

# MORUYA EAST VILLAGE

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## PRELIMINARY ASSESSMENT

SILVER SPIRIT **PARTNERS**

EDAW

**dko**

November 2006





# Table of Contents

PRELIMINARY ASSESSMENT

Introduction

The Subject Land

The Proposal

Staging and Approvals Process

Key Planning Issues

- 1. Compatibility with regional and local planning strategies
- 2. Permissible uses
- 3. Flood hazard and capacity
- 4. Stormwater management
- 5. Access
- 6. Service availability and capacity
- 7. Scenic quality
- 8. European heritage
- 9. Aboriginal archaeology
- 10.Flora / fauna / environmental quality
- 11.Bushfire hazard
- 12.Site soils

Statutory Context

Conclusion and Proposed Steps to Approval

Preliminary Draft Concept Plan



## INTRODUCTION

The purpose of this report is to provide a description and preliminary environmental assessment of a proposal for a seniors living development and new residential subdivision on land located on the northeastern side of the Princes Highway on the outskirts of the township of Moruya.

The proponent seeks approval from the Minister under Part 3A of the Environmental Planning and Assessment Act, 1979 for a Major Project under State Environmental Planning Policy (Major Projects).

The proposal is to comprise both a Concept Approval and Project Approval for Stage 1 of the development under the provisions of Section 75 P (c) of the Environmental Planning and Assessment Act 1979.

The preliminary assessment includes a description of the land and the proposal, a request for agreement to a proposed process and sequencing of approvals

## THE SUBJECT LAND

The site occupies approximately 51 hectares of land bounded by South Head Road, an existing residential subdivision and pasture land to the north, the Princes Highway and pasture to the south, further pasture and some open woodland to the east and a TAFE college, open paddocks and scattered residences to the west.

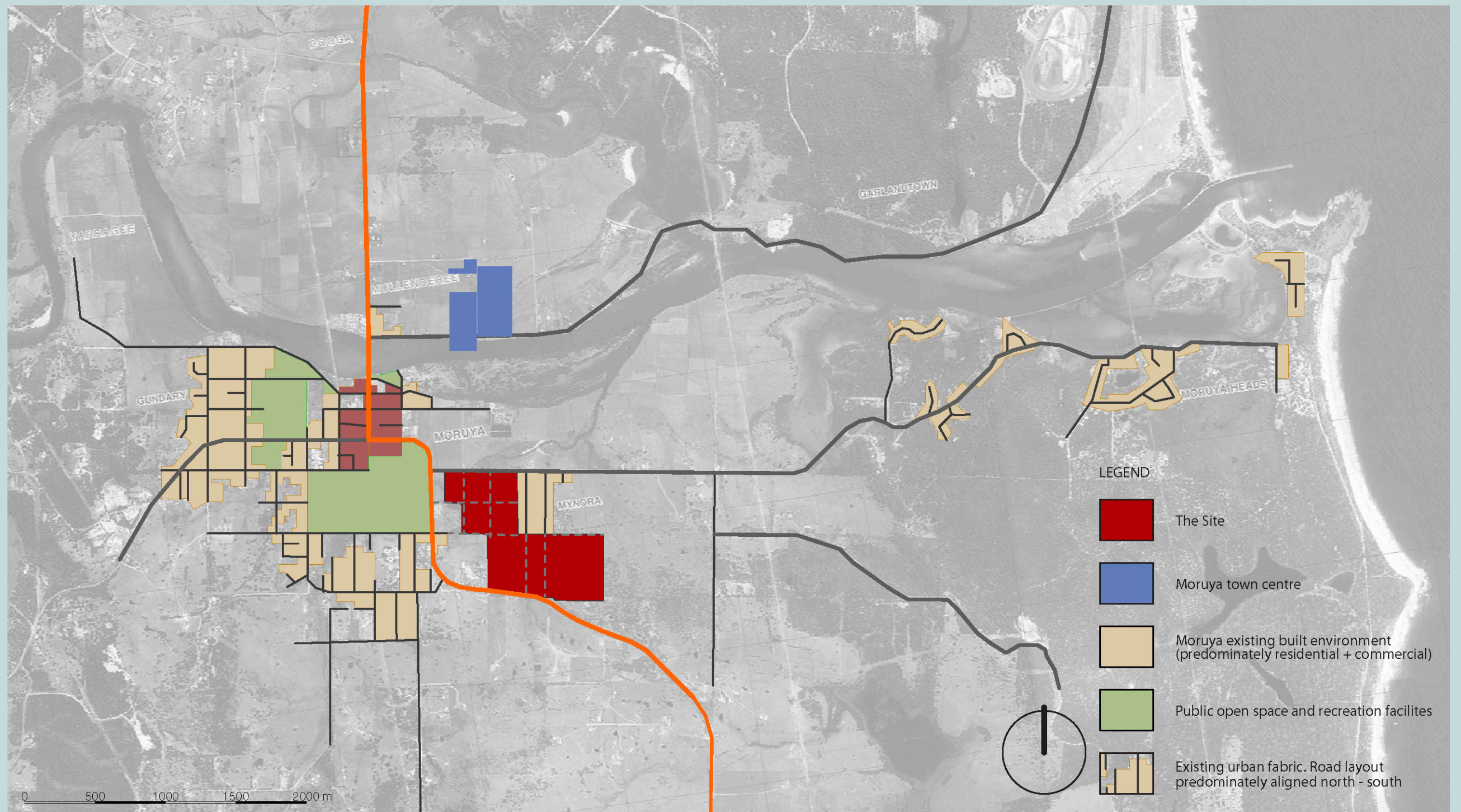
Lot and DP numbers

We note the title references are:

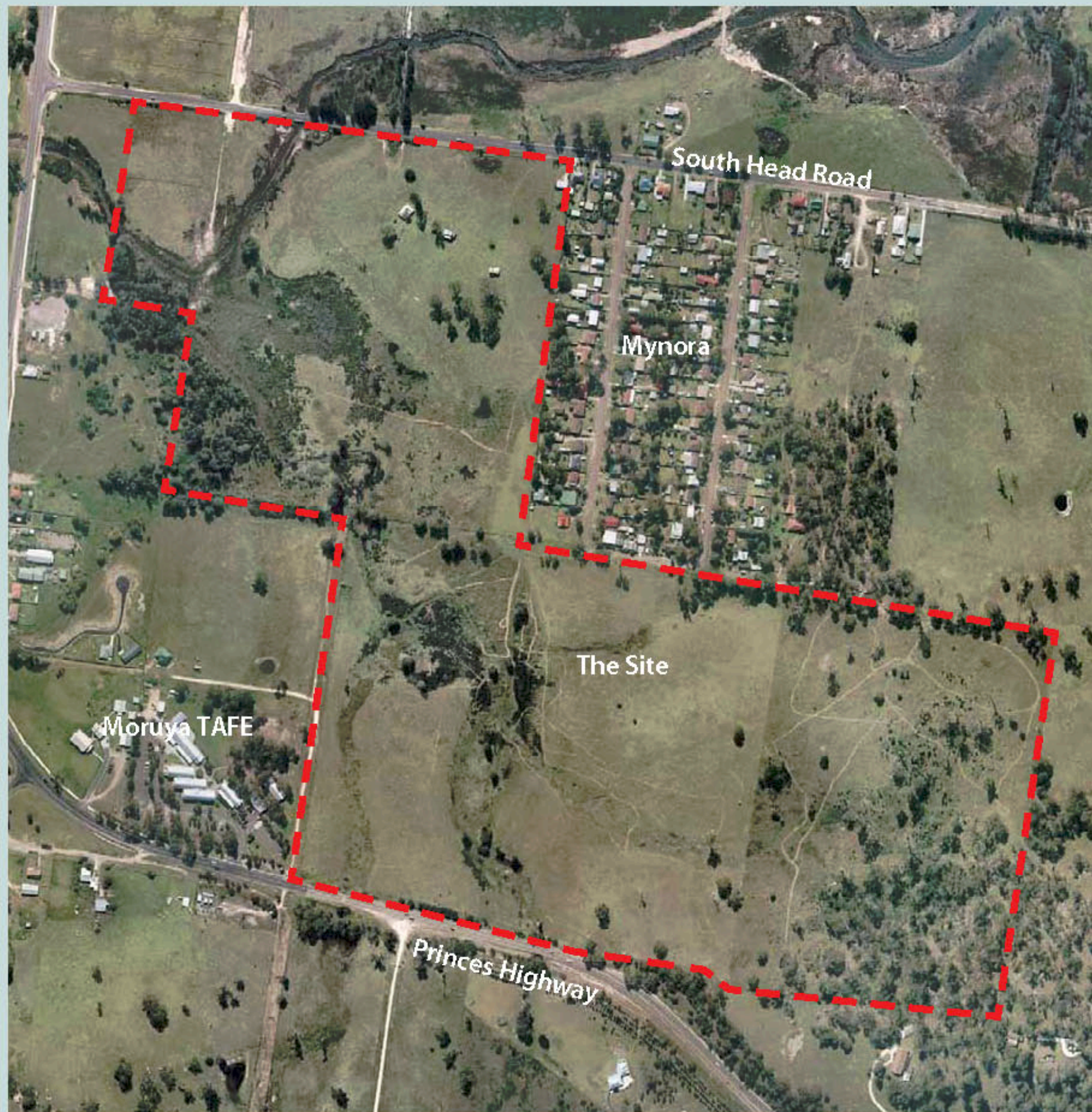
1. Lot 1 in DP 553273
2. Lot 2 in DP 553273
3. Lot 65 in DP 752151
4. Lot 68 in DP 752151
5. Lot 1 of Section 33 in DP 758710
6. Lot 2 of Section 33 in DP 758710
7. Lot 3 of Section 33 in DP 758710
8. Lot 4 in Section 33 of DP758710
9. Lot 2 of Section 34 in DP 758710
10. Lot 3 of Section 34 in DP 758710
11. Lot 1 of Section 42 in DP 758710
12. Lot 2 of Section 42 in DP 758710
13. Lots 3 and 4 of Section 42 in DP 758710 – Auto Consol 3377-159
14. Portion 50, 51 and 54 as described in deed of conveyance No 477 Book 3023



Local Context











## THE PROPOSAL

A new seniors living development and residential subdivision is proposed incorporating approximately 480 dwellings in a setting of extensive high quality regenerated recreational lands. The development is proposed as an extension to the existing Moruya inland coastal town. The vision is to create an integrated living environment with a basis in retirement living specifically aimed at the next generation of retirees. To achieve this, the concept (illustrated in the preliminary draft concept prepared by dKO and EDAW) includes a broad variety of housing forms all within comfortable walking distance of a central community core designed to cater to the specific service and amenity needs of the new retirement community. A residential subdivision is proposed on the periphery of the retirement community linking the development with the existing residential fabric. All this is to occur within a high quality recreational setting capitalising on the existing character and environmental assets of the site and its locality.

The residential development will occur on two residential zoned land parcels in the south eastern and north eastern sectors of the site. In keeping with the development character of the existing Moruya township, development of both parcels is proposed in a traditional grid pattern. To achieve a high quality pedestrian oriented street character, vehicular access to most properties is proposed to be via rear laneways in the portions of the site allocated for consolidated development.

The south eastern development parcel will incorporate a mix of apartments, terrace houses, courtyard houses and traditional larger allotments arranged in decreasing density from the Village Square to the lower lying edges of the identified development zone. The Village Square is to include an outdoor plaza flanked by communal services catering to the specific needs of the new retirement community. It will also include higher care apartments above the communal services. The Village Square is to be located on higher ground to take best advantage of views towards the recreational facilities on the site and the distant views to the hinterland beyond. A band of Terrace and Courtyard dwellings will contribute to an active and vibrant retirement oriented precinct. Traditional larger residential lots adjoin the consolidated retirement based core, delivering a wide range of housing choices on the site whilst creating a lower density edge as a transition to adjoining existing residential fabric and the recreational and environmental precinct in the project. The higher wooded upslopes in the south eastern portion of the site provide an opportunity for low impact development in a bushland setting to cater for recreational facilities and accommodation for retirement living.

The north eastern parcel occurs on the knoll fronting South Head Road - the site of the former Braemar Farm homestead and out buildings. Development of this land is proposed to include largely traditional residential lots with a small component of courtyard and terrace housing surrounding a hilltop park, located to protect and interpret the site of the homestead. The developed land will be accessed via a new grid pattern road system linking to South Head Road.

The low lying portions of the site, zoned as environmentally constrained, are proposed to undergo environmental restoration to create a unique recreational setting that will positively contribute to the local environmental quality and have significant benefits for the residents of the new development and the local community generally. Low impact sporting facilities will be located in these low lying areas including a network of walking trails and community facilities.

The Moruya East Village project is an integrated seniors living and aged care concept addressing the aging demographic profile of the South Coast Region. The capital investment value of the project is estimated at \$175 million. A detailed estimate of this value will be provided with the Concept Application. The project will create approximately 300 jobs during construction and approximately 50 full and part-time jobs upon completion.

The proponent is concurrently seeking Concept Approval for the entire Moruya East Village project and a Project Approval for Stage 1 of the project (as indicated on the Preliminary Assessment Masterplan) under the provisions of Section 75 P (c) of the Environmental Planning and Assessment Act 1979. Subsequent to receiving these approvals, it is expected that future approvals would be sought through Eurobodalla Shire Council in accordance with the NSW Department of Planning's Concept Approval.

The Concept Approval being sought for the entire Moruya East Village Project incorporates the following components:

- 116 traditional Torrens title residential lots of minimum 450m<sup>2</sup> area.
- A Community Title precinct containing an innovative Seniors Living and Aged Care concept comprising around 365 dwellings. These will include a mixture of apartments (118) providing a higher level of care to residents surrounding the Village Square, terrace style dwellings on 225m<sup>2</sup> lots (170) and courtyard style dwellings on 300m<sup>2</sup> lots (77) primarily for independent living purposes. This broad range of property types will adopt a classic Moruya/South Coast architectural form and will be embedded into a high quality urban environment catering to the changing needs of the future generation of baby boomer retirees.
- Construction of access roads, community, wellness and service facilities for use of the occupants of Moruya East Village. These facilities will include formal and informal recreation opportunities, convenience shops, cafes, restaurants, medical services and the like.
- Environmental restoration works, particularly within the low lying lands below the 100 year flood contour, forming a high quality recreational and environmental setting for the development and an asset for the broader community of Moruya.

It should be noted that the dwelling numbers described above are approximate at this stage and are subject to change. Definitive information in this regard will be provided with the Concept and Project Applications.





STAGING AND APPROVALS PROCESS

The proponent is seeking to lodge a concurrent Concept Application and Stage One Project Application for the development under the provisions of Section 75 P (c) of the Environmental Planning and Assessment Act 1979. The Concept Plan and the extent of the proposed Stage One Project Application is indicated on the attached drawings prepared by dKO and EDAW.

KEY PLANNING ISSUES

A number of issues have been identified as significant to appropriate planning for the land. These are listed and briefly addressed below. The preliminary analysis indicates that all of these issues can be successfully addressed in the development of the site.

**1. Compatibility with regional and local planning strategies**

The proposal will be illustrated to be consistent with current regional planning for the South Coast generally and Eurobodalla / Moruya in particular.

More specifically, the proposal is consistent with:

**a) The Draft South Coast Regional Strategy**

The proposal is entirely consistent with the Strategy's objectives to accommodate the growing population of the South Coast within and around existing towns, to provide housing choice and cater for an aging population and to protect the character and environmental quality of the region.

**b) The Draft Eurobodalla Urban Settlement Strategy**

The site lies within land identified in the draft Strategy as Town Urban Area. The proposal will contribute to Eurobodalla Shire Council's objective in the draft Strategy to provide an additional 2,000 dwellings within Moruya by 2026. Through a carefully considered response to local character in site planning, environmental and architectural planning and design, the development will significantly enhance the character of Moruya as an Inland Coastal Town.

**c) Council and community opinion**

The preliminary draft concept plan has been developed in close consultation with planning and environmental staff in Eurobodalla Shire Council. The preliminary draft concept that accompanies this preliminary assessment has been presented to Council staff and has received a strongly positive response. In particular, the proposal is consistent with the current objectives of the draft Moruya Structure Plan (in preparation) to allow for development of the town in a manner that protects and enhances its character as an inland coastal town and to protects visually and environmentally sensitive lands.

The proponent is committed to continued consultation with Council and the other stakeholders in Moruya in the ongoing development and implementation of the proposal.

**2. Permissible uses**

The residential and service oriented component of the proposal will be developed entirely within land zoned 2G Residential under the Eurobodalla Urban Local Environmental Plan. Development within land zoned 1A Rural, Environmental Constraints will include recreation areas, access roads and environmental rehabilitation works. All of these uses are consistent with the zone objectives and permissible with consent.

Development as proposed is permissible with consent under State Environmental Planning Policy (Seniors Living), the Eurobodalla Urban Local Environmental Plan and the Eurobodalla Rural Local Environmental Plan.

**3. Flood hazard and capacity**

A substantial portion of the site lies below the 1 in 100 year flood contour. However, all residential development is proposed to occur above the contour and access has been ensured to all lots during the 1 in 100 year peak event. Flood hazard and capacity has been assessed by Evans and Peck Pty Ltd. A letter from that organisation submitted with this Preliminary Assessment dated 20 November 2006 indicates that the development as proposed would be well within accepted safety and environmental standards with respect to impacts of flooding on the development and impacts of the development on flooding.



#### 4. Stormwater management

The preliminary draft concept plan allows for implementation of current best practice in passive stormwater management. In this regard, existing riparian corridors on the site have been retained and protected with setbacks in accordance with Department of Natural Resources' requirements. Further, the preliminary draft concept incorporates space within all road reserves to accommodate treatment train stormwater quality management. Commentary on the preliminary draft concept from Evans and Peck (letter of 20 November 2006) indicates that adequate land is allowed for provision of drainage and riparian corridors along natural drainage lines and adequate opportunities across the site for water sensitive urban design and stormwater treatment.

#### 5. Access

The preliminary draft concept indicates a road system designed to provide permeability through the developed portions of the site and connectivity within its locality. Further, the proposal ensures safe access to and egress from the site above the 1 in 100 year flood contour. To achieve these two objectives, the proposal includes north-south access through the site from a location on the Pacific Highway south of the 100 year flood contour connecting to an existing road reserve on the northern boundary. Access locations along this northern boundary are being positioned in consultation with the developer of the neighbouring land parcel to ensure an appropriate relationship between the two developed sites. Access to the northern eastern development site is proposed via an additional new access onto South Head Road.

GTA Traffic and Transportation Consultants are working in consultation with Eurobodalla Shire Council and the NSW Roads and Traffic Authority to finalise the access structure for the proposal. In particular, negotiations are underway to facilitate an above flood line access point to the proposed site and beyond for the benefit of the existing residential development and Moruya Heads residents, from the Princes Highway by extending the town 60km/h or 80km/h speed zone, a short distance further to the east to include the proposed access location to the site. This strategy is consistent with Council's current planning that involves extension of the Moruya urban area to the eastern edge of the subject land parcel. The current 100km/h zone on this portion of the Princes Highway is not consistent with general transport planning practice within a urban areas. GTA will continue negotiations with regard to this issue in the development of the Concept and Project Applications for the development.

#### 6. Service availability and capacity

A detailed site survey has been prepared by John Healey and Associates, Land and Engineering Surveyors of Moruya. The survey indicates that all required services are available on or adjacent to the site. Capacity of these services to address the demands of the proposed development will be assessed as a component of the Concept and Project Applications.

#### 7. Scenic quality

The draft Urban Settlement Strategy attributes scenic values to the lowlands and up slopes of the site. Indications from Council officers are that the draft Moruya Structure plan when released will include objectives to protect such scenic values. The proposal will be progressed to be consistent with these objectives.

#### 8. European heritage

The Braemar Farm site comprising the farmhouse (now derelict), outbuildings and a mature Bunya Pine, is listed as a Heritage Item under the Urban Local Environmental Plan. Assessment of the heritage value of the Item has been carried out by City Plan Services Heritage Consultants (November 2005) with the finding that the group of buildings in its current condition is not worthy of retention. The report indicates no objection on heritage grounds to removal of the derelict house and the other remaining buildings on the site. It recommends recording of buildings if removed, retention of the trees surrounding the homestead and interpretation of the site in any new development. City Plan Services will be retained to provide input to the Concept Plan application in order to ensure appropriate measures with respect the European heritage values of the site.

#### 9. Aboriginal archaeology

An assessment of the potential Aboriginal archaeological value of the site has been carried out by New South Wales Archaeology Pty Ltd (October 2004). The assessment found a number of sites with moderate to high potential for subsurface archaeological deposits at locations across the site and recommended further investigations as part of the ongoing planning and development process. The consultants will be engaged to provide ongoing advice in this regard during the development of the Concept and Project Applications.

#### 10. Flora / fauna / environmental quality

Keystone Ecological have carried out investigations of flora / fauna and environmental values on the land and have found two listed Endangered Ecological Communities (EEC's), a number of potential habitat trees and a potential foraging and roosting resource. No EEC's occur within the area identified for development in the preliminary draft concept plan. EEC will be retained to provide further input to the Concept and Project Applications in order to ensure protection of habitat and the general environmental values of the land.





### 11. Bushfire hazard

No part of the land is mapped as Bushfire Prone Land so that the requirement for assessment as Integrated Development under the Environmental Planning and Assessment Act, 1979 is not triggered. Notwithstanding this, bushfire is a significant issue to be addressed in residential development within rural / bushland areas. Australian Bushfire Protection Planners have provided preliminary recommendations to address fire management in the development of the site, including setbacks and evacuation / fire fighting routes to the proposed residential areas. The consultants have reviewed the preliminary draft concept and have provided a letter (copy attached - dated 16.11.2006) that indicates concurrence of the current proposal with all relevant bushfire protection requirements. The consultants will be retained to provide ongoing input in this regard.

### 12. Site soils

Existence of acid sulphate soils on the site is a potential constraint to development. Soil investigations by Sydney Soil Laboratories have identified a very small lens of acid sulphate soil in the lower, north western corner of the site. As no development is proposed in this area, it is considered that acid sulphate soils will not constraint the development as currently proposed.

### STATUTORY CONTEXT

The proposal has been considered in relation to the following environmental and local planning instruments:

#### a) State Environmental Planning Policy No 71 – Coastal Protection

The land that is the subject of the proposal falls partly within the Coastal Zone as defined by the Coastal Protection Act 1979, Section 4A, in that a portion of the land is within 1 kilometre of the southern bank of the Moruya River. Notwithstanding that the land lies at a distance of 6kms from the nearest coastline at Moruya Heads, its partial proximity to the bank of the river triggers the requirement for assessment of any development under the heads of consideration in the SEPP and for the Minister's concurrence to any development on the land.

Assessment under the SEPP will be carried out as part of the Concept Application.

#### b) State Environmental Planning Policy (Seniors Living)

The portions of the land identified in the preliminary draft concept for development are urban lands zoned to permit residential development. In this regard, the Seniors Living SEPP applies to the land under Clause 4. The proposal implements the SEPP to facilitate an integrated urban village development with a basis in retirement living. The requirements of the SEPP will apply as mandatory development controls for the portions of the development that rely on it.

#### c) Eurobodalla Rural Local Environmental Plan 1987

The Rural LEP is to be applied to all development on land within the 1A zoning. Nothing within the current proposal is inconsistent with the objectives and controls of that zoning.

Eurobodalla Urban Local Environmental Plan 1999

Likewise, the Urban LEP is to be applied to all development on land within the 2G zoning and nothing within the current proposal is inconsistent with the objectives and controls of that zoning.

#### d) Moruya Valley Floodplain Development Control Plan

The DCP will apply to development of the land. Preliminary assessment of flood conditions and impacts carried out by Evans and Peck have indicated consistency of the preliminary draft concept with the requirements of the DCP.

### CONCLUSION AND PROPOSED STEPS TO APPROVAL.

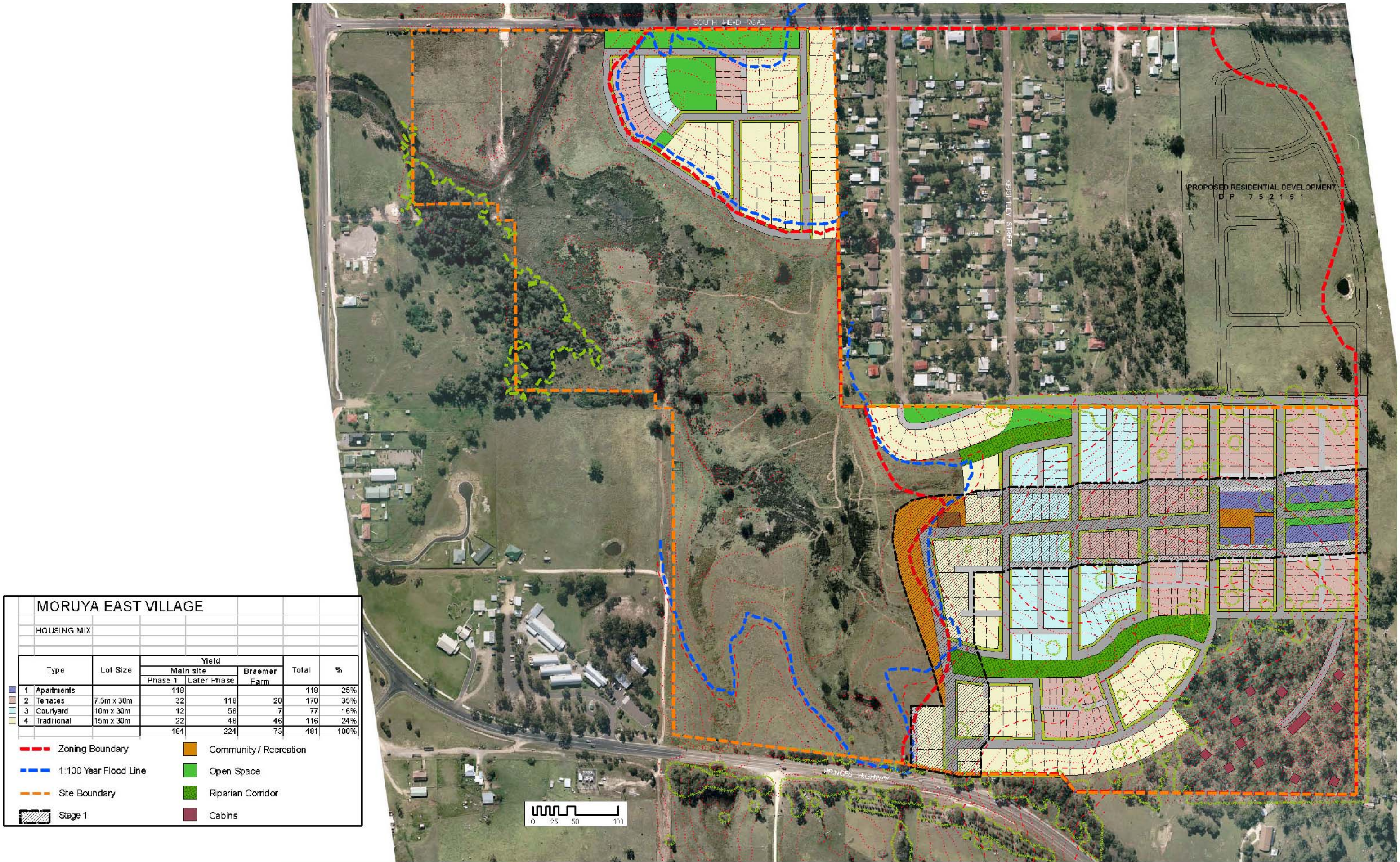
Subsequent to this submission and receipt of the Director General's response, the proponent intends to prepare a Concept Application for lodgement with the Minister. Concurrent with this application, it is proposed to lodge a Project Application for stage one of the project, the extent of which is illustrated on the Preliminary Draft Concept Plan. Consequent to approval of the Concept and Stage One Project Applications, it is intended to lodge a series of Project Applications for future stages to Eurobodalla Shire Council for determination.

It is our view that this Preliminary Assessment submission indicates that the Moruya East Village will deliver an innovative and locally responsive residential environment for the current and future residents of Moruya of all ages. The project represents a major investment to the Eurobodalla region providing the opportunity for the creation of 50 full and part-time jobs upon completion and over 300 jobs during construction. The Project Application identifies all relevant environmental, infrastructure and statutory issues pertaining to the proposed development and further indicates that the proposal has the potential to successfully address each and all of these.

We look forward to receiving the Director General's response to this submission and to our request to lodge a concurrent Project Application for Stage 1 of the project. We relish the opportunity to work closely with the Department, Eurobodalla Shire Council and the community of Moruya to deliver a landmark integrated seniors living and residential development on this site.







Master plan  
00010154 / S-01 V01

DWG  
27/11/2008

SCALE  
1:2000 @A1

DATE  
For Preliminary Assessment



EDAW

AECOM

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MORUYA EAST VILLAGE

