



Thematic Discussion Paper- Seniors Housing

Definition

“Seniors Housing” is defined under the new LEP as

residential accommodation that consists of:

- (a) a residential care facility, or*
- (b) a hostel, or*
- (c) a group of self-contained dwellings, or*
- (d) a combination of these,*

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 residential accommodation or in the provision of services to persons living in the accommodation,*

but does not include a hospital.

“Residential care facility” means:

accommodation for seniors (people aged 55 years or more) or people with a disability that includes:

- (a) meals and cleaning services, and*
- (b) personal care or nursing care, or both, and*
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,*

not being a dwelling, hospital or psychiatric facility.

Zoning Comparison

The Table below lists the proposed **new** Land Use zones (left column) and the zones which make up the **new** zone from the existing Wingecarribee LEP 1989 (right column). It also indicates whether Seniors Housing is permissible in each zone, compared with the zones within which ‘Units for Aged Care’ are permissible under the current LEP.

Key: **c – Permissible with Consent** **x - Prohibited**

WLEP 2007 Zones	Permissibility of Seniors Housing	Permissibility of Residential Care Facility	WLEP 1989 Zones	Permissibility of Units for Aged Persons
RU1 Primary Production	x	x	1(a) Rural 1(b) Rural	c c
RU2 Rural Landscape	x	x	1(a) Rural 1(b) Rural	c c
RU4 Rural Small Holdings	x	x	1(c) Rural	c
E3 Environmental Management	x	x	1(a) Rural 7(a) Environmental Protection 7(b) Environmental Protection (Landscape Conservation) 5(c) Special Uses (Water Catchment)	c x x x
R2 Low Density Residential	c	c	2(a) Residential 2(a2) Residential 2(c) Residential	c c c
R3 Medium Density Residential	c	c	2(b) Residential	c
R5 Large Lot Residential	x	c	2(a1) Residential	c
B2 Local Centre	x	x	3(a) Business	x
B4 Mixed Use	c	c	3(b) Business	x
B5 Business Development	c	c	3(b) Business	x

Summary of Significant changes

Seniors Housing will no longer be permissible in Rural, Rural Small Holdings, or Large Lot Residential zones where it is permissible under the current LEP. It will continue to be permissible in Low and Medium Density Residential zones and will now be permissible in the Mixed Use and Business Development zones.

The purpose of these changes is to limit Seniors Housing opportunities to locations within and adjacent to Residential and Commercial zones.