

PLANNING PROPOSAL TO:

Permit the development of a Community Hospice on Lot 2 DP 587573, 11 Edward Street Bowral.



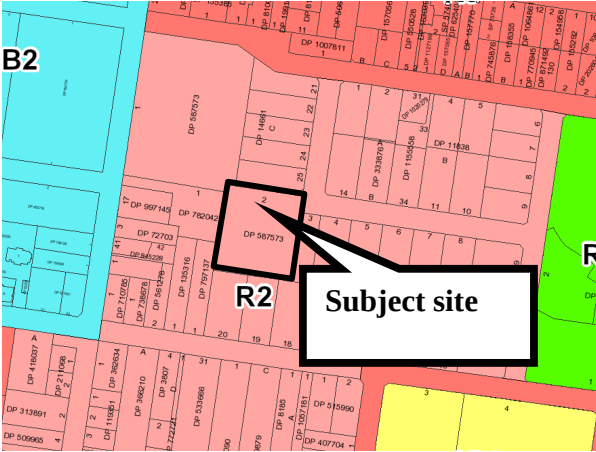
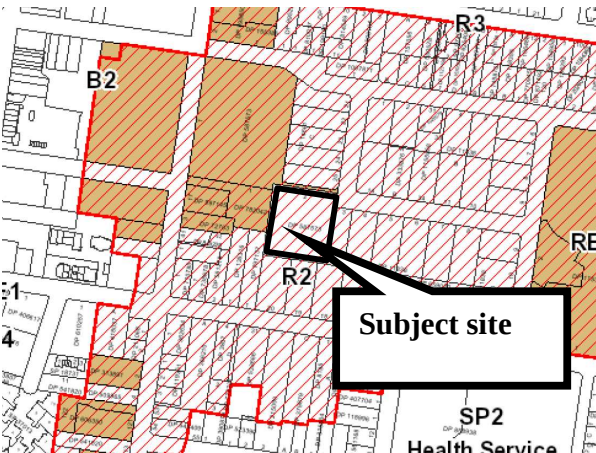
**Planning Proposal
to permit the development of a Community Hospice on
Lot 2 DP 587573, 11 Edward Street Bowral.**

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Planning Proposal

LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND: Lot 2 DP 587573, 11 Edward Street Bowral.

LOCATIONAL ZONING MAP	AERIAL PHOTOGRAPH DETAIL
	
HERITAGE MAP	
	

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PART 1 - OBJECTIVES OR INTENDED OUTCOMES OF PLANNING PROPOSAL

The purpose of the Planning Proposal is to amend Wingecarribee Local Environmental Plan 2010 (WLEP 2010) to permit the development of a Community Hospice on Lot 2, DP 587573, 11 Edward Street, Bowral.

PART 2 – EXPLANATION OF PROVISIONS

The provisions of the Planning Proposal will amend Wingecarribee Local Environmental Plan 2010 by including the subject land in Schedule 1 Additional Permitted Uses for the purposes of a Hospice. The subject property will also be highlighted as a map amendment to Sheet CL1_007C.

Map to be amended	Nature of map amendment
Sheet CL1_007C	Include a red line around Lot 2 DP587573

PART 3 - JUSTIFICATION

Section A – Need for the Planning Proposal

1. Is the Planning Proposal the result of any strategic study or report?	No. The Planning Proposal has arisen due to the identified need by the Southern Highlands Community Hospice Inc to establish a facility in the Southern Highlands
2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Yes. At present the subject site is zoned R2 Low Density Residential which prohibits hospitals which are defined as including a hospice. Rezoning the site to R3 Medium Density Residential is not considered desirable due to the possibility that should the site not be developed for a hospice in the future, the site could then be developed for medium density residential or other land uses permissible in the R3 zone which due to the character of the surrounding area and heritage issues is not considered desirable. The option to use Schedule 1 would mean that the additional use on the site is limited to a hospice.
3. Will the net community benefit outweigh the cost of implementing and administering the Planning Proposal?	Yes. The Southern Highlands has a population which is aging at a rate significantly higher than the State average. It has also been identified that local hospital

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	beds are being used by persons with a short timeframe of living therefore restricting beds for other patients. The proposed activity of a Hospice is included in the definition of a Hospital which is prohibited in the R2 Low Density Residential Zone.
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Section B – Relationship to strategic planning framework

4. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (included draft strategies)?	Due to the minor nature of the Planning Proposal, The Sydney-Canberra Corridor Regional Strategy does not specifically provide for such development needs. Notwithstanding the Strategy does recognise the aging population growth within the Shire.
5. Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?	Goal 2.3 of the Wingecarribee Community Strategic Plan addresses the desire for Services and facilities to be provided locally to meet the needs of our community. Strategy 2.3.1 relates specifically the maintenance and provision of strong public institutions and facilities in the district to match the evolving needs of the community.
6. Is the Planning Proposal consistent with applicable state environmental planning policies?	The Planning Proposal is consistent with the following relevant SEPPs: 1. Sydney Drinking Water Catchment.
7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?	Yes. A copy of the completed s.117 Directions is included.

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Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal?	No critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal
9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?	There are no other likely environmental effects as a result of the Planning Proposal.
10. How has the Planning Proposal adequately addressed any social and economic effects?	The development of a Community Hospice for the Southern Highlands has received widespread support from the residents of the Shire. The establishment of a Hospice will provide residents of the Shire with a facilitate providing full palliative care for end of life. The Shire is experiencing a rapid growth in the aging of the population and such a facility will enable persons nearing the end of their life and their families to receive full care in a tranquil homelike environment as an alternative to hospitalization..

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the Planning Proposal?	Yes. The proposed site is located very close to the Bowral CBD and extensive health care facilities including the Bowral Public Hospital and specialist doctors and medical facilities.
12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?	SCA raises no objections to the proposal as per their response dated 10 January 2013 No other State or Commonwealth authorities have been consulted at this time. Public authority consultation will occur through the exhibition period as required in the Gateway Determination.

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PART 4 – COMMUNITY CONSULTATION

The Planning Proposal would be placed on public exhibition for a period of 28 days. Adjoining residents will be notified as well as advertisements placed in local newspapers available to the public.