



Additional Permitted Uses – Seniors Housing and Multi-dwelling Housing at South Jerrabomberra

GR-2025-16 Gateway Review Presentation

May 2026





Need for the proposal

- Seniors housing is at a critical shortage in the region and nationally.
- Well located at the northern tip of the residential neighbourhood.
 - Flat site with landscaped setting and rural outlook.
 - Walking distance to Town Park and Town Centre.
- Local community and local government support.
- Only suitable site regardless of other Residential zoned land.
 - Remaining residential zoned land is hilly and too far from the Town Centre.

Subject site and surrounds





Noise and Odour

- VBC has provided technical assessments for noise and odour/air quality.
- The only other technical report is the Air Quality, Noise and Odour Assessment from the Regional Jobs Precinct Master Plan.
- Both odour reports demonstrate the site experiences low/negligible odour from Downer Asphalt Plan – key point source emitter.
- Noise assessment confirms existing noise environment is consistent with noise zone limits, internal amenity achievable with standard building materials.
 - QPLEP Clause 7.10 requires compliance with AS 2021:2015 Aircraft Noise Intrusion.
- No greater health risk at subject site than existing residential area.
- From a noise and odour perspective, a reasonable assessment elsewhere in NSW would conclude the site is suitable for the proposed uses.

Refusal Reason 1 – Local and Regional Strategic Planning

South East and Tablelands Regional Plan 2036



- Gateway Determination Assessment Report states:
 - Direction 22 partly satisfied.
 - Health and safety has been thoroughly considered.
 - DPHI has not provided any alternative technical assessment other than the opinion of non-technical officers.
 - Direction 24 partly satisfied.
 - DPHI acknowledge the strategic direction is satisfied.
 - Extraneous material introduced to justify its position without technical assessment.
 - Directions 25 and 27 are wholly satisfied.
- “Buffer is protected by via clause 7.19... in the QPRC LEP 2022.”
 - Inaccurate interpretation by DPHI, mischaracterises the buffer as prohibitive to development.
- A reasonable assessment elsewhere in NSW would:
 - conclude that strategic merit is sufficiently satisfied.
 - Proceed to a site-specific assessment.

Refusal Reason 1 – Local and Regional Strategic Planning

Draft South East and Tablelands Regional Plan 2041



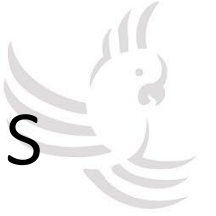
- Gateway Determination Assessment Report states that the PP is inconsistent Objectives 15, 17 and 18.
- Gateway Determination for PP-2025-1701, DPHI requires removal of references to this Draft Plan.
 - The Draft Plan is no longer relevant.
 - The IPC should ignore the Draft Plan.
- Significance of Regional Jobs Precinct Master Plan is questioned.
 - No suggestion that this planning proposal would result in land use conflict with Envirova precinct developing in accordance with the Master Plan.

Refusal Reason 2 – Incompatibility with Hume



- DPHI Determination Report does not raise its own concerns with odour.
 - No technical review of reports submitted with the Planning Proposal by Council or DPHI.
 - Council Letter of Support (January 2026) acknowledges Council's original assessment report (July 2025) was flawed.
 - Agree that the interface with Hume can be managed through design.
 - The Determination Report has accepted the ACT Government's position, without evidence.
- ACT has no strategic plan for Hume and has never had a specific strategic plan for industrial land.
- What is the impact now and what is the likely impact in the future?
 - Current key polluter in Hume is Downer Asphalt Plant, no impact to the subject site.
 - Ongoing future trend away from heavy industry.
- This is a cross-border issue, with ACT Government's views being privileged over evidence.

Refusal Reason 3 – Alignment with RE2 objectives



- DPHI did not offer an assessment of RE2 zone objectives. VBC Gateway Review Report demonstrates that residential use is not inconsistent.
- Zone objectives should be examined giving consideration to local planning context:
 - LEP permits a wide range of non-recreational uses in RE2 zone, including residential (land lease communities and caravan parks).
 - Existing additional permitted uses in the RE2 zone.
 - Site identified as 'Urban Use' in the DCP.
 - RE2 supports seniors housing as part of a registered club as per Housing SEPP.
- RE2 zoning recognises opportunities for non-recreational development
 - If it was intended to remain open space it would have been RE1 or similar.
- Sporting facilities identified for subject site superseded by Regional Sports Complex.



Refusal Reason 4 – Sets a precedent

- The precedent already exists in the buffer land.
 - Shop top housing is permitted with consent in the E1 zone, hotel/motel accommodation as APU.
- DA at the subject site must comply with the same development controls as E1 e.g. Clause 7.19 of the QPLEP.
- Other sensitive uses already permitted in RE2
 - Caravan parks/land lease communities, childcare, cafes and restaurants, respite day care centre.
- Housing SEPP: Standalone Seniors Housing in the E1 zone or alongside a Registered Club in RE2 in combination with the Housing SEPP.
 - Opportunity for SSD.



Proposed site controls

- Landscape buffer presented to Council in February 2025.
- Referenced in ACT Government Letter from April 2025.
- 22m site setback achieves a 105m buffer as proposed by Council in 2015.

