

WINGECARRIBEE OUR FUTURE

STRATEGIC PLAN

PART 4

**ECOLOGICAL SETTING
OVERPLANS**

October 2002

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Introduction and Background

The Council has required that the Strategic Plan be founded on a platform of ecological sustainability, not only in recognition of its statutory responsibilities under the Local Government Act, but importantly, because the Council wants to commit to the retention of opportunities for living, afforded by the Shire's current ecology, for the benefit of future generations and the quality of life that they might enjoy.

All land within the Shire has been assigned an 'ecological setting'. An ecological setting recognises the inherent 'ecological value of a place'. This process of allocating different places an 'ecological setting' recognises the ways that land use activities have influenced ecological processes. From a planning perspective, the ecological setting of land can be used to assign values, relative importance and planning objectives for the future use and development of land.

There are three (3) ecological settings :

- 1. Natural Bushland*
- 2. Rural, and*
- 3. Urban.*

These classifications are based on the level of disturbance that has occurred / is occurring in the natural ecosystem and dominant ecological processes.

For instance, land that has been classified as being part of the urban ecological setting exhibits an 'ecology' that typically, has been highly disturbed by human intervention. The proportion of native species to 'introduced species' is usually very low.

On the other hand, land classified as belonging to the natural bushland ecological setting, is typified by minimal if any, human intervention, where natural processes and ecosystems generally remain intact, and predominate over human activity. Land within this classification would typically include National Parks, water catchment lands owned and controlled by the water authority, private bushland and the like that form a contiguous area of 10 hectares or more.

The rural ecological setting, whilst not as 'intensely' developed as the urban setting, still displays a predominance of non-native species. Natural ecosystems and ecological processes can still be rated as being 'highly disturbed'.

To achieve more ecologically sustainable land use outcomes, ecological settings should inextricably be linked to zoning or other planning processes/controls, discrete to each of those settings.

Accordingly, the Strategic Plan has adopted a planning framework founded on the three (3) ecological settings, but supplemented by more specific locality or 'place based' planning proposals. (Please see Part 5 of the Strategic Plan).

An 'overplan' has been prepared that applies 'generically' to land within each of the ecological settings. These 'overplans' describe the changes proposed by the Wingecarribee Our Future Strategic Plan to the current planning framework, as they apply generally to land within each respective ecological setting.

It is the ecological setting overplans that contain information on proposals to establish a renewed 'zoning regime' and amended planning controls, based on the ecological setting of the land.

The ecological setting overplans need to be read in conjunction with Part 5 of the Strategic Plan – Precinct Plans, so the reader can be fully aware of more locality specific planning proposals, that apply to a certain town, village, rural locality or specific land therein.

People are advised to make themselves familiar with the ecological setting overplans to find out about:

- *how the Council has incorporated the principles of ecologically sustainable development into the Strategic Plan, and how it proposes to structure a new (amended) statutory Shire Plan on a foundation of ecological sustainability. (Further detail can be found in the Environmental Issue Sub-Plan);*
- *the ecological setting classification of all land within the Shire (Maps are included);*
- *a listing of strategies and land use planning actions that the Strategic Plan identifies as being relevant to land with a particular ecological setting (urban, rural or natural bushland); and*
- *suggestions for structural change to the current statutory Shire Plan in respect to land's ecological setting classification (including a new regime of zoning and other planning controls).*

Each ecological setting overplan presents proposals for change in a strategy / action format, that can be related back to various planning 'issue areas' relevant to each ecological setting. Part 3 of the Strategic Plan (Issue Sub-Plans) provided important source material for the ecological setting overplans.

natural bushland ecological setting overplan

introduction

The Shire is endowed with large areas of natural bushland. Remarkably, many of these bushland areas show evidence of only limited human intervention. These are acknowledged by the Council as having primary ecological significance, not only for themselves, but for the Shire as a whole and beyond.

Typical uses in areas of natural bushland include rural-residential development (on holdings generally >40 hectares); tourism and recreation facilities; National Parks, State Recreation Areas and Nature Reserves; Special Drinking Water Catchment Areas; and State Forests.

These natural bushland areas are typified by larger scale land holdings, compared to say the towns and villages, and some properties within the rural ecological setting.

The ecological value of these natural bushland areas is high, and it is fair to suggest that they are characterised by self-sustaining and high integrity natural ecosystems and ecological processes that predominate over human activity, non-native plants and animals.

By taking into account these ecological 'characteristics', as well as likely future development and land use potential (generally indicated by the planning objectives and zoning for these lands as found in the statutory Shire Plan), Council has classified a large part of the Shire as being part of the 'natural bushland ecological setting'. Ordinarily, land has been classified as being part of the 'natural bushland ecological setting' when it constitutes bushland that is either:

- in private ownership with a contiguous area of more than 10 hectares,*
- a National Park, State Recreation Area or Bushland Reserve, or*
- Special Drinking Water Catchment Area owned/controlled by the Sydney Catchment Authority or the Council.*

Land that has been classified as being part of the natural bushland ecological setting has been mapped. These maps are included as part of the respective precinct plans, (please see Part 5 of the Strategic Plan). The maps identify land that is classified as being part of the natural bushland ecological setting by means of a 'green' colour.

Potentially significant ecological resources within particular precincts are also shown on these ecological setting maps, and are indicated by means of diagonal cross-hatching identified on the maps.

Council wants to protect and preserve land within the natural bushland ecological setting as the Shire's major contribution to the achievement of ecological sustainability. At the same time, Council recognises that these areas have, amongst them, potential as economic, recreational, educational, tourism and other resources. The Council is

committed to achieving sustainable development and land use outcomes in the Shire's natural bushland areas. This will have benefits for the preservation of biodiversity and important land and water resources, for the well being of the future Shire community and other users.

To achieve this goal, future planning for development and activities on land classified as being part of the natural bushland ecological setting, must recognise the following ecological sustainability planning principles:

- ◆ *Restrict the extent of human activity and development in the natural bushland ecological setting to minimise disturbance with natural ecosystems and ecological processes.*
- ◆ *Respect that biodiversity conservation and ecological considerations are paramount.*
- ◆ *Potentially significant (critical) ecological resources must be preserved.*
- ◆ *The design of development and on-going land management must retain existing ecological preservation values.*
- ◆ *Development and land use activities must retain all impacts on natural systems, on-site.*
- ◆ *Development must comply with ESD based design, development and ongoing management criteria.*

It is important to note that potentially significant critical ecological resources have been identified as occurring within different areas of the natural bushland ecological setting, across the whole of the Shire. These include Endangered Ecological Communities (as defined by the NSW Scientific Community); known threatened species (Threatened Species Conservation Act and Wingecarribee Biodiversity Study); wetlands (Wingecarribee Wetlands Management Strategy); and riparian land (to be identified by the Strategic Land and Water Capability Assessments currently being prepared by the Sydney Catchment Authority).

*Council wants to specify its strategic planning approach for the use and development of land classified as being part of the natural bushland ecological setting, in a “**Natural Bushland Ecological Setting Overplan**”.*

This natural bushland ecological setting overplan lists strategies and land use planning actions (including those related to a possible amendment to the statutory Shire Plan) relevant to land classified as being part of the natural bushland ecological setting. These strategies and actions have been sourced primarily from Part 3 of the Strategic Plan (Issue Sub-Plans).

These strategies and actions are not specific to individual parcels of land, rather they are relevant to all land identified as being part of the natural bushland ecological setting. As such, the Natural Bushland Ecological Setting Overplan should be read in conjunction

with the respective Precinct Plans (Part 5 of the Strategic Plan) to be fully informed about how the Strategic Plan is to affect future planning for a specific location.

strategies and planning actions

Set 1: General

strategies

- *Recognise that the primary goal for the natural bushland setting is to maintain bushland, species, communities and key ecological processes.*
- *Conduct a land use compatibility study to identify land uses that are compatible with the natural bushland ecological setting, or by means of conditional approval, can be undertaken in a low impact manner. This will significantly reduce opportunities for the number, type and intensity of land use in the natural bushland ecological setting.*
- *In conjunction with “Phase 2” of the Wingecarribee Our Future Biodiversity Strategy, identify development assessment recommendations and ongoing land management categories that will enable development proposals to be assessed and monitored having regard to their ecological setting.*
- *Include specific bushfire risk planning and management provisions into the statutory Shire Plan that achieve:*
 - *protection of life and property, and*
 - *appropriate environmental outcomes.*

land use planning actions

- *Support a recommendation to include as part of the statutory Shire Plan, the following primary character statement and outcome for all land located within the natural bushland ecological setting:*

Character Statement: *Lands within the natural bushland setting are characterised by a high level of occupation by native species and low to moderate levels of physical disturbance. Natural ecological processes are self sustaining and of high integrity.*

Planning Outcome: *Protection of native bushland as the major contributor to the achievement of ecological sustainability in Wingecarribee Shire.*

- *Support a recommendation to include the following ESD based planning principles for all land use and development on land within the natural bushland ecological setting:*

- a. *minimal loss of biodiversity,*
 - b. *preservation of vegetation as the most appropriate mode of vegetation protection,*
 - c. *retain, protect and enhance natural ecosystem processes,*
 - d. *prevent the fragmentation of vegetation and habitat to enable the long term movement and survival of species, and*
 - e. *protect and manage terrestrial and aquatic habitats.*
- *Support a recommendation to amend the statutory Shire Plan to:*
 - *establish the following new land use 'zones' within the statutory Shire Plan, as they apply to land located within the 'natural bushland ecological setting':*
 - a. *Bushland Preservation Zone, and*
 - b. *Bushland Preservation (Public Ownership) Zone*
 - *include the following objectives for the above zones:*

a. Bushland Preservation Zone

Aim:

To preserve broad-acre natural bushland whilst providing limited residential, eco-recreation, and other economic development opportunities (like native plant nurseries, small scale tourist accommodation etc) that will have minimal disturbance to ecological resources and processes.

Objectives:

- ◆ *Maintain species, communities and ecological processes,*
- ◆ *No significant loss or reduction in bushland quality,*
- ◆ *Minimise the off-site impacts of development and land use,*
- ◆ *Consider opportunities for low impact sustainable land use practices and development, and*
- ◆ *Manage land use in a way that minimises the impact from surrounding land uses.*

b. Bushland Preservation (Public Ownership) Zone

Aim:

To provide for the preservation and limited development and use of broad-acre natural bushland, held in public ownership, for a range of public uses (including eco-recreation, tourism accommodation, water catchment protection, education in ecology and indigenous cultural heritage, and infrastructure), that will have minimal disturbance to ecological resources and processes.

Objectives:

- ◆ *Maintain species, communities and ecological processes,*

- ◆ *No significant loss or reduction in bushland quality,*
 - ◆ *Minimise the off-site impacts of development and land use,*
 - ◆ *Consider opportunities for low impact sustainable land use practices and development for public purposes, and*
 - ◆ *Manage land use in a way that minimises the impact from surrounding land uses.*
- *rezone land currently zoned Rural 1(a) and 1(b); and Environmental Protection 7(a), located within the natural bushland ecological setting, to proposed Bushland Preservation Zone,*
 - *rezone land currently zoned Rural 1(a) and 1(b), Special Uses 5(c) (Water Catchment), or 8(a) (Existing National Parks and Nature Reserves), and Rural 1(f) Forestry (land occupied by native vegetation) located within the natural bushland ecological setting, and owned/controlled by a government authority, to proposed Bushland Preservation (Public Ownership) Zone,*
 - *prohibit all development and land uses that by nature, scale and intensity of activity, are incompatible with the objectives of the proposed Bushland Preservation Zone and proposed Bushland Preservation (Public Ownership) Zone, including agriculture + grazing (other than activities that would not result in any significant land clearing), horticulture, intensive livestock industries, rural industries, aquaculture, forestry (including planned forestry), hotels and motels and large scale health retreats etc,*
 - *retain the existing standard for subdivision of 40 hectares in respect of land located within the Bushland Preservation Zone,*
 - *permit the subdivision of land located within the proposed Bushland Preservation Zone and proposed Bushland Preservation (Public Ownership) Zone, to create an allotment of no less than 40 hectares, excepting in circumstances where:*
 - a. *the subdivision is for the purpose of a public utility undertaking/infrastructure, or*
 - b. *the subdivision is for the purpose of facilitating a boundary adjustment that would not result in the creation of any additional dwelling house entitlement and would ensure that no existing lot with an area greater than 40 hectares would have an area of less than 40 hectares as a result of the boundary adjustment.*
 - *set a minimum size standard of 40 hectares to qualify for a dwelling house and all other development entitlements excepting public infrastructure, agriculture, (not being intensive livestock industries) in respect of land located within the proposed Bushland Preservation Zone and the proposed Bushland Preservation (Public Ownership) Zone.*
 - *restrict, where practicable, development that is permissible within the Bushland Preservation and Bushland Preservation (public ownership) Zones to any areas*

of land that have been cleared or have already been “disturbed”, excepting lands that are environmentally sensitive such as riparian areas,

- *require the Council’s consent for dams and artificial water bodies on land located within the proposed Bushland Preservation Zone,*
- *to include objectives to including the protection of life and property including emergency service personnel, minimum development protection requirements and heads of consideration for bushfire risk assessment,*
- *incorporate where appropriate, the provisions included within “Planning for Bushfire Protection”, Australian Standard 3959 (Construction of Buildings in Bushfire Prone Areas), and the Wingecarribee Bushfire Risk Management Plan, subject to discussions with the Wingecarribee Rural Fire Service.*

(This may include consideration of the application of the recommendations of the recommended Bushfire Risk Management Strategies of the Wingecarribee Bushfire Risk Management Plan including proposed Bushfire Hazard Management zones).

- *Support a recommendation to amend the statutory Shire Plan to prohibit the clearing of native vegetation from land located within the proposed bushland preservation zone, except in a limited number of circumstances approved by the Council such as :*
 - *clearing for bushfire protection;*
 - *clearing for fences; and*
 - *clearing for access to building envelopes etc associated with approved development or land use.*

Set 2: Tourism + Employment and Economic Development

strategies

- *Assure the long term sustainability of the Shire’s tourism and ecological assets within the natural bushland eco-setting, including its:*
 - *natural landscape character,*
 - *bio-diversity and geophysical resources,*
 - *indigenous cultural heritage,*
 - *productive natural resources including water, and*
 - *accommodation and associated tourism enterprise base.*
- *Provide for a range of new opportunities for the utilisation of the Shire’s tourism assets and ecological assets within the natural bushland eco-setting, including eco-tourism, to create new found prosperity and employment, in an ecologically sustainable manner. (This will include ‘new tourism’ that seeks to add value and integrate with the eco-tourism, education and cultural tourism sectors.)*

- *Match the location of opportunities for different types of ecological based-tourism accommodation and recreation activities with the corresponding preferred 'tourism experience' as much as is practicable.*
- *The scale and form of tourist accommodation and recreation activities undertaken in the natural bushland eco-setting, will assist in the conservation of the Shire's tourism asset base by complementing its landscape setting and by not compromising :*
 - *the character and primary purpose or function of the place,*
 - *environmental quality including biodiversity, water and geophysical resources, and*
 - *resident amenity.*
- *Provide for the sensitive development and utilisation of the Shire's **public** natural bushland environments, for limited tourist accommodation, but only in circumstances where accommodation is integrated with a range of sustainable eco-tourism recreation activities.*
- *Provide for the sensitive development and utilisation of the Shire's **public** natural bushland environments, for limited passive recreation.*
- *Provide for greater certainty in the planning and decision making processes that effect development on land located within the natural bushland eco-setting.*

land use planning actions

- *Support a recommendation to amend the statutory Shire Plan to:*
 - *be clear and specific on development descriptions and definitions that reflect contemporary tourism enterprises relevant to the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones such as eco-recreation, picnic facilities, camping facilities, passive water recreation activities, physical challenge activities, native animal sanctuaries, guest houses, tourist cabins, etc.*
 - *permit with Council's consent, one (1) separate self contained cabin for up to 6 guests on land within the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones so long as:*
 - a. *the land has a minimum area of 40 hectares,*
 - b. *the land has no more than one (1) permanent dwelling house thereon,*
 - c. *the land is not occupied by a bed and breakfast or a guest house, and*
 - d. *the Council is satisfied that the land is, or is committed to become, either a nature reserve, subject to a voluntary conservation agreement (NPWS), or subject to a property conservation agreement.*
 - *permit with Council's consent, small scale camping facilities on land within the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones subject to stringent environmental performance standards,*

- *permit with Council's consent, guest houses (**accommodating up to 12 guests**) on land within the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones so long as:*
 - a. *the land has a minimum area of 40 hectares,*
 - b. *the land is not occupied by a separate dwelling house,*
 - c. *no other tourist accommodation is located on the same land, and*
 - d. *the Council is satisfied that the land is or is committed to become either a nature reserve, subject to a voluntary conservation agreement (NPWS), or subject to a property conservation agreement (DLWC).*

- *prohibit hotels and motels on land located within the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones,*

- *permit with Council's consent, the following types of **eco-recreation** activities on land within the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones:*
 - *Animal sanctuaries*
 - *Native botanic gardens*
 - *Caving*
 - *Bush walking*
 - *Abseiling, rock climbing and orienteering*
 - *Guided ecological and indigenous cultural tours*
 - *Free range cycling including mountain bike trail riding...*

.....in accordance with an environmental management plan approved by the Council,

- *permit with Council's consent, the following types of other tourism recreation activities, on land within the proposed Bushland Conservation and Bushland Preservation (Public Ownership) Zones:*
 - *Picnic facilities*
 - *Passive water based recreation activities (inc. swimming, fishing, canoeing, sailing)*
 - *Passive air based recreation activities (inc. ballooning, parachuting and hang gliding)*
 - *Physical challenge activities (excluding skirmish and paintball)*
 - *Equestrian trail riding.....*

.....in accordance with an environmental management plan approved by the Council

- *require applications for accommodation or recreation activities located on land adjacent to or in close proximity to National Parks, State Recreation Areas, Nature Reserves, Council Reserves (bushland) to be referred to the National Parks and Wildlife Service for consideration and comment,*

- *include a provision that applies to tourism accommodation and recreation undertaken on land that lies adjacent to or in close proximity to National Parks, State Recreation Areas, Nature Reserves, Council reserves (bushland) that requires the establishment and proper ongoing management of appropriate buffer zones aimed at ensuring that these public resources are not compromised.*

Set 3: Environment

strategies

- *Protect and preserve bushland, native fauna, habitat and biodiversity as the major contributor to the achievement of ESD in Wingecarribee Shire.*
- *To improve the condition of existing bushland and encourage appropriate rehabilitation (where appropriate) and management.*
- *Protect bushland and existing land forms for their scenic values, and to maintain the unique visual identity of the landscape as far as is consistent with biodiversity conservation.*
- *To identify and maintain habitat corridors.*
- *Promote the retention and enhancement of native vegetation and natural hydrological processes along watercourses.*
- *Minimise hazards from bush fires to life and property, and to have regard to the consequences of bush fires for bushland management and biodiversity conservation in natural bushland areas.*

land use planning actions

- *Support a recommendation to amend the Shire Plan to:*
 - *include provisions that require the Council to be satisfied that, subdivision allotment design, size and siting, respect and follow ecological, catchment, topographical or other natural boundaries that facilitate long-term protection of biodiversity values and conservation management of land located in the natural bushland ecological setting,*
 - *require that a development application for the subdivision of land located within the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones must be accompanied by a draft environmental management plan,*

The management plan would need to make provision for the ongoing management of land, its ecosystems and native vegetation.

The management plan must be consistent with the objectives of the Shire Plan and should be used to promote development that is consistent with those objectives.

- *prevent the risk of degradation of ecological assets located both within the natural bushland ecological setting and adjoining rural and urban ecological settings, brought about by potential development and land use in the natural bushland ecological setting,*

- *include a detailed set of ecological sustainable development performance criteria, that development located on land within the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones, must comply with. Performance criteria must, where relevant, address matters including:*
 - a. *artificial wetlands and dams,*
 - b. *bushfire risk management,*
 - c. *cleaner production processes,*
 - d. *cultural plantings, landscape and gardens,*
 - e. *development scale, type and intensity (including building footprints, design, visual obtrusiveness etc),*
 - f. *earthworks and site disturbance,*
 - g. *effluent disposal,*
 - h. *energy efficiency,*
 - i. *fauna protection,*
 - j. *retention/enhancement of habitat and habitat corridors,*
 - k. *introduced animals,*
 - l. *impervious surface areas,*
 - m. *environmental rehabilitation,*
 - n. *road and access design + construction,*
 - o. *roadside reserve vegetation,*
 - p. *waste minimisation,*
 - q. *water conservation,*
 - r. *protection and enhancement of watercourses and riparian lands.*

Set 4: Mining and Extractive Industries

strategies

- *Ensure that extractive industries, surface level mines and surface level facilities associated with mines are excluded from areas located within the natural bushland eco-setting.*
- *Provide for the winning of coal from underground mines within the natural bushland eco-setting, but only on the condition that there is no potential risk to natural ecosystems.*

land use planning actions

- *Support a recommendation to amend the statutory Shire Plan to:*
 - *amend the definition of mines to include associated surface facilities,*
 - *redefine areas on the Shire Plan Map containing coal and potential coal resources, extractive resources, potential extractive resources and possible buffer areas for potential extractive industries within the Shire, in consultation with the NSW Department of Mineral Resources,*

- *prohibit extractive industries, surface level mining and surface level facilities associated with mines, when located on land within the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones,*
 - *permit with the Council's consent, mining (beneath surface level), when located on land within the proposed Bushland Preservation and Bushland Preservation (Public Ownership) Zones but only if the Council is satisfied that :*
 - a. *there is no risk to the integrity of the natural ecosystem on land within the natural bushland eco-setting or other ecological resources ,*
 - b. *a comprehensive 'Environmental, Social and Economic Impact Assessment' of the proposal and its ongoing operation (including the means of transporting materials) achieves a suitable cost benefit ratio, and*
 - c. *the proposal can comply with 'up front' and ongoing stringent environmental standards and controls and comply with best practice environmental management.*
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rural ecological setting overplan

introduction

There are extensive areas of land within the Shire that display a general rural or agricultural land use character. Typical land uses would include grazing; vineyards; orchards; potato farming; turf farming and other cropping; dams; rural - residential development (on holdings generally between 1-40 hectares); some rural industries such as wineries and intensive livestock keeping; pine forestry plantations; limited tourism accommodation and recreation activities; and a small number of extractive industries. They are also typified by larger scale land holdings, compared to say the town and village areas. These areas can also sometimes display significant remnant stands of bushland, often in locations that are unsuitable for agricultural uses. These areas are more likely to retain naturally occurring streams and other watercourses, although the condition/character of stream beds, banks and riparian areas could be expected to vary.

The ecological value of these rural/agricultural lands has mostly been compromised by the extent and nature of human interference with what would have been the 'inherent' natural ecosystems that would have once occupied the land. Non-native plants (such as exotic garden species, pasture, and crops like vineyards and potatoes) and non native animals (including cattle, sheep, alpacas, pigs, and poultry) generally predominate over native vegetation, fauna and other natural elements.

Clearly, in these rural areas, natural ecosystems and ecological processes are generally highly disturbed.

By taking into account these ecological 'characteristics', as well as likely future development and land use potential (generally indicated by the planning objectives and zoning for rural land as found in the statutory Shire Plan), Council has been able to classify a large part of the Shire as being part of the 'rural ecological setting'.

Land that has been classified as being part of the rural ecological setting has been mapped. These maps are included as part of the respective precinct plans, (please see Part 5 of the Strategic Plan). The maps identify land that is classified as being part of the rural ecological setting by means of a 'yellow' colour.

Potentially significant ecological resources within particular precincts are also shown on these ecological setting maps, and are indicated by means of diagonal cross – hatching, identified on the maps.

Council is committed to achieving sustainable development and land use outcomes in the Shire's rural areas. This will have benefits for the conservation of biodiversity and the productive agricultural land and water resources, for the well being of the future Shire community and other users.

To achieve this goal, future planning for development and activities on land classified as being part of the rural ecological setting, must recognise the following ecological sustainability planning principles:

- ◆ *Respect that natural ecological processes will generally remain secondary to productive rural and agricultural systems, excepting where ecological resources of critical significance are present.*
- ◆ *Existing vegetation, land and water resources are to be conserved where they are identified as having potential (critical) ecological significance.*
- ◆ *The design of development and ongoing land management techniques must retain existing conservation values.*
- ◆ *Development and land use activities must retain all impacts on natural systems, on-site.*
- ◆ *Development must comply with ESD based design, development and ongoing management criteria.*

It is important to note that potentially significant (critical) ecological resources have been identified as occurring within different areas of the rural ecological setting, across the whole of the Shire. These include Endangered Ecological Communities as defined by the NSW Scientific Committee; known threatened species (Threatened Species Conservation Act and Wingecarribee Biodiversity Study); Regional and Local Primary Flora and Fauna Habitat Corridors (Wingecarribee Biodiversity Study); Core Flora and Fauna Habitat (meaning natural bushland with only moderate – low levels of disturbance with an area greater than 10 hectares when located in a rural small-holdings locality only); wetlands (Wingecarribee Wetlands Management Strategy); and riparian land (to be identified by the Strategic Land and Water Capability Assessments currently being prepared by the Sydney Catchment Authority).

*Council wants to specify its strategic planning approach for land use and development for land classified as being part of the rural ecological setting, in a “**Rural Ecological Setting Overplan**”.*

This rural ecological setting overplan lists strategies and land use planning actions (including those related to a possible amendment to the statutory Shire Plan) relevant to land classified as being part of the rural ecological setting. These strategies and actions have been sourced primarily from Part 3 of the Strategic Plan (Issue Sub Plans).

These strategies and actions are not specific to individual parcels of land, rather they are relevant to all land identified as being part of the rural ecological setting. As such, the Rural Ecological Setting Overplan should be read in conjunction with the respective Precinct Plan(s) (Part 5 of the Strategic Plan) to be fully informed about how the Strategic Plan is to affect future planning for a specific location.

strategies and planning actions

Set 1: General

strategies

- *Recognise that the primary goal for the rural ecological setting is to facilitate ecologically sustainable rural activities. Ensure commercially viable rural enterprises are maintained; rural residential amenity is not adversely affected; the rural landscape character is conserved; and ecological values are not significantly impacted by inappropriate agricultural or other land use practices.*
- *Acknowledge that substantial areas of endangered ecological communities (afforded some level of legal recognition and protection under the Threatened Species Conservation Act) are located within the rural ecological setting, and are subject to some potential risk from the variety of land uses and land management practices undertaken in these areas.*
- *Acknowledge that key considerations in planning for land use in the rural ecological setting are:*
 - *the intensity and scale of land use,*
 - *the nature of land use, and*
 - *impacts on ecological values on and off-site.*
- *Conduct a land use compatibility study to identify land uses that are compatible with the rural ecological setting, or by means of conditional approval, can be undertaken in a low impact manner.*
- *In conjunction with “Phase 2” of the Wingecarribee Our Future Biodiversity Strategy, identify development assessment recommendations and ongoing land management categories, that will enable development proposals to be assessed and monitored having regard to their rural ecological setting.*
- *Include specific bushfire risk planning and management provisions into the statutory Shire Plan that achieve:*
 - *protection of life and property, and*
 - *appropriate environmental outcomes.*

land use planning actions

- *Support a recommendation to include as part of the statutory Shire Plan, the following primary character statement and outcome for all land located within the rural ecological setting.*

Character Statement: *Lands within the rural ecological setting are characterised by a predominance of non-native plants and animals and there are already high levels of*

disturbance to natural ecological processes generated by agricultural and other rural activities. Many of these lands have high value historic cultural rural landscape and scenic significance.

Planning Outcomes: *A diverse range of ecologically sustainable agricultural and rural land uses in a rural cultural landscape setting. Remnant areas of natural bushland, riparian areas and other ecological resources are conserved and interlinked where practicable.*

- *Support a recommendation to include the following ESD based planning principles for all land use and development on land within the rural ecological setting:*
 - a. *minimal loss of biodiversity,*
 - b. *protection of water quality,*
 - c. *conservation of vegetation as the most appropriate mode of vegetation protection in the rural eco-setting,*
 - d. *retention, protection and enhancement of natural ecosystem processes,*
 - e. *retention and enhancement of fauna movement corridors across rural ecosystem lands linking fragmented core habitat areas, and*
 - f. *protection and management of terrestrial and aquatic habitat.*
- *Support a recommendation to amend the statutory Shire Plan to:*
 - *establish the following new land use 'zones' within the statutory Shire Plan, as they apply to land located within the 'rural ecological setting':*
 - a. *Historic Rural Cultural Landscape Conservation Zone*
 - b. *Agriculture and Rural Activities Zone*
 - c. *Rural Small-holdings Zone*
 - *include the following objectives for the above zones:*
 - a. **Historic Rural Cultural Landscape Conservation Zone**

Aim:

To conserve the scenic and heritage significance of rural cultural landscapes of identified high interpretative and associative value, whilst providing for the preservation of productive agricultural land and water resources for utilisation by a limited range of ecologically sustainable agriculture, value adding to agriculture including selected tourism, and other rural land uses.

Objectives:

- *Encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns,*
- *Encourage the retention of cultural rural landscapes which contribute to the scenic quality of the Shire,*

- *Provide opportunities for ecologically sustainable agricultural and rural land uses that retain existing cultural rural landscape character,*
- *Maintain and enhance existing ecological resources,*
- *Limit ecological degradation or fragmentation caused by further clearing and high intensity development and agricultural uses,*
- *Encourage appropriate community use of ecological resources and custodianship of the landscape by landholders,*
- *Minimise off site environmental impacts from development and land use,*
- *Foster a sense of 'living with the remaining natural environment' rather than attempting to remove it or control it, and*
- *Implement land management practices that protect both rural and ecological resources.*

b. Agriculture and Rural Activities Zone

Aims:

To facilitate a range of ecologically sustainable agriculture, intensive agriculture and horticulture, value adding to agriculture including selected tourism and rural industries, forestry and other rural land uses, on broad-acre rural lands, whilst providing for the preservation of productive agricultural land, as well as the conservation of water and significant ecological resources.

Development design and land management techniques must retain existing ecological resources and avoid any off-site impacts on natural ecosystems.

Objectives:

- *Provide opportunities for ecologically sustainable agricultural and rural land uses that retain existing cultural rural landscape character,*
- *Maintain and enhance existing ecological resources,*
- *Limit ecological degradation or fragmentation caused by further clearing and high intensity development and agricultural uses,*
- *Encourage appropriate community use of ecological resources and custodianship of the landscape by landholders,*
- *Minimise off site environmental impacts from development and land use,*
- *Foster a sense of 'living with the remaining natural environment' rather than attempting to remove it or control it, and*
- *Implement land management practices that protect both rural and ecological resources.*

c. Rural Small-holdings Zone

Aims:

To facilitate a range of small scale ecologically sustainable agriculture and rural land uses that are compatible with residential uses, on small rural land holdings, whilst providing for the conservation of existing ecological resources, where practicable.

Development design and land management techniques must retain existing ecological resources and avoid any off-site impacts on natural ecosystems.

Objectives:

- *Provide opportunities for small scale ecologically sustainable agricultural and rural land uses that are compatible with residential development,*
 - *Recognise and maintain the value of natural and exotic vegetation within the rural ecological setting as making a contribution to the scenic and heritage significance of the Shire's rural landscape,*
 - *Maintain and enhance existing ecological resources, as much as is practicable,*
 - *Minimise the potential for conflict between incompatible land use activities through prohibitions and or buffer areas,*
 - *Limit ecological degradation or fragmentation caused by further clearing where practicable,*
 - *Encourage appropriate community use of ecological resources and custodianship of the landscape by landholders,*
 - *Prevent off site environmental impacts from development and land use,*
 - *Foster a sense of 'living with the remaining natural environment' rather than attempting to remove it or control it, and*
 - *Implement land management practices that protect ecological resources.*
- *retain the existing standard for subdivision of 40 hectares in respect of land located within the proposed Historic Rural Cultural Landscape Zone and the proposed Agriculture and Rural Activities Zone,*
 - *set a minimum allotment size standard of 40 hectares to qualify for a dwelling house and all other development entitlements excepting public infrastructure, agriculture (not being intensive livestock industries) in respect of land located within the proposed Historic Rural Cultural Landscape Zone and the proposed Agriculture and Rural Activities Zone,*
 - *permit the subdivision of land located within the proposed Historic Rural Cultural Landscape Zone and the proposed Agriculture and Rural Activities Zone, to create an allotment of less than 40 hectares only if the Council is satisfied that the subdivision is for the purpose of providing for public infrastructure,*
 - *permit the subdivision of land located within the proposed Historic Rural Cultural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone, to create an allotment of no less than 40 hectares, excepting in circumstances where:*
 - a. *the subdivision is for the purpose of a public utility undertaking/infrastructure, or*
 - b. *the subdivision is for the purpose of facilitating a boundary adjustment that would not result in the creation of any additional dwelling house entitlement and would ensure that no existing lot with an area greater than 40 hectares would have an area of less than 40 hectares as a result of the boundary adjustment.*

- *include the existing standards for subdivision (as set out in Development Control Plan No.16 – Rural and Residential Development Standards) for rural small-holdings as part of the statutory Shire Plan, excepting the provisions relating to the minimum allotment size of 8000m² which shall be accommodated as part of a new residential zone,*
- *restrict agriculture and other land uses to areas of land that have already generally been cleared or that have already been “disturbed”. Areas within the rural ecological setting that contain potentially significant ecological resources may be subject to additional restrictions in order to conserve the significance of those resources,*
- *require as a condition of development consent for subdivision and development of all land classified as being part of the rural ecological setting, the retention of primary ‘view’ corridors from public roads and other public places, in order to retain community visual access to scenic landscapes and/or features. This does not mean a prohibition on tree planting, but would require the placement of trees so that primary scenic vistas can be retained,*
- *to include objectives for the protection of life and property including emergency service personnel, minimum development protection requirements and heads of consideration for bushfire risk assessment,*
- *incorporate where appropriate, the provisions included within “Planning for Bushfire Protection”, Australian Standard 3959 (Construction of Buildings in Bushfire Prone Areas), and the Wingecarribee Bushfire Risk Management Plan, subject to discussions with the Wingecarribee Rural Fire Service,*

(This may include consideration of the application of the recommendations of the recommended Bushfire Risk Management Strategies of the Wingecarribee Bushfire Risk Management Plan including proposed Bushfire Hazard Management zones).
- *Subject to the approval of the NSW Department of Land and Water Conservation, support a recommendation to amend the statutory Shire Plan to prevent the clearing of native vegetation from land located within the proposed Historic Rural Cultural Landscape Zone, the proposed Agriculture and Rural Activities Zone and the proposed Rural Small-holdings Zone, when that vegetation is recognised as a potential significant ecological resource, except in a limited number of circumstances approved by the Council, such as:*
 - *clearing for bushfire protection;*
 - *clearing for fences; and*
 - *clearing for access to building envelopes etc associated with approved development or land use.*
- *Support a recommendation to amend the statutory Shire Plan to require consent for the removal any native vegetation (irrespective of the area or size of the vegetation) [that is not recognised as a potentially significant ecologically resource] and significant introduced vegetation located within the proposed Historic Rural Cultural*

Landscape Zone, the proposed Agriculture and Rural Activities Zone and the proposed Rural Small-holdings Zone, and.....

.....in determining an application for consent to remove such vegetation, Council be required to be satisfied that the proposal will not compromise the 'place based planning objectives' for the locality as contained within the respective 'precinct plans', that are concerned with the conservation of the scenic, landscape and heritage values of the locality.

Set 2: Agriculture and Rural Lands

strategies

- *Assure the long term sustainability of the Shire's agricultural assets within the rural-eco-setting, including its :*
 - *productive agricultural land and natural resources such as soil and water,*
 - *natural and cultural rural landscape setting, and*
 - *agricultural enterprise base.*
- *Maintain the productive capability of rural land and water resources whilst respecting the ecological and geo-physical integrity of the rural eco-setting.*
- *Assure compatibility between existing land uses and potential future land uses carried out on land within the rural eco-setting.*
- *Assure compatibility between agriculture and environmental capability (as determined by the Strategic Land and Water Capability Statements prepared by the Sydney Catchment Authority).*
- *Retain the extent of productive rural land for future generations and emerging forms of agriculture.*
- *Prevent the further fragmentation of the rural land resource by a reduction in rural subdivision standards.*
- *Minimise the risk of rural land degradation brought about by inappropriate land uses and poor on-farm management in the rural eco-setting.*
- *Encourage best practice rural lands management to achieve enhanced ecological and farm product (including revenue) outcomes for land within the rural-eco-setting.*
- *Retain the scenic values of rural landscapes in recognition of their contribution to the Shire's overall environmental character, cultural heritage significance and tourism appeal.*
- *Prevent the proliferation of genetically modified crops, food production and processing activities within the Shire.*

- *Prevent the expansion of rural residential zoned areas into broad-acre rural lands.*
- *Generally, prevent existing zoned village and town boundaries from encroaching into adjoining rural lands other than specified in the Council's Sustainable Housing Policy.*
- *Provide for greater certainty in the planning and decision making processes that affect future agricultural activities and developments on land within the rural eco-setting.*

land use planning actions

- *Support a recommendation to amend the statutory Shire Plan to:*
 - *be clear and specific on development descriptions and definitions that reflect the contemporary and diverse range of agricultural activities and other development and uses likely to establish on land within the rural eco-setting including, for example, intensive horticulture and intensive livestock industries. Such definitions are to be compatible with those described in the Regional Environmental Plan for the Drinking Water Catchment (where they exist), and should include:*

“intensive horticulture” meaning:

Use of a place to grow a commercial crop of plants or fungi, including flowers, fruit, vines and vegetables, whether under cover or in the open. May include the use of irrigation or hydroponics. Regular cultivation, agricultural chemical or fertiliser application, harvesting and marketing might all be conducted on the site.

“intensive livestock industries” meaning:

Feedlots which rear or fatten cattle, sheep or horses in a confinement area on prepared or manufactured feed, and includes piggeries and poultry farms.

“irrigated agriculture” meaning:

Use of a place for agricultural purposes involving the application of water obtained from surface waters, ground aquifers, town supplies or springs, to field crops, pastures or horticulture to promote growth. Irrigation systems used may include moveable sprinklers, fixed sprinklers, under tree or vine drippers or underground methods. Fertilisers and effluent may be applied through irrigation systems.

“aquaculture” meaning:

Farming of aquatic organisms (including fish, molluscs, crustaceans, and aquatic plants) for commercial purposes, requiring intervention in the

rearing process to enhance production, whether or not undertaken in a natural or artificially created waterbody.

- *rezone land currently zoned Rural 1(a) and 1(b) and Environmental Protection 7(b) to the proposed Historic Cultural Rural Landscape Conservation Zone where it can be established that such land has rural cultural heritage significance,*
- *rezone land currently zoned Rural 1(a) and 1(b), and Rural 1(f) (Forestry) – excluding land occupied by native forests, to the proposed Agriculture and Rural Activities Zone,*
- *prohibit intensive livestock industries from being developed on land located within the proposed Historic Cultural Rural Landscape Conservation Zone,*
- *permit with the Council's consent, intensive horticulture, irrigated agriculture and aqua-culture on land located within the proposed Historic Cultural Rural Landscape Conservation Zone, BUT prohibit "covered" intensive horticulture or aquaculture on land located within that zone,*
- *require each development application made in respect of land located within the rural eco-setting, to be accompanied by an appropriately detailed site analysis,*
- *provide for a set of environmental and amenity performance criteria in respect of rural industries, local rural industries, and intensive livestock industries to address matters including:*
 - a. *setbacks to roads (ensure that setback areas are used exclusively for landscaping primary production, and not for driveways, loading or car parking, or any activity associated with the industrial use),*
 - b. *buffers to adjoining developments,*
 - c. *hours of operation,*
 - d. *odour and noise abatement,*
 - e. *on site effluent and waste disposal,*
 - f. *landscape screening and retention/enhancement of existing vegetation,*
 - g. *vehicle access and car parking, and*
 - h. *the scale, design, siting, and materials and finishes of buildings, structures and advertising signs,*
- *include specific performance criteria for intensive horticulture activities in respect to matters including odour, noise, spray-drift and the like,*
- *provide a set of environmental and amenity performance criteria in respect of future development (other than rural industries, local rural industries and intensive agriculture) on land within the proposed Historic Cultural Rural Landscape Conservation Zone, the proposed Agriculture and Rural Activities Zone and the proposed Rural Small-holdings Zone that addresses "a right to farm" and also controls/guides:*
 - a. *the protection and enhancement of local biodiversity (including native vegetation, fauna habitat, fauna movement corridors, riparian areas and the like) that may be put at risk by new development/land use activities,*

- b. *landscape conservation and management (including landscape screening of new structures),*
 - c. *the protection of ridgelines and prominent geo-physical features from visually obtrusive development,*
 - d. *the size, design, finishes/colours and siting of buildings and structures,*
 - e. *separation criteria (buffer areas) between incompatible land uses,*
 - f. *the management of environmental and noxious weeds and pests including pest birds and feral animals, in a sustainable way,*
 - g. *water cycle/water resources management (including effluent management) – subject to the requirements of the Regional Environmental Plan for the Drinking Water Catchment,*
 - h. *soil management, and*
 - i. *hours of operation and traffic impacts,*
- *prohibit the use of land within the Shire for the growing or production of genetically modified food or drink products,*
 - *permit with Council's consent, dog or cat breeding and boarding establishments on land within the proposed Historic Cultural Rural Landscape Zone or Agriculture and Rural Activities Zone*
 - *rezone land currently zoned Rural 1(c) and subject to the 8000m² minimum allotment size provision as per Development Control Plan No 16 – Rural and Residential Development Standards, to a residential zoning but retaining the minimum allotment size at 8000m²,*
 - *require the rehabilitation of watercourses and riparian areas, and the removal of noxious and environmental weeds from land located within the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone, as part of the conditions of any consent issued for subdivision of that land,*
 - *subject to the requirements of the “Regional Plan for Sydney’s Drinking Water and Adjacent Regional Centres” only require the Council’s consent for dams and artificial waterbodies that match or exceed the criteria set down in Schedule 3 of the EP + A Regulation, when such development is proposed for land located within the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone.*
- *Include, on zoning certificates issued in respect of land located within the proposed Historic Cultural Rural Landscape Conservation Zone, the proposed Agriculture and Rural Activities Zone and the proposed Rural Small-holdings Zone, a note that identifies examples of activities that are permissible on such land.*

Set 3: Tourism and Employment and Economic Development

strategies

- *Assure the long term sustainability of the Shire’s agricultural and tourism within the*

rural eco-setting, including its:

- *productive agricultural land and natural resources including soil and water,*
 - *natural and cultural landscape setting, and*
 - *existing agricultural, accommodation and associated tourism enterprise base.*
- *Encourage value adding to agricultural activities by providing opportunities for local processing, distribution and sale of local produce.*
 - *Support the integration of on-farm activities (being the production of primary produce) with tourism.*
 - *Opportunities should specifically be provided for the development of newly emerging enterprise types, integrated with agriculture where possible, in appropriate locations within the rural eco-setting including :*
 - *new tourism (accommodation – including farm stay, recreation including equestrian based recreation, food and wine, and culture) that seek to add value to and integrate with the agricultural, cultural and recreation sectors, and*
 - *local food processing industries integrated with the growing, sale and promotion of local primary produce, (but excluding those involved with the production of genetically modified food products), and restaurant facilities in association with wineries and smaller refreshment facilities in conjunction with other local rural industries.....*

...to create new found prosperity and employment, in an ecologically sustainable manner.
 - *Match the location of opportunities for different types of rural based tourism accommodation and recreation activities, with the corresponding preferred 'tourism experience' as much as is practicable.*
 - *The scale and form of tourist accommodation and recreation activities undertaken in the rural eco-setting should assist in the conservation of the Shire's tourism asset base by complementing its landscape setting and by not compromising :*
 - *the character and primary purpose or function of the place,*
 - *environmental quality and the natural resource base, and*
 - *resident amenity.*
 - *Provide for greater certainty in the planning and decision making processes that affect employment generating development in the rural eco-setting.*
 - *Work towards removing any unfair commercial advantage afforded to rural commercial enterprises (eg. restaurants in association with wineries) compared to urban based commercial enterprises.*

land use planning actions

- *Support a recommendation to amend the statutory Shire Plan to:*
 - *be clear and specific on development descriptions and definitions that reflect contemporary enterprise types relevant to the rural eco-setting such as farm stay, guest houses, bed and breakfasts, eco-tourism, cultural tourism, vineyards, local rural industries, and intensive horticulture (such definitions are to be compatible with those described in the Regional Environmental Plan for the Drinking Water Catchment),*
 - *include aims for employment development that apply to areas within the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone, supported by appropriate place based planning objectives,*
 - *permit, as an ancillary use to local rural industries that process primary products originating predominantly within the Shire, the display and sale of those products, irrespective of whether those products are sourced from the land upon which the local rural industry is erected/operated,*
 - *permit refreshment rooms up to a maximum floor area of 100m² when developed and operated in conjunction with a local rural industry not being a winery, but subject to restrictions relating to operating hours etc,*
 - *permit with Council's consent, one (1) separate self contained cabin for up to six (6) guests on land located within the proposed Historic Cultural Rural Landscape Zone or Agriculture and Rural Activities Zone only if:*
 - a. *the land has a minimum area of 40 hectares,*
 - b. *the land has no more than one (1) permanent dwelling house thereon,*
 - c. *the land is not occupied by a bed and breakfast or a guest house, and*
 - d. *the Council is satisfied that the land or a significant part of the land is, or is committed to become, either a nature reserve, subject to a voluntary conservation agreement (NPWS), or subject to a property conservation agreement,*
 - *permit with Council's consent, up to two (2) self contained farm-stay cabins accommodating no more than twelve (12) guests, on land located within the proposed Historic Cultural Rural Landscape Zone or Agriculture and Rural Activities Zone only if:*
 - a. *the land has a minimum area of 40 hectares,*
 - b. *the land has no more than one (1) permanent dwelling house thereon,*
 - c. *no other tourist accommodation is located on the same land,*
 - d. *the Council is satisfied that the property is a working farm, and that the land qualifies for categorisation as "Farmland" for rating purposes, as determined by the Council, or the land is occupied by a local rural industry approved by the Council,*

- e. *the accommodation will be integrated with viable on-farm recreation tourism activities as verified by Southern Highlands Tourism, and*
 - f. *the Council is satisfied that development would result in a net ecological improvement to the land, and have no significant negative environmental impact beyond the boundaries of the land,*
- *permit with Council's consent, guest houses (accommodating up to twelve (12) guests) on land located within the proposed Historic Cultural Rural Landscape Zone or Agriculture and Rural Activities Zone only if:*
 - a. *the land has a minimum area of 40 hectares,*
 - b. *no other tourist accommodation is located on the same land,*
 - c. *the land is not occupied by a bed and breakfast or guest house,*
 - d. *the Council is satisfied that development would result in a net ecological improvement to the land, and have no significant negative environmental impact beyond the boundaries of the land, and*
 - e. *food and beverages served by the establishment are restricted to consumption by accommodation guests only,*
 - *permit with Council's consent, camping facilities on land located within the proposed Agriculture and Rural Activities Zone subject to stringent environmental performance standards,*
 - *permit with Council's consent, the following types of recreation activities on land within the proposed Historic Cultural Rural Landscape Zone or Agriculture and Rural Activities Zone:*
 - Eco-recreation** *(animal sanctuaries, native botanic gardens, caving, bush walking, abseiling, rock climbing, orienteering, guided ecological and aboriginal cultural tours, free range cycling including mountain bike trail riding)*
 - Picnic facilities**
 - Agri tourism recreation** *(any on-site education or awareness raising activity associated with a working farm or local rural industry, including sheep shearing, milking, cattle mustering, grape or fruit picking, sheepdog herding, fish and crustacean farming, or inspection of on-site processing facilities)*
 - Country fairs and festivals**
 - Cultural instruction activities** *(instruction to classes of people for cooking, gardening, music, dance, writing, art, craft, sculpture, etc, carried out in a dwelling house or its curtilage)*
 - Passive water based recreation** *(swimming, fishing, canoeing/kayaking, sailing)*
 - Passive air based recreation** *(ballooning, hang gliding and kite flying, parachuting)*
 - Physical challenge activities** *(adventure playgrounds, physical development courses – but excluding skirmish and paintball)*
 - Equestrian recreation** *(trail riding, riding instruction, eventing, cross country, drag, dressage)*
 - Outdoor hobbies** *(model boats, model aeroplanes, model trains, model cars)*
 - Native animal sanctuaries**
 - Zoos**
 - *prohibit hotels, motels and back-packer accommodation on land located within the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone,*

- *include a requirement for the Council to take the employment generation potential and economic multiplier impacts of development, into account when assessing commercial development proposals on land located within the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone.*

Set 4: Environment

strategies

- *Conserve bushland, native fauna, habitat and biodiversity within the rural ecological setting and within any adjoining natural bushland ecological setting, as a significant contributor to the achievement of ESD in Wingecarribee Shire.*
- *To improve the condition of remnant bushland and encourage appropriate rehabilitation (where appropriate) and management.*
- *Conserve bushland and existing landforms for their scenic values, and to maintain the unique visual identity of the landscape as far as is consistent with biodiversity conservation.*
- *To identify, maintain and enhance significant habitat and fauna movement corridors.*
- *Promote the retention and enhancement of native vegetation and natural hydrological processes along watercourses.*
- *Minimise hazards from bush fires to life and property, and to have regard to the consequences of bush fires for rural land and bushland management and biodiversity conservation in the rural ecological setting.*

land use planning actions

- *Support a recommendation to amend the Shire Plan to :*
 - *include provisions that require the Council to be satisfied that, subdivision allotment design, size and siting, respect and follow ecological, catchment, topographical or other natural boundaries that facilitate long-term protection of biodiversity values and conservation management of land located in the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone,*
 - *require the retention and management of key ecological assets (including remnant vegetation, fauna movement corridors, riparian lands, water courses etc), on the land as part of any approval for development and land use on land located in the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone,*

- *prevent the risk of degradation of ecological assets located both within the rural ecological setting and adjoining natural bushland and urban ecological settings, brought about by potential development and land use in the rural ecological setting,*
- *require that a development application for the subdivision of land located within the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone must be accompanied by an environmental management plan,*

The management plan would need to make provision for the ongoing management of land, its ecosystems and native vegetation.

The management plan must be consistent with the objectives of the Shire Plan and should be used to promote development that is consistent with those objectives.

- *include a detailed set of ecological sustainable development performance criteria, that development located on land within the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone must comply with. Performance criteria must, where relevant, address matters including:*
 - a. *artificial wetlands and dams,*
 - b. *buffer areas required when development or land use is located at the boundary with the natural bushland or urban ecological setting, where there is a risk of adverse impact on the ecological value of adjoining land,*
 - c. *bushfire risk management,*
 - d. *cleaner production processes,*
 - e. *clearing,*
 - f. *cultural plantings, landscape and gardens,*
 - g. *development scale, type and intensity (including building footprints, design, visual obtrusiveness etc),*
 - h. *earthworks and site disturbance,*
 - i. *effluent disposal,*
 - j. *energy efficiency,*
 - k. *fauna protection,*
 - l. *retention/enhancement of habitat and habitat corridors,*
 - m. *impervious surface areas,*
 - n. *environmental rehabilitation,*
 - o. *road and access design + construction and maintenance,*
 - p. *roadside reserve vegetation,*
 - q. *waste minimisation,*
 - r. *water conservation,*
 - s. *protection and enhancement of watercourses and riparian lands.*
- *Support a recommendation to repeal Council's current Tree Preservation Order and insert provisions into the statutory Shire Plan to prevent the clearing of native vegetation from land located within the rural ecological setting, when that vegetation is recognised as a potentially significant ecological resource, except in a limited number of circumstances approved by the Council such as:-*

- *clearing for bushfire protection;*
 - *clearing for fences; or*
 - *clearing for access to building envelopes associated with approved development.*
- *Support a recommendation to repeal Council's current Tree Preservation Order and insert provisions into the statutory Shire Plan to require development consent for the clearing of certain vegetation in the rural ecological setting including:*
 - (a) *the removal of native trees (that are not identified as a potentially significant ecological resource) exceeding a specified size,*
 - (b) *the removal of introduced trees, gardens or areas / stands of vegetation that are either:*
 - *listed in Council's Significant Tree Register and/or Centenary of Federation Tree Plantings Register,*
 - *located on premises of certain items of environmental heritage;*
 - *located on public land (including roadside vegetation); or*
 - *significant introduced vegetation within the proposed Historic Rural Cultural Landscape Conservation Zone.*

Set 5: Mining and Extractive Industries

strategies

- *Ensure that the community has information available to it that describes land that contains extractive resources or potential resources as well as land that has potential to be affected by mining or extractive industries.*
- *Provide for the winning of coal, minerals and extractive resources from land within the rural eco-setting where such resources can be shown to have national, state, or regional significance.*
- *Ensure that planning determinations for mining or extractive industries on land within the rural eco-setting take into account a comprehensive environmental, social and economic assessment of the up-front and ongoing construction and operation activities.*
- *Minimise the risk of the loss of the Shire's geo-physical heritage within the rural eco-setting as much as is practicable.*
- *Ensure strict application of best practice environmental management/control of mines and extractive industries, including a 'triple bottom line' approach to performance management, appropriate site rehabilitation, and the limitation of external impacts and costs on other stakeholders, including existing rural land uses.*
- *Where appropriate ensure that the bulk haulage of coal, mineral and extractive resources is by rail, through land located in the rural eco-setting.*

land use planning actions

- *Support a recommendation to amend the statutory Shire Plan to:*
 - *amend the definition of mines to include associated surface facilities,*
 - *redefine areas on the Shire Plan Map containing coal and potential coal resources, extractive resources, potential extractive resources and possible buffer areas for potential extractive industries within the Shire, in consultation with the NSW Department of Mineral Resources,*
 - *permit with the Council's consent, mines and extractive industries on land within the proposed Historic Cultural Landscape Conservation Zone and within the proposed Agriculture and Rural Activities Zone where the materials sought can be proven to be of national, state or regional importance, but only if the Council is satisfied that:*
 - a. *a comprehensive environmental, social and economic assessment of the proposal and its ongoing operation (including the means of transporting materials) achieves a suitable cost benefit ratio,*
 - b. *the proposal can comply with 'up front' and ongoing stringent environmental standards and controls and comply with best practice environmental management,*
 - c. *financially bonded safeguards are in place to ensure appropriate site rehabilitation, and*
 - d. *the location, design and treatment of buffer areas between extractive industries or mining facilities and adjoining land uses are adequate, bearing in mind impacts on adjoining and nearby land uses.*

Set 6: Industrial Development

strategies

- *Provide opportunities for the development of new "clean production" enterprises and expansion of existing businesses in the rural eco-setting including local food/agricultural processing industries integrated with the sale and promotion of local and regionally distinctive produce for the local, regional and tourism market.*

The location of such opportunities should depend on the scale of activity proposed, ie either a rural or industrial area. These businesses would also need to demonstrate that they are not involved in the production of genetically modified food products.

- *Ensure greater certainty in the planning and decision making processes by:*
 - *making the Shire Plan clear and specific (as much as is practicable) on the descriptions and definitions for the wide range of development and land use activities associated with future industrial enterprises. Such descriptions and*

definitions should embrace contemporary enterprise forms like the emerging and different forms of intensive agriculture.

- *including clear and precise development standards and performance criteria in the statutory Shire Plan for industrial development (proposed on land located within the rural eco-setting), that maintains rural and rural residential amenity, land use compatibility, landscape integrity and ecological sustainability.*
- *Ensure that the required infrastructure is in place to facilitate the take up of new enterprise development opportunities and enable existing businesses to expand in an ecologically sustainable way.*

Depending upon the type (could be low or no interest loans) and extent of funding assistance from government, prepare developer contributions plans or developer agreement plans that support the timely provision of infrastructure to facilitate new economic investment, without compromising environmental quality and community amenity in rural areas.

land use planning actions

- *Support a recommendation to amend the Shire Plan to:*
 - *ensure that land use activity definitions are specific and reflective of contemporary industrial enterprise types including:*

“intensive livestock industries” meaning:

Feedlots which rear or fatten cattle, sheep or horses in a confinement area on prepared or manufactured feed, and includes piggeries and poultry farms.
 - *prohibit any industrial enterprise, including a rural industry located on any land within the Shire that is involved with the genetic modification of any food or drink product,*
 - *prohibit intensive livestock industries from being developed on land located within the proposed Historic Cultural Rural Landscape Conservation Zone,*
 - *permit with Council’s consent intensive horticulture and irrigated agriculture on land located within the proposed Historic Cultural Rural Landscape Conservation Zone and within the proposed Agriculture and Rural Activities Zone, but prohibit “covered” intensive horticulture on land located within the proposed Historic Cultural Rural Landscape Conservation Zone,*
 - *provide for a detailed set of environmental and amenity performance criteria in respect of rural industries, local rural industries, and intensive livestock industries located on land located within the proposed Historic Cultural Rural Landscape Conservation Zone and the proposed Agriculture and Rural Activities Zone (where permitted), to address matters including:*

- a. setbacks to roads, (ensure that setback areas are used exclusively for landscaping),
 - b. buffers to adjoining developments,
 - c. hours of operation,
 - d. odour and noise abatement,
 - e. on-site effluent and waste disposal
 - f. landscape screening and treatment, and
 - d. road and driveway access.
- permit the development of cafes and refreshment rooms in conjunction with approved and operating local rural industries (other than wineries) so long as the floor area of such facilities does not exceed 100m², and remains as an ancillary use to the local rural industry, and so long as 'processing' activities occur on the same land.
- As a matter of policy, Council recognise the value of buffers and buffer elements like vegetation, as a legitimate means of reducing the potential for conflict between adjoining land uses.

Buffer areas should be located within the site being developed for the industrial purpose and be provided/funded by the proponent of that development. Where adjoining conflicting land uses (ie residential, agricultural or tourism uses) are wanting to establish adjoining or adjacent to an existing industry, or an industry previously approved for development, it is the responsibility of the proponent of the later development to provide/fund such buffer.

- Support a recommendation to amend the statutory Shire Plan to:
 - include a definition for “**cleaner production**” meaning the continuous application to processes, products and services, of an integrated, preventative, environmental strategy to increase efficiency and reduce risks to humans and the environment.

For production processes: cleaner production includes conserving raw materials and energy, eliminating toxic raw materials, and reducing the quantity and toxicity of all wastes and emissions before they leave a process.

For products: the strategy focuses on reducing impacts along the entire life cycle of a product, from raw materials extraction to the ultimate disposal of the product.

For services: cleaner production reduces the environmental impact of a service provided over the entire life cycle, from system design and use to the consumption of resources required to provide the service.

- ensure that Council not grant consent to industrial development until it is satisfied that the above “cleaner production” criteria have been adequately met.

urban ecological setting overplan

introduction

The Shire has a distinctive settlement pattern of small towns and villages dispersed through a series of rural and natural bushland landscapes. Bowral /Burradoo is the largest urban area followed by Moss Vale and Mittagong. Bundanoon is the smallest of the Shire's towns.

As would be expected, Bowral has an array of urban land uses and developments. Its business centre is the Sub-Regional centre for the Shire. Moss Vale and Mittagong are smaller district level business centres.

Each of the three (3) larger towns have industrial areas.

There is a range of different housing types and allotment sizes within each of the townships. Whilst characterised by predominantly detached housing on small-larger allotments (600m²-4000m²) there are increasing numbers of residential flats, townhouses, villa homes and cluster homes.

The villages range in size, but all express basically, an overall residential character, with limited commercial and community facilities. The predominant forms of housing are detached dwellings. Some villages have developed an 'open' spatial character, whilst others are more dense and 'closed'.

Towns and villages are also characterised by intensive levels of infrastructure like roads, railways, electricity facilities, sewerage, drainage, communications devices and the like.

The towns and villages all display a particular 'sense of place' made up of particular landscape and 'built' elements. Their landscape setting is often well defined, and their 'cultural' character is often reflected in architecture, landscape elements, types of land uses and density of development.

The towns and villages also often display significant remnant stands of native vegetation. These trees are generally located in public places like streets, parks and reserves, and adjacent to watercourses. Sometimes they are important elements of private gardens, or occupy land within an urban setting that is less attractive for urban development (ie on steeper land and adjacent to water courses).

The condition of native vegetation, water courses, and riparian lands located within urban areas, is sometimes less than optimal.

The ecological value of these urban lands has mostly been compromised by the extent and nature of human interference with what would have been the 'inherent' natural ecosystems that would have once occupied the land.

Non native plants (such as exotic garden species and weeds) and non-native animals (as well as humans) will almost always predominate over native vegetation, fauna and other natural elements.

Clearly, in these urban areas, natural ecosystems and ecological processes are generally highly disturbed.

By taking into account these ecological characteristics, as well as likely future development and land use potential (generally indicated by the planning objectives and zoning for urban land as found in the statutory Shire Plan), Council has been able to classify significant areas of the Shire as being part of the 'urban ecological setting'.

Land that has been classified as being part of the urban ecological setting has been mapped. These maps are included as part of the respective precinct plans. (Please see part 5 of the Strategic Plan). The maps identify land that is classified as being part of the urban ecological setting by means of a 'deep pink' colour.

Potentially significant ecological resources within particular precincts are also shown on the ecological setting maps, and are indicated by means of diagonal cross-hatching.

Council is committed to achieving (as much as is practicable given the extent of existing human intervention into natural ecosystems and processes) sustainable development and land use outcomes in the Shire's urban areas. This will have benefits for the conservation of biodiversity, reductions in energy consumption, and protection of water resources, for the well being of the future Shire community and other users.

To achieve this goal, future planning for development and activities on land classified as being part of the urban ecological setting, must recognise the following ecological sustainability planning principles:

- ◆ *Seek to conserve critical ecological resources, where practicable.*
- ◆ *Acknowledge that natural ecological processes will remain secondary to urban systems.*
- ◆ *Development must comply with ESD based design, development and ongoing management criteria.*
- ◆ *Encourage a reduction in the take up of non-renewable energy resources in the urban ecological setting.*
- ◆ *Minimise the generation of wastes from urban living and production processes.*
- ◆ *Development and land use must address off-site impacts on natural systems.*

It is important to note that potentially significant (critical) ecological resources have been identified as occurring within different areas of the urban ecological setting, across the whole of the Shire. These include Endangered Ecological Communities (as defined by the NSW Scientific Committee); known threatened species (Threatened Species

Conservation Act); regional and primary local fauna movement corridors (Wingecarribee Biodiversity Study); and riparian land (to be identified by the Strategic Land and Water Capability Assessments currently being prepared by the Sydney Catchment Authority).

Council wants to specify its strategic planning approach for land use and development for land classified as being part of the urban ecological setting, in an “**Urban Ecological Setting Overplan**”.

This urban ecological setting overplan lists strategies and land use planning actions (including those related to a possible amendment to the statutory Shire Plan) relevant to land classified as being part of the urban ecological setting. These strategies and actions have been sourced primarily from Part 3 of the Strategic Plan (Issue Sub-Plans).

These strategies and actions are not specific to individual parcels of land, rather they are relevant to all land identified as being part of the urban ecological setting. As such, the Rural Ecological Setting Overplan should be read in conjunction with the respective Precinct Plan(s) (Part 5 of the Strategic Plan) to be fully informed about how the Strategic Plan is to affect future planning for a specific location.

strategies and planning actions

Set 1: General

strategies

- Recognise that the primary goal for the urban ecological setting is to provide the community with a means of ecologically sustainable living. Ensure that urban places remain as the focus for human activity in the Shire including social and economic interaction.
- Ensure that the well established settlement pattern of the Shire (small towns and villages scattered through a rural or bushland landscape), with strong individual place character and function, is retained.
- Ensure that all new development within the urban ecological setting is consistent with planning objectives that reflect and promote the retention of the place character and function of towns and villages.
- Apart from the directions set down in the Council’s Sustainable Housing Policy, generally prevent the expansion of towns and villages into surrounding rural lands and bushland.
- Seek to retain and enhance the critical ecological resources located within the urban ecological setting and ensure that ecological resources located in any adjoining or nearby land located within the natural bushland or rural ecological setting, are protected from the impacts of urban development.

- *Generally, concentrate any opportunities for new housing, employment and economic development, and community and cultural development in or close to existing townships and villages, which are easily accessed by road, public transport, cycle or pedestrian means. These opportunities should address the principles of social and economic diversity.*
- *Ensure that the extent of opportunity created for new urban development is measured against the community's capacity to pay for the infrastructure required to service that new development, and maintain the community's quality of life and protection of the environment.*
- *In conjunction with "Phase 2" of the Wingecarribee Our Future Biodiversity Strategy, identify development assessment strategies and ongoing land management strategies that will enable development proposals to be assessed and monitored having regard to their urban ecological setting.*
- *Include specific bushfire risk planning and management provisions into the statutory Shire Plan that achieve:*
 - *protection of life and property, and*
 - *appropriate environmental outcomes.*

land use planning actions

- *Support a recommendation to include as part of the statutory Shire Plan, the following primary character statement and outcome for all land located within the urban ecological setting:*

Character Statement: *Lands within the urban ecological setting are characterised by a predominance of human activity over natural systems, where ecological processes and resources have been either almost completely removed, or have been highly modified.*

Planning Outcome: *A diverse range of urban land uses that provide for community, family and individual "living" in an ecologically sustainable way. Development and land use that takes account of the principles of ecological sustainability. Critical ecological resources such as remnant bushland and riparian areas are conserved and enhanced where practicable, for community use as places of recreation, amenity and refuge.*

- *Support a recommendation to include the following ESD based planning principles for all land use and development on land within the urban ecological setting:*
 - a. *minimal loss of biodiversity,*
 - b. *protection of water quality,*
 - c. *prevention of off-site impacts,*

- d. *conservation of vegetation as the most appropriate mode of vegetation protection in the urban eco-setting,*
 - e. *retention, protection and enhancement of remaining natural ecosystem processes where practicable,*
 - f. *conservation and management of terrestrial and aquatic habitat.*
- *Support a recommendation to amend the statutory Shire Plan to:*
 - *establish the following land use zones within the statutory Shire Plan, as they apply to land located within the 'urban ecological setting':*

Urban Residential Zone Group

*Detached Housing Residential Zone
 Detached Housing Residential (Environmentally Sensitive) Zone
 Village Residential Zone
 Hamlet Residential Zone
 Courtyard Housing Zone
 Apartment Housing Zone*

Urban Business Zone Group

*Core Business Centre Zone
 Perimeter Business Centre Zone
 Village Business Zone
 Bulky Goods Zone*

Urban Industrial Zone Group

*General Industrial Zone
 Light Industrial Zone
 Eco-Enterprise Zone*

Urban Community, Cultural, and Government Uses Zone Group

*Community and Cultural Uses Zone
 Special Uses (Government Uses) Zone*

Urban Open Space Zone Group

*Open Space (Public Recreation) Zone
 Open Space (Private Recreation) Zone*

- *include the following aims for the above zones:*

1. URBAN RESIDENTIAL ZONE GROUP

a. Detached Housing Residential Zone

Aim:

To generally provide opportunities for a range of low density detached housing, limited neighbourhood support and community facilities, and small scale tourist accommodation, located within townships, that implement the principles of ecologically sustainable development as far as is practicable.

b. Detached Housing Residential (Environmentally Sensitive) Zone

Aim:

To generally provide opportunities for very low density detached housing, limited neighbourhood support and community facilities, and small scale tourist accommodation located within environmentally sensitive localities at townships and smaller urban settlements, that implement the principles of ecologically sustainable development as far as is practicable.

c. Village Residential Zone

Aims:

To generally provide opportunities for low density detached housing, limited neighbourhood support and community facilities, and small scale tourist accommodation within rural villages that have a predominantly small scale residential character, and traditional form of subdivision layout, buildings, streets and landscape setting.

Development and land use to implement the principles of ecologically sustainable development as far as is practical.

d. Hamlet Residential Zone

Aim:

To provide opportunities for a range of development and land use activities which are compatible with a small scale rural hamlet at a remote location, and that implements the principles of ecologically sustainable development as far as is practicable.

e. Courtyard Housing Zone*Aims:*

To generally provide opportunities for a range of low to medium density detached and attached housing (that has direct access to private open space), limited neighbourhood support and community facilities, located within townships at places that enjoy convenient access to facilities, services and public transport.

Development and land use to implement the principles of ecologically sustainable development as far as is practicable.

f. Apartment Housing Zone*Aims:*

To generally provide opportunities for a range of medium density courtyard and apartment housing and limited neighbourhood support and community facilities, located within townships at places that enjoy convenient access to facilities, services and public transport.

Development and land use to implement the principles of ecologically sustainable development as far as is practicable.

2. URBAN BUSINESS ZONE GROUP**g. Core Business Centre Zone***Aims:*

To provide opportunities for retail, commercial, community, cultural and residential apartment development (as mixed use development) and land uses within the core areas of business centres, that are provided with appropriate public transport access, car parking, community spaces, loading/unloading facilities and other infrastructure.

Development and land use to implement the principles of ecologically sustainable development as far as is practicable.

h. Perimeter Business Centre Zone*Aims:*

To provide opportunities for a variety of commercial development and land uses at non-core locations within business centres due to their dependence on vehicular access, scale of development and need to occupy large site areas to accommodate on-site car parking and other conveniences relating to those land uses.

Development and land use to implement the principles of ecologically sustainable development as far as is practicable.

i. Village Business Zone

Aims:

To provide opportunities for baseline level services and facilities and limited employment for village communities that are in keeping with the character, scale, and overall 'function' of villages.

These opportunities should be centrally located, easily accessed and focus on existing services and facilities where possible.

Development and land use to implement the principles of ecologically sustainable development as far as is practicable.

j. Bulky Goods Zone

Aims:

To provide specific opportunities for the retailing of certain bulky goods and associated small scale items at locations either adjacent to or in close proximity to existing business centres, without compromising the viability of those centres.

Development and land use to implement the principles of ecologically sustainable development as far as is practicable.

3. URBAN INDUSTRIAL ZONE GROUP

k. General Industrial Zone

Aims:

To provide opportunities for a wide range of industrial land uses including manufacturing, research and development, information technology related production, call centres, warehousing, and repair and servicing enterprises (that deal with "cleaner production") as well as a limited range of small scale commercial and retail development opportunities that are associated with and ancillary to those industrial uses, but will not detrimentally affect the viability of any business centre.

Development and land use to implement the principles of ecologically sustainable development as far as is practicable

I. Light Industrial Zone

Aims:

To provide for a variety of light industrial and a limited range of other activities that are compatible with nearby residential development, as well as a limited range of small scale commercial and retail development opportunities that are associated with and ancillary to those industrial uses, but will not detrimentally affect the viability of any business centre.

Development and land use to implement the principles of ecologically sustainable development as far as is practicable

m. Eco-Enterprise Zone

Aims:

To provide opportunities for a wide range of technologically advanced and large scale industrial land uses, suited to a rural cultural landscape setting. These land uses include manufacturing, research and development, information technology related production, call centres, warehousing, transport and storage (that deal with “cleaner production”) as well as education facilities that specialise in technology advancement, certain recreation activities, and a limited range of small scale commercial and retail development opportunities that are associated with and ancillary to those uses, but will not detrimentally affect the viability of any business centre.

Development and land use must comply with the ESD based planning principles for the rural ecological setting.

4. URBAN COMMUNITY, CULTURAL AND GOVERNMENT USES ZONE GROUP

n. Community and Cultural Uses Zone

Aims:

To provide opportunities for development and land uses undertaken by the Council (or on the Council’s behalf), or a group of persons associated for the physical, social, cultural, economic or intellectual welfare of the local community, for a community or cultural development purpose (but excluding public or community housing).

Development and land use to implement the principles of ecologically sustainable development as far as is practicable

o. Special Uses (Government Authorities) Zone

Aims:

To provide opportunities for a wide range of public or community purposes (including infrastructure) but not being public or community housing, undertaken by a government or public authority.

Development and land use to implement the principles of ecologically sustainable development as far as is practicable.

5. URBAN OPEN SPACE ZONE GROUP

p. Open Space (Public Recreation) Zone

Aims:

To provide opportunities for recreation activities and facilities for public use, on land owned or controlled by the Council or on Crown land, that can offer the community a place for active and passive recreation, amenity or refuge.

Development design and land management techniques must retain existing ecological resources and avoid any impacts on natural ecosystems.

q. Open Space (Private Recreation) Zone

Aims:

To provide land for private recreation activities and facilities, and for private recreation areas (including areas containing recreational areas with leases on Crown Land).

Development siting and design, and land management techniques must retain existing ecological resources, and avoid any impacts on natural ecosystems.

- *to include objectives for the protection of life and property including emergency service personnel, minimum development protection requirements and heads of consideration for bushfire risk assessment.*
- *incorporate where appropriate, the provisions included within "Planning for Bushfire Protection", Australian Standard 3959 (Construction of Buildings in Bushfire Prone Areas), and the Wingecarribee Bushfire Risk Management Plan, subject to discussions with the Wingecarribee Rural Fire Service.*

(This may include consideration of the application of the recommendations of the recommended Bushfire Risk Management Strategies of the Wingecarribee

Bushfire Risk Management Plan including proposed Bushfire Hazard Management Zones.)

Set 2: Population and Housing

strategies

1. Housing Opportunities Overall

- *Plan for the availability of a total of approximately 4800 new housing opportunities to address a range of housing needs over the next 10 years, but on the condition that the Council can be assured of funding to provide and maintain capital works required by both the existing and the future population.*
- *Plan for a new small town on a green-field site to accommodate the Shire's housing needs post 10 years.*
- *Provide housing opportunities for the community that effectively contribute to individual and family well being, is ecologically sustainable, and reinforces the unique "place character" of Wingecarribee Shire.*
- *Protect and enhance the Shire's environment, landscape character and biodiversity.*
- *Ensure ecologically sustainable development becomes a mainstream process of the built environment.*
- *Ensure that existing neighbourhood character and scale is not lost to infill subdivision and multiple unit housing.*
- *Ensure that future housing is sustained by cost – effective and ecologically sound levels of infrastructure.*
- *Ensure that towns, villages and hamlets retain their individual character, sense of place and function, heritage significance and scale.*
- *Make provision for special needs groups including older residents, young singles, and people with a disability, to continue to live in their local communities, by providing suitable housing with good access to cultural opportunities, services and facilities, and public transport.*

2. Subdivision and Detached Housing

- *Achieve safe, convenient and attractive neighbourhoods that meet the diverse and changing housing needs of the community,*
- *Provide for a widened choice in good quality housing in new neighbourhoods (through a mix of lot sizes); encourage walking and cycling; minimise energy*

consumption and promote a sense of place through neighbourhood focal points and the creation of a distinctive (yet integrated with the existing fabric of adjoining and adjacent neighbourhoods) identity and, where possible, conserve the natural environmental assets.

- *Ensure that subdivision layouts give a neighbourhood a strong and positive identity by responding to site characteristics, setting, landmarks and views, and through clearly “readable” street and open space networks.*
- *Ensure that new street networks provide for a high level of internal accessibility and good external connections.*
- *Ensure that allotment orientation and dimensions facilitate the siting and design of dwellings, which conserve non-renewable energy sources, and assist in designs appropriate for climatic conditions.*

3. Infill Multiple Unit Housing Opportunities

- *Allow for a mix of housing in nominated residential neighbourhoods that will provide for a variety of accommodation needs including affordable housing, for a diverse and sustainable community, recognising a likely increasing demand for housing for special needs groups, including older people in places that are easily accessible to existing and future planned support facilities/services and public transport.*
- *Ensure that a significant proportion of new multiple unit housing is constructed to be able to be adapted to changing occupant needs.*
- *Avoid a significant change to the established built and landscape character, and scale of residential development in existing neighbourhoods, where practicable.*
- *Achieve high quality, functional and attractive multiple unit housing products.*
- *Encourage areas that have been zoned for medium density housing, to be developed.*
- *Provide adequate infrastructure to address the needs generated by new multiple housing development, both to protect the environment and maintain local lifestyle qualities.*

land use planning actions

Group One: Housing Supply

- *Provide a range of new housing opportunities in different locations to address varying needs and affordability ranges.*

A. Greenfield Housing Sites

New urban release areas that would require rezoning, (subject to receipt of a formal application seeking rezoning and the findings of a detailed local environmental study) generally from rural to residential, to accommodate new subdivision and subsequent dwelling houses. These are nominated for 'Renwick' (east Mittagong), Gibbergunyah (west Mittagong), south east Moss Vale, New Berrima, and in the longer term, 'Wensleydale' at Colo Vale. These areas have a potential for an estimated 1500 new residential allotments.

B. Infill subdivision/dwelling house opportunities

In addition to subdivision opportunities that remain within existing residential zoned areas, an initial review of existing zonings within, and at the fringe of existing urban areas has identified that there are some additional opportunities that could be considered for rezoning/density increases, without compromising existing neighbourhood scale, character or function. Further investigation is necessary. It is estimated that there is potential for a further 100 additional residential allotments.

C. Infill Multiple Housing Opportunities

A review of existing zoned opportunities for infill medium density housing like townhouses, villa homes, residential apartments, as well as cluster housing, and dual occupancy was conducted. Proposals include:

- *suggested mechanisms to ensure the retention of existing cultural streetscapes, neighbourhood scale and character in the face of new multiple unit housing development,*
- *a rationalisation of existing zoned land to ensure that multiple unit housing is focussed around existing business centres (services and facilities) and public transport,*
- *provision for a slight increase in density in nominated precincts in close proximity to business centres and public transport,*
- *the extension of multiple unit housing zones at certain locations,*
- *providing for a wider choice of multiple unit housing opportunities, and*
- *the suggested inclusion of detailed environmental and amenity performance criteria for new multiple unit housing.*

A. Greenfield sites

1. Renwick (Bong Bong Road, East Mittagong)

- *Subject to the outcomes of a detailed local environmental study, and a formal application to amend the Shire Plan, support a recommendation to amend the Shire Plan to provide for Renwick (east Mittagong) to accommodate approximately 400 residential allotments (of mixed sizes) that:-*
 - a. *avoids the take up of natural bushland;*

- b. *achieves no net negative environmental impacts;*
- c. *can be appropriately serviced with cost effective infrastructure;*
- d. *achieves a high standard of energy efficiency and ecologically sustainable development (ESD) in the design, construction and operation of new subdivisions and dwellings; and*
- e. *achieves a high degree of accessibility for pedestrians, cyclists and public transport.*

2. Moss Vale

- *Subject to the outcomes of detailed local environmental studies and formal applications to amend the Shire Plan, support a recommendation to amend the Shire Plan to provide for a total of approximately 400 residential allotments to be created in the vicinity of :*
 - *Broughton Street (currently zoned Rural 1(c)) and*
 - *Patuna Avenue/Yarrowa Road (currently zoned Rural 1(a)), that:*
 - a. *avoids the take up of natural bushland;*
 - b. *achieves no net negative environmental impacts;*
 - c. *can be appropriately serviced with cost effective infrastructure (note drainage and traffic access);*
 - d. *achieves a high standard of energy efficiency and ecologically sustainable development (ESD) in the design, construction and operation of new subdivisions and dwellings; and*
 - e. *achieves a high degree of accessibility for pedestrians, cyclists and public transport.*

3. Mittagong

- *Subject to the outcomes of a detailed local environmental study and formal application to amend the Shire Plan, support a recommendation to amend the Shire Plan to provide for approximately 200 residential allotments with a maximum allotment size of 800m² (and minimum allotment size of 600m²), to be created in the vicinity of John Street, Mittagong (currently zoned Rural 1(a)) that:*
 - a. *avoids the take up of natural bushland;*
 - b. *protects and enhances the Gibbergunyah Creek riparian zone;*
 - c. *achieves no net negative environmental impacts;*
 - d. *can be appropriately serviced with cost effective infrastructure (note drainage, traffic and pedestrian access, neighbourhood open space) that benefits both the new and existing neighbourhood communities,*
 - e. *purposely integrates with the adjoining John/Spring/William etc Streets precinct;*
 - f. *achieves a high standard of energy efficiency and ecologically sustainable development (ESD) in the design, construction and operation of new subdivisions and dwellings; and*
 - g. *achieves a high degree of accessibility for pedestrians, cyclists and public transport.*

4. **New Berrima**

- *Subject to the outcomes of a detailed local environmental study (including examination of issues associated with any identified potential land contamination) and a formal application to amend the Shire Plan, support a recommendation to amend the Shire Plan to provide for approximately 90 residential allotments with a maximum allotment size of 1100m², (minimum allotment size of 1000m²) to be created in the vicinity of Taylor Avenue (north side) and Australia Avenue (south side), currently zone Industrial 4(a), that:*
 - a. *avoids the take up of significant natural bushland;*
 - b. *enhances the Taylor Avenue streetscape;*
 - c. *achieves no net negative environmental impacts;*
 - d. *can be appropriately serviced with cost effective infrastructure (note drainage, traffic and pedestrian access, neighbourhood open space) that benefits both the new and existing neighbourhood communities;*
 - e. *purposely integrates with the adjoining Howard/Ennis Streets precinct;*
 - f. *achieves a high standard of energy efficiency and ecologically sustainable development (ESD) in the design, construction and operation of new subdivisions and dwellings;*
 - g. *provides for an improved 'buffer' between existing industrial uses and residential (existing and potential future) uses at New Berrima, with such a buffer being located on the southern side of Taylor Avenue;*
 - h. *achieves a high degree of accessibility for pedestrians, cyclists and public transport; and that also*
 - i. *addresses potential future uses of other land currently zoned for industrial uses in the locality.*

5. **Wensleydale (Church Street, Colo Vale)**

- *Support a recommendation to amend the Shire Plan to provide for the nomination of the Wensleydale site at Colo Vale for "future urban" use/development to accommodate approximately 400 residential allotments, subject to inclusion of a provision in the Shire Plan that prevents the Council from granting consent for subdivision, until such time as the site has been rezoned for urban/residential use (in order to retain the site as a more viable development opportunity).*

Council shall receive a formal application for the rezoning at the appropriate time.

Such rezoning should be addressed as part of Council's scheduled 5 year review of the statutory Shire Plan (approximately 2007), and the Council must be satisfied with the findings of a detailed and site specific local environmental study, prior to any rezoning of the Wensleydale site for urban use/development.

Any future rezoning of the site for urban/residential development must achieve the following outcomes:

- a. prevention of the Council from granting consent for subdivision until such time as all relevant infrastructure (or arrangements for same) is in place prior to dwelling houses being erected on the newly subdivided allotments;*
- b. exclusion of the development of any bushland on the site;*
- c. no risk to the ecological resources that occupy and adjoin the Wensleydale site;*
- d. the provision of cost effective infrastructure (capital and maintenance) to meet the needs of the development;*
- e. the provision of an ongoing and sustainable public bus or community bus service linking Colo Vale to Wensleydale to Mittagong and Bowral;*
- f. enhanced community facilities (including shopping facilities) to serve the whole of Colo Vale village;*
- g. a new urban environment that complements Colo Vale's existing village character; and*
- h. a high standard of energy efficiency and ecologically sustainable development (ESD) in the design, construction and operation of new subdivisions and dwellings.*

B. Infill subdivision/dwelling house opportunities

- *Support a recommendation to amend the Shire Plan to:*
 - *incorporate "place based" planning objectives and outcomes (including cultural objectives) for each residential precinct of the towns, villages and hamlets, that reflects and protects existing urban place character, that all development proposals **must** comply with,*
 - *provide for the development of all properties zoned Residential 2(a) within Bowral, Moss Vale, and Mittagong, owned by the NSW Department of Housing, to be developed (but not subdivided) for the purposes of affordable housing (in the form of dual occupancy, semi-detached or courtyard housing), incorporating a dwelling density of typically 1 x 2 bedroom unit per 360m² of site area, on the basis of such development being restricted to single storey and being provided with one off-street car parking space per unit,*
 - *include the subdivision density standards for Residential 2(a) zones as per Development Control Plan No. 16 (Rural and Residential Development Standards) except where this plan recommends changes to allotment size standards that are considered not to compromise the existing scale, character or function of the neighbourhood,*
 - *rezone land currently zoned Rural 1(c) and subject to a minimum subdivision standard of 8000m², to a residential zoning but retaining the subdivision standard of 8000m²,*

- *include a subdivision density standard of 1000m² in Residential 2(a2) Zones within villages that have a 'closed' spatial character, including Hill Top, Colo Vale, Yerrinbool, Braemar, Balaclava, Willow Vale, and New Berrima (subject to the adequacy of on-site effluent disposal and impacts on biodiversity),*
- *include a subdivision density standard of 2000m² in Residential 2(a2) Zones within villages that have an 'open' spatial character, including Robertson, Exeter and Burrawang, (subject to the adequacy of on-site effluent disposal and impacts on biodiversity),*
- *include a subdivision standard of 1000m² in Residential 2(a3) (Hamlet) Zones at Balmoral, Aylmerton, Medway, Fitzroy Falls and Penrose (subject to the adequacy of on-site effluent disposal and impacts on biodiversity),*
- *include detailed performance criteria and guidelines for residential subdivision to:*
 - ◆ *maximise solar access and energy efficiency opportunities for future building design and site layout (private open space, overshadowing etc). (Call up Development Control Plan No 34 Energy Smart Homes),*
 - ◆ *ensure that allotment boundaries and layout show proper respect for and follow (where appropriate) ecological, catchment, topographical, and other natural boundaries that facilitate the long term protection of biodiversity values and conservation management,*
 - ◆ *ensure integration and compatibility with existing neighbourhood subdivision density, allotment/street pattern, streetscape, infrastructure etc, and*
 - ◆ *maximize pedestrian and cycle accessibility.*

C. Infill Multiple Housing Opportunities.

Overall

- *Support a recommendation to amend the statutory Shire Plan to:*
 - *rezone all areas currently zoned Residential 2(b) and classified as Density Category 1 as per Development Control Plan No 18 – Residential Flat Building (except the area bounded by Railway Parade, Bessemer Street, Waverly Parade, Oxley Drive, Tyndall Street and Faraday Street, Mittagong.) to Residential 2(a), and specify a minimum allotment size (for subdivision not being community title subdivision of cluster houses) of 700m²,*
 - *set a density for all cluster housing in these precincts at 1 dwelling (with a maximum floor area of 150m²) per 550 m² of net site area,*

- *include the density provisions for cluster housing in Residential 2(a) Zones as contained within Development Control Plan No 20 (Cluster Housing), excepting for the Residential 2(b) Zone,*
- *include the following density provisions for cluster housing in the villages:*
 - a. *1 unit per 1650m² of site area in the Residential 2(a2) Zone at Exeter, Robertson and Burrawang (subject to adequate means of effluent disposal), and*
 - b. *1 unit per 750 m² of site area at Hill Top, Colo Vale, Yerrinbool, Willow Vale, Braemar, Balaclava and New Berrima (subject to adequate means of effluent disposal),*
- *prohibit cluster housing in the proposed Residential 2(a3) (Hamlet) Zone,*
- *provide for a new Residential 2(b) (Courtyard Unit) Zone that permits courtyard housing and cluster houses at a density of up to 1 x medium sized unit (ie 60-90m² floor area) per 360m² of site area,*
- *include a new definition for courtyard housing to include a reference to villa homes and townhouses, ensuring that all dwellings have direct and adjacent access to private open space at ground level,*
- *provide for a new Residential 2(b1) (Apartment Housing) Zone that permits residential flats at a density of up to 1 x medium sized unit (ie 60-90m² floor area) per 200m² of site area,*
- *include a new definition for apartment housing to include a reference to residential flats that do not have direct access to private open space at ground level,*
- *permit with Council's consent, residential apartment accommodation (shop top apartment housing) on land zoned Business 3(a) located within a town centre, on the condition that such accommodation is located above a shop or commercial office built at ground level. The residential apartment shall be able to be strata subdivided and not necessarily be occupied by a person or persons conducting a business on the same land,*
- *permit the community title subdivision of courtyard housing and cluster housing development **only** on the condition that significant community facilities (excluding driveways, landscaping areas, clothes drying facilities, garages and other basic amenities) are provided as part of the development and **only** following the full construction of the development. Minimum allotment sizes for new lots to be created to be determined on merit as per strata lots,*
- *ensure that all new development in the proposed Residential 2(b) (Courtyard Unit) and Residential 2(b1) (Apartment Housing) Zones is*

consistent with the neighbourhood urban and landscape character outcomes prescribed in the Shire Plan for the locality,

- *ensure that Council must not approve an application for courtyard unit, cluster housing, apartment housing or integrated small lot subdivision where such development would result in the removal of an existing dwelling house or significant vegetation located within 15 metres from the front boundary, unless it is satisfied that the removal of that dwelling or vegetation would not compromise the existing built and landscape character of the streetscape and neighbourhood,*
- *require all cluster houses to be single storey in height,*
- *require all courtyard unit housing to be no higher than single storey although bedrooms and other non-living spaces could be permitted within the roof space,*
- *require all apartment housing to be no higher than two (2) storeys,*
- *require a minimum of 30% of the number of approved sole occupancy courtyard units and cluster housing units to be constructed as adaptable dwellings complying with Australian Standard AS4299 – Minimum Standard.*
- *require a minimum of 30% of the number of approved sole occupancy apartment housing units (at ground level only) to be constructed as adaptable dwellings complying with Australian Standard AS 4299 – Minimum Standard.*
- *permit the integrated small lot subdivision of land located within a Residential 2(b) (Courtyard Unit) Zone. This will enable the creation of an allotment with an area of no less than 360m², BUT only on the condition that the Council must not approve of the subdivision unless it is satisfied that adequate provision has been made for:*
 - ◆ *the creation of no more than two (2) allotments on the land, in perpetuity,*
 - ◆ *each of the proposed allotments to have an approved dwelling house erected thereon, before subdivision approval is granted, with such dwelling houses each :*
 - i. *having a site coverage of no more than 0.3 : 1,*
 - ii. *being no higher than single storey (bedrooms and non – living areas in the roof space acceptable),*
 - iii. *being provided with at least one (1) off street car parking space located behind the building line, and*
 - iv. *having direct access to at least one parcel of private open space with a minimum area of 50m², located behind the primary building line,...and....*

- ◆ *both allotments to share a single driveway access to a public road (where practicable).*
- *include detailed performance criteria and guidelines for courtyard unit, apartment housing (including shop top apartment housing), integrated small lot subdivision, dual occupancy on corner allotments and cluster housing in respect of:*
 - ◆ *solar access and energy efficiency (call up Development Control Plan No 34 Energy Smart Homes),*
 - ◆ *privacy and overshadowing,*
 - ◆ *building and driveway layout being careful to avoid 'gun-barrel' developments',*
 - ◆ *setbacks,*
 - ◆ *relationship of development to public spaces (encourage retention/enhancement of existing dwellings and significant vegetation that front the street and other public places; ensure new buildings that have frontage to public places address those places for streetscape and safety purposes),*
 - ◆ *driveway access,*
 - ◆ *car parking (with likely reduced requirements for residential flats within the proposed Residential 2(b1) (Apartment Housing) Zone and reduced requirements for car parking for 1-2 bedroom courtyard units in Residential 2(b) (Courtyard Housing) Zone compared to the existing Development Control Plan No.18 – Residential Flat Building),*
 - ◆ *landscaping treatment (courtyard and communal areas),*
 - ◆ *materials and finishes,*
 - ◆ *size, orientation, configuration and treatment of private open space,*
 - ◆ *balconies and roof gardens,*
 - ◆ *clothes drying areas,*
 - ◆ *television and satellite aerials/dishes etc, and*
 - ◆ *waste storage and removal.*
- *permit the development and subdivision of dual occupancy housing (attached or detached) on land within the Residential 2(a) Zone and within the proposed Village Residential Zone (sewered) but only on corner allotments, and where such allotments have an area of no less than:*
 - *1000m² when located in a Residential 2(a) Zone or*
 - *1000m² when located in the proposed Village Residential Zone at Hill-Top, Colo Vale, New Berrima, Braemar, Balaclava and Willow Vale.*

(This action should be reviewed at such time in the future as reticulated sewerage is made available at Robertson, Burrawang and Exeter, subject corner allotments having an area of 2000m².)

- *prohibit the subdivision of dual occupancy development until such time as the construction of the development has been completed,*
- *require dual occupancy dwellings to be provided with separate driveway access via different street frontages,*
- *require all dual occupancy dwellings to be single storey in height,*
- *require at least one (1) approved dual occupancy dwelling to be constructed as an adaptable dwelling complying with Australian Standard AS 4299- Minimum Standard.*
- *Review existing developer contributions plans in respect of potential apartment, courtyard unit housing, integrated small lot subdivision and cluster housing identified in this plan with priority on the east Mittagong and Ascot Road, Bowral precincts.*
- *Repeal Development Control Plan No 18 (Residential Flat Buildings).*
- *Repeal Development Control Plan No 20 (Cluster Housing).*

Group Two: Other Housing Actions

- *Council participate in joint venture projects for affordable housing for “special needs groups” in partnership with community housing providers. Such projects should be confined to “ecologically sustainable” and “adaptable” housing forms where the Council’s role could involve:*
 - *the donation or contribution at a discounted value of Council owned land that is surplus to its needs,*
 - *waiving of application fees and development contributions (subject to donation funds being available), and*
 - *the contribution of in-kind assistance in design and construction where appropriate and available resources permit.*

These projects should be promoted as “model” developments.

- *Consider the preparation of a policy on “developer agreements” for incorporation into the statutory Shire Plan, dealing with the provision of on site and off site infrastructure requirements of major new greenfield release area subdivision developments, as an alternative to developer contributions plans.*
- *Adopt as policy, that any review of developer contributions plans incorporates a “theoretical lot yield” or “equivalent developable area” basis for apportionment and setting contribution rates.*
- *Examine the potential for the preparation of a developer contributions plan to acknowledge the need for additional community transport infrastructure, and to act as a means to collect funds to acquire such additional resources.*

- *Examine the potential for the preparation of a developer contributions plan to address an emerging need for supplementary respite care facilities and other aged support infrastructure, likely to strengthen in the next 5-10 years.*

Set 3: *Employment and Economic Development*

strategies

- *Opportunities should specifically be provided for the development of a range of newly emerging enterprise types in appropriate locations within the urban eco-setting including:*
 - *new tourism (accommodation, recreation, food and wine, culture and specialty retailing) that seek to add value to, and integrate with, agricultural, cultural and recreation sectors,*
 - *education and technology based enterprises (call centres, research and development, business schools, advanced learning facilities, etc),*
 - *local food processing industries integrated with the sale and promotion of locally distinctive produce, but excluding those involved with the production of genetically modified food products,*
 - *ecologically sustainable and technology efficient manufacturing enterprises, and*
 - *transport and storage activities.*
- *Match the location of opportunities for different types of tourism accommodation and recreation, with the corresponding preferred 'tourism experience' as much as is practicable.*
- *Recognise a future demand and make provision for a range of opportunities to supplement existing retailing and commercial office uses within existing business centres, bearing in mind likely pressures generated by future population growth. This would include the identification of a site for a discount department store, and providing for mixed use (residential apartment/retail/offices) within existing business centres.*
- *Seek to retain and grow employment opportunities in villages by:*
 - *posing less constraints on home based employment, but retaining amenity protection measures, and*
 - *providing for designated village business zones.*
- *Assure the long term sustainability of the Shire's tourism assets within the urban eco-setting, including its :*
 - *cultural heritage,*

- *dispersed urban settlement pattern,*
- *the physical and cultural (including architectural and garden/streetscape) character of its towns and villages,*
- *existing accommodation and associated tourism enterprise base.*
- *The scale and form of tourist accommodation and recreation activities undertaken in the urban eco-setting will assist in the conservation of the Shire's tourism asset base by complementing its landscape setting, and by not compromising:*
 - *the character and primary purpose or function of the place, and*
 - *resident amenity.*
- *Provide for greater certainty in the planning and decision making processes that affect employment generating development.*

land use planning actions

- *Support a recommendation to amend the statutory Shire Plan to:*
 - *be clear and specific on development descriptions and definitions that reflect contemporary enterprise types relevant to the urban eco-setting such as research and development facilities, software production houses, call centres, discount department stores, and furniture/home-ware and electrical discount type stores that combine bulky goods and associated smaller item retailing, different accommodation and recreation facilities,*
 - *include aims for employment development that apply to areas within the urban – eco-setting supported by appropriate place based planning objectives,*
 - *include a requirement for Council to take the employment generation potential and economic multiplier impacts of development into account when assessing development proposals,*
 - *provide for a specifically zoned Eco-Enterprise Precinct across the area generally known as the Berrima Moss Vale Industrial Corridor to provide for a range of ecologically sustainable development opportunities for large scale technology/research/education/manufacturing type enterprises that would typically seek out a high quality business park location, and that would :*
 - a. *require Council to be satisfied that each development achieved a suitable cost benefit ratio from a comprehensive environmental, social and economic assessment of the proposal and its on-going operation prior to issuing approval,*
 - b. *prohibit dwelling houses and tourism accommodation from the precinct,*
 - c. *restrict subdivision within the precinct to accommodate only large scale enterprises (say 10-40 hectares), and*
 - d. *make allowance for compliance with a development control plan to retain significant vegetation; minimise the visual prominence of buildings; control vehicle access; ensure adequate infrastructure is in place prior to development proceeding etc.*

Also permit motor recreation (driver training, off-road vehicle instruction), extreme sports, water amusement facilities, and motorised water recreation in the proposed eco-enterprise zone at Moss Vale/Berrima,

- *rezone surplus SRA owned land in the vicinity of Argyle Street, Hoskins Street and the Moss Vale Railway Station at Moss Vale business centre, to specifically accommodate a discount department store and bulky goods retailing facilities that include the sale by retail of certain related smaller items from the same premises, but excluding a supermarket and separate specialty retailing,*
- *nominate small scale village business zones to provide development opportunities for village baseline services and facilities and tourism accommodation and recreation at Hill Top, Colo Vale, New Berrima, Burrawang, Wingello and Exeter,*
- *permit, in Bowral, the erection of mixed use professional offices / residential apartment accommodation on properties fronting Walker Street (between Funston Street and the existing Business 3(a) Zone) up to a maximum height of three (3) storeys,*
- *extend the existing Business 3(a) Zone in Mittagong to include the area bounded by Regent Street, Winifred West Park and Albion Street, on the condition that all properties are amalgamated into a single development parcel that has frontage to both Winifred West Park and Regent Street, prohibits on-site parking and instead provides for additional on-street parking in Regent Street. Such development to be restricted to two (2) storeys at its frontage to the park, but three (3) storeys elsewhere,*
- *permit mixed residential apartment / retail / commercial office development in Business 3(a) Zones, in all business centres,*
- *to permit guest houses in residential zones, including village residential zones,*
- *to permit hotels, motels, guest houses, bed and breakfasts and backpacker accommodation in the Business 3(a) and 3(b) Zones and the proposed Village Business Zone,*
- *to permit country fairs and festivals in the proposed Core Business Centre Zone, proposed Perimeter Business Zone, proposed Village Business Zone and upon public land located within business centres and the villages.*

Set 4: Tourism

strategies

- *Assure the long term sustainability of the Shire's tourism assets within the urban eco-setting including :*

- *its existing accommodation and associated tourism base,*
 - *the Shire's European and indigenous cultural heritage,*
 - *its specialty retailing outlets located in its villages and business centres,*
 - *the Shire's dispersed and small scale town and village settlement pattern, and*
 - *the physical and cultural (including architectural and garden/streetscape) character of its towns and village.*
- *Provide for a range of new opportunities for the utilisation of the Shire's tourism assets within the urban eco-setting, to create new found prosperity and employment, in an ecologically sustainable manner. (This will include 'new tourism' that seeks to add value to and integrate with open garden inspections, food and wine, heritage and cultural instruction activities like cooking, art and sculpture, music tuition etc).*
 - *Match the location of opportunities for different types of tourism accommodation and recreation activities, with the corresponding preferred 'tourism experience' as much as is practicable.*
 - *The scale and form of tourist accommodation and recreation activities undertaken in the urban eco-setting, will assist in the conservation of the Shire's tourism asset base, by complementing the attractiveness of the Shire's urban neighbourhoods (towns and villages) and by not compromising:*
 - *the character and primary purpose or function of the place, and*
 - *the amenity of the place.*
 - *Provide for greater certainty in the planning and decision making processes that affect tourism development within the urban eco-setting.*

land use planning actions

- *Support a recommendation to amend the statutory Shire Plan to:*
 - *be clear and specific on development descriptions and definitions, that reflect contemporary tourism enterprises relevant to the urban eco-setting, such as guest houses, backpacker accommodation, cultural instruction activities, cultural fairs and festivals, motor based recreation, extreme sports and water amusement facilities,*
 - *include a new definition for 'guest house' meaning the provision of overnight/holiday accommodation within a dwelling house (occupied by permanent residents) for up to 12 guests, and the provision of meals to those guests only,*
 - *include a definition for 'backpacker accommodation' meaning the provision of non-private dormitory or hostel based overnight/holiday accommodation for up to 30 guests, including the provision of meals to those guests only,*
 - *permit with Council's consent, guest houses in residential areas, (but excluding areas designated for courtyard or apartment housing),*

- *list existing approved accommodation establishments (not being bed and breakfasts or guest houses) as permissible uses in a schedule attached to the Shire Plan,*
- *prohibit hotels, motels, backpacker accommodation and other tourist facilities (excepting bed and breakfasts and guest houses) in Residential Zones including Village Residential Zones,*
- *permit with Council's consent, hotels, motels, guest houses, bed and breakfasts and backpacker accommodation in the proposed Village Business Zones,*
- *permit with Council's consent, hotels, motels, guest houses, bed and breakfasts, and backpacker accommodation in the proposed Core Business Centre Zone, proposed Perimeter Business Centre Zone and proposed Village Business Zone,*
- *permit with Council's consent, caravan park accommodation in public and private Open Space Zones within townships and villages (but only in circumstances where ecological resources are protected),*
- *permit with Council's consent, motor recreation, extreme sports, and water amusement facilities in the proposed Eco-Enterprise Zone at Moss Vale-Berrima, and*
- *permit with Council's consent, country fairs and festivals on land located within the proposed Core Business Centre Zone, proposed Perimeter Business Centre Zone and proposed Village Business Zone and upon public land located within business centres and the villages.*

Set 5: Environment

strategies

- *Conserve and improve the condition of critical ecological resources within the urban ecological setting, such as remnant bushland with an Endangered Ecological Community classification, where practicable.*
- *Ensure that development within the urban ecological setting does not have off site environmental impacts.*
- *Encourage appropriately managed community use of ecological resources.*
- *Facilitate the rehabilitation of degraded natural environments and ecosystems (as part of the development process and through community initiatives) where practicable.*
- *Facilitate the appropriate development and use of land, taking into account the principles of ecologically sustainable development.*

- *Promote the retention and enhancement of native vegetation and natural hydrological processes along watercourses as much as is practicable.*
- *Foster a sense of ‘living with the natural environment’ rather than seeking to remove or modify it.*
- *Minimise hazards from bush fires to life and property, and have regard to the consequences of bush fires for land development and management, and biodiversity conservation in the urban ecological setting.*

land use planning actions

- *Support a recommendation to amend the Shire Plan to:*
 - *include provisions that require the Council to be satisfied that subdivision allotment design, size and siting, respect and follow ecological catchment, topographical or other natural boundaries that facilitate long term conservation of ecological resources,*
 - *minimise the risk of degradation of ecological assets located within the urban ecological setting, and prevent the risk of degradation of ecological assets and ecosystems on any adjoining land within the natural bushland or rural ecological setting (subject to planning for and managing the risk to life and property, arising from potential bushfire and any other environmental risk),*
 - *require that a development application for the subdivision or development of land located on or adjacent to, or near to land occupied by critical ecological resources, or located within the natural bushland ecological setting, be accompanied by a detailed flora and fauna assessment and an environmental management plan.*

The environmental management plan would need to make provision for the ongoing management of the land and development, and the management of its ecosystems and native vegetation (where applicable).

The environmental management plan must be consistent with the objectives of the Shire Plan and should be used to promote development that is consistent with those objectives.

- *include a detailed set of ecological sustainable development performance criteria, that development located on land within the urban ecological setting must comply with. Performance criteria must, where relevant, address matters including:*
 - artificial wetlands and dams,*
 - buffer areas required when development or land use is located adjacent or near to critical ecological resources (eg Endangered Ecological Community, threatened species etc); the natural bushland or rural ecological setting where there is a risk of adverse impact on the ecological value of adjoining land,*

- c. *bushfire risk management,*
 - d. *cleaner production processes,*
 - e. *clearing,*
 - f. *cultural plantings, landscape and gardens,*
 - g. *development scale, type and intensity (including building footprints, design, visual obtrusiveness, etc),*
 - h. *earthworks and site disturbance,*
 - i. *effluent disposal,*
 - j. *energy efficiency,*
 - k. *fauna protection,*
 - l. *retention/enhancement of habitat and habitat corridors where practicable,*
 - m. *impervious surface areas,*
 - n. *environmental rehabilitation of degraded ecological resources and ecosystems,*
 - o. *road and access design + construction and maintenance,*
 - p. *roadside reserve vegetation,*
 - q. *waste minimisation,*
 - r. *water conservation,*
 - s. *protection and enhancement of watercourses and riparian lands.*
- *require all applications for subdivision, multiple unit housing and all other non residential development, undertaken on land adjacent or near to the proposed Bushland Preservation Zone and Bushland Preservation (Public Ownership) Zone, to be referred to the National Parks and Wildlife Service for consideration and comment.*
- *Support a recommendation to extend the provisions of Development Control Plan No 39 (Energy Smart Homes) to apply to commercial, industrial and other non-residential development, and include those provisions into the statutory Shire Plan.*
 - *Support a recommendation to repeal Council’s current Tree Preservation Order and insert provisions into the statutory Shire Plan to require development consent for the clearing of certain vegetation, in the urban ecological setting including:-*
 - (a) *the removal of native or introduced trees exceeding a specified size; and*
 - (b) *the removal of individual trees, gardens or areas / stands of vegetation that are either:-*
 - *listed in Council’s Significant Tree Register and/or Centenary of Federation Tree Plantings Register,*
 - *located on premises of items of environmental heritage;*
 - *located on public land (including roadside vegetation), or*
 - *identified as a potentially significant ecological resource.*

In determining whether to grant consent, Council be required to be satisfied that the proposal will not compromise the “place based planning objectives” for the locality, (as contained within the respective “precinct plan”), that are concerned with the conservation of the scenic, landscape and heritage values of the locality.

Set 6: Industrial Development

strategies

- **Strategies to provide opportunities for the development of new “clean production” enterprises and expansion of existing businesses including:-**
 - *Statutory planning instruments should identify specific opportunities for the development of a range of newly emerging industrial enterprise types in appropriate locations, including:-*
 - *education and technology based enterprises (like call centres, software publishing and other information technology businesses, research and development facilities, business schools etc, - could be agriculture, etc related businesses), that would seek to be accommodated in high quality business park environments, not necessarily within a business centre . These businesses would need to demonstrate that they are not involved in the production of genetically modified food products,*
 - *local food processing industries integrated with the sale and promotion of locally and regionally distinctive produce for the tourism market. Location of such opportunities should depend on the scale of activity proposed, ie either a rural or industrial area. These businesses would also need to demonstrate that they are not involved in the production of genetically modified food products,*
 - *ecologically sustainable and technology efficient manufacturing enterprises, and*
 - *transport and storage activities that take advantage of the proximity to the Sydney-Canberra transport corridor.*
 - *Seek to retain and grow small-scale industrial employment opportunities in villages through permitting an expansion of home based employment beyond limits imposed by current planning controls, but such that environmental quality and community amenity is not compromised.*
- **Strategies to ensure greater certainty in the planning and decision making processes**
 - *Ensure that the Shire Plan is clear and specific (as much as is practicable) on the descriptions and definitions for the wide range of development and land use activities associated with future industrial enterprises. Such descriptions and definitions should embrace contemporary enterprise forms like, call centres, information technology and software production etc.*
 - *Include clear and precise development standards and performance criteria in the statutory Shire Plan for industrial development, that achieve industrial*

development that maintains residential amenity, adjoining land use compatibility, streetscape integrity and ecological sustainability

- **Strategies to ensure that the required infrastructure is in place to facilitate the take up of new enterprise development opportunities and enable existing businesses to expand in an ecologically sustainable way.**
 - *Depending upon the type (could be low or no interest loans) and extent of funding assistance from government, prepare developer contributions plans or developer agreement plans that support the timely provision of infrastructure to facilitate new economic investment without compromising environmental quality and community amenity.*

land use planning actions

- *Support a recommendation to review the Shire Plan to:*
 - *ensure that land use activity definitions are specific and reflective of contemporary enterprise types including research and development facilities, software production houses, and call centres,*
 - *permit with Council's consent, call centres, information technology enterprises, and research and development facilities, but not professional offices that rely on "physical" on-site transactions or dealings with the general public, in industrial zones, (such call centres, information technology enterprises, and research and development facilities shall not be permitted to be involved in the genetic modification of food or drink products),*
 - *prohibit all industrial enterprises or facilities (including research and development facilities, and information technology enterprises), which are involved in the genetic modification of food or drink products,*
 - *prohibit bulky goods retailing in industrial zones,*
 - *prohibit extractive industries in the industrial zones,*
 - *permit with Council's consent rural industries on land zoned Industrial 4(a),*
 - *permit with Council's consent, items that are manufactured on premises located in Industrial Zones, to be sold from the same premises so long as the area allocated to sales is limited to an ancillary scale,*
 - *require Council not to grant consent for industrial development until it is satisfied that adequate infrastructure exists (or is planned) to meet the requirements of such developments.*
- *That as a matter of policy, Council recognise the value of buffers, defined as an area of land between adjoining land uses or developments that is created for the purpose of mitigating impacts of one use upon another, as a legitimate means of reducing the potential for conflict between adjoining land uses.*

Buffer areas should be located within the site being developed for industrial purposes and be provided/funded by the proponent of that development. Where adjoining conflicting land uses (ie residential uses) are wanting to establish adjoining or adjacent to an existing industry, or an industry previously approved for development, it is the responsibility of the proponent of the later development to provide/fund such buffer.

- *Support a recommendation to amend the Shire Plan to provide for a specifically zoned Eco-Enterprise Precinct across the area generally known as the Berrima / Moss Vale Industrial Corridor. (There is a need to review the boundaries of the Eco-Enterprise Precinct to better define visual and landscape catchments).*

The Eco-Enterprise Precinct should make provision for a range of ecologically sustainable development opportunities for large scale enterprises including:-

- *technology based businesses including research and development facilities, software production houses and call centres,*
- *technology efficient manufacturing and food processing,*
- *communications facilities,*
- *recreation facilities (including motor recreation, extreme sports and water amusement facilities), and*
- *transport and storage facilities*

..... that would typically seek out a high quality business park environment.

To avoid potential land use conflicts, dwelling houses and tourism accommodation should be prohibited from developing in the Eco-Enterprise Precinct.

Land within the Eco-Enterprise Zone should be able to be considered for subdivision into allotments that would accommodate a variety of larger scale enterprises, ranging from say 10-40 hectares. Subdivision, should however, be integrated with the designated end use of the land where practicable. Over the long term, this would lead to greater efficiencies in the use of the land within the precinct.

- *Support a recommendation to review the Shire Plan to provide a set of environmental and amenity performance criteria in respect of future development proposed within the Eco-Enterprise Precinct that assures:*
 - *retention of significant vegetation,*
 - *siting of buildings and structures to minimise visual prominence in the landscape,*
 - *effective landscape screening of development, particularly as viewed from Berrima Road,*
 - *controlled vehicle access,*
 - *subdivision of land into development parcels that reflect a preferred allotment pattern, and*
 - *that ensures adequate infrastructure is in place at the time development occurs.*

- *That Council review Development Control Plan No 33 - Advertising and Signage for industrial areas to ensure that advertising signage:-*
 - *complements the landscape setting of development,*
 - *is in scale with associated buildings and/or the space in which the signs are positioned,*
 - *does not dominate building facades of industrial development,*
 - *for multiple site occupancies achieves a co-ordinated approach to advertising by means of appropriately located and “sized” directory facilities.*

- *Support a recommendation to review the Shire Plan to provide for a detailed set of environmental and amenity performance criteria in respect to future industrial development at Braemar, Mittagong, Bowral and Moss Vale to address matters relating to:*
 - *retention of significant vegetation;*
 - *appropriate noise attenuation;*
 - *siting of buildings and structures to minimise visual prominence in the landscape,*
 - *work undertaken on footpaths and other public places,*
 - *effective landscape screening of development, (particularly as viewed from the Old Hume Highway in the case of Braemar),*
 - *controlled vehicle access and parking,*
 - *the subdivision of land into development parcels that reflect a preferred allotment pattern, and*
 - *the need to ensure that adequate infrastructure is in place at the time development occurs.*

- *Support a recommendation to amend the Shire Plan to include a definition for “**cleaner production**” meaning the continuous application to processes, products and services, of an integrated, preventative, environmental strategy to increase efficiency and reduce risks to humans and the environment.*

For production processes: cleaner production includes conserving raw materials and energy, eliminating toxic raw materials, and reducing the quantity and toxicity of all wastes and emissions before they leave a process.

For products: the strategy focuses on reducing impacts along the entire life cycle of a product, from raw materials extraction to the ultimate disposal of the product.

For services: cleaner production reduces the environmental impact of a service provided over the entire life cycle, from system design and use to the consumption of resources required to provide the service.

The Shire Plan should be amended to ensure that future applications for industrial development satisfy these criteria, prior to council granting consent.

- *Support a recommendation to amend the Shire Plan to extend the existing provisions for home enterprises to all village areas.*

Set 7: Villages

strategies

- *Ensure that villages retain their individual spatial, architectural and landscape character, sense of place, heritage significance and scale.*
- *Prevent the expansion of villages and changes to existing village zone boundaries (other than in accordance with variations consistent with the Council's Sustainable Housing Policy) to ensure:*
 - *convenient and comfortable pedestrian and cycle access to central village services and facilities for village residents,*
 - *retention of a village scale and sense of place to achieve a compact urban form,*
 - *a genuine respect for a village's landscape setting and visual catchment, and*
 - *proper recognition of the constraints imposed by surrounding land uses including bushfire risks, topography, vegetation/biodiversity, and productive rural land.*
- *Create opportunities to develop baseline village services and opportunities that are centrally located, easily accessed and focussed on any existing services and facilities where possible.*
- *Create opportunities for housing and cultural facilities in villages to assist some older village residents to continue to live in their local communities.*

land use planning actions

- *Support a recommendation to amend the statutory Shire Plan to :*
 - *include specific 'place based' planning objectives for each village, (including cultural objectives) that are based on adopted character statements for each village.*
 - *introduce new 'Village Business Zones' into the Shire Plan that would permit with Council's consent:*
 - ◆ *general store/post office,*
 - ◆ *taverns/hotels/motels, guest houses, backpacker accommodation and bed and breakfasts,*
 - ◆ *butchers,*
 - ◆ *bakeries,*
 - ◆ *chemists,*
 - ◆ *greengrocers,*
 - ◆ *refreshment rooms/takeaways,*

- ◆ *hairdressers,*
 - ◆ *arts and craft shops,*
 - ◆ *hardware shops/rural supplies,*
 - ◆ *commercial offices/health care professionals,*
 - ◆ *small scale artisan manufacturing in association with a showroom,*
 - ◆ *a dwelling house or residential flat used in conjunction with the operation of the above uses (for shopkeepers).*
- *identify suitable small scale 'village business zones' for Wingello, Exeter, Burrawang, Hill Top, Yerrinbool, Colo Vale and New Berrima that:*
- a. *are located within a comfortable walking distance of approximately 500 metres to most village households,*
 - b. *are located on a public transport route where available, and*
 - c. *focus on existing non-residential land uses where they exist.*
- *replace the existing Residential 2(c) Zone with the proposed Village Residential 2(a2) Zone at Wingello, Burrawang, Hill Top, Colo Vale, Yerrinbool and New Berrima in order to generally retain the predominantly residential character of those places,*
- *replace the existing Residential 2(c) Zone with the proposed Village Residential 2(a2) Zone at Willow Vale, Braemar and Balaclava, other than land currently occupied by a non-residential use which should be zoned to permit either an office, shop or the existing use, ensuring that supermarkets, car sales yards and other large scale developments are prohibited,*
- *replace the existing Residential 2(c) Village Zone at Balmoral, Aylmerton, Penrose, Fitzroy Falls and Medway, with a new Residential 2(a3) Hamlet Zone, which permits with Council's consent:*
- ◆ *subdivision,*
 - ◆ *dwelling houses,*
 - ◆ *bed and breakfasts,*
 - ◆ *guest houses (up to a max of 12 guests),*
 - ◆ *community facilities,*
 - ◆ *exhibition gardens*
 - ◆ *recreation gardens (without Council's consent),*
 - ◆ *home enterprises,*
 - ◆ *home industries,*
 - ◆ *home occupations,*
 - ◆ *professional consulting rooms,*
 - ◆ *churches,*
 - ◆ *stables,*
 - ◆ *utility installations,*
 - ◆ *general stores,*
 - ◆ *artisan studios,*
 - ◆ *refreshment rooms,*

- *permit guest houses in the proposed Village Residential 2(a2) Zone and Residential 2(a3) (Hamlet) Zone.*
- *Undertake a specific local environmental study to identify the basis for reviewing the subdivision potential available at Wingello. Such a study shall address issues of infrastructure capacity and potential cumulative environmental impacts.*
- *Review Development Control Plan No 20 – Cluster Housing to incorporate a density control of 1 cluster dwelling per 1650m² of site area applicable to the Residential 2(a2) Zone (excepting areas within that zone with a minimum allotment size for subdivision of 4000m², where the density shall not exceed 1 cluster dwelling per 3350m²).*
- *Support a recommendation to include in the statutory Shire Plan for each village, based on its individual ‘sense of place’ and cultural identity, environmental and amenity performance criteria with respect to future subdivision, residential and business developments that addresses matters including:*
 - *the retention of the scale, heritage significance, architectural and landscape character of each village,*
 - *the design, layout, siting and construction of subdivision,*
 - *new architecture (both residential and business),*
 - *the design and siting of street and other lighting to retain night sky qualities and avoid light spillage, and*
 - *local environmental risks or hazards such as bushfire or flooding.*
- *Undertake a heritage assessment of buildings and places with potential heritage significance, within each village, with a view to including significant buildings and places in the Schedule of Items of Environmental Heritage within the statutory Shire Plan.*

Set 8: Business Centres

strategies

1. Strategies to strengthen the viability and sustainability of the Shire’s business centres including:

- *Maximise the uptake of infill residential development opportunities in close proximity to business centres.*
- *Statutory planning instruments should provide opportunities for housing accommodation within centres as part of mixed retail / office / residential development, in appropriate locations.*
- *Maximise access to and within centres.*

- *Create public spaces in business centres for community interaction (to be used for purposes other than commerce and retailing) that reflect local cultural values and opportunities for informal and formal activity.*
- *Arrange for the provision of town centre infrastructure, such as, main street bypasses, public car parking, and enhanced public transport facilities/access, that supports further private investment in those centres and their ongoing sustainability.*
- *Statutory planning instruments should recognise likely future demand for a range of opportunities to supplement existing retailing and commercial office (professional, health, personal and community services activities) uses, generally **within** existing business centres, such that the established hierarchy and total viability of centres is reinforced, where practicable. This would include a free standing department / discount department store on a nominated site.*

That site must be located within or contiguous to an existing town centre as opposed to a green-field site, recognise projected retail expenditure forecasts and the availability of existing supermarket facilities within the Shire, and the potential economic impacts arising thereon. Any department / discount department store development should not be permitted to include a supermarket component, nor higher order specialty retailing facilities.

- *Council will not support the rezoning of land to support the development of a separate greenfield site for a new large scale retail development/centre, within the life of this plan.*
- *Statutory planning instruments should recognise a demand for new forms of combined bulky goods retailing, and retailing of smaller items (eg home-ware and electrical stores) and provide opportunities for this type of development:*
 - *in business centres subject to the availability of appropriate access and loading/unloading arrangements, and*
 - *a specifically nominated bulky goods retailing zone contiguous to an existing business centre.*

2. Strategies to ensure town centre footprints do not generally expand beyond their existing zoned boundaries, to promote ease of pedestrian circulation and access throughout, high intensity of use and vitality, better utilisation of infrastructure and protection of existing residential amenity.

- *Generally, do not expand the existing commercially zoned areas of the business centres beyond their existing boundaries where redevelopment and new development potential currently exists.*
- *Proactively identify, in development control plans, opportunities for new development or redevelopment within existing town centre boundaries, that do not compromise:*

- *heritage significance,*
 - *existing character and scale, and*
 - *traffic and pedestrian circulation*
- *Any expansion of existing town centre commercial zones should be restricted to areas that do not have frontage to a major road (so as to avoid ribbon development and related traffic and pedestrian circulation difficulties) and must be contiguous to an existing town centre boundary.*
 - *Minimise the risk of a ‘donut effect’ within existing business centres (particularly Mittagong and Moss Vale) where new commercial development might seek to locate on the fringe (unzoned areas) of a town centre whilst ‘core’ areas are left underdeveloped. Ensure that ‘core’ centre areas are fully developed and function as the traditional ‘central place’ of town community activity, prior to considering extensions to the commercial zoned boundaries of business centres.*
 - *Statutory planning instruments should contain provisions that discourage on-site car parking co-located with new small scale development, in Bowral sub regional centre, to promote:*
 - *more efficient use of the land and a more compact town centre,*
 - *improved management of traffic circulation within the core area, and*
 - *less potential for conflict with pedestrians in the core area.*

In these circumstances, the developer would be required to satisfy parking requirements by making a developer contribution for off-site public car parking in accordance with a developer contributions plan.

- *Encourage the development of the underutilised rear portions of commercial sites in business centres, for new retail, café, office and other uses (including outdoor activities) in circumstances where :*
 - *access for loading to the site can be accommodated without disruption to the local traffic and pedestrian circulation system,*
 - *public car parking is available nearby, and*
 - *proponents are prepared to meet the cost of replacing lost on site car parking in public parking facilities.*

3. Strategies to ensure that business centres remain as ‘central community places’ and not just shopping centres.

- *Create usable, high quality and accessible public spaces in business centres for community interaction that reflect local landscape and cultural values and opportunities for informal and formal human activity.*
- *Statutory planning instruments should seek to ensure that new development in business centres ‘relates’ to the main and other street frontages, by avoiding long continuous edges without public access.*

- *Encourage the shared use of nominated public spaces within business centres between the public and outdoor oriented business uses like cafes.*
- *Treat the main street/central core areas of business centres as one multi purpose integrated community space, where :*
 - *pedestrian amenity and circulation has priority over motor vehicle movement and parking,*
 - *protection is offered from climatic elements,*
 - *pedestrian areas are not compromised by overshadowing,*
 - *landscape, art and sculpture reflecting local cultural values, are integral elements in any streetscape enhancement, and*
 - *the core space is conveniently connected (for pedestrians) to public car parking, public transport access, cycle facilities and the surrounding pedestrian network.*

4. Strategies to ensure that the required infrastructure is in place to facilitate enhanced economic investment within, and community use of, business centre environments.

- *Arrange for adequate car parking facilities to be provided in business centres to meet the needs generated by new commercial development, and encourage car parking facilities to be :*
 - *centrally located,*
 - *separately nominated/operated for either shopper/visitor, employee, or commuter use,*
 - *designed and sited to minimise the take-up of commercially zoned land, and minimise the intrusion into surrounding residential precincts,*
 - *designed, sited and treated to minimise their visual obtrusiveness, and*
 - *designed, sited and treated so as to ensure that vehicle and public security is optimal.*
- *Determine the route for business centre bypasses/alternative routes (Bowral in the shorter term, and Moss Vale and Mittagong in the longer term) to generate opportunities for significant main street/central core improvements.*
- *Plan for the revitalisation of main street/core areas into shared vehicle/pedestrian precincts as funds become available.*

5. Strategies to retain the character and scale of architecture and landscape within business centres

- *Statutory planning instruments should include separate place based planning objectives for the desired function, scale and character of each business centre.*
- *Set a height limit for new development within business centres, that respects the amenity and scale of existing development in the main streets in particular, and overall, that does not compromise the overall scale of each place.*

- *Prepare development controls and guidelines incorporating building envelopes, (for inclusion into the statutory Shire Plan) for infill development in the existing business centres. Such controls and guidelines should identify significant redevelopment opportunities in existing underdeveloped business centre precincts.*
- *Prepare development controls and guidelines (incorporating building envelopes) for new development in any extension to existing business centre areas, with particular emphasis on:*
 - *connectivity to the existing centre,*
 - *respect for existing centre architectural scale and form,*
 - *traffic management and access to parking and public transport facilities, and*
 - *access for delivery vehicles.*

land use planning actions

- *Support a recommendation to amend the Shire Plan to :*
 - *include place based planning objectives for each individual business centre,*
 - *permit the sale of bulky goods in existing Business 3(a) Zones where rear lane or separate off-street loading access is available,*
 - *restrict the height of new development in business centres to a maximum of 2 storeys in the main street/core area and 3 storeys elsewhere - excepting Bundanoon (which should be restricted to 2 storeys overall, subject to heritage and streetscape considerations),*
 - *require that conditions of development consent relating to the provision of on-site car parking in association with retail/commercial development in business centres, stipulate that such on-site parking is to be made available **to the public** and not only tenants or other potential users, and*
 - *permit residential flat accommodation as separate parts of mixed use retail and commercial office developments in all existing Business 3(a) Zones.*
- *As a matter of policy, Council resist the expansion of business centre business zones except in circumstances where it can be satisfied that :*
 - *all existing business zones within each centre, have been fully developed, or*
 - *the complete take-up of the remaining theoretical development potential would compromise the centre's heritage significance, town character and scale and/or traffic/pedestrian amenity.*
- *As a matter of policy, Council generally not support the extension/creation of commercial zones that would have frontage to major roads.*
- *Prepare detailed environmental, urban design and amenity performance criteria (for inclusion in the statutory Shire Plan) for each business centre that:*

- *identifies key potential development and redevelopment sites, and nominates design, siting, access, building envelope, floor space ratio, etc controls for those sites, and*
- *achieves sensitive infill development that respects each town centre's urban form and scale, streetscape value, amenity, road and pedestrian access hierarchy.*
- *As a matter of policy, any extension to the business zoned area of a centre shall be accompanied by detailed performance criteria (included as part of the statutory Shire Plan) that pays particular emphasis to :*
 - *connectivity to the existing centre and key facilities,*
 - *respect for the centre's existing scale, form and landscape character, and*
 - *traffic management, road access, loading arrangements, public transport accessibility and car parking.*
- *As a matter of policy, Council to pursue the creation of formal rights of way across land that it holds in separate ownership (not being a public road), such as car parking areas, to promote more effective occupancy of underutilised business zoned land. This shall guarantee access to properties that currently enjoy informal access via Council car parks, and to discourage access for loading, etc via main street frontages. Council will require payment of compensation from developers for procurement of right of way access, and shall appropriate contributions towards providing public car parking to replace existing spaces lost to redevelopment.*

Set 9: Mining and Extractive Industries

strategies

- *Ensure that mining (including surface facilities) and extractive industries are excluded from urban areas.*
- *Avoid heavy road haulage of coal, mineral and extractive resources through towns and villages.*

land use planning actions

- *Support a recommendation to amend the statutory Shire Plan to:*
 - *amend the definition of mines to include associated surface facilities,*
 - *prohibit mining and extractive industries in all urban zones including the industrial zones, and*
 - *ensure that the Council does not grant consent to proposals for mines or extractive industries where associated quarry/mine related traffic is concentrated in towns and villages.*