

Planning Proposal

To amend Schedule 1 of the Wingecarribee Local Environmental Plan 2010 to permit the development of Lot 4 in DP 829578 at No. 6 Wiseman Road, Bowral for the purposes of Seniors Living.

Prepared for Wingecarribee Shire Council by:

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On behalf of: Pepperfield Lifestyle Resort



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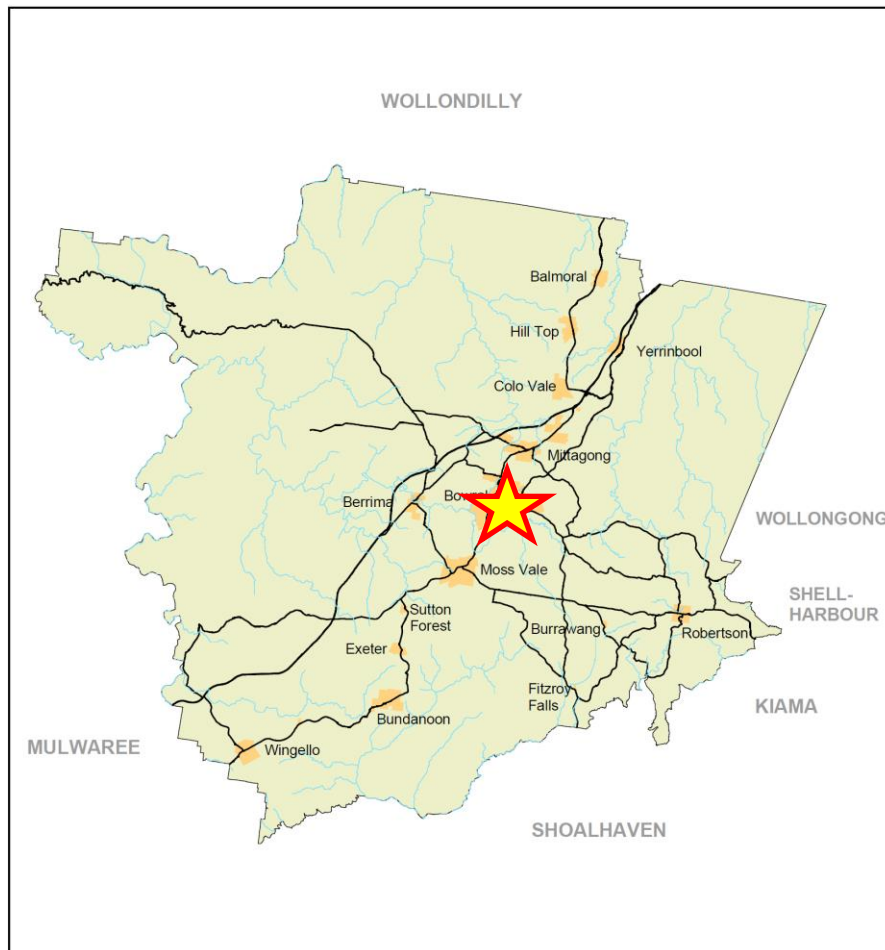
ATTACHMENTS WHICH FORM PART OF THIS PLANNING PROPOSAL

1	Hayes Environmental Consultant – Ecological Correspondence

LOCAL GOVERNMENT AREA: WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND: Lot 4 in DP 829578, No. 6 Wiseman Road, Bowral

SHIRE WIDE LOCATION



SITE LOCATION & DESCRIPTION

The subject property is located at No. 6 Wiseman Road, Bowral and has the legal property description of Lot 4 in DP No. 829578. The site area is approximately 4.043 hectares. Adjacent is located the Pepperfield Lifestyle Resort seniors living development located at No. 8 Wiseman Road, Lot 1000 in DP 1117715 with a site area of approximately 8.51 hectares. Both properties are presently under the ownership of the Pepperfield Lifestyle Resort and it is proposed that they be consolidated into one new lot, with the objective being to enable the expansion of the Pepperfield seniors living development to encompass adjacent Lot 4 in DP No. 829578 that presently supports a single dwelling and associated landscape enhancements.

The Local Government Area is Wingecarribee Shire and the Principle Planning Instrument is the *Wingecarribee Local Environmental Plan 2010*, under which Plan both lots are zoned E3 Environmental Management. Development for the purposes of seniors living is a prohibited land use within the E3 zone hence prompting the need for a Planning Proposal.

Permitted and prohibited land uses for the E3 zoning are identified within the WLEP 2010 Land Use Table in the following terms:

2 Permitted without consent

Environmental protection works Extensive agriculture; Home-based child care; Home occupations;

3 Permitted with consent

Agricultural produce industries; Airstrips; Aquaculture; Bed and breakfast accommodation; Cellar door premises; Community facilities; Dairies (pasture-based); Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Flood mitigation works; Health consulting rooms; Helipads; Home businesses; Horticulture; Information and education facilities; Places of public worship; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Secondary dwellings; Signage; Viticulture; Water storage facilities;

4 Prohibited

*Industries; Multi dwelling housing; Residential flat buildings; Retail premises; **Seniors housing**; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3. (Bold added).*

The existence of the Court approved and operational Pepperfield Lifestyle Resort seniors living development at No. 8 Wiseman Road overcomes the land use prohibition for that site. The adjacent No. 6 Wiseman Road (the subject site) is currently used for residential purposes and no approval for seniors living exists, thus the land use prohibition for seniors living has application.

Whilst a lot consolidation is proposed between the two adjacent sites, lot consolidation of its own is not sufficient planning justification to allow the expansion of the adjacent seniors living development into Lot 4 of DP 829578, thus triggering the need for the Planning Proposal. The Planning Proposal seeks to include seniors living as a permissible land use for that land that is currently encompassed by Lot 4 in DP No. 829578 at No. 6 Wiseman Road in Bowral. It is also envisaged that as a lot consolidation is proposed between both properties that inclusion of the site overall under Schedule 1 of the WLEP 2010 to permit seniors living would be most appropriate.

It is an established fact that No. 8 Wiseman Road supports an operational seniors living development, being the Pepperfield Lifestyle Resort functioning as a Retirement Village in accordance with the *Retirement Villages Act 1999*. The property is situated adjacent to the southern fringe of the East Bowral residential precinct, which extends to the northwards of Kangaloon Road, as shown within the following aerial plan view of Image No. 1.



Image 1: Aerial plan view of the subject property No. 6 Wiseman Road, Bowral in relation to surrounding lands. Pepperfield Lifestyle Resort is located adjacent and to the west at No. 8 Wiseman Road. (Source: Six Maps).

A residential dwelling and associated mature landscaped gardens are located adjacent at No. 6 Wiseman Road. This dwelling, identified as 'Mon Monet' is setback at approximately 30m from Wiseman Road and is located within the south-western corner of the subject property. Within the north-eastern part of the site a sizable water storage dam is located whilst the remainder of the site is undeveloped and consists of open pasture.

Wiseman Road is a cul-de-sac road of approximately 670m in length that runs in an east to west direction that terminates at Boardman Road, which is located to the east of the subject site. Boardman Road in turn joins with Kangaloon Road, which runs parallel and to the north of the site. The Kangaloon / Boardman Road roundabout is located approximately 450m to the northwest of the Wiseman Road / Boardman Road intersection.

The entrances to No. 6 and No. 8 Wiseman Road are located adjacent and are found on the northern side of Wiseman Road. The properties are encountered after travelling approximately 500m westward from the intersection of Wiseman Road with Boardman Road.



Image 2: Aerial plan view of the subject site 'Mon Monet' No. 6 Wiseman Road, Bowral with the Pepperfield seniors living development located adjacent to the west (Source: Six Maps).

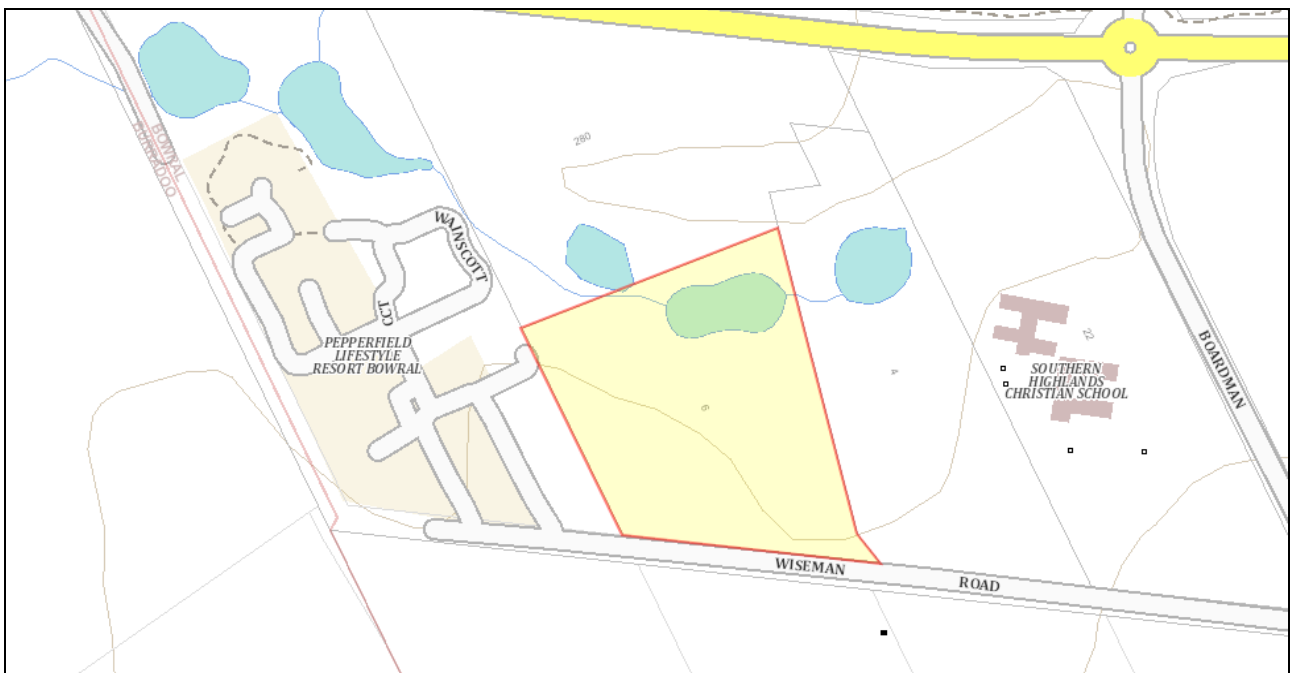


Image 3: Cadastral view of the subject site 'Mon Monet' No. 6 Wiseman Road, Bowral showing relationship to Pepperfield Lifestyle Resort adjacent to the west (Source: Six Maps).

Basic details are as follows:

- The property 'Mon Monet' has the legal description of Lot 4 in Deposited Plan No. 829578 and has the street identity of No. 6 Wiseman Road in Bowral. The site maintains an area of approximately 4.034 hectares;
- Adjacent Pepperfield Lifestyle Resort at No. 8 Wiseman Road, Lot 1000 in DP 1117715 maintains a site area of approximately 8.51 hectares and is operated as a retirement village in accordance with the *Retirement Villages Act 1999*;
- Upon proposed lot consolidation the two adjacent lots will have a combined site area that would amount to a little over 12 hectares at 120,940m²;
- There are no identified easements within the site that would have a negative effect upon the proposed future development of the location for the purposes of Seniors Living;
- Wiseman Road is a cul-de-sac road that terminates at its easternmost extent where it provides a direct vehicular ingress and egress to the Pepperfield Lifestyle Resort Seniors Living development at No. 8 Wiseman Road. The subject property 'Mon Monet' at No. 6 Wiseman Road is located directly adjacent and to the east of the Pepperfield Lifestyle Resort entrance;
- No. 6 Wiseman Road is of an irregular trapezoid shape with a primary, southern property frontage to Wiseman Road measuring approximately 195m, a western side boundary measuring approximately 173m adjacent to the Pepperfield Lifestyle Resort, an eastern side boundary measuring approximately 269m and a northern (rear) property boundary measurement of approximately 205m;
- The site topography of No. 6 Wiseman Road is described as a moderately undulating landscape that becomes relatively level within the southern, Wiseman Road part of the site;
- A water storage dam is located within the north-eastern quadrant of No. 6 Wiseman Road. A creek line that has been artificially modified by channelling crosses the site from west to east within this lower northern part of the site;
- A single storey dwelling of brick and metal roof construction is located within the southwestern quadrant of No. 6 Wiseman Road. The dwelling has a direct vehicular access to Wiseman Road and is screened from view from the street by mature evergreen hedges. Established landscaped gardens are located about the curtilage of the dwelling and screen the building from the street and the surrounding landscape;
- The predominant vegetation within No. 6 Wiseman Road is comprised of tree and shrub species that are of exotic origin, with tree species principally consisting of evergreen species, mostly conifers. A windbreak / privacy screen of conifer trees is

situated to the Wiseman Road site frontage and further along the length of the western property boundary line;

- Located to the north of No. 6 Wiseman Road is a residential dwelling that is likewise surrounded by substantial landscaping, including mature hedging situated within open pastureland. This property, identified as 280 Kangaloon Road, Bowral at Lot 320 in DP 1104244 derives vehicular access from Kangaloon Road;
- The Southern Highlands Christian School is located one property removed to the east and at approximately 130m distant from No. 6 Wiseman Road;
- Opposite and to the south of No. 6 Wiseman Road is located open pasture land that is utilised for the purposes of animal grazing;
- The Pepperfield Lifestyle Resort seniors living development at No. 8 Wiseman Road is found adjacent to the western property boundary of No. 6 Wiseman Road;
- Nos. 6 and 8 Wiseman Road both have access to town water and to Council's sewer infrastructure. Electricity and telecommunications facilities are available;
- The northern part of Lot 4 in DP 829578 is partially flood affected however the southern portion, which contains the existing dwelling and landscape surrounds is flood free (Wingecarribee Flood Study Final Report January 2014). It is proposed that should the Planning Proposal be supported that only the flood free part of the site be developed for the purposes of seniors living.

PART 1: OBJECTIVES OR INTENDED OUTCOMES

The subject site No. 6 Wiseman Road at Lot 4 in DP 829578 is zoned E3 Environmental Management under the *Wingecarribee Local Environmental Plan 2010* wherein seniors living development is a prohibited land use. It is proposed that the subject lot be consolidated, in being a process that does not require Council consent, with that of the adjacent seniors living development at Lot 1000 in DP 1117715. Lot consolidation of its own however does not constitute sufficient planning grounds to overcome the land zoning prohibition for seniors living that applies to Lot 4 in DP 829578.

Given the prohibition under the Local Planning Instrument and as development for the purposes of Seniors Living is not elsewhere enabled under the *SEPP (Housing for seniors and people with a disability) 2004*, a Planning Proposal is the only option available to have the permissibility prohibition reviewed.

The intended outcome of the Planning Proposal is to obtain Council support for an amendment to the WLEP 2010 to make permissible a senior living development of Lot 4 in DP 829578 following consolidation with adjacent Lot 1000 in DP 1117715. The proposed mechanism to achieve the outcome is via inclusion within Schedule 1 of the WLEP 2010 for use of the combined site area of Lot 4 in DP 829578 and Lot 1000 in DP 1117715 for the purposes of seniors living.

Whilst it is not strictly necessary for existing Lot 1000 in DP 1117715 to be included within Schedule 1 of the WLEP 2010, inclusion may be considered desirable from a planning perspective as the adjacent lots are proposed to be consolidated into one new lot of approximately 12 hectares, over which combined area further development for the purposes of seniors living is proposed subject to the lodgement of a future DA.

PART 2: EXPLANATION OF THE PROVISIONS

- To achieve the intended outcomes of the Planning Proposal the following amendment to the WLEP 2010 instrument will be required:

Inclusion of Lot 4 in DP 829578 at No. 6 Wiseman Road and Lot 1000 in DP 1117715 at No. 8 Wiseman Road, Bowral within Schedule 1 of the WLEP 2010 to permit the use of the combined land area for the purposes of seniors living.

- To achieve the intended outcomes of the Planning Proposal the WLEP 2010 will require amendment:

Instrument or Map Affected	Detail of Amendment
WLEP 2010 Schedule 1	Use of the combined land area of Lot 4 in DP 829578 and adjacent Lot 1000 in DP 1117715 for the purposes of seniors living.

PART 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES & PROCESS

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal application has not come about through any strategic study or report commissioned by either the applicant, Council or the State Government.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The submission of a Planning Proposal is the only viable option available to the applicant to enable consideration of a seniors living development of the subject property Lot 4 in DP 829578 at No. 6 Wiseman Road. An application for a Site Compatibility Certificate is not an option as has been confirmed by both Council and the Dept. of Planning and Environment as the site is identified under Schedule 1 of the *SEPP 'Housing for Seniors and People with a Disability' 2004* as 'Environmentally Sensitive Land' (Water Catchment Area). No further mechanism exists under the SEPP to permit consideration for seniors living development at Lot 4 in DP 829578 other than that of a Planning Proposal.

Section B – Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including draft strategies)?

The *South East and Regional Tablelands Strategy 2031* has application to the subject site and to the Planning Proposal. The Strategy recently replaces the prior *Sydney Canberra Corridor Regional Strategy 2031*. The proposed development is considered as consistent with the strategy 2031 in that it promotes economic growth through the stimulus of additional housing choice within the Wingecarribee region to meet current and future demand.

4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

The *Local Planning Strategy 2015 – 2031* has direct application to the Planning Proposal. Specifically, Chapter 2 'Managing our Natural Environment' details Council's objectives for development specific to lands zoned E3 Environmental Management. The table that is an accompaniment to Chapter 2.1 of the Strategy identifies 99,967 hectares of land within Wingecarribee Shire as zoned E3. A stated objective for the E3 zone within this table is expressed within the following terms:

'To minimise the proliferation of buildings and other structures in these sensitive landscape areas.'

The proposal to include the subject site Lot 4 in DP 829578 as part of the adjacent existing seniors living development at Lot 1000 in DP 1117715 would see the site developed at a more intensive level than that envisaged by the land use zoning and be in apparent contradiction with the above stated objective as expressed within the *Local Planning Strategy 2015 – 2031*.

Chapter 2 further emphasises a need to protect and enhance natural environmental attributes within the environmental zones, including flora and fauna protection and water quality management.

Given the apparent inconsistencies between the proposed development of Lot 4 in DP 829578 for the purposes of seniors living and the objectives of the Strategy, the following justifications are offered in support of the Planning Proposal:

Adjacent property to the west at Lot 1000 in DP 1117715 is currently operating as a retirement village where environmental considerations, including the maintenance and protection of water quality are successfully managed. This adjacent site contains high quality landscaping that makes a positive environmental contribution and further visually softens the built form of the retirement village development when viewed from both within and outside of the developed area. It is proposed that Lot 4 in DP 829578 be consolidated with this neighbouring development and be subject to the same high quality built form and landscaping treatment.

No significant flora or fauna are identified with the subject site that would require especial consideration in the development of the site however given the E3 zoning of the location the services of a suitably qualified ecological consultant were engaged to consider the site in terms of environmental sensitivities and to provide a professional opinion. The ensuing ecological consultant letter dated 16 October 2017 prepared by Hayes Environmental is included as 'Attachment 1' to the Planning Proposal. In summary the specialist consultant concludes:

'I understand that the land is zoned E3 Environmental Management. I do not believe that the land has been assigned to this zone on the basis of ecological features that require protection. It is probable that the zoning protects the visual character and amenity of the semi-rural landscape, rather than any ecological value.'

From this conclusion it becomes clear that the zoning has most likely been applied with the objective of protecting the visual characteristics of the local environment as opposed to the protection of any intrinsic environmental qualities directly attributable to the site. It is further noted that the subject site is not mapped by Council under any LEP Biodiversity Mapping Layer as environmentally sensitive land. It is considered to be a reasonable conclusion that should Council have considered the site to have any especial environmental significance, that this significance would be identified by the site being mapped as 'Environmentally Sensitive Land' within the WLEP 2010 Biodiversity Maps.

It is offered that the development of the site for the purposes of seniors living can result in a high quality visual result by marrying appropriate low scale architecture with significant landscaping embellishments to result in an improved environmental outcome. Water quality outcomes can be dealt with adequately and to the satisfaction of WaterNSW as has been achieved with the neighbouring Pepperfield Lifestyle Resort seniors living development and thereby result in a positive environmental outcome that is in principle consistent with the Strategy 2031.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

SEPP	Relevance to Planning Proposal
No.1 Development Standards	Not relevant – replaced by Clause 4.6 of WLEP2010 as the mechanism for any variation to development standards.
No.14 Coastal Wetlands	Not relevant – There are no Coastal Wetlands within the Shire.
No.19 Bushland in Urban Areas	Not relevant – SEPP does not apply to Wingecarribee Shire.
No.21 Caravan Parks	Not relevant – None of the Planning Proposals intends to result in development of a Caravan Park.
No.26 Littoral Rainforests	Not relevant – SEPP does not apply to Wingecarribee Shire.
No.30 Intensive Agriculture	Not relevant – None of the Planning Proposals intends to result in Intensive Agriculture.
No.33 Hazardous and Offensive Development	Not relevant – None of the Planning Proposals intends to result in Hazardous or Offensive development.
No.36 Manufactured Home Estates	Not relevant – None of the Planning Proposals intends to result in development of a Manufactured Home Estate.
No.44 Koala Habitat Protection	The Planning Proposal is consistent with the aims of the SEPP which applies to land within Wingecarribee Shire. The subject property is not identified by Council as a known koala habitat and does not support native vegetation that could support a viable koala population.
No. 47 Moore Park Showground	Not relevant – SEPP does not apply to Wingecarribee Shire.
No.50 Canal Estate Development	Not relevant – None of the Planning Proposals intends to result in Canal Estate development.
No.52 Farm Dams and Other Works in Land and Water Management Plan Areas	Not relevant – SEPP does not apply to Wingecarribee Shire.
No.55 Remediation of Land	The Planning Proposal is consistent with the provisions of the SEPP which applies to land within Wingecarribee Shire. The subject property does not currently support or has been identified with a past land use that could be considered as a potentially land contaminating activity and no trigger exists that would warrant an investigation of the site in terms of potential land contamination.
No. 62 Sustainable Aquaculture	Not relevant – None of the Planning Proposals intends to result in Sustainable Aquaculture development.
No.64 Advertising and Signage	The SEPP applies to land within Wingecarribee Shire. The Planning Proposal does not include an application for consideration of any advertising signage in association with the proposal for development of the subject site.

No.65 Design Quality of Residential Apartment Development	The SEPP applies to land within Wingecarribee Shire however the scope of the Planning Proposal does not have relevance in terms of the SEPP controls.
No.70 Affordable Housing (Revised Schemes)	Not relevant – SEPP does not apply to Wingecarribee Shire.
No.71 Coastal Protection	Not relevant – SEPP does not apply to Wingecarribee Shire.
Affordable Rental Housing 2009	The SEPP applies to land within Wingecarribee Shire however the scope of the Planning Proposal does not have relevance in terms of the SEPP controls.
Building Sustainability Index: Basix 2004	The SEPP applies to land within Wingecarribee Shire however the scope of the Planning Proposal does not have relevance in terms of the SEPP controls.
Educational Establishments and Child Care Facilities 2017	The SEPP applies to land within Wingecarribee Shire. The proposed development does not include either an educational establishment or a child care facility and therefore the SEPP does not have relevance in this particular circumstance.
Exempt and Complying Development Codes 2008	The SEPP applies to land within Wingecarribee Shire. The proposal for development of the subject site for the purposes of seniors living is not a form of development that may be considered as either exempt or complying.
Housing for Seniors or People with a Disability 2004	The SEPP applies to land within Wingecarribee Shire however does not have application to the subject site in the absence of support for the Planning Proposal. It has been established by the Department of Planning and Environment that at the time of preparation of the Planning Proposal that Schedule 1 of the SEPP precludes consideration for a Site Compatibility Certificate application.
Infrastructure 2007	The SEPP applies to land within Wingecarribee Shire however the scope of the Planning Proposal does not have relevance in terms of the SEPP controls.
Integration and Repeals 2016	Not relevant – SEPP does not apply to Wingecarribee Shire.
Kosciuszko national Park - Alpine Resorts 2007	Not relevant – SEPP does not apply to Wingecarribee Shire.
Kurnell Peninsula 1989	Not relevant – SEPP does not apply to Wingecarribee Shire.
Mining, Petroleum Production and Extractive Industries 2007	The Planning Proposal is consistent with the SEPP which applies to land within Wingecarribee Shire. The subject property is not mapped or otherwise identified in association with any State Significant mineral resource.

Miscellaneous Consent Provisions 2007	The SEPP applies to land within Wingecarribee Shire however the scope of the Planning Proposal does not have relevance in terms of the SEPP controls.
Penrith Lakes Scheme 1989	Not relevant – SEPP does not apply to Wingecarribee Shire.
Rural Lands 2008	<p>The SEPP applies to land within Wingecarribee Shire and the Planning Proposal does not present any direct conflicts with the aims of the SEPP which are stated under Part 1 Clause 2 as:</p> <p>Aims of Policy <i>The aims of this Policy are as follows:</i> <i>to facilitate the orderly and economic use and development of rural lands for rural and related purposes,</i> <i>to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,</i> <i>to implement measures designed to reduce land use conflicts,</i> <i>to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</i> <i>to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.</i></p> <p>The subject site comprises an area of approximately 4.043 hectares and no State significant viable agricultural land would be sterilised should the site be developed for the purposes of seniors living. The proposal represents an orderly and economic use of the land although conflicts with the rural and related land use purposes. Justification for favourable consideration is contained within Section B Part 4 of the Planning Proposal.</p>
State and Regional Development 2011	The SEPP applies to land within Wingecarribee Shire however the scope of the Planning Proposal does not have relevance in terms of the SEPP controls.
State Significant Precincts 2005	The SEPP applies to land within Wingecarribee Shire however the scope of the Planning Proposal does not have relevance in terms of the SEPP controls.
Sydney Drinking Water Catchment 2011	The SEPP applies to land within Wingecarribee Shire. The proposal to develop the subject site for the purposes of seniors living would trigger the need to firstly obtain

	the concurrence of Water NSW. It is assumed that the Planning Proposal will be referred to Water NSW for comment as part of Council's preliminary assessment of the Planning Proposal application.
Sydney Region Growth Centres 2006	Not relevant – SEPP does not apply to Wingecarribee Shire.
Three Ports 2013	Not relevant – SEPP does not apply to Wingecarribee Shire.
Urban Renewal 2010	The SEPP applies to land within Wingecarribee Shire however the scope of the Planning Proposal does not have relevance in terms of the SEPP controls.
Vegetation in Non-Rural Areas 2017	Not relevant – SEPP does not apply to Wingecarribee Shire.
Western Sydney Employment Area 2009	Not relevant – SEPP does not apply to Wingecarribee Shire.
Western Sydney Parklands	Not relevant – SEPP does not apply to Wingecarribee Shire.

6. Is the Planning Proposal consistent with applicable Section 117 Directions?

Direction 1. Employment and Resources	
1.1 Business and Industrial Zones	N/A.
1.2 Rural Zones	Applies.
1.3 Mining, Petroleum Production and Extractive Industries	N/A.
1.4 Oyster Aquaculture	N/A.
1.5 Rural Lands	Applies.
Assessment: The development of the site for the purposes of a retirement village would provide employment opportunities both during the construction phase and on-going in the maintenance of the facility and grounds and in the provision of aged care.	
Direction 2. Environment and Heritage	
2.1 Environment Protection Zones	Applies.
2.2 Coastal Protection	N/A.
2.3 Heritage Conservation	N/A.
2.4 Recreation Vehicle Areas	N/A.
Assessment: The proposed development would conflict with the stated objectives for the Environmental Protection zone however justifications in support of a favourable consideration have been provided for under Section B Part 4 of the Planning Proposal.	
Direction 3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	N/A.
3.2 Caravan Parks and Manufactured Home Estates	N/A.
3.3 Home Occupations	N/A.
3.4 Integrating Land Use and Transport	N/A.
3.5 Development Near Licensed Aerodromes	N/A.

Assessment: N/A.	
Direction 4. Hazard and Risk	
4.1 Acid Sulfate Soils	N/A.
4.2 Mine Subsidence and Unstable Land	N/A.
4.3 Flood Prone Land	Applies.
4.4 Planning for Bushfire Protection	N/A.
Assessment: Council's adopted flood mapping reveals that the northern extent of Lot 4 in DP 829578 (the subject site) is affected by flood prone land. This northern portion of the site, which includes a drainage line and dam is not proposed to be developed for the purposes of seniors living, with such development to be confined to the southern, flood free portion of the site. A flood risk assessment report is to be provided at DA stage should the Planning Proposal be supported and the LEP Amendment made.	
Direction 5. Sydney Drinking Water Catchments	
Assessment: The concurrence of WaterNSW is required. It is assumed that the Planning Proposal will be referred to Water NSW for comment as part of Council's preliminary assessment of the Planning Proposal application.	
Direction 6. Local Plan Making	
6.1 Approval and Referral Requirements	N/A.
6.2 Reserving Land for Public Purposes	N/A.
6.3 Site Specific Provisions	N/A.
Assessment: N/A.	

Section C – Environmental, Social & Economic Impacts

7. 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?

The subject site is zoned E3 Environmental Management under the WLEP 2010 and the adjacent Seniors Living development Pepperfield Lifestyle Resort at Lot 1000 in DP 1117715 is similarly zoned E3 Environmental Management. A suitably qualified ecological consultant has been engaged to consider the site in terms of environmental sensitivities and to provide a professional opinion. The ensuing ecological statement prepared by Hayes Environmental is included as 'Attachment 1' to this supporting documentation. In summary the specialist consultant concludes *'that the zoning protects the visual character and amenity of the semi-rural landscape, rather than any ecological value.'*

From this conclusion it considered likely that the zoning has been applied with the aim of protecting the visual characteristics of the local environment as opposed to the protection of any intrinsic environmental qualities directly attributable to the site.

The subject site is not mapped by Council under any LEP Biodiversity Mapping Layer as environmentally sensitive land. Should Council have considered the site to have any especial environmental significance, it is considered most probable that this significance would be identified by the site being mapped as 'Environmentally Sensitive Land' within the WLEP 2010 Biodiversity Maps.

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

Potential additional environmental impacts are largely confined to the potential impacts upon water quality. It is proposed that as water quality impacts are successfully being managed within the adjacent seniors living development at Lot 1000 in DP 1117715 that the management of water quality in a comparable development of Lot 4 in DP 829578 can similarly achieve compliance with the *SEPP Sydney Drinking Water Catchment (2011)*. A full and thorough investigation to achieve a neutral or beneficial impact upon water quality (NorBE) would be undertaken at DA stage for the assessment of WaterNSW.

9. Has the Planning Proposal adequately addressed any social and economic effects?

The likely social impacts are positive, with the proposed development of the site for the purposes of seniors living providing accommodation and facilities to meet current and projected demand for aged care within the Southern Highlands. Similarly, the positive economic stimulus that aged care provision provides within the community is well established, both for the construction phase of development and ensuing aged care and the ongoing maintenance of facilities and landscaped surrounds.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal?

The subject site has access to the following services and infrastructure:

- Reticulated Town Water;
- Electricity supply;
- Sewer connection is available;
- Telecommunications services.

The subject site will have the same access to services and facilities as are available to the adjacent Lot 1000 in DP 1117715 at the approved and operational Pepperfield Lifestyle Resort seniors living development. The proximity of the subject site to the adjacent Pepperfield Lifestyle Resort Seniors Living development has ensured that access to services and facilities is available.

PART 4 – MAPPING

The following maps require amendment as indicated below:

Map to be amended	Detail of Amendment
N/A	N/A

PART 5 – COMMUNITY CONSULTATION

Community consultation will occur as directed in the Gateway Determination and in accordance with the Department's Guide to preparing LEPs. It is noted that Council normally provides at least 28 days of public exhibition which includes, as relevant, notification by letter/email to adjoining property owners and weekly advertising in the Southern Highland News for the duration of the exhibition period. Copies of the Planning Proposal and relevant documentation are provided on Council's website, at the Customer Service Counter at the Civic Centre and at all relevant libraries including Council's Rural Outreach & Delivery Service (ROADS) Mobile Library.

Prior to community consultation any referrals required by the Gateway Determination will be done. This will include referral to Water NSW.

PART 6 – TIMELINE

It is anticipated that the Planning Proposal will progress in accordance with the following key timeline milestones. Should Council resolve to proceed with the Planning Proposal, the following indicative timeline will be completed by Council.

MILESTONE	INDICATIVE DATE
Gateway Determination	
Agency Consultation	
Public Exhibition	
Report to Council on exhibition of Planning Proposal.	
S.59 Documents to DP&E & PCO.	
Approximate completion date	

DELEGATIONS

TO BE COMPLETED BY COUNCIL SHOULD THE PLANNING PROPOSAL PROCEED.

Attachment 1: Hayes Environmental Correspondence