

## **Planning Proposal**

### **Queanbeyan-Palerang Regional Local Environmental Plan 2022 Amendment**

#### **Seniors housing - Majara Street, Bungendore**



#### Document History

Version	Dated	Comments
1	February 2024	ECM ID 2251499

Offices: Council headquarters – 257 Crawford St Queanbeyan  
Bungendore Office – 13 Gibraltar St Bungendore  
Braidwood Office – 144 Wallace St Braidwood

Contact: **P:** 1300 735 025  
**E:** [council@qprc.nsw.gov.au](mailto:council@qprc.nsw.gov.au)  
**W:** [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)

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## Background

Land at 4-6 Majara Street, Bungendore is listed in Schedule 1 (Additional permitted uses) of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (QPRLEP 2022) to allow the land to be used for seniors housing with development consent. The Council owned site was offered to Abbeyfield Bungendore to enable the development planning, application and construction of a 12-14 unit, independent living housing project for seniors on low incomes. The offer was on a long term ground lease at nominal rent, subject to successful development approval and subject to substantial commencement within five years of the Council resolution of 26 July 2017. Since that time the site was compulsorily acquired by the NSW Department of Education and is intended to be developed as part of the Bungendore High School (see yellow hatched area in **Figure 1**).

Queanbeyan-Palerang Regional Council (QPRC) resolved in part at its meeting of 28 October 2020:

*That Council support reassigning the Abbeyfield aged care residential site from 4-6 Majara Street to approx. 1800m<sup>2</sup> site at Majara St road reserve north of Turallo Terrace, and take steps to make necessary planning and administrative actions to enable that use, including:*

- a. authorising closure of that part of Majara St road reserve;*
- b. undertaking site compatibility planning assessment to enable aged care residential use on that closed section of Majara St;*
- c. arranging a peppercorn licence to Abbeyfield to develop and occupy the site as an aged care residential facility.*

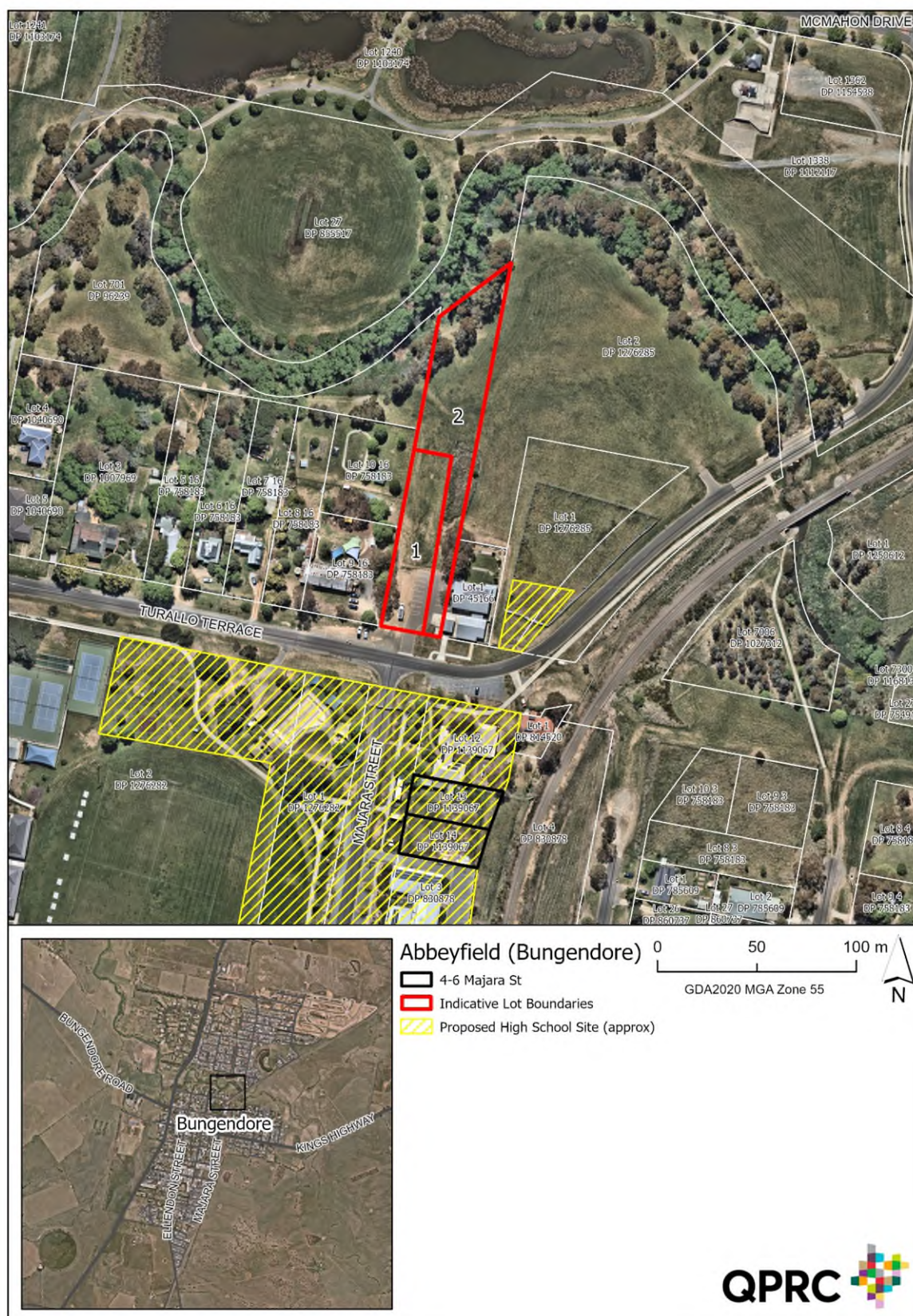
At a further meeting on 27 October 2021 (Council Minute No 316/21), QPRC resolved:

*That Council take all actions to progress a planning proposal to amend Schedule 1 (Additional Permitted Uses) of Palerang Local Environmental Plan 2014 or the Queanbeyan-Palerang Local Environmental Plan 2021 (if the latter is notified before the end of this process) in order to allow for Seniors Housing as a permissible use with consent on the northern part of the closed section of Majara Street Bungendore.*

Subsequently, the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (QPRLEP 2022) commenced in November 2022.

QPRC is now finalising the closure of Majara Street road reserve and its subdivision into two lots (see outlined in red in **Figure 1**), with proposed Lot 1 (approximately 1,838 m<sup>2</sup>) to be occupied by Abbeyfield.





**Figure 1, Bungendore High School site (yellow hatching) including 4-6 Majara Street, Lots 13 and 14 DP 1139067; Proposed Lots 1 and 2 (red outline), closed road reserve Majara Street, Turallo Terrace**



## Part 1 – Objectives or intended outcomes

### Objective

This planning proposal is to amend the *Queanbeyan-Palerang Regional Local Environmental Plan 2022* (QPRLEP 2022) to identify land for seniors housing in Bungendore to ensure land is available for social housing providers to supply affordable seniors housing development.



**Figure 2**, land shown edged in heavy black at Majara Street, Bungendore to permit seniors housing with development consent.

### Intended outcomes

The intended outcome of this planning proposal is to:

- Contribute to the supply of land for seniors housing in Bungendore.

- Identify a replacement site for the seniors housing that is permissible on 4-6 Majara Street, Bungendore (Lots 13 and 14, DP 1139067) and which has been compulsorily acquired by NSW Department of Education.
- enable the land shown edged in heavy black at Majara Street, Bungendore and north of Turallo Terrace (see **Figure 2**) to be used for seniors housing with development consent.

## Part 2 – Explanation of provisions

The development for a seniors housing in Bungendore was envisaged at 4-6 Majara Street and included in Schedule 1 (Additional permitted uses) of the *Palerang Local Environmental Plan 2014* and subsequently carried over into the QPRLEP 2022. The site was, however compulsorily acquired by the NSW Department of Education to form part of the proposed Bungendore High School and is no longer available to be developed for seniors housing.

This planning proposal therefore seeks to amend Schedule 1 Additional permitted uses of the QPRLEP 2022 by:

- a) deleting reference to **“Use of land at 4-6 Majara Street, Bungendore”** from the heading of Item 3 and replacing with **“Use of certain land at Bungendore”**
- b) deleting reference to **“Lots 13 and 14, DP 1139067, 4-6 Majara Street, Bungendore”** in Item 3 (1) and replacing with **“the land shown edged in heavy black at Majara Street, Bungendore, identified as “Item 9” on the Additional Permitted Uses Map”**, and
- c) amending the QPRLEP 2022 Additional Permitted Uses Map as shown in **Attachment B**.

## Part 3 – Justification of strategic and site-specific merit

### Section A – need for the planning proposal

#### 1) *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?*

The planning proposal is not the result of an endorsed LSPS, strategic study or report. However, it promotes the following Key Principles of the Bungendore Structure Plan 2048:

#### Growth

- a. Provide opportunities for affordable and adaptable housing, appropriate policies should encourage the development of multi dwelling housing in the R1 zone in locations close to transport corridors and within close proximity to centres.
- b. Medium density dwellings should be located within one kilometre of the centre of Bungendore.

#### Infrastructure

- a. Future development should maximise the efficient use of existing infrastructure and services and minimise the need for additional infrastructure where possible.

Additionally, the planning proposal is consistent with the [Queanbeyan Palerang Affordable Housing Strategy](#) and its Implementation Plan.

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

This planning proposal which seeks to amend the address for seniors housing in Majara Street, Bungendore in Schedule 1 of the QPRLEP 2022 is considered the most efficient way to achieve the intended outcome, as it provides an effective administrative solution to the proposed use of the land.

An alternative approach is to rezone the land to a zone that permits seniors housing with development consent, noting the provisions of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). This approach is not considered the most appropriate outcome for the subject site as it would be inconsistent with the surrounding land uses of pre-school, high school and scout hall.

## **Section B – relationship to the strategic planning framework**

### **3) Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?**

The planning proposal is consistent with Action 24.4 of the South East and Tablelands Regional Plan 2036:

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

### **4) Is the planning proposal consistent with a council local strategic planning statement that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?**

The Queanbeyan-Palerang Regional Council [Local Strategic Planning Statement, 'Towards 2040'](#) (LSPS) together with the Community Strategic Plan 2018-2028, set out the community's long term vision and aspirations for Council's planning activities.

Planning Priority 10 of the LSPS is relevant to the planning proposal:

*We plan for and provide regional facilities which promote better social connection and access to the community.*

Additionally, the planning proposal meets the following actions of Planning Priority 10 by providing for seniors housing in a regional area:

- [Action 4.10.5](#) Investigate housing and service needs to support additional aged population in Braidwood and Bungendore, as well as
- [Action 4.3.3](#) Investigate opportunities for infill and mixed-use development where that provides additional forms of housing to suit the changing demographics of our communities.

### **5) Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

#### [Housing 2041 NSW Housing Strategy](#)

The planning proposal is consistent with the NSW State housing strategy's 20 year vision that:

*NSW will have housing that supports security, comfort, independence and choice for all people at all stages of their lives.*



Additionally, the following table provides an overview of consistency with further applicable State and regional studies or strategies.

State or regional study or strategy	Comment
Future Transport Strategy 2056	The proposal is consistent with the strategy
Cumberland Plain Conservation Plan	The proposal is consistent with the plan
Net Zero Plan	The proposal is consistent with the plan
Water Resources Plan	The proposal is consistent with the plan
State Infrastructure Strategy	The proposal is consistent with the strategy
A 20 year Economic Vision for Regional NSW	The proposal is consistent with the vision

#### **6) Is the planning proposal consistent with applicable SEPPs**

A full list of all relevant State Environmental Planning Policies (SEPPs) is provided at **Attachment C** with a brief assessment of consistency against each.

#### **7) Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions) or key government priority?**

Ministerial Directions (section 9.1 directions) relevant to the planning proposal are considered at **Attachment D**.

### **Section C – environmental, social and economic impact**

#### **8) Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected because of the proposal?**

No. There are no critical habitat areas, threatened species, populations or ecological communities of their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

#### **9) Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?**

Flood modelling completed as part of the Bungendore Floodplain Risk Management Study (WorleyParsons, 2014) indicates that part of the subject land is flood affected. As such, any proposed development of the land will need to comply with flood requirements of the QPRLEP 2022, Palerang Development Control Plan 2015 and the Department of Climate Change, Energy, the Environment and Water's guidelines detailed in Section 9.1 (2) Local Planning Direction 4.1 Flooding.

Council engaged Advisian Pty Ltd to undertake a Flood Impact and Risk Assessment (FIRA) to identify flood constraints, if any, for the proposal. The FIRA demonstrates that the proposed footprint of the senior housing development proposed by Abbeyfield Bungendore is located outside the extent of the Probable Maximum Flood (PMF) and that the development is not expected to cause impact on existing flood behaviour or flood characteristics in the vicinity of the site. Provided that the Abbeyfield seniors housing facility

is developed in the southern half of the proposed Lot 1, the nature of the development and the availability of a safe evacuation route would satisfy the flood-related clauses in the Queanbeyan-Palerang Regional Local Environmental Plan (2022), the Palerang Development Control Plan (2015) and Section 9.1 (2) Local Planning Direction 4.1.

The planning proposal is not considered to have any other likely environmental effects and any unexpected environmental effects can be resolved during the assessment of a development application.

***10) Has the planning proposal adequately addressed any social and economic effects?***

The proposed seniors housing development will provide approximately 12-14 units for seniors in a purpose-built development, common areas and a small flat for a housekeeper. The site is within 800 metres of the Bungendore commercial district which includes a medical centre, chemist and post office and is within approximately 1km to a supermarket.

The planning proposal is considered to be a minor amendment to the *QPRLEP 2022* and will not result in any adverse social and economic effects. Instead, it is considered that the planning proposal will provide a positive social effect, as it aims to provide additional seniors housing for seniors on low incomes in a regional area.

***Section D – Infrastructure (Local, State and Commonwealth)***

***11) Is there adequate public infrastructure for the planning proposal?***

The Majara Street road reserve is adequately serviced by utilities including power, water and sewer. It is within an established urban area and is currently used partly as a carpark.

***Section E – State and Commonwealth Interests***

***12) What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?***

Should the planning proposal proceed to public exhibition, consultation with relevant authorities will be carried out. These include but are not limited to:

- Environment and Heritage Group of the Department of Climate Change, Energy, the Environment and Water

Further consultation will take place with any other authorities identified by the Gateway Determination.

**Part 4 - Maps**

The planning proposal requires a change to the QPRLEP 2022 Additional Permitted Uses Map as shown in **Attachment B**.

**Part 5 - Community consultation**

The planning proposal will be publicly exhibited in accordance with the *Environmental Planning and Assessment Act 1979* and the Environmental Planning and Assessment Regulation 2021. It will have regard to other relevant plans and guidelines including QPRC's

Community Engagement and Participation Plan, the Local Environmental Plan Making Guideline 2023 and any conditions of the Gateway Determination.

It is recommended the planning proposal be exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- Notification and request for feedback on Council's website
- Letter to landowners in the vicinity of the subject site

During the exhibition period the following material will be available on Council's website and the customer service area at the Queanbeyan and Bungendore offices:

- The planning proposal in the form approved by the gateway determination
- The gateway determination
- Information relied on by the planning proposal including the Flood Impact and Assessment Report

Relevant Government Agencies will be consulted.

## **Part 6 - Project Timeline**

Stage	Timeframe and/or date
Consideration by Council	27 October 2021
Council decision	27 October 2021
Gateway determination	1 April 2024
Pre-exhibition	15 April 2024
Commencement and completion of public exhibition period	1 May 2024 to 7 June 2024
Consideration of submissions	28 June 2024
Post-exhibition review and additional studies	2 August 2024
Submission to the department for finalisation (where applicable)	30 August 2024
Gazettal of LEP amendment	31 October 2024

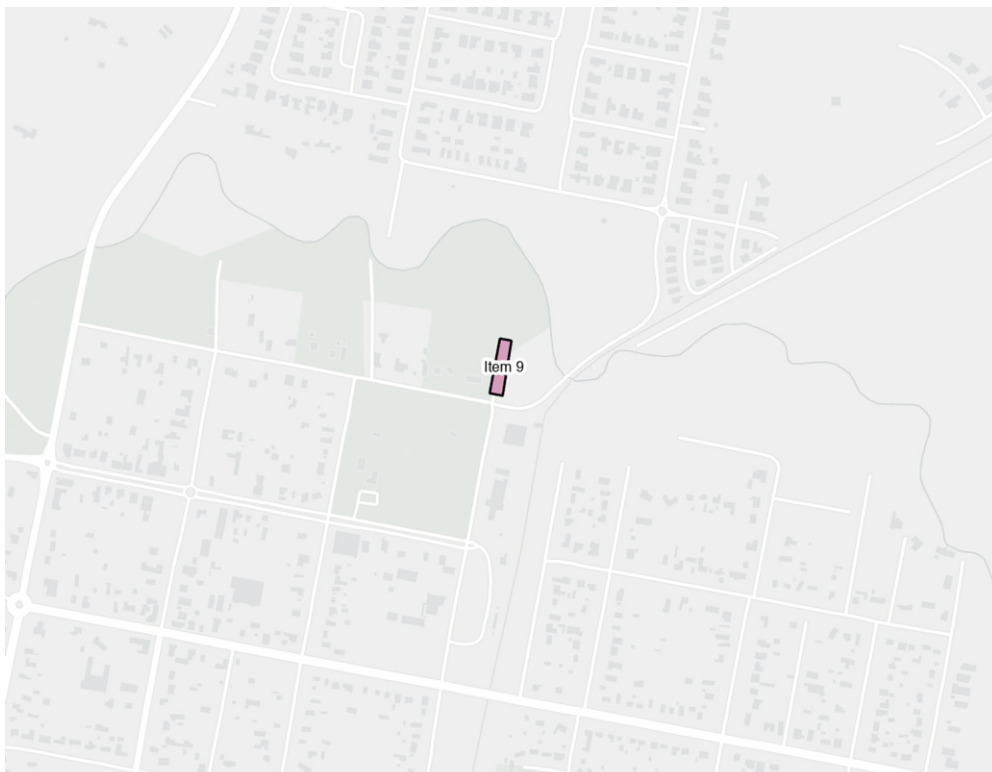


## ***Attachment A – Instructions to Amend LEP***

In Schedule 1 Additional permitted uses of the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*:

- a) delete reference to **“Use of land at 4-6 Majara Street, Bungendore”** from the heading of Item 3 and replace with **“Use of certain land at Bungendore”**
- b) delete reference to **“Lots 13 and 14, DP 1139067, 4-6 Majara Street, Bungendore”** in in Item 3 (1) and replace with **“the land shown edged in heavy black at Majara Street, Bungendore, identified as “Item 9” on the Additional Permitted Uses Map”**, and
- c) amend the QPRLEP 2022 Additional Permitted Uses Map as shown in **Attachment B**.

## ***Attachment B – Maps as Amended***



Addition of “Item 9” on land shown edged in heavy black at Majara Street, Bungendore on QPRLEP 2022 Additional Permitted Uses Map

## ***Attachment C – State Environmental Planning Policies***

<b>State Environmental Planning Policy</b>	<b>Comment</b>
SEPP (Biodiversity and Conservation) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Housing) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.  As the applicable land zone RE1 Public Recreation is not a prescribed zone in Chapter 3 Part 5 Housing for seniors and people with a disability, it is not considered relevant to the PP process. Permissibility is being achieved via inclusion of the seniors housing land use as a Schedule 1 Additional Permitted Uses in the QPRLEP 2022, not via the SEPP. Once the amendment comes into effect, the Housing SEPP will be relevant and require consideration during the development assessment process.
SEPP (Industry and Employment) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Planning Systems) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Precincts – Central River City) 2021	Not relevant to the proposal
SEPP (Precincts – Eastern Harbour City) 2021	Not relevant to the proposal
SEPP (Precincts – Western Parkland City) 2021	Not relevant to the proposal
SEPP (Primary Production) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resilience and Hazards) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resources and Energy) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Sustainable Buildings) 2022	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Transport and Infrastructure) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.



## **Attachment D – Section 9.1 Ministerial Directions (current as of 10 November 2023)**

<b>Consideration of s9.1 Directions</b>	<b>Comment</b>
<b>Focus area 1: Planning Systems</b>	
1.1 Implementation of Regional Plans	Applicable. The planning proposal is consistent with the provisions of this direction
1.2 Development of Aboriginal Land Council land	Not relevant to the proposal
1.3 Approval and Referral Requirements	Applicable. The planning proposal is consistent with the provisions of this direction
1.4 Site Specific Provisions	Applicable. The planning proposal is consistent with the provisions of this direction
1.4A Exclusion of development standards from variation	Applicable. The planning proposal is consistent with the provisions of this direction
<b>Focus area 1: Planning Systems – place based</b>	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the proposal
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Plan	Not relevant to the proposal
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the proposal
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the proposal
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not relevant to the proposal
1.10 Implementation of Western Sydney Aerotropolis Plan	Not relevant to the proposal
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the proposal
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the proposal
1.13 Implementation of St Leonards and Crows Nest 20236 Plan	Not relevant to the proposal
1.14 Implementation of Greater Macarthur 2040	Not relevant to the proposal
1.15 Implementation of Pyrmont Peninsula Place Strategy	Not relevant to the proposal
1.16 North West Rail Link Corridor Strategy	Not relevant to the proposal
1.17 Implementation of the Bays West Place Strategy	Not relevant to the proposal
1.18 Implementation of the Macquarie Park Innovation Precinct	Not relevant to the proposal
1.19 Implementation of the Westmead Place Strategy	Not relevant to the proposal
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not relevant to the proposal
1.21 Implementation of the South West Growth Area Structure Plan	Not relevant to the proposal

1.22 Implementation of the Cherrybrook Station Place Strategy	Not relevant to the proposal
<b>Focus area 2: Design and Place</b>	
<b>Focus area 3: Biodiversity and Conservation</b>	
3.1 Conservation Zones	Not relevant to the proposal
3.2 Heritage Conservation	Not relevant to the proposal
3.3 Sydney Drinking Water Catchments	Not relevant to the proposal
3.4 Application of C2 and C3 zones and Environmental Overlays in Far North Coast LEPs	Not relevant to the proposal
3.5 Recreation Vehicle Areas	Not relevant to the proposal
3.6 Strategic Conservation Planning	Not relevant to the proposal
3.7 Public Bushland	Not relevant to the proposal
3.8 Willandra Lakes Region	Not relevant to the proposal
3.9 Sydney Harbour foreshores and Waterways Area	Not relevant to the proposal
3.10 Water Catchment Protection	Not relevant to the proposal
<b>Focus area 4: Resilience and Hazards</b>	
4.1 Flooding	Applicable. The subject land has been considered in a Flood Impact and Risk Assessment report, which demonstrates the proposal is consistent with the provisions of this direction. The FIRA considers the proposed footprint of the senior housing development proposed by Abbeyfield Bungendore and confirms it is located outside the extent of the Probable Maximum Flood (PMF) and that the development is not expected to cause impact on existing flood behaviour or flood characteristics in the vicinity of the site. Provided that the Abbeyfield seniors housing facility is developed in the southern half of the proposed Lot 1, the development and the availability of a safe evacuation route would satisfy the provisions of Section 9.1 (2) Local Planning Direction 4.1.
4.2 Coastal Management	Not relevant to the proposal
4.3 Planning for Bushfire Protection	Applicable. The planning proposal is consistent with the provisions of this direction
4.4 Remediation of Contaminated Land	Not relevant to the proposal
4.5 Acid Sulfate Soils	Not relevant to the proposal
4.6 Mine Subsidence and Unstable Land	Not relevant to the proposal
<b>Focus area 5: Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport	Applicable. The planning proposal is consistent with the provisions of this direction
5.2 Reserving Land for Public Purposes	Applicable. The planning proposal is consistent with the provisions of this direction

5.3 Development near regulated airports and defence airfields	Not relevant to the proposal
5.4 Shooting ranges	Not relevant to the proposal
<b>Focus area 6: Housing</b>	
6.1 Residential Zones	Not relevant to the proposal
6.2 Caravan Parks and Manufactured homes estates	Not relevant to the proposal
<b>Focus area 7: Industry and Employment</b>	
7.1 Employment Zones	Not relevant to the proposal
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the proposal
7.3 Commercial and retail development along the Pacific Highway North Coast	Not relevant to the proposal
<b>Focus area 8: Resources and Energy</b>	
8.1 Mining, Petroleum Production and Extractive Industries	Not relevant to the proposal
<b>Focus Area 9: Primary Production</b>	
9.1 Rural Zones	Not relevant to the proposal
9.2 Rural Lands	Not relevant to the proposal
9.3 Oyster Aquaculture	Not relevant to the proposal
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the proposal



## ***Attachment E – Reports to Council and Resolutions***

Part report to Queanbeyan-Palerang Regional Council meeting of 28 October 2020

### **ORDINARY MEETING OF COUNCIL**

**28 OCTOBER 2020**

### **REPORTS TO COUNCIL - ITEMS FOR DETERMINATION**

#### **9.16 Bungendore Education Precinct Proposal (Ref: ; Author: Tegart/Tegart)**

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**File Reference:** 46.1.1-34

#### **Summary**

Council had previously received reports and workshops regarding the Bungendore High School - Education Precinct proposal by NSW Department of Education (DoE) led through School Infrastructure (SI). In order for the proposal to proceed it will necessitate the occupation and use of crown land managed by Council, and DoE acquisition of properties owned by Council in the Majara/Gibraltar Streets precinct of Bungendore.

The Department of Education are planning to construct a new high school in Bungendore with an initial capacity of approximately 400 students by the start of Term 1 2023. DoE are seeking Council's agreement to endorse this proposal (Proposal) and enter into a Heads of Agreement (HoA) to construct a new high school on the Majara/Gibraltar Streets Precinct (MGS Precinct), which adjoins the existing primary school, and joint use agreements for the grounds and facilities.

Further to community and other stakeholder engagement by SI, a revised proposal outlining the siting, scope and sequencing of the high school has now been received and is presented to Council. SI have requested a presentation to Council during public forum at the meeting on 28 October.

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#### **Recommendation**

**That Council:**

- 1. Note the report on the Bungendore Education Precinct proposal, the scope and sequencing of works associated with the construction; and impacts on Council and community assets.**
  - 2. Consider the proposal from NSW Department of Education (DoE) in terms of:**
    - a. providing support for the establishment of the education precinct and shared-use of facilities;**
    - b. agreeing to the sale of 2, 4-6 Majara St, 10 Majara St, and the Majara road reserve between Turallo Terrace and Gibraltar St to DoE, based on independent valuations;**
    - c. authorising the road closure of that part of Majara St;**
    - d. authorising the CEO to negotiate terms of joint use agreements (MoU) of the Mick Sherd Oval, primary school oval; game courts, reserve, library, multipurpose hall, and sports hub;**
    - e. noting detail design and traffic plans will form part of a SSDA by DoE for approval by the Minister.**
  - 3. Consider reassigning the Abbeyfield aged care residential site from 4-6 Majara St to approx. 1800m<sup>2</sup> site at Majara St road reserve north of Turallo Tce, and take steps to make necessary planning and administrative actions to enable that use, including:**
    - a. authorising closure of that part of Majara St;**
    - b. undertaking site compatibility planning assessment to enable aged care residential use on that closed section of Majara St;**
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Minute 211/20 - Queanbeyan-Palerang Regional Council meeting of 28 October 2020

MINUTES - ORDINARY MEETING OF COUNCIL 28 OCTOBER 2020

SUPPLEMENTARY REPORT

9.16 Bungendore Education Precinct Proposal

**MOVED** (Marshall/Noveska)

That Council defer this item to an Extraordinary meeting on Wednesday, 4 November 2020.

The motion (of Crs Marshall and Noveska) was PUT and LOST.

For: Crs Brown, Marshall, Noveska and Winchester

Against: Crs Biscotti, Harrison, Hicks, Overall, Schweikert and Taylor

211/20

**RESOLVED** (Hicks/Schweikert)

That Council:

1. Note the report on the Bungendore Education Precinct proposal, the scope and sequencing of works associated with the construction; and impacts on Council and community assets.
2. Support the proposal from NSW Department of Education (DoE) in terms of:
  - a. providing support for the establishment of the education precinct and shared-use of facilities;
  - b. agreeing to the sale of 2, 4-6 Majara St, 10 Majara St, and the Majara road reserve between Turallo Terrace and Gibraltar St to DoE, based on independent valuations;
  - c. authorising the road closure of that above part of Majara St road reserve;
  - d. authorising the CEO to negotiate terms of joint use agreements (MoU) of the Mick Sherd Oval, primary school oval; game courts, reserve, library, multipurpose hall, and sports hub in line with the attachment;
  - e. noting detail design and traffic plans will form part of a SSDA by DoE for approval by the Minister.
3. Support reassigning the Abbeyfield aged care residential site from 4-6 Majara St to approx. 1800m<sup>2</sup> site at Majara St road reserve north of Turallo Tce, and take steps to make necessary planning and administrative actions to enable that use, including:
  - a. authorising closure of that part of Majara St road reserve;
  - b. undertaking site compatibility planning assessment to enable aged care residential use on that closed section of Majara St;
  - c. arranging a peppercorn licence to Abbeyfield to develop and occupy the site as an aged care residential facility.

Report to Queanbeyan-Palerang Regional Council meeting of 27 October 2021

ORDINARY MEETING OF COUNCIL

27 OCTOBER 2021

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.3 Proposed Planning Proposal - Abbeyfield Seniors Housing Project (Ref: ;  
Author: Thompson/Carswell)

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File Reference: 26.1.98-11

**Summary**

The purpose of this report is to consider a planning proposal to enable, with development consent, a seniors housing development managed by Abbeyfield on part of the closed section of Majara Street north of Turallo Terrace (Map1). Once the road is closed and a new allotment created, the land will be incorporated into Schedule 1 (Additional Permitted Uses) of the *Palerang Local Environmental Plan 2014 (PLEP 2014)* or the *Queanbeyan-Palerang Local Environmental Plan 2021* (if the latter is notified before the process is completed).

It is recommended that the planning proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) requesting a Gateway determination be issued under section 3.34 of the *NSW Environmental Planning and Assessment Act 1979* and in the event of one being issued, that all other necessary actions be taken to progress it to finalization.

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**Recommendation**

That Council take all actions to progress a planning proposal to amend Schedule 1 (Additional Permitted Uses) of *Palerang Local Environmental Plan 2014* or the *Queanbeyan-Palerang Local Environmental Plan 2021* (if the latter is notified before the end of this process) in order to allow for Seniors Housing as a permissible use with consent on the northern part of the closed section of Majara Street Bungendore.

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**Background**

Council most recently considered the Abbeyfield development at its meeting of 28 October 2020. Part 3 of Minute No. 211/20 is relevant to this proposal.

*That Council Support reassigning the Abbeyfield aged care residential site from 4-6 Majara St to approx. 1800m<sup>2</sup> site at Majara St road reserve north of Turallo Tce, and take steps to make necessary planning and administrative actions to enable that use, including:*

- a. authorising closure of that part of Majara St road reserve;*
- b. undertaking site compatibility planning assessment to enable aged care residential use on that closed section of Majara St;*
- c. arranging a peppercorn licence to Abbeyfield to develop and occupy the site as an aged care residential facility.*

Item 3b of the resolution anticipated the undertaking of a site compatibility certificate to enable this development to take place. However, further research indicated that this was not as straight forward as it had originally appeared, could be a very time-consuming process and was being phased by current State government reforms. Given this and the understanding the State Government is currently reviewing this process, it is now recommended that a planning proposal being undertaken instead.

This was the original approach taken by Council (PLA 023/18 – 14 March 2018) when the development was proposed at 4-6 Majara Street, Bungendore.



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9.3 Proposed Planning Proposal - Abbeyfield Seniors Housing Project (Ref: ;  
Author: Thompson/Carswell) (Continued)

**Implications**

**Legal**

The planning proposal will need to comply with the provisions of the *Environmental Planning and Assessment Act 1979* and its Regulations as well as the relevant provisions of Council's Community Engagement and Participation Plan.

**Policy**

Council has previously indicated a broad policy position of support for this project through its resolution of 28 October 2020 (Minute No. 211/20).

**Environmental**

Any potential impacts on the natural environment are likely to be the subject of appropriate conditions at development application stage.

**Social / Cultural**

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

**Economic**

Should the project proceed, there will be short- and longer-term employment benefits as well as having other economic benefits for Bungendore.

**Strategic**

The plan is consistent with Council's draft long term strategy of the current Community Strategic Plan which states in 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.

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9.3 Proposed Planning Proposal - Abbeyfield Seniors Housing Project (Ref: ;  
Author: Thompson/Carswell) (Continued)

It is also consistent with Direction 24.4 of the *South East and Tablelands Regional Plan Implementation Plan 2017-2019* which has the following action:

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

The goal of providing an affordable housing alternative for a particular cohort of the population is also generally consistent with the theme of affordable housing contained in various parts of the *Bungendore Structure Plan 2048*.

**Engagement**

Should a Gateway determination be issued it will include a condition requiring community engagement as well as other actions.

**Financial**

At this stage costs include the administrative costs of preparing this report and if resolved as recommended these will include the costs associated with the planning proposal process.

**Resources (including staff)**

The planning proposal will be managed by Council's Land-Use Planning staff within Council's Operational Plan Budget.

**Integrated Plan**


This planning proposal falls within one of the programs of the Land-Use Branch in the Operational Plan 2021-21.

**Conclusion**

The planning proposal is the first step in progressing the proposed development on this site. It is considered that the development for supportive accommodation will provide a significant social benefit to the community of Bungendore.

It is recommended that Council proceed with the planning proposal to amend the *Palerang Local Environmental Plan 2014* or the *Queanbeyan-Palerang Local Environmental Plan 2021* (if the latter is notified before the process is completed).

**Attachments**

Attachment 1 	Map 1 - Abbeyfield Site (Subject to Final Survey and Access Arrangements) (Under Separate Cover)
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# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## Council Meeting Attachment

27 OCTOBER 2021

ITEM 9.3 PROPOSED PLANNING PROPOSAL - ABBEYFIELD SENIORS  
HOUSING PROJECT

ATTACHMENT 1 MAP 1 - ABBEYFIELD SITE (SUBJECT TO FINAL SURVEY AND  
ACCESS ARRANGEMENTS)

9.3 Proposed Planning Proposal - Abbeyfield Seniors Housing Project  
Attachment 1 - Map 1 - Abbeyfield Site (Subject to Final Survey and Access Arrangements) (Continued)

**Map 1 – Site (subject to final survey)**



Minute 316/21 - Queanbeyan-Palerang Regional Council meeting of 27 October 2021

**9.3 Proposed Planning Proposal - Abbeyfield Seniors Housing Project**

316/21

**RESOLVED (Schweikert/Hicks)**

That Council take all actions to progress a planning proposal to amend Schedule 1 (Additional Permitted Uses) of Palerang Local Environmental Plan 2014 or the Queanbeyan-Palerang Local Environmental Plan 2021 (if the latter is notified before the end of this process) in order to allow for Seniors Housing as a permissible use with consent on the northern part of the closed section of Majara Street Bungendore.

The resolution was carried unanimously.

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This is Page 5 of the Minutes of the Ordinary Meeting of the QUEANBEYAN-PALERANG REGIONAL COUNCIL held 27 October 2021.

Cr Tim Overall - Mayor, Chairperson