

The Arbour Berry

Oxford Falls Valley & Belrose North Strategic Review
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Review Panel,

I am the owner of two retirement villages in NSW. The Arbour, Berry (www.thearbourberry.com.au) and Wivenhoe Village (www.wivenhoevillage.com.au) are both leading examples of how modern design from an advancing industry can have a profoundly positive effect on the lives of seniors.

I am concerned with the proposal in the review report to limit the application of planning instruments that consider seniors housing requirements. As a society we need more options and availability for purpose built seniors accommodation.

I disagree with the proposed zoning of E3 Environment Management to much of the subject land. I feel that the zone is being applied to achieve the limiting purpose for seniors housing when in fact we should be seeking to achieve the opposite.

The industry has changed significantly since the introduction of SEPP 5 and it is time for Council's and consent authorities to do the same. As an industry we are still working through some of the less than ideal village outcomes generated from historic planning schemes but there is no recent evidence to suggest that the villages being approved and built today (and managed in accordance with the Retirement Village Act) are having anything but a positive impact on our ageing population and society.

We need to leave the past behind and embrace an industry trying hard to deal with the undeniable demand that will be required of it in the near future.

The planning system has evolved considerably and with the introduction of appropriate controls such as the Site Compatibility Certificates there is no need to limit the permissibility of seniors housing at a zoning level.

Removing the opportunity for any land to be considered for appropriate and supported seniors living development is completely at odds with what our future needs will dictate.

I submit that the proposed zoning will have deep ramifications for the ageing residents of the northern beaches and our state and request that the Department of Planning and Infrastructure sees the proposed zoning for what it is and does not allow it to be supported in the final report.

Yours sincerely



John Leo
The Arbour, Berry

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