courtyards;
- Construction of three vehicle access points:
 - A two-way internal vehicle entry off the currently unnamed gravel road;
 - A single way main entrance to the northern car park; and
 - A single way main exit from the northern car park.
- Car parking for 35 vehicles across two separate car parks comprising of;
 - 11 general bed;
 - 2 spaces for patients with dementia;
 - 19 staff spaces;
 - 1 ambulance space;
 - 1 drop off/pick up space; and
 - 1 accessible space.
- New free-standing business identification sign; and
- The extension/ augmentation of services and utilities to the development.

The complete set of Architectural Plans are provided at **Appendix A**.

4.1 Numerical Overview

The key numeric development information is summarised in **Table 2**.

Table 2 Key development information is summarised in

Component	Proposal
Site area	20,720m ²
GFA	7,298m ²
FSR	0.35:1
Maximum Height	
<ul style="list-style-type: none"> • Top of ceiling (Seniors Housing SEPP definition¹) 	<ul style="list-style-type: none"> • 6.56m (existing Closebourne House) • 7.8m proposed

¹ SEPP definition: "means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point".

Component	Proposal
• Top of ridge line (LEP definition ²)	• 9.22m (existing Closebourne House)
Boundary Setbacks • Tank Street • Morpeth Road	• Approx 130m • Approx 95m
Total Residents	108 rooms, comprising: • 72 x single occupancy rooms • 36 x dementia specific single occupancy rooms
Car space	35 spaces, including: • 1 x drop-off pick up • 1 x accessible spaces; • 1 x ambulance bay; • 15 x staff parking spaces; and • 18 x visitor parking spaces.
Landscaped Area ³	11,279.32m ²

4.2 Development/Urban Design Principles

The planning and design principles adopted for the proposed development of the site are as follows:

- To enhance the heritage significance of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House.
- To facilitate the adaptive re-use and conservation of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House commensurate with the Conservation Management Plan and Heritage Agreement;
- To enhance the existing landscaped setting and to ensure that landscaped spaces are clearly linked;
- To respond sympathetically to and respect the significant topographical features of the site;
- To provide for aged care services with direct synergies to the existing village to ensure a continuum of care; and
- To promote a high level of amenity for the residents by providing high levels of solar access, natural ventilation and privacy whilst providing high quality health care.

4.3 Land Use and Floor Space by Level

The new facility will accommodate a total of 108 residents with associated utilities/amenities, and staff and operational areas. **Table 3** presents a detailed breakdown of the accommodation mix across the building and other associated areas across the building.

Table 3 Land Use and Floor Space by Level

Location	Uses	Area
Lower Ground	<ul style="list-style-type: none"> • service areas including pump, maintenance and waste rooms • main facility kitchen and laundry 	531m ²
Ground Floor	<ul style="list-style-type: none"> • 72 bedrooms with ensuites • building reception and admin support area • café • gym • meeting rooms • chapel • dining area, four lounges and a kitchen 	4665m ²

² LEP definition: "means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like".

³ SEPP definition: "means that part of the site area that is not occupied by any building and includes so much of that part as is used or to be used for rainwater tanks, swimming pools or open-air recreation facilities, but does not include so much of that part as is used or to be used for driveways or parking areas"

Location	Uses	Area
	<ul style="list-style-type: none"> hair salon servery's staff stations mechanical plant 	
First Floor	<ul style="list-style-type: none"> 36 bedrooms with ensuites servery, two dining areas and two lounges 	1858m ²
Closebourne House Level 1	<ul style="list-style-type: none"> Staff room and bathrooms 	141m ²
		7195m ²

4.4 Site Preparation

Site preparation works include the demolition of a number of existing buildings, tree removal and minor levels of excavation.

Demolition

The proposal necessitates the demolition of a number of existing buildings, hardstand areas and general site improvements as shown on the survey plan at **Appendix C**, with the exception of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House. The proposed development requires the demolition of a number of structures and buildings comprising of Tillimby House, Belle Vue House, the assembly hall including the toilet block, the dining hall and kitchen and Bishop Tyrrell Lodge.

A Demolition Plan has been prepared and is included at **Appendix A**.

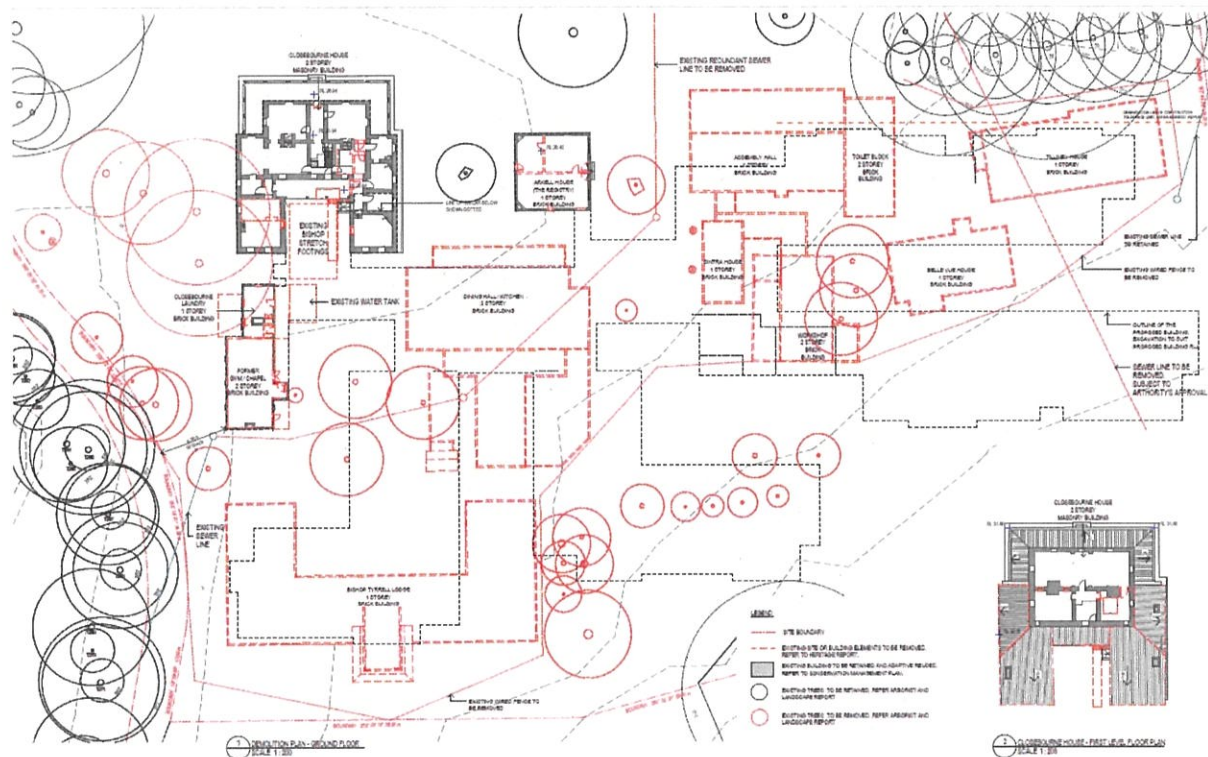


Figure 10 Demolition Plan

Source: Jackson Teece

4.4.1 Tree Removal and Protection

The proposed development necessitates the removal of 37 trees located within the site or around the boundary. Nine of the trees are being retained, included in the nine trees six trees are located off site. Of the 37 trees being retained nine of a possible 12 trees are listed as significant trees either on the State Heritage Register or in the current Conservation Management Plan. The three significant trees that could not be retained are the English Elms (identified as trees 227 and 228) and the Carob Tree (identified as tree 423). This is discussed in **Section 5.13.4**.

Notwithstanding, the proposed design and siting of the residential care facility has been predicated on retaining as many trees as possible around the periphery of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House in order to provide a visual buffer and is generally consistent with the building footprint anticipated with the Master Plan.

4.5 Excavation/Earthworks

The proposal seeks consent for minor cut and fill across the site with fill ranging from 2.5m to - 3.5m across the site. The proposed earthworks comprise:

- generally cutting in the centre of the site up to 3.5m, generating a total of 2,255m² of cut; and
- filling parts of the site by up to 2.5m, requiring a total of 1,230m² of fill.

This is detailed in the bulk earthworks plan **Appendix M** and the extract at **Figure 11** below.

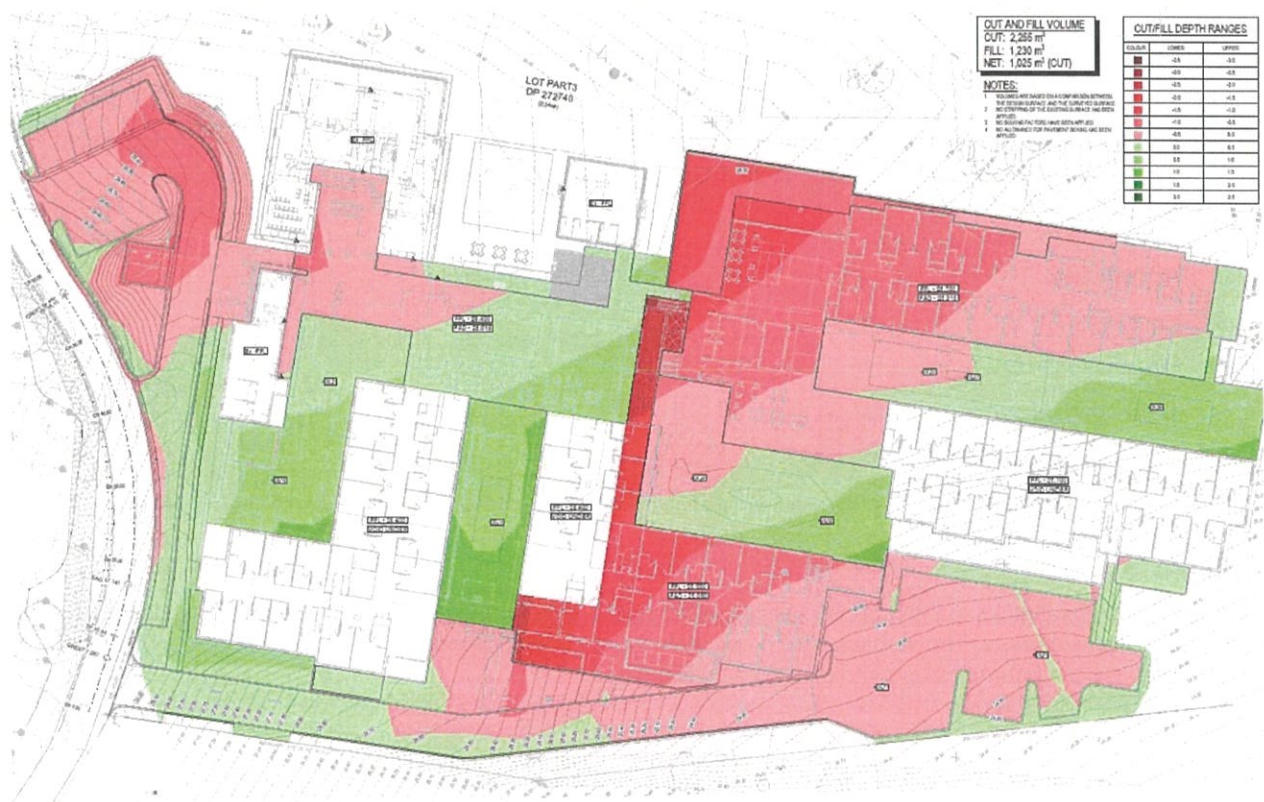


Figure 11 Proposed bulk earthworks plan

Source: Wood and Brieve Engineers

4.6 Built Form

The proposed residential care facility has been designed to respond to the site and its context, particularly with regard to the heritage significance of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House. The key features of the built form are as follows:

Building Envelope

The building envelope is predominantly two storeys, with a small third storey element that occurs adjacent to the southern car park. This third storey is attributed to the topographical fall of the land and the desire to provide a level building platform.

Importantly, the proposed development will read as a low scale two storey built form when viewed from the internal streets and from adjoining properties. The built form respects the visual curtilage of Closebourne House and is predominantly screened by the existing tree line when viewed from Morpeth Road.

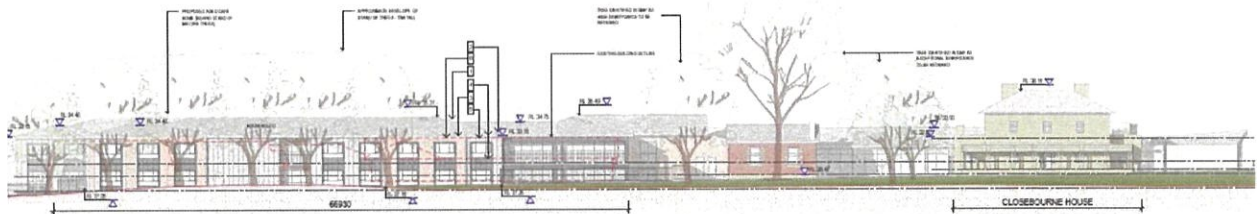


Figure 12 Proposed Northern Elevation

Source: Jackson Teece

Building Layout

The built form has been designed with six distinct wings that are separated by a courtyard for each household. The six wings encompass the following aspects of the residential aged care facility:

1. Household A;
2. Household B;
3. Household C / C1;
4. Household D / D1;
5. Associated landscape courtyards;
6. Common areas / staff facilities; and
7. Administration.

Setbacks

The proposed setbacks to the proposed buildings vary according to the orientation and heritage significance of the proposed development. The setbacks are predicated on the existing Concept Plan and have been informed by the curtilage of Closebourne House and existing significant trees.

Building Massing

The building height of the residential care facility has been determined with careful consideration of the natural topography and heritage significance of the site. The building height seeks to minimise the visual appearance of the proposed development when viewed from the surrounding internal street network and the from the surrounding properties. It is noted that the height of the residential care facility does not exceed the existing height of Closebourne House.

4.6.1 External Materials and Finishes

The selection of materials and finishes for the residential aged care facility have been chosen to ensure the development contributes positively to the heritage significance of the site. As illustrated on the Architectural Plans (**Appendix A**), the material palette for the development comprises metal roofing, cladding including feature cladding, face brickwork and metal louvers.

4.7 Operation

4.7.1 Residential Aged Care Facility

The proposed development is defined as a 'residential care facility', as it offers accommodation for seniors that includes meals and cleaning services, personal care, and nursing care and has appropriate staffing, furniture, furnishings and equipment, but is not a dwelling, hostel, hospital or psychiatric facility. The facility will provide services to meet a range of care needs, and particularly for frail or physically dependent residents requiring a higher level of nursing care.

4.7.2 Staffing

Staff numbers will vary over different times of the day. When considering the maximum, the proposed facility is expected to accommodate up to 28 staff on-site at any one time. The proposed number of staff may reach the maximum during the morning shift with a reduction for the afternoon/evening shift and further reduction during the night shift. A transition of staff generally takes place between shifts, particularly between the day and evening nursing shifts.

4.7.3 Hours of Operation

The proposed facility will operate 24 hours a day, 7 days a week, with staff on-site at all hours to provide care as required. Despite this, the majority of the site's operations will occur during normal daytime hours, including deliveries and waste collection.

4.7.4 Access Control and Security

Access to the facility and internal areas of the site will be restricted to staff, residents and pre-authorised visitors only. During business hours, the buildings reception will be the primary point of access and egress to the internal street. An intercom at the front door and in the drop-off area will allow visitors to contact staff, who will be present on site 24 hours, 7 days per week. Electronic access cards will be issued to all staff to allow access via other entrances and outside of business hours, whilst visitors and services will be required to contact reception. The doors to the back of house areas will have swipe access and an intercom to reception and nursing staff out of hours.

4.8 Landscaping and Public Domain

The proposed development seeks to integrate the new development into the landscape with tree planting and turf complementing the surrounding site. A Landscape Design Report has been prepared for the residential aged care facility by ASPECT Studios (**Appendix D**) and includes:

- New garden beds and tree planting within the front, side and rear site setbacks; and
- Landscaped courtyards between the building households at the rear of the site, including garden beds and outdoor areas.

Within the site, a number of spaces will be created through the use of concrete paving, seating and tree planting.

An extract of Landscape Concept Plan is included in **Figure 13**.



Figure 13 Landscape Concept Plan

Source: ASPECT Studios

4.9 Access and Parking

4.9.1 Vehicular Access

Vehicular Access

The proposed development will provide three vehicle access points provided from the internal road, the internal road is subject to a separate development application. The northern driveway will serve as the main one way entrance to the site and will primarily be used by visitors and staff. The eastern vehicle entrance will be from the primarily used for existing the northern car park. A two way vehicle access is provided from the internal road to the southern car park.

A designated drop off area and ambulance bay is provided outside the main building entry, providing direct access to the building's reception area.

Vehicle Parking

The development provides two separate car parking areas on the site:

- An at-grade car park is provided to the front of the building entry foyer providing 13 car spaces
- An at-grade car park to the rear of the building, near the loading dock, providing 19 car spaces.

Loading, Servicing and Emergencies

A designated loading dock has been provided to the rear of the site within the southern car park.

Pedestrian Access

Pedestrian access will be provided from a new internal road within the Closebourne Estate site. The internal pedestrian network will provide access from the new internal road to the main entrance and the sitting room of household A. It is noted that the new internal road is subject to a separate development application.

4.10 Water Cycle Management

Wood and Grieve Engineers have developed a water cycle management scheme for the site, as detailed in **Appendix L**, which comprises the following:

- A 200m long grass line swale from the proposed aged care facility to OSC basin 3 and a 12kL rainwater tank is proposed.
- All roof areas will be drained through a gravity system which will be designed in accordance with AS 3500.3 to convey to the in ground drainage system.
- The surface runoff will be drained through a combination of in ground drainage system and infiltration through the landscaping to a subsoil drainage system which will convey the runoff to the ground drainage system.

4.11 Utilities and Services

The proposed residential aged care facility will utilise the existing services on site. The potable water, electricity, sewer, gas and telecommunications may be modified or augmented as necessary to support the operation of the development. A strategy for the works to these services and utilities are set out in the Services Infrastructure Plan (**Appendix Q**).

4.12 Waste Management

An Operational Waste Management Plan has been prepared by Waste Audit and Consultancy Services (**Appendix G**).

Waste Generation

It is expected that the proposed development will generate in the order of 13,440L of waste and recyclables per week, which will require storage of 21 bins of varying waste streams on site. Approximately 100L of medical waste would also be generated as part of the operation of the facility.

Waste Management Procedures

The proposed layout provides a waste room on the lower ground floor. Smaller waste collection bins will be located throughout the site, within each bedroom, common living areas of the wings/communal dining and lounge areas, and staff stations. The waste from the rooms, kitchens and other areas in the facility will be collected by cleaning staff and stored within the dedicated waste storage area for removal. Waste will be separated into recyclable and non-recyclable, with medical waste stored separately. The medical waste will be managed appropriately in accordance with the relevant legislative requirements. The main waste storage room will be constructed and finished to ensure appropriate sealing, lighting, drainage and ventilation (natural or mechanical ventilation in accordance with requirements). Waste will be collected by a contractor once a week.

Medical Waste

Medical waste, including sharps will be stored and disposed of in accordance with legislated requirements. Any clinical waste will be managed by facility staff and/or contractors.

4.13 Construction Management

A detailed Construction and Environmental Management Plan (CEMP) will be prepared by the appointed contractor prior to commencement of works. The CEMP will be prepared in accordance with relevant applicable Australian Standards and Occupational Health and Safety requirements and will address the following matters:

- site access controls, public safety, amenity and security;
- operating hours;
- construction traffic and loading
- noise and vibration control;
- material management, waste and material re-use;
- sediment and erosion control;
- construction traffic management;
- dust suppression;
- tree protection; and
- notification of adjoining properties.

Mitigation measures and management plans where necessary, will also be included in the CEMP to ensure that the construction works do not cause any adverse environmental impacts upon the surrounding community and measures follow best practice principles.

Site Waste Minimisation

In addition, a specific Site Waste Minimisation Plan will also be prepared and implemented by the contractor. The objective of the site waste minimisation plan will be based on the hierarchy of avoidance/reduce, re-use, recycle, treat and dispose as outlined in the National Waste Minimisation and Recycling Strategy.

Best Practice will be adopted wherever possible, to achieve waste minimisation and reduction. Key areas that will be targeted in the Site Waste Minimisation Plan are:

- To avoid, whenever possible, the generation of waste;
- Demolition Materials (including hazardous building materials);
- Construction Materials;
- Excavated Fill Materials;
- Waste water; and
- Litter generation due to construction activities.

In addition, at a minimum it will include details at pre-construction, and construction phase which relate to the following:

- practical measures associated with the contractor works to prevent waste entering the site;
- waste streams resulting from the work which can be recycled and will be actively managed as part of the on-site waste reduction plan;
- alternative products containing recycled material that could be utilised in the development, in place of traditional materials, which confirm and meet with the design specification.

All suppliers of building materials will also be encouraged to nominate packaging minimisation and reuse initiatives as part of the product supply to the project.

Erosion and Sediment Control

A Sediment and Erosion Control Plan will also be provided as part of the CEMP. Prior to construction activities commencing on site, all measures will be implemented and maintained throughout the construction phase. The measures proposed include, but are not limited to:

- installation of sediment fencing;
- installation of sediment filter traps around the stormwater drainage pits;
- installation of sand bags and hay bales;
- construction of a sediment stabilised site access; and
- construction of a temporary sediment basin.

Construction Traffic Management

Vehicle movements will be controlled and managed by site management and traffic control staff.

All trucks leaving the site will be loaded to prescribed weight limits and loose material will be covered during transport from the site.

Pedestrian routes in the vicinity of the site will be maintained during the construction works and protected with Class A construction fencing, which will also surround the construction site.

5.0 Assessment of Environmental Impacts

This section considers the planning issues relevant to the proposed development. It contains our assessment of the environmental impacts of the proposal and identifies the steps to be taken to prevent or mitigate the potential impacts on the environment.

5.1 Environmental Planning Instruments

The DA's consistency and compliance with the relevant statutory plans and policies is located in **Table 4** below, and discussed where relevant in the following sections on this environmental assessment.

Table 4 Summary of consistency with key statutory plans and policies

Plan	Comments
Strategic Plans	
Seniors Living Policy Urban Design Guideline for Infill Development 2004	The proposal has been designed with consideration of the Urban Design Guidelines and provisions of the Seniors Housing SEPP as discussed in Section 5.2 .
Hunter Regional Plan 2036	<p>The Hunter Regional Plan 2036 is 20-year blueprint for the future to guide planning and land use decisions for ten local government areas including Maitland LGA. The Regional Plan comprises of four goals, 27 directions and 127 actions. The Regional Plan identifies strategic directions for the Maitland LGA including the following:</p> <ul style="list-style-type: none"> • Focusing on delivering land for housing quickly and cost-effectively to establish new communities. • Focus development to create compact settlements in locations with established services and infrastructure. <p>The proposal is consistent with the strategic directions and is seeking to deliver high quality independent living units in an area with established services and infrastructure. The proposal will support the existing and future aged care population.</p>
Greater Newcastle Metropolitan Plan 2036	<p>The Metropolitan Plan for Greater Newcastle 2036 identifies the importance of the accommodating the ageing population in regard to aged care facilities, community-based health services and the introduction of private providers of care and wellness for older residents. The Ageing Population comprising of people aged 65 and over is predicted to increase from 102,800 in 2016 to 163,100 in 2036. The site is located within East Maitland which is identified as being an emerging health and retail service centre and a catalyst area for job targets with the minimum additional jobs increase from 3,600 in 2016 to 6,000 in 2036.</p> <p>The Metropolitan Plan sets out strategies and actions that will drive sustainable growth. The Metropolitan Plan comprises of five elements that will shape the Greater Newcastle area into a dynamic and entrepreneurial city with globally competitive economy. The Metropolitan Plan comprises of 4 goals, 3 outcomes, 23 strategies and 56 actions. The Metropolitan Plan identifies strategic directions for Maitland including the following:</p> <ul style="list-style-type: none"> • Growing health precincts and connect the health network. • Provision of jobs closer to homes in the metro frame. <p>The proposal is providing a high quality residential care facility which will accommodate the increasing future demand of the ageing population. The demographic analysis outlining the increasing demand for accommodating the needs of the ageing population is consistent with Section 2.4.2. Therefore, the proposal is consistent with the strategic directions and actions of supporting the existing and future ageing population.</p>
Strategic Planning Instruments	
SEPP 55 – Remediation of Land	<p>The potential contamination of the site was assessed in the Concept Plan and concluded that the site is of 'low' potential contamination. The site was therefore deemed to be suitable for future development with the Concept Plan.</p> <p>This proposal does not seek to change the approved use for Seniors Living under the Concept Plan.</p>
State Environmental Planning Policy – Rural Lands (2008)	<p>SEPP Rural Lands applies to the land within the prescribed rural zones including RU2 Rural Landscape and provides considerations. Clause 10 applies to the proposal, as outlined in Clause 10 (3) the design of the proposed independent living units has taken into account:</p> <ul style="list-style-type: none"> • The existing and approved uses in the vicinity including the aged care facility, the oval and the residential dwellings.

Plan	Comments
	<ul style="list-style-type: none"> The impacts of the proposed development on the uses within the vicinity. Capability with the surrounding uses including the heritage significance of the surrounding sites.
SEPP 64 Signage and Advertising	<p>SEPP 64 aims to ensure that signage is compatible with desired amenity and visual character of an area, provides effective communication and is of a high quality design. The proposal is considered to be consistent with the provisions of SEPP 64 given the sign is minor in nature, located away from the heritage facade of the building and generally compatible with the visual character and amenity of the site.</p> <p>A full assessment of the proposed signage against the criteria in Schedule 1 of SEPP 64 has been under in Section 5.3.</p>
SEPP (Infrastructure) 2007	The proposed development is not classified as traffic generating development, and as such does not require referral to the RMS under this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004 <i>(Seniors Housing SEPP)</i>	<p>The proposed development does not rely on the Seniors Housing SEPP for permissibility, noting that the site is approved for seniors housing under the approved Master Plan.</p> <p>Notwithstanding this, the permissibility, locational and design requirements have been addressed below. An assessment of the specific design guidelines is provided in Table 5.</p>
Clause 4 Land to which SEPP Applies	The development is permissible on the site by virtue of the fact that it was approved as part of the Concept Plan for the site.
Clause 6 Land to which SEPP does not apply	The transitional provisions are not applicable to the proposal.
Clause 10 Seniors Housing	The land use is consistent with the definition of Seniors Housing and will be used permanently for seniors or people with a disability consisting of a group of self-contained dwellings. The development is permissible on the site by virtue of the fact that it was approved as part of the preceding Concept Plan for the site.
Clause 11 Residential Care Facilities	The proposed development is a form of Seniors Living development and is consistent with the definition of Residential Care Facilities under the SEPP.
Clause 16 Development Consent	The proposed use is approved under the preceding Concept Plan.
Clause 18 Restrictions on Occupation	The proposed occupants and residents will be consistent with the requirements of this clause, including seniors and people with a disability, and staff employed to assist in the administration of and provision of services.
Clause 24 Site Compatibility Certificate	A Site Compatibility Certificate is not required for the proposed development. The development is permissible on the site by virtue of the fact that it was approved as part of the preceding Concept Plan for the site.
Clause 26 Location and access to facilities	The site is subject to a preceding Concept Plan which has established the suitability for seniors housing within the curtilage of the site.
Clause 30 Site Analysis	A site analysis has been provided as part of the Architectural Plans (Appendix A).
Clause 32 Design	A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the proposed development demonstrates that adequate regard has been given to the Design Principles set out in Part 3 Division 2 of the SEPP. An assessment against the relevant clauses 33-39 are included below in Table 5 .
Clause 33 – 39 Design Principles	Refer to Table 5 in Section 5.2 below for a detailed assessment.
Clause 40 Development Standards – Minimum sizes and building height	This clause establishes the development standards for seniors living developments under the SEPP. It is noted that the proposed development is not pursuant to the SEPP, and as such these provisions do not technically apply. Furthermore, as the

Plan	Comments	
		<p>development is being completed by CHL, a number of standards could not be applied even if consent was sought under the SEPP.</p> <p>Nevertheless, the following is noted:</p> <ul style="list-style-type: none"> • The size of the site exceeds 1000m² minimum requirement; • The sites frontage (as it addresses the unnamed entry road) is greater than 20 metres in width; • The building is within 8 metres; • The building is not greater than 2 storeys in height; and • The built form at the rear of the site is 2 storeys in height – however the rear of the subject site is not directly adjacent to any current or future residential dwellings.
	<p>Clause 48 Standards that cannot be used to refuse development consent for residential care facilities</p>	<p>Refer to Section 5.2 below for a detailed assessment.</p>
Local Plans and Policies		
<p>Maitland Local Environmental Plan 2011</p>	<p>Clause 2.3 Land Use Zones</p>	<p>The site is zoned RU2 Rural Landscape. The development is permissible by virtue of the fact that the aged care has been approved on the site by virtue of the approved Concept Plan.</p>
	<p>Clause 4.1 – Minimum Lot Size</p>	<p>This clause is not relevant noting that the proposal is not seeking consent for subdivision.</p>
	<p>Clause 4.3 – Height of Buildings</p>	<p>There is no maximum building height specified for the site. As a guide, the development standard for maximum building height under Seniors Housing SEPP has, therefore been applied.</p>
	<p>Clause 4.4 – Floor Space Ratio</p>	<p>There is no maximum floor space ratio for the site. As a guide, the development standard for maximum FSR under Seniors Housing SEPP has, therefore, been applied.</p>
	<p>Clause 5.10 – Heritage Conservation</p>	<p>The site comprises a number of heritage items including:</p> <ul style="list-style-type: none"> • The Closebourne Estate is listed on the State Heritage Register (State Heritage Item 00375). • The Morpeth House, Closebourne House, adjoining chapels and Diocesan Registry group is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 201). • The “Closebourne House” and adjoining Chapel and Diocesan Registry (former) is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 202). • The Former Diocesan Registry is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 203). <p>The heritage impact of the proposed development has been assessed as part of the Statement of Heritage Impact (SOHI) which was prepared by Placemark Consultants (Appendix F). The impact on the heritage significance of the site has been known since approval was granted for the Concept Masterplan for the site in 2009. This approval was followed soon after by the Heritage Agreement between the land owners and the NSW Heritage Minister. Refer to the heritage assessment in Section 5.13.</p>
<p>Maitland Development Control Plan 2011</p>	<p>Part B – Environmental Guidelines</p>	
	<p>B2 – Domestic Stormwater</p>	<p>A stormwater management plan in Appendix L proposes for the stormwater systems to comply with Part B2 of the MDCP.</p>
	<p>B6 – Site Waste Minimisation and Management</p>	<p>A Waste Management Plan has been prepared by Waste Audit and Consultancy Services (Appendix G) which details the storage and waste handling procedures for the facility. Refer to Section 5.20 for further discussion.</p>

Plan	Comments	
	C.4 Design Guidelines	
	C4 – Heritage Conservation	<p>The provisions of Chapter C4 Heritage Conservation have been addressed as follows:</p> <ul style="list-style-type: none"> • A SOHI has been prepared by Placemark Consultants (Appendix F). • A Structural Report has been prepared by Wood & Grieve Engineers (Appendix S) assessing the structural integrity of Closebourne House and recommending other works be carried out as part of the redevelopment in order to safeguard the long-term integrity and stability of the existing buildings. • The built form has been sensitively designed to respect the heritage significance of Closebourne House having regard to the <ul style="list-style-type: none"> – Size and scale – Roof form and shapes; – Accessibility; – Materials and colours; and – Landscaping.
	C8 – Residential Design	<p>This chapter applies to all residential development within the Maitland LGA, including seniors housing to supplement the standards prescribed in the Seniors Living SEPP.</p> <p>A Site Analysis has been included within the Architectural Plans (Appendix A) as prepared by Jackson Teece. This plan demonstrates how the built form has been designed having regard to the site context.</p> <p>The proposed design is consistent with the relevant controls specifically:</p> <ul style="list-style-type: none"> • The setbacks have been designed on merit having regard to the isolated nature of the site, away from any public roads; • Provides a low level of site coverage that maximises permeable surfaces; • The proposal is consistent with the objectives and will deliver a high quality residential care facility within the Closebourne Village. • A site analysis including all the relevant details has been provided at Appendix A. • The proposal seeks consent for the required retaining walls and earthworks. • The proposed design has considered the side and rear setbacks, privacy earthworks, retaining walls, building heights and fencing in. • The proposed materials and finishes will create more tactile and visually interesting buildings. • The colours and finishes will be integrated with the context in particular the heritage character of the surrounding properties. • The proposed design of the residential care facility provides open spaces terraced and landscape areas for the residents. • The accessibility of the proposal has been designed in accordance with the Seniors SEPP requirements. • The design of the proposed residential care facility has incorporated the relevant requirements of the BCA and BASIX. • Will have no amenity impacts on adjoining sites;

Plan	Comments	
		<ul style="list-style-type: none"> The external appearance of the built form has been designed having regard to the heritage significance of the site. A detailed Construction and Environmental Management Plan (CEMP) will be prepared by the appointed contractor prior to commencement of works. The design and layout of the residential care facility have considered the CPTED principles.
	C11 – Vehicular Access and Car Parking	Vehicular access and car parking have been designed in accordance with the Maitland DCP. Refer to further discussion in Section 5.14 .
	Part E – Special Precincts – Heritage Conservation Areas	
	E3 – Heritage Conservation Areas (Morpeth Heritage Conservation Area)	The site is identified as being within the Morpeth Heritage Conservation Area and contains state heritage items. A Heritage Impact Statement has been prepared by Placemark Consultants (Attachment G) and accompanies the concurrent Development Application for the residential care facility. Refer to Section 5.12 below for a detailed assessment.
	The site is identified as being within the Morpeth Heritage Conservation Area, therefore this part applies to the proposal.	

5.2 SEPP Seniors Housing

The Seniors Living SEPP aims to encourage the provision of seniors housing, including residential aged care facilities. Developments utilising the Seniors Living SEPP are required to meet certain development criteria and standards as specified in the SEPP. It is emphasised that the proposed residential care facility does not rely on the Seniors Living SEPP for permissibility, and as such is not pursuant to the SEPP. Therefore, the Seniors Living SEPP has been used as a guide only. Notwithstanding this, the discussion below demonstrates that the proposed remains consistent with the objectives of the SEPP and design guidelines for seniors housing. The proposal will deliver a high quality and purpose designed care facility to meet the needs of the local community.

The proposal is consistent with the objectives of the SEPP in that the proposed development:

- increases the supply of residential care facilities within the local area to meet the increasing demand generated by the ageing population;
- makes efficient use of existing infrastructure and services located on the site and in the local areas; and
- will facilitate the construction of a high quality and purpose designed seniors housing facility.

The table below addresses the relevant requirements of the Seniors Living SEPP.

Table 5 Design controls of the SEPP Seniors Living

Provision	Response	Compliance
Clause 33 – Neighbourhood Amenity and Streetscape		
(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and	The proposed residential care facility recognises the desirable elements of the location's current character including the heritage significance.	Yes
(b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan,	The built form has been designed to sensitively fit within the heritage significance of Closebourne Estate. The residential care facility will sit behind Closebourne House and will not result in any unreasonable visual impacts.	Yes

Provision	Response	Compliance
(c) maintain reasonable neighbourhood amenity and appropriate residential character by: (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site's land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and	The amenity of neighbouring sites will not be impacted upon given the isolated nature of the subject site. The built form is located towards the southern end of the site, behind Closebourne House. The shadow diagrams prepared by Jackson Teece confirm that overshadowing impacts will predominantly be limited to the subject site.	Yes
(d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and	The development is isolated from other developments, being located within a site surrounded by farmland / open space. Therefore, there is no established building line. The front of the building is appropriately setback from the private road on which it is located and will not result in a development that is overbearing on this road.	Yes
e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and	A comprehensive landscaping plan has been prepared by Aspect Studios (Appendix D). This details how the private open space will be landscaped to help integrate the site with the surrounding context.	Yes
(f) retain, wherever reasonable, major existing trees, and	Significant trees have been retained where possible, with nine of the trees proposed be retained listed as significant trees either on the State Heritage Register or in the Conservation Management Plan.	Yes
(g) be designed so that no building is constructed in a riparian zone.	Not applicable.	N/A
Clause 34 – Visual and Acoustic Privacy		
The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by: (a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping,	The residential aged care facility is not located adjacent to any neighbouring developments and will not impact on the visual or acoustic privacy of any adjacent properties.	N/A
(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	An Acoustic Report has been prepared by Wood and Grieve Engineers (Appendix P). This report confirms that the development will be provided with appropriate glazing in order to achieve the internal noise levels specified in AS2107:2016.	Yes
Clause 35 – Solar Access and Design for Climate		
(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and	The amenity of neighbouring sites will not be impacted upon given the isolated nature of the subject site. Jackson Teece have prepared Shadow Diagrams that demonstrate that the development will not adversely impact on the solar access of any surrounding sites.	Yes
(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction	The proposed development is capable of meeting the provisions of Section J of the BCA (refer to Appendix O), which will be confirmed at the Construction Certificate stage.	Yes
Clause 36 – Stormwater		
(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas,	All roof areas will be drained through a gravity system that will convey the minor design storm runoff from the roof to the in-ground drainage system. The design of this system will ensure that post-development runoff flows do not exceed pre-development flows.	Yes
(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.		

Provision	Response	Compliance
Clause 37 – Crime Prevention		
(a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and	<p>The principles of crime prevention have been considered in the layout, design and landscaping of the proposed development. Specifically:</p> <ul style="list-style-type: none"> • perimeter fencing around the residential care facility to clearly delineate private space for the residents of the facility; • a clear point of entry to the site and facility; • clear paths of travel; • dedicated off-street parking which reduces the opportunity for vehicle theft; and • a well-considered landscape concept <p>The proposed development will implement access control measures to ensure the safety of residents.</p>	Yes
(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and	<p>The main entry to the facility will be off Illalaung Drive, being the private road accessed off Wonnarua Drive. It will be monitored by facility staff and the reception area. Individual entries at the ground floor are not considered to be appropriate for this facility.</p>	Yes
(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.		
Clause 38 - Accessibility		
The proposed development should:	<p>Pedestrian access is provided through the existing road and pedestrian network to public transport and local facilities.</p>	Yes
(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and		
(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	<p>The car parking has been located adjacent to the residential aged care facility and will provide direct access for motorists and pedestrians into the facility.</p>	Yes
Clause 39 – Waste Management		
The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities	<p>A Waste Management Plan has been prepared by Waste Audit and Consultancy Services (Appendix G) which details the storage and waste handling procedures for the facility.</p>	Yes

Clause 11 – Residential Care Facilities

The proposed development is consistent with the definition of a 'residential care facility' within the meaning of Clause 11, in that all residents receiving care will be provided with:

- meals and cleaning services;
- personal and/or nursing care; and
- facilities for the provision of care are provided on site and the facility will be designed to the standard commensurate with the level of care provided.

Clause 26 – Location and access to facilities

The facility meets the location requirements of Clause 26 of the SEPP in terms of the ability to access facilities and public transport via accessible paths of travel. The site is located outside of the Greater Sydney Capital City Statistical Area and as such is required to provide suitable access to facilities or a public transport service within 400m of the site, with transport running at least once a day during daylight hours Monday-Friday.

The 184 Bus Route runs along Tank Street, providing a bus stop opposite High Street, within approximately 200m of the site. An existing pathway will provide clear and direct access to this bus stop from the residential aged care facility.

Clause 48 - Base Standards

The proposed development is capable of meeting the base standards as follows:

- The maximum building height is within the 8 metre height limit;
- The FSR of the development is 0.35:1 is within the 1:1 limit;
- The proposed development provides a total landscaped area of 11,279m² in accordance to the definition in the Seniors Housing SEPP. This equates to 104m² of landscaping per residential aged care facility bed, thereby satisfying clause 48(c).

5.3 State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64)

SEPP 64 applies to all signage that, under an environmental planning instrument, can be displayed with or without development consent and is visible from any public place or public reserve. A total of three signs are proposed which are classified as business identification signs. As such, the controls of Part 3 – Advertisements of SEPP 64 do not apply. Accordingly, only the objectives of SEPP 64 and the criteria in Schedule 1 – Assessment Criteria of SEPP 64 are required to be considered.

Clause 3 states the aims and objectives of SEPP 64 which are:

“(a) to ensure that signage (including advertising):
(i) is compatible with the desired amenity and visual character of an area, and
(ii) provides effective communication in suitable locations, and
(iii) is of high quality design and finish, and
(b) to regulate signage (but not content) under Part 4 of the Act, and
(c) to provide time-limited consents for the display of certain advertisements.
(d) to regulate the display of advertisements in transport corridors, and
(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.”

The proposed signage is consistent with the objectives of SEPP 64 in that it:

- Is scaled appropriately to their position adjoining the proposed development;
- Does not block any significant views and will not have an adverse impact on the amenity or future character of the surrounding area, with the signs and illumination schemes being static;
- Relates specifically to the identification of Catholic Healthcare Limited; and
- Is of high quality design and finish and complements the proposed building materiality.

Schedule 1 of SEPP 64 contains assessment criteria that are to be considered by the consent authority. An assessment of the proposal against the criteria is provided in **Table 6** below.

Table 6 Compliance against Schedule 1 of SEPP 64

Assessment Criteria	Comments	Compliance
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The residential care facility is compatible with the existing and desired residential character of the area and the locality and it is consistent with the Concept Plan approved for the site in 2009.	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no particular theme for signage within the locality. However, the proposal will not adversely impact on surrounding properties or residents. The proposed signage has been designed in a way to correspond to the surrounding landscape and will not have any adverse visual impacts.	Yes
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas,	The proposal will not have any adverse impacts on the amenity or visual quality of the surrounding area and the heritage significance of the site. The proposed signage has been designed in a way to correspond to the surrounding landscape and is of a scale that will not adversely impact on the existing built form.	Yes

Assessment Criteria	Comments	Compliance
waterways, rural landscapes or residential areas?		
Does the proposal obscure or compromise important views?	The proposed signage zones will not obscure or compromise important views.	Yes
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage will not dominate the skyline.	Yes
Does the proposal respect the viewing rights of other advertisers?	The proposed signage has been designed to be consistent with other surrounding signage and will not detract from the viewing rights of other advertisers.	Yes
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the signage is acceptable for the precinct context within which it is located.	Yes
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposal will have no adverse impacts on the visual setting of the precinct.	Yes
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The existing signage on the site will be removed as part of the demolition of the existing structures.	N/A
Does the proposal screen unsightliness?	Not applicable.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage will not protrude above the buildings in the area.	Yes
Does the proposal require ongoing vegetation management?	The proposal will not require ongoing vegetation management.	Yes
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage is compatible with the scale, proportion and architectural features of the buildings and the overall site.	Yes
Does the proposal respect important features of the site or building, or both?	The proposal does not adversely affect the presentation of the site or building.	Yes
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposal is well situated and is designed in the context of the site and building.	Yes
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	All logos will be fully integrated within the structures on which they are displayed.	Yes
Would illumination result in unacceptable glare?	The signage is illuminated with lighting integrated into signage structures to ensure lighting does not result in unacceptable glare.	Yes
Would illumination affect safety for pedestrians, vehicles or aircraft?	The signs do not extend onto the street in a manner that would adversely impact pedestrians, vehicles and/or aircraft.	Yes
Would illumination detract from the amenity of any residence or other form of accommodation?	The minimal light emitted from the illumination will not reduce the amenity of any residents.	Yes
Can the intensity of the illumination be adjusted, if necessary?	The level of illumination proposed is not likely to impact on any surrounding sensitive receivers.	Yes
Is the illumination subject to a curfew?	No.	Yes
Would the proposal reduce the safety for any public road?	Due to the design, location, scale and intensity of the proposed signage, the proposal will not reduce road safety for any public road.	Yes
Would the proposal reduce the safety for pedestrians or bicyclists?	The location and scale of the proposed sign does not pose any adverse impacts on pedestrian or cyclist safety.	Yes

Assessment Criteria	Comments	Compliance
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed sign will not obscure sightlines from public areas.	Yes

5.4 Crime

This Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed development. CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities of crime created by the proposed development by assessing the development in accordance with design and place management principles of CPTED.

Ethos Urban have undertaken a site visit and have assessed the proposed development in regards to the surrounding properties and have undertaken a review of the proposed development plans in relation to the CPTED principles.

Surveillance

Effective natural and incidental surveillance can reduce the opportunities for crime. The principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance. The proposed development will undoubtedly increase opportunities for natural surveillance, both within the Closebourne Village Estate and to the immediate surrounds. The orientation, layout and design of the independent living units will improve passive surveillance to the surrounding areas and to the oval. High quality lighting throughout all publicly accessible areas should be adequate to permit facial recognition, and reduce the threat of predatory crime.

Territorial Reinforcement

Territorial reinforcement refers to the clear identification of public spaces, and the creation of a sense of community ownership over such spaces. Users are more likely to visit areas that are maintained and to which they feel they have a vested interest in. Well used places also reduce opportunities for crime and increase risk of capture to criminals.

The proposal has been designed to reinforce the perceived ownership of spaces and define the different between the residential care facility and the open spaces including the oval.

Space Management

Space management refers to providing attractive, well maintained and well used spaces. Space Management strategies include site cleanliness, rapid repair of vandalism and graffiti and the removal of damaged physical elements.

As envisioned by the photomontages the proposed development will provide for a high quality Seniors Housing development. It will be integrated with the existing seniors housing located within the Closebourne Village Estate. This in turn will provide opportunity to act as a catalyst for environmental improvements to the oval and surrounding open spaces.

Access Control

Access control strategies restrict, channel and encourage the movement of people and vehicles into and through designated areas. Effective access controls make it clear where people are permitted to go or not go and makes it difficult for potential offenders to reach and victimise people and damage property.

Access control strategies are well considered and clearly evident in the proposed development. The proposed development includes multiple types of access, including:

- One primary visitor entry point which is access controlled and requires check in at reception;
- Provides an access controlled vehicular gate to the southern car park; and

- Provides fencing around the outside of the courtyards.

Design, Definition and Designation

The design of the proposed development reflects its purpose, and while perpetrators will often exploit areas with unclear spatial definition, the design of the proposed development generally benefits multiple principles of CPTED. The design of the proposed development will be integrated into the overall Closebourne Village Estate.

5.5 Building Height

The MLEP 2011 does not provide a prescribed maximum building height for the site. The building envelope is generally contained within a two storey form with a minor three storey element with a maximum height of 7.8m. The building height of the residential care facility has been determined with careful consideration of the natural topography and heritage significance of the site. The building height seeks to minimise the visual appearance of the proposed development when viewed from the surrounding internal street network and the from the surrounding properties. It is noted that the height of the residential care facility does not exceed the existing height of Closebourne House.

5.6 Built Form

The proposed residential care facility has been designed to respond to the site and its context, particularly with regard to the heritage significance of Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House.

The building envelope is predominantly two storeys, with a small third storey element that occurs adjacent to the southern car park. This third storey is attributed to the topographical fall of the land and the desire to provide a level building platform. Importantly, the proposed development will read as a low scale two storey built form when viewed from the internal streets and from adjoining properties. The built form respects the visual curtilage of Closebourne House and is predominantly screened by the existing tree line when viewed from Morpeth Road.

The bulk, scale and massing of the built form has been designed to preserve key sight lines within the Closebourne Village Estate. In particular, the built form complements the existing landscape and generous open space areas within the site and will not impede views of Closebourne House being located on the ridge line.

5.7 Impact on Adjoining Properties

5.7.1 Overshadowing

Jackson Teece have prepared overshadowing plans detailing the impact of the proposed development, which are included in Architectural Plans at **Appendix A**. These plans have assessed the impacts of overshadowing on the 21 June, being the winter solstice, as the worst-case scenario when solar access is limited and on the 21 December when maximum solar access is achieved. The impact of overshadowing on the 21 June occurs generally within the site with limited shadows being casted over the surrounding open spaces and the internal roads adjoining the site. The proposed overshadowing on the 21 June does not result in any over shadowing within the Morpeth Estate or on the surrounding residential properties.

5.7.2 Privacy

The proposed buildings will not result in any unreasonable privacy impacts to the existing residential development to the north, south, east and west. The proposed development has therefore been designed to consider the privacy of surrounding residences.

5.8 Light Spill

The proposed buildings will not result in any unreasonable light spill impacts to the existing residential development to the north, south, east and west.

The proposed development will seek to provide an appropriate level of illumination within the site for the relevant outdoor areas and environmental conditions. Given the proposed use and the character of the area, it is not

expected that all outdoor areas will require illumination at night and if illumination is required, these may be set on timers to coincide with the sunset and sun rise. The extent and types of lighting will be confirmed at the relevant detailed design stage, and will be designed to comply with the relevant standards.

Elements of the proposed development will also assist in minimising light spill including boundary landscaping, fences and retaining walls, the adopted setbacks, and the buildings location within the topography of the site.

5.9 Internal Amenity

The proposed development has been designed to provide high levels of amenity for residents and visitors to the site. The layout and the orientation of the residential care facility maximise the opportunity for residents to view the internal courtyards, landscaped boundaries and surrounding open space.

5.10 Utilities and Services

The proposal is seeking to be connected with the appropriate existing utilities including telecommunications, electricity, water and sewer.

5.11 Landscaping

Landscape design has incorporated the heritage significance and embellishment of the oval and surrounding areas, a landscape design report is provided at **Appendix D**. The landscape scheme developed for the site has sought to retain and build on the significant landscaped setting of the site including the oval and the surrounds and provide the residential care facility with high quality landscaped areas which includes native plantings. The proposed landscaping will enhance the existing landscape setting and encourage use of the oval and surroundings with the proposed network of pathway integrated with the landscaping. The landscaped front and rear yards of the independent living units will also contribute to the landscape setting and character of the Closebourne Village Estate.

5.12 Acoustic Impact

Wood & Grieve Engineers have completed an assessment at **Appendix P** to:

- Conduct an external noise intrusion assessment of the proposed development and recommend acoustic treatments to ensure that a reasonable level of amenity is achieved for future occupants; and
- identify potential noise sources generated by the site, and determine noise emission goals and/or acoustic treatment for the development to meet acoustic requirements to ensure that nearby developments are not adversely impacted.

A summary of the findings of the assessments is set out below.

5.12.1 Existing Conditions

The site is highly isolated notwithstanding there are surrounding residential receivers. Background noise levels were measured with a noise logger on the 19th to the 27th of July 2018. Accordingly, the background noise levels were measured to be:

- Day (7am – 6pm) 33 dB(A)
- Evening (6pm – 10pm) – 32 dB(A)
- Night (10pm – 6am) – 30 dB(A)

5.12.2 Operational Noise Emission Assessment

The main noise emissions from the proposed development will be from mechanical services, external parking, service vehicles and road traffic generation. The nearest receivers are the residential dwellings surrounding the site.

Mechanical Services

Noise sources from general operations at the site typically include mechanical services noise from air-conditioning equipment servicing the internal spaces of the development. Whilst the detailed design of these services is typically completed at the detailed design stage when plant is selected and installed, Wood & Greives Engineers have completed a preliminary review of air condenser units for the residential care facility and have assumed a worst-case scenario whereby all mechanical plant is running at any time throughout a 24hr period.

External Parking

Potential noise emissions associated with the operation of the proposed car parking areas comprise car doors closing and the movement of cars entering and exiting the car parks. Wood & Greives Engineers have identified the following mitigation measures to ensure the development is capable of meeting the requirements of the NSW Noise Policy for Industry.

Service Vehicle Access

Service vehicles and garbage trucks will be required to enter and exit the site. Assuming that there are no more than one service vehicles being either medium rigid trucks and garbage trucks every 15 minutes between 7:00am to 6:00pm, which is more than expected to service the residential care facility. In addition to the assessment being conducted only for trucks entering and exiting the site and operating the loading dock.

Road Traffic

The introduction of additional cars to the internal road network as a result of the development has the potential to impact on the amenity of the surrounding residential properties. Wood and Greives Engineers have reviewed the findings of the traffic impact assessment and used the data to calculate the expected noise increase due to traffic associated with the development onto Morpeth Road. The assessment has considered all generated vehicles moving in the same direction on Morpeth Road. Morpeth Road has been identified as the worst case scenario for traffic noise increase given that that at present Tank Street has a higher existing vehicle count. The assessment confirms that the additional vehicles on Morpeth Road will increase the noise level by less than 1dB. As such, the development is expected to comply with the requirements of the NSW Road Noise Policy criteria and as such the proposal remains complaint.

5.12.3 Construction Noise & Vibration Assessment

The Acoustic Report nominates specific construction noise and vibration criteria to ensure that the impacts on the surrounding residences will comply with the applicable standards and controls, and that management treatments are adopted as required. This criterion will be considered in a future detailed CEMP, which will outline the roles and responsibilities of persons managing the works and associated impacts, noise sensitive receiver locations, predicted impacts, mitigation strategies, respite / scheduling, any required monitoring methodology, and a community engagement strategy if required.

5.12.4 Noise Intrusion Assessment

Wood & Greives Engineers have developed glazing requirements in order to achieve the recommended internal noise levels. These requirements are assuming the worst-case scenario of external noise obtained from the noise predictions represented by the traffic from Morpeth Road. Confirmation that these minimum requirements have been achieved will be confirmed at the relevant detailed design stage.

5.13 Heritage

A Statement of Heritage Impact (SOHI) has been prepared by Placemark Consultants (**Appendix F**) which addresses the impact of the proposed development and changes to Closebourne Estate. The impact on the heritage significance of the site has been known since approval was granted for the Concept Masterplan for the site in 2009. This approval was followed soon after by the Heritage Agreement between the land owners and the NSW Heritage Minister. This agreement also acknowledged the scale of the various developments across the 40 hectare site, including a 'High Care Nursing Home' or Residential Care Facility as proposed.

The site contains a number of local and state heritage items:

- The Closebourne Estate is listed on the State Heritage Register (State Heritage Item 00375).

- The Morpeth House, Closebourne House, adjoining chapels and Diocesan Registry group is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 201).
- The “Closebourne House” and adjoining Chapel and Diocesan Registry (former) is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 202).
- The Former Diocesan Registry is of state heritage significance and is listed in Schedule 5 Environmental Heritage of the MLEP 2011 (Item 203).
- The site is located within Morpeth Heritage Conservation Area as identified in Clause 5.10 Heritage Conservation of the MLEP 2011.

The proposed residential care facility is being developed within the curtilage of the Closebourne House Group which includes a cluster of buildings adjoining ‘Closebourne House’.

5.13.1 Conservation Management Plan

A Conservation Management Plan for ‘Morpeth House and St John’s College Morpeth’ NSW was prepared for Dobler Consulting and the Anglican Diocese of Newcastle by Design 5-Architects Pty LTD Chippendale August 2005. The Conservation Management Plan (CMP) was endorsed by the NSW Heritage Council of NSW in October 2005.

The CMP sets out Precincts across the Morpeth Estate. The Closebourne House Group is located within Precinct B. Precinct B is described as including Closebourne House of Exceptional Significance, with the space northwards of the house and the space immediately to the south of the house as being of Exceptional significance, with other spaces of High significance, buildings of Moderate significance, buildings with Little or Neutral significance and space of High significance. The grading of significance is depicted in **Figure 14**.



Figure 14 CMP Grading of Significance

Source: CMP 2005

5.13.2 Heritage Agreement

The Heritage Agreement made between Morpeth House Pty Ltd and the NSW Heritage Minister was signed on 23 March 2010. The Agreement ensures the long-term maintenance and survival of the cultural significance of the site and ensures that certain structures on the property are appropriately conserved, adapted and re-used.

Specifically, the Agreement requires restoration works to Closebourne House in addition to the continued maintenance of Closebourne House including its landscaped elements and setting, in perpetuity.

5.13.3 Heritage Significance

Closebourne House is a major element of the Estate that contributes to the place's Exceptional Significance. The following is an extract from the listing inventory sheet relating to Closebourne House:

The Morpeth House and St John's College site retains in its context, setting, landscape, buildings, fabric and archaeology, tangible evidence of its central role in the establishment of European settlement in the Hunter Valley and in the founding and evolution of the Anglican Diocese of Newcastle, its ongoing role in the training of clergy as well as in education in the region.

EC Close chose this dominating site to establish his 'manor estate' of Closebourne and laid out his private township and port of Morpeth on the lower ridge adjacent. The location of Closebourne House (1829) and the later Morpeth House (1849-56) and their associated carefully-planned landscape continue to reflect his vision for this relationship as well as his personal status.

The use of Closebourne House as 'Bishopscourt', official residence of the first four bishops of Newcastle from 1849-1912, commencing with Bishop Tyrrell, played a central role in the establishment of the Anglican Church in the region. Each bishop has made a significant contribution to the landscape and structures on the site.

The principal buildings on the site by EC Close and St John's College are very fine and unusual examples of their period. They retain a significant amount of original fabric and high integrity. All retain their landscape, context and setting or in the case of Morpeth House, retain the potential for aspects of this significant setting to be restored.

Table 6 provides an extract on the Assessment of Significance and includes the associated grading from the CMP.

Table 7 Assessment of Significance

Criteria	Assessment of Significance
SHR Criteria a) [Historical significance]	Closebourne House and Morpeth House were both built and occupied by EC Close, the founder and builder of Morpeth - the first and most important early settlement in the Hunter region. Closebourne House, as Bishopscourt from 1849 to 1912, was the first seat of the Anglican Diocese of Newcastle. (Conservation Management Plan, Design 5 - Architects Pty Ltd 2005)
SHR Criteria b) [Associative significance]	Associations with EC Close, Bishop Tyrrell and the first four Bishops of Newcastle. (Conservation Management Plan, Design 5 - Architects Pty Ltd, 2005)
SHR Criteria c) [Aesthetic significance]	Unique surviving expression of the architectural and landscape ideal of the manorial estate commanding its domain, in this case the town and post of Morpeth. (Conservation Management Plan, Design 5 - Architects Pty Ltd, 2005) Page: 128
SHR Criteria d) [Social significance]	Closebourne House as Bishopscourt and later as an Anglican Conference Centre for the Diocese of Newcastle. Morpeth House/St John's College as the centre of Anglican theological training for rural NSW. (Conservation Management Plan, Design 5 - Architects Pty Ltd, 2005)
SHR Criteria e) [Research potential]	As an archaeological resource, potential to enhance existing understanding of the place and its use and occupation. (Conservation Management Plan, Design 5 - Architects Pty Ltd, 2005)
SHR Criteria f) [Rarity]	Unique relationship of Closebourne House to landscape setting and town of Morpeth. (Conservation Management Plan, Design 5 - Architects Pty Ltd Year, 2005) Page: 128
SHR Criteria g) [Representativeness]	Rare surviving expression of early 19th century mansion and landscaped setting characteristic of early, substantially intact town with intact manor house with intact additional layers of significant Anglican occupation. (Conservation Management Plan, Design 5 - Architects Pty Ltd Year, 2005)
Integrity/Intactness:	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance. Criteria (b), (c), (d) & (f): EXCEPTIONAL Rare or outstanding element directly contributing to an item's local or State significance. Criteria (e): MODERATE Altered or modified elements. Elements with little heritage value, but which contribute to the

Criteria	Assessment of Significance
	<p>overall significance of the item.</p> <p>Conservation Management Plan Morpeth House and St John's College Morpeth Author: Design 5 - Architects Pty Ltd Publisher: Dobler Consulting and the Anglican Diocese of Newcastle Year: 2005 Page: 129</p>

Source: Morpeth House, Closebourne House, Adjoining Chapels and Diocesan Registry Group Heritage Inventory Sheet – NSW Heritage Office

5.13.4 Impact of Heritage Significance

The objectives and assessment of the proposal have considered the state heritage significance of Morpeth Estate, the CMP and the heritage agreement as detailed in the SOHI. The SOHI considers the impact on heritage significance at three levels being the whole site, for the immediate precinct and for Closebourne House.

Impact on the significance of the whole site

The SOHI states that in the context of the broader redevelopment of the whole site, the proposal is likely to have a minimal and acceptable impact on the heritage significance of the whole site.

Impact on significant views and key sightlines

Significant views and sightlines were identified within the CMP which have been considered with the design and siting of the proposed residential care facility. The significant views and sightlines as provided by the CMP and referred to by management policies identifies certain aspects of the site and context which sought to achieve the following:

- That important views to Closebourne House exist from Morpeth Road.
- A screen of mature trees exists to the west of Closebourne House.
- A screen of mature brush box trees exists to the north of the CBH Group.
- The retention of the open rural area to the south of the CBH Group.
- That visually there exists a continuation of the rural landscape across Tank Street.
- That there exists a view to the site from the cemetery.
- That important panoramic views exist from CBH to the river and flats beyond.
- That framed views exist from the CBH Group across open space to the flood plain.
- That glimpses and framed views exist from the CBH Group through to the N and N-E.
- That a 'connecting' view exists between Morpeth House and the CBH Group.
- That an important 'axial view' exists between the Brush box trees to and from St James' Church.

To consider the objectives above with respect to significant views and sightlines, 13 views from strategic locations were selected in order to prepare a montage view of the proposed development. The Visual Impact Assessment can be found in **Appendix R** and should be read in conjunction with the SOHI.

Whilst the proposed development results in a degree of change, the impact of this change can be appropriately minimised and mitigated in designed the development to integrate with the site specifically the Closebourne House, the former Laundry, Gym/chapel buildings and Arkell House and the character of the surrounding area.

The visual catchment analysis has identified 13 viewpoints (**Appendix R**) located within the site and within the surrounding area. Each view point is described below:

- View Point 1 is approximately 790m to the south of the site
- View Point 2 is approximately 700m to the south east of the site

- View Point 3 is approximately 475m to the south east of the site
- View Point 4 is approximately 250m to the south east of the site
- View Point 5 is approximately 180m to the east of the site
- View Point 6 is approximately 150m to the east of the site
- View Point 7 is located within the north eastern portion of the site
- View Point 8 is located to the north of the site
- View Point 9 is approximately 100m to the north of the site
- View Point 10 is approximately 120m to the north of the site
- View Point 11 is located on to the north east of the site
- View Point 12 is approximately 160m to the south west of the site
- View Point 13 is approximately 170m to the south of the site

The proposed development has been designed with consideration of the residential care facility and seeks to mitigate potential impacts on the privacy of residences as follows:

Figures 15 and 16 depict the before and after views from View No. 2 and 8.



Figure 15 View No. 2 depicting existing and proposed views from the Cemetery

Source: SOHI prepared by Placemark Consultants



Figure 16 View No. 8 depicting existing and proposed views to Closebourne House

Source: SOHI prepared by Placemark Consultants

In summary, the key views from Morpeth Road and the front landscape curtilage (View No. 8, 9, 10 and 11) were deemed to have 'minimal impact' or 'no likely impact'. Views from the cemetery and grave of EC Close will have 'no likely impact'. It is noted that 'some impact' from Tank Street (View No. 4 and 5) was revealed however the impact will be mitigated by landscape design and material selections.

Tree Impact

Careful consideration of the proposed development siting has had due regard to existing significant trees. The CMP graded the significance of landscaping elements and trees within the site as depicted in **Figure 17**.

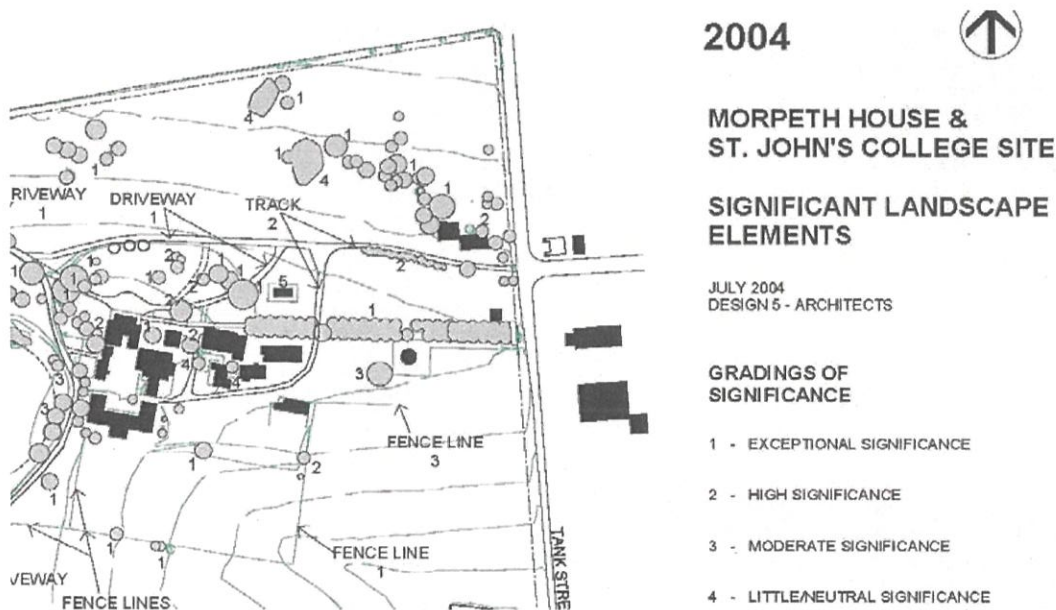


Figure 17 Significant Landscape Elements

Source: CMP 2005

A Tree Assessment Report prepared by Terras Landscape Architects and Consulting Arborists in **Appendix E** assessed the trees on site in the context of its historical context, the information provided by the CMP and the proposed development. The Tree Assessment Report identified 46 trees in close proximity to the proposed development which included 12 heritage significant trees. It is noted that of the 12 heritage significant trees identified in the CMP, nine of these trees will be retained. The significant trees that cannot be retained include two English Elms and a Carob tree, with all trees being over 100 years old. The two English Elms were storm damaged and it is anticipated that both trees will become increasingly a hazard. The Carob tree was found to be significantly compromised due to a number of limbs being removed and would possibly have a survival period of 15 years.

Furthermore, the Tree Assessment Report recommends tree protection zones to be established for a number of significant trees including the brushbox trees, fig trees, olive trees and carob trees. This approach has the potential to positively impact on the longevity of these trees.

Impact on Archaeological Potential

Previous studies have not identified any archaeological potential on the site however based on the proposed extent of excavation required. The recommendation outlines that all excavation should be subject to archaeological planning, management, monitoring assessing and report to be undertaken whilst the excavation is being carried out to protect any potential archaeological resources that may be uncovered.

Impact on Closebourne House

The SOHI reveals that there will be impact to the original fabric and aspects of the 19th century changes of Closebourne House however notes that the potential impact can be minimised through mitigation measures. The SOHI notes that through the careful selection of methods, processes, materials and detailing, the proposal can positively impact on the long-term use and viability of the house. At the same time the contemporary requirements and expectations for equitable access, healthcare, safety and comfort can be addressed and the heritage significance of the place protected.

In order to minimise the impacts and protect views to Closebourne House, a visual curtilage was adopted to ensure that views from Morpeth Road over the Hunter River, farmland flats and the range in the far distance were retained. The visual curtilage is depicted in **Figure 18**.



Figure 18 Visual Curtilage to Closebourne House

Source: SOHI prepared by Placemark Consultants

The proposed residential care facility will have minimal impact upon the visual curtilage identified in **Figure 18** noting that the proposal does not include any works to the front of Closebourne House.

With respect to original fabric, the proposal will include modifications to the internal layout of Closebourne House to ensure its adaptive re-use and maintenance in perpetuity. Internal works will include provision of a lift, removal of two internal doors and provision toilet amenities on the upper level. Additionally, changes to the rear building form are proposed to integrate the residential care facility. External works include the lifting of the skillion roofs of the two rear wings. The SOHI indicates that with careful design, detailing, supervision and management the extent of removal of other original fabric can be minimised and displayed in such a way that it enhances a general understanding of how the house was built.

Impact Assessment and Recommendations

The SOHI provides an assessment of likely impact which considers the key objectives of the CMP, the Assessment of Significance and considerations identified as part of the SOHI. The SOHI concludes that:

The proposal is a departure from the expectations of some policies provided by the Conservation Management Plan but consistent with what could reasonably be anticipated by the MCC rezoning to enable retirement living, including a high care nursing home then the Development Approval for the Concept (Master Plan) incorporating the same, as did the Heritage Agreement soon after. The scope, planning and design as presented, including changes to Closebourne House will impact on aesthetic significance and the free-standing, dominant character of Closebourne House at the rear.

This impact and some loss of original fabric is only acceptable, it is offset by greater benefits and long-term conservation of the place, that this new use could bring to Closebourne House. The design proposal has the potential to minimise and mitigate the impact and the loss. The new purpose as described in the proposal can promote the significance of the place.

In this regard, the proposed residential care facility largely accords with the CMP and the Assessment Criteria for Significance. Any impact will be offset by mitigation measures and long-term conservation measures which will ensure the heritage significance of the place. Therefore, the proposed residential care facility is supportable on heritage grounds.

5.14 Landscape and Tree Removal

The proposed Landscape Plan is informed by the Landscape Design Report at (**Appendix D**), the Tree Assessment Report (**Appendix E**) and the Heritage Impact Statement (**Appendix F**). The landscaping scheme development for the site has sought to retain the and build on the significant landscape and heritage setting of the site and the surrounds.

A Tree Assessment Report has been prepared by Terras Landscape Architects (**Appendix E**) which assesses 46 trees located on or near the proposed development. A total of 46 trees were assessed as part of the development. The assessment also included six off-site trees belonging to the heritage listed Avenue of Brush Box and a large Moreton Bay Fig positioned off the edge of the southern boundary. These off-site trees were assessed due to the potential for the proposed development to have an impact on the trees.

For the trees to be retained, including those to the east of the site, the tree assessment table outlines the required protection measures to ensure these trees can be retained as outlined in **Appendix E**.

5.15 Traffic Generation

A Traffic Report has been prepared by SECA solution (**Appendix H**) the assessment includes a review of the detailed design and the overall masterplan for the Morpeth Estate. As part of the masterplan update Sidra traffic modelling was undertaken to assess the road network, specifically the critical intersection of Morpeth Road and Tank Street to assess how the intersection would accommodate the traffic movements associated with the development of the Closebourne Estate.

The Sidra traffic modelling from 2015 was compared with the anticipated future development of the site in 2025 and the results demonstrate that the current intersection layout will operation with minimal delays and congestion allowing for the additional traffic movements associated with the development. The assessment concludes that the

traffic generated by the proposal is low and that the current layout of the intersection of Tank Street with Morpeth Road/Swan Street will continue to operate well with minimal delays and congestion, with considerable space capacity.

Car Parking

On-site parking has been developed having regard to the provisions of the SEPP Seniors Housing and the DCP and will provide adequate parking within the terms of these policies as shown in **Table 8** below. These parking areas have been designed in accordance with the relevant Australian Standards. The proposed on-site car parking is considered to be sufficient having regard to the type and scale of the residential care facility development.

Table 8 Breakdown of proposed parking

Rate	Factor	Required	Provided
SEPP & DCP REQUIREMENTS			
1 space per 10 beds	72 beds	7.2 spaces	11 spaces
1 space per 15 dementia beds	36 beds	2.4 spaces	2 spaces
1 space for each 2 people employed on duty at one time	38 staff	19 spaces	19 spaces
1 space for an ambulance	-	1 ambulance space	1 ambulance space
TOTAL		28.6 spaces	33 spaces (excluding 1 pickup/drop off and 1 accessible space)

Access

Servicing of the residential care facility will be undertaken by a small rigid truck or van and a garbage van. These vehicles (up to a medium rigid vehicle) will enter and exit the site via the southern driveway and loading dock, as demonstrated in the swept path plans that accompany the traffic report at **Appendix H**.

5.16 Accessibility

Blackett Maguire Goldsmith have undertaken a review of the development to ensure that the design of the facility will comply with the relevant statutory guidelines (**Appendix O**). The report specifically considers the proposals compliance with the relevant provisions of the Building Code of Australia (BCA) and Australian Standards relevant to the structure of the building, fire safety, access and egress, the health and amenity of visitors, staff and residents, and energy efficiency. It confirms that the design at DA stage will meet the relevant accessibility requirements. A detailed compliance assessment will be provided as part of the construction certificate documentation.

5.17 Water Cycle Management

The Stormwater Management Report prepared by Wood & Grieve Engineers at **Appendix L** proposes a water cycle management system and confirms the following:

- The proposed development is not currently impact by flood water, and as such no flood protection measures are required.
- All roof areas will be drained through a gravity system and will be design in accordance with AS A3500.3 to convey minor design storm runoff from the roof to the in-ground drainage system.
- Flows in excess of the design flows will surcharge the roof drainage system and the discharge onto the surrounding ground where it will then be conveyed overland to the surrounding in ground drainage network.
- The minor stormwater drainage system will not result in surcharging in the ground drainage system and will not result in any uncontrolled discharge from the site onto surrounding residential properties during a major (100 year) storm event.

5.18 Ground and Soil Conditions

A Geotechnical Investigation has been completed by Douglas and Partners and accompanies this report at **Appendix K**. The report assesses the geotechnical conditions of the site and confirms that the proposed

development is suitable for the site from a geotechnical perspective, with regard to the design of the unit building foundations, pavements including drainage, earthworks and fill batter. However, it is anticipated that footing excavations should remain dry during excavation providing surface water is excluded.

5.19 Construction Impacts

As detailed in **Section 4.13** of this SEE, a detailed CEMP will be prepared by the appointed contractor prior to commencement of works. This management plan will be prepared in accordance with relevant applicable Australian Standards and Workplace Health and Safety requirements. Mitigation measures and management plans where necessary, will also be included in the CEMP to ensure that the construction works do not cause any adverse environmental impacts upon the surrounding community and measures follow best practice principles.

Given the absence of any unique or substantial site constraints, the construction of the proposed development is not expected to have any atypical or long-term environmental impacts. This will be confirmed through the detailed CEMP.

5.20 Waste

A Waste Management Plan accompanies this application **Appendix G**. The Plan sets out the likely volumes and proposed disposal methods of any waste materials resulting from the operation of the facility. The implementation of the proposed methods will ensure that no off-site impacts will result. As discussed above, the proponent is committed to preparing a detailed CEMP prior to the commencement of works on the site. This will include an assessment of the likely waste generated by demolition and construction works and the appropriate management and disposal methods.

5.21 Social and Economic Impacts

Social

The increase in new, purpose-designed independent living units will assist the local community to adapt to change. It will enable the residents in Closebourne Village Estate to positively age in a place, have the opportunity to progress to higher care facilities and stay connected to their local community, in doing so free-up local housing stock. The proposal will provide for a safe community environment with access to existing facilities within the village including pool, gym and community centre to enhance the health and wellbeing of residents. The proposed development will therefore result in positive social impacts as follows:

- Provide seniors housing infrastructure commensurate to the forecast demand within the LGA. As discussed in this report, demographic studies reveal a significant overall increase in the 55 and over (55+) age cohort within the Maitland LGA;
- Foster social inclusiveness and prevent social isolation of older residents within a community;
- Offer seniors within the LGA the opportunity to retire and age in place within their existing community, and close to family and friends. Further, the residential care facility in conjunction with the existing retirement village which houses 280 residents will provide a continuum of care for older residents;
- The residential care facility will increase the opportunities for social interaction and engagement, and can reduce the experience of social isolation, with consequent benefits to health, well-being and quality of life. Social interaction can both be informal and formal, resident-led activities;
- The residential care facility will promote health, facilitate the efficient delivery of community health services, and providing interim and rehabilitative care; and
- The residential care facility will play an important role in hospital outpatient support.

Economic

The proposed development will also positively contribute to the local economy. The increase in the independent living units by a net of 108 care rooms will provide permanent employment opportunities in the local area associated with running and maintaining the units (for example in waste management, administration and cleaning). The construction of the development will also generate temporary construction jobs and flow-on multipliers during the

construction phase. Whilst not specifically qualified, it is expected that the expenditure from the proposed development will benefit established local businesses within the area.

The Closebourne Village Estate is planned to be generation friendly and will reinvigorate an underutilised heritage asset while creating in the order of 100 new and sustainable and ongoing jobs in terms of nursing, administration, health professionals, maintenance and gardening jobs, adding substantially to local economic activity and helping to sustain economic growth, as follows:

- Create additional long term job opportunities within the Maitland LGA. This includes additional specialised care and non - care related roles such as maintenances, gardening and catering;
- Retirement villages stimulate local economies and have a significant impact on local labour markets, from the initial development and construction phase through to the everyday operation of the village. Jobs can include care and non-care-related roles such as maintenance, gardening and catering; and
- Offer residents several preventative health and wellbeing programs that are geared towards improving the health and wellbeing of residents. Statistics reveal that the retirement living sector generates an estimated \$2.16 billion in savings in the national economy through delayed entry to aged care.

5.22 Site Suitability and the Public Interest

Having regard to the characteristics of the site and its location, the proposed development is suitable for the site and vice versa as it:

- will provide high-quality, purpose-designed, aged care accommodation that will assist the needs of the local community;
- Closebourne Retirement Village has been operating for 7 years and is home to 280 residents currently living in the independent living units the proposal providing a high level of care for ageing residents;
- The site is within walking distance (<400m) to Morpeth shops, and has communal facilities, open spaces and pedestrian connections within the site which will be upgraded to promote walks, gentle exercise and social connections;
- is sensitive to the character of the local area, being designed to integrate with the scale, built form, heritage significant, and landscaped setting of the surrounding development;
- provides new temporary and permanent employment opportunities;
- is capable of being appropriately services;
- is integrated with the overall Concept Plan; and
- is capable of being development in a manner that will minimise impacts and not result in any adverse environmental impacts.

Given the above, and the fact that it has been demonstrated that no environmental matters that would preclude the development, the proposed development is in the public interest.

6.0 Conclusion

Catholic Healthcare are seeking consent for the construction and operation of a new aged care facility at 367 Morpeth Road, Morpeth. The facility will accommodate 108 beds, providing new aged care facilities to assist in meeting the needs to a growing ageing population with Maitland LGA and the Hunter Region as a whole. The proposed development is consistent with the approved Concept Plan approved for the site, which envisaged Seniors Housing in and around the Closebourne House area, surrounded by curtilage open space.

The residential care facility will increase the seniors housing supply to assist meeting the needs of the growing ageing population within the Maitland LGA. The proposed development is permissible with consent under the Concept Plan. The proposal is consistent with the MLEP 2011, SEPP Seniors Housing and the NSW Government policies. An assessment of the potential impacts of the proposed development to the setting and amenity of the surrounding land uses has been undertaken within the preceding sections of this report and appended expert

reports. This assessment has demonstrated that the proposed development will not result in any significant or adverse impacts.

With an understanding of the history of the site and its importance to the local community, the applicant is committed to preserving the valuable site assets that are currently in place. This includes the restoration and repurposing of the Homestead and associated outbuildings into new spaces benefiting the community.

This SEE has assessed the proposal with respect to the key planning issues related to the proposed development and has concluded that it has planning merit, in that it:

- is high-quality in design and will provide a suitable quality of life to residents;
- the built form has been designed to consider the heritage significance of the site and not adversely impact on the heritage significance;
- provides sufficient car parking and will not adversely impact on the internal road network within the Closebourne Village Estate or on the surrounding road network;
- incorporates a range of environmentally sustainable design solutions, ensuring the operation of the residential care facility does not negatively impact on the environment;
- provides new temporary and permanent employment opportunities; and
- appropriately mitigates and minimises environmental impacts to ensure there is no risk of generating any significant impacts on adjacent buildings and surrounds.

In light of the merits of the proposed development, and in the absence of any significant environmental impacts, we respectfully recommend this application for development consent.

