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Statement of Environmental Effects



Demolition of existing structures, removal and replacement of
4 trees and construction of a Garden Pavilion

at

Closebourne Village

365 Morpeth Road, Morpeth

December 2022

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1 INTRODUCTION

1.1 SUMMARY

Site Details	
Address	365 Morpeth Road, Morpeth
Property Description	Lots 2 DP 270740 (Site)
Local Government Area	Maitland City Council
Current Use	Retirement Village

General Details	
Applicant	LL RV (Closebourne) Pty Ltd
Proposal	Demolition of existing structures, removal and replacement of 4 trees and construction of a garden pavilion.
Application Type	Development Application
Level of Assessment	Integrated Development
Consent Authority	Maitland City Council
Key Applicable Codes	Maitland LEP 2011 (MLEP) Maitland DCP 2011 (MDCP)

1.2 REPORT PURPOSE

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application (DA) to Maitland City Council (Council) seeking consent for demolition of existing structures, removal and replacement of 4 trees and construction of a garden pavilion.

The purpose of this report is to describe the proposed development and review the relevant planning requirements relating to the proposal. It provides an assessment of the proposed development in terms of the Evaluation Criteria prescribed under Section 4.15 of the Environmental Planning and Assessment Act, 1979 (Act).

In the preparation of this SEE, the Site and the locality has been considered, along with the plans and supporting reports.

The merits of the proposal have been considered with reference to the relevant State, Regional and Local Council planning instruments, codes and policies and the proposal is considered worthy of development consent.

1.3 SITE DESCRIPTION & LOCALITY

The whole Site consists of approximately 40Ha of land, comprising a number of lots, bounded by Morpeth Road to the north, Tank Street to the east and rural residential development and dwelling houses to the south and west.

The Site is listed on the NSW State Heritage Register (Item 00375) and includes Closebourne House, Morpeth House and the landscape setting.

The Site is currently being developed and used as a Retirement Village, Residential Lots and Farmlets in accordance with Master Plan (DA08-2335) that was approved on 14 July 2009.

The Master Plan broadly provides for a range of land uses including;

- Nursing home, 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, village open space, 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 Master Plan has been modified over the years with the most recent Modification approved on 21 October 2022 to delete references to Day Respite Facility buildings and to update the Landscape Master Plan.

Location maps showing the Site in a regional and local context and extract from the Master Plan are set out in the following Figures.



Figure 1 - Regional Context Map

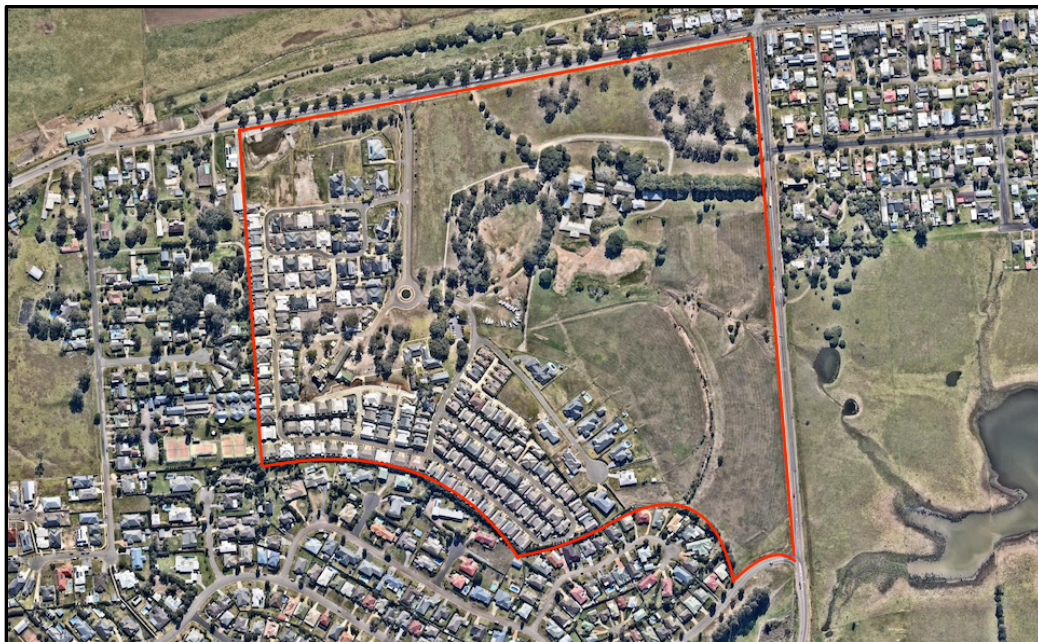


Figure 2 - Aerial Photograph

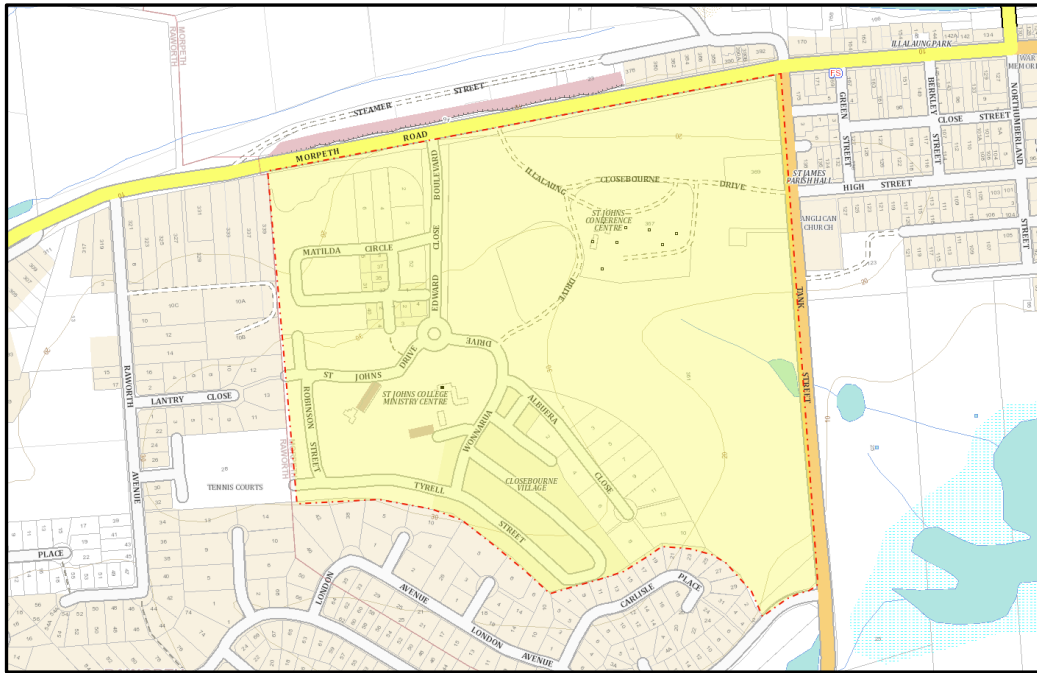


Figure 3 - Subject Site

2 PROJECT BACKGROUND

The existing Closebourne Retirement Village community facilities are situated across several buildings including Morpeth House, the former dining hall, the Chapel, swimming pool and the Secret Garden. They are the primary social and administrative centre for the residents.

However, from the perspective of the residents, a shortfall of the Village is a lack of capacity to house the entirety, or majority, of the residents for formal events and the residents have requested a facility to accommodate 150 to 200 people. As such, it is the objective of this project to address this issue.

The Project Heritage Architect undertook an analysis of possible locations to provide additional space to accommodate the resident's request. This analysis concluded that the proposed location is the only feasible opportunity to increase capacity of the community facilities. This analysis is included with the SEE as **Attachment 1**.

The development plans have been shared with the Closebourne Village Residents Committee who have provided a letter of support for the DA. This letter is included as **Attachment 2**.

3 DESCRIPTION OF PROPOSAL

The DA seeks consent for demolition of existing structures, removal and replacement of 4 trees and construction of a garden pavilion adjacent to St Johns Chapel on Lot 2 DP 270740.

The proposal involves removing the white vinyl marquee tent and the middle portion of the south stone wall of the existing courtyard to then develop a low, mostly glazed pavilion structure of 125 square metres. This new pavilion will supplement the retirement village's community multipurpose recreation space provided by the adjacent former chapel building.

The building has been positioned to allow the retention of the north wall, the east wall and portions of the south wall, including the south east corner of the garden's stone walls.

To ensure the garden walls can still be enjoyed and viewed the rectangular floor plan is set back from the inside face of the north stone wall of the existing courtyard, allowing for renewed landscaping, while extending through parts of the south wall.

The pavilion structure will not be physically connected to the former chapel. A cantilevered awning is shown extending over the awning of the existing door from the former chapel but beneath the eaves of the chapel.

A trip-free connection between the existing recreation space and the proposed pavilion, the floor level of the pavilion is shown by raising the new floor level to equal existing. Sliding glass panels are shown on the north and east walls to allow for breezes and connection with the courtyard gardens.

The roof is shown low and flat. The colour nominated for the pavilion is equal to the existing, recent steel additions at the entries to the former chapel, existing Reception into the former library, now Tea Room and into the Swimming Centre building.

The development will require the removal of two Jacarandas, one Lilly Pilly and one Honey Locust tree (being trees 487, 488, 490 and 490) at the rear (southern side of the pavilion). The proposal includes new trees and a new courtyard garden. The three existing mature trees to the north of the pavilion (and to the south of Morpeth House) will be retained.

Extracts from the proposed architectural plans, tree assessment plans and landscape plan are provided in the following Figures.



Figure 4 – Extract from Site Analysis Plan

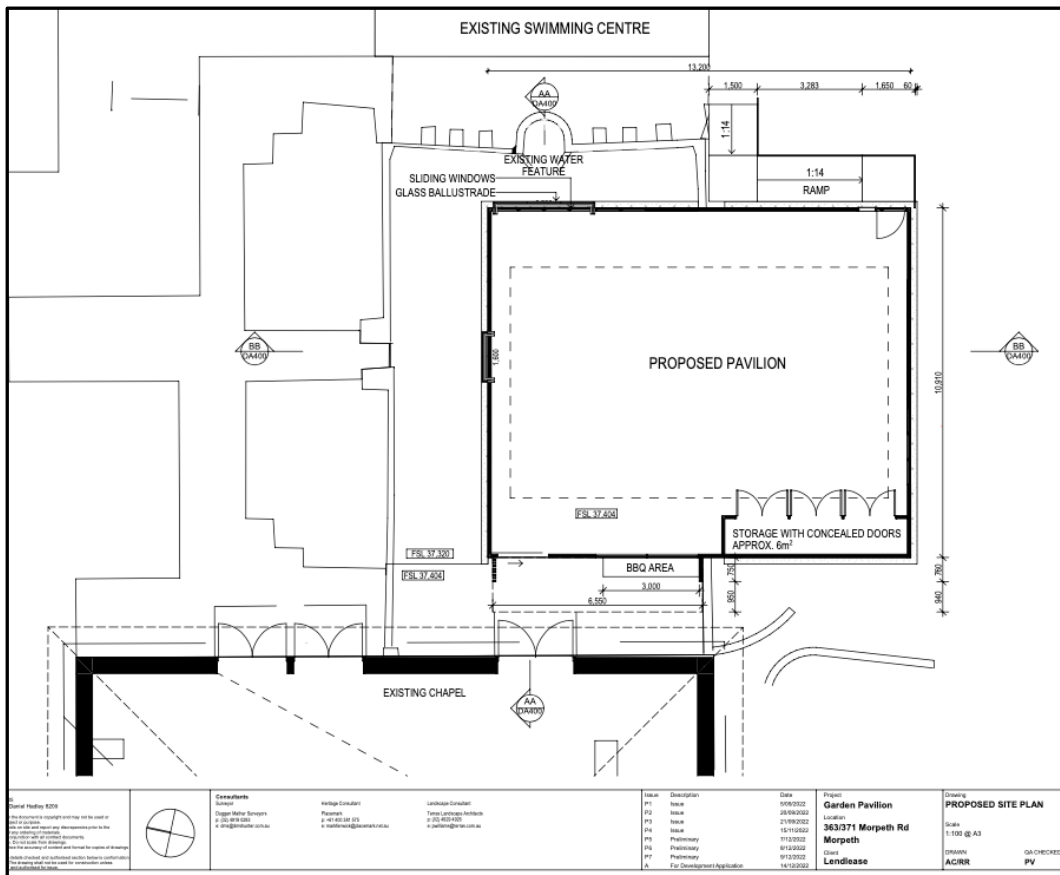


Figure 5 - Extract from proposed Site Plan

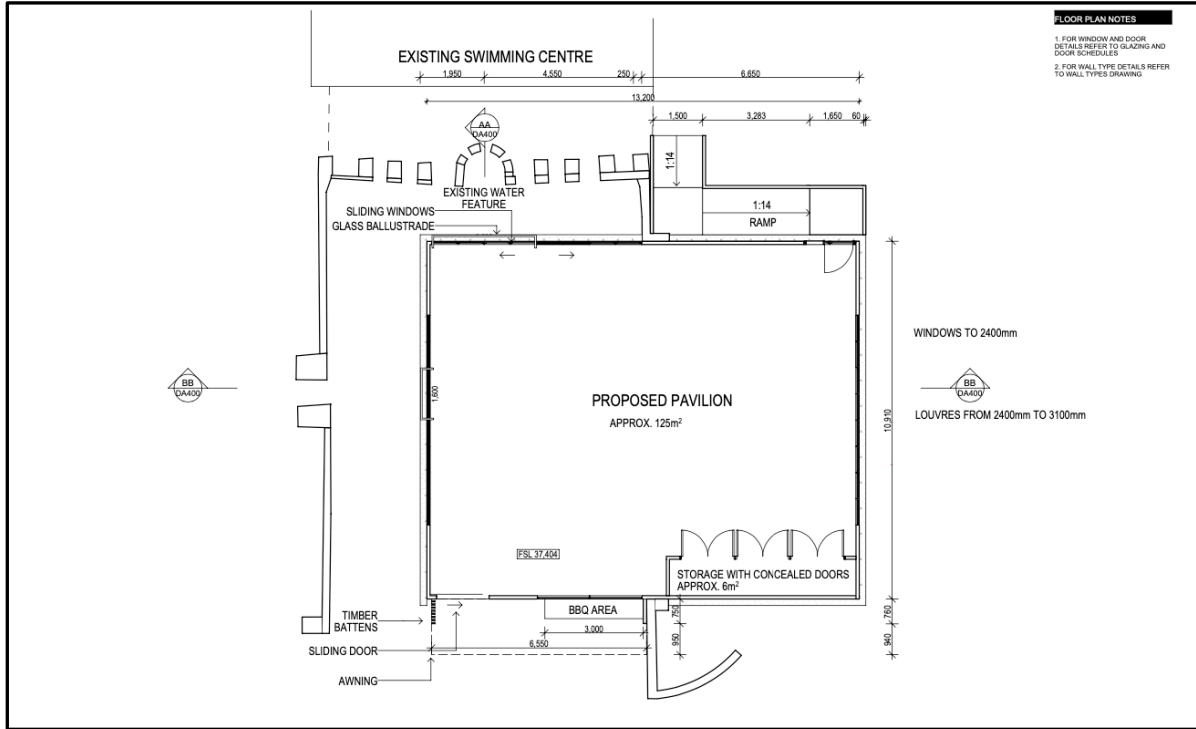


Figure 6 - Extract from proposed Ground Floor Plan

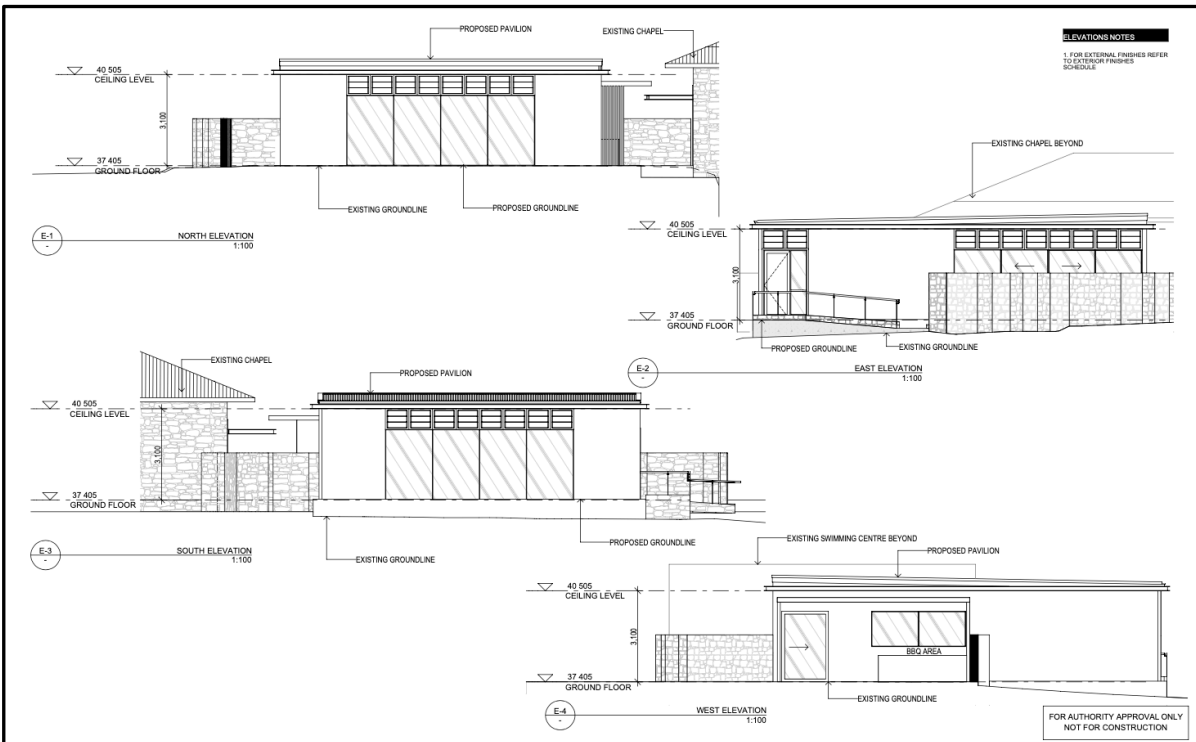


Figure 7 - Extract from proposed Elevations

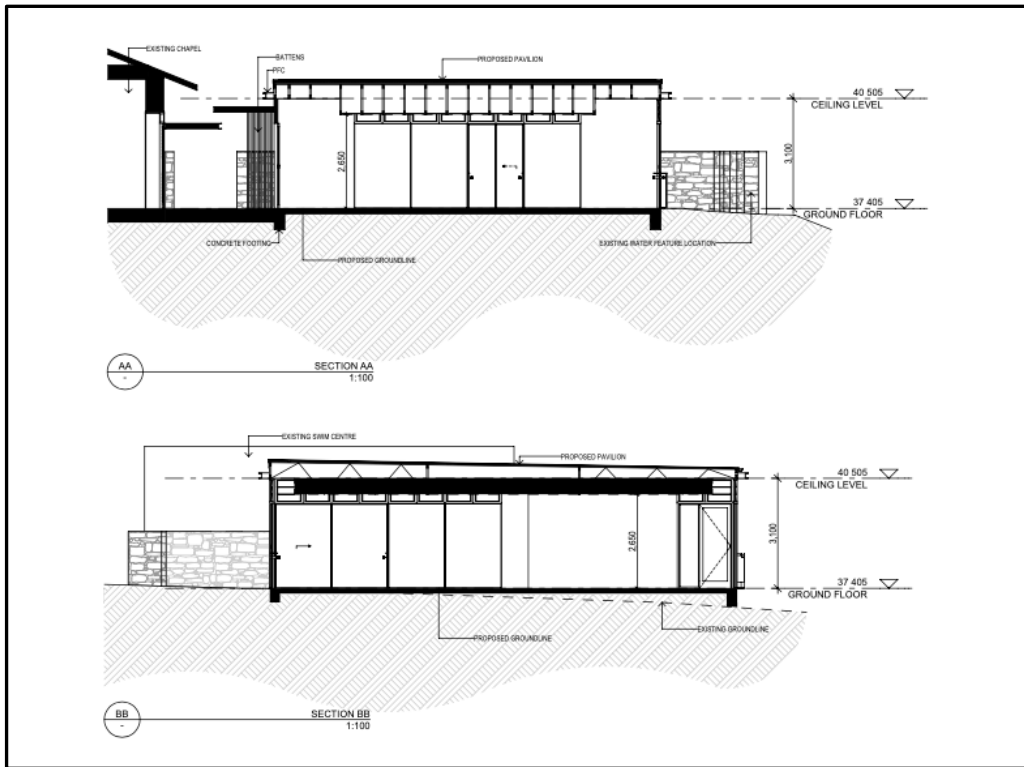


Figure 8 - Extract from proposed Sections



Figure 9 - Extract from Rendered Perspectives (without Landscaping shown)

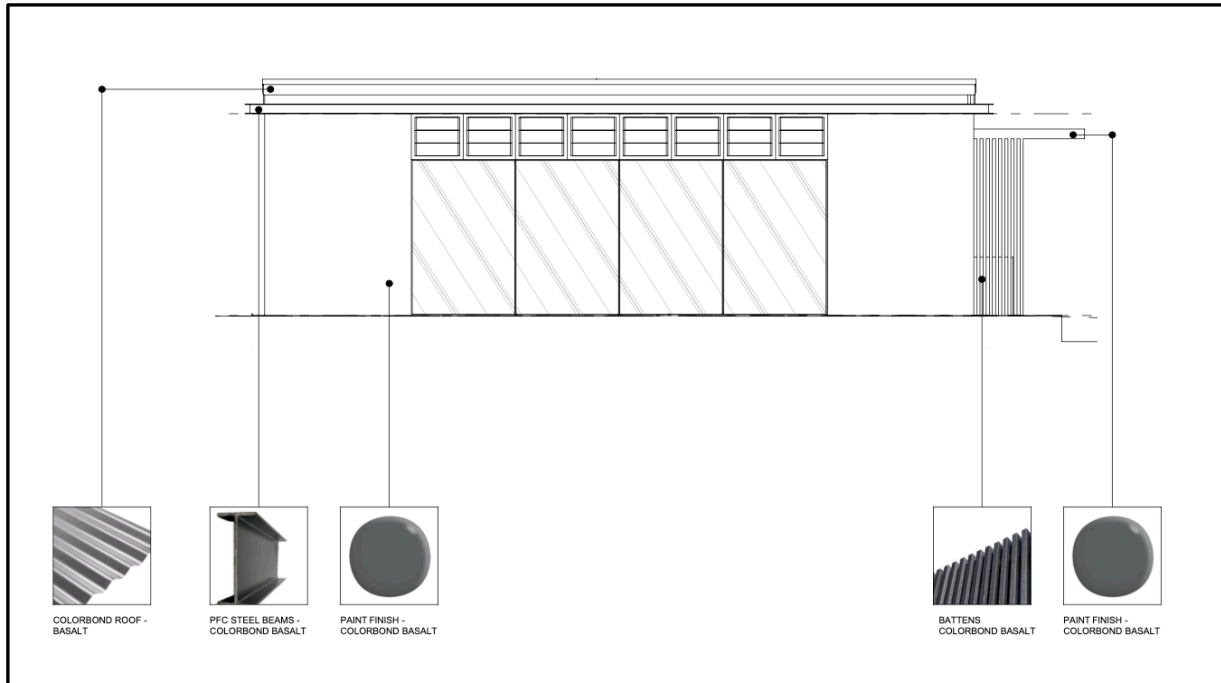


Figure 10 - Extract from External Finishes Plan

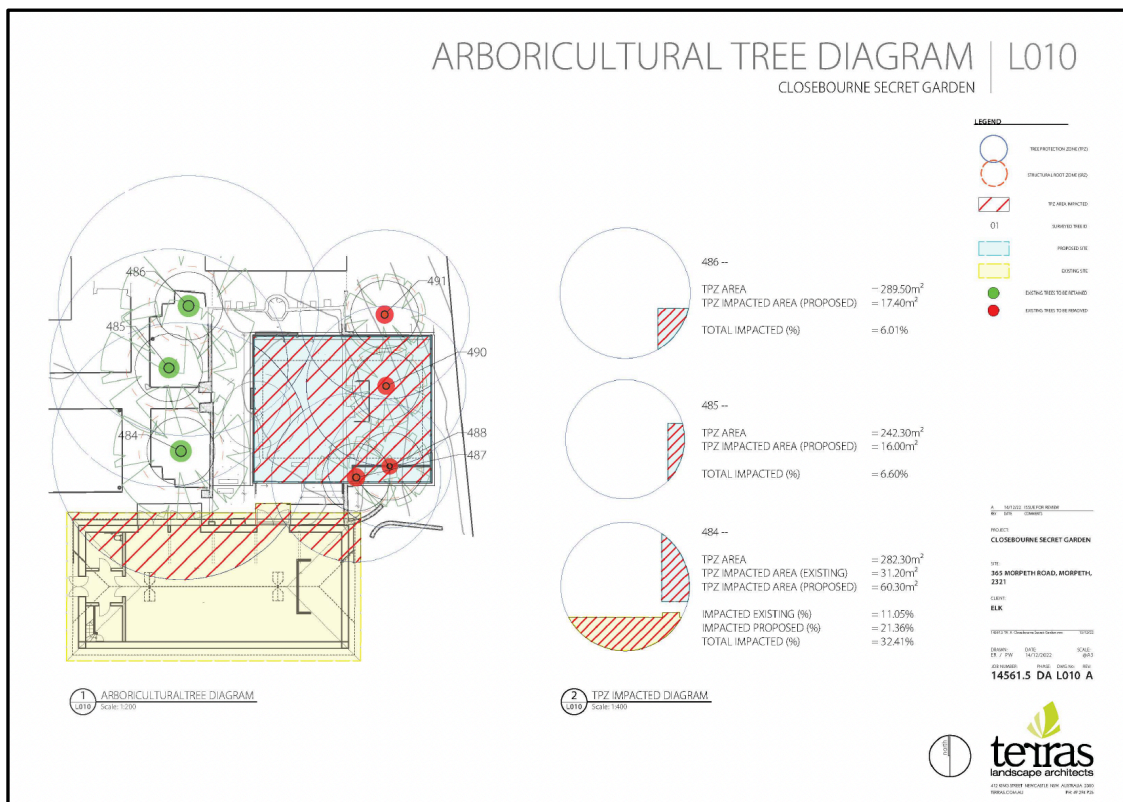


Figure 11 - Extract from Arboricultural Tree Diagram



Figure 12 - Extract Compensatory Planting Plan

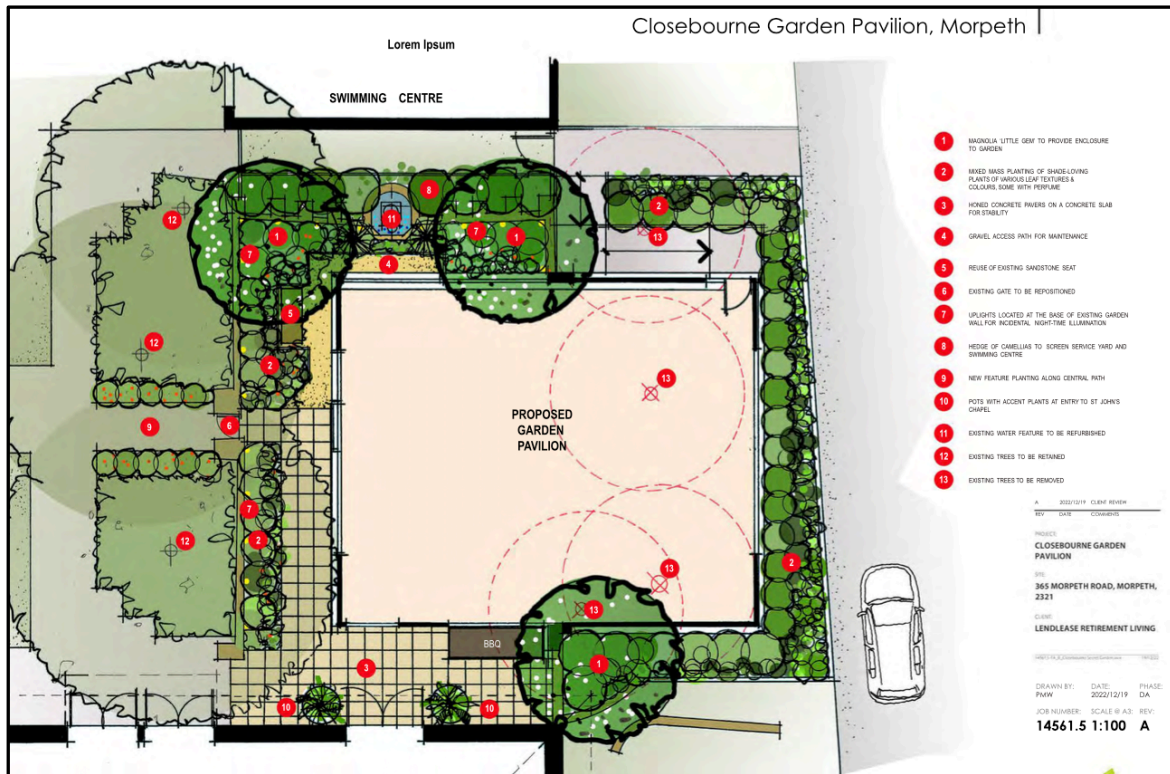


Figure 13 - Extract from Landscape Plan

4 MATTER FOR CONSIDERATION

4.1 RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS & POLICIES

Section 4.15(1)(a)(i) of the Act requires the consideration of all Environmental Planning Instruments (EPI) relevant to the DA.

The DA's consistency and compliance with relevant EPIs is considered in the Table below and the various sections that follow.

Plan	Comment
Strategic Plans	
Conservation Management Plan (CMP)	The CMP was endorsed by the Heritage Council in 2005 and informed the approved Master Plan. The HIS that accompanies this DA provides an assessment of the proposed development in light of the CMP.
State Environmental Planning Policies	
State Environmental Planning (Resilience and Hazards) 2021	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 within the Concept Plan.
State Environmental Planning Policy (Housing) 2021	This SEPP applies to Seniors Housing. There are no specific provisions or standards within this SEPP that relate to the current DA; being a modest extension to an existing community facility.
Local Planning Instruments	
<i>Maitland Local Environmental Plan 2011</i>	
- <i>Clause 2.3 – Zone objectives and Land Use Table</i>	The Site is zoned R1 General Residential and the construction of a Garden Pavilion, ancillary to a Retirement Village, is permissible with development consent.
- <i>Clause 5.10 – Heritage Conservation</i>	This Clause is discussed following this Table.
- <i>Clause 7.1 – Acid Sulfate Soils</i>	N/A
- <i>Clause 7.3 Flood Planning</i>	The Site is not identified as being flood prone.
- <i>Clause 7.4 Riparian land and watercourses</i>	<i>The Site is not identified as being "Watercourse land".</i>

Cl. 5.10 – Heritage Conservation

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).

As a result, Clause 5.10 Heritage Conservation applies, which has its objectives as:

- (a) to conserve the environmental heritage of Maitland,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The practical effect of this clause is that the Consent Authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the item or area concerned.

On this basis, the proposal is accompanied by a Heritage Impact Statement (HIS) which discusses and assesses these issues in detail.

4.2 RELEVANT DRAFT LOCAL ENVIRONMENTAL PLANS

Section 4.15(1)(a)(ii) of the Act requires Council to consider the Provisions of relevant Draft Environmental Planning Instruments.

We have reviewed the LEP Tracker on Department of Planning website and can find no relevant Draft LEPs relevant for the proposed development.

4.3 DEVELOPMENT CONTROL PLANS

Section 4.15(1)(a)(iii) of the Act requires the consideration of MDCP.

Specifically, Section 4.15(3A) of the Act clarifies the way in which a DCP is to be considered when assessing and determining a development application under Section 4.15 of the Act. This subsection clarifies that:

- If a development application does not comply with standards or performance criteria in the DCP, the consent authority should be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objectives of those standards. Thus, consent authorities should not refuse a development application purely based on non-compliance with a standard in the DCP.
- A consent authority should only consider the standards and performance criteria in a DCP in connection with a specific development application. This is to ensure consent authorities do not refuse development applications purely because it will set a precedent or is contrary to a precedent or established practice of the consent authority.

As such, the consent authority will be required to give less weight and significance to provisions of a DCP than those of an EPI and are not permitted to place determinative weight on DCP controls because of their prior consistent application.

Having said that, we note that this DA is consistent with MDCP.

Specifically Part E – Special Precincts of MDCP applies to the Site and the relevant controls are discussed in the following Table.

Plan	Comment
<i>Maitland Development Control Plan 2011 (MDCP)</i>	<i>SEPP Seniors Living overrides the MDCP in the event of any inconsistency. However, MDCP has been reviewed and the following relevant provisions have been assessed.</i>
<i>B.6 - Site Waste Minimisation & Management</i>	<i>The Waste Management Plan has been completed in accordance with Council's Waste Management Guidelines and is included with the DA.</i>
<i>C.4 Heritage Conservation</i>	<i>The Site is identified as being of both local and state heritage significance. A Heritage Impact Statement has been prepared and accompanies the DA.</i>
<i>Part E – Special Precincts – Heritage Conservation Areas</i>	<i>The Site is identified as being within the Morpeth Heritage Conservation Area and a Heritage Impact Statement has been prepared and accompanies the DA.</i>

4.4 PLANNING AGREEMENTS

Section 4.15(1)(a)(iiia) of the Act requires consideration of any planning agreement entered into under Section 7.4.

There are no planning agreements or draft agreements included in this proposal.

4.5 REGULATIONS

Section 4.15(1)(a)(iv) of the Act requires consideration of the Environmental Planning Assessment Regulation 2000 (Regs).

The Proposal complies with and is consistent with the relevant provisions of the Regs.

5 LIKELY IMPACTS OF THE DEVELOPMENT

Section 4.15(1)(b) of the Act requires consideration of the likely impact of the development.

5.1 HERITAGE ASSESSMENT

The Site is a State listed Item of Environmental Heritage and all proposed uses and development must be considered in this context.

This DA is accompanied by a HIS prepared by Placemark Architecture & Cultural Heritage which examines the heritage impact in detail.

This HIS states in conclusion;

Removing the white tent and artificial turf will have a positive impact. Removing portions of the garden wall has been managed by the planning and design to minimise impact and loss of fabric, while achieving the building being proposed. Retaining the north, east and corner walls of the Calvary Garden (now known as the 'secret garden') will enable an unambiguous understanding of the former garden and the change.

The proposed Garden Pavilion will be a free-standing structure with a low, flat roof set at about the gutter fascia level of the former chapel, leaving it as the dominant building in the back, south courtyard of Morpeth House. The proposed location, scale, form, materials, detail and colour will be respectful of the former chapel and Morpeth House. The materials and colour will be associated with other recent structures nearby and will be read together. They will be clearly understood as new interventions relating to the site's change of use.

The proposed development will not impact on heritage values or the state significance of the overall site nor of the Morpeth House Group. The proposed development will remove some original fabric of local significance but will retain more and still provide evidence of Calvary Garden, its value potentially enhanced by a new garden, improved access and greater community use. The careful

design, as proposed can mitigate any impact, managing and minimising it to an acceptable level.

On the basis of this HIS, the assessment and impact are considered acceptable.

5.2 ARBORICULTURE

Terras Landscape Architects have been engaged to undertake a Tree Impact Assessment Report relating to the proposed development.

This engagement included:

- assessing health, vigour and retention value of the subject trees;
- providing advice during the design phase concerning means to retain trees where suitable and appropriate; and
- to determine what impacts the proposed development may have on the trees including assessments regarding tree retention or removal.

This Report concluded that Trees 487, 489, 490 and 491 would have to be removed for the project to proceed and made the following recommendations -

- It is recommended that approval be sought to remove Trees 487, 489, 490 and 491. This can be undertaken as part of the DA process.
- As a suggestion, plant one standard tree (45 litre) on the site for each tree removed as compensatory planting with suitable trees able to reach a similar size that matches the existing to ensure that the amenity of the site is maintained.
- Ensure tree removal work is carried out by or supervised by a qualified tree worker (AQF Level 3 or equivalent) in accordance with the Guide to Managing Risks of Tree Trimming and Removal Work (Safe Work Australia, 2016).
- Tree remains to be mulched. Mulch can be used around remaining trees and within planter beds located elsewhere on site. If not practical to mulch fallen trees on site, the material can be disposed of in a legal manner off site and imported mulch used.

Subject to appropriate conditions requiring the compensatory planting, the proposal is assessed as satisfactory from an arboriculture perspective.

5.3 BUILDING CODE

The Applicant has obtained a BCA Compliance Statement for the proposal. The primary objective of this review was to confirm that the proposed new building works can readily achieve compliance with the BCA and relevant DDA/Access requirements

and can readily achieve compliance with the BCA pursuant to Clause 19 of the Environmental Planning & Assessment Regulation (Development Certification and Fire Safety) 2021.

This Statement provides the following conclusions:

This report confirms that BM+G have undertaken a review of the architectural plans for the Garden Pavilion at Closebourne Retirement Village, Morpeth to identify whether the design meets the deemed-to-satisfy provisions of the Building Code of Australia 2022.

It is our experience that such compliance matters raised in this report are not uncommon for a development of this nature and that they can be readily addressed at the Construction Certificate stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of the detailed documentation for Construction Certificate without giving rise to significant changes to the proposal as submitted for Development Application/REF.

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

On this basis, the proposal is appropriate from a BCA compliance perspective.

5.4 GEOTECHNICAL AND ARCHAEOLOGY

There is minimal excavation proposed as part of this application.

However, as with all previous Stages, it is recommended that all excavation should be subject to archaeological management and monitoring to protect any potential archaeological resources that may be uncovered.

5.5 AMENITY

There are no external amenity impacts on nearby residents that result from the proposed work in terms of view loss, overshadowing or privacy.

5.6 SOCIAL IMPACTS

The overall project allows the residents of Maitland LGA to age in place, have the opportunity to progress to higher care facilities and stay connected to their local community, and in doing so free-up local housing stock.

The proposal adds to the on-site facilities and amenity provided for the residents of the Village and will have positive social impacts.

5.7 ECONOMIC IMPACTS

The overall project positively contributes to the local economy.

The construction of the buildings will generate work for contractors and flow-on multipliers.

On this basis, the proposal will have a positive economic impact.

6 SUITABILITY OF THE SITE

Section 4.15(1)(c) of the Act requires consideration of the suitability of the Site.

Subject to granting of development consent, demolition is permitted on the Site.

On this basis, and the fact that it has been demonstrated that no environmental matters that would preclude the demolition, the Site is suitable for the proposal.

7 SUBMISSIONS

Section 4.15(1)(d) of the Act requires assessment of submissions by Council following exhibition.

8 PUBLIC INTEREST

Section 4.15(1)(e) of the Act requires the public interest to be considered.

Issues of public interest relevant to this application will relate to any resulting submissions that are received and can be addressed specifically when they are known.

9 CONCLUSION

This DA seeks consent for the demolition of existing structures, removal and replacement of 4 identified trees and construction of a garden pavilion.

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

- not adversely impact on the Heritage Significance of the Site;
- subject to conditions, is satisfactory from an arboriculture perspective;
- significantly improve the amenities enjoyed by the residents of the Village;
and

- be carried in accordance with the BCA, Australian Standards and Council's conditions.

Considering the merits of the proposal, and in the absence of any significant environmental impacts, we submit that the proposed development is worthy of approval by Maitland City Council.

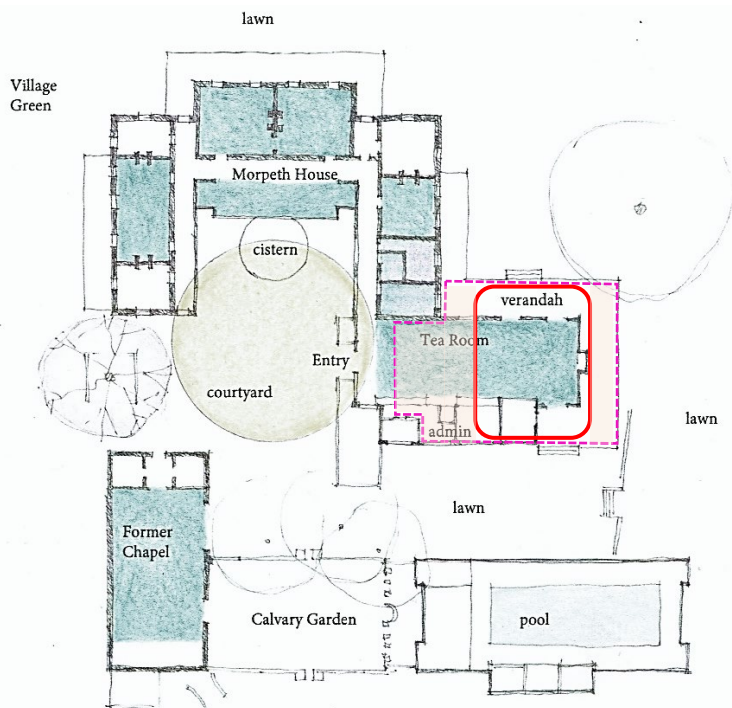


Craig McGaffin
Town Planner – BTP
Lawyer - Dip Law

Attachment 1 – Options Analysis

Community Centre – Proposal for Additional Accommodation Closebourne Estate Retirement Living, Morpeth NSW

LOCATION OPTION: Expand Grand Tea Room (relocate offices)



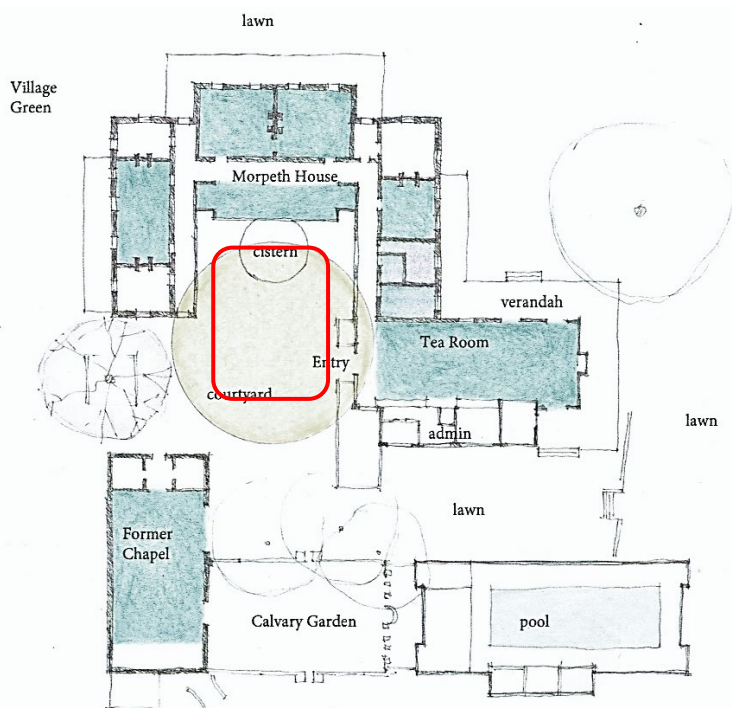
Red line used to compare various **location** options. Dashed line April 2022 Committee Proposal.

OVERVIEW:

Consideration	Response
Access	Car park nearby. Paths & ramp access. Equitable Access achievable. Development must allow ramp direct access. Retains Village Reception (central to whole village site, near accessible visitor car parks. Deliveries)
Amenities	Can use existing toilet amenities. Can use existing water, drainage and power. Is near a variety of existing uses & community activities.
Visual Impact	Must be developed under existing roof. Retain former 1955 Library built form. Must ensure that views to Morpeth House, including eastern exterior wall are retained.
Heritage Impact	Must be under existing roof. Must protect views under roof to the original Morpeth House. Must not impact on the 1856 Morpeth House or the 1955 Library's built form (now known as the Tea Room) all as per the approved Master Plan for adaptive reuse. Unlikely to receive Heritage Council support.
Knock-on for other	No provision currently exists for the relocation of Admin or Sales offices on site.
Budget	Would exceed budget [and under achieve for additional accommodation] No budget for relocating the Admin and Sales offices.
Overall	Retains Village Reception (central to whole site and near visitor car parks & deliveries) in current location. This site entry along Edward Close Boulevard driveway is associated with Morpeth House and the location of other existing, shared community use spaces.

Community Centre – Proposal for Additional Accommodation Closebourne Estate Retirement Living, Morpeth NSW

LOCATION OPTION: New Pavilion Building in Courtyard



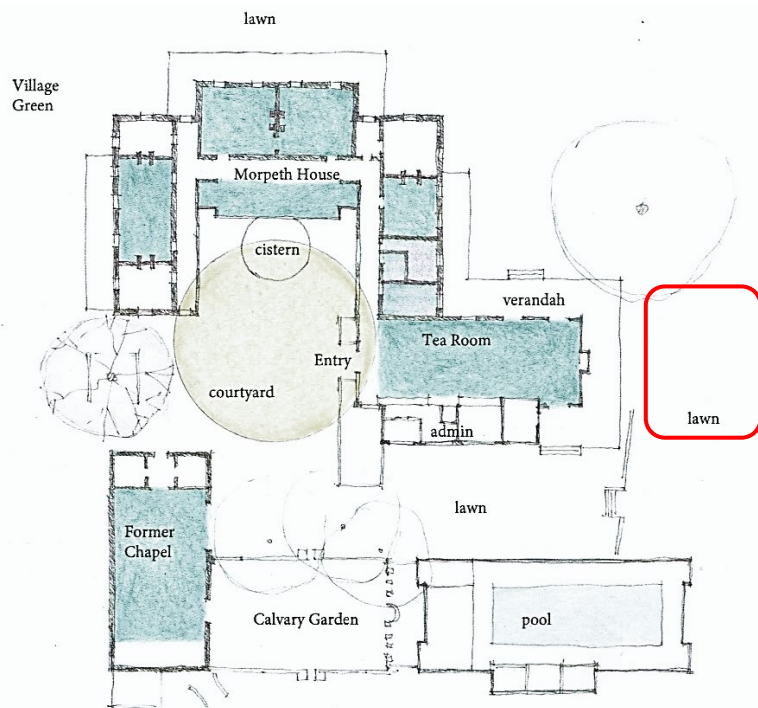
Red line used to compare various location options.

OVERVIEW:

Consideration	Response
Access	Car park nearby. Existing path access available. Equitable Access achievable. Retains Village Reception (central to whole site and with nearby visitor car parks for visitors & deliveries).
Amenities	Can use existing toilet amenities in Morpeth House. Can use existing tea making amenities. Is near a variety of existing admin services, support and spaces shared for community activities.
Visual Impact	Unacceptable impact on views to the Morpeth House from the Entry pathway and from Morpeth House to the Courtyard and former Chapel 1941. Unacceptable impact on views across the courtyard from corridor windows to the roofs, chimneys and walls of Morpeth House.
Heritage Impact	Unacceptable development of a space fundamental to understanding the 1856 house, Edward Close's design intent and the lifestyle the house provided, being in stark contrast to Closebourne House, also by Edward Close. Covers the in-ground cistern. An unsupportable intrusion.
Knock-on for other	Would not force the relocation of other accommodation.
Budget	Within budget.
Overall	Not achievable. Intrudes on the curtilage and courtyard space of an exceptionally significant historical and cultural element within the 40ha State listed item. Not justifiable or supportable.

Community Centre – Proposal for Additional Accommodation Closebourne Estate Retirement Living, Morpeth NSW

LOCATION OPTION: Extend Grand Tea Room/ add a building.



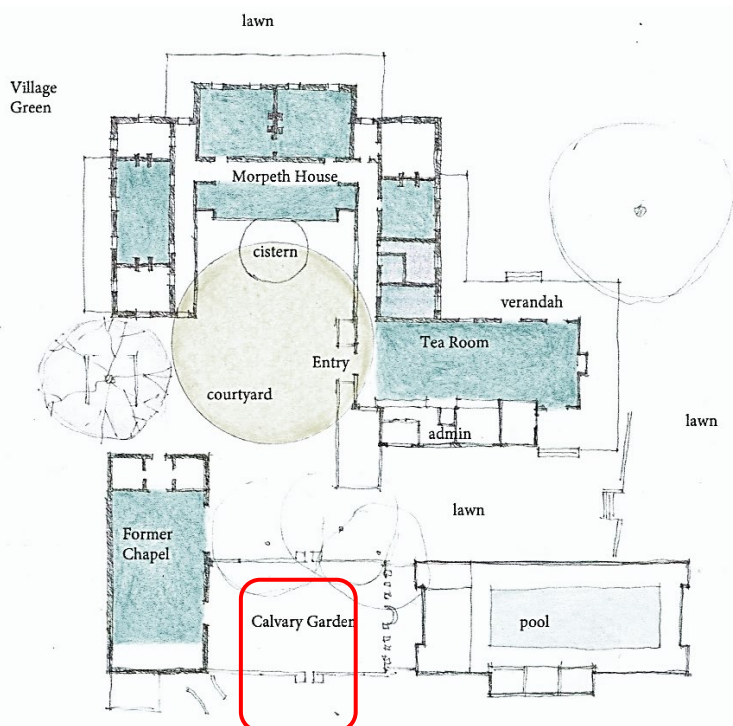
Red line used to compare various location options.

OVERVIEW:

Consideration	Response
Access	Car park nearby. Path access available. Equitable Access achievable. Retains Village Reception (central to whole site and near visitor car parks & deliveries). Would have to be built at the same floor level as Tea Room
Amenities	Can use existing toilet amenities in Morpeth House. Can use existing tea making amenities. It is near a variety of existing services, support and spaces shared for community activities.
Visual Impact	Detrimental impact on views to Morpeth House from the east and south-east. Would impact on the views out of the Tea Room building to eastern gardens and beyond. Detrimental impact on views to Morpeth House from the north entry, the north-east and oval precinct.
Heritage Impact	Unsupportable expansion of the roof forms, bulk and dominance of the 'new' buildings group immediately adjacent to (connected with) and behind Morpeth House.
Knock-on for other	Would not force the relocation of other accommodation.
Budget	Given floor levels, structural and civil works likely to exceed budget.
Overall	Possibly achievable, however would intrude on the curtilage (the setting) besides Morpeth House and on sightlines towards and from Morpeth House. Unlikely to gain Heritage Council approval.

Community Centre – Proposal for Additional Accommodation Closebourne Estate Retirement Living, Morpeth NSW

LOCATION OPTION: New Garden Pavilion building



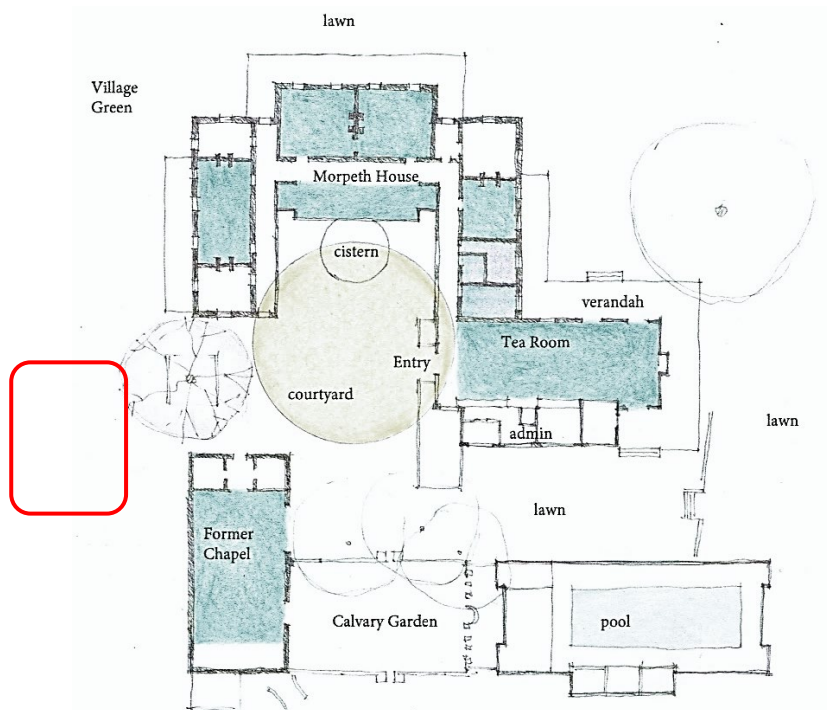
Red line used to compare various location options.

OVERVIEW:

Consideration	Response
Access	Car park nearby. Existing path access available. Equitable Access achievable. Retains Village Reception (central to whole site and near visitor car parks & deliveries). Removes ramp and 'astro turf'.
Amenities	Can use existing toilet amenities in Morpeth House. Can use existing tea making amenities. Is near a variety of existing admin services, support and shared spaces provided for community activities.
Visual Impact	Does not impact on sightlines and views across and through the Courtyard, to and from Morpeth House. Retains the south wall of the main courtyard (garden north wall). New structure faces new southern villa development. Retains sufficient original fabric (stone walling) to enable clear interpretation of 1953 Calvary Garden.
Heritage Impact	Respects Morpeth House 1856 and former Chapel 1941. Low visual impact on Morpeth House Courtyard. Supportable as a low, minimal but acceptable impact on heritage significance. Design relates to existing 'new' horizontal awning elements, their materials and colours.
Knock-on for other	Would not force the relocation of other accommodation.
Budget	Within budget.
Overall	Achievable. Retains Reception and Tea House. Removes white marquee. Respects the curtilage of Morpeth House. Limited intrusion. A multi-use community space that can improve the use of the former chapel. Can be successfully interpreted as 'Calvary Garden', a meditative space.

Community Centre – Proposal for Additional Accommodation Closebourne Estate Retirement Living, Morpeth NSW

LOCATION OPTION: Village Green

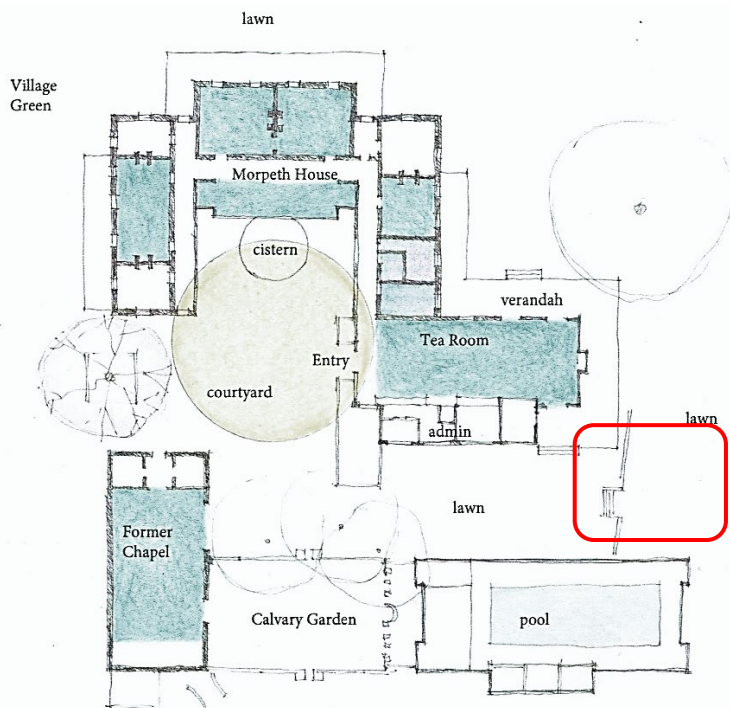


OVERVIEW:

Consideration	Response
Access	Car park nearby. Ramp access required. Equitable Access achievable.
Amenities	Can use existing amenities within Morpeth House. Is near a variety of existing shared spaces for community activities.
Visual Impact	Would impact on views across the Village Green, to and from the relocated Temporary Dining Hall 1927 and Warden's Residence (1926-27). Would impact on views from the Edward Close Boulevard towards Morpeth House and the Village Green.
Heritage Impact	Intrusion on the curtilage (the setting) of Morpeth House.
Knock-on for other	Not associated with the Tea Room building or former Chapel building.
Budget	Location unknown.
Overall	Not supportable and unlikely receive Heritage Council approval. Being remote, unlikely to address the accommodation expectations of the brief.

Community Centre – Proposal for Additional Accommodation Closebourne Estate Retirement Living, Morpeth NSW

LOCATION OPTION: Between Tea Room and Swimming Centre/ Gym



OVERVIEW:

Consideration	Response
Access	Car park nearby. Ramp access. Equitable Access achievable. Would have to adopt the same floor level as the Tea Room.
Amenities	Can use existing toilet amenities in Morpeth House. Is near a variety of existing uses & shared community spaces.
Visual Impact	Would significantly impact on views through the Morpeth House group of buildings. Would architecturally close the gap between the former Library (1955) and the new swimming centre/ gym and restrict views.
Heritage Impact	Impact on the separation, the built form, massing and bulk beside and behind Morpeth House. Impacts on sightlines from the north to Morpeth House [the curtilage of Morpeth House].
Knock-on for other	Removes access through gardens and curtilage surrounding Morpeth House.
Budget	Within budget.
Overall	Achievable but undesirable. Not justifiable. Unlikely to receive Heritage Council approval.

Attachment 2 – Residents Committee Letter



Closebourne Village Residents Committee
C/- Villa 88 Closebourne Village 365 Morpeth Road Morpeth
NSW 2321

To: The Planning Officer,
Maitland City Council
and
The Heritage Division,
Environment, Energy and Science Group,
Department of Planning and Environment NSW

c/o Lendlease Retirement Living,
Closebourne Village, Morpeth.

To whom it may concern:

Re: Development Application for a Community 'Garden' Pavilion, Closebourne Village, Morpeth

We are writing to explain the importance of extending the community facilities by constructing a stand-alone 'pavilion' in Closebourne Village. We understand that pre-lodgement discussions have already been held in preparation for submission of a Development Application in coming weeks.

The number of residents in Closebourne Village has increased from 125 to over 375 persons since completion of the adaptive re-use of Morpeth House and the Chapel in 2014. Further residents will be living in the Village on completion of the approved 'Oval Villas'.

Consequently, our ability to obtain a combined function/meeting space has been under increasing pressure in recent years. Our experience has been that approximately 50% of residents wish, or are able to attend, these events, which will require a space for perhaps 180 residents. To us, the proposed Garden Pavilion as an adjunct to the existing Chapel will be the only feasible opportunity to create such a space in the Village. We are impressed that the concept design for the new building appears to complement and not detract from the appearance of the Chapel.

The residents of Closebourne Village are mindful of the heritage importance of our buildings and their setting, however, the Village is also our home and community place. We need to be able to use and enjoy the benefits of our substantial financial investment which is supporting the conservation of our heritage buildings.

We overwhelmingly support the prompt approval of this Development Application so that we can look forward to enjoying a wonderful 2023/24 Christmas Festive Season in our new building.

We thank you for your consideration of our views.

Yours faithfully

Denise McGowan-Slee

Denise McGowan-Slee
Secretary
Closebourne Village Residents Committee
For and on behalf of the residents of Closebourne Village
C/- Villa 88
365 Morpeth Road, Morpeth NSW 2321
5 December 2022

Chairperson: Bruce Agland. Secretary: Denise McGowan-Slee. Treasurer: John Droll