

## **Attachment No. 2:**

# **Planning Proposal for Abbeyfield Bungendore Seniors Housing**

### **OFFICES**

144 Wallace St, Braidwood  
10 Majara St, Bungendore  
256 Crawford St, Queanbeyan

### **POSTAL**

PO Box 348, Bungendore NSW 2621  
PO Box 90, Queanbeyan NSW 2620

### **PHONE/FAX**

Bungendore/Braidwood  
P: 02 6238 8111  
Queanbeyan  
P: 02 6285 6000 F: 02 6285 6666

### **EMAIL/WEB**

W: [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)  
E: [council@qprc.nsw.gov.au](mailto:council@qprc.nsw.gov.au)

ABN 95 933 070 982

# **Planning Proposal** ***Palerang Local Environmental Plan*** **2014 - Amendment to Schedule 1 to** **permit Seniors Housing at 4-6** **Majara Street, Bungendore**



Ref: SF180195  
 C1838466

11 April 2018

## Planning Proposal for Abbeyfield Bungendore – Seniors Housing

---

**Offices:** Council headquarters – 256 Crawford St Queanbeyan  
Bungendore Office – 10 Majara St  
Braidwood Office – 144 Wallace St

**Contact:** **Queanbeyan:**  
**Ph:** 02 6285 6000  
**Fax:** 02 6285 6666  
**Bungendore/Braidwood:**  
**Ph:** 02 6238 8111  
**Fax:** 02 6238 1290  
**Post:** PO Box 90 Queanbeyan NSW 2620  
**E:** [council@qprc.nsw.gov.au](mailto:council@qprc.nsw.gov.au)  
**W:** [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)

## Table of Contents

Introduction.....	4
Site Description .....	5
Part 1 – Objective or Intended Outcomes .....	7
Part 2 – Explanation of Provisions .....	7
Part 3 – Justification.....	7
Section A – Need for the Planning Proposal .....	7
Section B – Relationship to Strategic Planning Framework.....	8
Section C – Environmental, Social and Economic Impact.....	11
Section D – State and Commonwealth Interest .....	12
Part 4 - Mapping.....	12
Part 5 - Community Consultation .....	12
Part 6 - Project Timeline .....	13
Appendix A – Certificate of Title.....	14

# Planning Proposal for Abbeyfield Bungendore – Seniors Housing

---

## Introduction

This is a planning proposal prepared under section 3.33 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, in relation to a proposed amendment to the *Palerang Local Environmental Plan 2014 (PLEP 2014)*.

Queanbeyan-Palerang Regional Council has been approached by Abbeyfield Bungendore in relation to the proposed construction of seniors housing on 4-6 Majara Street, Bungendore (Lot 13 DP 1139067 & Lot 14 DP 1139067). A copy of the title for this site is shown at Appendix A. The lots are currently zoned SP2 – Infrastructure (Public Administration Building) under the *PLEP 2014*. Seniors housing is currently not permissible on the subject land under this zone. Accordingly, it is proposed to alter Schedule 1 (Additional Permitted Uses) to allow the site to be used for the purpose of seniors housing with consent. The two lots are owned by Queanbeyan-Palerang Regional Council.

This will provide for the development of approximately 12-14 units used by seniors on low incomes.

The planning proposal will provide for well located seniors housing in close proximity to transport, shops and other services.

## Summary of Proposal

<b>Proposal:</b>	Amendment to Schedule 1 (Additional Permitted Uses) <i>PLEP 2014</i> to include 4-6 Majara Street, Bungendore (Lot 13 DP 1139067 & Lot 14 DP 1139067) seniors housing as permissible with consent.
<b>Property Details:</b>	The land which would be affected by the proposal is legally described as Lot 13 DP 1139067 & Lot 14 DP 1139067 – 4-6 Majara Street, Bungendore (the site).
<b>Property Owner</b>	Queanbeyan-Palerang Regional Council.
<b>Applicant Details:</b>	Abbeyfield – Bungendore – Australia.
<b>Relevant Planning Authority:</b>	Queanbeyan–Palerang Regional Council (the Council)



## Planning Proposal for Abbeyfield Bungendore – Seniors Housing

---

### Site Description

Address	4-6 Majara Street, Bungendore
Land Title	Lot 13 DP 1139067 & Lot 14 DP 1139067
Site Area	Lot 13 DP 1139067 - 889m <sup>2</sup> Lot 14 DP 1139067 - 832m <sup>2</sup>  Total Area: 1,721m <sup>2</sup>
Description	The two lots are rectangular in shape and have frontage to Majara Street, Bungendore. Both lots are vacant and relatively level.
Surrounding Land Uses	<p>The two lots within 4-6 Majara Street, Bungendore are adjacent to:</p> <ul style="list-style-type: none"><li>a) a community health centre which is currently used for after-school care (northern side);</li><li>b) a road used by extractive industries vehicles and a sporting oval (western side);</li><li>c) a public swimming pool (across the Majara Street on the western side);</li><li>d) the Bungendore railway station with regular train services (eastern side);</li><li>e) the Council Chambers and administrative office (southern side).</li></ul> <p>These are shown on Figure 1 on page 6.</p>
Local Government Area	Queanbeyan–Palerang Regional Council.
Land Use Zone	SP2 – Infrastructure – Public Administration Building.  These are shown on Figure 2 on page 6.

# Planning Proposal for Abbeyfield Bungendore – Seniors Housing

**Figure 1** shows the context of the site in relation to its surrounds, while **Figure 2** shows the site in the context of the relevant land use zones.

Figure 1 Locality plan of the subject site and surrounding area.

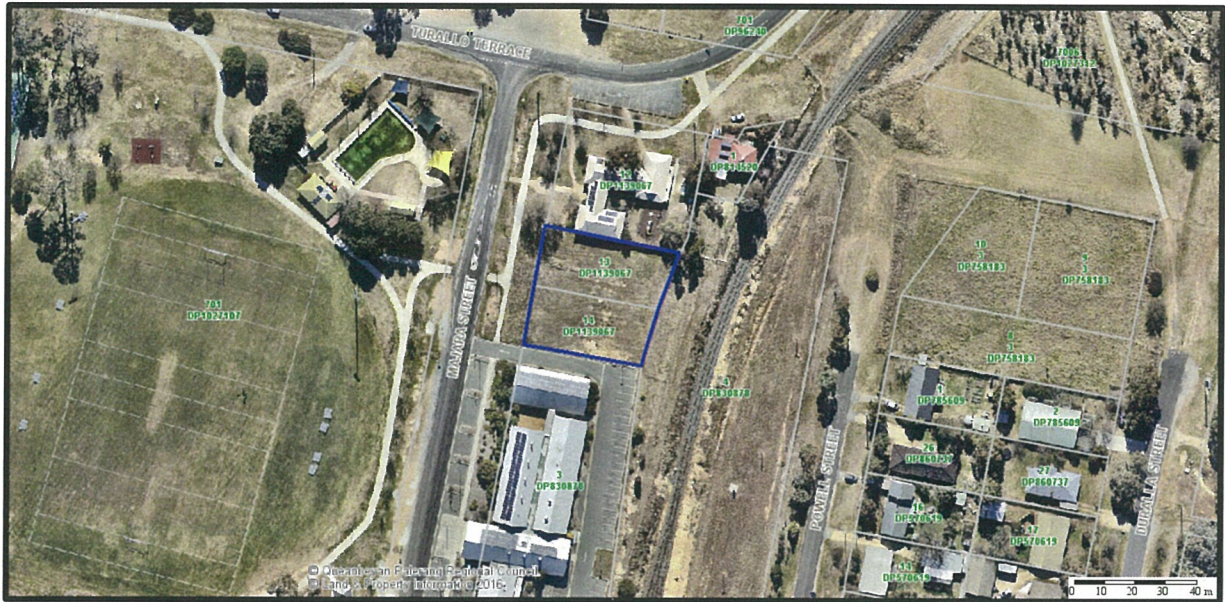


Figure 1: Palerang Local Environmental Plan 2014 Zoning Map.





## Part 1 – Objective or Intended Outcomes

The intended outcome of the planning proposal is to provide the legislative framework for seniors housing to be considered on the subject land.

## Part 2 – Explanation of Provisions

The proposed outcome will be achieved by amending Schedule 1 (Additional Permitted Uses) of *PLEP 2014* to include seniors housing as permissible with consent on 4-6 Majara Street, Bungendore (Lot 13 DP 1139067 & Lot 14 DP 1139067).

No amendments to any maps are proposed at this time.

## Part 3 – Justification

### Section A – Need for the Planning Proposal

#### 1. Is the planning proposal a result of any strategic study or report?

No, however this planning proposal is part of a continuing process. This included Council receiving a request from Abbeyfield Bungendore Committee to provide the property at 4-6 Majara Street, Bungendore for the purpose of constructing seniors housing. Council subsequently resolved on 26 July 2017 to provide the land for seniors housing through a leasing arrangement (Attachment No. 3).

The Abbeyfield Bungendore project was granted funding by Council under the Stronger Communities Fund programs (SCF).

- Round One, Assessment Panel meeting 12 December 2016. The approval for the application of \$50,000 grant funding for Abbeyfield Bungendore to assist with the acquisition of land and offset Council fees.
- Round Two, Planning and Strategy Committee meeting 8 February 2017. Council resolved to support funding of \$1m for Abbeyfield Seniors Housing at Bungendore.

Council resolved on 23 August 2017 (Attachment No. 4) to include this amendment to Schedule 1 under the comprehensive Queanbeyan-Palerang Local Environmental Plan which is due to be completed in June 2019. However Council has decided to bring forward this amendment as a separate planning proposal as resolved on 14 March 2018 (Attachment No. 1).

#### 2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is considered the most appropriate means of achieving the intended outcome. Council does not believe allowing a broader range of residential and other uses on the site is appropriate in this case. However it does recognise that a facility of the nature proposed by Abbeyfield on this site provides for an important social outcome and is suitable in its context.



## Section B – Relationship to Strategic Planning Framework

### 3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional strategy or local strategy?

The relevant regional strategy is the *South East and Tablelands Regional Plan 2036*. The planning proposal is consistent with Direction 24.4 which has the following action:

*‘Promote opportunities for retirement villages, nursing homes and similar housing for seniors in local housing strategies’.*

### 4. Is the planning proposal consistent with Council’s local strategy or other local strategic plans?

The plan is not considered to be inconsistent with the *Queanbeyan-Palerang Community Strategic Plan 2018-2028*. Elements of the plan include Strategic Pillar 4 – Connection:

Key Goal	Community Outcome	Community Strategy – Service Objective
4.5 We plan for and provide regional facilities which promote better social connection and access for the community.	Social connection within our region is provided via access to a range of community across the region	Support for safe and equitable access to facilities and amenities through well-presented, sited, effective, secure and clean buildings for community, civic and recreational use.
4.6 We undertake planning to ensure infrastructure is prepared for future growth. Community Outcome	Changing community demand is met by well planned for and placed infrastructure. Community Strategy – Service Objective	Provide the asset management logistics for the organisation through well planned, sited and designed infrastructure and support facilities.

The proposal is not entirely consistent with the adopted *Bungendore Land Use Structure and Strategy Plan 2010*. As mentioned the land is currently zoned SP2 Infrastructure in the *PLEP 2014* land zoning map. The land could be used for ‘civic uses’ such as government/Council land use or other community facilities. However it also needs to be noted that this Plan is currently under review.

## Planning Proposal for Abbeyfield Bungendore – Seniors Housing

### 5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is considered not to be inconsistent with any of the following *State Environmental Planning Policy* (SEPPs).

An assessment against any potentially applicable SEPP's is shown in **Table 1** below.

**Table 1: Assessment of relevant SEPPs against the planning proposal**

State Environmental Planning Policies (SEPP)	Relevance	Consistency and Implications
SEPP No. 55 – Remediation of Land	This SEPP applies to land across NSW and states that land must not be developed if it is unsuitable for a proposed use because of contamination.	<p>May not be consistent.</p> <p>Preliminary research has determined there is no contamination listing under the NSW Environmental Protection Authority (EPA) register. The list only contains sites that the EPA is aware of, with regard to the regulatory role under the <i>Contaminated Land Management Act 1997</i>. An absence of a site from the list does not necessarily imply the site is not contaminated.</p> <p>Council has also reviewed its records for the site and adjoining sites which include the community centre to the north and Council chambers and offices to the south. No contamination studies were found.</p> <p>Council has also reviewed records to examine historical lands uses on the site. The site contained temporary transportable Council offices whilst the permanent offices were being built between 2004 and 2007.</p> <p>However under SEPP No 55 – Remediation of Land clause 6 (4)(b), the site was possibly used as railway yards (or in the vicinity of such use) as referred to Table 1 in the contaminated land planning guidelines. As the planning proposal would permit the development of residential buildings (seniors housing) on the site and having regard to clause 6 (4)(c) of the SEPP, Council considers that a preliminary</p>

## Planning Proposal for Abbeyfield Bungendore – Seniors Housing

State Environmental Planning Policies (SEPP)	Relevance	Consistency and Implications
		investigation study should be undertaken to address any possible contamination issues.
<i>SEPP (Affordable Rental Housing) 2009</i>	The SEPP aims to provide a consistent planning regime for providing rental housing.	Consistent.  Nothing in the planning proposal affects the aims and provisions of the SEPP.
<i>SEPP (Housing for Seniors or People with a Disability) (2004)</i>	The SEPP aims to encourage provision of housing for seniors, including residential care facilities.	Consistent.  Nothing in the planning proposal affects the aims and provisions of the SEPP.

### 6. Is the planning proposal consistent with applicable Minister Directions (Section 9.1 Directions)?

The planning proposal is consistent with the applicable section 9.1 directions.

An assessment against the applicable section 9.1 directions is shown in **Table 2** below.

**Table 2: Assessment of all Section 9.1 Directions**

S9.1 Direction	Consistency of planning proposal
<b>1. Housing Infrastructure and Urban Development</b>	
3.1 Residential Zones	Consistent. The planning proposal is consistent with this direction as follows: <ul style="list-style-type: none"> <li>a. The planning proposal is for senior housing, for which there is currently a shortfall in Bungendore. This will help to broaden the choice of building types and locations.</li> <li>b. The planning proposal is located in close proximity to the Bungendore Town Centre and will make more effective use of existing infrastructure and services.</li> <li>c. The subject site is within close proximity of urban development to the west and east. This reduces the consumption of land for housing and associated development on the urban fringes by infilling a strategically located site.</li> </ul>
<b>2. Regional Planning</b>	
5.10 Implementation of Regional Plans	Consistent The planning proposal does not undermine the vision, land use strategy, directions and actions strategy of the <i>South East and Tablelands Regional Plan 2036</i> .



## Planning Proposal for Abbeyfield Bungendore – Seniors Housing

S9.1 Direction	Consistency of planning proposal
3. Local Plan Making	
6.3 Site Specific Provisions	<p>Consistent.</p> <p>The planning proposal is consistent with this direction because it proposes to allow seniors housing on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>Furthermore, this planning proposal does not 'contain or refer to drawings that show details of the development proposal'.</p>

### Section C – Environmental, Social and Economic Impact

#### 7. Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The planning proposal will have not have an impact on the biodiversity of the site as it is located in an established urban area which does not contain any known critical habitat or threatened species, population or ecological communities , or their habitats. The proposal will lead to a future development application which will need to address any adverse environmental impacts.

#### 8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal is not considered to have any other likely environmental effects. Any specific environmental effects associated with the development of 4-6 Majara Street, Bungendore for seniors housing can be resolved during the assessment of a development application.

In regards to possible contamination, the site adjoins a railway line and is in reasonable proximity to the station. Consequently as per SEPP No. 55 and the provisions of clause 6 of it, it is considered that a preliminary site investigation should be undertaken. Preliminary research has been undertaken but this is inconclusive in regards to possible contamination.

#### 9. How has the planning proposal adequately addressed any social and economic effects?

Abbeyfield House in Bungendore will provide affordable accommodation options for senior residents on low incomes in the region. The planning proposal is the first step in providing a not-for-profit, affordable, non-denominational social housing option in Bungendore for seniors on low incomes.

## Section D – State and Commonwealth Interest

### 10. Is there adequate public infrastructure for the planning proposal?

The site is within an existing urban area and is adequately serviced by utilities including power, water and sewer. It is within walking distance of a local supermarket and other facilities.

### 11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

State or Commonwealth authorities have not been formally consulted at this stage. Consultation would be carried out in accordance with the requirements of the Gateway determination.

## Part 4 - Mapping

As noted, the planning proposal will amend Schedule 1 (Additional Permitted Uses) of *PLEP 2014* to include 4-6 Majara Street, Bungendore (Lot 13 DP 1139067 & Lot 14 DP 1139067) for seniors housing as being permissible with development consent.

No amendments to any maps are proposed at this time.

## Part 5 - Community Consultation

It is intended to publicly exhibit the draft planning proposal for a minimum period of 28 days.

Community consultation will be undertaken in accordance with the Department's guideline's – 'Local Environmental Plans: A guide to preparing local environmental plans'.

Notification of the planning proposal will be undertaken by the following means:

- notices in the local newspaper(s).
- placement of the planning proposal in Council's customer service areas (Braidwood, Bungendore and Queanbeyan).
- Posting on Council's website.
- Written notification to landowners adjacent to the site.


### Part 6 - Project Timeline

It is estimated that this planning proposal to amend the *PLEP 2014* will take 6 to 8 months. Council requests that a period of 12 months be provided with any Gateway determination.


Action	Anticipated Timeframes
Report to Council (Planning & Strategy Meeting)	14 March 2018
Gateway Determination	May 2018
Public Exhibition	June - July 2018
Report to Council including the consideration of submissions	August - September 2018
Submission to Department to finalise the LEP	October – November 2018



## Appendix A – Certificate of Title Lot 13 DP 1139067 and Lot 14 DP 1139067

**LAND  
REGISTRY  
SERVICES**

**Title Search**



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 13/1139067

SEARCH DATE	TIME	EDITION NO	DATE
27/3/2018	4:24 PM	2	3/1/2012

LAND

LOT 13 IN DEPOSITED PLAN 1139067  
AT BUNGENDORE  
LOCAL GOVERNMENT AREA QUEANBEYAN-PALERANG REGIONAL  
PARISH OF WAMBOIN COUNTY OF MURRAY  
TITLE DIAGRAM DP1139067

FIRST SCHEDULE

PALERANG COUNCIL (CA111652)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 9.5.2009. BK 2095 NO 657
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 4 AG446901 LEASE TO SOUTH COAST HOME MODIFICATION & MAINTENANCE SERVICE LIMITED OF THE PART SHOWN CROSSHATCHED IN PLAN WITH AG446901. EXPIRES: 14/7/2014.

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Title


PRINTED ON 27/3/2018

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.


Copyright © Office of the Registrar-General 2018

Received: 27/03/2018 16:34:58

# Planning Proposal for Abbeyfield Bungendore – Seniors Housing

**LAND  
REGISTRY  
SERVICES**

**Title Search**

**InfoTrack**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 14/1139067

SEARCH DATE	TIME	EDITION NO	DATE
27/3/2018	4:25 PM	1	28/5/2009

LAND

LOT 14 IN DEPOSITED PLAN 1139067  
AT BUNGENDORE  
LOCAL GOVERNMENT AREA QUEANBEYAN-PALERANG REGIONAL  
PARISH OF WAMBOIN COUNTY OF MURRAY  
TITLE DIAGRAM DP1139067

FIRST SCHEDULE

PALERANG COUNCIL (CA111652)

SECOND SCHEDULE (3 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 9.5.2009. BK 2095 NO 657
- LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

Title

PRINTED ON 27/3/2018

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 95B(2) of the Real Property Act 1900.  
Copyright © Office of the Registrar-General 2018

Received: 27/03/2018 16:25:38