

**WINGECARRIBEE OUR FUTURE**

**STRATEGIC PLAN**

**PART 6**

**SUMMARY OF NON-STATUTORY  
ACTIONS AND POLICIES**

**October 2002**

## DISCLAIMER

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## **Matters other than statutory planning issues - including policy recommendations**

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### **AGRICULTURE**

- *Include on Section 149 Certificates issued in respect of land zoned Rural 1(c) a note that identifies examples of activities that are permissible in the zone, eg nurseries, tourist facilities, hotels and motels, educational establishments etc.*
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### **BUSINESS CENTRES**

#### **Other Actions**

##### **General**

- *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 under-utilised commercial zoned land, to 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.*

##### **Bowral**

- *In partnership with community stake-holders, continue to lobby the RTA and the NSW Government for funding assistance to construct the first stage of the Bowral sub-regional centre by-pass (Station Street).*
- *Acquire land in the vicinity of Council's existing public car park at Banyette Street to enable the extension of that car park at ground level in the first instance, and the construction of a decked facility across both sites at a later stage.*
- *Acquire land from the SRA along the western side of Station Street south of Council's existing car park through to Bowral Street, for future car parking.*
- *Prepare a developer contributions plan to assist with funding the acquisition of land and construction of the Banyette/Wattle Street and Station Street car parks.*
- *In conjunction with the Bowral Masterplan Committee, Council to finalise a Masterplan for streetscape improvements to the town centre, focussed on Boolwey Street, Wingecarribee Street and Bong Bong Street, and progressively implement as funds become available.*

- *As funds become available, progressively implement the PAMPS program for Bowral.*

#### Moss Vale

- *In partnership with community stake-holders, commence lobbying the RTA and the NSW Government to construct a Moss Vale town centre bypass for the Illawarra Highway, and the northern town centre bypass linking Berrima Road with Suttor Road.*
- *Seek funding assistance to carry out a heritage conservation study for the Moss Vale business centre with particular emphasis on Argyle Street.*
- *Investigate public car parks in Moss Vale with a view to examining potential options for a possible 'decked' or underground parking facility to meet the centre's longer term parking needs.*
- *As funds become available, progressively implement the PAMPS program for Moss Vale.*
- *In conjunction with the Moss Vale Masterplan Committee, Council to complete a masterplan for streetscape improvements to the town centre, focussed on Clarence Street, Argyle Street and connections between, and progressively implement as funds become available.*
- *Prepare a new developer contributions plan for Moss Vale, that addresses likely future impacts on town centre road and traffic management, and drainage infrastructure, generated by business centre development, and residential development in the township as a whole.*

#### Mittagong

- *Council to seek the acquisition of land for additional future public car parking at Mittagong in the vicinity of Regent Street.*
- *In conjunction with the Mittagong Masterplan Committee, Council to progressively implement the remaining stages of the Mittagong masterplan as funds become available.*
- *As funds become available, progressively implement the PAMPS program for Mittagong.*

#### Bundanoon

- *In conjunction with the Bundanoon Masterplan Committee, Council to complete a masterplan for streetscape improvements to the town centre, focussed on Church Street and Railway Parade in the first instance (including a town square proposal) and progressively implement as funds become available.*
- *Council seek to acquire land for an off-street public car parking area within, or in close proximity, to the Bundanoon town centre as funds become available.*

- Council finalise discussions with NSW Health confirming the future of the existing Health Centre in Church Avenue.
- Council seek grant funding to undertake a PAMPS study at Bundanoon.

## **EMPLOYMENT AND ECONOMIC DEVELOPMENT**

- Set up an employment development monitoring system that tracks :
  - estimated number new long term jobs as specified by non-residential land use applications,
  - estimated number of new long term jobs derived from non-residential land use application approvals,
  - non-residential land use approvals and actual jobs created.

*The system should be integrated with Council's computerised land use application approvals system.*

### **Berrima – Moss Vale Eco-Enterprise Precinct.**

- A developer contributions plan should be prepared that seeks to effectively stage the provision of required infrastructure at no cost to the Council.

### **Office based employment**

- As a matter of Council policy, continue to prohibit commercial offices in industrial precincts that have a 'transaction' focus with the general public.

## **INDUSTRIAL DEVELOPMENT**

### **Buffers**

- 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 an industrial purpose, 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.

### Advertising Signage

- *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.*

### Moss Vale

- *That Council commission a traffic study to be conducted to fully examine the existing traffic congestion problems within and around the Moss Vale central business district, and propose options to address these issues.*

### New Berrima

- *That Council review the existing industrial zone at New Berrima south of Taylor Avenue and to the east of the village, to examine the potential for establishing an appropriate buffer along the southern side of Taylor Avenue, and along the eastern side of Adelaide Street, to provide effective separation between industrial and residential uses.*
- *That Council investigate the feasibility of the upgrade of the road link through the village of New Berrima to the Freeway to ameliorate the impacts of increased heavy traffic volumes on the village, that would be exacerbated by the take up of the Moss Vale-Berrima Eco-Enterprise Zone.*

### Bundanoon

- *That Council conduct a feasibility study for the provision of light industrial development of land fronting Penrose Road, Bundanoon.*

## **TOURISM**

- *Ensure that applications for tourist accommodation and recreation development, undertaken adjacent to, or in close proximity to, National Parks, recreation areas, State Forests, Council open space (bushland areas) are referred to the National Parks and Wildlife Service, NSW Forestry, etc for comment.*
- *Prepare a development control plan that applies to tourism accommodation development undertaken adjacent to, or in close proximity to, National Parks, recreation areas, State Forests, Council open space (bushland areas), which ensures*

*the establishment and proper ongoing management of appropriate buffer zones, aimed to ensure that these resources are not compromised.*

- *Southern Highlands Tourism, the Wingecarribee Indigenous Advisory Committee and Council, work with the National Parks and Wildlife Service, NSW State Forests, Department of Land and Water Conservation (Crown Lands) and Sydney Catchment Authority to identify land under the control of Council and those organisations, suitable for camping and limited cabin accommodation, on the basis that camping facilities can be appropriately managed and integrated with an associated 'tourism experience' such as eco-recreation, (eg bushwalking, orienteering, fishing, bike riding, aboriginal cultural education and ecological education etc), and promote/facilitate the development of such facilities/activities by those organisations, subject to ongoing sustainable environmental management.*
- *Council investigate the feasibility of utilising its public open space resources with selected eco-tourism value for integrated camping and eco-recreation activities. This would require the preparation of respective plans of management, and identifying a means of developing (funding) appropriate camping/cabin accommodation facilities, and their ongoing maintenance/management. The investigation should be undertaken in conjunction with Southern Highlands Tourism, the Wingecarribee Indigenous Advisory Committee, the National Parks and Wildlife Service, the Department of Land and Water Conservation and the Sydney Catchment Authority where appropriate.*
- *Make information available to operators of tourist accommodation and tourism recreation activities located adjacent to, or in close proximity to, National Parks , recreation areas, State Forests, Council open space (bushland areas), that explains requirements for public access to, and use of those areas in an ecologically sustainable manner.*
- *Undertake a feasibility assessment for a recreation theme village/establishment, that includes amusements, displays and activities, that celebrate the Shire's agricultural, garden, landscape and cultural heritage. Such an assessment to investigate the potential for a possible tourism facilities corridor within the Shire.*
- *Amend the Council's Tourism Signage Policy to take account of all new categories of tourism recreation provided for in the Shire Plan.*
- *Southern Highlands Tourism, the Wingecarribee Indigenous Advisory Committee and Council, work with the National Parks and Wildlife Service, NSW State Forests, Department of Land and Water Conservation (Crown Lands) and Sydney Catchment Authority to identify land under the control of Council and those organisations, suitable for eco-recreation/education, and promote/facilitate the development of such facilities/activities by those organisations, subject to ongoing sustainable environmental management.*
- *Council plan for and implement streetscape, and other public space and civic improvements in the towns and villages, that enhance 'local place' cultural character, and provide opportunities for indoor/outdoor dining.*

- *In conjunction with the Wingecarribee Indigenous Advisory Committee and Southern Highlands Tourism, Council prepare a Shire Aboriginal Cultural Heritage Tourism Strategy.*
- *That Council request Southern Highland's Tourism to take an active role in assessing the feasibility of those groups (in conjunction with government and community organizations where appropriate), coordinating the development and promotion of 'Trail Tourism' that seeks to take up the opportunities made available by the Shire Plan for :*
  - *Food and wine,*
  - *Country pubs,*
  - *Gardens,*
  - *Eco-recreation activities,*
  - *European heritage (landscapes, gardens, architecture, industrial heritage),*
  - *Aboriginal heritage (subject to any Aboriginal Cultural Tourism Plan.*

## **VILLAGES**

- *As a matter of Council policy, generally prohibit the expansion of villages beyond their existing urban zoned boundaries.*
- *Consider the preparation of separate development control plans for all villages based on their individual village character. Such plans to include guidelines that:*
  - *ensure the retention of the scale, heritage significance and character of each village;*
  - *provide for future subdivision, residential development and business development where relevant;*
  - *provide controls for the design and siting of street and other lighting to retain night sky qualities and avoid light spillage; and*
  - *set a minimum allotment size for subdivision to retain the already established 'closed' or 'open' spatial character of each village subject to any specific constraints like bushfire risk, slope and on-site effluent disposal.*
- *Undertake a local environmental study to identify the basis for reviewing the subdivision potential available at Wingello and Penrose. Such a study shall address issues of infrastructure capacity and potential cumulative environmental impacts including water quality.*
- *Council consider the preparation of a developer contributions plan applying to all new residential subdivision in the village areas that seeks to provide for an expansion of Council's Community Transport Scheme to cater specifically for the needs of village residents.*
- *Engage Council's Heritage Advisor to undertake an assessment of potential heritage buildings and places in the villages, with a view towards amending the Shire Plan to conserve items of significance.*

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## **POPULATION AND HOUSING**

- *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, Council owned land that is surplus to its needs;*
  - *waiving of application fees and developer 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 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.*
- *Amend the Shire Plan to include specific provisions that relate to bushfire protection and management, to ensure that developments are adequately protected from bushfire, and that impacts from protection measures do not cause unreasonable environmental damage. The amendments to the Shire Plan should include objectives including protection of life and property, including emergency service personnel, minimum development protection requirements and heads of consideration, that council must take into account when determining a development application (Council resolution 13 March 2002 to undertake this).*

*That Council, in collaboration with the Rural Fire Service, prepare a draft development control plan for developments in bushfire-prone areas that incorporates the current recommended practices of the following documents: - Planning for Bushfire Protection, Bush Fire Risk Management Plan, Australian Standard 3959 Construction of buildings in bushfire-prone areas (Council resolution 13 March 2002 to undertake this).*

*The objectives and recommendations of the Wingecarribee Bush Fire Risk Management Plan and the NSW Rural Fire Service Publication "Planning for Bushfire Protection" be incorporated into the new Shire Plan (Council resolution 13 March 2002 to undertake this).*

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## **ENVIRONMENT**

- *Incentives to rehabilitate/enhance significant environments should be further developed. The preferred scheme is to combine rate rebates with grants (from external funding sources) to individual landholders, that are linked to land management agreements. The latter are property-right mechanisms and not direct financial incentives, and can be made a key requirement for landholders wishing to participate in a local scheme and receive a rate rebate.*
- *Undertake a Shire wide aboriginal heritage study, as funds permit, to identify significant aboriginal heritage places and establish a preferred planning and management strategy for inclusion into the Shire Plan.*
- *Council liaise with government departments to determine if the process of land salinity does/may have a detrimental impact upon the Shire's environment, and determine the scope of investigations that have, or may be required, to be undertaken in this regard.*

*In circumstances where Council suspects that the land, to which a development application relates, may be affected by the process of land salinity, prior to the determination of the development application, Council will require the applicant to undertake an assessment of the potential for, or the existence of, land salinity and the likely impacts of the land salinity on the development proposal and vice versa.*

- *Undertake a community relations campaign to promote public awareness of the:*
  - *sensitive environments,*
  - *the meaning, application and benefits of ESD,*
  - *the effects of development and land use on the environment, and*
  - *an explanation of Council environmental policies.*
- *That Council lobby for local air quality monitoring stations to be established within Wingecarribee Shire, to provide base data of the inherent air quality of the Shire.*
- *That Council extend the operation of Development Control Plan No 39 – Energy Smart Homes to apply to all residential, commercial and industrial developments (subject to certain exclusions).*