

Department of Environment and Planning  
320 Pitt Street  
SYDNEY NSW 2000

14 June 2019

**PLANNING PROPOSAL - 21 BOARDMAN ROAD SOUTH, BORWAL  
AMENDEMENT TO SCHEDULE 1 OF WINGECARRIBEE LOCAL ENVIRONMENT PLAN 2010  
PROPOSED ADDITIONAL PERMITTED USE – SENIORS HOUSING**

Please find attached the document package that formed part of the Planning Proposal lodged with Wingecarribee Council.

This review is requested for the reason that Council has failed to indicate its support for the proposal within the statutory 90 day timeframe.

The purpose of the proposal is to amend Schedule 1 of the Wingecarribee Local Environmental Plan by the inclusion of an additional permitted use applying specifically to the subject land. The additional permitted use is for seniors housing. It is intended to develop the land for a retirement village similar in concept to the nearby Pepperfield Lifestyle Resort which will provide for much needed housing choice for people seeking to retire in the southern highlands.

The site has strategic and site specific merit to warrant its development for seniors housing (retirement resort) without need for rezoning. The proposal seeks only an additional permitted use.

Four key pillars underpin the proposal as follows:-

1. Orderly Land Use. The subject land is adjacent to land zoned R2 Low Density Residential to the north of the site (separated by Kangaloon Road). The proposal represents a compatible and logical extension of the residential uses in the R2 zone without resort to a spot rezoning. The area south of Kangaloon Road is cleared, semi-rural land and is eminently suited for the expansion of residential uses.
2. Transport. The site has strong access to public transport in the form of bus routes 808 and 815 servicing the stop at the corner of Kangaloon Road and Boardman Road South, immediately adjacent to the site. The bus routes are operated by Berrima Buslines and connect the site with the Bowral town centre, Moss Vale, East Bowral, Burradoo, Kangaloon and Robertson. The site is 4km from the Bowral town centre. It is intended that the future development will be serviced internally by the bus and discussions have been held with the bus company in this regard. It is also intended that the development will provide a shuttle bus service for residents and visitors.
3. Site suitability and capacity. The site is cleared and gently undulating and is ideally suited for retirement living in a high-quality landscaped environment similar to that of the nearby Pepperfield Lifestyle Resort in Wiseman Road to the west. The site will not be developed beyond its environmental capacity and will be subject to the limitations of the SEPP seniors.

4. Demographics. There is identified strong demand for seniors housing in and near Bowral to accommodate retirees. According to the 2016 census, the median age of the population of Bowral was 54 years compared to the 2011 census when the median age was 50.8 years. People aged 55 years and over made up 48.8% of the population compared to the whole of NSW, 28.1% and Australia, 27.6%. The trend towards an elderly population is increasing. The proposal will assist in meeting the demand.

We are of the view that the proposal warrants review as it is of considerable social and demographic importance to the locality for the reasons detailed in the proposal documentation. The site is considered eminently suited for the intended use. We commend the proposal for favourable review.

Should Council require any additional information, please do not hesitate to contact us.

Yours faithfully,



Eugene Sarich  
**Urbanesque Planning Pty Ltd**