

PLANNING PROPOSAL TO REZONE & RECLASSIFY LOT 5 DP 1087928 – ERIDGE PARK BURRADOO TO PERMIT DEVELOPMENT FOR THE PURPOSE OF A RESIDENTIAL AGED CARE FACILITY AND ANCILLARY USES.



**Planning Proposal
To
Rezone & Reclassify Lot 5 DP 1087928
Eridge Park Burradoo
For the Purpose of a Residential Aged Care Facility
and Ancillary uses.**

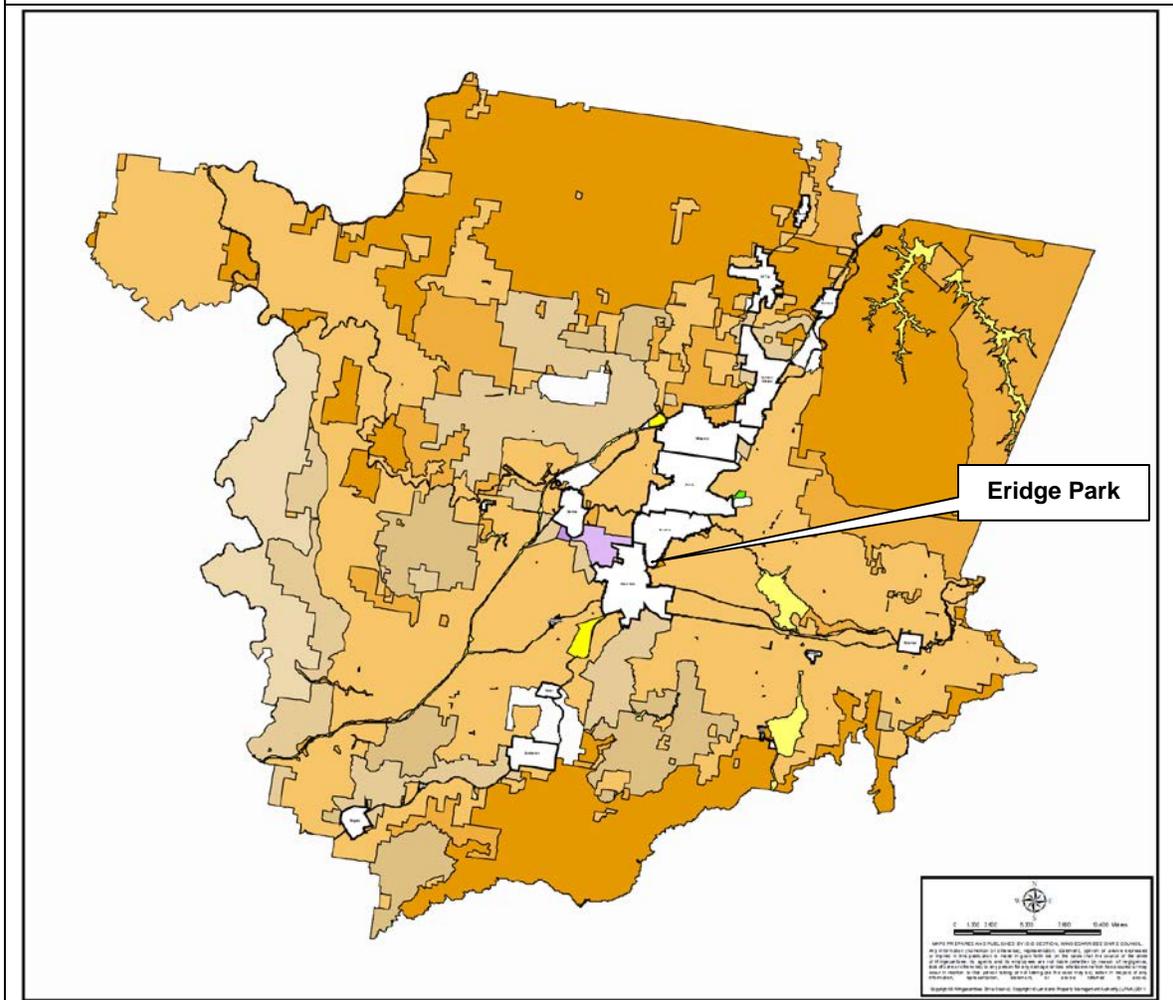
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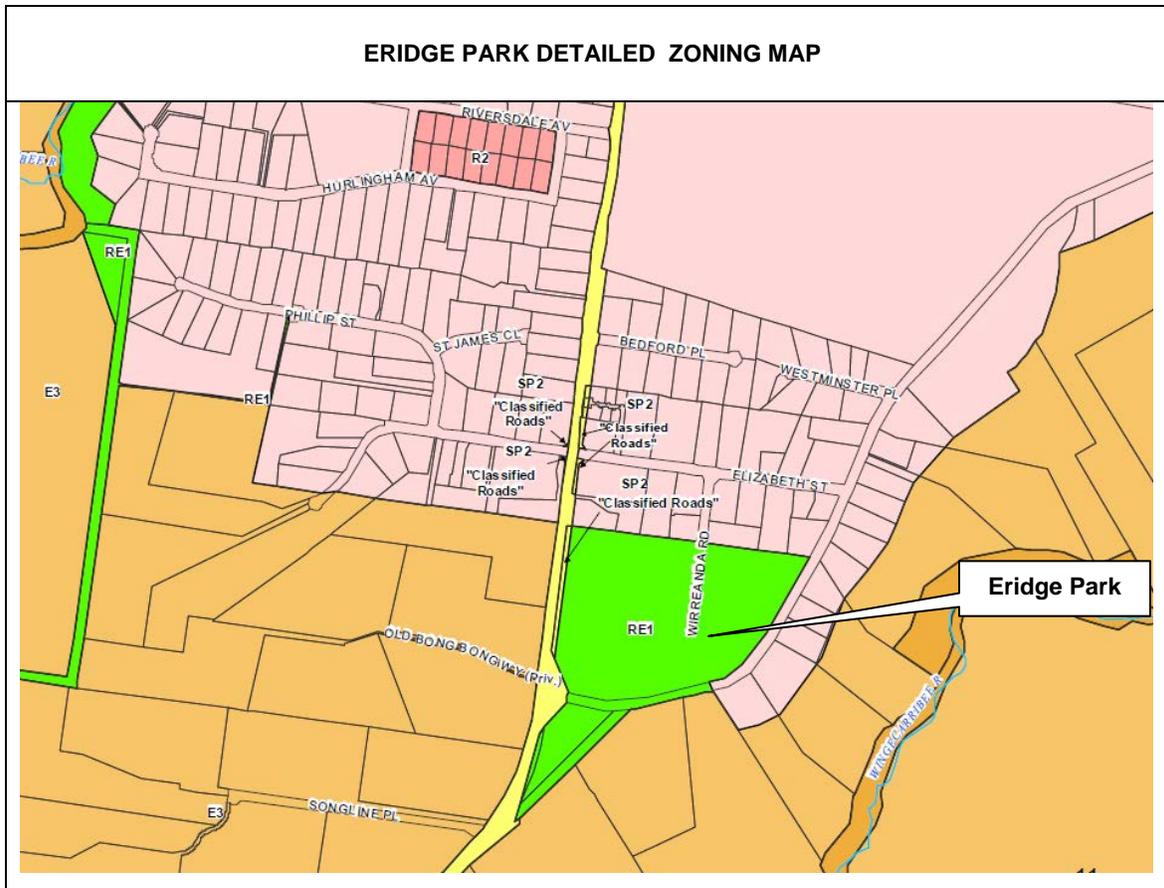
Planning Proposal

LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND: Lot 5 DP 1087928, Eridge Park, Burradoo. The land is owned by Wingecarribee Shire Council.

ERIDGE PARK LOCATIONAL MAP



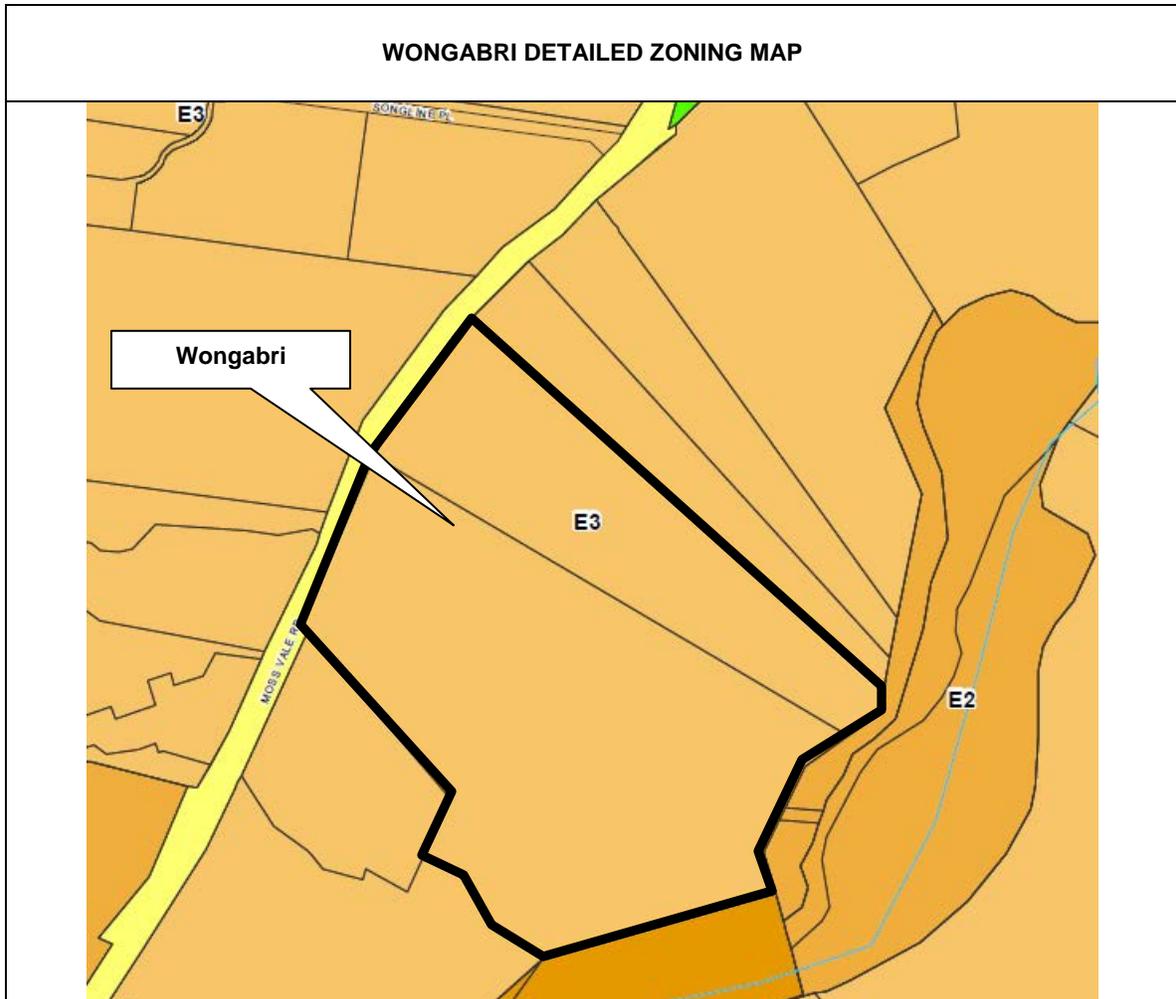


PART 1 - OBJECTIVES OR INTENDED OUTCOMES OF PLANNING PROPOSAL

The purpose of the Planning Proposal is to reclassify Eridge Park from 'Community' to 'Operational' land and to rezone the site from RE1 Public Recreation to R2 Low Density Residential.

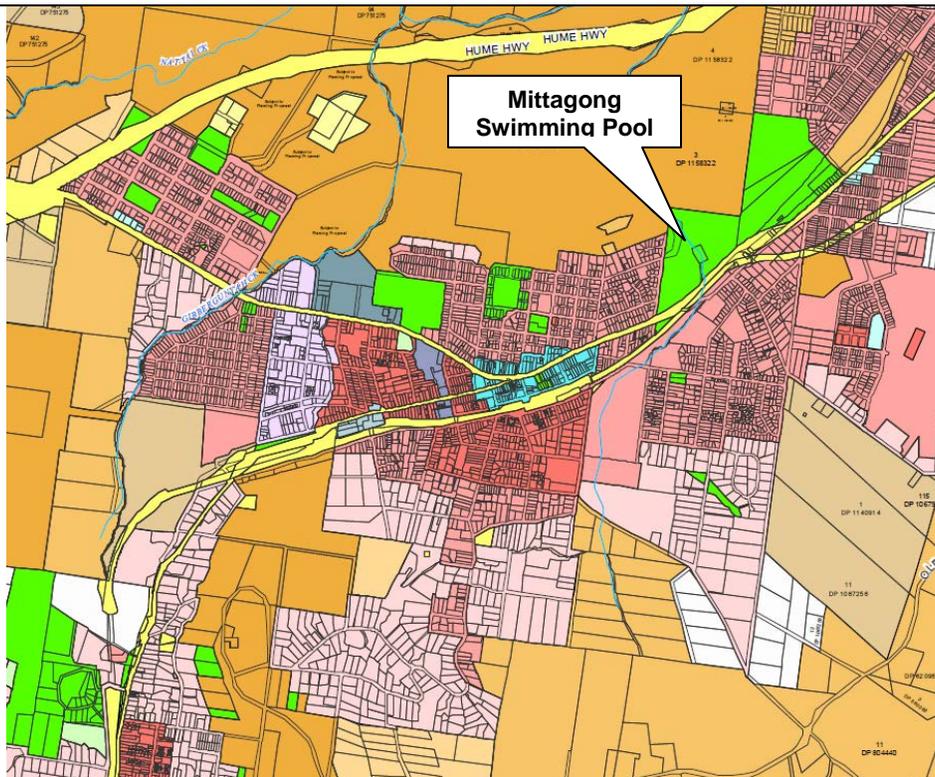
The purpose of the reclassification and rezoning is to enable Council to consider a proposal from the applicant to develop the site as part of a three-site development strategy which includes:

- Eridge Park – Lot 5 DP 1087928 – located at the southern end of Bowral township – establishment of a seniors housing development.
- Wongabri - Lots 2 & 3 DP 258454 – located between Bowral and Moss Vale townships – proposed site for the relocation and augmentation of the sporting facilities currently located on Eridge Park.

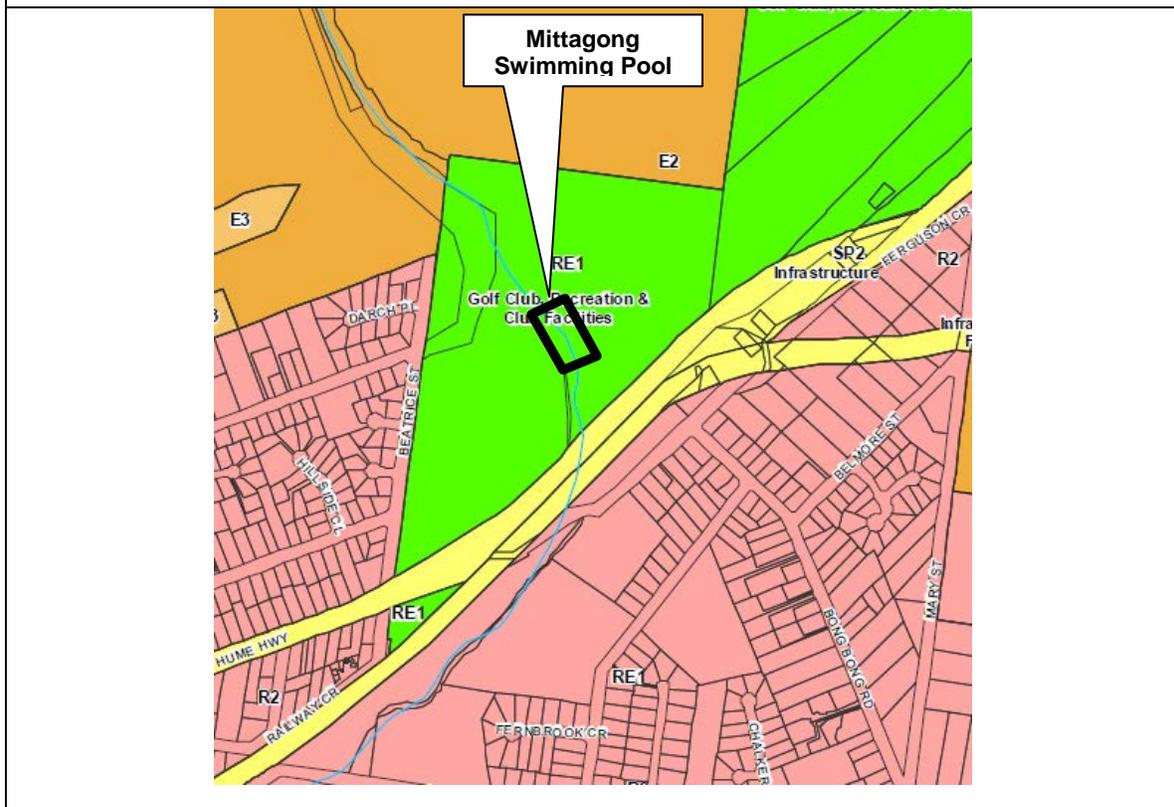


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MITTAGONG SWIMMING POOL LOCATIONAL ZONING MAP



MITTAGONG SWIMMING POOL DETAILED ZONING MAP



Although three sites are involved in the complete development strategy, details of which are attached, only the Eridge Park site requires a Planning Proposal. The remaining elements require only Land Use Applications and legal agreements between Council and the applicant.

PART 2 – EXPLANATION OF PROVISIONS

The provisions of the Planning Proposal will amend Wingecarribee Local Environmental Plan 2010 as follows:

Map to be amended	Nature of map amendment
LZN_007G	Rezone Lot 5 DP 1087928 from RE1 Public Recreation to R2 Low Density Residential.
Clauses to be amended	Nature of clause amendment
Schedule 4 Part 2 Land classified, or reclassified as operational land – interests changed.	Insert : Column 1 – Bowral Column 2 - Lot 5 DP 1087928 (Eridge Park) Column 3 – Nil.

PART 3 - JUSTIFICATION

Section A – Need for the Planning Proposal

1. Is the Planning Proposal the result of any strategic study or report?	The Planning Proposal is the result of a three-site strategic proposal put to Council by the proponent. Council has resolved to proceed with the rezoning and reclassification of the site in order to allow further development and consideration of the proposal.
2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The only way to achieve the proposed rezoning and reclassification is through a Planning Proposal.
3. Will the net community benefit outweigh the cost of implementing and administering the Planning Proposal?	Council believes there is sufficient potential merit in the full proposal to warrant proceeding with this initial and essential phase.

Section B – Relationship to strategic planning framework

Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional	The Proposal intends to provide seniors housing, seeking to address the statement on page 5 of the Sydney Canberra
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strategy (included draft strategies)?	Corridor Regional Strategy that it is anticipated that the proportion of the population aged 65 and over will increase from 13.5% (in 2006) to 27.8% in 2031. The proposal also intends to provide improved sporting and recreation facilities within the Shire.
4. Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?	Yes. Council's Community Strategic Plan identifies several relevant goals: 2.1 – Wingecarribee community has access to a variety of cultural, recreational and sporting opportunities. 2.2 – Wingecarribee people have a healthy lifestyle and inclusive community. 2.3 – Services and facilities are provided locally to meet the needs of our community.
5. Is the Planning Proposal consistent with applicable state environmental planning policies?	The Planning Proposal is consistent with the following relevant SEPPs: 1. Rural Lands. 2. Sydney Drinking Water Catchment. 3. Mining, Petroleum Production & Extractive Industries.
4. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?	Yes. The SCA's comments are attached.

Section C – Environmental, social and economic impact

5. 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. The site is currently used for active recreation and sporting activities. A thorough assessment of environmental issues would be undertaken at any subsequent LUA stage.
6. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?	No. The site is currently used for active recreation and sporting activities. A thorough assessment of environmental issues would be undertaken at any subsequent LUA stage.
7. How has the Planning Proposal	Yes. The senior housing development is

adequately addressed any social and economic effects?	will address the provision of aged housing in the Shire and will generate significant employment opportunities.
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Section D – State and Commonwealth interests

8. Is there adequate public infrastructure for the Planning Proposal?	Yes. The site is located on the edge of the Bowral township.
9. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?	SCA comments are attached. Further public authority consultation will occur through the exhibition period as required in the Gateway Determination.

PART 4 – COMMUNITY CONSULTATION

The Planning Proposal would be placed on public exhibition in accordance with the Gateway Determination should that determination support proceeding.