

Planning Proposal

To amend Schedule 1 of the Wingecarribee Local Environmental Plan 2010 to include the Additional Permitted Use of Seniors Housing on land known as 21 Boardman Road South, Bowral.
(Lot 104, DP1240498)

Prepared for Wingecarribee Shire Council by:

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On behalf of: KRB Property Holdings Pty Ltd

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ATTACHMENTS WHICH FORM PART OF THIS PLANNING PROPOSAL

1	Contamination Report – Douglass Partners, dated February 2019
2	Ecological Assessment – Hayes Environmental, dated 5 March 2019
3	Indicative Masterplan “Scenario 2” – Cox Architecture, undated
4	Local Area Development Context, Cox Architecture, undated
5	Survey, Richard Cox Surveyors Pty Ltd, dated 4 April 2017
6	Population Change Map by Age Group, 2011-2016, The Demographer’s Workshop, undated
7	Wingecarribee Demographic and Housing Study, SGS Economics and Planning, dated May 2012

LOCAL GOVERNMENT AREA : WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND : 21 BOARDMAN ROAD SOUTH, BOWRAL

SHIRE WIDE LOCATION



Figure 1: Location map

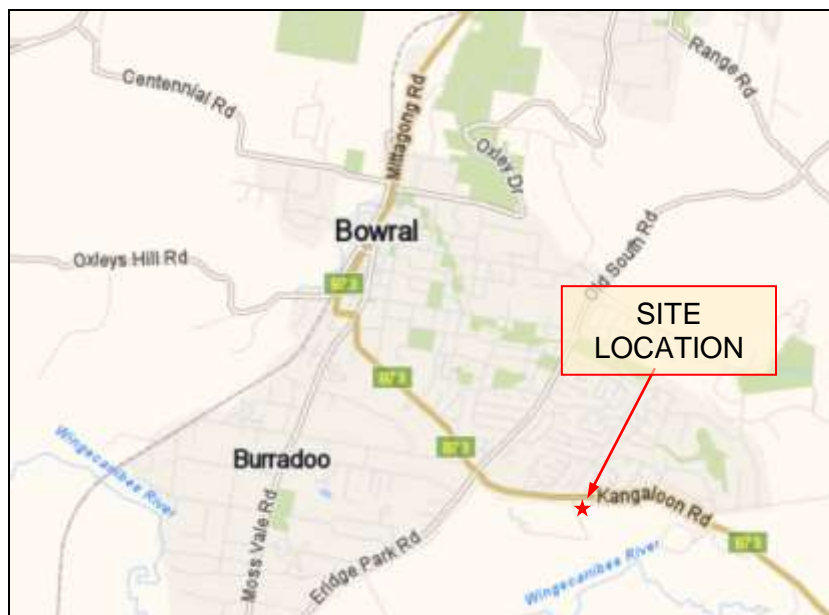


Figure 2: Locality map (Source: www.whereis.com.au)

SITE LOCATION & DESCRIPTION

The subject site is known as 21 Boardman Road South, Bowral and is located within the Wingecarribee Local Government area. The land is zoned E3 Environmental Management under the Wingecarribee Local Environmental Plan 2010 (“the LEP”). The site is bounded by Kangaloon Road to the north and Boardman Road South to the west. The site is irregular in shape but predominantly square with a total area of approximately 9.3 hectares.

The site is cleared other than for perimeter plantings along the northern, eastern and western boundaries. No buildings are supported on the land and it has most recently been used for passive grazing. The fall of the site is gently undulating from the north to the south. The site is identified in the survey provided at Appendix A of this proposal.

The site is located on the rural/urban fringe immediately south of the R2 Low Density Residential zone which is on the northern side of Kangaloon Road. The properties on the southern side of Kangaloon Road create a buffer between the more densely populated residential zones to the north and land that has greater scenic landscape value towards the south.

This fringe interface area which is zoned E3 Environmental Management supports other land uses such as:-

- the Southern Highlands Christian School immediately opposite the site on the western side of Boardman Road. The school occupies approximately 7 hectares.
- The Pepperfield Lifestyle Resort to the west of the school. The resort is a seniors housing development based on a model similar to what is envisioned for the subject site. The Pepperfield Resort is the subject of a Planning Proposal to increase the size of the development. Pepperfield occupies approximately 8.5 hectares which will increase to approximately 12 hectares if the Planning Proposal is successful.

Lastly, it is noted that the land is not affected by any mapped statutory site constraints other than its location in the Sydney drinking water catchment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011.

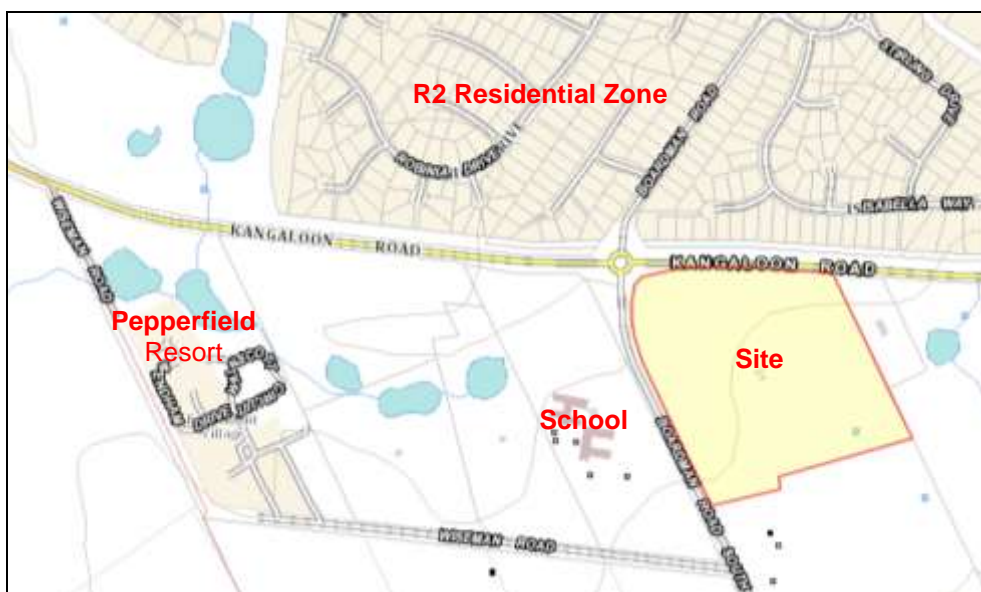


Figure 3: The subject site (highlighted) noting proximity to Pepperfield Retirement Resort (Source: www.six.nsw.gov.au)



Figure 4: Aerial view noting the local context (Source: Google Maps)



Figure 5: Wider aerial view noting the local context (Source: Google Maps)

PART 1 : OBJECTIVES OR INTENDED OUTCOMES

The purpose of the planning proposal (which is further discussed below) is to allow an additional permitted use on the subject land being that of seniors housing. This will give permissibility for a future seniors housing development specifically on the subject land. The location is considered to be eminently suited to seniors housing by reason of its location in proximity to services, transport and other residential uses and by reason of its topography however the current zoning precludes this land use. *Seniors housing* is defined under the Wingecarribee LEP as follows: -

Seniors housing means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),
and that is, or is intended to be, used permanently for:
- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

Note.

Seniors housing is a type of residential accommodation—see the definition of that term in this Dictionary.

The current E3 zone permits with consent the following uses:-

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

The prohibited uses in the zone include seniors housing:-

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 3¹.

To achieve the intended objective, the planning proposal seeks to amend Schedule 1 of the LEP to include seniors housing specifically on the subject land. For abundant clarity, the intended outcome does not require a rezoning or mapping changes.

¹ Item 2 refers to Complying Development and Item 3 refers to the permissible uses under the LEP.

PART 2 : EXPLANATION OF THE PROVISIONS

To achieve the intended outcomes of the Planning Proposal the following amendments to the WLEP 2010 will be required.

The proposed outcome will be achieved by amending Schedule 1 – Additional Permitted Uses under the Wingecarribee Local Environmental Plan 2010.

A new entry is to be inserted for 21 Boardman Road South, Bowral with the additional permitted use being 'Seniors Housing'.

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

Instrument or Map Affected	Detail of Amendment
Nil	Nil

The intended outcome does not require a mapping change.

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?

No. The planning proposal does not rely on a strategic study as the site has strategic and site specific merit sufficient to justify the use of the land for seniors housing.

Four key pillars underpin the rezoning as identified below:-

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 towards the south rather than a spot rezoning. The area south of Kangaloon Road is cleared, semi-rural land and is 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 Bowral² 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. Refer to Attachment 6 - Population Change Map by Age Group, 2011-2016, The Demographer's Workshop.

Reference is also made to a report prepared on behalf of Wingecarribee Council entitled the Wingecarribee Demographic and Housing Study by SGS Economics and Planning and dated May 2012.

Section 2.3 of the report deals with ageing and housing in the Wingecarribee local government area, and notes that the area has challenges with ageing in place (i.e. continuing to live in homes after retirement). These challenges include:-

- reduced supply of housing, through low occupancy of dwellings which present service difficulties for their occupants and community/ local government services (for example, ground maintenance and domestic support);
- increased demand for a range of essential services, including but not limited to primary health care facilities and a range of allied health services;
- increased demand for public transport, including the delivery of transport services during off-peak periods and within more finite catchment areas (for example, 400 metres or less) than normally viable; and
- increased demand for social contact and sociability, driving the use of community infrastructure including community centres, libraries, places of worship and other public and semi-public spaces.

The report also notes at page 13 that “Bowral, Mittagong and Moss Vale are shown as most suitable for seniors housing development due to their good access to services, amenity, health facilities and transport.”

Furthermore, the report notes at Section 3.4:-

“When considering the effects of ageing on regional housing demand, two main demographic cohorts are relevant to future planning:-

- The number of residents aged 55 years and over, who are able to access independent living unit (ILU) accommodation, and whose housing decisions will be influenced by considerations around retirement living and ageing in an ‘autonomous’ setting.
- The number of residents aged 85 years and over, or the frail aged, who may require assistance to perform household and/ or personal duties,

² Statistical Area Level 2

and whose needs may require support in low or high care residential aged care (RAC) settings.

To reiterate, the majority of older residents of the Wingecarribee LGA will choose to remain in their own homes as they age. There will, however, be some residents choosing to move to facilities specifically for those over 55.”

NSW Department of Planning and Environment projections have been used to forecast future demand for aged housing. The Department's forecast for over 55's are higher than those predicted within the Wingecarribee Strategy for every five (5) year interval to 2036, i.e. the Department is predicting a higher demand for aged care facilities than Wingecarribee Shire Council has allowed for.

The Department's forecast for Wingecarribee includes a tripling of the number of residents aged over 85 between 2011 and 2036 (from 1170 to 3880 people, equivalent to 5.4% annual growth) and a 72% increase in the population aged over 55 years. Around 80% of expected growth in the total population (projected to be 15,000 people) is forecast to be made up of over 55's.

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

Yes. The planning proposal is the best means to achieve the intended planning outcome being an additional permitted use to apply only to the subject land.

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.

Alternative means for achieving the intended objectives are either not desirable or not available.

- Rezoning. It is not necessary or appropriate to rezone the subject land. A rezoning would allow the site to be developed with any land use applicable to the zone and this does not align with the intended future development for seniors housing.
- Site Compatibility Certificate process (SCC process) under Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The site is precluded from a SCC process because it is “environmentally sensitive land” by virtue of the zoning. The land does not possess special ecological, scientific, cultural or aesthetic values and is not a sensitive landscape area.

It is therefore necessary and appropriate to request an additional permitted use for the subject land to achieve the stated objectives.

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)?

Yes. The planning proposal is consistent with the objectives the relevant strategic planning framework.

South East and Tablelands Regional Plan 2036

The South East and Tablelands Regional Plan 2036 is a 20 year strategic plan representing the NSW Government's vision for the South East and Tablelands Region as "A borderless region in Australia's most geographically diverse natural environment with the nation's capital at its heart." The Plan promotes economic growth through the stimulus of additional housing choice within the Wingecarribee region to meet current and future demand.

The Plan characterises Wingecarribee in the following manner:-

Within easy reach of Canberra, Sydney and the Illawarra, Wingecarribee Local Government Area is home to national parks, rural landscapes and historic country villages and towns. The traditional owners of Wingecarribee are the Gundungurra and D'harawal people. This area is recognised for its impressive 19th and 20th Century buildings and streetscapes. Berrima was the second settlement in the region and is the last remaining, largely intact, Georgian-period town on mainland Australia.

Over 103,000 hectares of land is either national parks or nature reserves, representing 38 per cent of the Local Government Area. Almost the entire Shire is located within the Sydney Drinking Water Catchment.

The population is expected to grow by 4,050 people by 2036, requiring an additional 3,300 dwellings. By 2036, 27 per cent of the population will be aged over 65.

The priorities identified for Wingecarribee are to:-

- Protect high environmental value lands including regionally significant biodiversity corridors.
- Protect the Sydney Drinking Water Catchment.
- Protect important agricultural lands as a resource for food security.
- Protect the Shire's valued heritage assets.
- Provide ongoing access to high quality health and education services.

In terms of housing supply in Wingecarribee, the Plan provides:-

- Strategically plan for residential growth in existing urban areas and greenfield areas.
- Increase housing in Moss Vale, Bowral and Mittagong.
- Protect the unique character of the Shire's village and rural lifestyle.
- Enhance the variety of housing options to cater for an ageing population.

The planning proposal responds to the housing needs of an ageing population through the rezoning of land that is not environmentally sensitive or of scenic quality. The land is cleared and has been used for grazing. It is not of a sufficient area to be economically viable for agricultural use.

The planning proposal responds to key goals and directions identified in the Plan.

- Goal 4: Environmentally sustainable housing choices,
 - Direction 24: Deliver greater housing supply and choice, and

- Direction 25: Focus housing growth in locations that maximise infrastructure and services.

The planning proposal is considered to be consistent with the Regional Plan as it will facilitate the provision of housing and facilities to cater for an ageing population in Wingecarribee in an orderly and economic manner.

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

Council adopted the Wingecarribee Local Planning Strategy 2015-2031 on 23 March 2016. The Strategy was endorsed by the Department of Planning and Environment on 15 May 2017 except for Chapter 4, Managing Our Housing Needs because sufficient potential greenfield housing release areas to meet housing needs across the LGSA were not identified.

Similarly, the South East and Tablelands Regional Plan identifies the needs of an ageing population in Wingecarribee.

The key objectives of the Strategy are to:-

- minimise the proliferation of buildings and other structures in sensitive landscape areas (i.e. E3 Environmental Management zones), and
- to protect and enhance the natural environmental attributes within the environmental zones, including flora and fauna protection and water quality management.

The planning proposal is consistent with the objectives the relevant strategic planning framework because the land is able to be developed for seniors housing without an unacceptable impact upon land that is environmentally sensitive or having high scenic value, heritage value or high agricultural value.

In support of the above comments, an ecological assessment report is submitted with the Planning Proposal, prepared by Hayes Environmental, dated 5 March 2019 (Attachment 2).

The assessment finds that no significant flora or are identified within the site that would require special consideration in the development of the site. In summary, the ecological report concludes that the site has no significant flora within the site that would require special consideration in the development of the site. The site does not hold any special ecological value that is commensurate with its E3 zoning.

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 special environmental significance, that this significance would be identified by the site being mapped as 'Environmentally Sensitive Land' within the WLEP 2010 Biodiversity Map.

The land is not mapped as containing Biodiversity Value on the new Biodiversity Values Map relevant to the Biodiversity Conservation Act 2016.

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. This is demonstrated in the indicative masterplan prepared by Cox Architecture (Attachment 3). Further, a local spatial analysis has been carried out by Cox Architecture indicating services and facilities relevant to the development context, noting the high occurrence of nursing homes and retirement villages. (Attachment 4).

The proposal is considered to be consistent with the goals and strategies of the adopted strategies.

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

The following table identifies the key applicable SEPPs and outlines this Planning Proposal's consistency with those SEPPs..

SEPP	RELEVANCE TO PLANNING PROPOSAL
No.1 Development Standards	<u>NOT RELEVANT</u> – The SEPP was replaced by Clause 4.6 of WLEP2010 as the mechanism for any variation to development standards.
No.14 Coastal Wetlands	<u>NOT RELEVANT</u> – There are no Coastal Wetlands within the Shire.
No.19 Bushland in Urban Areas	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
No.21 Caravan Parks	<u>NOT RELEVANT</u> – The planning proposal has no relevance to caravan parks.
No.26 Littoral Rainforests	<u>NOT RELEVANT</u> – The SEPP does not apply to the Wingecarribee Shire.
No.30 Intensive Agriculture	<u>NOT RELEVANT</u> – The planning proposal has no relevance to intensive agriculture.
No.33 Hazardous and Offensive Development	<u>NOT RELEVANT</u> - The planning proposal does not relate to hazardous or offensive development.
No.36 Manufactured Home Estates	<u>NOT RELEVANT</u> - The planning proposal does not relate to manufactured home estates.
No.44 Koala Habitat Protection	<u>NOT RELEVANT</u> - The planning proposal does not impact on land identified as koala habitat.
No. 47 Moore Park Showground	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
No.50 Canal Estate Development	<u>NOT RELEVANT</u> - The planning proposal does not relate to canal development.
No.52 Farm Dams and Other Works in Land and Water Management Plan Areas	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.

No.55 Remediation of Land	<u>CONSISTENT</u> - The planning proposal is supported by a contamination assessment as required by the SEPP which deems the land suitable for residential purposes.(Attachment 1).
No. 62 Sustainable Aquaculture	<u>NOT RELEVANT</u> - The planning proposal does not relate to aquaculture.
No.64 Advertising and Signage	<u>NOT RELEVANT</u> - The planning proposal does not relate to advertising or signage.
No.65 Design Quality of Residential Apartment Development	<u>NOT RELEVANT</u> - SEPP 65 will not apply to the future residential built form.
No.70 Affordable Housing (Revised Schemes)	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
No.71 Coastal Protection	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Affordable Rental Housing 2009	<u>NOT RELEVANT</u> - The future development will not be proposed pursuant to this SEPP 65.
Building Sustainability Index: Basix 2004	<u>CONSISTENT</u> - The future seniors housing development will be subject to this SEPP and must comply with its provisions at the development application stage.
Educational Establishments and Child Care Facilities 2017	<u>NOT RELEVANT</u> - The planning proposal or future development does not relate to educational establishments.
Exempt and Complying Development Codes 2008	<u>NOT RELEVANT</u> – This SEPP will not be applicable to the future development of the land for seniors housing because development consent is required for the intended development
Housing for Seniors or People with a Disability 2004	<u>CONSISTENT</u> - The future development for seniors housing will be carried out pursuant to this SEPP. The future development must be assessed as being consistent with the aims, objectives and development controls contained within the SEPP. The development will be consistent with the SEPP in terms of permissibility upon the success of the planning proposal.
Infrastructure 2007	<u>CONSISTENT</u> - While no relevant provisions can be presently identified, the planning proposal is not inconsistent with the provisions of the SEPP.
Integration and Repeals 2016	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.

Kosciuszko National Park - Alpine Resorts 2007	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Kurnell Peninsula 1989	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Mining, Petroleum Production and Extractive Industries 2007	<u>NOT RELEVANT</u> – The planning proposal or future development does not relate to mining, petroleum production or extractive industries.
Miscellaneous Consent Provisions 2007	<u>NOT RELEVANT</u> – The planning proposal or future development does not relate to any of the provisions contained in this SEPP.
Penrith Lakes Scheme 1989	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Rural Lands 2008	<u>CONSISTENT</u> - the SEPP relates to rural subdivisions. While the planning proposal does not relate to rural subdivisions, the planning proposal is not inconsistent with the provisions of the SEPP.
State and Regional Development 2011	<u>NOT RELEVANT</u> – The planning proposal or future development does not relate to state significant development.
State Significant Precincts 2005	<u>NOT RELEVANT</u> – The planning proposal or future development does not relate to a state significant precinct.
Sydney Drinking Water Catchment 2011	<u>CONSISTENT</u> - The whole of the Wingecarribee LGA is within the Sydney Drinking Water Catchment. The SEPP is applicable and Referral to WaterNSW will occur in accordance with the Gateway Determination.
Sydney Region Growth Centres 2006	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Three Ports 2013	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Urban Renewal 2010	<u>NOT RELEVANT</u> – The land is not identified as being in an urban renewal precinct.
Vegetation in Non-Rural Areas 2017	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Western Sydney Employment Area 2009	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.

Western Sydney Parklands	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
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6. Is the Planning Proposal consistent with applicable S 9.1 Directions?

The Planning Proposal has been assessed against applicable Directions issued by the Minister for Planning under section 9.1 of the Environmental Planning & Assessment Act 1979. These assessments are reproduced below. Directions not applicable to Wingecarribee Shire have been excluded.

1. Employment & Resources	Assessment
1.1 Business & Industrial Zones	<u>NOT RELEVANT</u> - Not a business or industrial zone.
1.2 Rural Zones	<u>NOT RELEVANT</u> – Not a rural zone.
1.2 Mining, Petroleum Production & Extractive Industries	<u>NOT RELEVANT</u>
1.4 Oyster Aquaculture	<u>NOT RELEVANT</u>
1.5 Rural Lands	<u>NOT RELEVANT</u> – Not rural land.

2. Environment & Heritage	Assessment
2.1 Environment Protection Zones	<u>JUSTIFIABLY INCONSISTENT</u> The proposed future development is partially inconsistent with the zone objectives of the E3 zone however is justifiable on grounds that the land does not possess special ecological, scientific, cultural or aesthetic values and is not a sensitive landscape area. The proposal will deliver for a land use that will provide economic and employment development and fulfil a positive social outcome in the provision of seniors housing. Justification in support of a favourable consideration have been provided for under Section B of the Planning Proposal.
2.2 Coastal Management	<u>NOT RELEVANT</u>
2.3 Heritage Conservation	<u>NOT RELEVANT</u> - Not heritage affected.
2.4 Recreation Vehicle Areas	<u>NOT RELEVANT</u>
2.5 E2 & E3 zones in Far North Coast LEPs	<u>NOT RELEVANT</u>

3. Housing, Infrastructure & Urban Development	Assessment
3.1 Residential Zones	<u>NOT RELEVANT</u>
3.2 Caravan Parks & Manufactured Home Estates	<u>NOT RELEVANT</u>
3.3 Home Occupations	<u>NOT RELEVANT</u>
3.3 Integrating Land Use & Transport	<u>NOT RELEVANT</u>
3.5 Development near Licensed Aerodromes	<u>NOT RELEVANT</u>
3.6 Shooting Ranges	<u>NOT RELEVANT</u>

4. Hazard & Risk	Assessment
4.1 Acid Sulphate Soils	<u>CONSISTENT</u> - Not identified on acid sulphate soils map.
4.2 Mine Subsidence & Unstable Land	<u>NOT RELEVANT</u>
3.3 Flood Prone Land	<u>NOT RELEVANT</u> – Not flood prone land.
3.4 Planning for Bushfire Protection	<u>NOT RELEVANT</u> – Not bushfire prone land.
3.5 Development near Licensed Aerodromes	<u>NOT RELEVANT</u>
3.6 Shooting Ranges	<u>NOT RELEVANT</u>

5. Regional Planning	Assessment
5.1 Implementation of Regional Strategies	<u>CONSISTENT</u> - Consistent with regional strategies. Refer to Section B of the Planning Proposal.
5.2 Sydney Drinking Water Catchments	<u>CONSISTENT</u> Referral to WaterNSW will occur in accordance with the Gateway Determination.
5.3 – 5.9	<u>NOT RELEVANT</u> or REVOKED.
5.10 Implementation of Regional Plans	<u>CONSISTENT</u> – The area is subject to the South East and Tablelands Regional Plan. Refer to Section B of the Planning Proposal.

5. Regional Planning	Assessment
6. Local Plan Making	Assessment
6.1 Approval & Referral Requirements	<u>CONSISTENT</u> - Consistent. The planning proposal does not contain any additional provisions requiring concurrence, consultation or referral of development applications to a Minister or public authority.
6.2 Reserving Land for Public Purposes	<u>NOT RELEVANT</u> The planning proposal does not relate to the reserving of land for public purposes nor the removal of reservations on public land.
6.3 Site Specific Provisions	<u>NOT RELEVANT</u> The planning proposal does not propose or require any site-specific provisions for the land other than for establishment of permissibility.

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 site is fully cleared and supports grasses. It has been used for low intensity grazing only. For these reasons, the site is unlikely to support any critical habitat or any threatened species, populations or ecological communities listed under the *Threatened Species Conservation Act 1995*, or the *Environment Protection Biodiversity Conservation Act 1999*.

The ecological assessment report prepared by Hayes Environmental dated 5 March 2019 (Attachment 2) concludes that the site has no significant flora within the site that would require special consideration in the development of the site. The site does not hold ecological value that is commensurate with its E3 zoning.

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

No. The planning proposal is seeking an additional permitted use to allow for a future residential use of seniors housing.

The site does not have any environmental constraints that could potentially be adversely affected by the introduction of low density residential development. By contrast, there is an existing seniors housing development to the west (Pepperfield Lifestyle Resort) which is noted as being partially located in a floodplain (viz; current draft LEP amendment) while the subject site is free of such a constraint.

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

Social Benefits

The planning proposal will have a positive social outcome. The site will enable the accommodation of the aging population in an attractive landscaped environment conveniently and logically adjacent to land already zoned residential and with strong access to transport and services. It is likely that the future development will provide on-site facilities for the promotion of healthier lifestyle choices through the inclusion of recreational and social facilities for the use of residents.

In particular, it is intended that the future development will provide a private shuttle/bus service to and from the site, principally for the benefit of residents and their visitors. This is a significant social benefit for the future residents of the site.

Economic Benefits

The planning proposal will have a positive economic benefit. The planning proposal will stimulate local business and local construction in a positive manner through the implementation of the future development for seniors housing. This will have flow on effects to and from local business activity.

Section D – State and Commonwealth Interests

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

The planning proposal which will enable the future development of the land will have adequate public infrastructure as the necessary infrastructure will be provided for and funded by the developer. The infrastructure relates to the provision of internal roads; the upgrading of the road external to the site as required by Council; street lighting, stormwater drainage and connection to the sewer. The land will have access to the following services and infrastructure:-

- reticulated town water
- electricity supply
- sewer connection is available
- telecommunications services.

As far as transport is concerned, the subject land is within a highly accessible location, being within proximity to public transport along Kangaloon Road connecting the land with Bowral and surrounding suburbs and towns.

PART 4 – MAPPING

No mapping changes are required for this planning proposal.

END OF PROPONENT'S PLANNING PROPOSAL