

Memorandum



To:	Lisa Foley – Project Officer – Planning Panel Secretariat
CC:	Nicholas Wilton – Manager Development Wingecarribee Council
From:	External Planner for Wingecarribee Shire Council
Subject:	Letters of objection DA 17 / 1822
Date:	6 May 2019
File Number:	2018STH003 – Wingecarribee - DA17/1822

APPLICATION: 17/1822

APPLICANT: Waterbrook Bowral Pty Limited

OWNER: Waterbrook Bowral Pty Limited

PROPERTY DESCRIPTION: Lots 1 and 2 DP 1101892 and Lots 4 to 11 DP 1109214

PROPERTY ADDRESS: 2 – 18 Centennial Road, Bowral NSW 2576

PROPOSED DEVELOPMENT: Concept Plan for Seniors Housing and Stage 1

Dear Lisa,

I acknowledge that letters have been sent to Wingecarribee Shire Council and to the Southern Regional Planning Panel objecting to the abovementioned application.

These letters have not been received in response to a statutory notification period and therefore Council is not required to take into account the issues raised in these letters as part of the statutory assessment process. Furthermore the issues raised largely relate to matters that have been considered and resolved by the Panel at the meeting of February 2019.

Nevertheless, in the interests of public participation and to provide information to the overall assessment process, Council's Manager Development has instructed that a summary response be provided to those issues relevant to the matters for consideration under Section 4.15 to the EP&A Act, 1979. Therefore this memo is provided to the Joint Regional Planning Panel for their information and consideration. The JRPP have also been provided with a copy of the letters.

The Supplementary Report does not include any reference to the letters as the report was completed prior to letters being received by Council and the Secretariat.

A response to those issues contained in the letters that are relevant to the matters for consideration is provided below.

- **Issue: Permissibility**
- Response: The use is permissible with consent in accordance with Schedule 1(4) Additional Permitted Uses to Wingecarribee Local Environmental Plan 2010.
- **Issue: inconsistent with objectives for development in Zone R5 – in particular the objective which states; *“To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.”***
- Response: The objector has focussed on only one part of the objective being *“in a rural setting”*. The scale and density of new buildings is compatible with the scale of existing buildings on the site. Built form is separated by landscaping and access pathways and roads essential for the connectivity and movement within a seniors housing development. Setbacks and landscaped areas combined with restoration of riparian areas and EEC

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offset the built form. The clustering of buildings is an appropriate response to achieving the entirety of the objective which includes “*preserving and minimising impacts on environmentally sensitive locations and scenic quality*”.

- **Issue: Dominant and ancillary uses – specifically the ballroom, chapel, massage rooms and beauty salon are independent uses**

- Response: The Statement of Facilities and Services by Waterbrook which is to form part of the approved documents states “*all services are strictly for the use of residents and their guests. No public access or “walk in” trade will be permitted.*” All facilities and services will be ancillary to the seniors housing development and users are to be either residents or their guests. Bookings and use would therefore be controlled by means such as booking reference codes, swipe cards and the like and managed by central administrative arrangements. Conditions of consent can be added as follows:

“All facilities and services listed in the approved ‘Statement of Facilities and Services’ are to be made available only to residents and their guests as listed in the Statement. Bookings and use are to be coordinated through the central administrative and office operations of the Seniors Housing development through the issue of swipe cards, access codes and other user booking arrangements which require verification that users are residents or guests of residents of the seniors housing development. A booking register and records of use for the ballroom and chapel are to be maintained and made available to Council for inspection at any time to verify that the use of these facilities is ancillary to the seniors housing development.”

- **Issue: Traffic and compatibility with industrial vehicles associated with Bowral Brickworks**
- Response: Council’s Traffic Engineer and Development Engineer have reviewed the proposed civil works and the revised Traffic Impact Assessment by Varga and have recommended the appropriate conditions of consent.
- **Issue: Inadequate public footpath connecting to Bowral Station and Bowral town centre footpath network**
- Response: Council’s Development Engineer has assessed the civil works plans including the concept plans for the footpath construction external to the site and consider the concept plans satisfactory for development application purposes. Conditions require further detailed design with the Construction Certificate and compliance with council’s adopted standards and specifications.
- **Issue: Inadequate bus services**
- Response: The Statement of Facilities and Services by Waterbrook which is to form part of the approved documents includes a min-bus services operated by the seniors housing provider available at residents’ request Monday to Saturday inclusive. This is considered to be appropriate for transport options for residents needing assistance with transport. Seniors housing is defined in the SEPP as accommodation for:
 - (a) seniors or people who have a disability,
 - (b) people who live within the same household with seniors or people who have a disability,
 - (c) staff employed to assist in the administration of and provision of services to housing provided.The variety of transport and movement options is considered appropriate for the type of seniors housing proposed.
- **Issue: Two storey buildings in Stage 2 East**
- Response: See Deferral Matter 1 in the Supplementary Report.

I trust this information is clear. Should you have any questions regarding the content please contact myself or Group Manager Planning Development Services Mr.Nicholas Wilton.

Sophie Perry

Planner for Wingecarribee Shire Council
6 May 2019