

# LSPS and Housing Strategy Re-exhibition

Presentation by Michael Park



# PRESENTATION OVERVIEW

- Background
- Overview of the Adopted Strategies
- Amending the Strategies
- Public Exhibition Outcomes
- Proposed New Living Areas
- Landowner Nominated Sites
- Recommendations

# Background

- Major planning reforms were announced in January 2017
- Progressively rolled out from 2017-2020
  - Amendments to the EP&A Act
  - New Regional Plans (including actions for Council's)
  - Amendments to SEPPs (Missing Middle, Affordable Housing etc)
  - New Guidelines and Planning Circulars

# Key Changes

- Introduction of new Plans
  - Local Strategic Planning Statements
  - Community Participation Plans
  - Local Housing Strategy
- Introduction of new 'character overlays'
- Standardization of DCPs??
- Expansion of complying development
- Introduction of Local Housing Strategy Guidelines

# New Regional Plan Priorities

## Housing

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

# Local Planning Strategy

- LPS adopted by Council in March 2015
- Conditionally endorsed by DPIE in May 2017
- **Chapter 4 - Managing Housing Needs** not endorsed by DPIE as it relied solely on infill development to meet the housing supply needs across the Shire
- DPIE recommended that Council identify potential greenfield release housing areas to ensure the Strategy provides a range of opportunities for new housing supply

# What happens to the LPS

The LPS provide important background information to the housing strategy and **LSPS...**

## However

- Housing chapter was not endorsed by DPIE
- A proponent-led housing strategy
- Limited consideration of infrastructure
- Lack of confidence in the strategy

**So how do we build confidence in Council's planning framework?**

# A strategic planning led system

- Council (in consultation with the community) set the vision / framework for land use and housing within the Shire
- A first principals approach
- An evidence based and data driven approach to planning
- An agreed strategy to meet our economic, social, environmental and housing needs over the next 20 years



# A strategic planning led system

[www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au)

## *Housing Our Community*

### Wingecarribee Local Housing Strategy

Prepared by  
Wingecarribee Shire Council

Adopted June 2020  
Draft Amendment No. 1 October 2020



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# WINGECARRIBEE 2040 DRAFT LOCAL STRATEGIC PLANNING STATEMENT

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# What is an LSPS

- A 20-year vision for the Shire
- A holistic land use framework to manage growth and change
- A set of planning priorities and actions
- Directly informed by the Local Housing Strategy



# Structure of the LSPS

## Chapter 1 – Introduction

- About the LSPS
- State and Regional Context
- Policy Context

## Chapter 2 – Our Southern Highlands Context

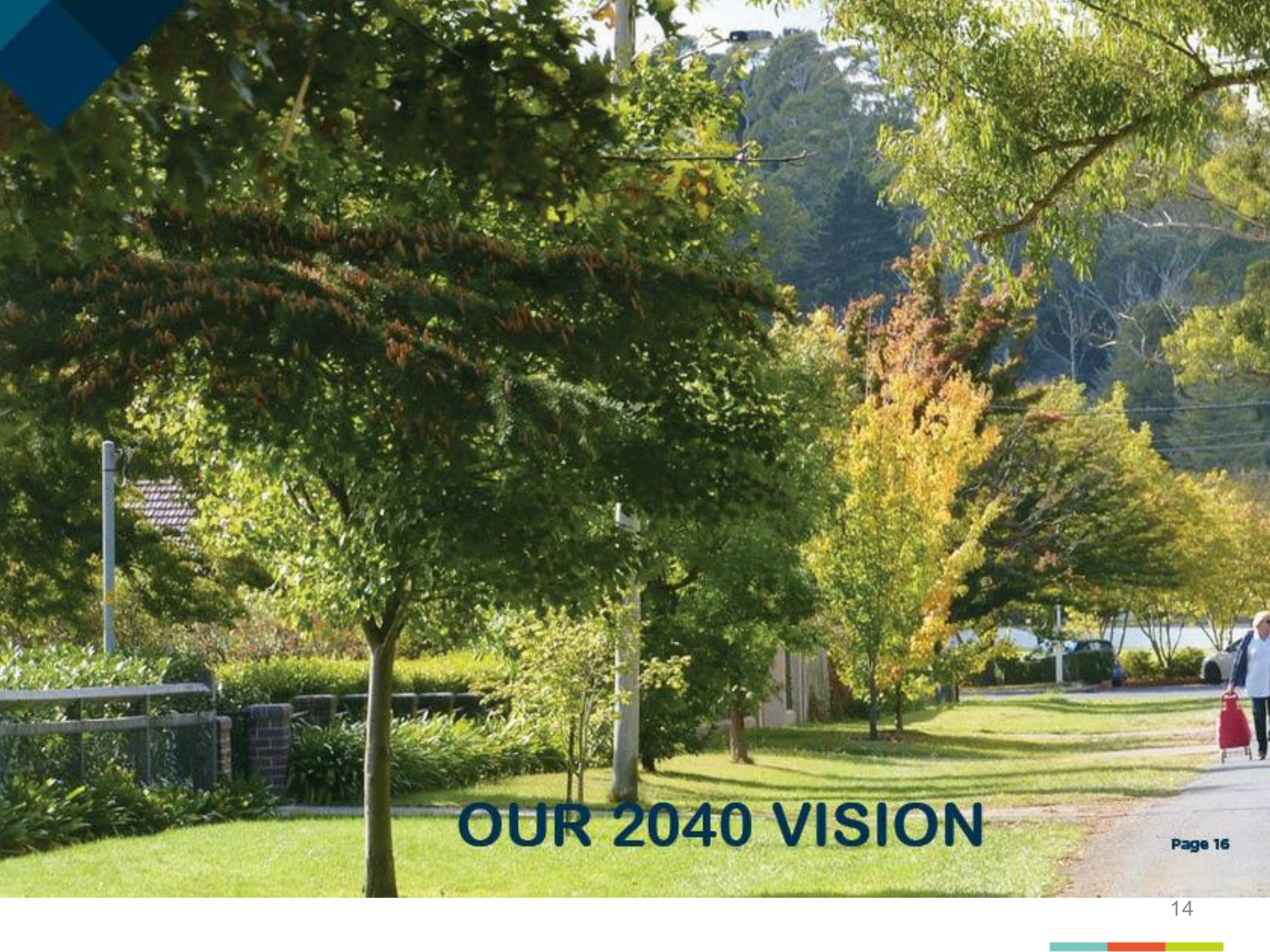
- Context
- Our People
- Our Environment
- Current Structure Plan

## Chapter 3 – Our 2040 Vision

- Our 2040 Vision
- Our Southern Highlands in 2040
- Future Structure Plan

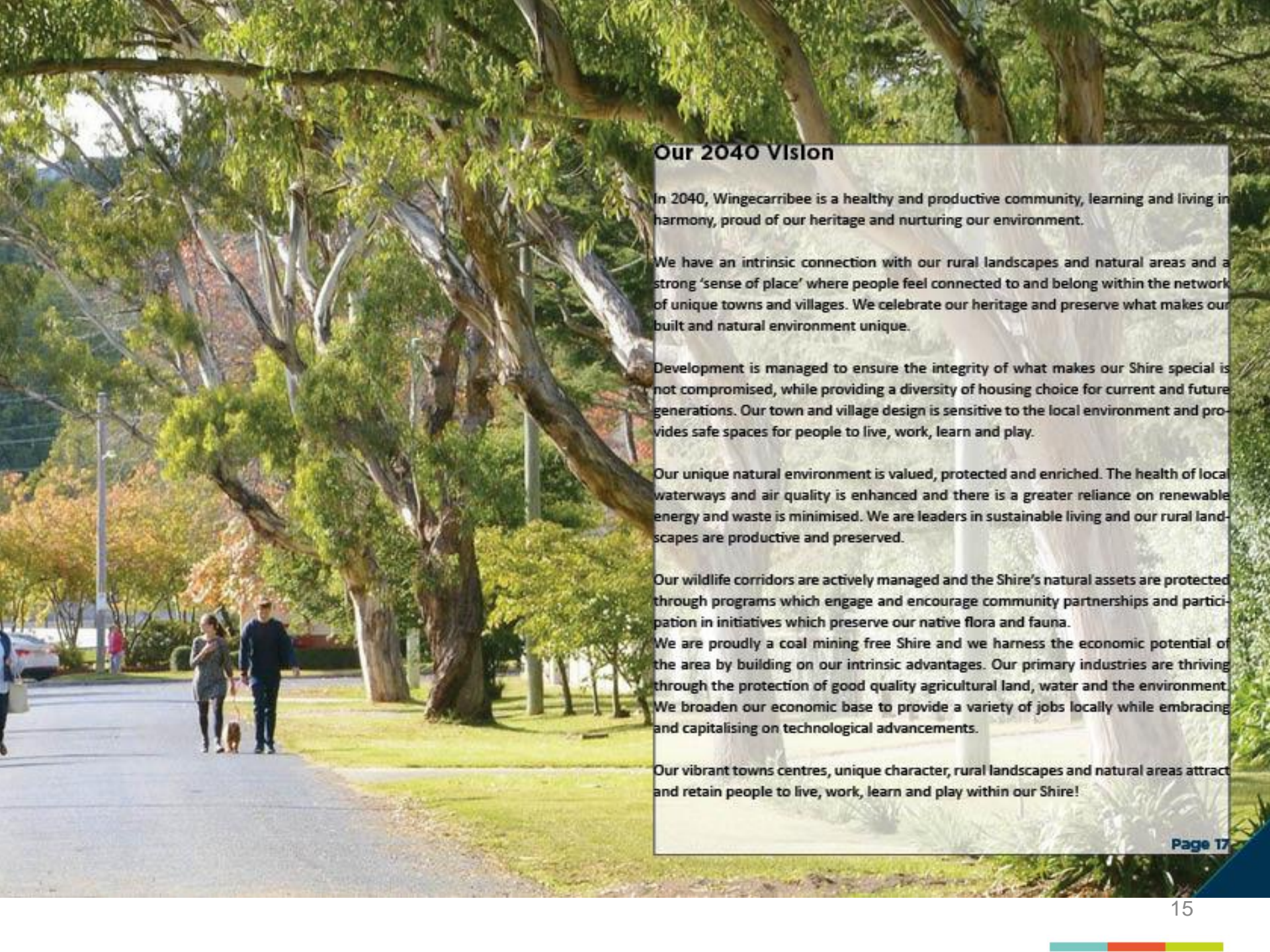
# Structure of the LSPS

- **Chapter 4** – Our Environment and Sustainability
- **Chapter 5** – Our Rural Lands
- **Chapter 6** – Our Economy
- **Chapter 7** – Our Housing
- **Chapter 8** – Our Infrastructure
- **Chapter 9** – Our Place
  - Planning Priorities
  - Rationale
  - Actions
- **Precinct Plans**



# OUR 2040 VISION





## Our 2040 Vision

In 2040, Wingecarribee is a healthy and productive community, learning and living in harmony, proud of our heritage and nurturing our environment.

We have an intrinsic connection with our rural landscapes and natural areas and a strong 'sense of place' where people feel connected to and belong within the network of unique towns and villages. We celebrate our heritage and preserve what makes our built and natural environment unique.

Development is managed to ensure the integrity of what makes our Shire special is not compromised, while providing a diversity of housing choice for current and future generations. Our town and village design is sensitive to the local environment and provides safe spaces for people to live, work, learn and play.

Our unique natural environment is valued, protected and enriched. The health of local waterways and air quality is enhanced and there is a greater reliance on renewable energy and waste is minimised. We are leaders in sustainable living and our rural landscapes are productive and preserved.

Our wildlife corridors are actively managed and the Shire's natural assets are protected through programs which engage and encourage community partnerships and participation in initiatives which preserve our native flora and fauna.

We are proudly a coal mining free Shire and we harness the economic potential of the area by building on our intrinsic advantages. Our primary industries are thriving through the protection of good quality agricultural land, water and the environment. We broaden our economic base to provide a variety of jobs locally while embracing and capitalising on technological advancements.

Our vibrant towns centres, unique character, rural landscapes and natural areas attract and retain people to live, work, learn and play within our Shire!

## Our Southern Highlands In 2040

In 2040, Wingecarribee Shire will be characterised by a collection of unique towns and villages separated by rich natural areas and rural landscapes. Bowral, Mittagong and Moss Vale will maintain a unique sense of identity, but collectively form the economic, cultural and social 'Heart of the Shire'.

The local centres of Bundanoon and Robertson will play an important function in meeting the day to day needs of the southern and eastern towns and villages respectively. Similarly, a new neighbourhood centre in Colo Vale will provide a focal point for our northern villages and service the day to day needs of these communities. Berrima and Burrawang will maintain their unique character and charm and continue to function as 'experience centres' for residents and visitors alike.

Our communities will have access to range of housing options to meet their needs, aspirations and capacities. Our growing communities will continue to be supported by essential infrastructure and services, and our public transport networks both within and out of the Shire will be improved and supported by safe, accessible and interconnected shared pathways that encourage people to be active.

Our cultural and built heritage will be preserved, protected and celebrated, and the connection with our rural landscapes and natural areas will be strengthened through good planning and design outcomes.

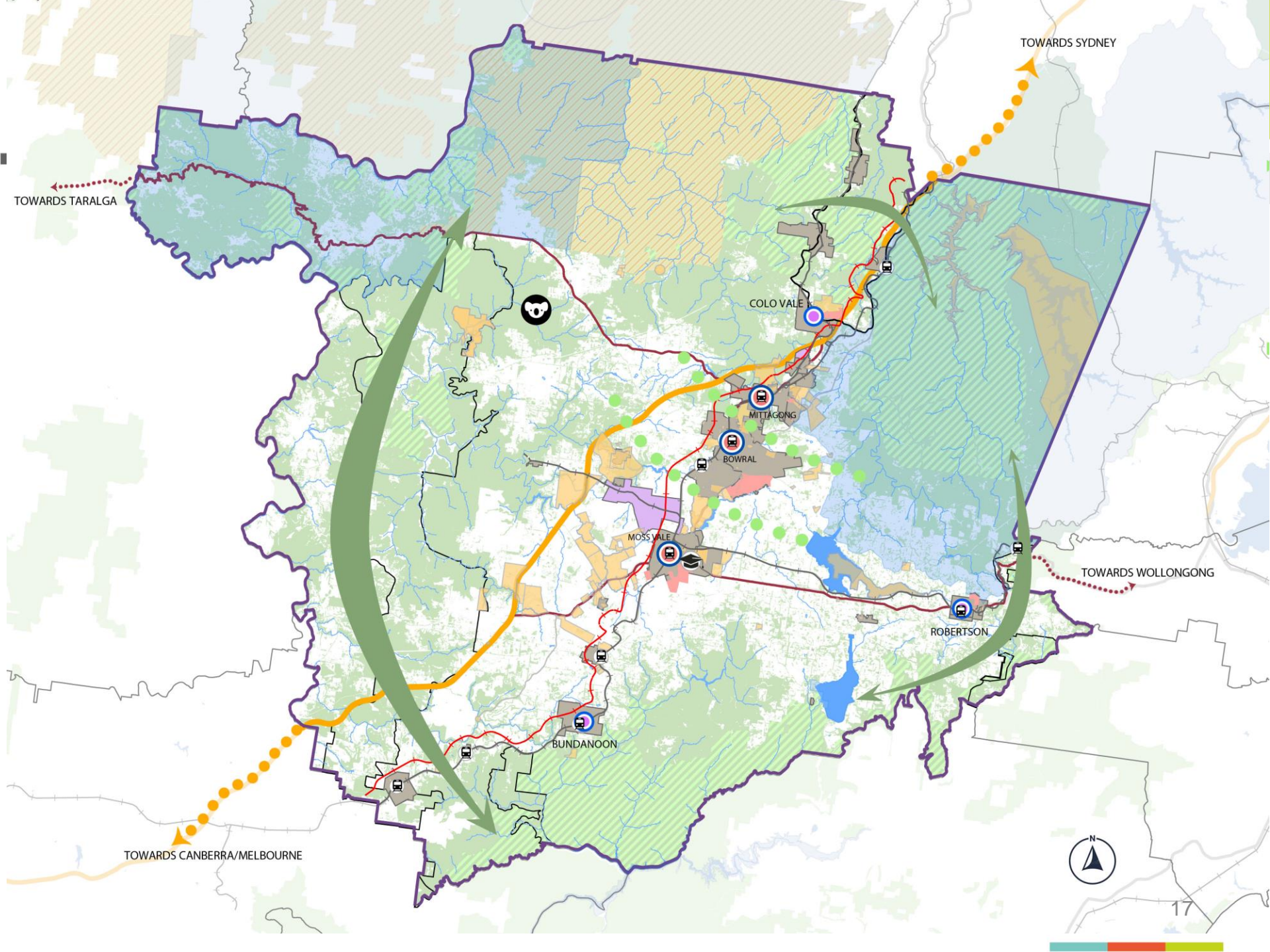
Our 'centres' will become vibrant, active and pedestrian dominated areas, and growth will be managed in a way that endorses and promotes community values, and protects and enhances the liveability of our towns and villages. Our economy will be driven by growth in the health and education sectors, tourism, manufacturing, professional industries and agribusiness and the realisation of the Moss Vale Enterprise Corridor.

Agriculture will be enhanced through innovation, a flexible planning framework and the protection of productive rural lands, and the economic benefits of tourism will be balanced with the impact on our environment and rural lands to protect what makes our Shire special.

As a Council and as a community, we will mitigate, adapt and build resilient to climate change and will work towards net-zero emissions in the Shire. Our natural areas will be enhanced and protected through an improved planning framework and natural resource management practices and our koala population and native wildlife will be preserved through the protection of important habitat.







TOWARDS SYDNEY

TOWARDS TARALGA

COLO VALE

MITTAGONG

BOWRAL

MOSS VALE

BUNDANOON

ROBERTSON

TOWARDS WOLLONGONG

TOWARDS CANBERRA/MELBOURNE



# Local Housing Strategy

[www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au)

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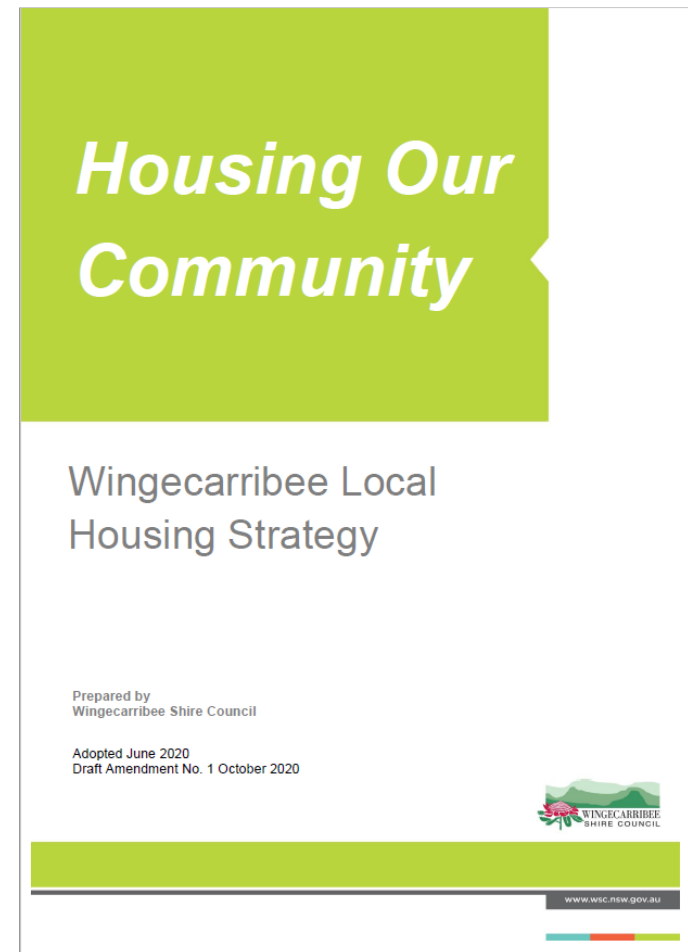


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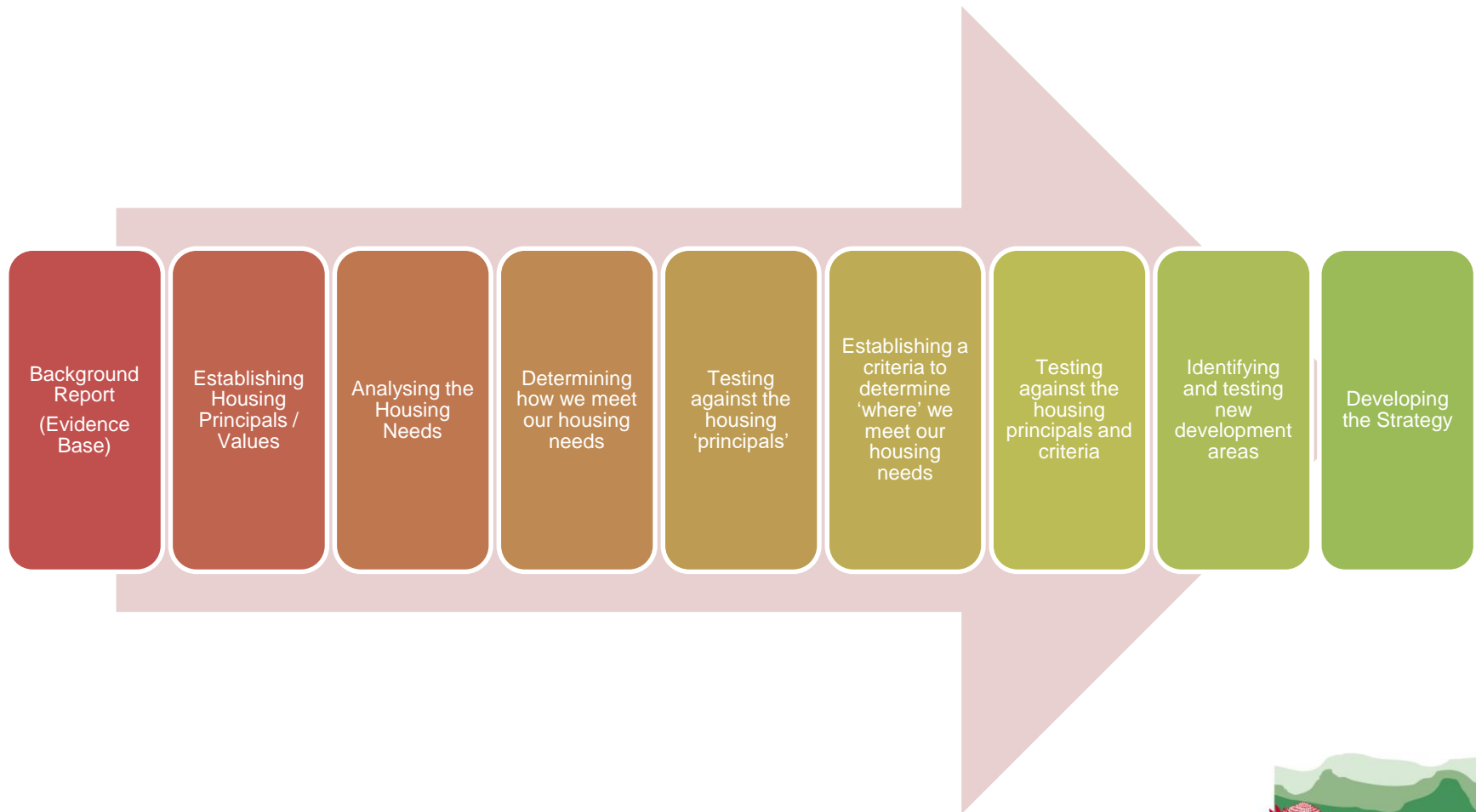


# What is the LHS?

- A long term planning framework to meet the housing needs of our community
- Identifies how and where our Shire will grow through an evidence based planning process
- Aims to provide certainty to the community, Council and the industry



# Identifying how and where the Shire will grow

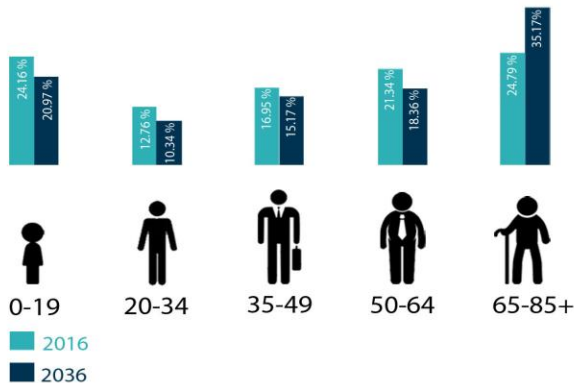


# Aims of the LHS

- To provide a long-term planning framework for housing in the Shire
- To ensure our housing stock meets the needs of our community
- To provide certainty to the community
- To facilitate informed investment decisions for Council in the provision of infrastructure
- To remove speculation and facilitate informed investment decisions by the development industry
- To build confidence in the decision making processes of Council.


# Our Drivers of Change

## Population = 1,000 residents



Wingecarribee residents of age 65 and above will increase from 25% in 2016, to approximately 35% in 2036 representing an increase of some 54%.

### 2016

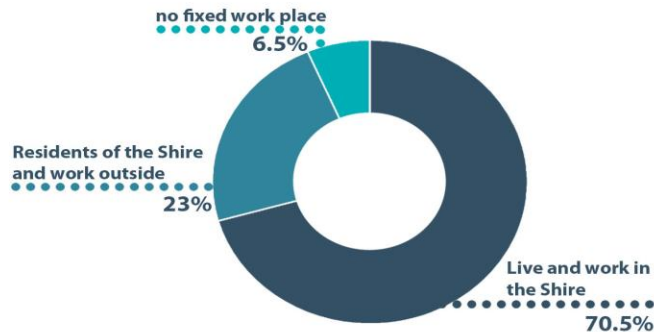
 **36%**  
Couple only households accounted for about 36%, representing the largest household group in the Shire.

 **27%**  
Couples with children currently represent the second largest household group in the Shire with 27%.

 **9%**  
single parent household representing 9%.


 **25%**  
Lone person households making up 25%.

Median age is **47 Years**   47.8% of the population are males and 52.2% are females  
compared to 38 yrs in NSW



### 2036

 **38%**  
Couple only households are predicted to form about 38% of all households, representing the largest household group in the Shire.

 **22%**  
Couples with children households will lower in percentage in 2036 totaling to about 22% of all households, representing the second largest household group in the Shire.

 **28%**  
single parent household representing 28% of the total households.

 **8%**  
Lone person households making up 8%.






2016



2036

## 47.6 % of our population is EMPLOYED

The major employment sectors in Wingecarribee are:

HEALTH CARE and Social Assistance	14.2%	
RETAIL TRADE	11.7%	
FOOD SERVICES and Accommodation	11.1%	

# Planning Priorities

1. Promote infill development and increased densities in appropriate locations, and facilitate a greater mix of housing types to ensure our housing stock is reflective of the needs of our community
2. Provide a greater mix of price points in the housing market to improve housing affordability; and, work with community housing providers to increase the stock of social and community housing throughout the Shire
3. Provide for well planned new release areas to meet the long-term housing needs of the community, and ensure that our growing communities are supported by essential infrastructure

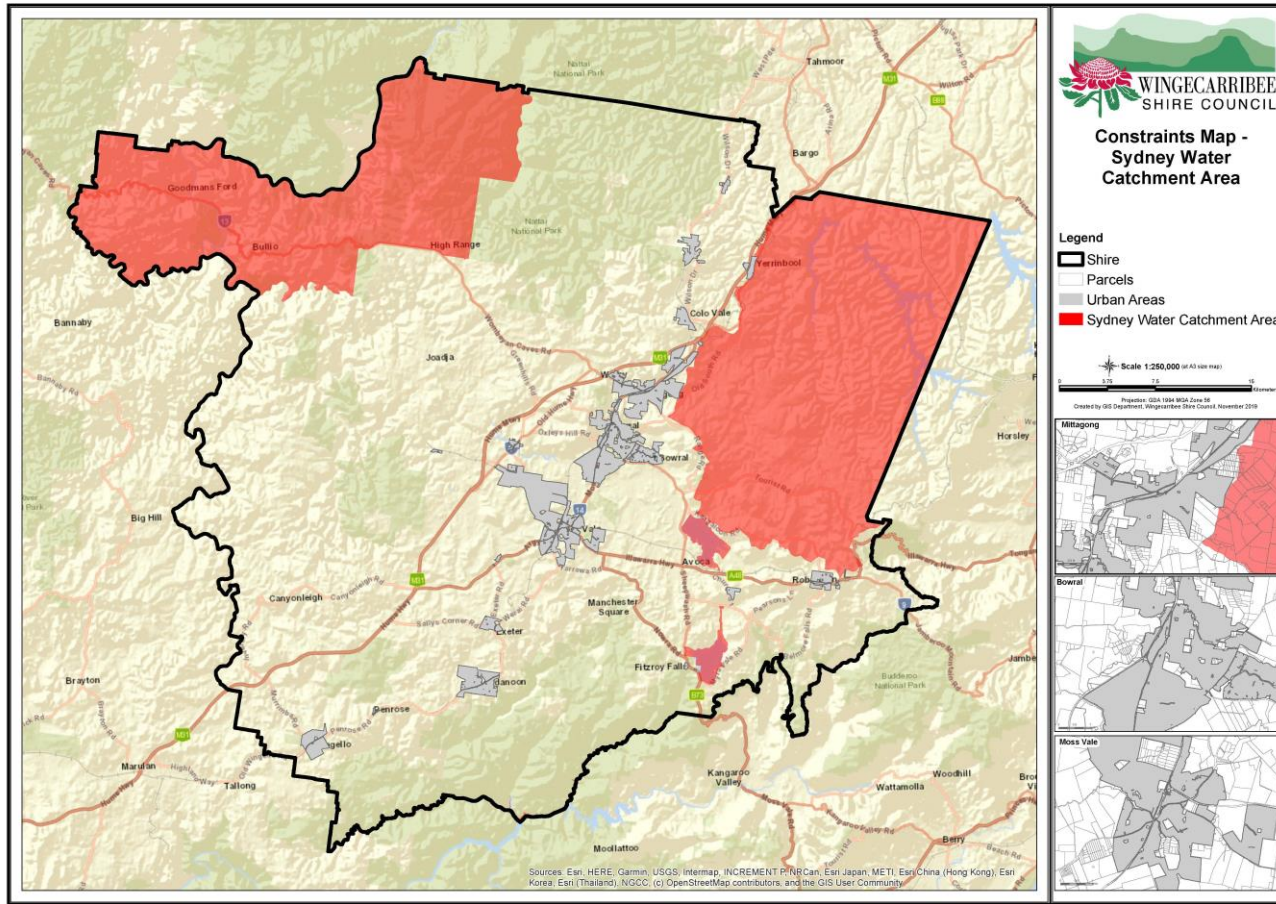
# Identifying New Living Areas

## Methodology

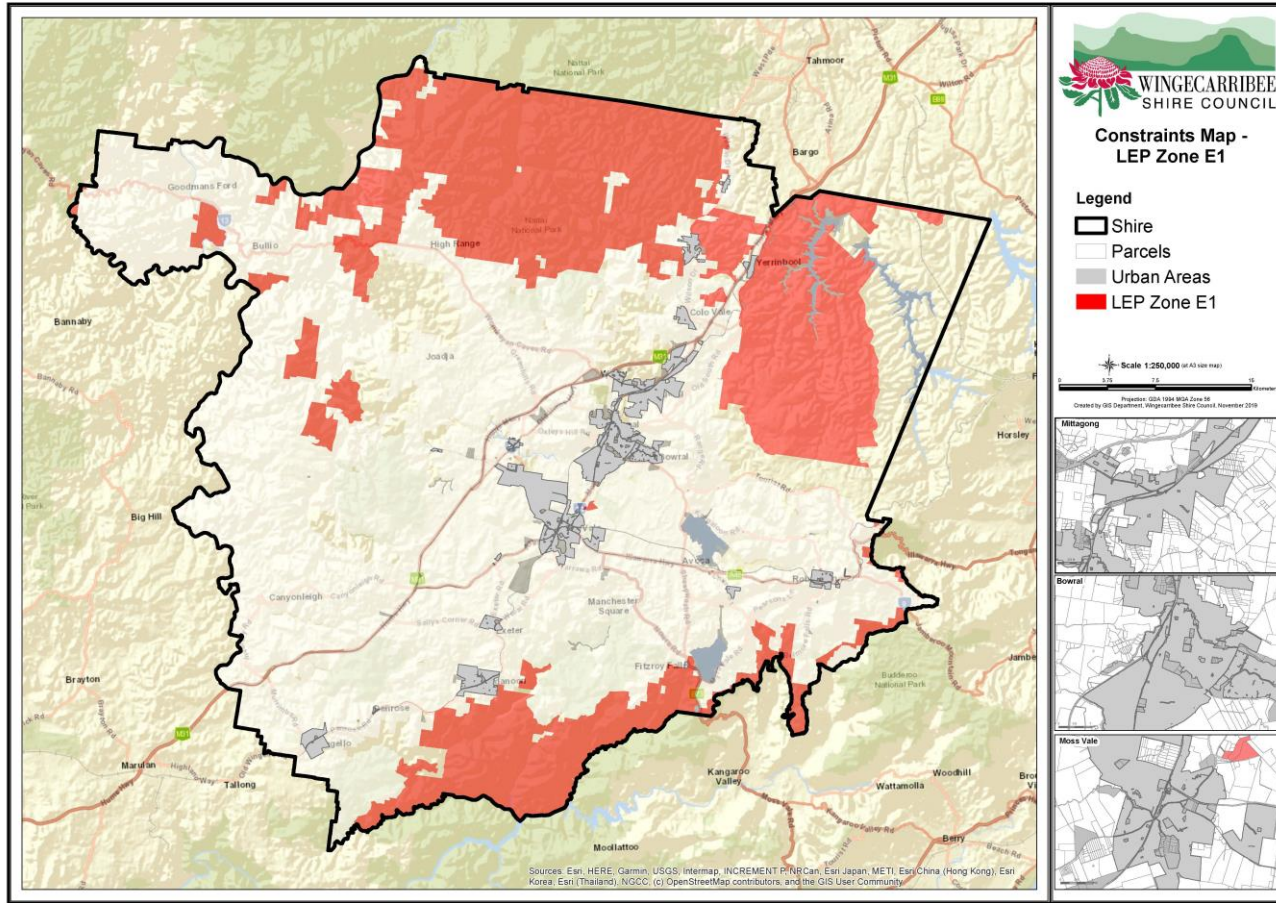
- Constraints analysis
- Multi-criteria liveability analysis
- Investigation areas
- Testing (principles, constraints, infrastructure, visual impact)
- New living areas



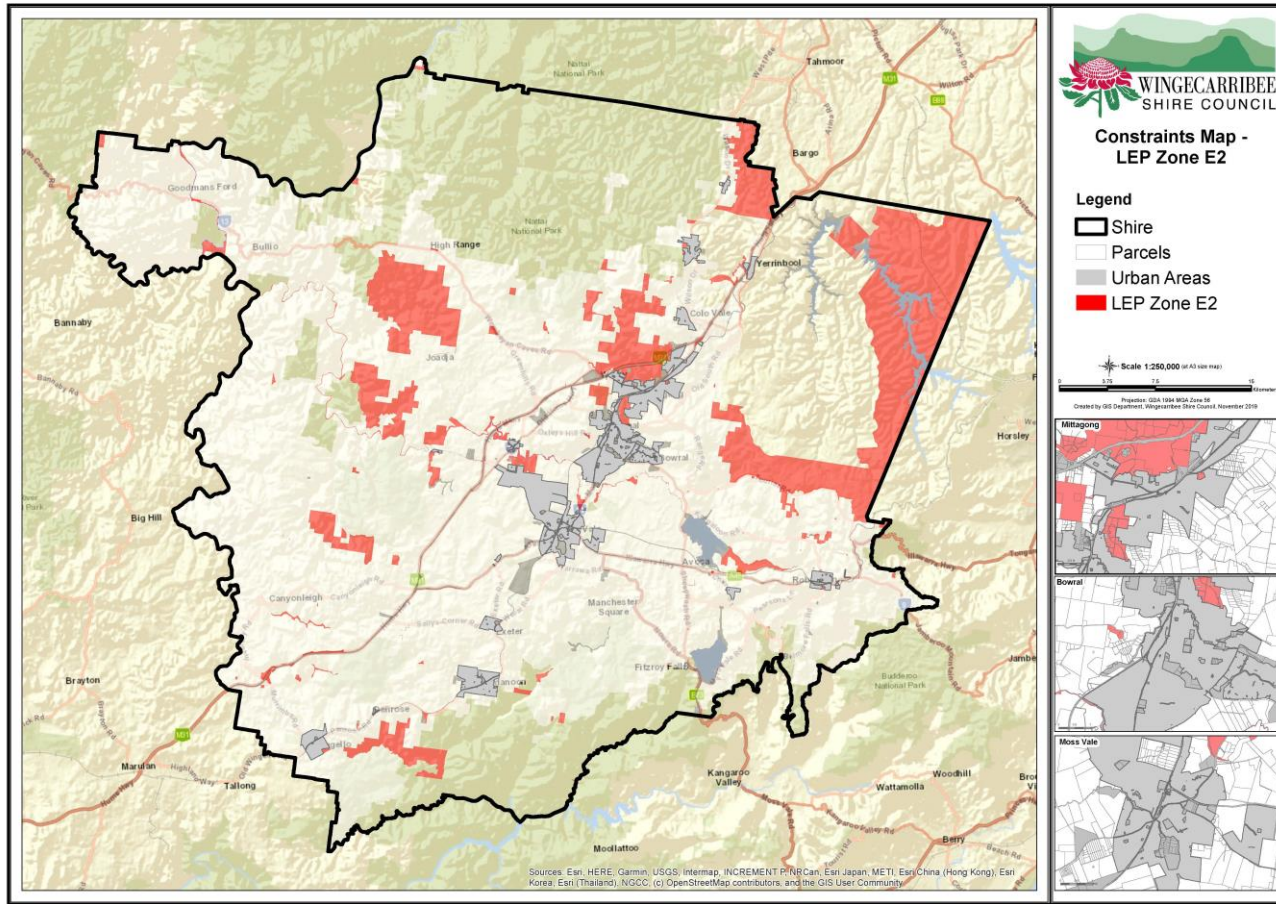
# Constraints Analysis



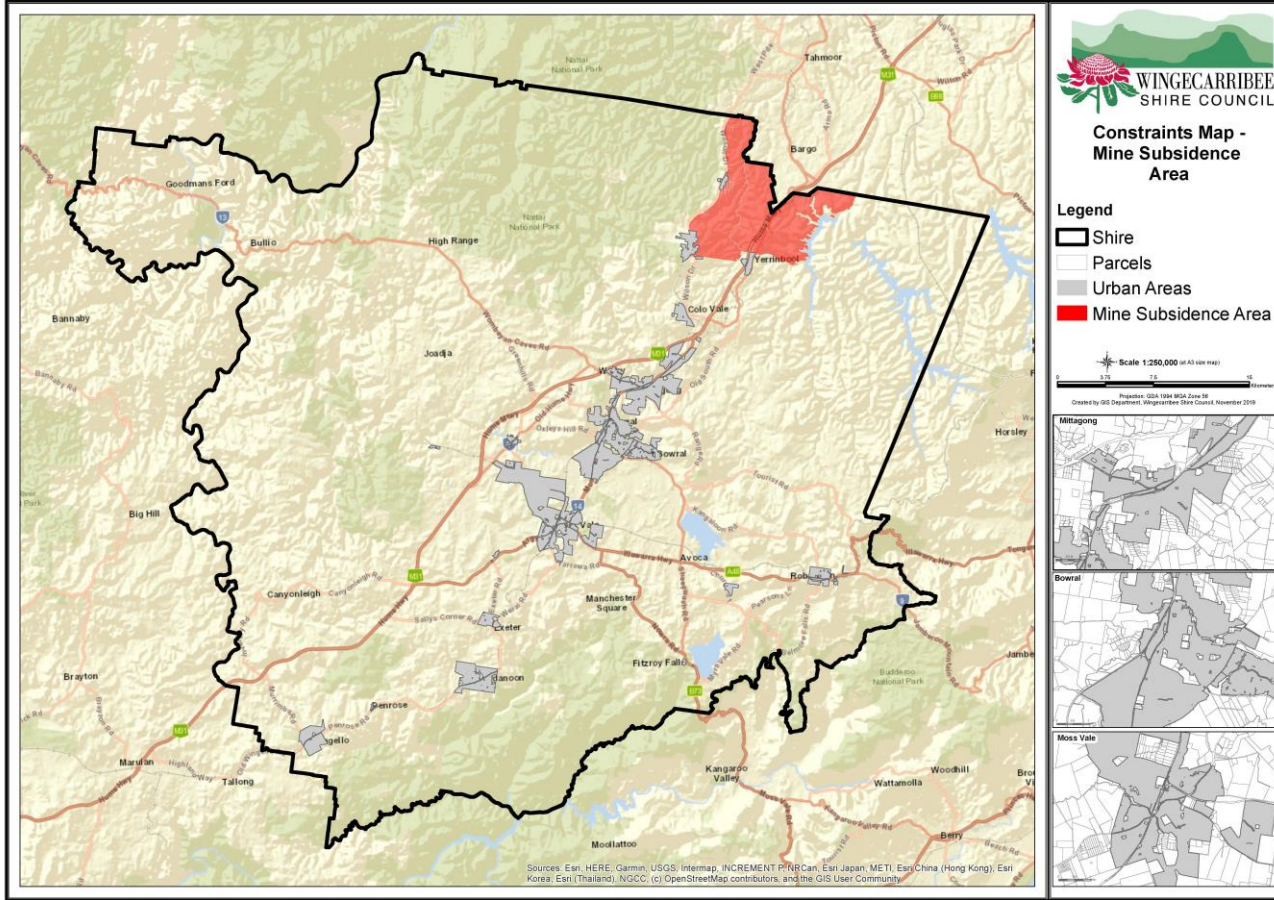
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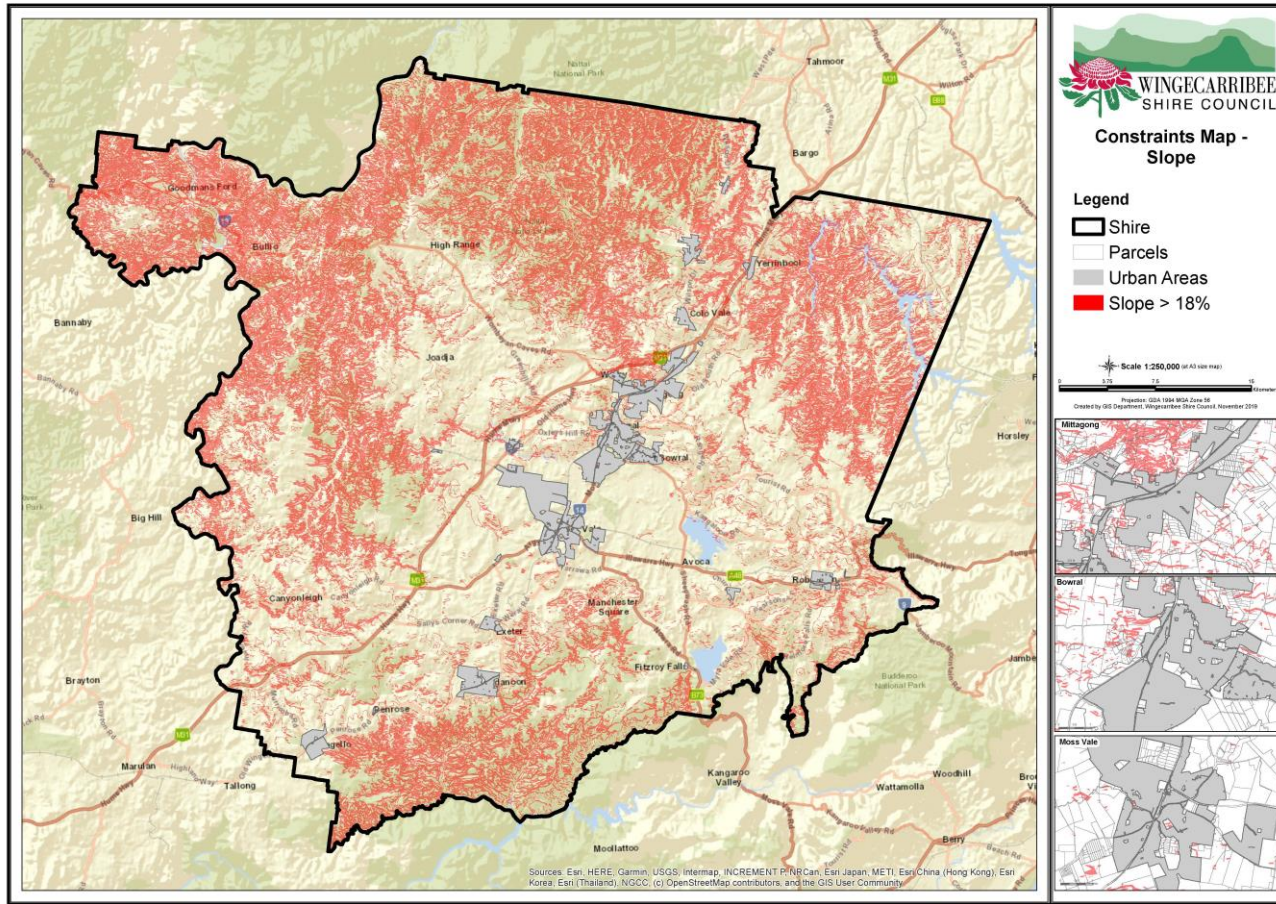
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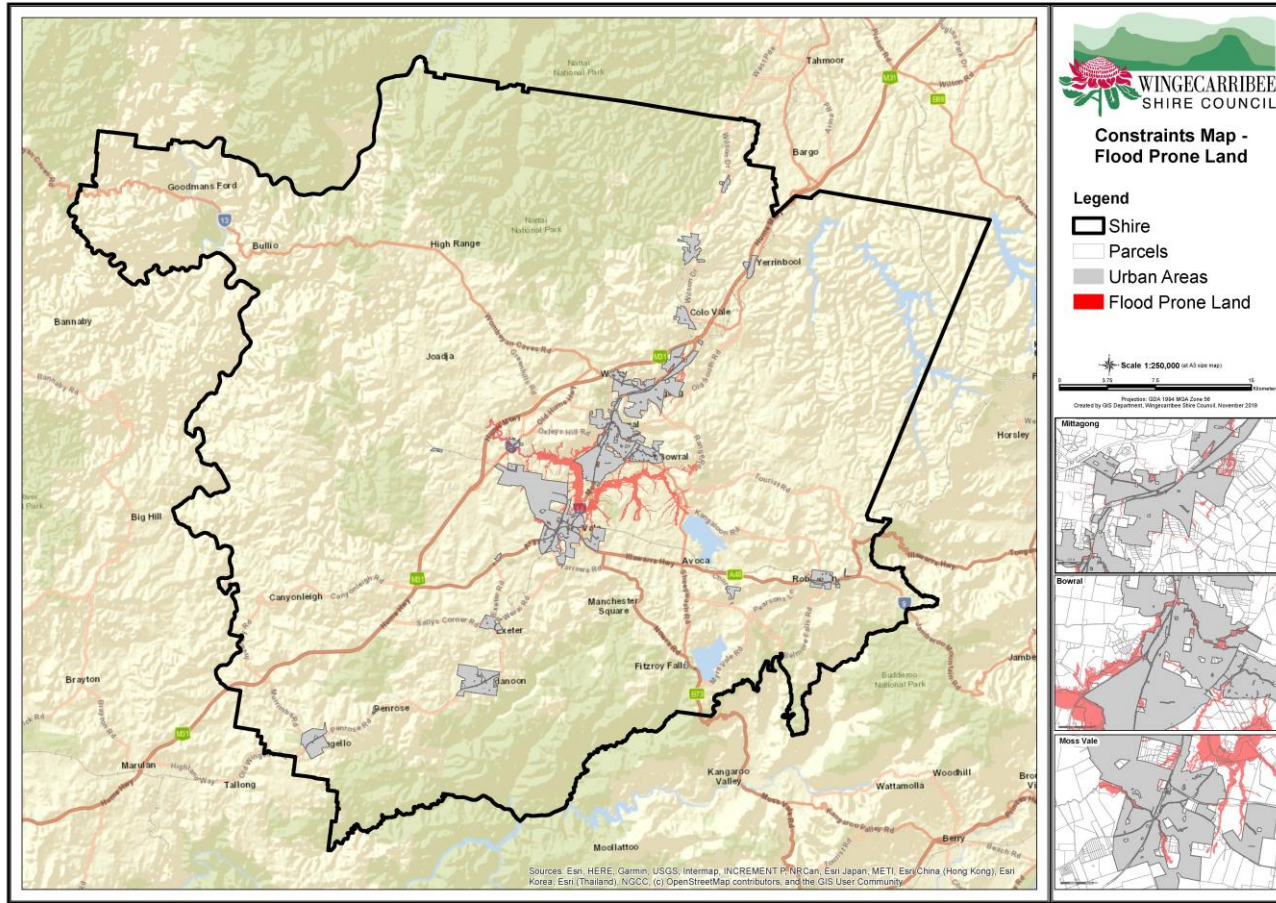
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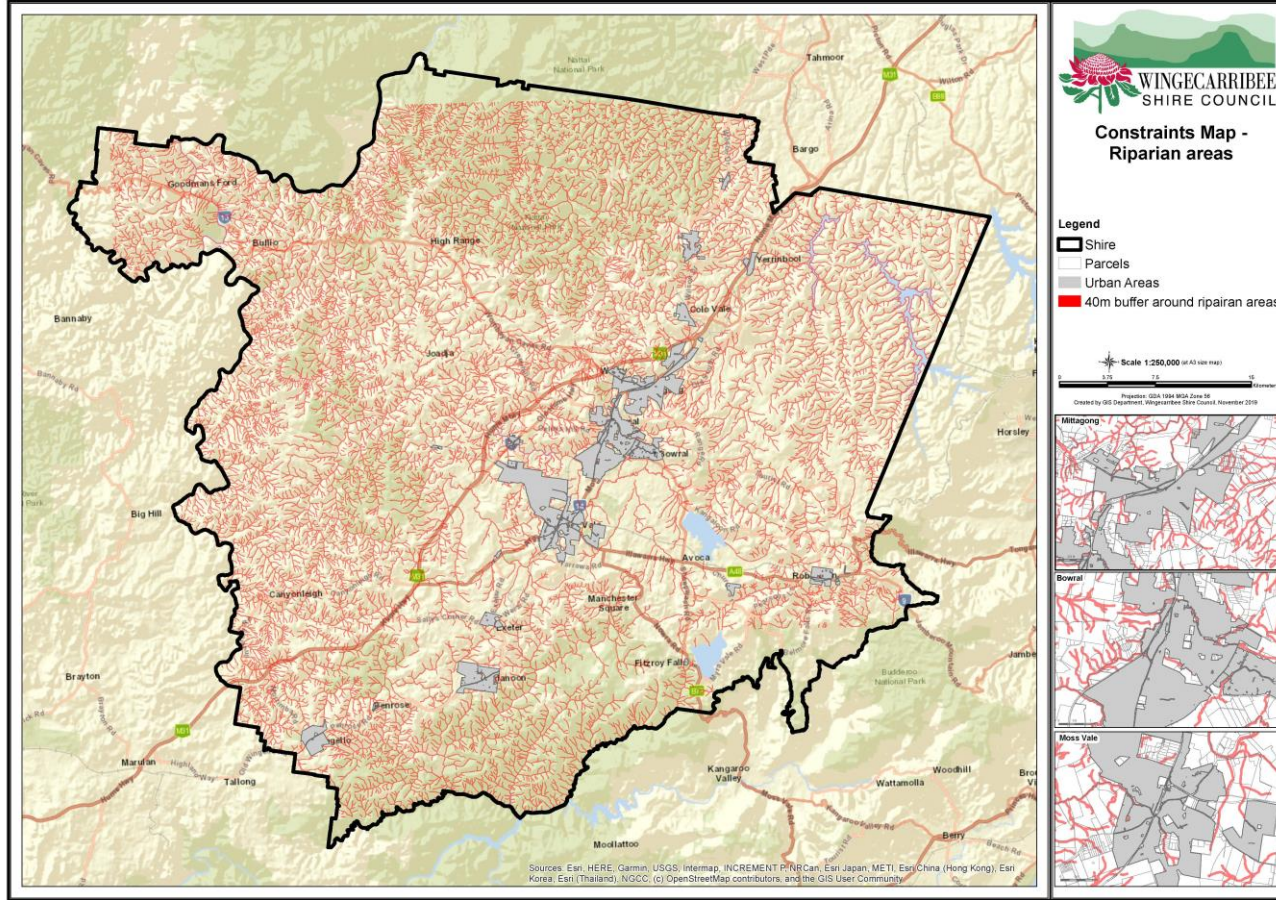
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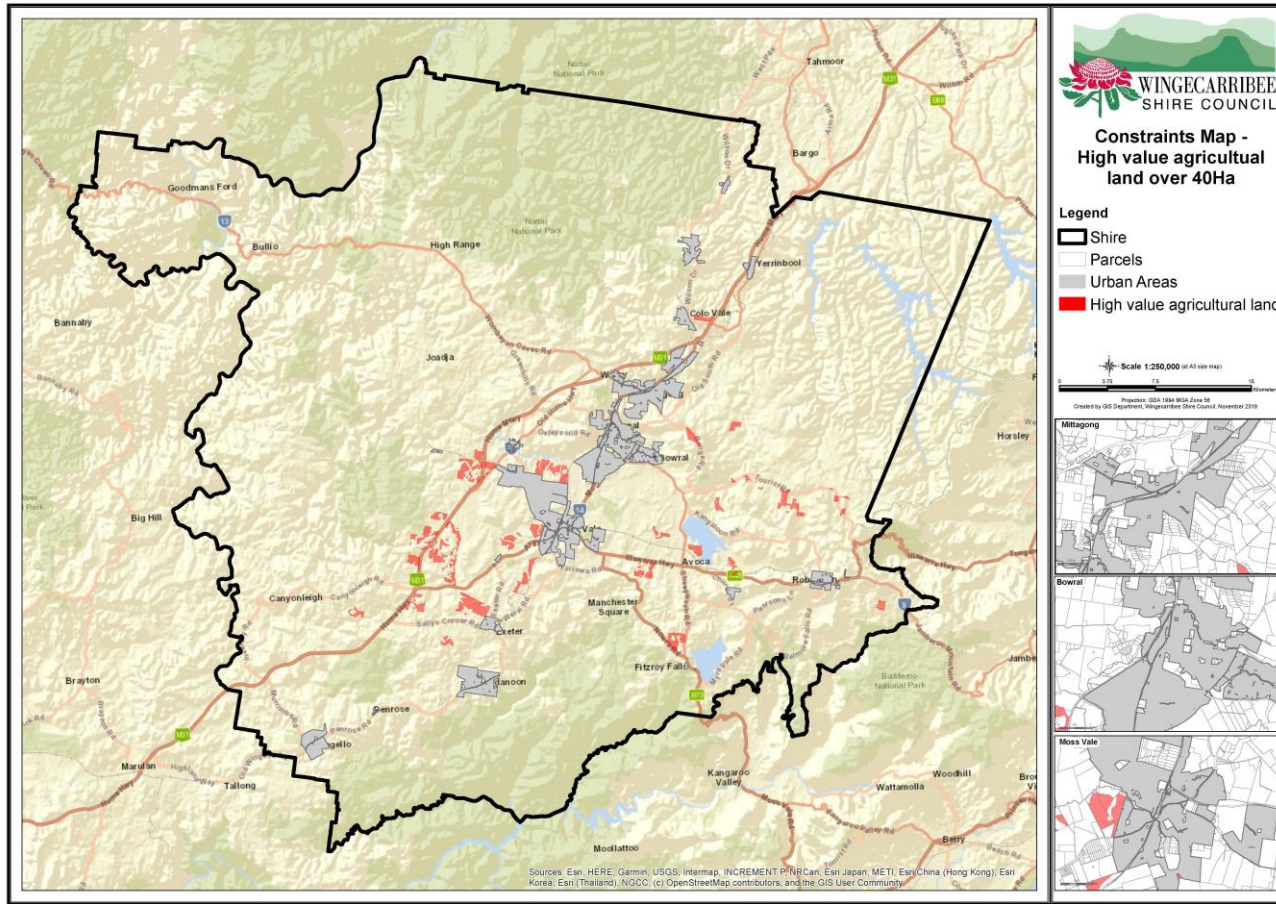
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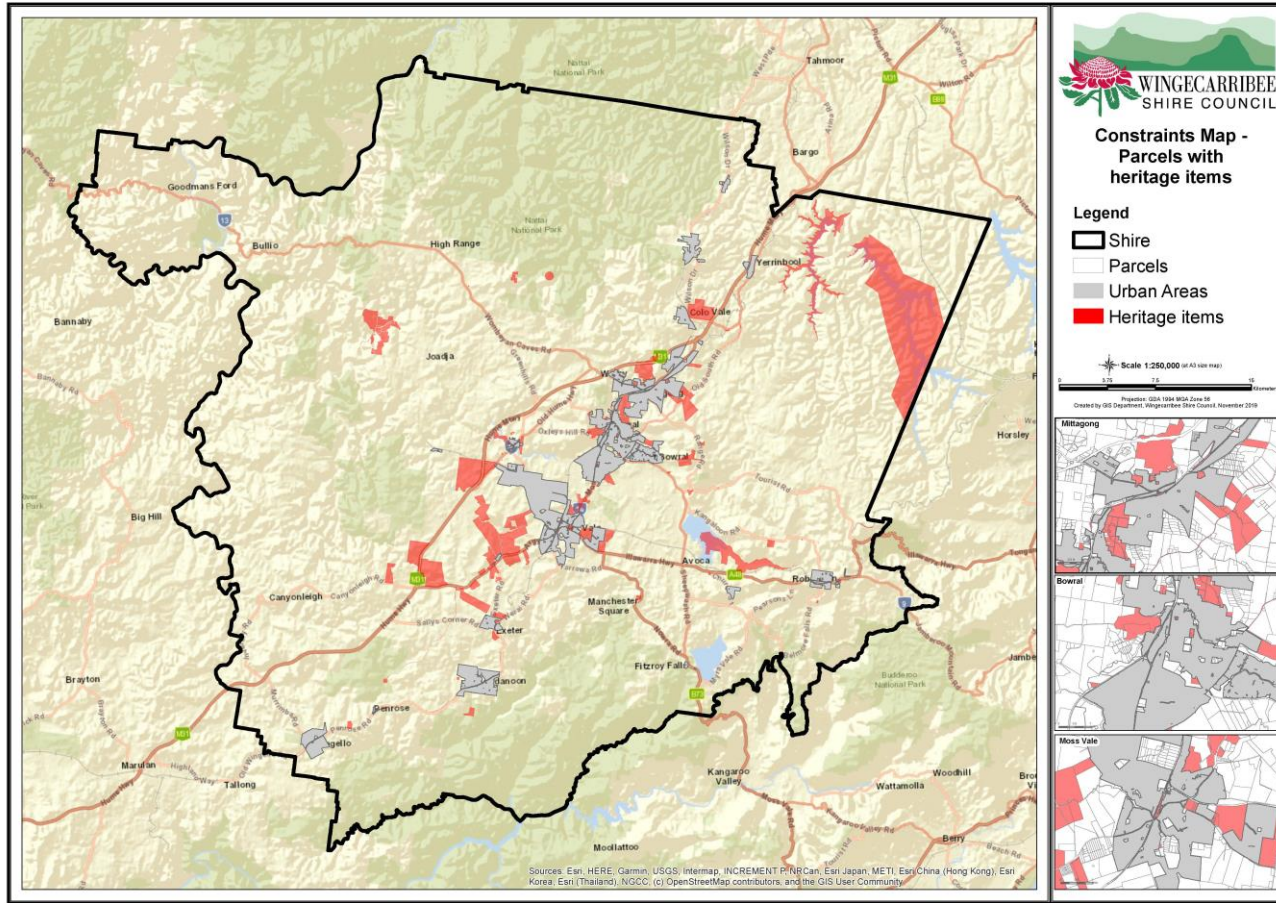


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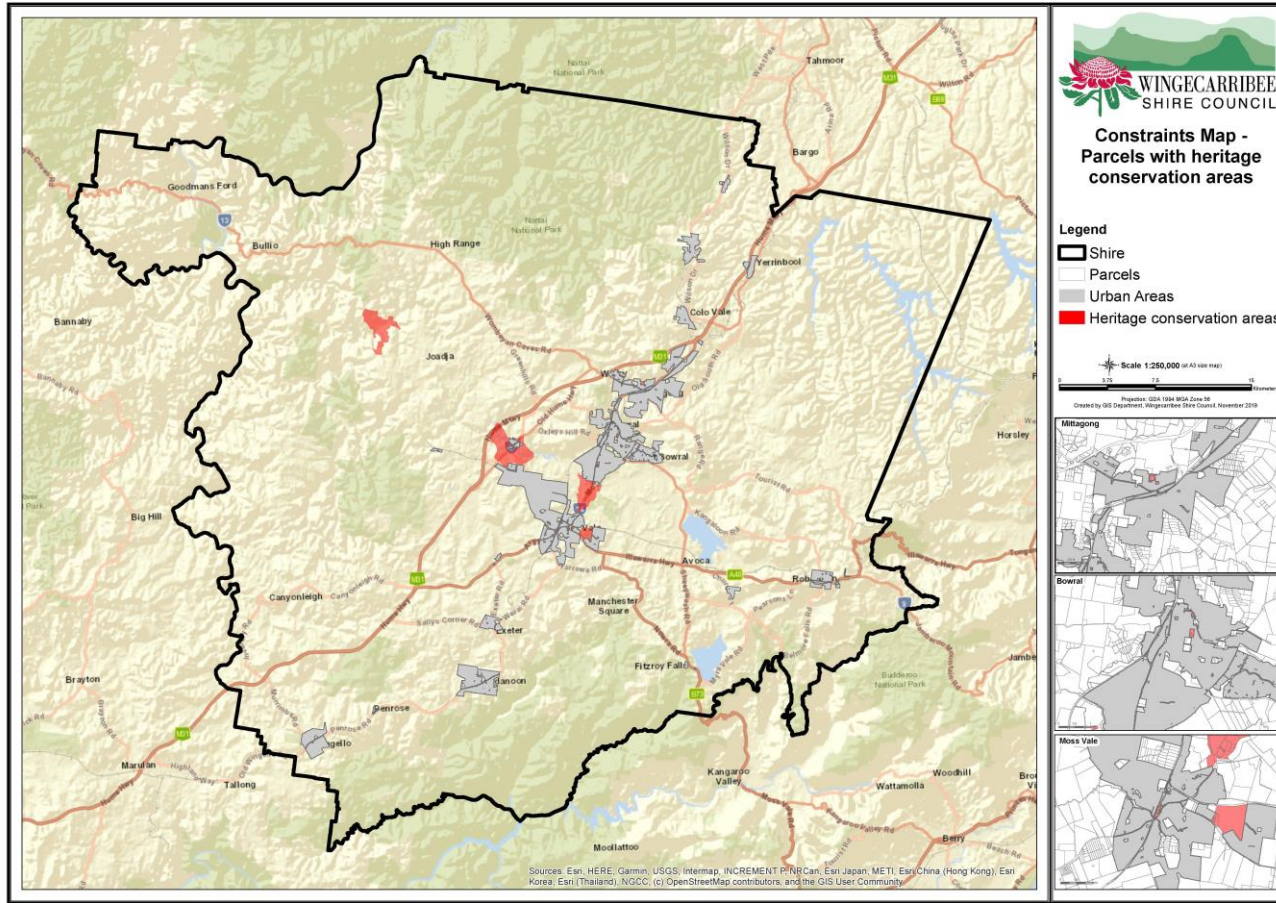




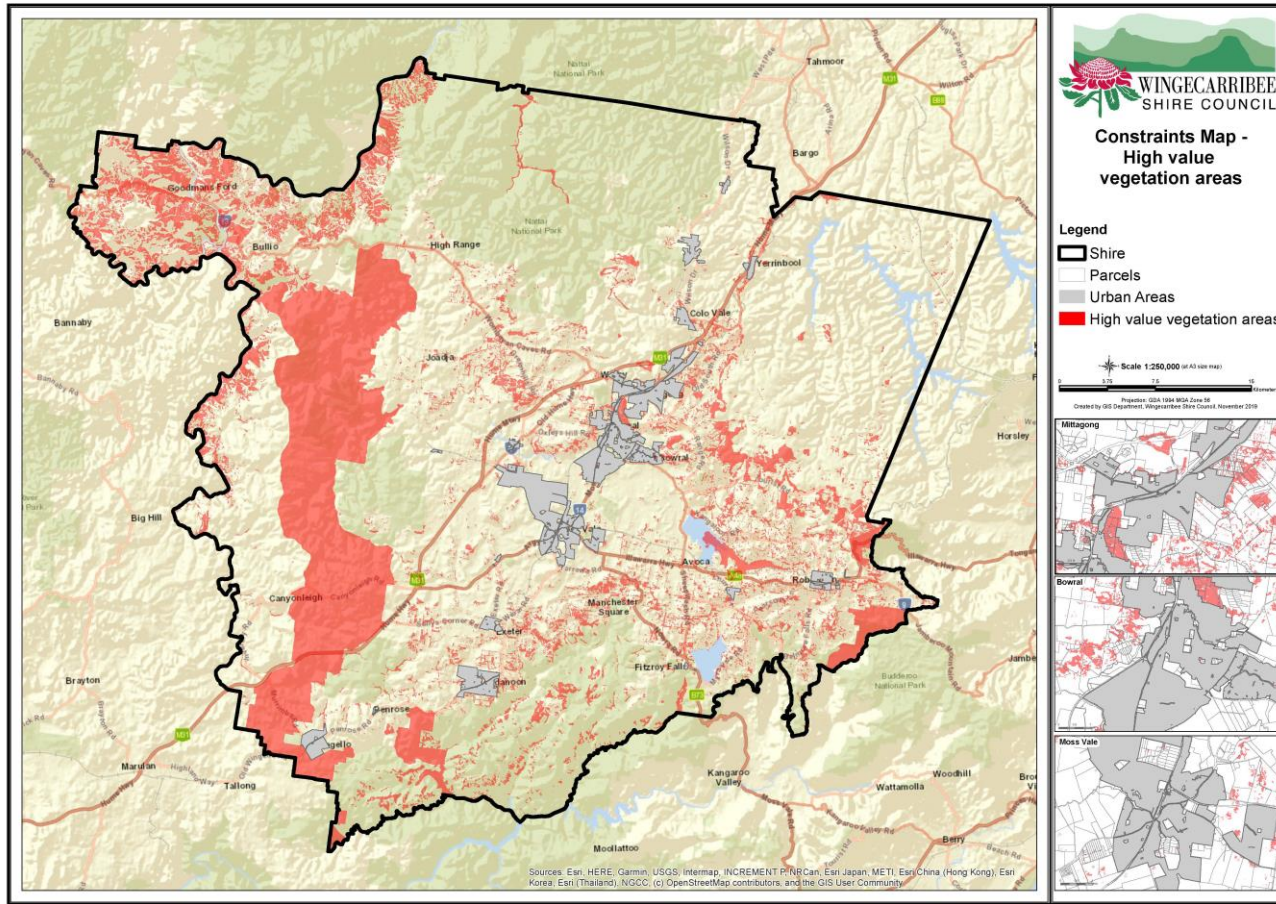
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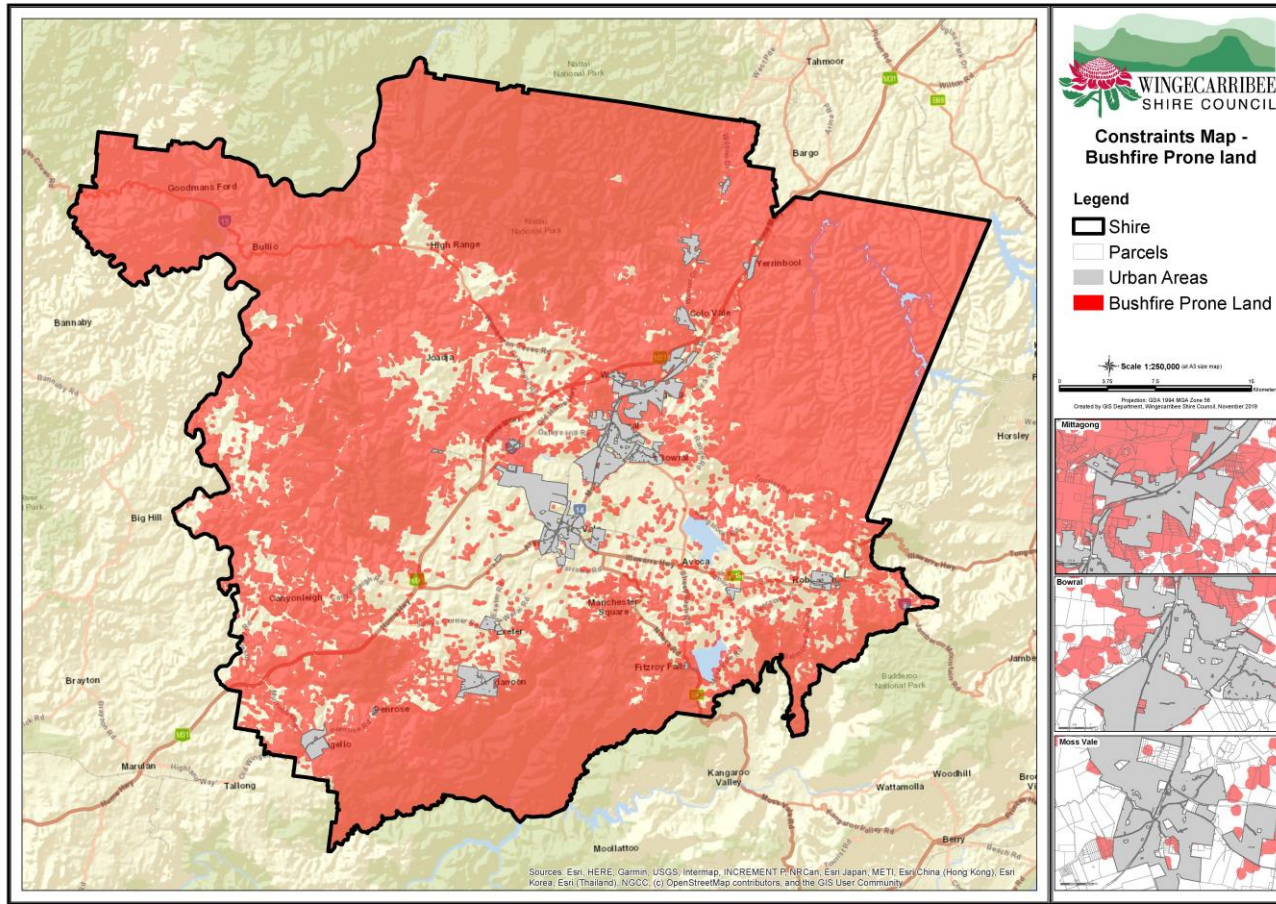
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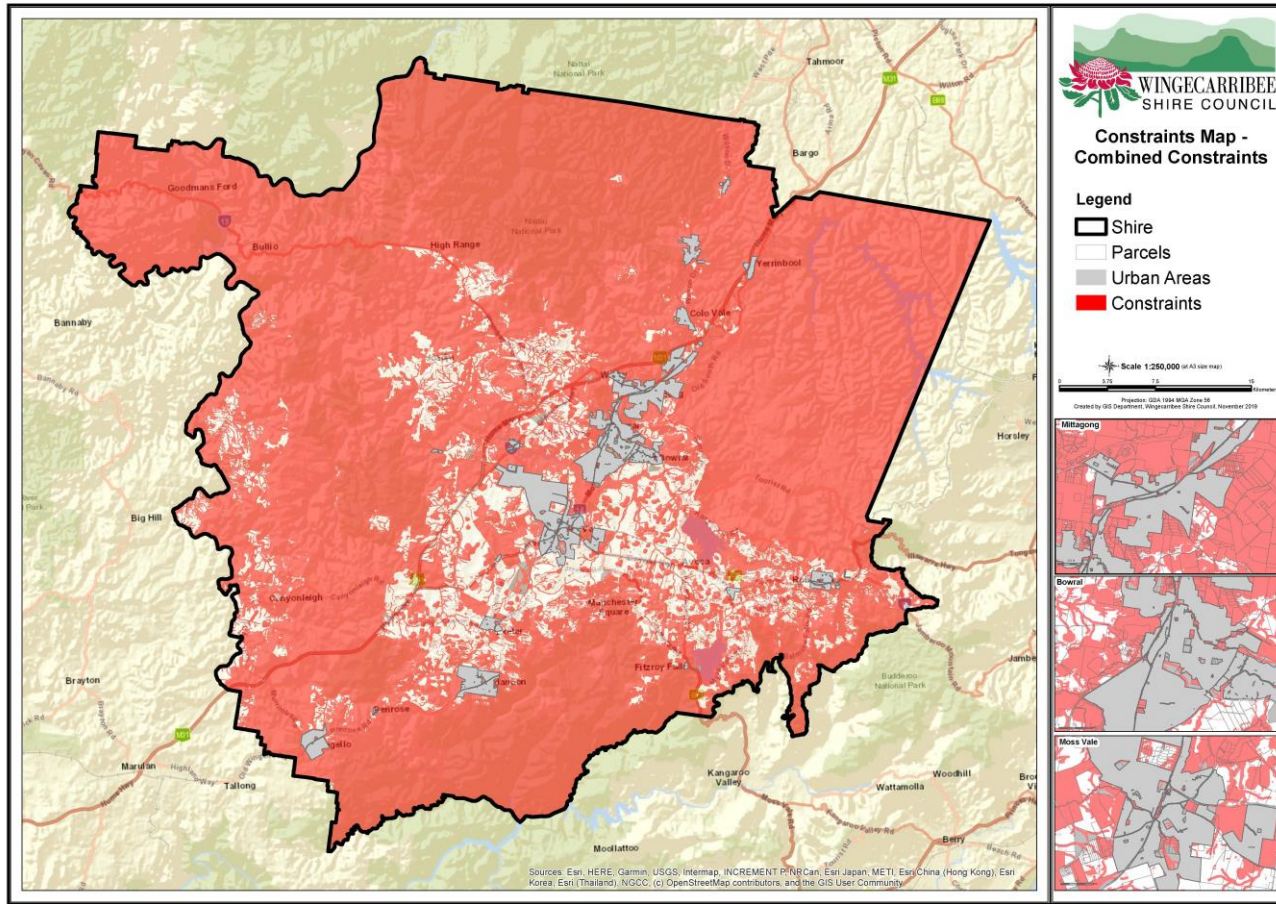
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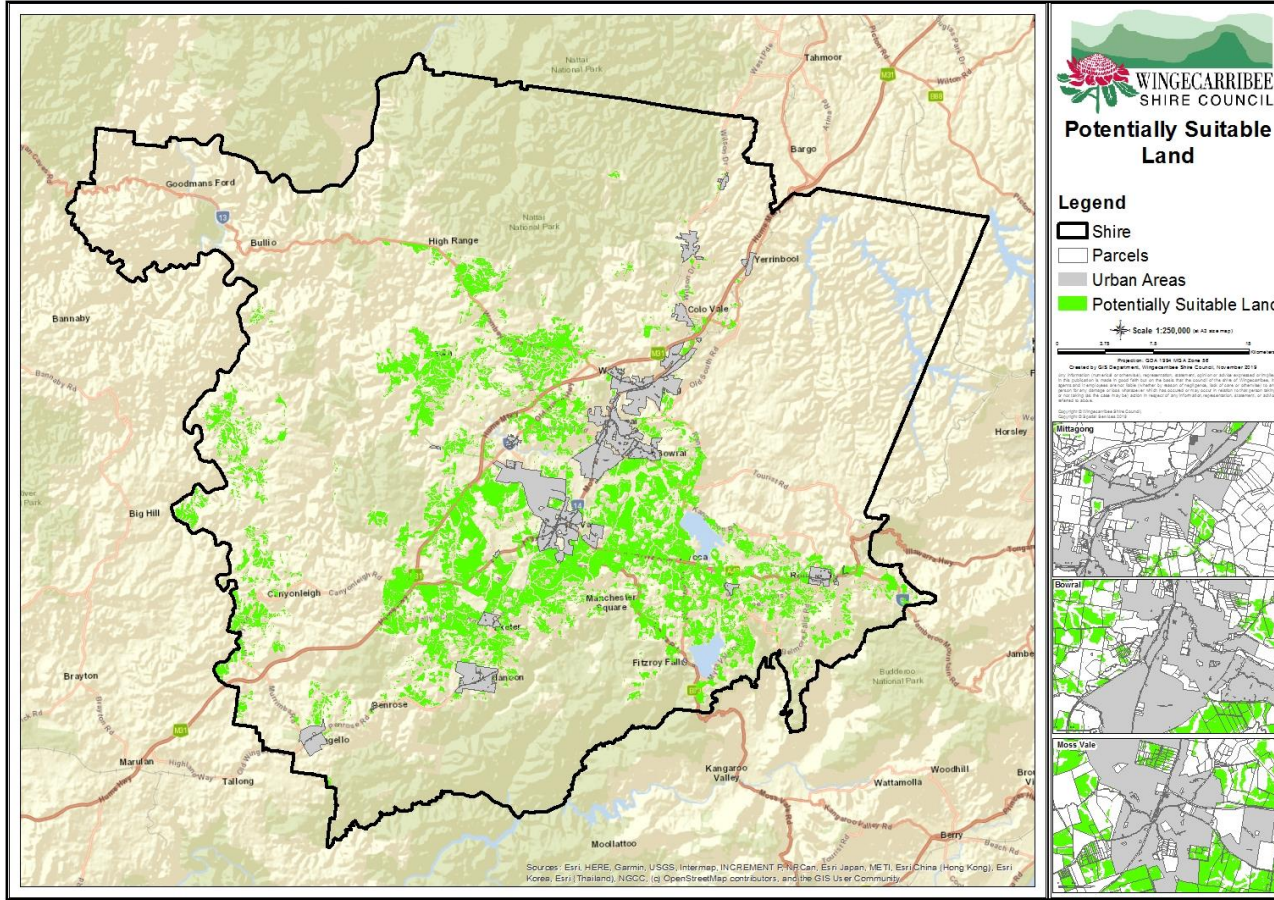
# Constraints Analysis



# Constraints Analysis



# Potentially Suitable Land



# Liveability Criteria Analysis

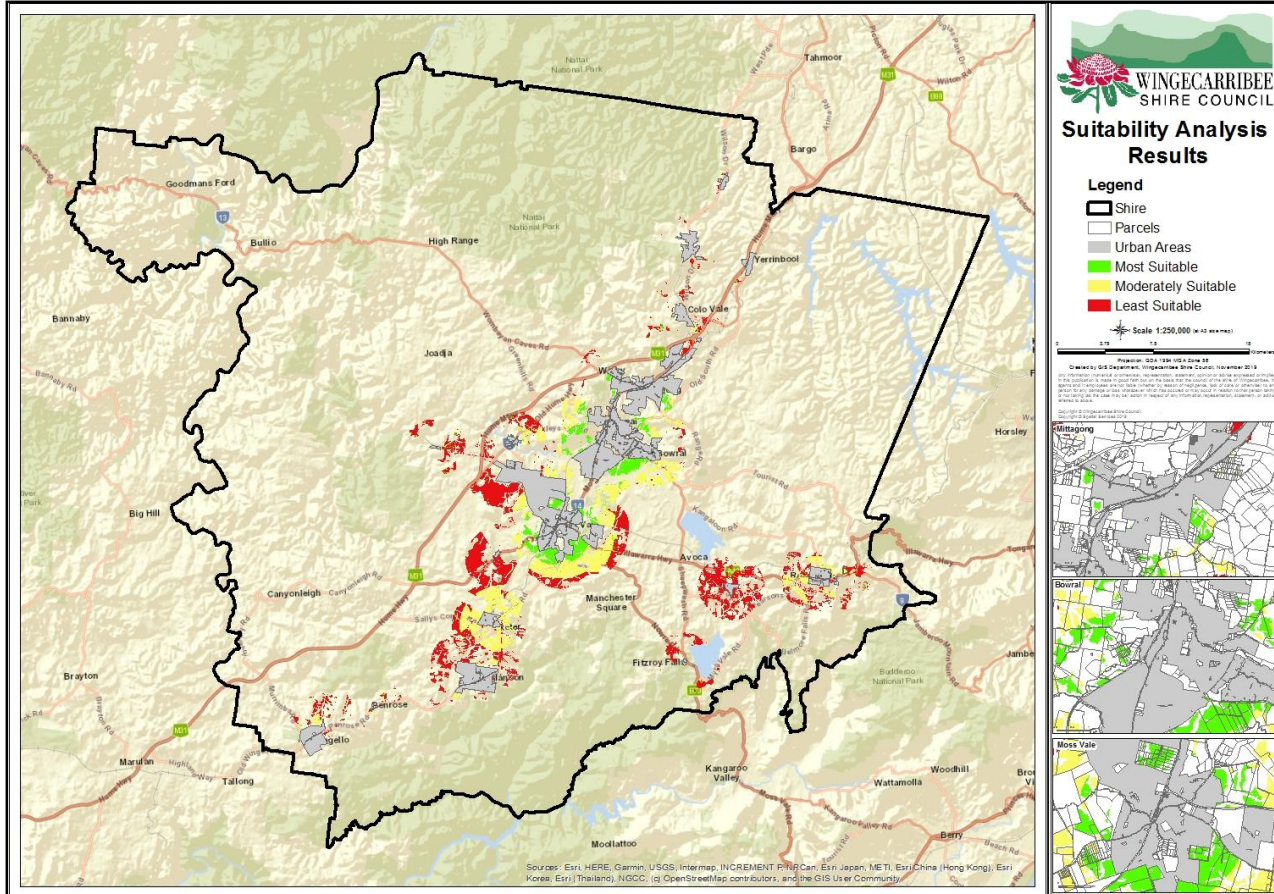
Suitability Criteria Analysis			
Criteria		Measure	
1	Within 2km of existing town boundaries		
2	Unconstrained (based on the constraints analysis undertaken)		
3	Proximity to Town Centre containing higher level services (full scale supermarket / doctors etc)	1	Less than 2 Kilometres
		2	Between 2 and 3 Kilometres
		3	Between 3 and 4 Kilometres
		4	Greater than 4 Kilometres
4	Proximity to Train Station	1	Less than 2 Kilometres
		2	Between 2 and 3 Kilometres
		3	Between 3 and 4 Kilometres
		4	Greater than 4 Kilometres
5	Proximity to Bus Stop	1	Less than 500 metres
		2	Between 500m and 1.5 Kilometres
		3	Between 1.5 and 3 Kilometres
		4	Greater than 3 Kilometres

# Suitability Criteria Analysis

6	Proximity to Hospital	1	Less than 4 Kilometres
		2	Between 4 and 8 Kilometres
		3	Between 8 and 12 Kilometres
		4	Greater than 12 Kilometres
7	Proximity to Higher Education (University / Tafe)	1	Less than 4 Kilometres
		2	Between 4 and 8 Kilometres
		3	Between 8 and 12 Kilometres
		4	Greater than 12 Kilometres
8	Proximity to Schools	1	Less than 2 Kilometres
		2	Between 2 and 3 Kilometres
		3	Between 3 and 4 Kilometres
		4	Greater than 4 Kilometres
9	Lot Size / Land Fragmentation	1	Greater than 20 hectares
		2	Between 10 and 20 hectares
		3	Between 5 and 10 hectares
		4	Less than 5 hectares



# Suitability Criteria Results



# Identifying Investigation Areas

Additional testing was undertaken to identify specific 'areas of interest'. Sites were considered unsuitable for development if:

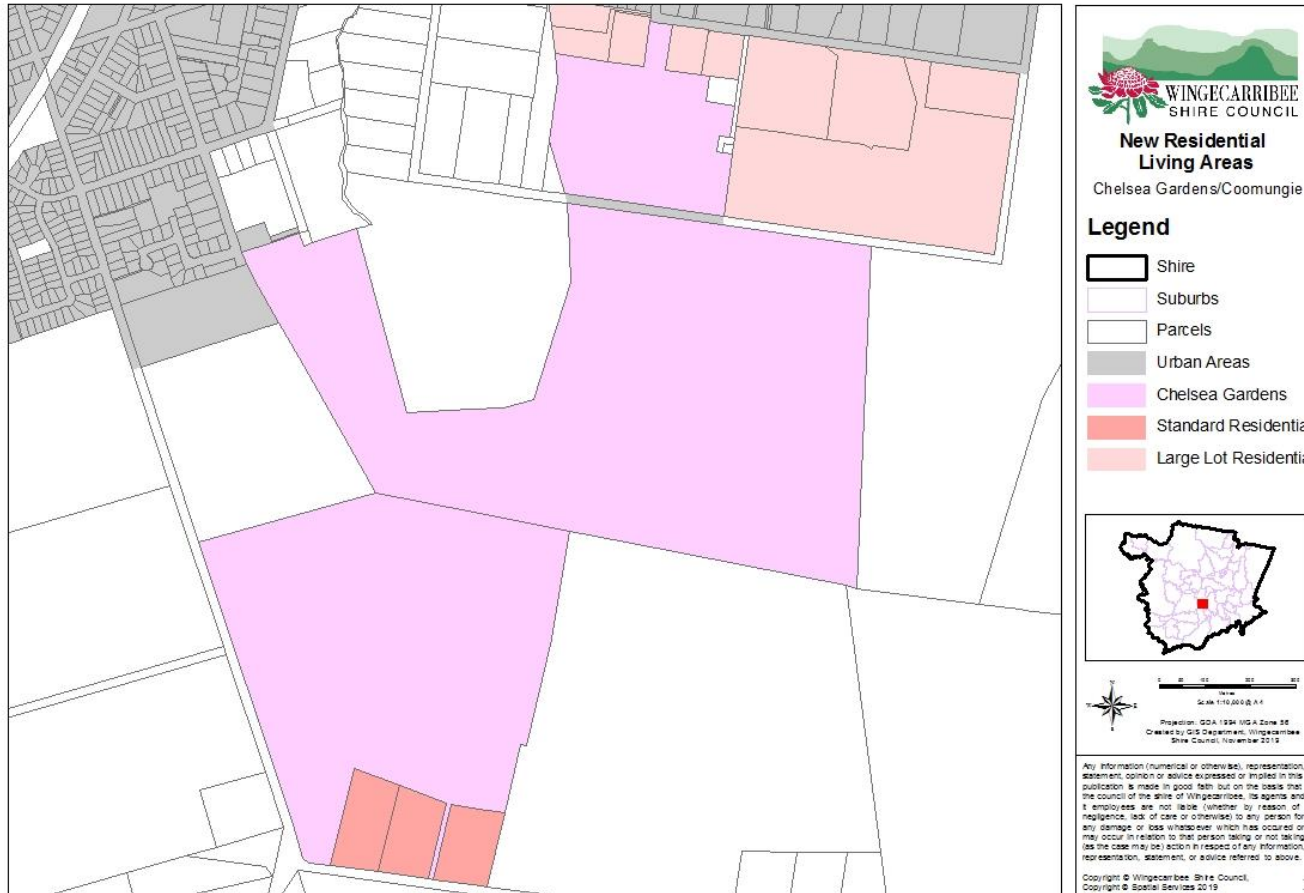
- Development would impact on the physical and visual separation of our towns and villages
- Significant limitations in infrastructure networks existed
- Land was fragmented from existing urban areas and servicing was unlikely to be feasible
- Development was likely to result in undesirable urban outcomes.

Further consideration was given to defining long-term edges of towns, providing quality urban outcomes and reducing the chance of ongoing urban sprawl.

# New Living Areas

- Strategy identifies six (6) new living areas to be developed over a 30 year period
- Each investigation area was tested for:
  - Visual impact
  - Infrastructure capacity
- Strategy identifies:
  - potential development area
  - further environmental assessment require
  - design principles

# Investigation Area 1



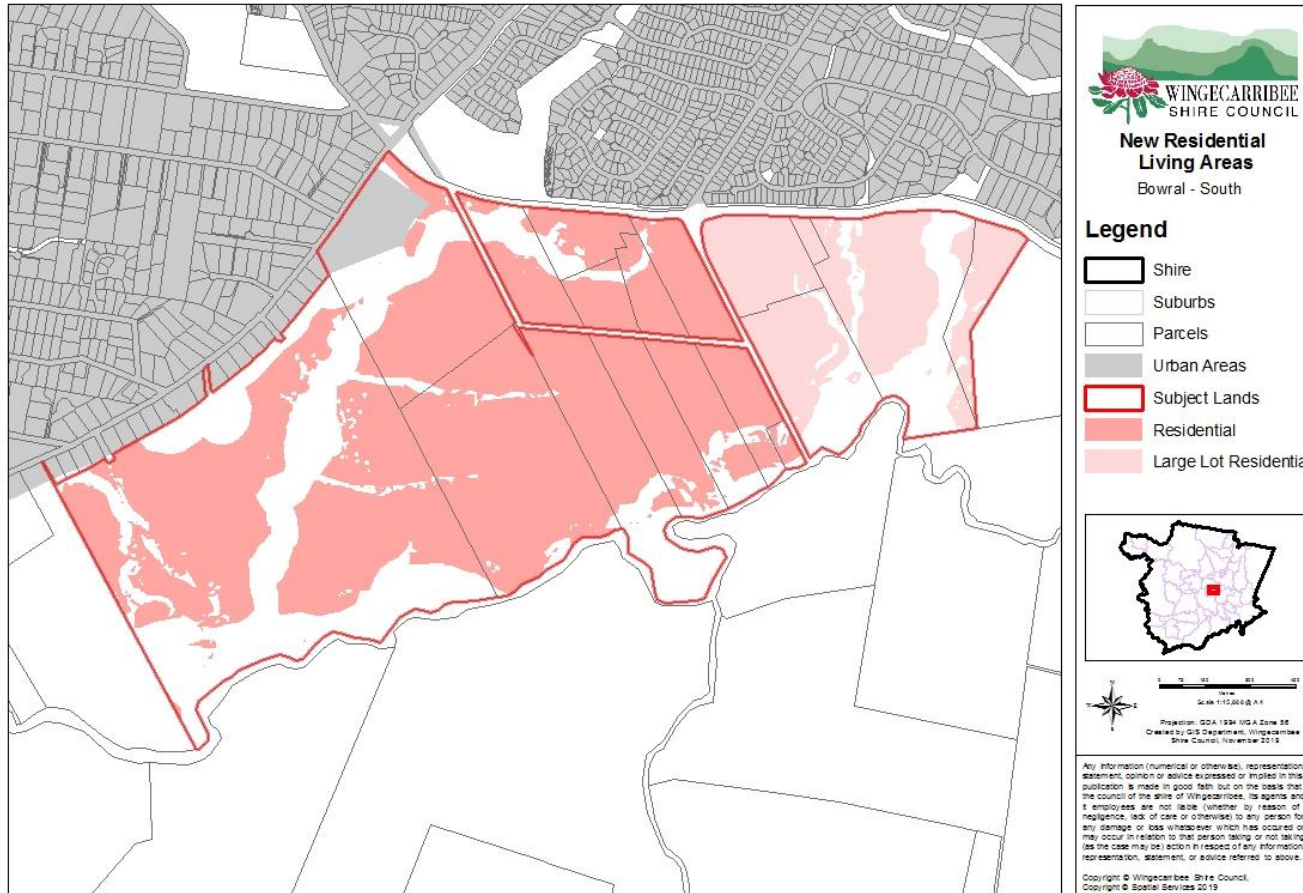
# Chelsea Gardens

## Design Principles

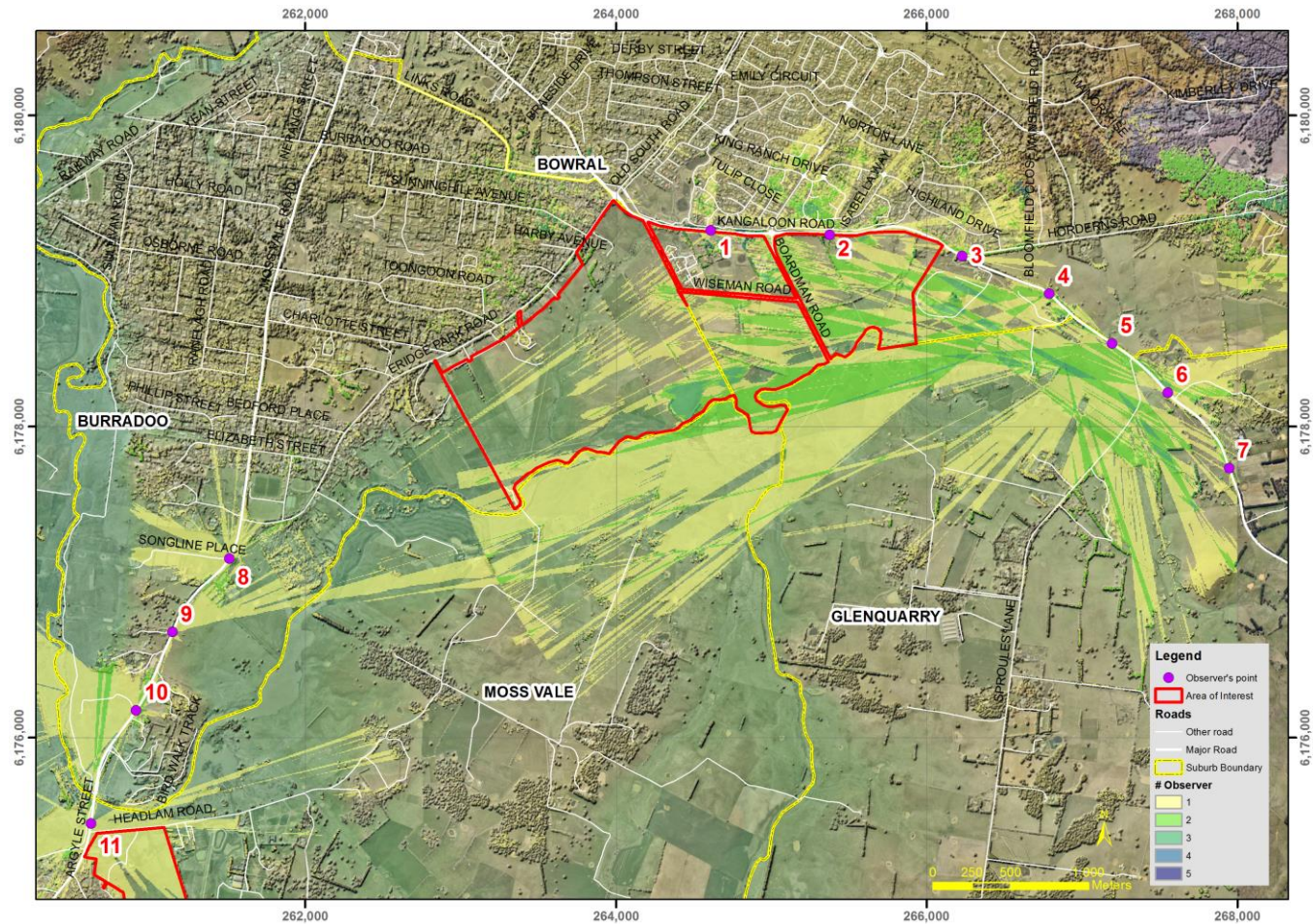
- To be integrated into the existing Chelsea Gardens Coomungie URA
- Yarrawa Road will form the long-term southern edge of the Moss Vale township
- Landscape Buffer to continue on Yarrawa Road frontage to the south
- Large lot residential area will utilise the topography to maximise views to the rural landscapes for future residents



# Investigation Area 2



# Investigation Area 2




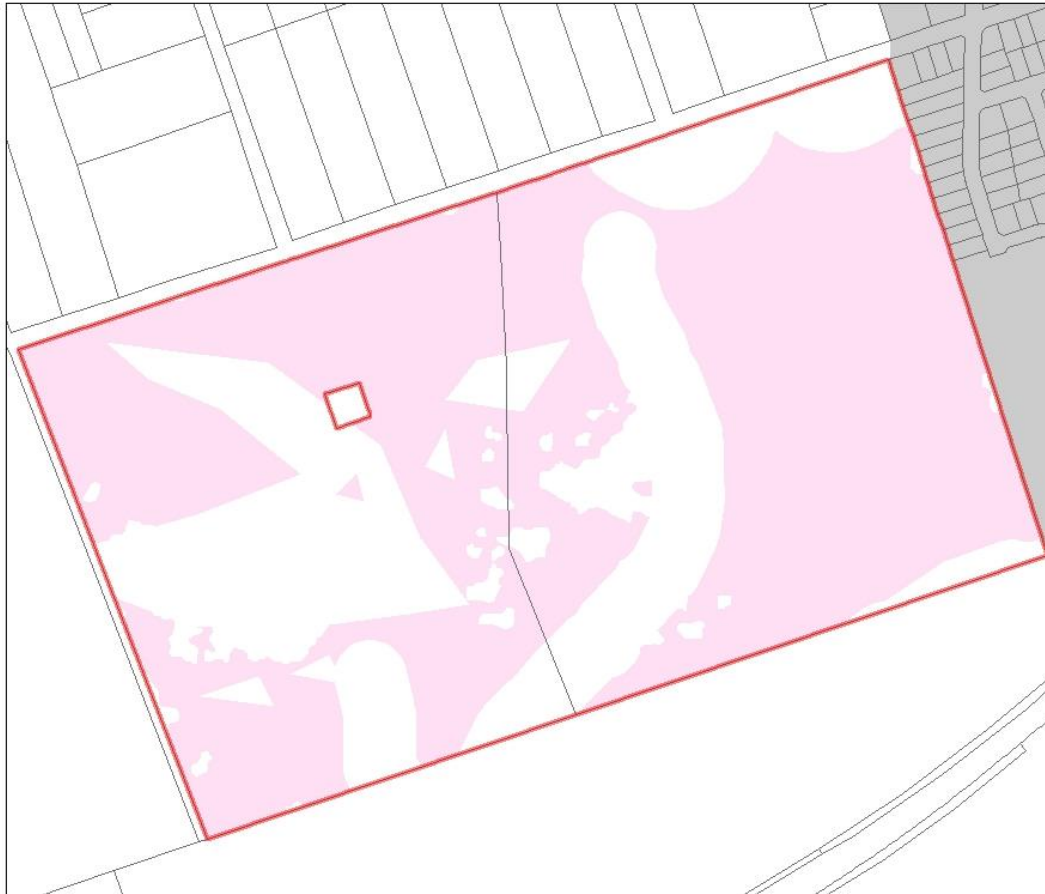
# Bowral South

## Design Principles

- The Wingecarribee River will form the long-term eastern edge of the Bowral township
- Will be characterised by a diverse mix of housing typologies, strong visual connections to rural landscapes to the east and high quality public open space along the Wingecarribee River and its tributaries
- A perimeter road along the eastern edge of the development (with new houses addressing the Wingecarribee River) will support a quality urban interface and promote passive surveillance of the public open space adjacent to the river
- A new cycleway and open space along the Wingecarribee River will connect with the existing cycleway networks to the north and south
- A new neighbourhood centre in the Kangaloon / Boardman Road area will service the day to day needs of the new community and the broader East Bowral area.
- A mix of lot sizes are proposed in the visually prominent area to the east of Boardman Road, with larger lots to minimise the visual impact of development and provide a transition of lot sizes towards the Bong Bong race course and adjoining rural landscapes.



# Investigation Area 3




**WINGECARRIBEE SHIRE COUNCIL**

**New Residential Living Investigation Areas**  
Moss Vale - South

**Legend**

- Shire
- Suburbs
- Parcels
- Urban Areas
- Subject Lands
- Investigation Area



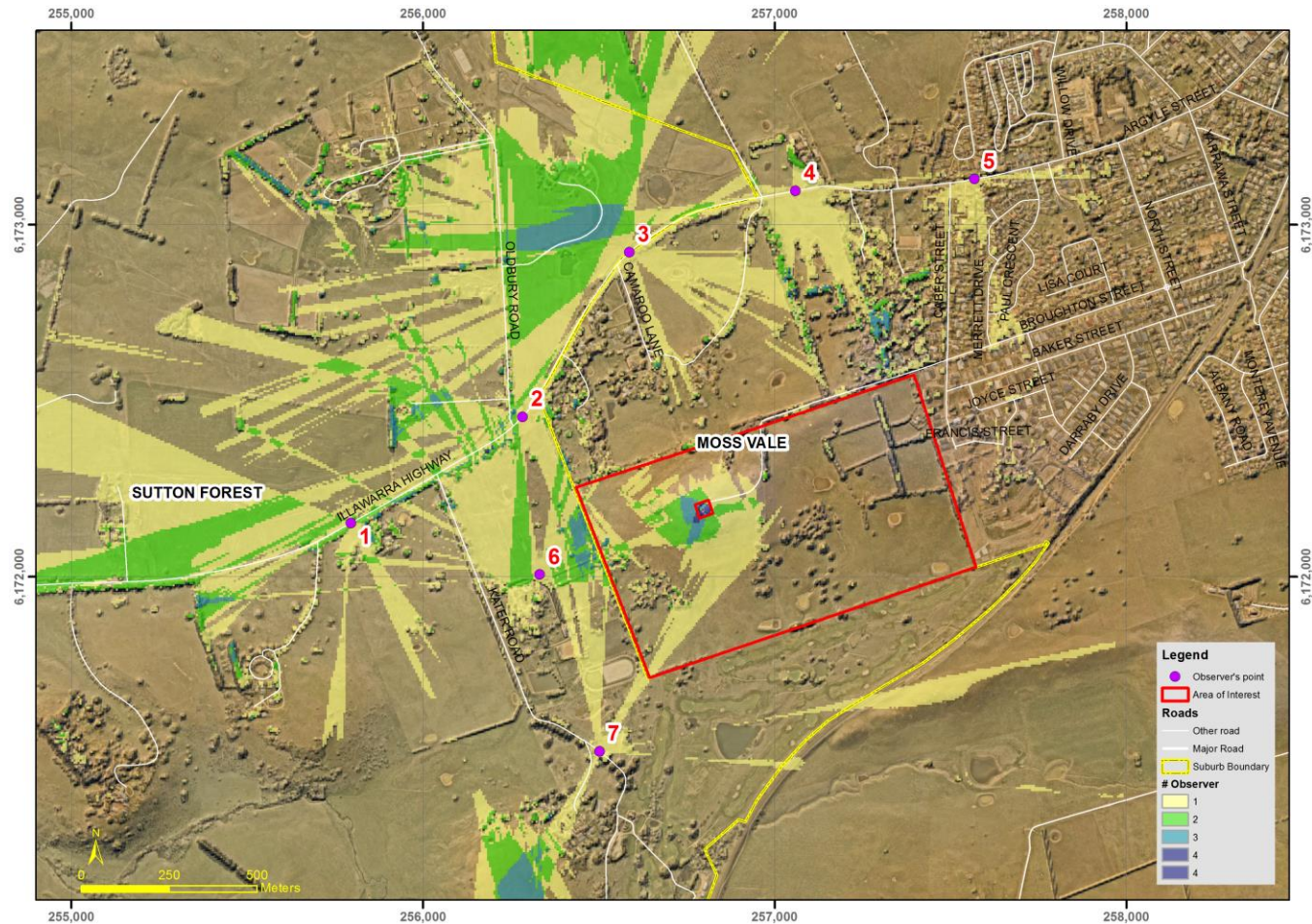
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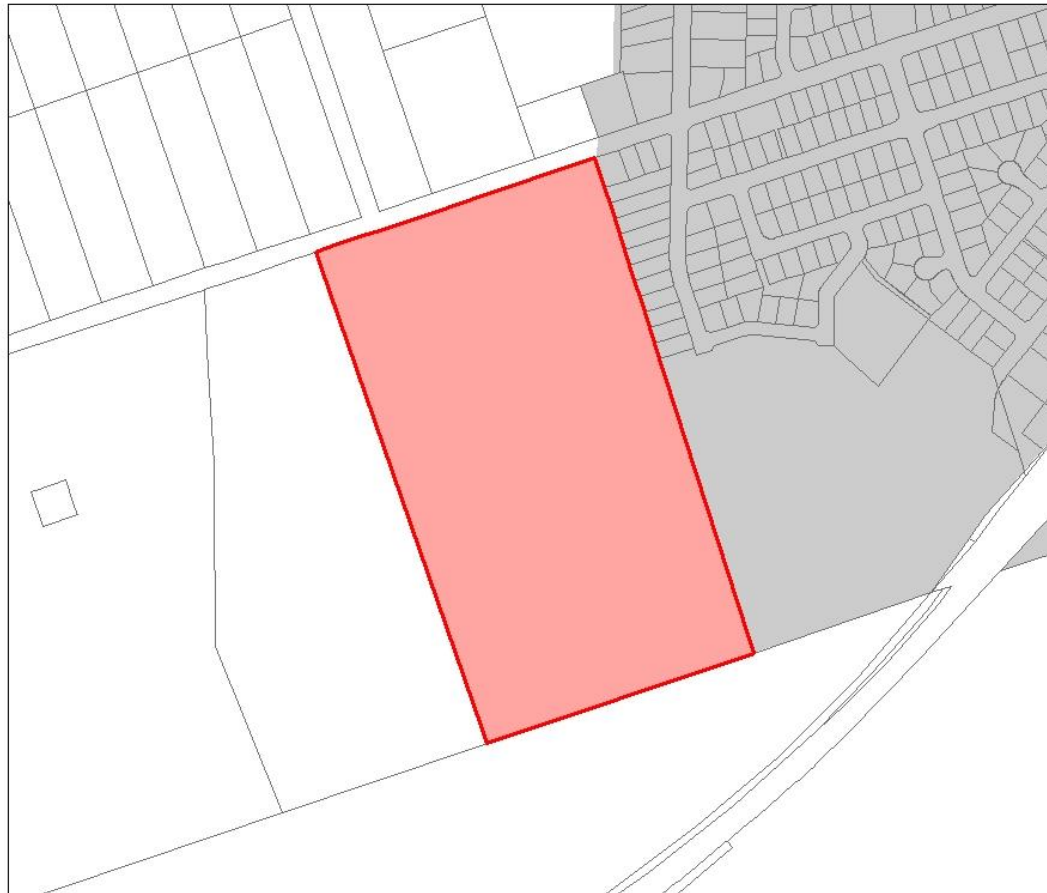
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# Investigation Area 3



# Investigation Area 3




**WINGECARRIBEE  
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**New Residential  
Living Areas**  
Moss Vale - South

**Legend**

- Shire
- Suburbs
- Parcels
- Urban Areas
- Subject Lands
- Residential



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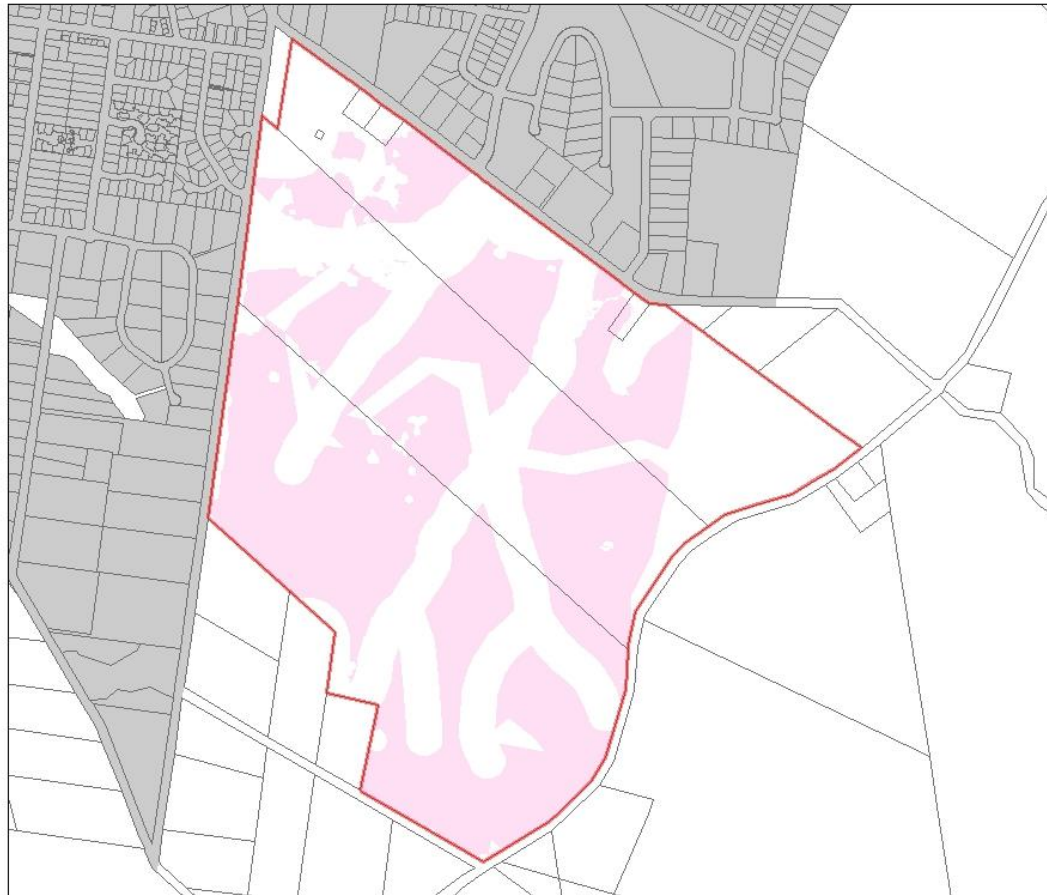
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# Moss Vale (West)

## Design Principles







- Mature vegetation on the site and within the Broughton Street road reserve should be retained where possible and incorporated into the design of the subdivision
- The Endangered Ecological Community on the site should be retained in the residue lot and protected through a vegetation management plan
- A grid pattern street layout should promote long distance views to the adjoining rural landscapes
- A mix of housing types and lot sizes should be provided across the site, with larger lots providing a transition into the rural interface
- Where possible, connectivity to the adjoining Darraby residential area should be provided.


# Investigation Area 4




  
**WINGECARRIBEE SHIRE COUNCIL**  
**New Residential Living Investigation Areas**  
Mittagong - East

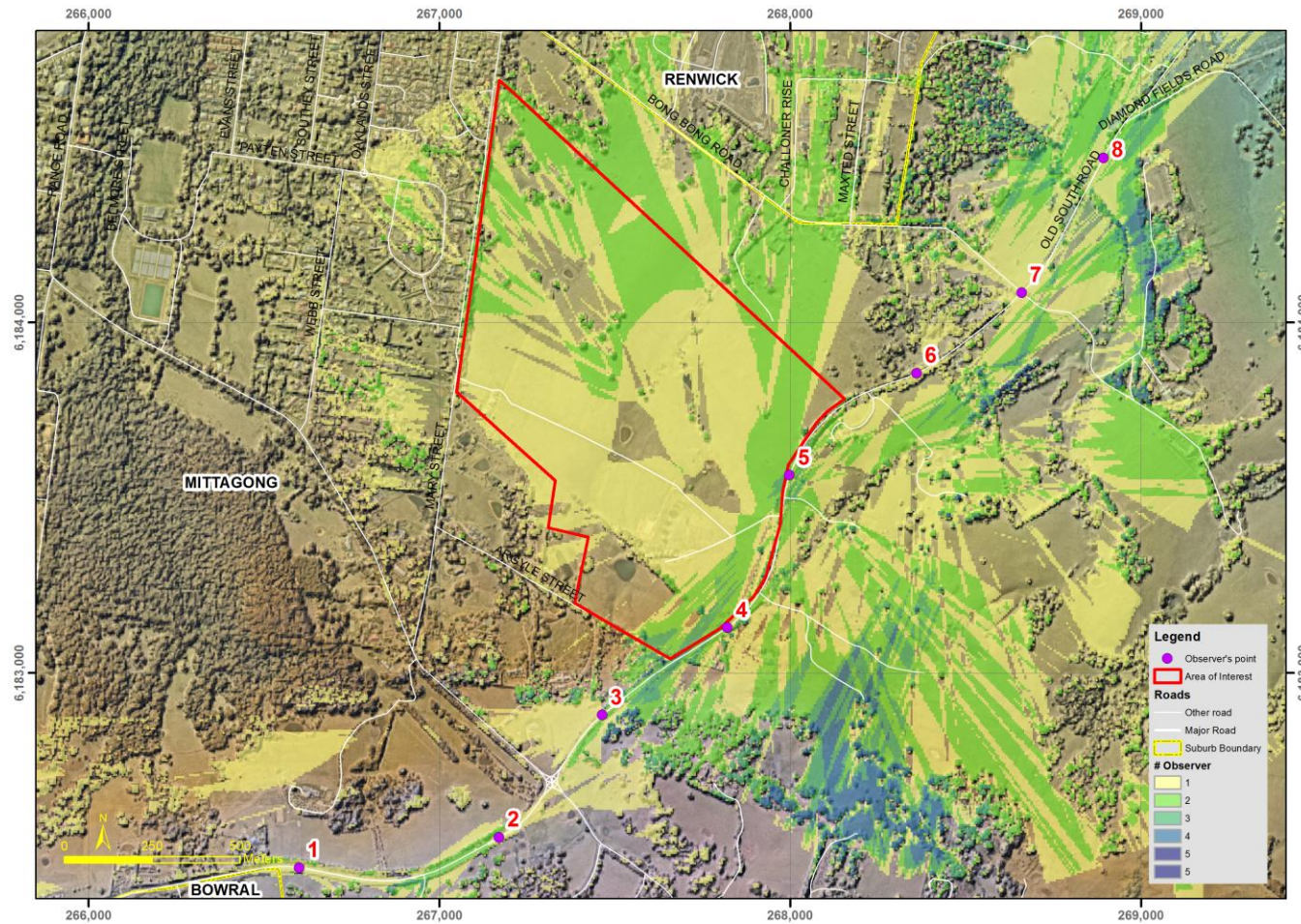
**Legend**

-  Shire
-  Suburbs
-  Parcels
-  Urban Areas
-  Subject Lands
-  Investigation

  
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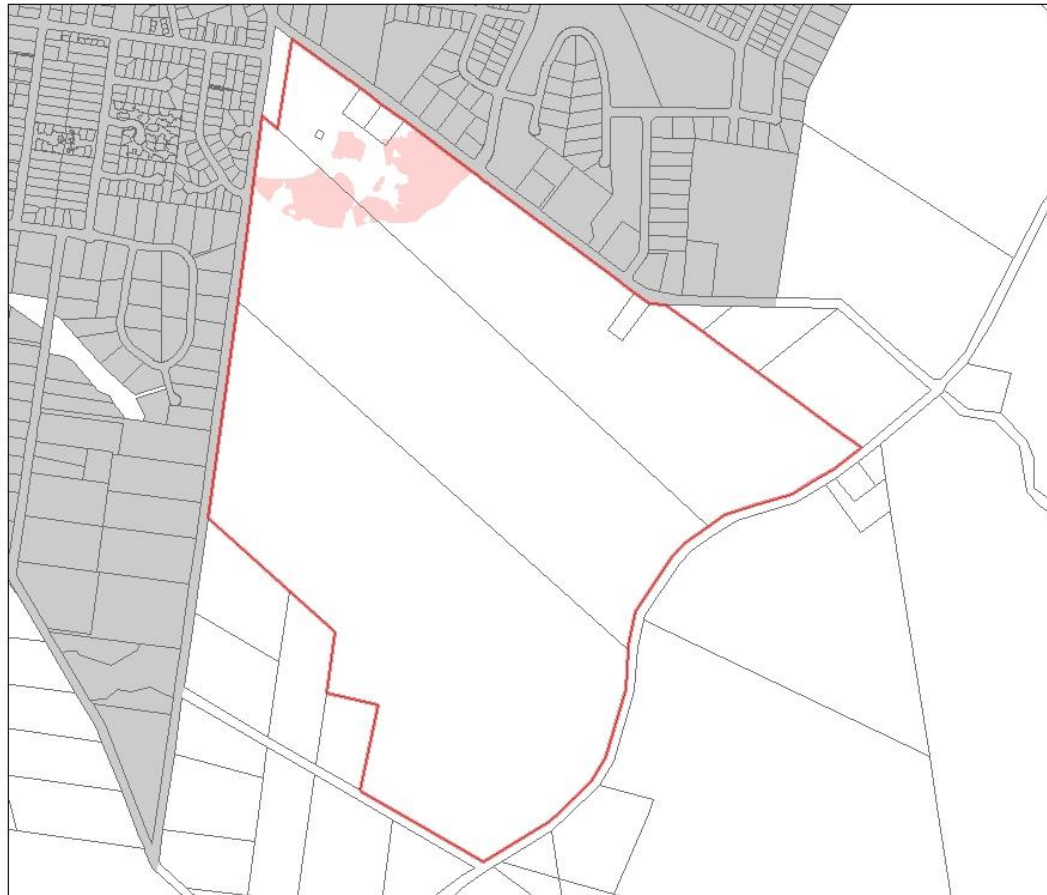
# Investigation Area 4



# Mittagong East

- Located immediately south of Renwick and incorporates three (3) separate rural properties on the south-eastern edge of the Mittagong township
- Ultimately deemed unsuitable, due to significant limitations in the infrastructure networks and the highly visible nature of the site
- North-western corner carried over from the Local Planning Strategy.

# Investigation Area 4




**WINGECARRIBEE  
SHIRE COUNCIL**

**New Residential  
Living Areas**  
Mittagong - East

**Legend**

- Shire
- Suburbs
- Parcels
- Urban Areas
- Subject Lands
- LHS Identified Site




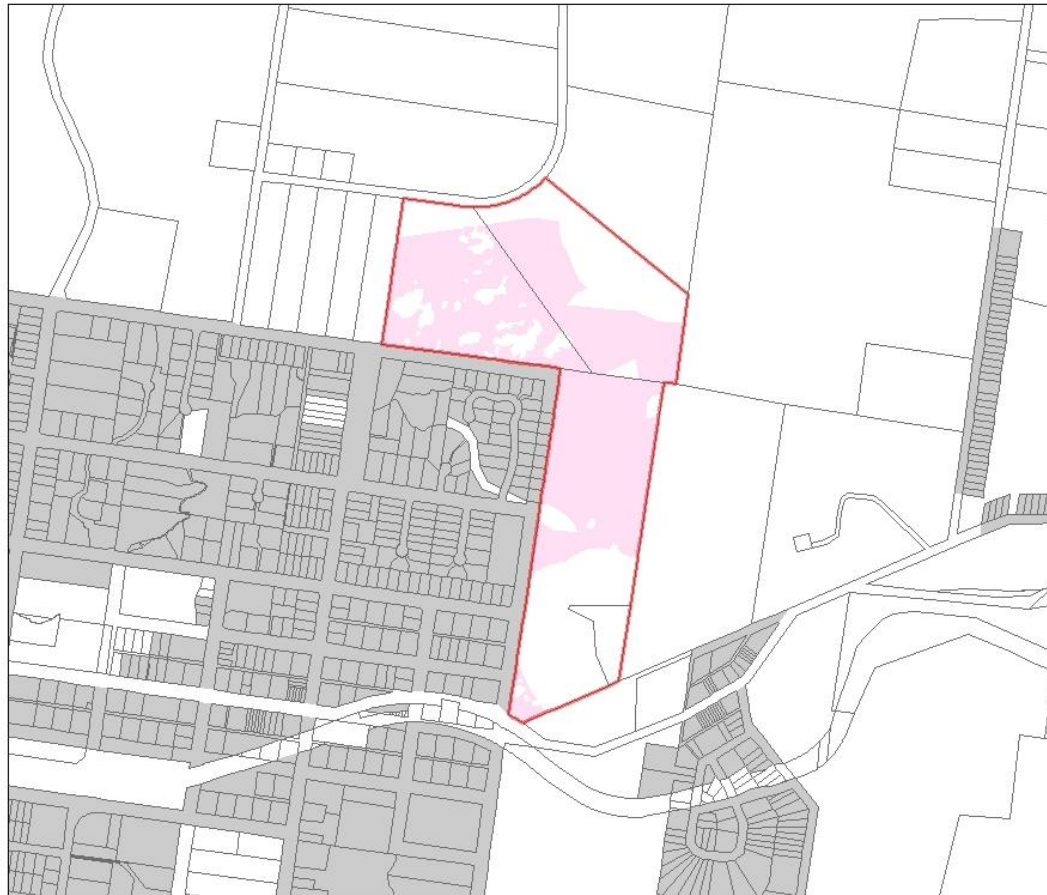
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# Investigation Area 5




**WINGECARRIBEE  
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**New Residential Living  
Investigation Areas**  
Robertson - East

**Legend**

- Shire
- Suburbs
- Parcels
- Urban Areas
- Subject Lands
- Investigation Areas

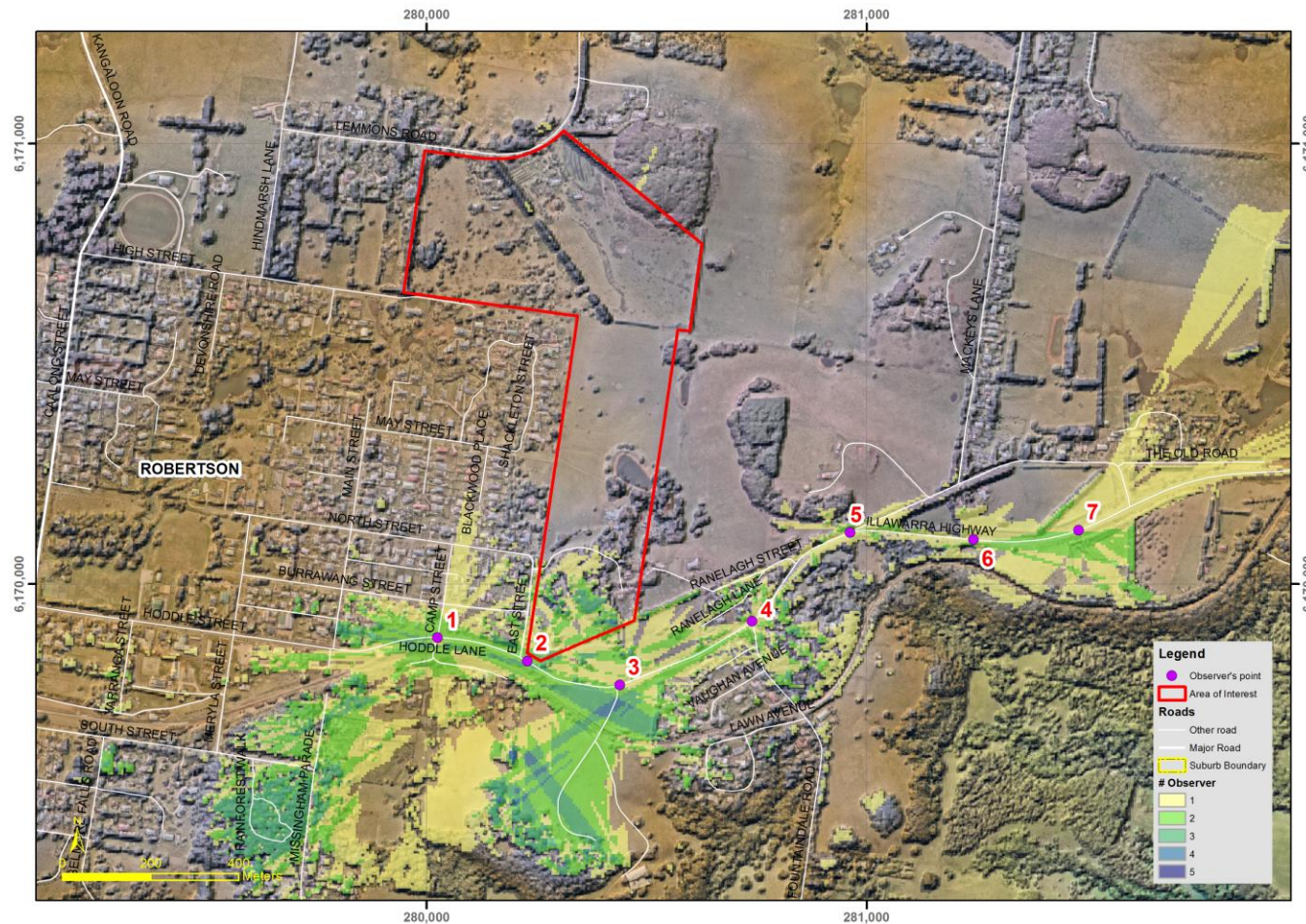


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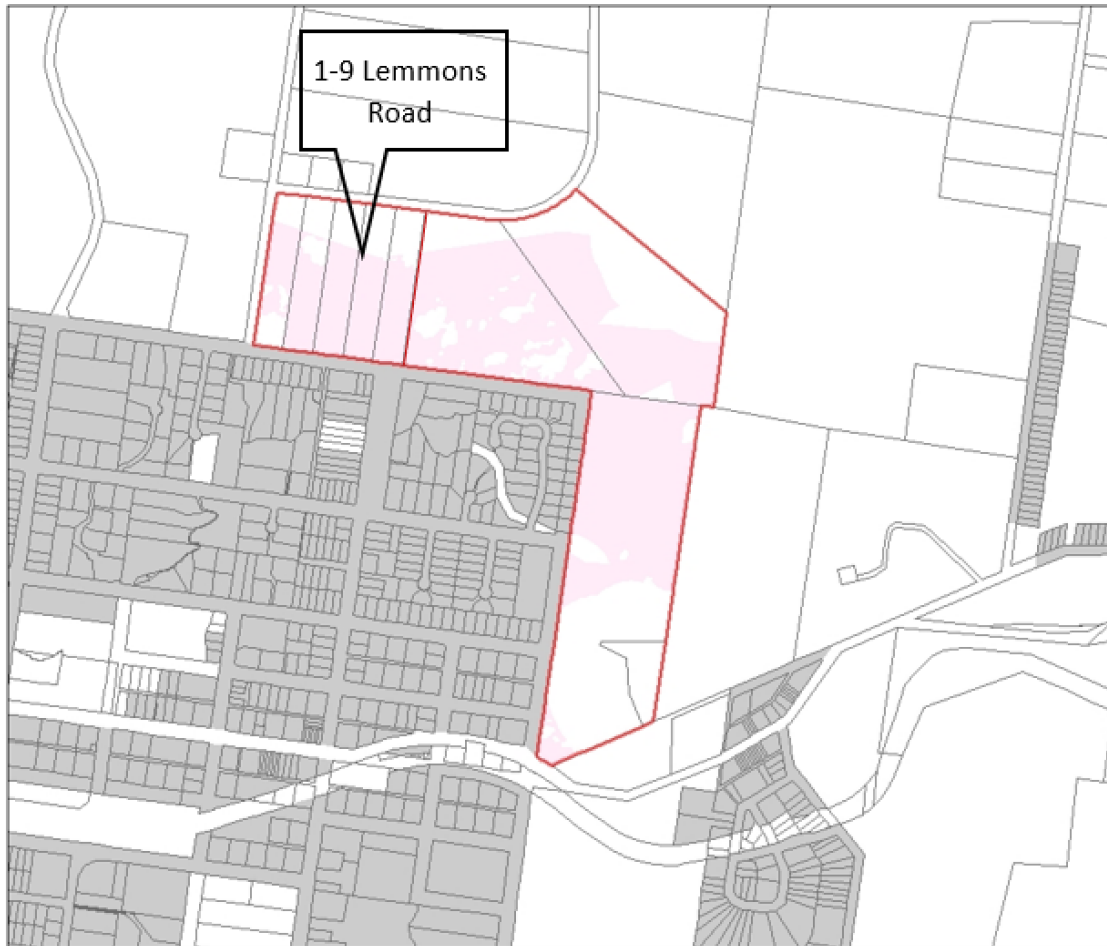
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# Investigation Area 5



# Robertson (North-East)




**Wingecarribee**  
SHIRE COUNCIL

**New Residential Living Areas**  
Robertson - East

**Legend**

- Shire
- Suburbs
- Subject Lands
- Parcels
- Urban Areas
- Potential Long Term Living Area



Projection: GDA 1984 MGA Zone 56  
Created by GIS Department, Wingecarribee Shire Council, November 2019

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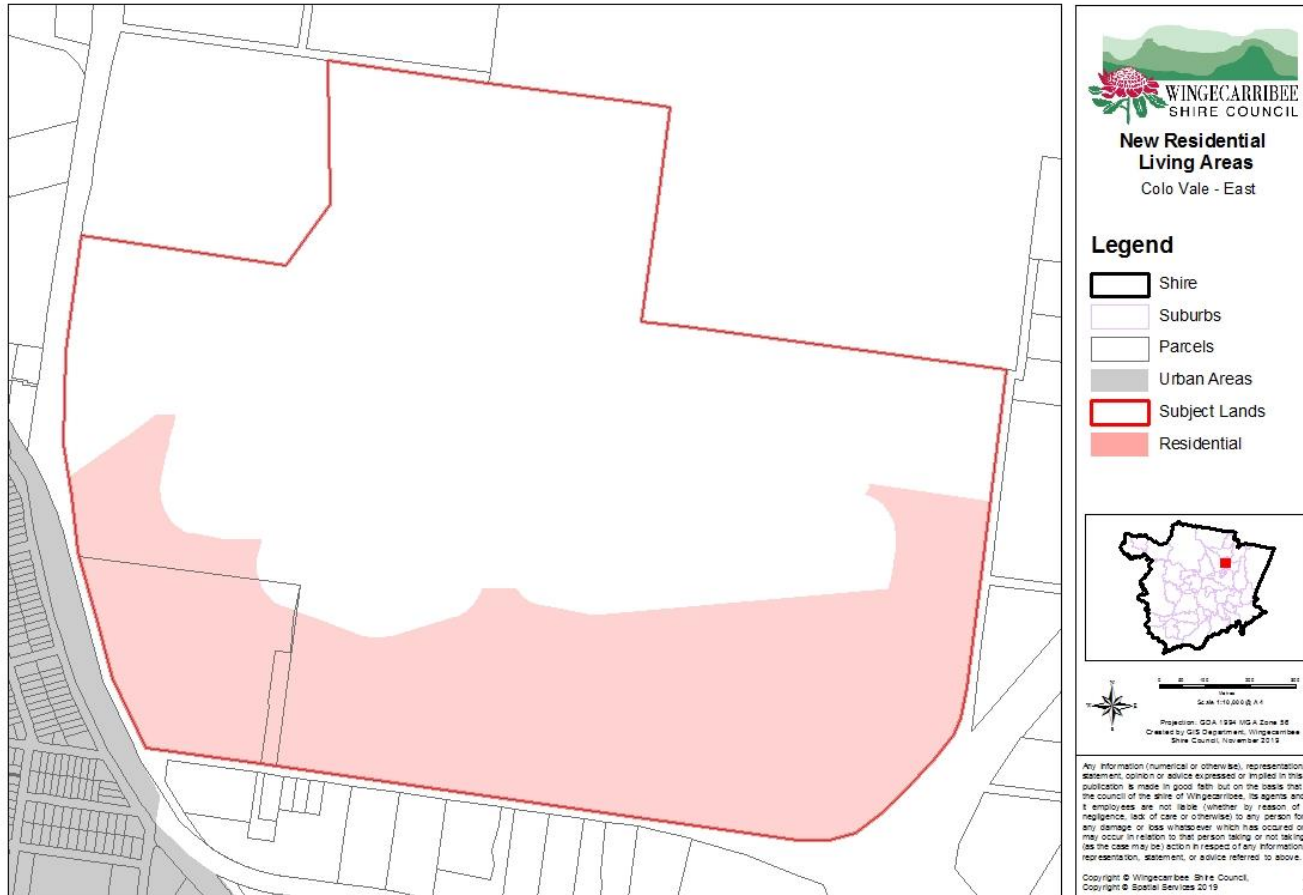
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# Investigation Area 5

## Design Principles

- Mature vegetation in the south of the site must be retained to provide visual screening from the Illawarra Highway / Hoddle Street
- Future development should be sensitively designed with the topography of the land, to minimise earthworks required during development
- A mix of housing types and lot sizes should be provided across the site, with larger lots providing a transition into the rural interface
- Future development should be single storey consistent with the prevailing residential character of the Robertson village

# Investigation Area 6



# New Living Areas

New Residential Living Areas	Study Area (ha)	Developable Area (ha)	Anticipated Dwellings*
Moss Vale (Chelsea Gardens Coomungie and Surrounds)	30	28	1,300**
Bowral (South)	303	180	1,100
Moss Vale (West)	57	18	100
Mittagong (East)	98	15	40
Robertson (North East)	38	22	110
Colo Vale ( <u>Wensley Dale</u> )	249	92 <sup>+</sup>	500

\*based on anticipated development area, constraints, proposed development type etc

\*\*anticipated dwellings include the existing residential zoned Chelsea Gardens Coomungie URA

<sup>+</sup>developable area is likely to be significantly reduced following environmental and heritage impact assessments

# A strategic planning led system

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## *Housing Our Community*

### Wingecarribee Local Housing Strategy

Prepared by  
Wingecarribee Shire Council

Adopted June 2020  
Draft Amendment No. 1 October 2020



[www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au)



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# Initial Consultation

- LSPS and LHS were publicly exhibited for 8.5 weeks from 18 March to 15 May 2020
  - Consultation included social media videos and online Q and As
  - One on one drop in sessions (online):
    - 130 time slots available over 4 days
    - Additional time slots made available outside of business hours where it suited
  - Online meetings with community and stakeholder groups, business chambers etc.



# Initial Consultation

- Feedback on the Strategies overwhelmingly positive
  - Strong support for the land use vision outlined in the LSPS
  - Strong support for the evidence based process for identifying housing needs
  - Some concerns raised about population forecasts, over development, loss of character etc.
- DPIE commended the '*comprehensive and informative*' strategies that '*clearly articulate the vision for the Shire and provides direction for future development within the Wingecarribee LGA and will provide a solid basis on which future land use planning decisions can be made by Council and the community*'
- LSPS and LHS adopted by Council on 24 June 2020

# Amending the Strategies

At the Ordinary Council meeting of 12 August 2020 it was resolved:

*MOTION moved by Cllr I M Scandrett and seconded by Cllr K J Halstead OAM*

- 1. THAT Council undertake a review of the Local Housing Strategy and Local Strategic Planning Statement to remove the Wensleydale property and include the two sites identified from the exhibition between March and May 2020 into the Local Housing Strategy and Local Strategic Planning Statement.*
- 2. THAT Council write to the Department of Planning advising the intention to review both the Local Housing Strategy and Local Strategic Planning Statement documents as per point 1 above.*
- 3. THAT Council write to the landowners of the 2 locations nominated in Colo Vale during the public exhibition period advising that Council is prepared to receive Planning Proposals for their land subject to the necessary amendments being adopted by Council to the Local Housing Strategy and Local Strategic Planning Statement for the inclusion of the subject locations to be shown as a potential long-term living area.*

# Amending the Strategies

- LSPS and LHS were re-exhibited for 6 weeks between October and November 2020
  - Consultation occurred online and face to face
  - Community consultation sessions held over 3 days at:
    - Bowral
    - Robertson
    - Colo Vale
- LSPS and LHS intended to be reported to Council in Feb 2021
- However...

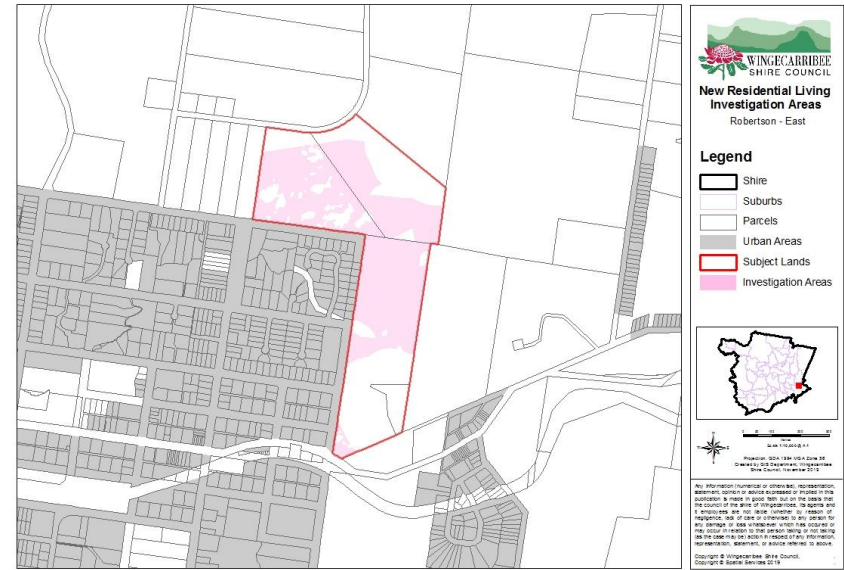
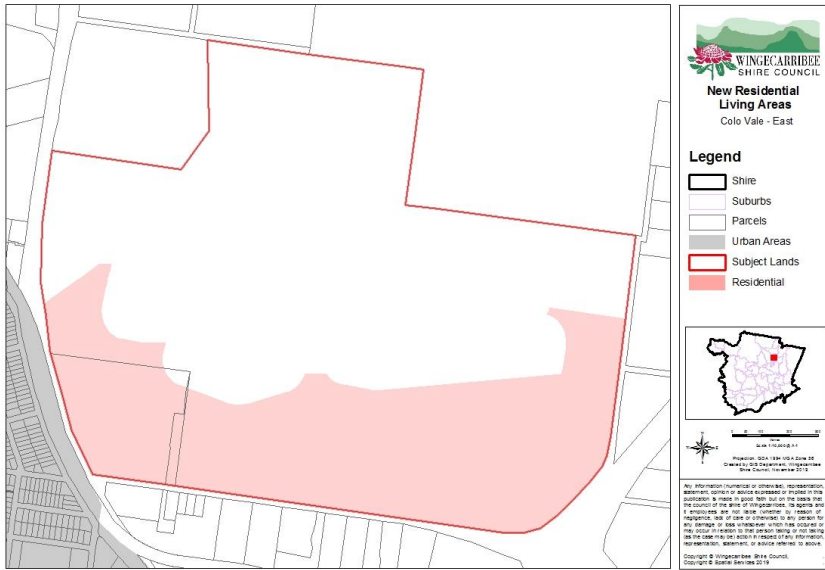
# Amending the Strategies

At the Ordinary Council meeting of 9 December 2020 it was resolved:

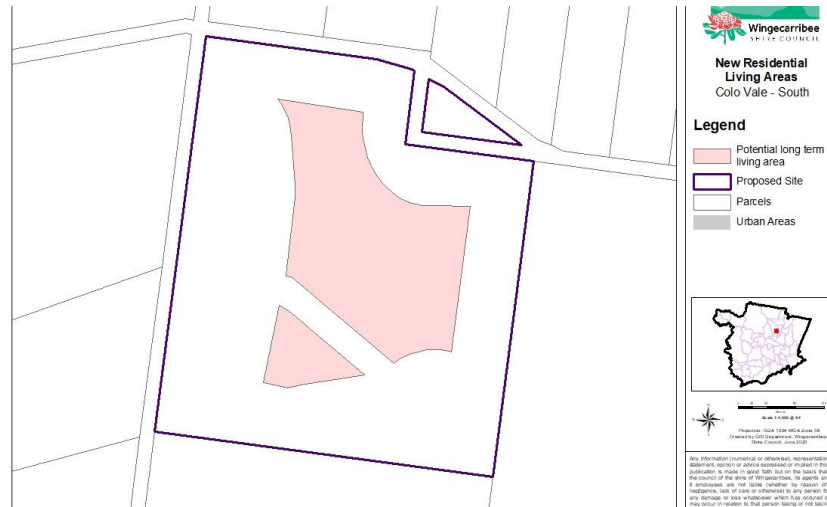
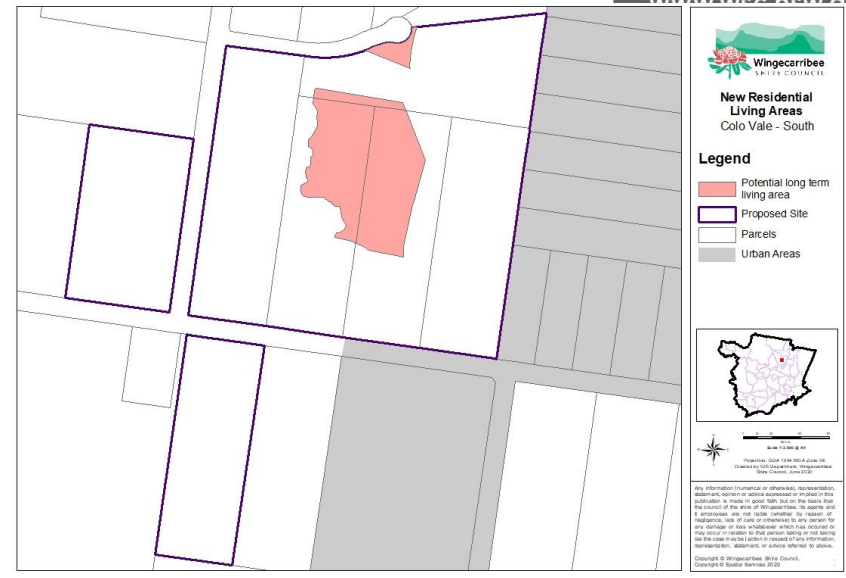
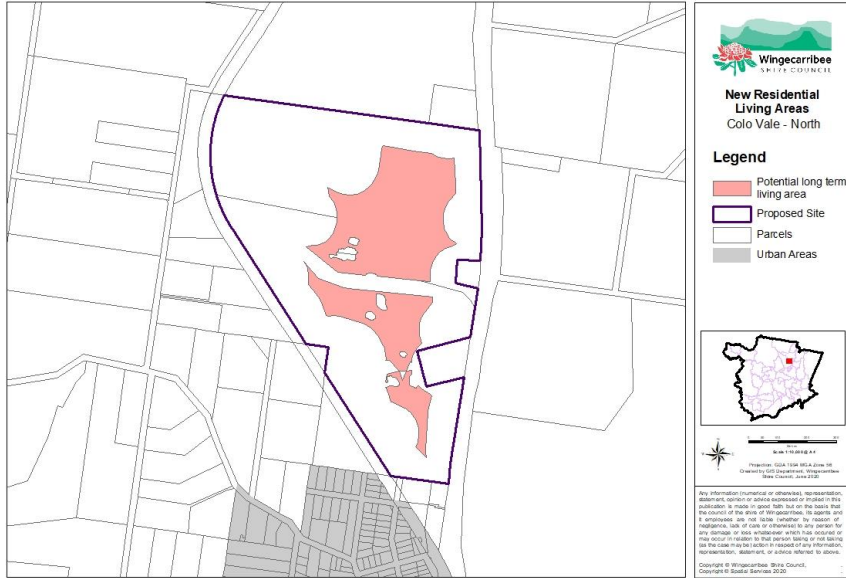
*MOTION moved by Clr L A C Whipper and seconded by Clr K J Halstead OAM*

- 1. THAT Council undertake consultation with the community of Robertson in regard to the Local Housing Strategy and Local Strategic Planning Statement in February 2021 to remove the identified North Eastern Land Release in Robertson.*
- 2. THAT following the consultation, the outcomes of both the Colo Vale consultations and Robertson consultation be reported to Council.*

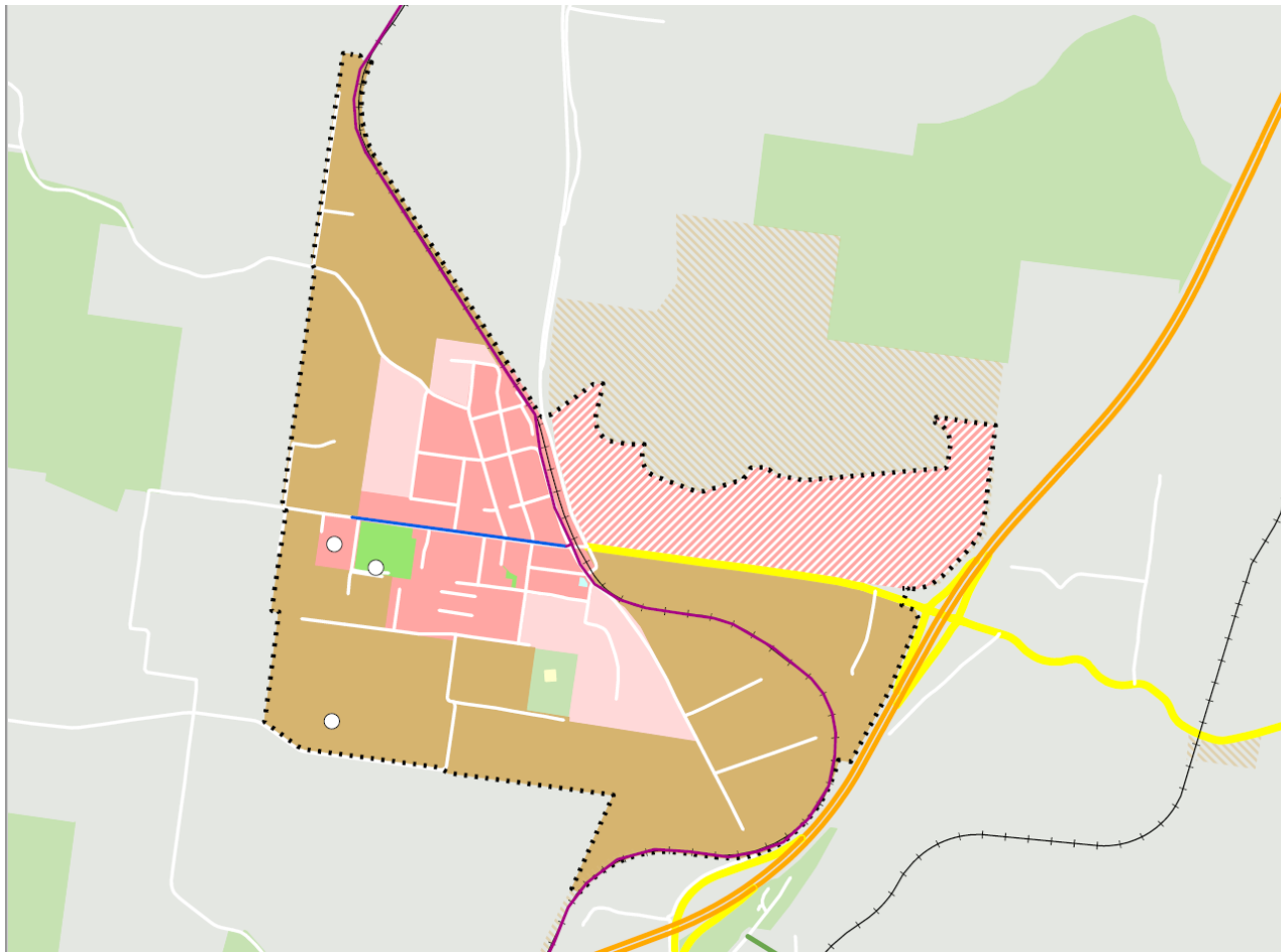
# Colo Vale and Robertson – Out!



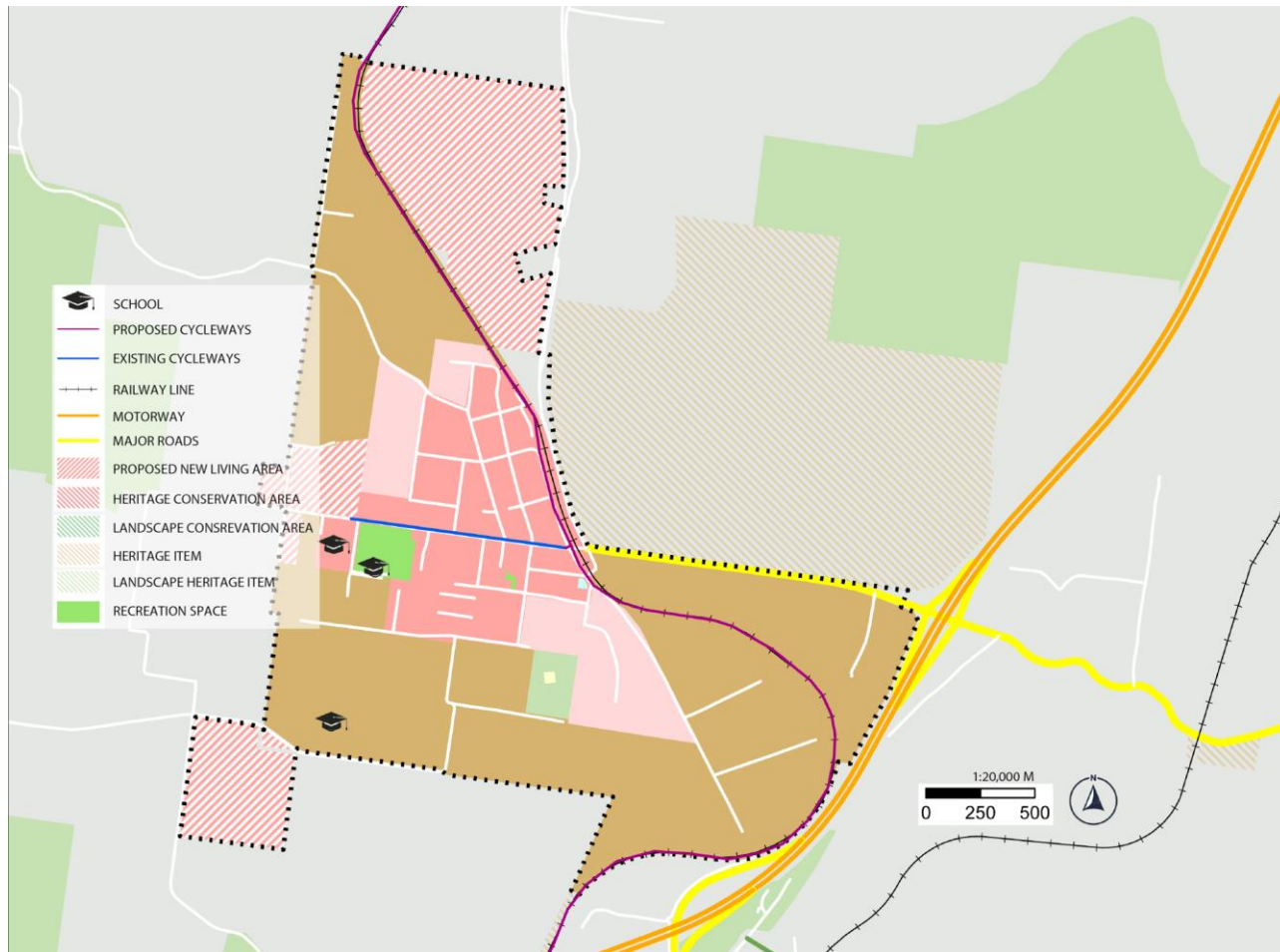
# Colo Vale North and South – In!



# Colo Vale – As Adopted



# Colo Vale – As Exhibited





# Consultation

- Publicly exhibited for a total of 12 weeks across two exhibition periods
- Community consultation included a total of 19 face to face consultation sessions across the two exhibition periods, including:
  - Five (5) face to face consultation sessions in Colo Vale (1 hour each) over a single day
  - Three (3) face to face sessions in Bowral (1 hour each) over a single day
  - Eleven (11) face to face sessions in Robertson (1 hour each) over two (2) days
- 72 written submissions received during the exhibitions

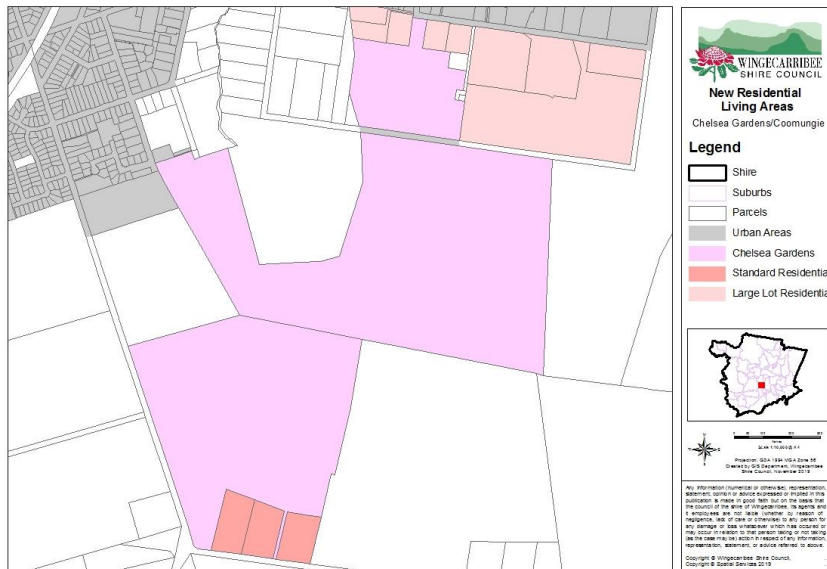
# Outcomes of the Exhibitions

# General Feedback

## Feedback:

- Concerns about loss of character
- Concerns about over development / urbanisation
- Concerns about capacity of infrastructure networks to cope with new development
- Concerns about the process of amending strategies
- Feedback on New Living Areas
- Landowner nominated sites.

# Feedback on New Living Areas



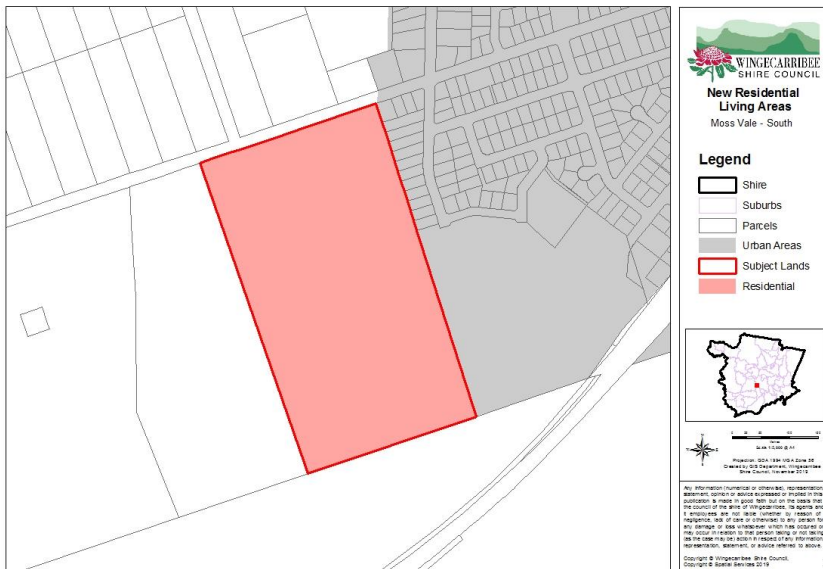
## Chelsea Gardens

- No submissions received
- Masterplan DA currently under assessment
- No changes proposed

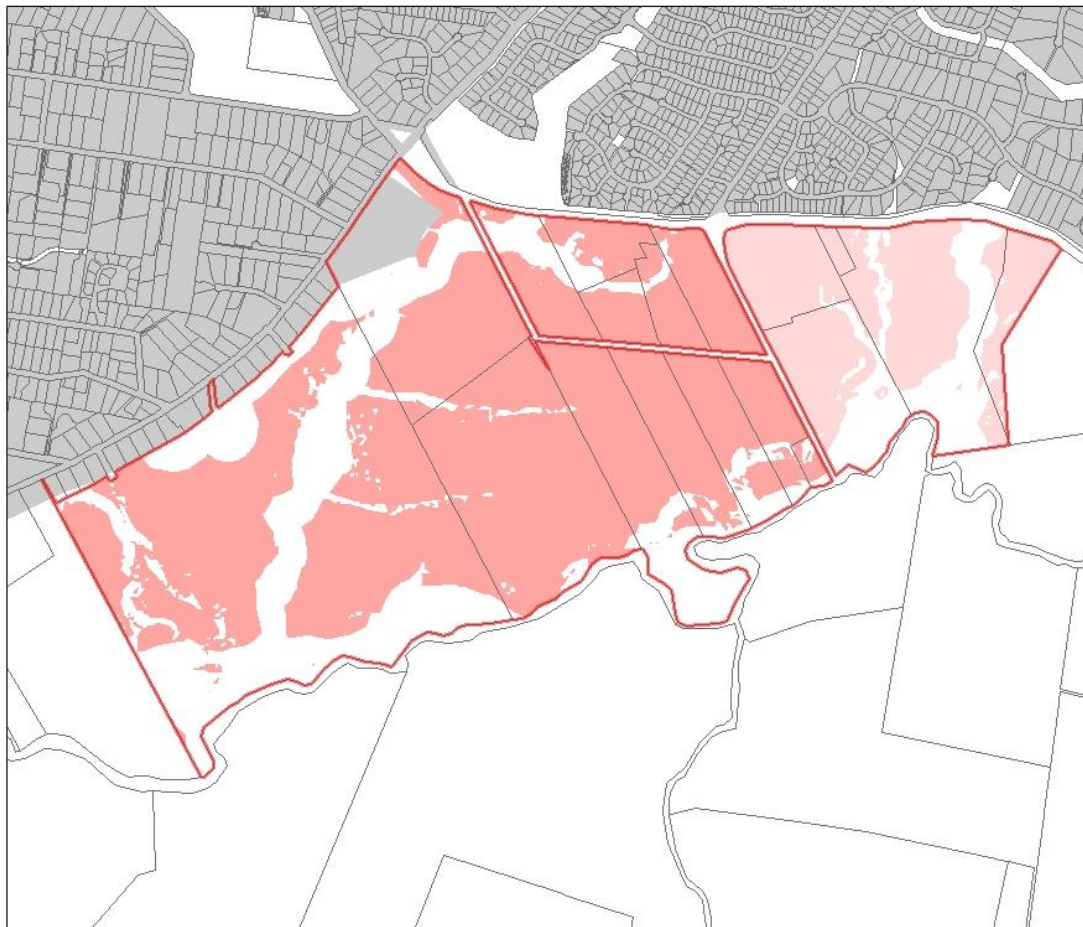
# Feedback on New Living Areas

## Moss Vale West

- No submissions received
- PP deferred
- Landowner presenting
- No changes proposed



# Bowral South



## New Residential Living Areas Bowral - South

### Legend

- Shire
- Suburbs
- Parcels
- Urban Areas
- Subject Lands
- Residential
- Large Lot Residential



Scale 1:10,000 A4  
Projection: GDA 1994 MGA Zone 56  
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# Bowral South

## Feedback:

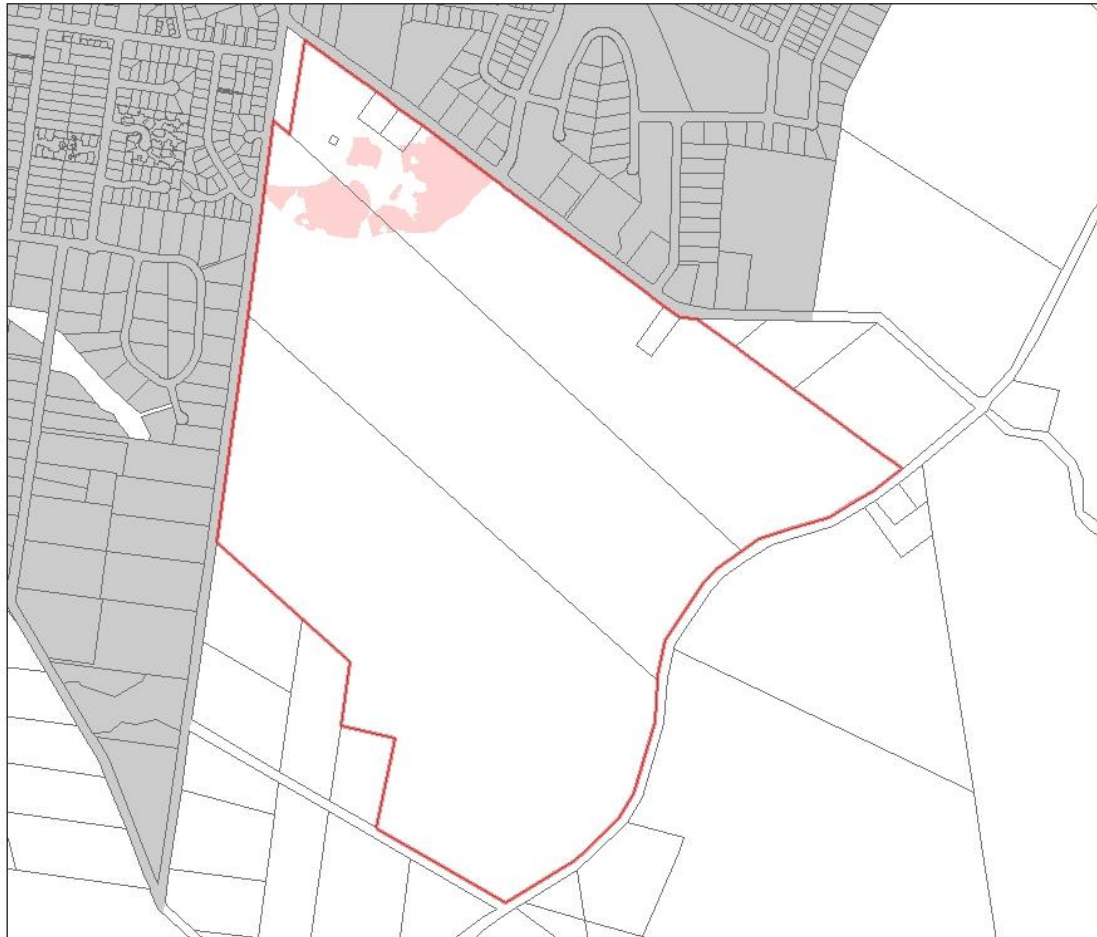
- A total of **seven** (7) submissions
- **Two** (2) submissions support the New Living Area and the process outlined in the Strategy for the land to be rezoned
- **Five** (5) submissions opposed the Bowral (South) New Living Area. The submissions argue that development should be better distributed throughout the Shire and concerns were additionally raised about flooding and water quality issues, loss of viable agricultural lands, impacts on views and vistas, impacts on amenity and limitations in infrastructure networks.

## Staff Comments:

- The New Living Area was assessed as being highly suitable and the Strategy identifies a process that is required to be followed prior to land being rezoned for residential development. This includes the preparation of detailed environmental studies (including flooding), an infrastructure servicing strategy and a masterplan for the site.
- It is recommended that the New Living Area **be retained** in the Local Housing Strategy and LSPS.



# Mittagong East



## New Residential Living Areas Mittagong - East

### Legend

- Shire
- Suburbs
- Parcels
- Urban Areas
- Subject Lands
- LHS Identified Site



Scale 1:10,000 @ A4

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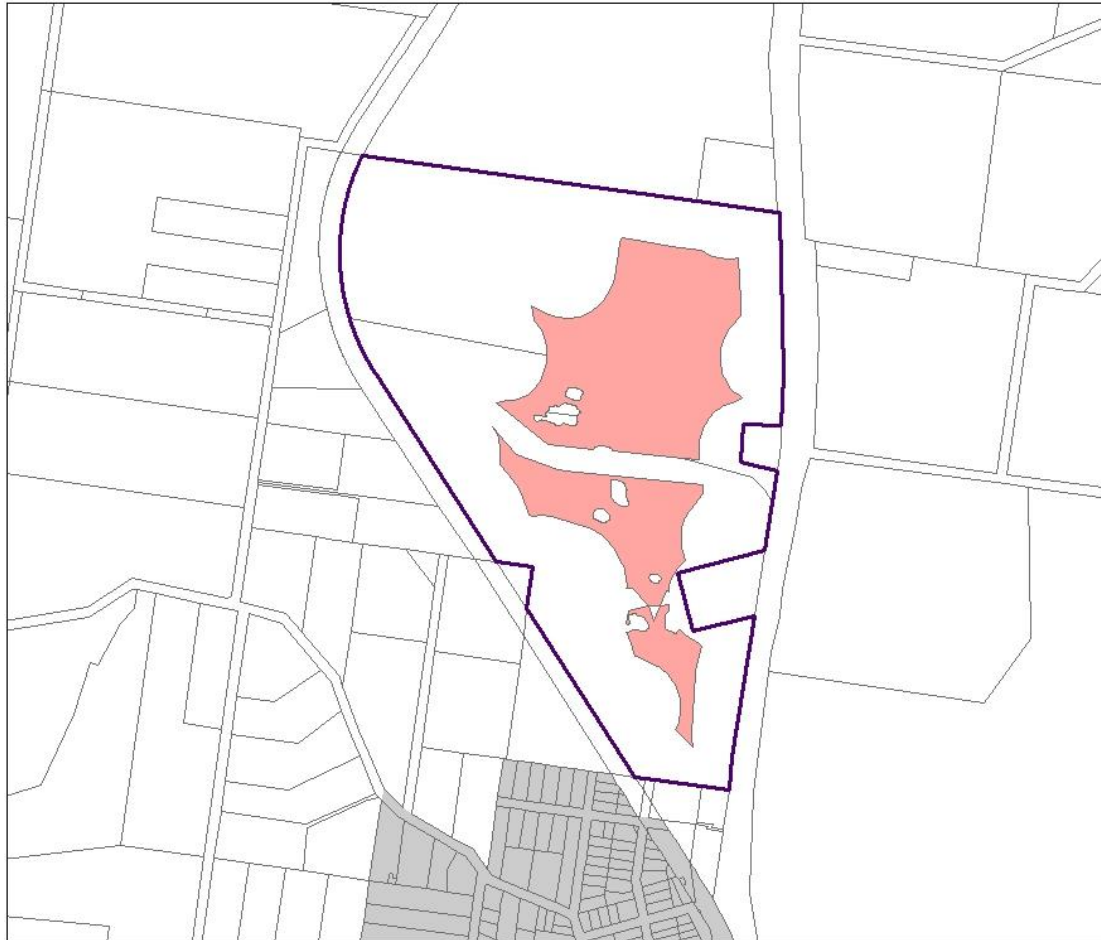


# Mittagong East

## Feedback:

- One (1) submission was received and was addressed as a landowner nominated site
- The only potential greenfield development site around Mittagong
- It is recommended that the investigation area be retained in the Local Housing Strategy and LSPS as exhibited, however, if population growth increases faster than expected, a more detailed assessment of this investigation should be undertaken.

# Colo Vale (North)



## New Residential Living Areas Colo Vale - North

### Legend

- Potential long term living area
- Proposed Site
- Parcels
- Urban Areas



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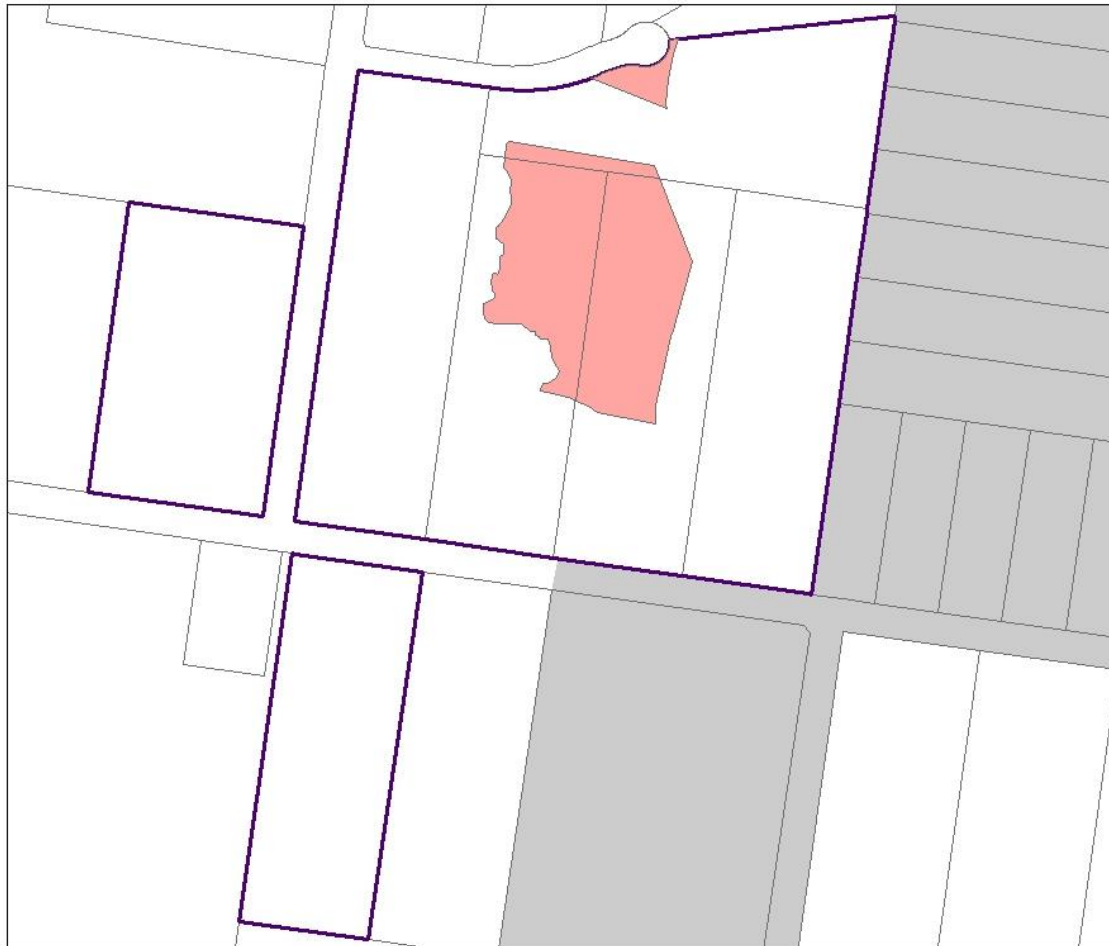


# Colo Vale (North)

## Overview:

- Landowner initiated site
- Northern edge of the Colo Vale village - bound by Wilson Drive to the east, dense bushland to the north and the decommissioned Picton to Mittagong Railway to the east.
- Subject land not identified as highly suitable through the liveability analysis
- Site presents an opportunity to provide a new living area in Colo Vale, as well as potentially a small **neighbourhood centre**

# COLO VALE (SOUTH) – SITE 1



## New Residential Living Areas Colo Vale - South

### Legend

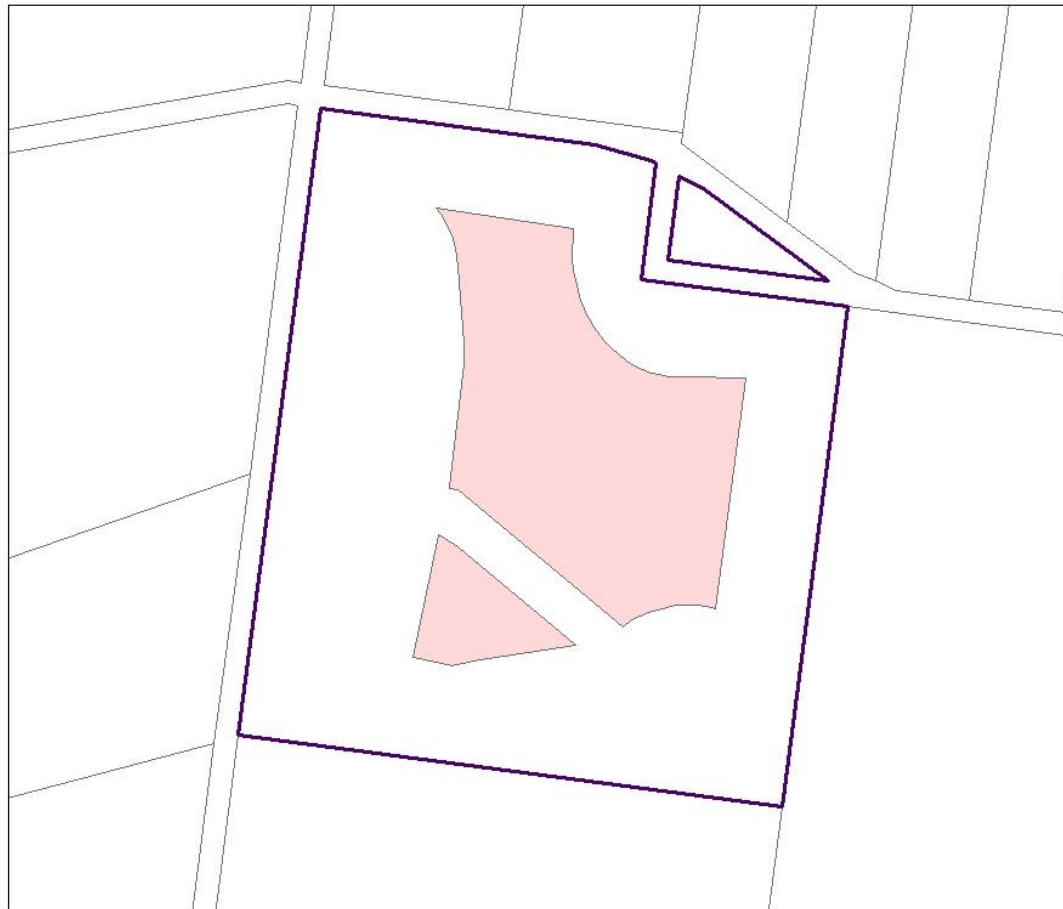
- Potential long term living area
- Proposed Site
- Parcels
- Urban Areas



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# COLO VALE (SOUTH) – SITE 2



## New Residential Living Areas Colo Vale - South

### Legend

- Potential long term living area
- Proposed Site
- Parcels
- Urban Areas



Scale 1:1,500 @ A4

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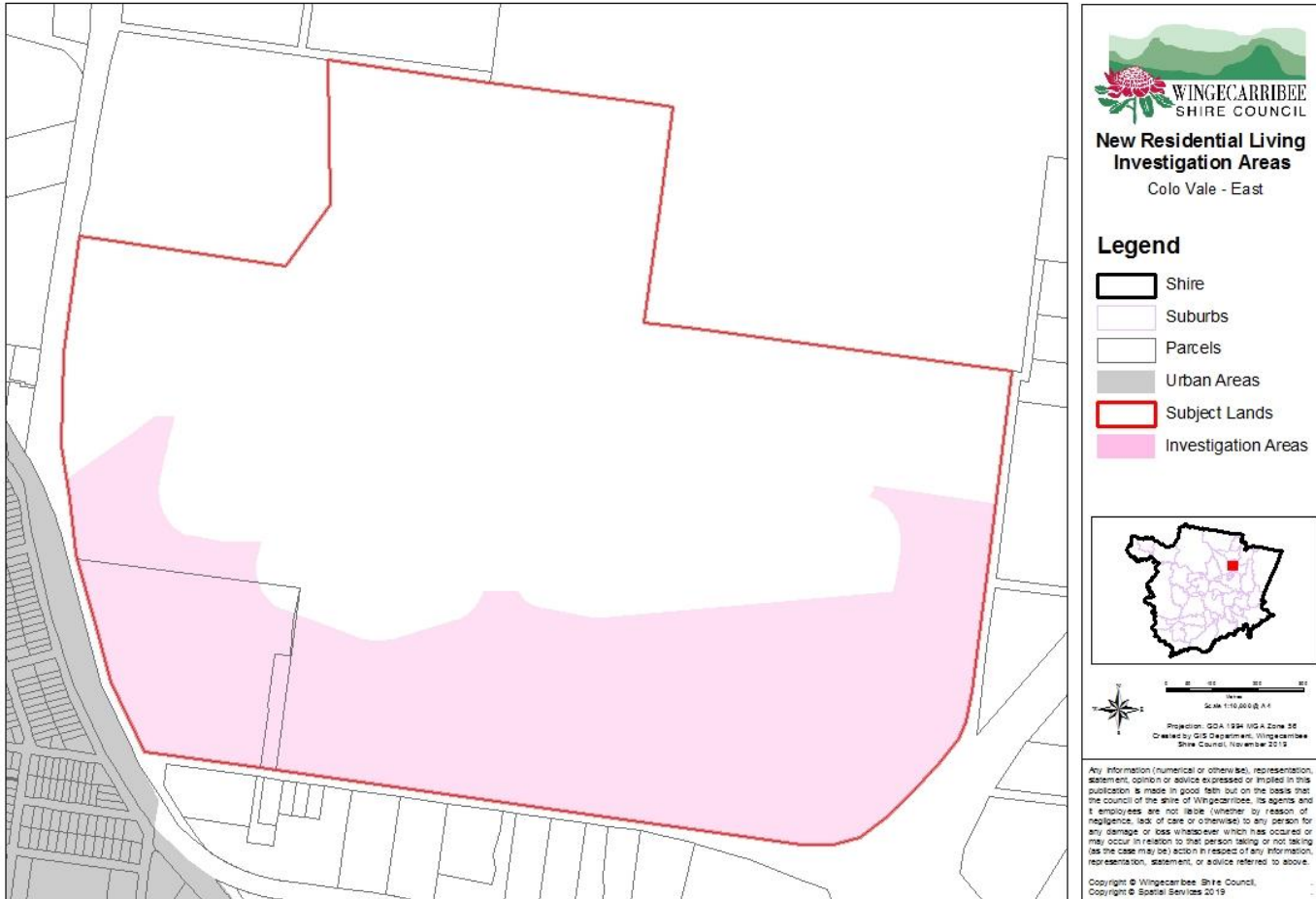


# COLO VALE (SOUTH)

## Overview:

- The potential long-term living area is made up of two (2) landowner initiated sites.
- The first site (Site 1) contains seven (7) lots located immediately south-west of the Colo Vale village and provides an opportunity for a modest extension of the existing Colo Vale village residential area.
- The second site (Site 2) is located south-west of the Colo Vale village in rural landscape and presents an opportunity to provide an increase in small rural lifestyle lots.

# COLO VALE (WENSLEYDALE)





# COLO VALE (WENSLEYDALE)

## Removed in the Draft Amendment

### Overview:

- The investigation area is located on the eastern edge of the Colo Vale village and is bound by Wilson Drive to the west, Church Avenue to the South, and thick bushland and State Reserve to the north.
- The site is not recognised as ‘highly suitable’, due to the lack of higher-level services within close proximity to the site
- However, presents a unique opportunity to provide a new living area in Colo Vale, as well as a small-scale **neighbourhood centre**.
- The subject land has easy access onto the Hume Motorway, and is unlikely to have any significant impacts on existing infrastructure.
- The Wensleydale site was subject to a Council resolution to remove the site from the strategy and **was not included in the exhibition material.**

# COLO VALE NEW LIVING AREAS

## Feedback:

- A total of **42** submissions were received in relation to Colo Vale across the two (2) exhibition periods, including nine (9) submissions by landowners seeking to have their land included in the Strategy (considered in a separate report).
- The majority of submissions appear to support a modest amount of development and population growth within the village.
- Concerns have been raised in relation to changes in character, loss of agricultural lands and rural landscapes, bushfire, flooding and environmental constraints, and four (4) submissions opposed any New Living Areas in the Colo Vale area.

# COLO VALE NEW LIVING AREAS

## Feedback continued:

- The Wattle Street site received the most support during the exhibition period with **16** submissions arguing that the site provides an opportunity to allow development without impacting on the character of Colo Vale.
- A total of **five** (5) submissions supported the Drapers Road site and **eight** (8) opposed development in this area, with concerns being raised about the loss of agricultural lands and undermining of the 'green between'.
- A total of **six** (6) submissions opposed the proposed Colo Vale (north) New Living Area, with concerns raised about overdevelopment, impacts on character and environmental and infrastructure constraints. **Three** (3) submissions supported the Wilson Drive site, as it would provide much needed housing for the village.
- A number of submissions stated their preference for the Wensleydale site, as it offers a more strategic approach to land release with easy access to the freeway.

# COLO VALE NEW LIVING AREAS

## Staff Comments:

- The Colo Vale (North) and Colo Vale (South) were nominated by landowners and were not included in the adopted Local Housing Strategy, as they were assessed and determined not to have strategic or site-specific merit
- However, both sites were included in the amended strategies following a resolution of Council and the decision was not underpinned by the objective analysis that formed the basis of the Strategies.

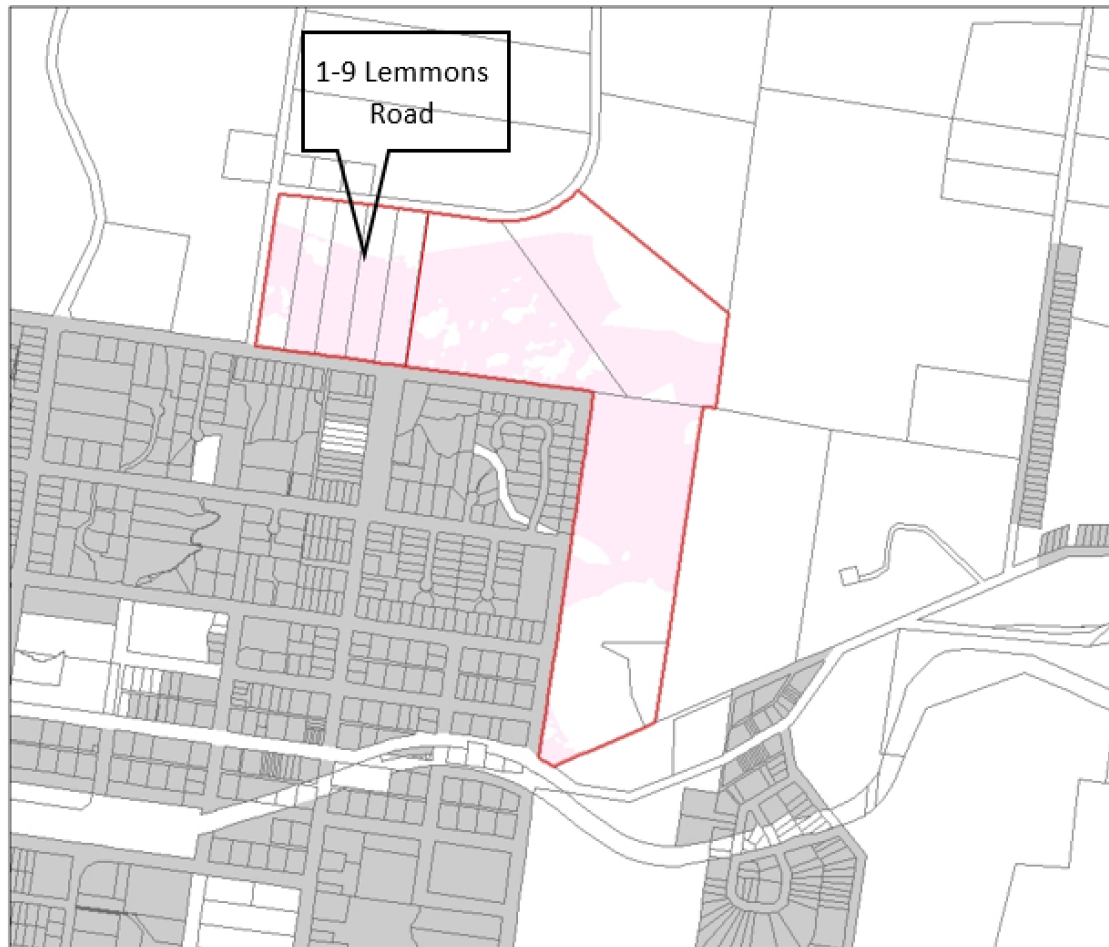
# COLO VALE NEW LIVING AREAS

## Staff Comments continued:

- General support from the community for modest population growth, but no clear consensus reached on where growth should occur
- Over supplied with Rural Lifestyle lots, and need to maintain housing cycle which allows people to downsize
- The size of the Wensleydale site provides an opportunity to deliver a master planned living area with services and amenities that do not currently exist in Colo Vale
- A master planned living area also provides an opportunity to address the site constraints such as bushfire hazards, as well as concerns within the community such as visual impact and loss of character.

**It is recommended that the Strategy be retained as adopted in June 2020, and the draft amendments to include two (2) additional New Living Areas not be adopted.**

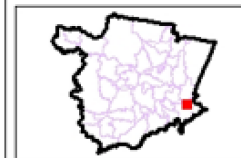
# Robertson (North-East)



## New Residential Living Areas Robertson - East

### Legend

- Shire
- Suburbs
- Subject Lands
- Parcels
- Urban Areas
- Potential Long Term Living Area



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# Robertson (North-East)

## Removed in the Draft Amendment

### Overview:

- The site is located on the north-eastern edge of the Robertson village. Following the initial exhibition, additional lots were added to the investigation area
- Provides an opportunity to support a modest increase in population in the longer-term to support the sustainability of the village
- There is excess capacity within the Robertson sewerage treatment plant, and the strategies aim to efficiently utilise existing infrastructure networks.

# ROBERTSON (NORTH-EAST)

## Feedback:

- Nine (9) submissions were received, including submissions made on behalf of the Robertson Business Chamber, the Robertson Futures Group and a collective submission made on behalf of 23 local residents
- The Business Chamber is generally supportive of the Strategies and supports both infill development and the identified New Living Area to support population growth and maintain a sustainable commercial centre
- The Robertson Futures Group argue that infill development should be prioritised, and do not support the New Living Area in the short term



# ROBERTSON (NORTH-EAST)

Feedback continued:

- The group submission supports the New Living Area, with the exception of the additional lots at 1-9 Lemmons Road and argues that it provides sufficient opportunities for the anticipated population growth of the village
- An additional four (4) submissions support the New Living Area to encourage population growth and improve the sustainability of the village, and a further three (3) submissions oppose the New Living Area, as it will remove viable agricultural land, contribute to urban sprawl and result in a loss of character for the Robertson village.

**All submissions generally expressed support for infill development and an increase in smaller housing options for the village.**

# ROBERTSON (NORTH-EAST)

## Staff Comments:

- Continue to prioritise infill development in Robertson
- ‘Potential Long-Term Living Area’ be retained in the Strategy, with the exception of 1-9 Lemmons Road
- Long-term housing option, and would be subject to more detailed consultation with the community prior to being considered for rezoning.

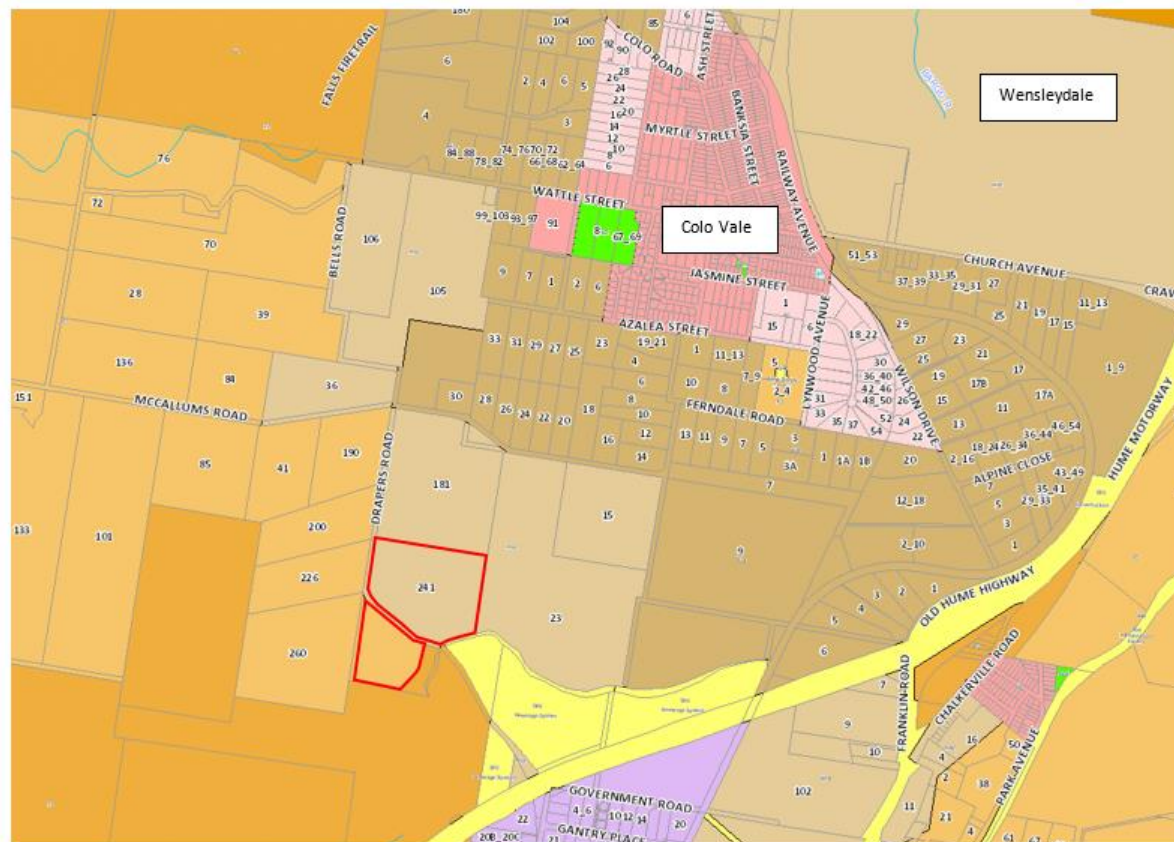
# Landowner Nominated Sites

# Landowner Nominated Sites

A total of **16** sites were nominated by or on behalf of landowners during the two (2) public exhibition periods.

# LANDOWNER SITE 1

## 241 Drapers Road, Colo Vale



# LANDOWNER SITE 1

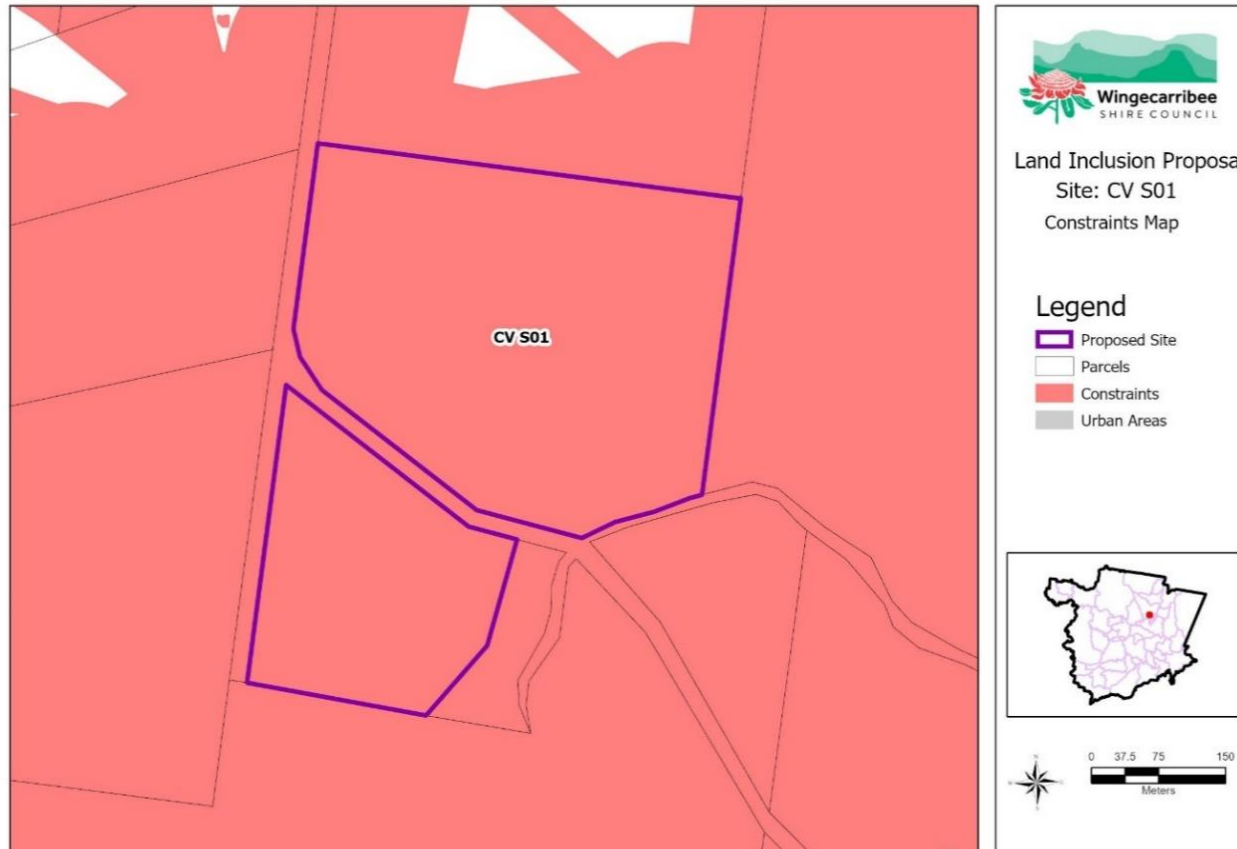
## 241 Drapers Road, Colo Vale

### Justification for Inclusion:

- Located immediately south of the Drapers Road site
- Acknowledges that the land is constrained
- Argues the inclusions of the site would allow for a Planning Proposal to be lodged in order to determine the lands capability of accommodating residential development
- Argues that the current minimum lot size of 40 hectares is not in keeping with character of Colo Vale, which has rural lifestyle lots of various sizes.

# LANDOWNER SITE 1

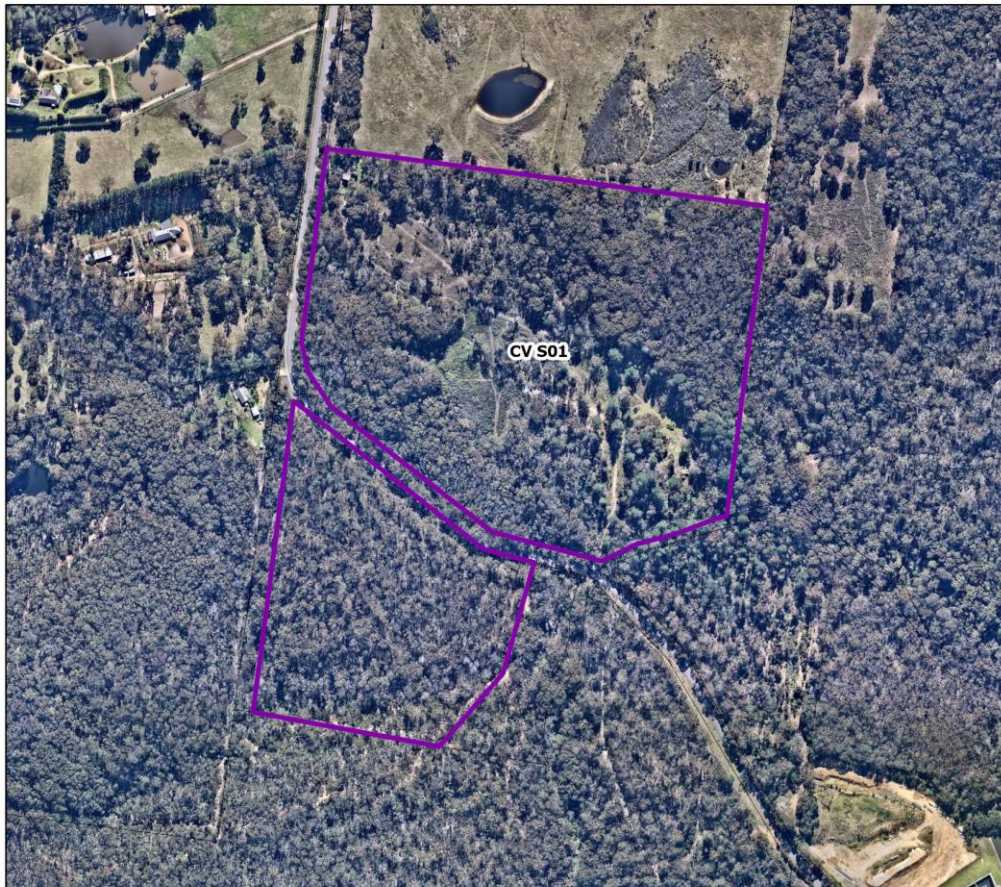
## 241 Drapers Road, Colo Vale




# LANDOWNER SITE 1

## 241 Drapers Road, Colo Vale

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Wingecarribee  
SHIRE COUNCIL


Land Inclusion Proposal  
Site: CV S01

[Aerial Image](#)

**Legend**

-  Proposed Site
-  Parcels









# LANDOWNER SITE 1

## 241 Drapers Road, Colo Vale

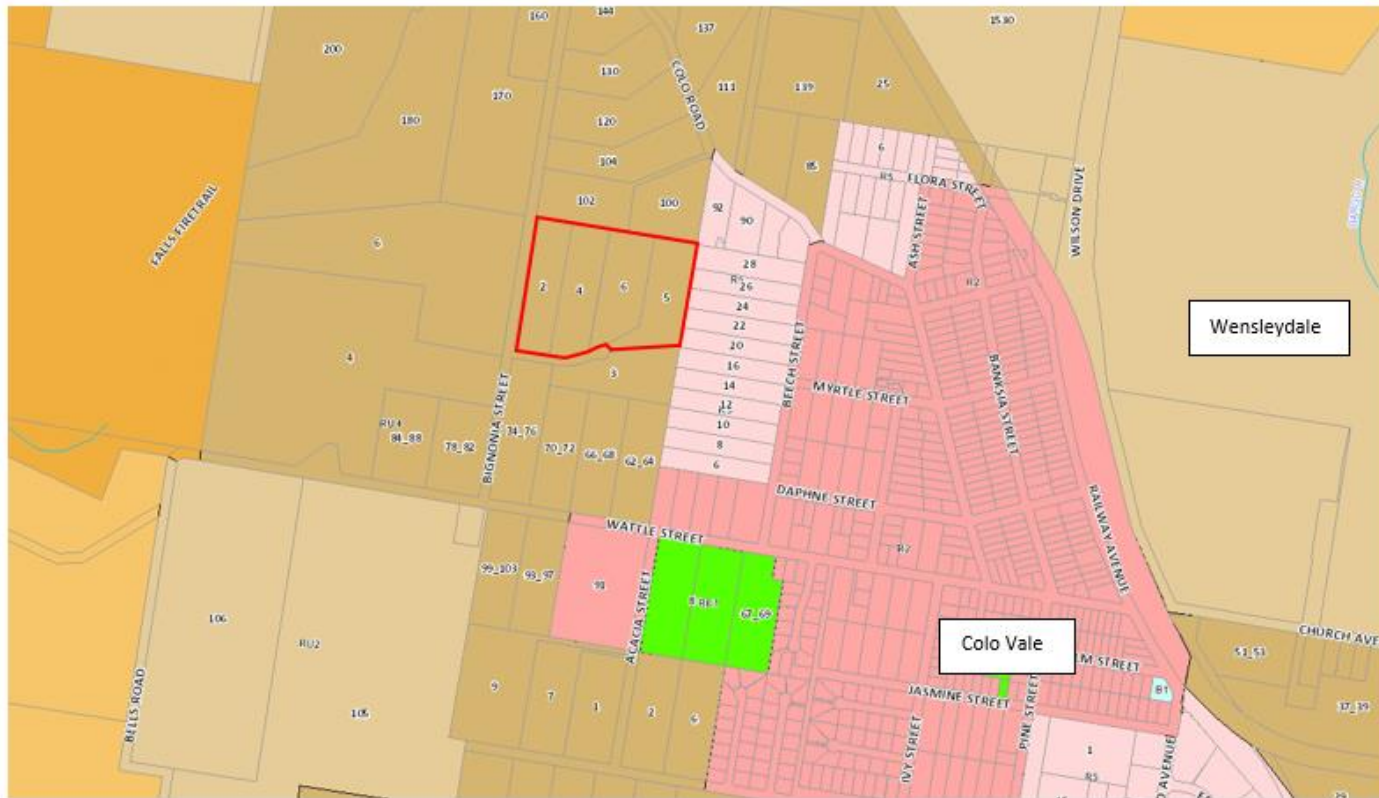
### Staff Comments:

- No need to increase large lots residential / rural lifestyle lots
- The subject land is highly constrained, and not considered suitable for residential development
- The site contains high value environmental lands, a number of mapped water courses and is wholly mapped as bush fire prone land
- The proposal would significantly extend the southern boundary of Colo Vale, which does not reflect the key aim of the Local Housing Strategy and LSPS.

**Recommendation: THAT Landowner Site 1 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 2

## Kawana Place, Colo Vale



# LANDOWNER SITE 2

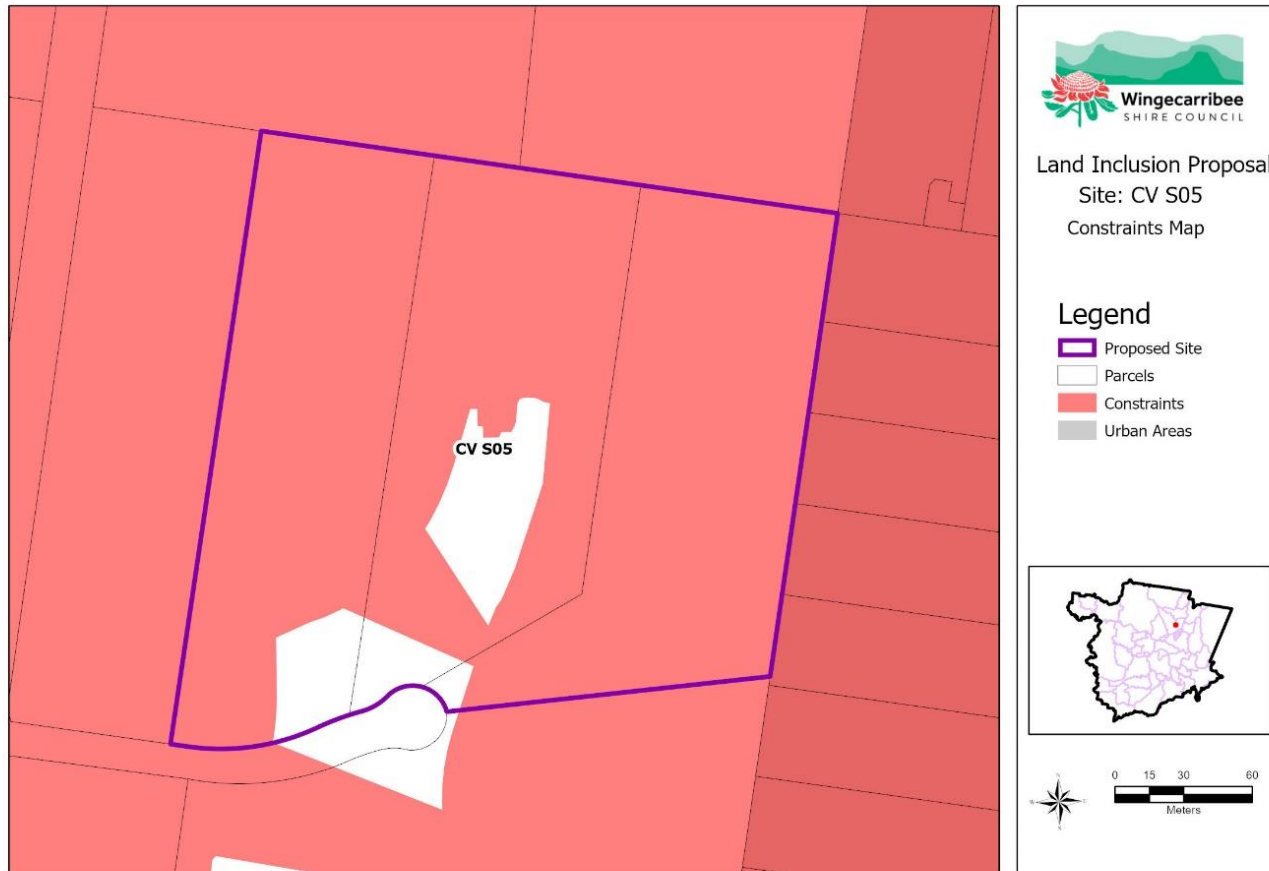
## Kawana Place, Colo Vale

### Justification for Inclusion:

- Located immediately north of the Wattle Street site
- Argues that the sites have the same attributes as the Wattle Street properties and that the land on both sides of the Kawana Place cul-de-sac should be included in the strategy.
- Amenity impacts associated with Wattle Street site (traffic, loss of views, impacts of amenity and inconsistency of density and housing types).

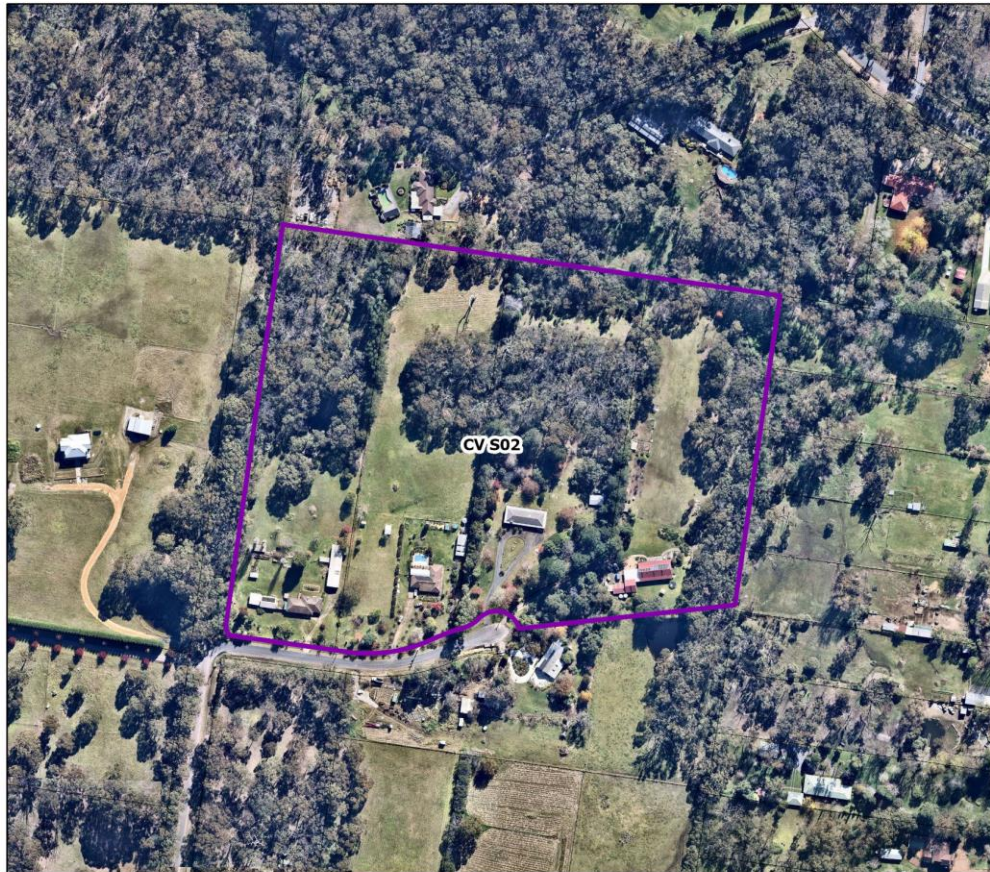
# LANDOWNER SITE 2

## Kawana Place, Colo Vale



# LANDOWNER SITE 2

## Kawana Place, Colo Vale

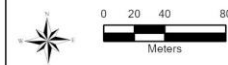


Land Inclusion Proposal  
Site: CV S02

[Aerial Image](#)

### Legend

-  Proposed Site
-  Parcels



# LANDOWNER SITE 2

## Kawana Place, Colo Vale

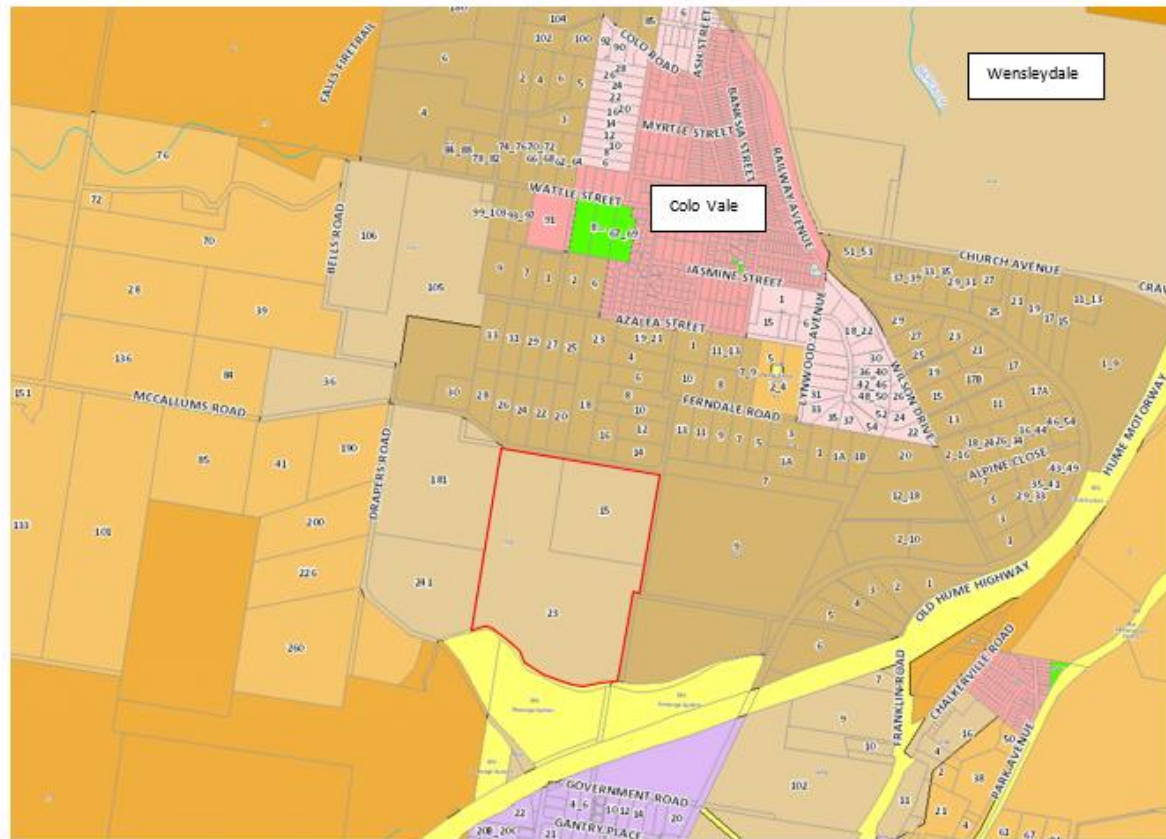
### Staff Comments:

- Address some of the aims of the Strategy (i.e smaller housing options, ageing in place), however:
- The site is constrained and not considered suitable for urban development
- Bushfire prone and contains high value environmental lands.
- Limited capacity in local infrastructure networks

**Recommendation: THAT Landowner Site 2 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 3

## 23 & 15 Drapers Road, Colo Vale



# LANDOWNER SITE 3

## 23 & 15 Drapers Road, Colo Vale

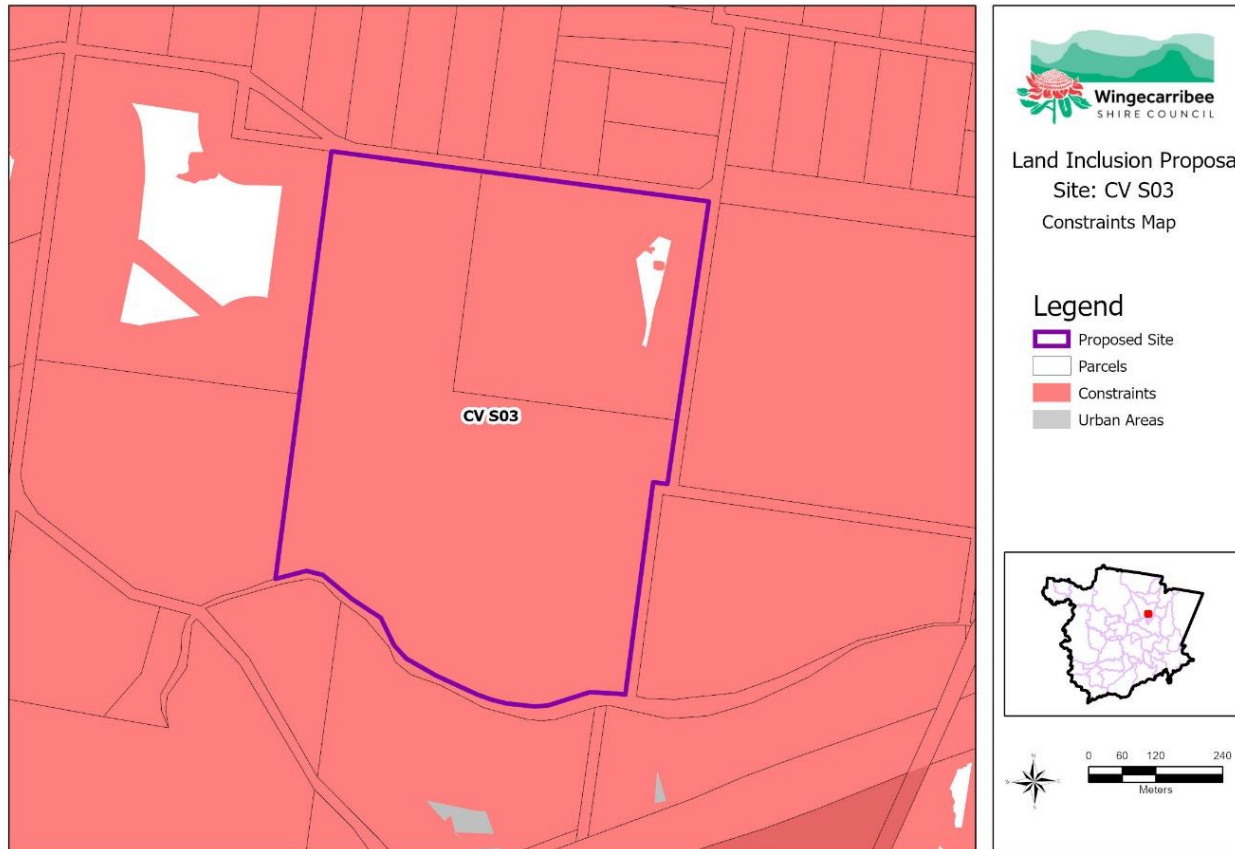
### Justification for Inclusion:

- Located immediately east of the Drapers Road site
- Would not impact the village atmosphere
- The site benefits from dual access
- Existing services are available along Drapers Road and sewer could be made available
- The proposal is consistent with development on the northern side of Drapers Road
- Would not significantly increase traffic due to its location and access roads
- The location of the land would limit the need for new roads



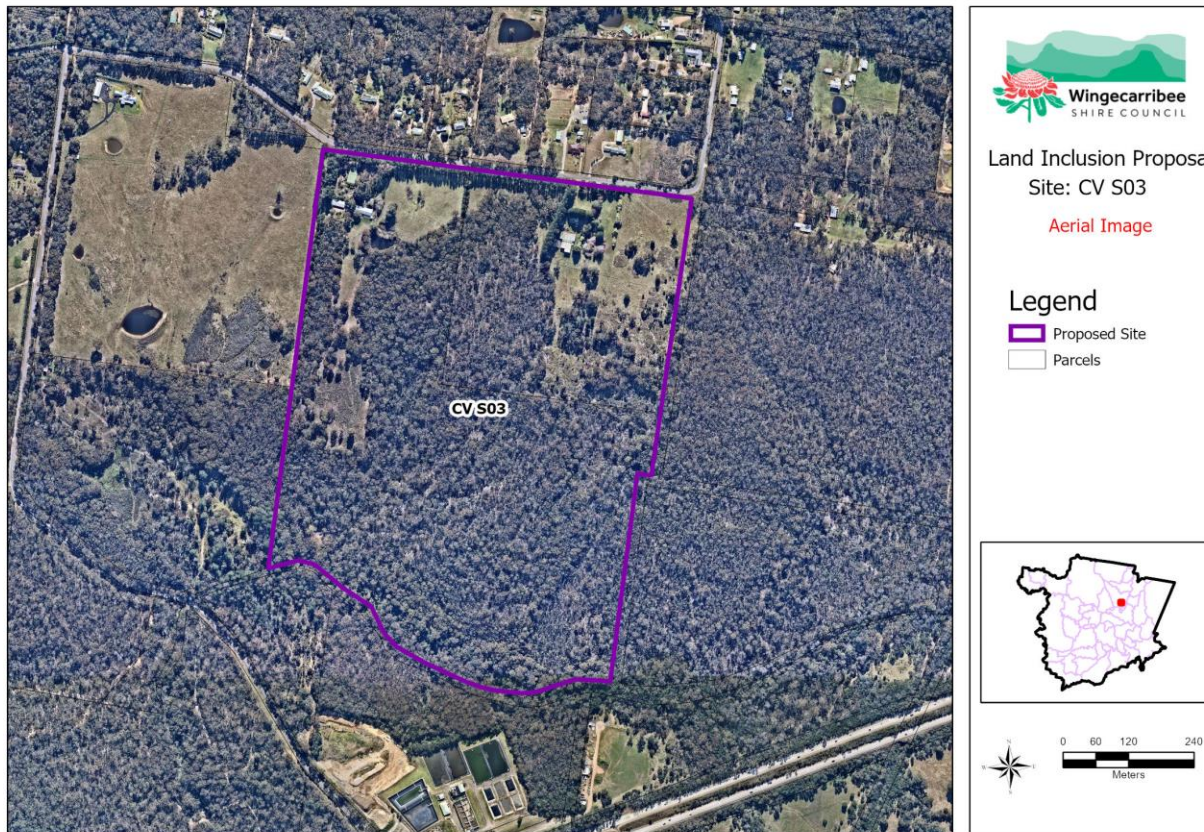
# LANDOWNER SITE 3

## 23 & 15 Drapers Road, Colo Vale



# LANDOWNER SITE 3

## 23 & 15 Drapers Road, Colo Vale



# LANDOWNER SITE 3

## 23 & 15 Drapers Road, Colo Vale

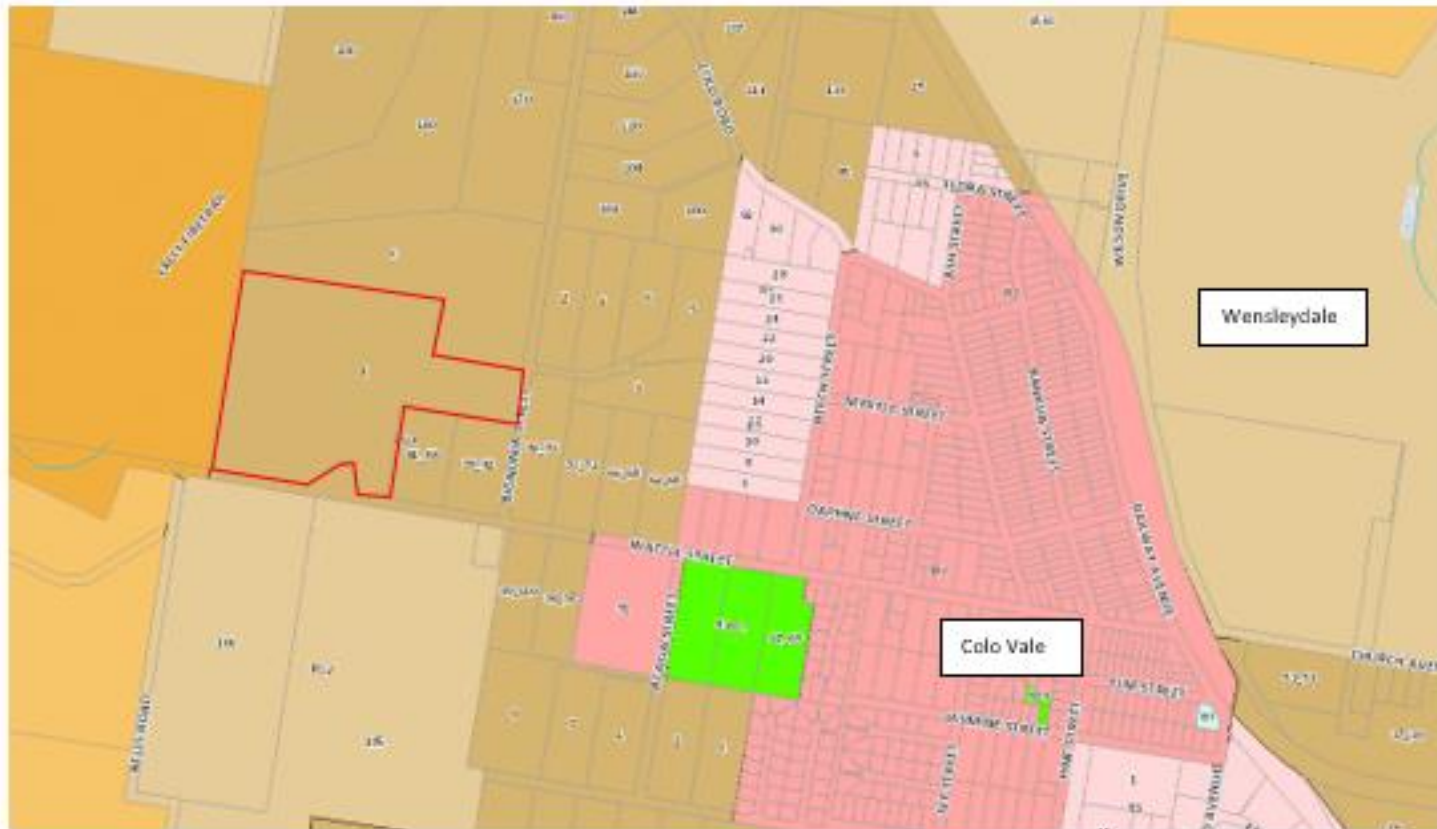
### Staff Comments:

- No need to provide additional large lot / rural lifestyle lots
- The subject land is heavily constrained and is not considered suitable for urban development
- Bushfire prone and contains high value environmental lands.
- The proposal would significantly extend the southern boundary of Colo Vale and compromise the 'green between' Colo Vale and Braemar / Mittagong.

**Recommendation: THAT Landowner Site 3 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 4

## 4 Bignonia Street, Colo Vale



# LANDOWNER SITE 4

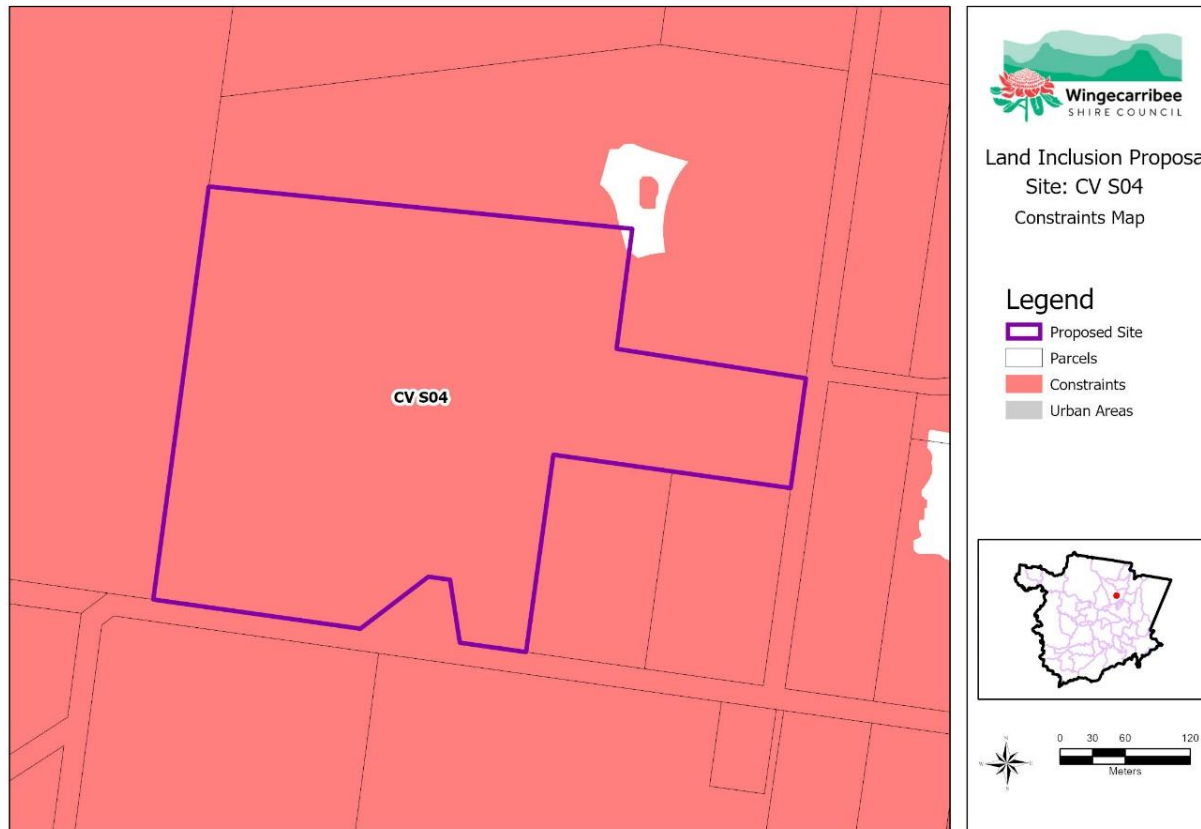
## 4 Bignonia Street, Colo Vale

### Justification for Inclusion:

- Located immediately west of the Wattle Street site that was identified as a long-term New Living Area in the draft amendments.
- The proposal argues that the subject land is suitable for residential development and should be included in the Strategy.

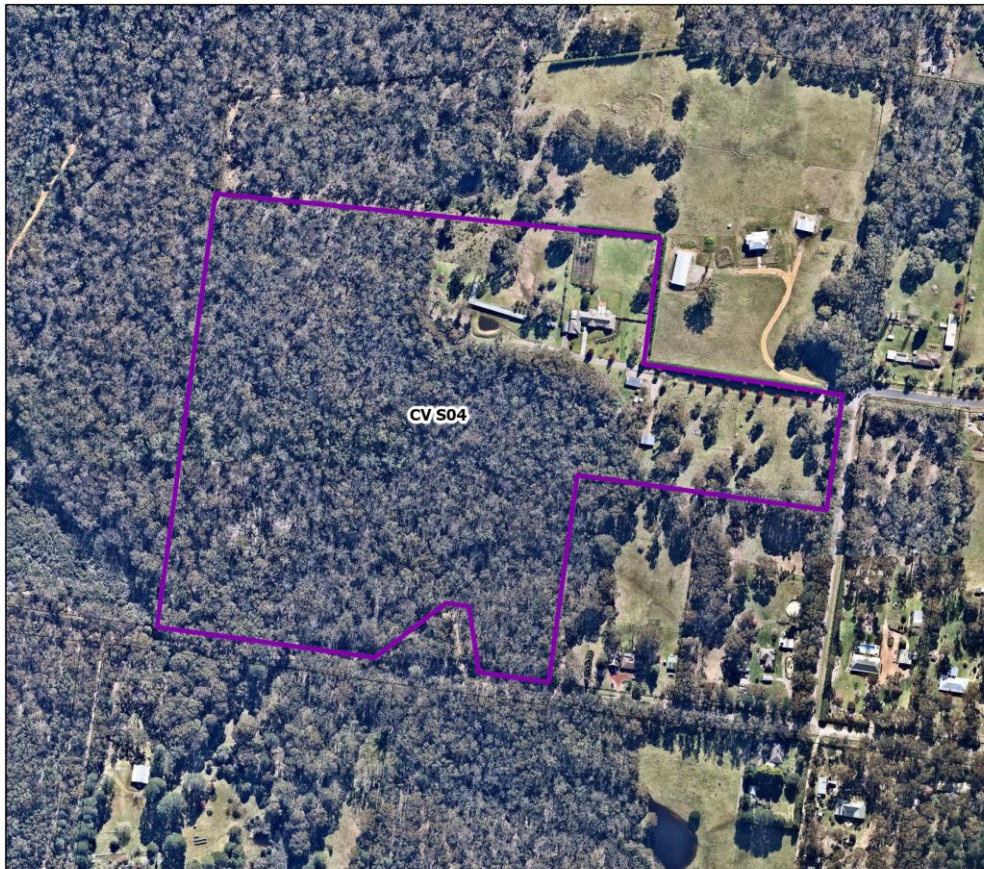
# LANDOWNER SITE 4

## 4 Bignonia Street, Colo Vale



# LANDOWNER SITE 4

## 4 Bignonia Street, Colo Vale

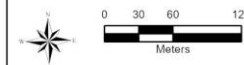


Land Inclusion Proposal  
Site: CV S04

Aerial Image

### Legend

- Proposed Site
- Parcels



# LANDOWNER SITE 4

## 4 Bignonia Street, Colo Vale

### Staff Comments:

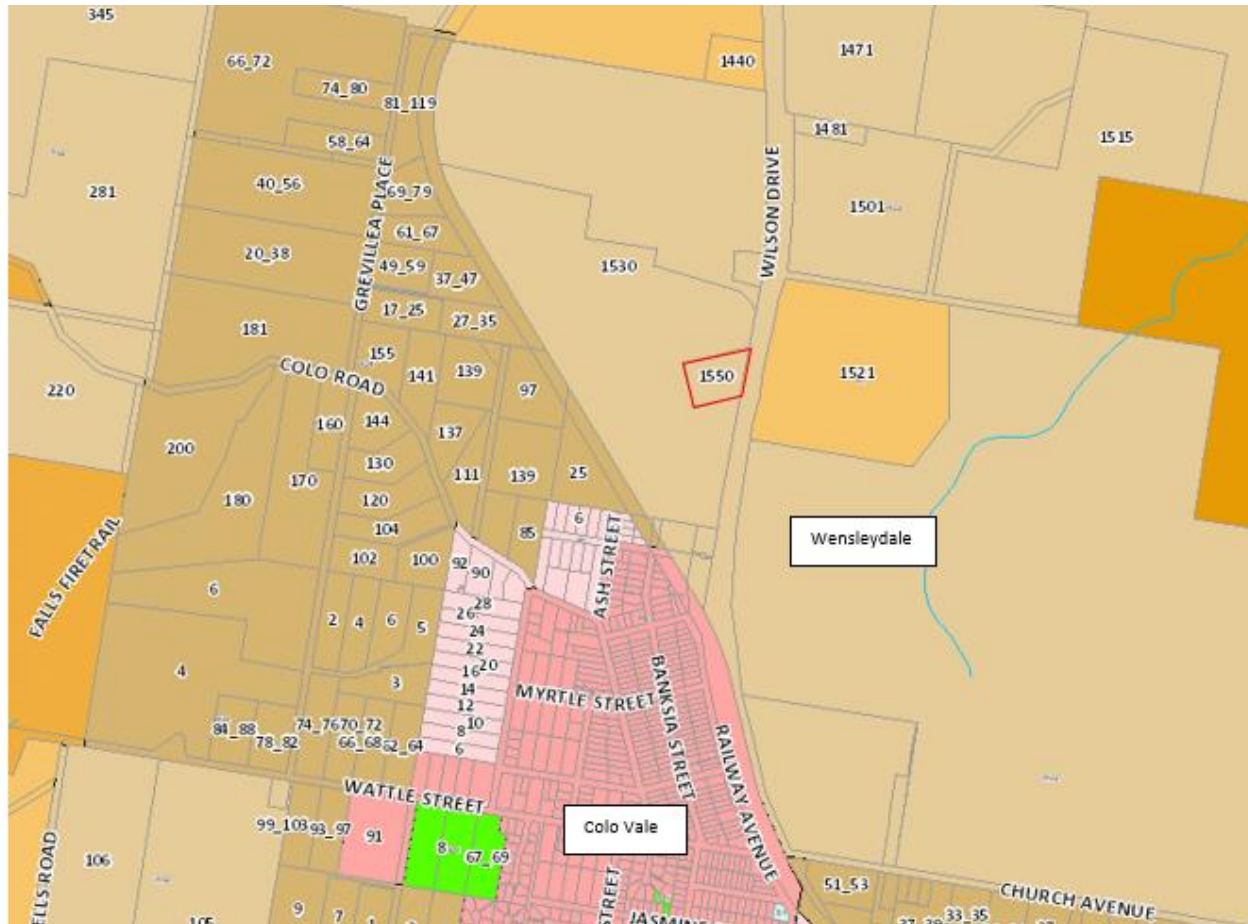
- Highly constrained and not considered to be suitable for development.
- Contains a mapped watercourse, is bushfire prone and contains high value environmental lands.
- The proposal may cause further strain on the existing infrastructure network, which is already limited in capacity.

**Recommendation: THAT Landowner Site 4 not be Included in the Local Housing Strategy**



# LANDOWNER SITE 5

## 1550 Wilson Drive, Colo Vale



# LANDOWNER SITE 5

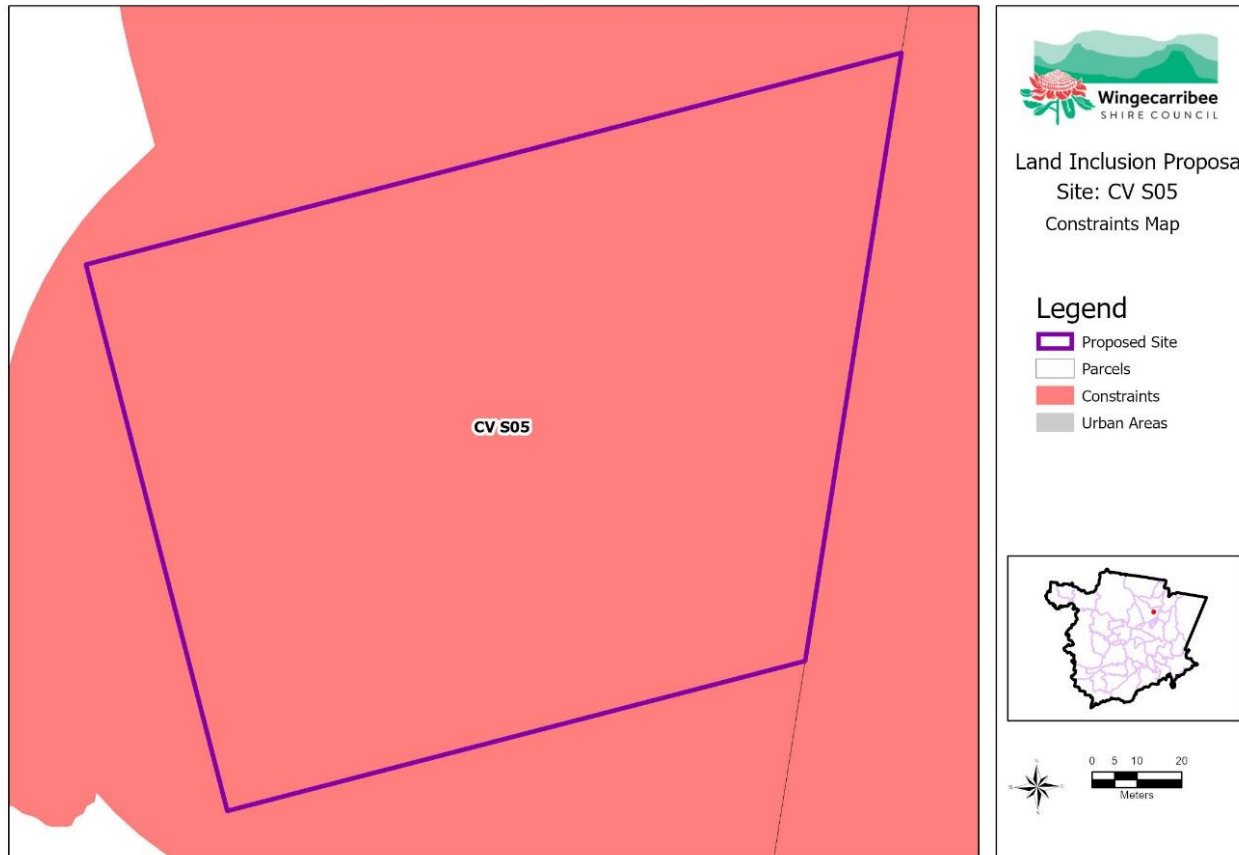
## 1550 Wilson Drive, Colo Vale

### Justification for Inclusion:

- The proposal seeks the inclusion of the allotment within the Local Housing Strategy as part of the already identified Wilson Drive New Living Area.
- Located in the centre of the Wilson Street Site that was identified as a potential long-term New Living Area.
- The submission states that the inclusion of the identified land within the Wilson Street New Living Area would result in an improved urban outcome.

# LANDOWNER SITE 5

## 1550 Wilson Drive, Colo Vale



# LANDOWNER SITE 5

## 1550 Wilson Drive, Colo Vale

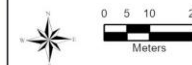


Land Inclusion Proposal  
Site: CV S05

Aerial Image

### Legend

-  Proposed Site
-  Parcels



# LANDOWNER SITE 5

## 1550 Wilson Drive, Colo Vale

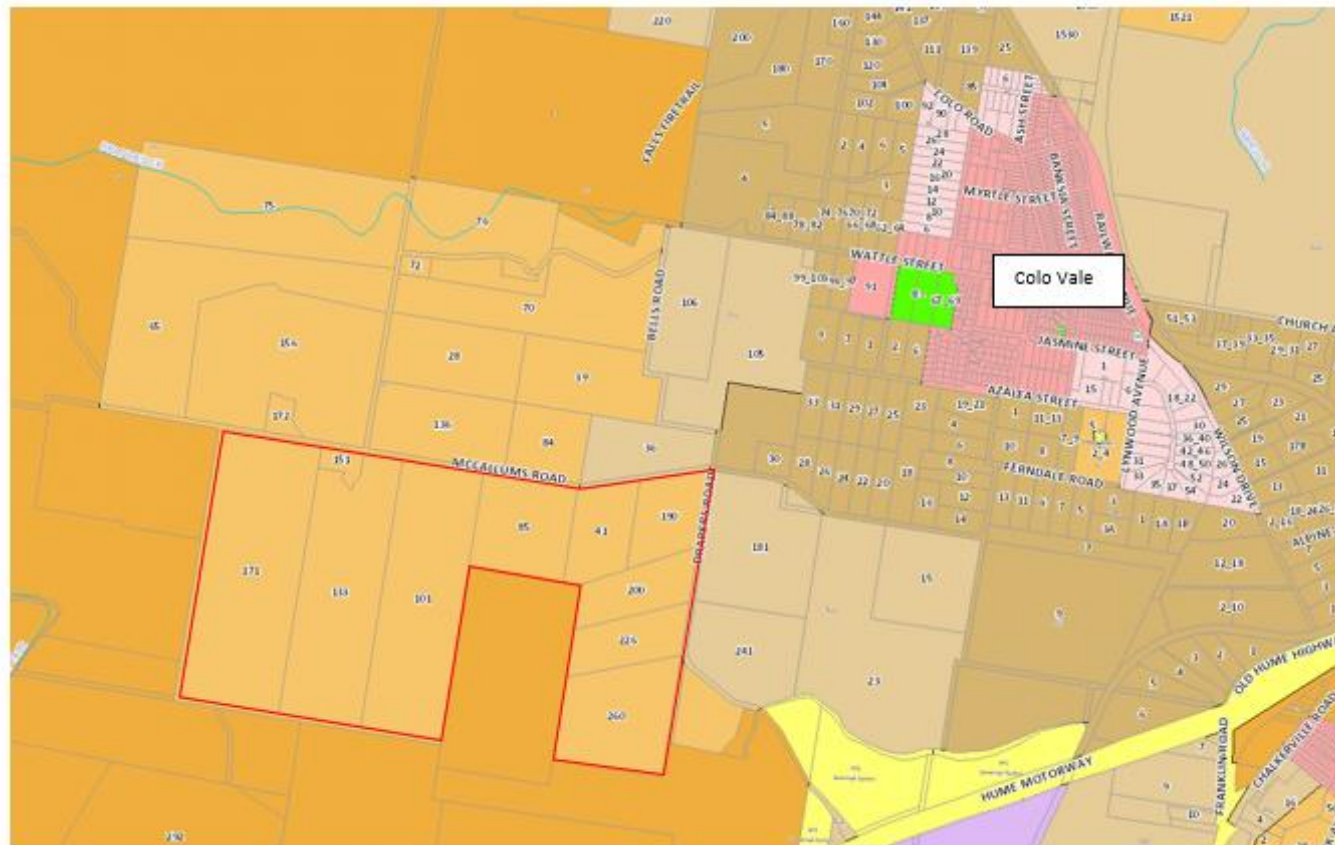
### Staff Comments:

- The proposal has merit when being considered in the context of the proposed North Colo Vale New Living Area.
- It is important to note that the North Colo Vale site was landowner-initiated, and the boundaries of the proposed New Living Area were put forward by the landowner, and not determined by Council.
- While the site would logically be considered in any future rezoning, the land is wholly affected by bushfire hazard and measures to manage the bush fire threat would need to be determined.
- As the land is completely surrounded by the proposed New Living Area, it is recommended that the land be considered should the New Living Area proceed.

**Recommendation: THAT Landowner Site 5 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 6

## McCallums Road, Colo Vale



# LANDOWNER SITE 6

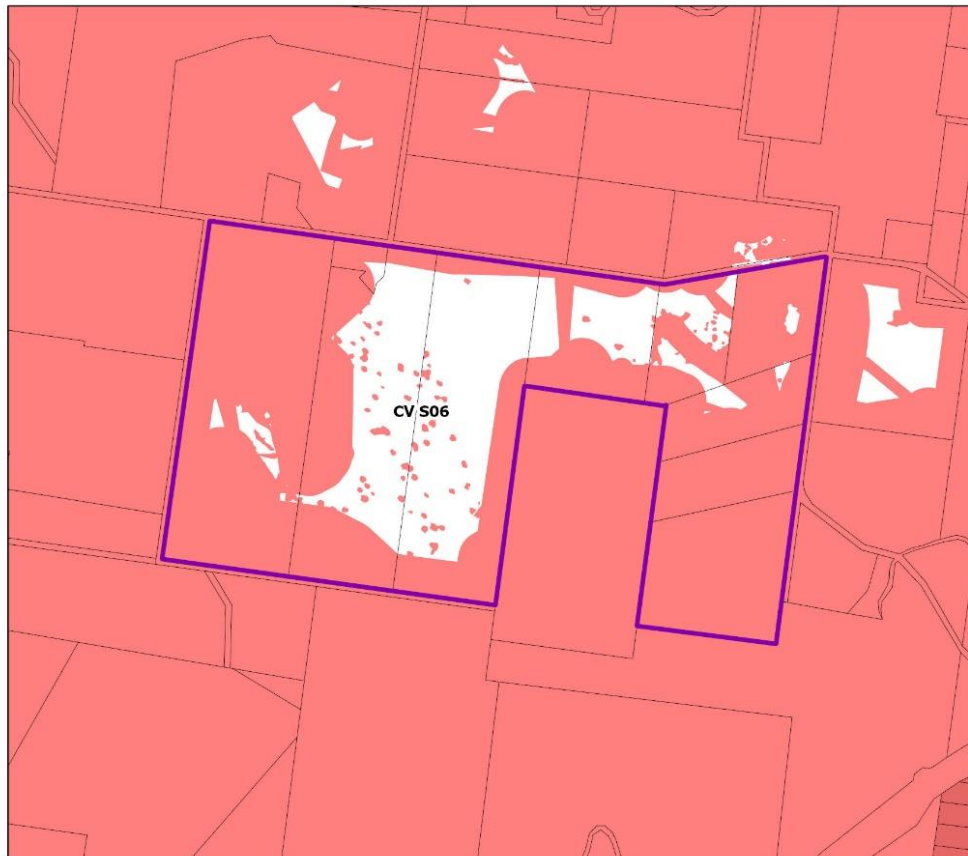
## McCallums Road, Colo Vale

### Justification for Inclusion:

- Located between Drapers Road and the Eastern Boundary of Mount Alexandria Reserve.
- The proposal was submitted by an individual landowner and does not appear to be on behalf of the collective group of landowners in this area.
- Argues for the inclusion of the area in any plans to rezone land to the south of Colo Vale, as it has the potential to could accommodate smaller rural lifestyle lots.

# LANDOWNER SITE 6

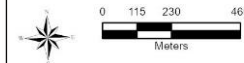
## McCallums Road, Colo Vale



Land Inclusion Proposal  
Site: CV S06  
Constraints Map

### Legend

- Proposed Site
- Parcels
- Constraints
- Urban Areas





# LANDOWNER SITE 6

## McCallums Road, Colo Vale

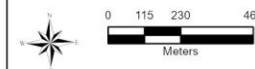


Land Inclusion Proposal  
Site: CV S06

Aerial Image

### Legend

-  Proposed Site
-  Parcels



# LANDOWNER SITE 6

## McCallums Road, Colo Vale

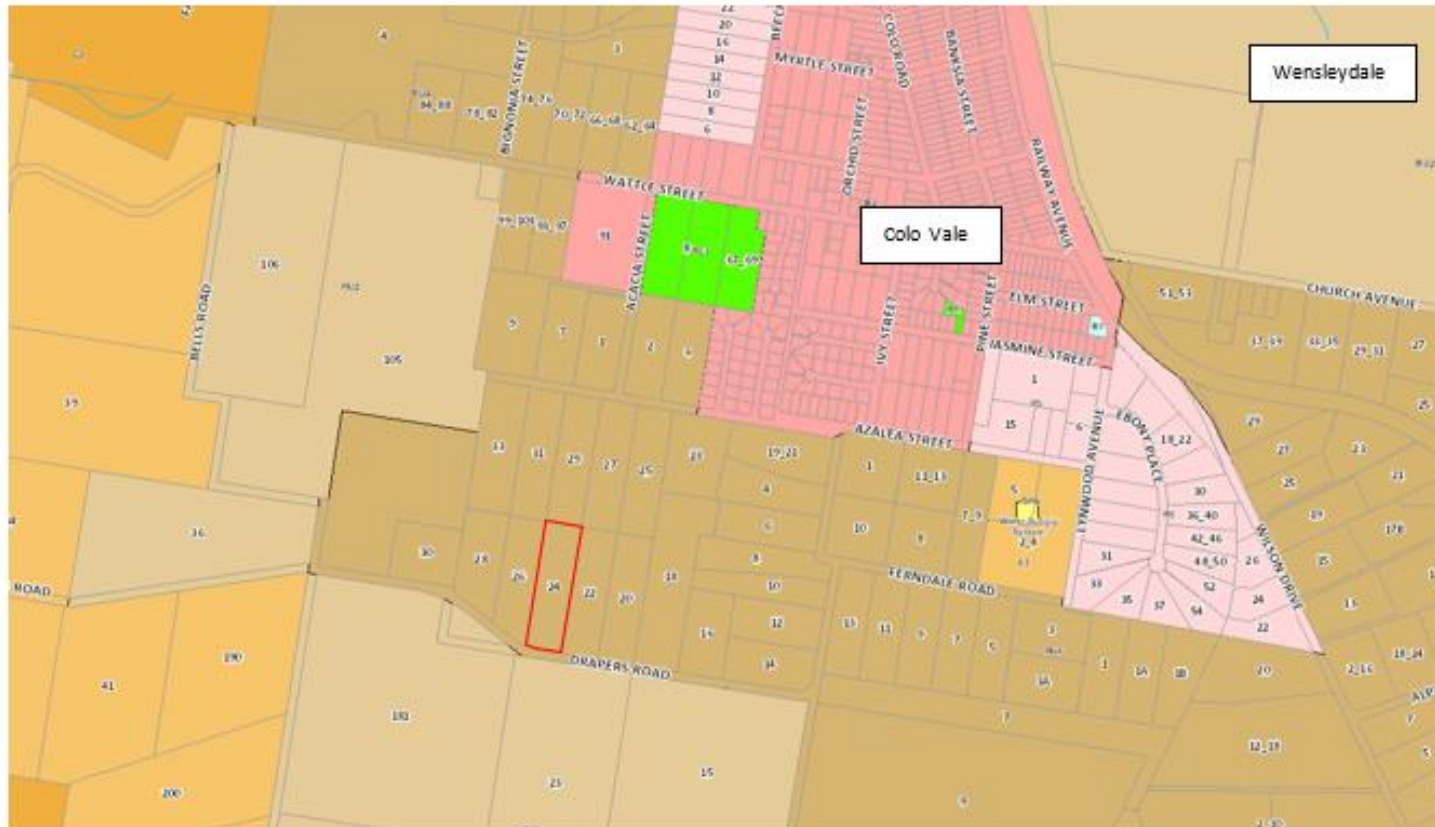
### Staff Comments:

- The proposal is considered to be inconsistent with analysis conducted as a part of the Local Housing Strategy, which identifies the need to provide smaller housing options.
- The subject land is constrained and not considered suitable for urban development, as the land adjoins the Mount Alexandria Reserve, posing a significant bushfire risk. Additionally contains a number of mapped water courses and high value environmental lands.
- The proposal would significantly extend the southern boundary of Colo Vale and compromise the 'green between' Colo Vale and Braemar / Mittagong.

**Recommendation: THAT Landowner Site 6 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 7

## 24 Drapers Road, Colo Vale



# LANDOWNER SITE 7

## 24 Drapers Road, Colo Vale

### Justification for Inclusion:

- The submission seeks the inclusion of the subject land to facilitate a large lot residential development on the site.
- The proposal argues that the subject land is currently underutilised and could accommodate smaller residential lots (4,000m<sup>2</sup>).

# LANDOWNER SITE 7

## 24 Drapers Road, Colo Vale



# LANDOWNER SITE 7

## 24 Drapers Road, Colo Vale



  
Wingecarribee  
SHIRE COUNCIL

Land Inclusion Proposal  
Site: CV S07

Aerial Image

Legend

-  Proposed Site
-  Parcels





# LANDOWNER SITE 7

## 24 Drapers Road, Colo Vale

### Staff Comments:

- The subject land is highly constrained and is not considered suitable for more intensive development.
- The site is bushfire prone and contains value environmental lands, which will limit the ability to clear vegetation and manage the bushfire threat appropriately.

**Recommendation: THAT Landowner Site 7 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 8

## 9 Howard's Way, Mittagong





# LANDOWNER SITE 8

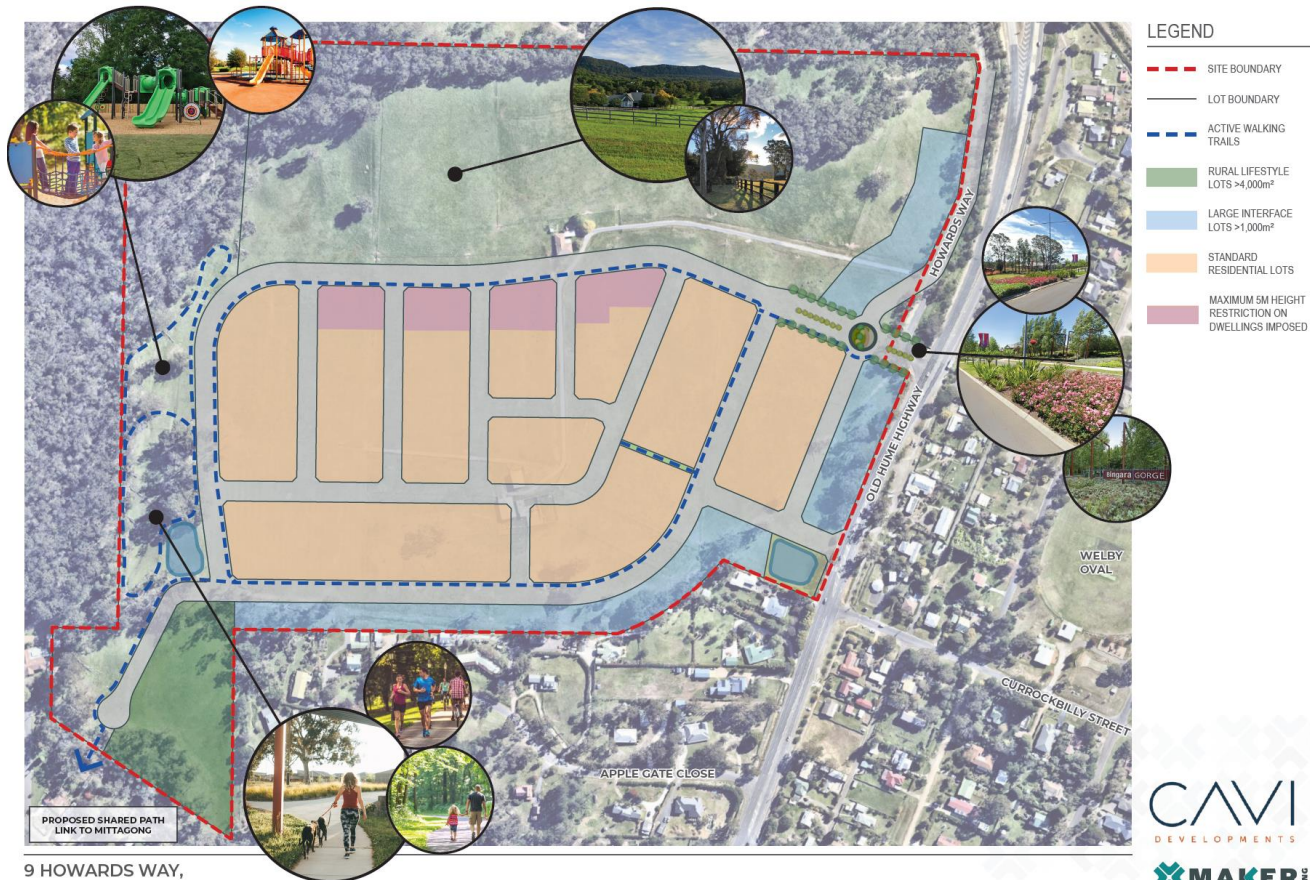
## 9 Howard's Way, Mittagong

### Justification for Inclusion:

- Located on the southern side of the Old Hume Highway, adjoins the western edge of Mittagong Township and is opposite Welby village.
- Submission notes that the site is cleared agricultural land with some vegetation and falls from the northern ridgeline.
- The proposal includes a development scheme with a range of lot sizes starting from 700m<sup>2</sup> standard residential lots up to at least 4,000m<sup>2</sup> rural lifestyle lots.

# LANDOWNER SITE 8

## 9 Howard's Way, Mittagong



9 HOWARDS WAY,  
MITTAGONG  
CONCEPT MASTER PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION

CAVI  
DEVELOPMENTS

MAKER



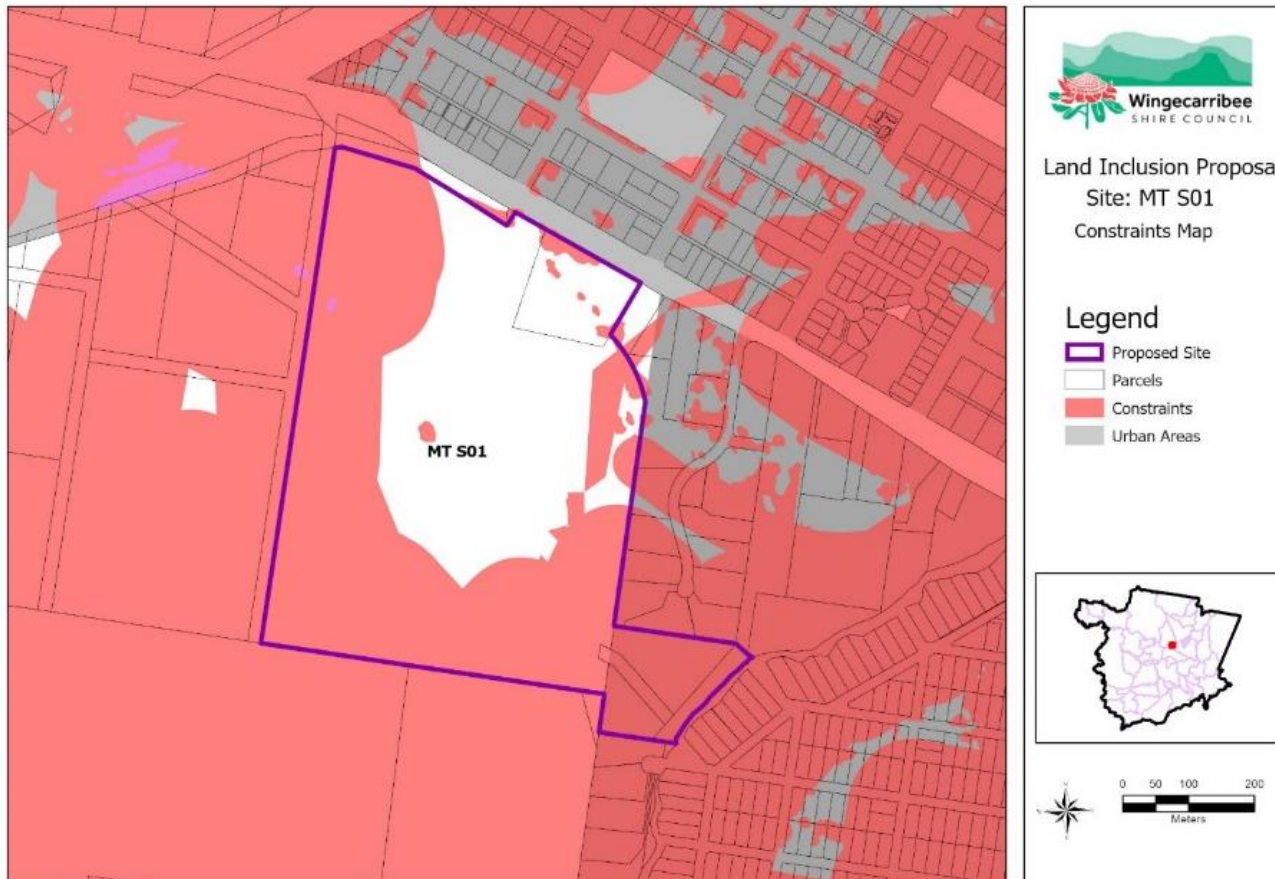
# LANDOWNER SITE 8

## 9 Howard's Way, Mittagong

- The submission is founded on three basic principles:
  - Retention of regional rural vistas on the high ground
  - Improved local amenity through landscaping and larger lot sizes along the Old Hume Highway and Apple Gate Close frontages
  - Varied lot sizes responding to the site characteristics and market demand through a range of lot sizes inclusive of smaller more affordable lots and larger lifestyle lots.
- The submission also provides a preliminary constraints analysis in relation to visual assessment, landscape values and key vistas, however the proposal concludes that the subject land can demonstrate strategic merit.

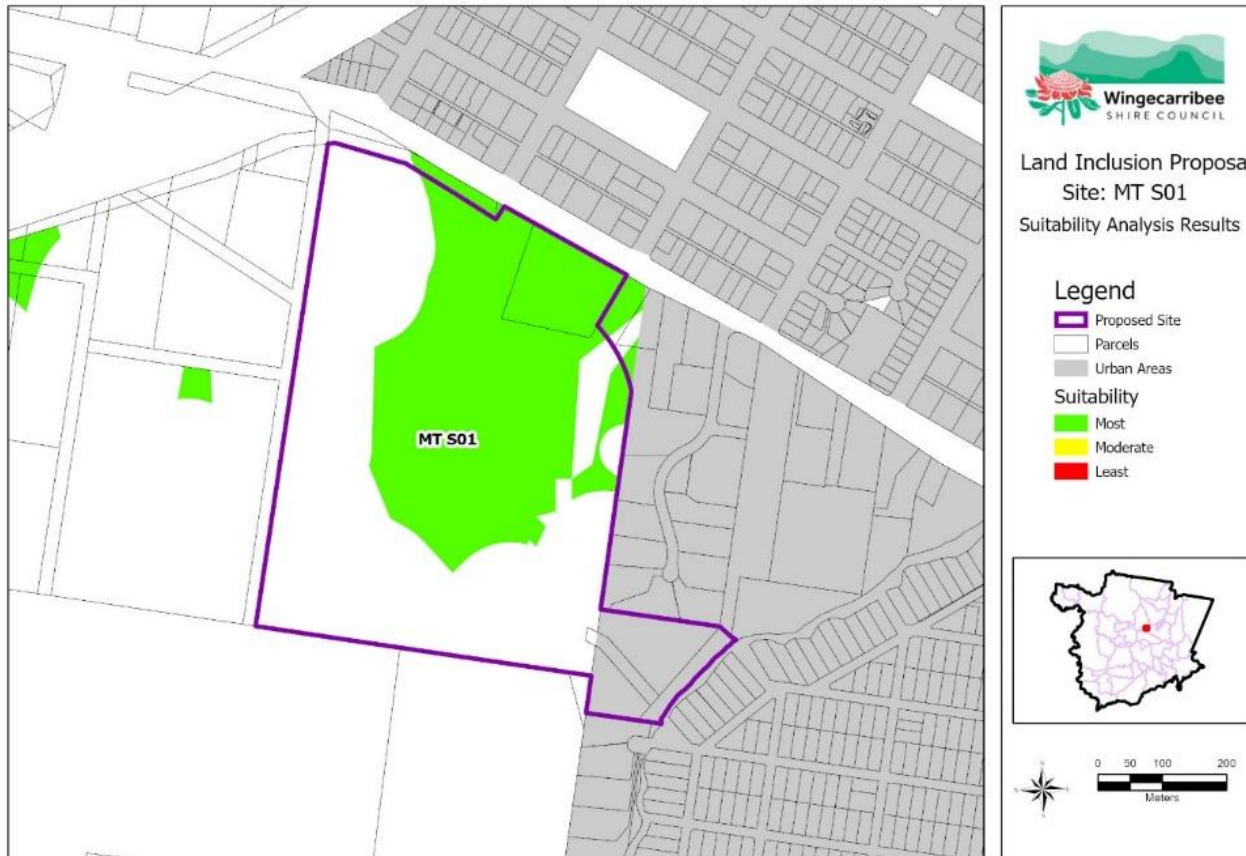
# LANDOWNER SITE 8

## 9 Howard's Way, Mittagong



# LANDOWNER SITE 8

## 9 Howard's Way, Mittagong



# LANDOWNER SITE 8

## 9 Howard's Way, Mittagong





Land Inclusion Proposal  
Site: MT S01

[Aerial Image](#)

**Legend**

- Proposed Site
- Parcels



# LANDOWNER SITE 8

## 9 Howard's Way, Mittagong

### Staff Comments:

- The proposal has merit as it adjoins the western edge of the Mittagong Township and is located opposite Welby Village.
- The site is partially constrained, with bushfire hazard, slope and native vegetation.
- The subject land was identified as 'highly suitable' in the Housing Strategy, however the Strategy has identified more than enough land to meet the long-term housing needs of the community (30+ years).
- Concerns have been raised regarding the high visibility of the site. The following reproduced photographs demonstrate that vegetated areas and pastoral open grasslands are visible from different points throughout the town, which contribute to the character of Mittagong.

**Recommendation: THAT Landowner Site 8 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 8

## 9 Howard's Way, Mittagong



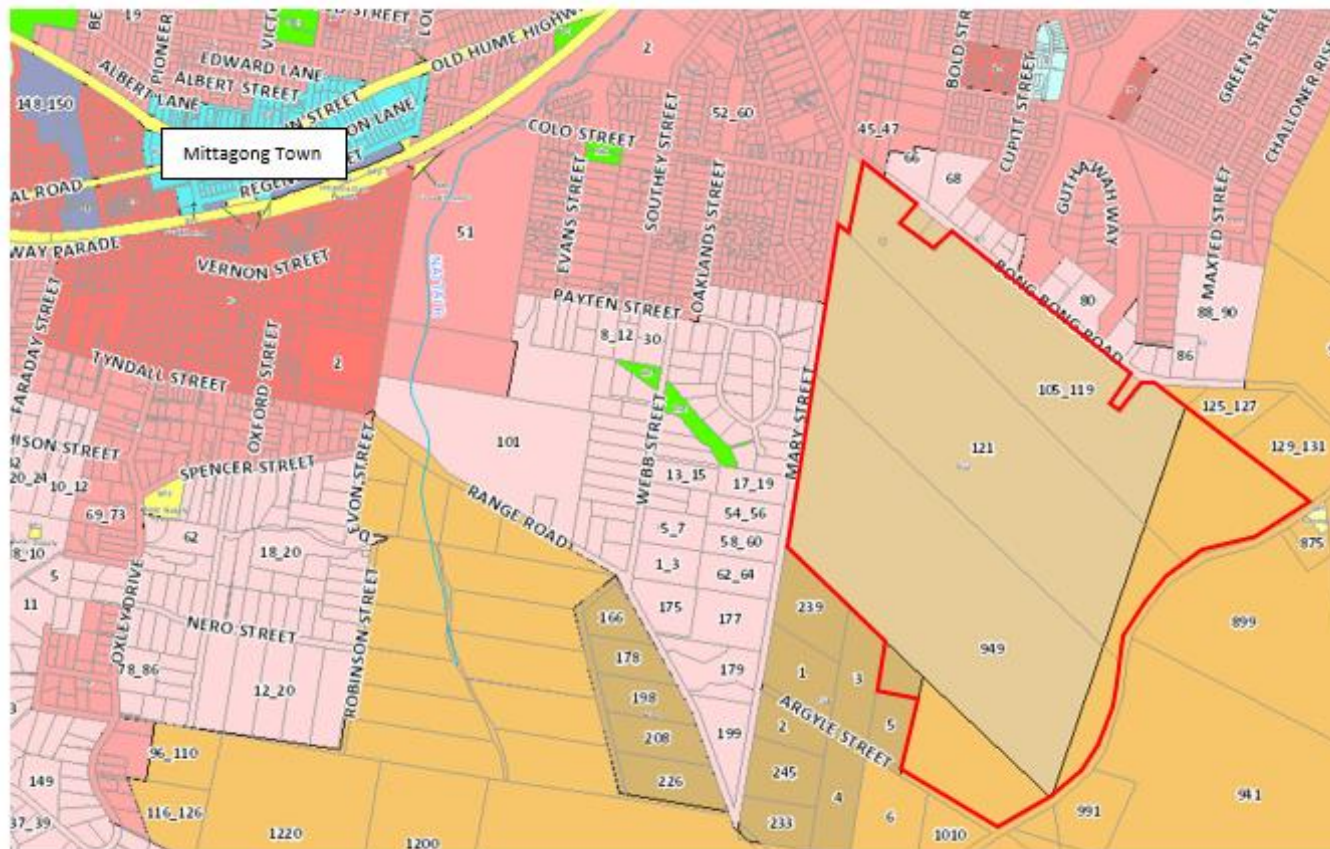
Looking west to the site from Old Hume Highway

Looking west to the site from Bowral Road



# LANDOWNER SITE 9

## Bong Bong Road, Mary Street and Old South Road, Mittagong



# LANDOWNER SITE 9

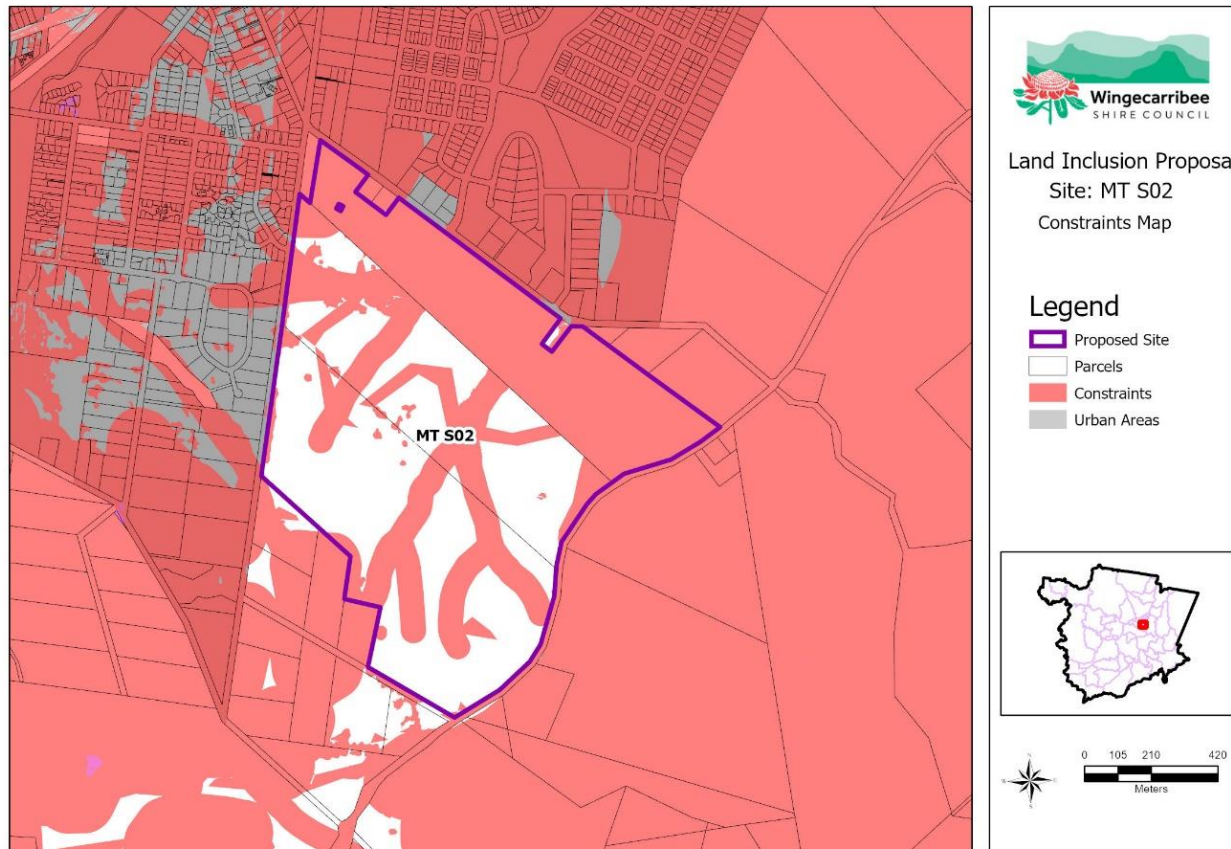
## Bong Bong Road, Mary Street and Old South Road, Mittagong

### Justification for Inclusion:

- Located immediately south of Renwick between Old South Road to the east and May Street to the West.
- The subject land is included in the Local Housing Strategy as the Mittagong (East) Investigation Area.
- The submission identifies some 80% of the area to be free of 'hard' physical environmental constraints.
- The proposal argues that there are limited visual impacts associated with development, with the only visual impacts occurring on Old South Road but suggests the completion of a visual impact analysis for the whole site.
- The submission states that heritage items should not be considered a 'hard' constraint and should be assessed separately.
- Argues that any constraints in infrastructure networks, including the local road network, can be properly assessed, with potential upgrades determined prior to the land being rezoned.

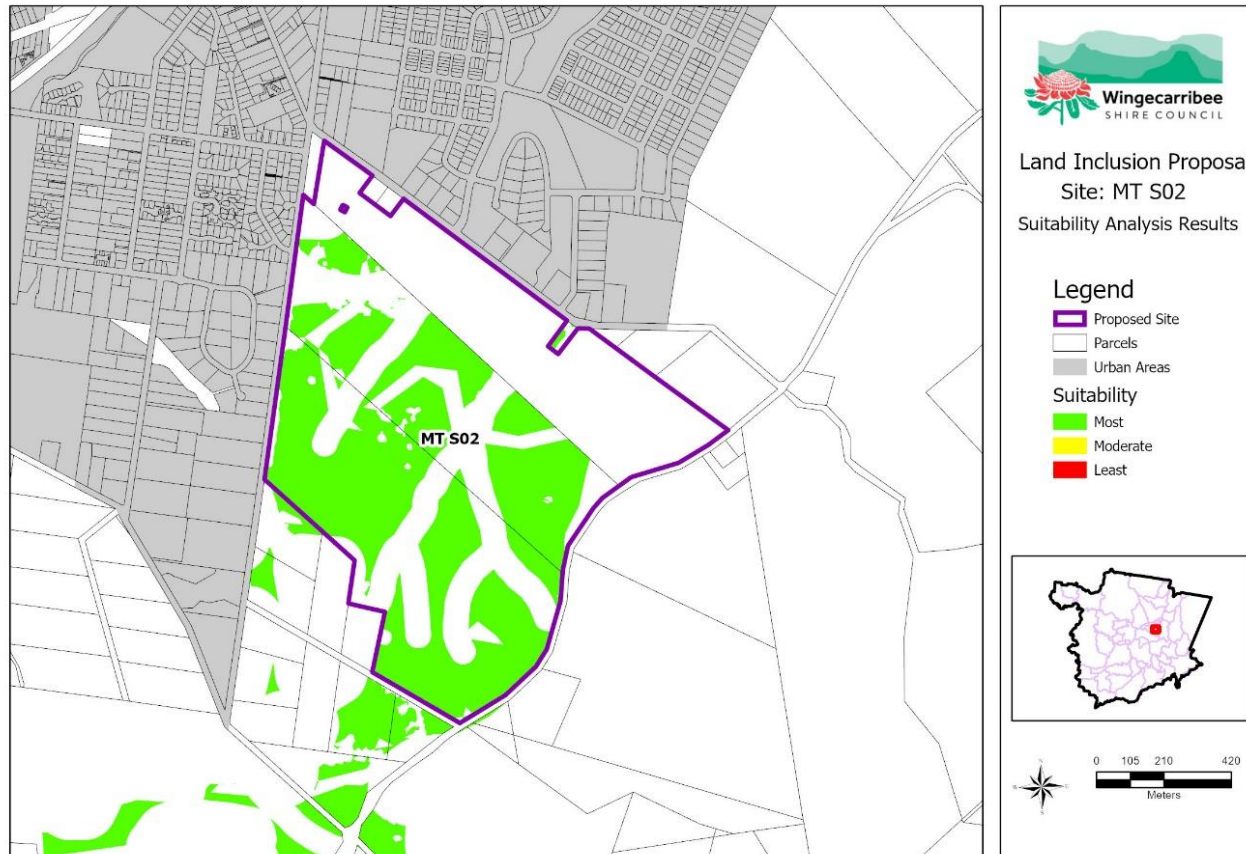
# LANDOWNER SITE 9

## Bong Bong Road, Mary Street and Old South Road, Mittagong




# LANDOWNER SITE 9

## Bong Bong Road, Mary Street and Old South Road, Mittagong



# LANDOWNER SITE 9

## Bong Bong Road, Mary Street and Old South Road, Mittagong





Land Inclusion Proposal  
Site: MT S02

Aerial Image

Legend

- Proposed Site
- Parcels



# LANDOWNER SITE 9

## Bong Bong Road, Mary Street and Old South Road, Mittagong

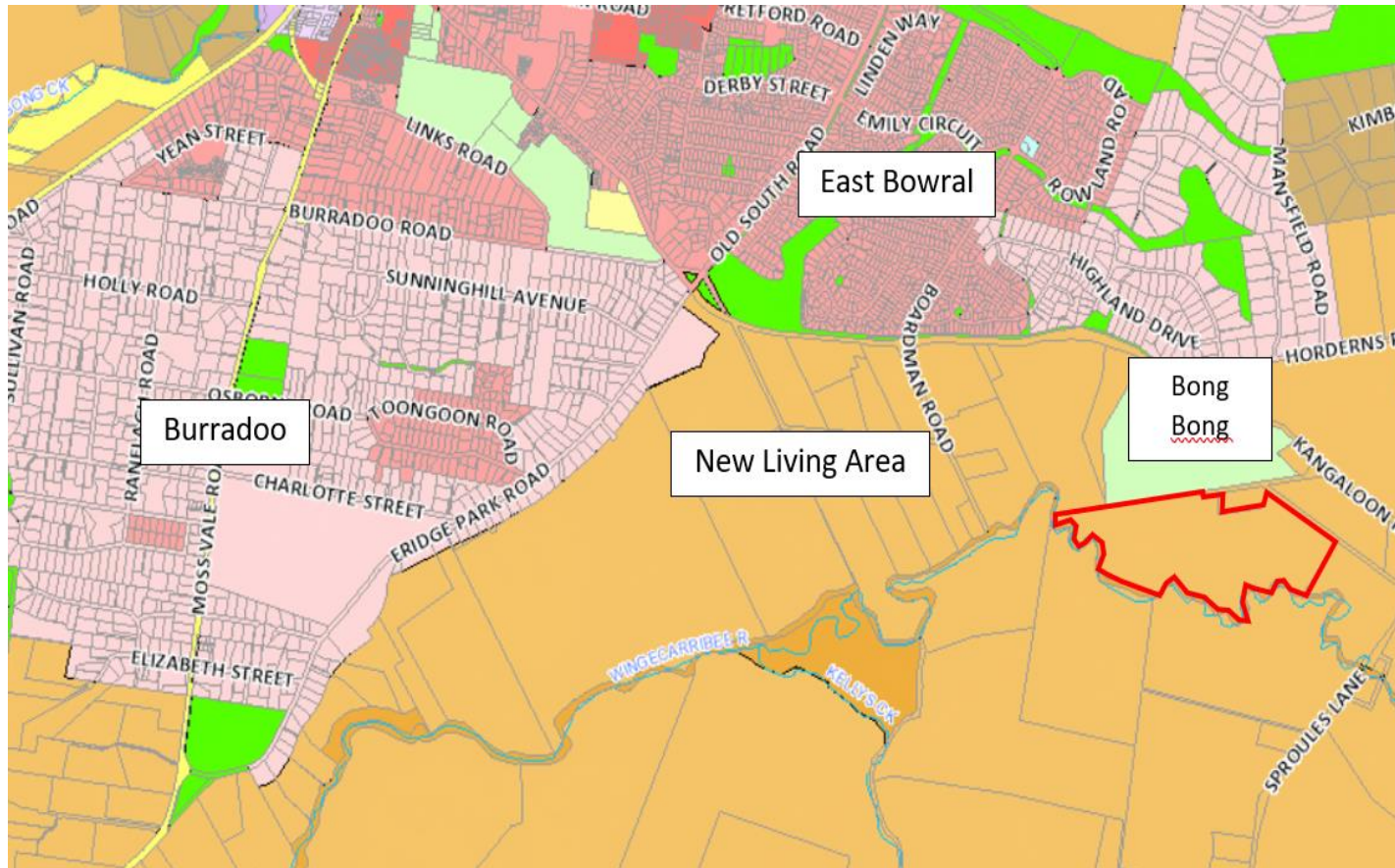
### Staff Comments:

- While the site was identified as ‘highly suitable’ in the Housing Strategy, major limitations in the existing traffic and transport networks have been identified.
- The subject land contains a number of mapped water courses, high value environmental lands, a small area of bush fire prone land and a listed heritage item.
- The subject land is highly visible from Old South Road (major arterial road), and the existing Renwick residential area.
- The investigation area was deemed unsuitable, however, it is recommended that it be retained in the Local Housing Strategy and LSPS, as it would be a long-term housing option if population growth increases faster than expected.

**Recommendation: THAT Landowner Site 9 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 10

## Part 542 Kangaloon Road, Glenquarry



# LANDOWNER SITE 10

## Part 542 Kangaloon Road, Glenquarry

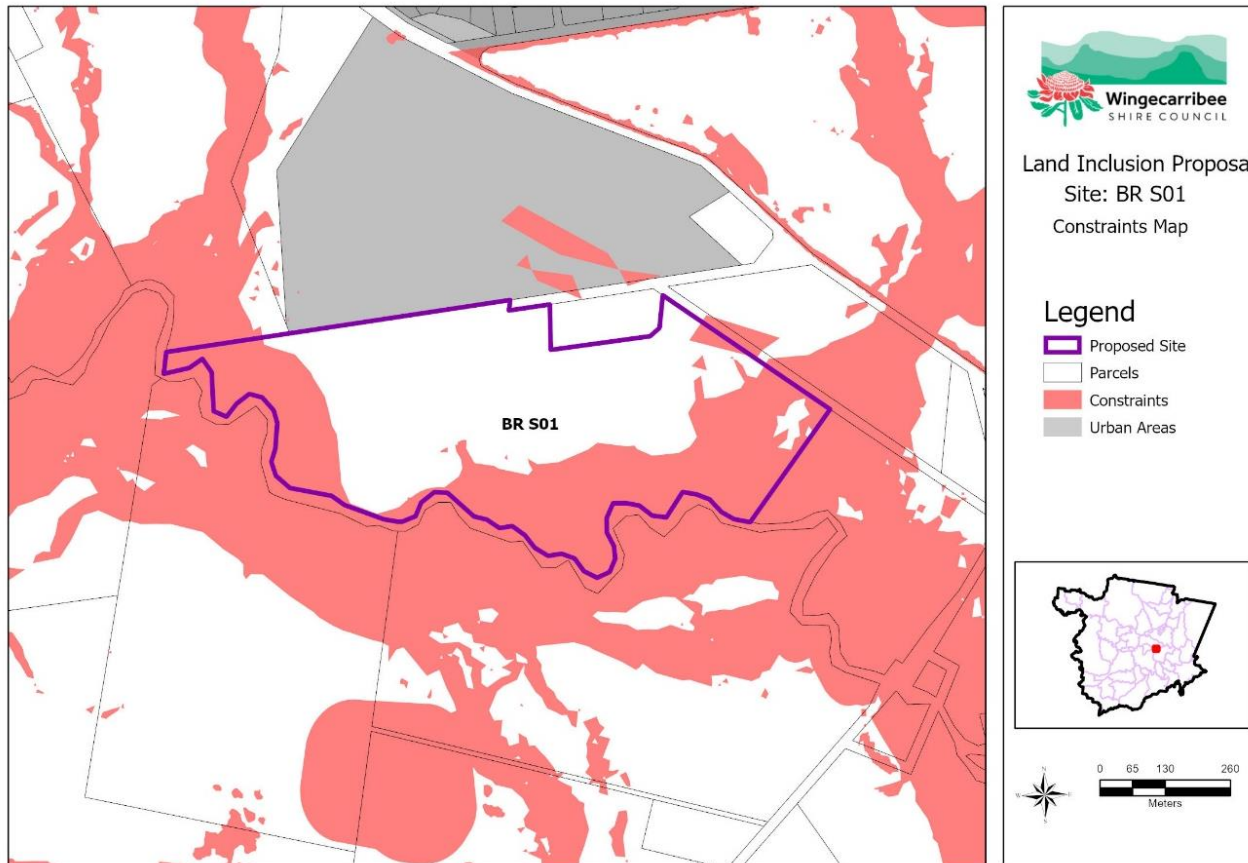
### Justification for Inclusion:

- The subject land is partially located within the proposed Bowral (South) New Living Area, and was identified as high-moderately suitable for residential development through the Local Housing Strategy process.
- The subject land is bounded by the Wingecarribee River, which was identified in the Housing Strategy as the long-term southern edge of Bowral.
- The proposal would provide an additional 3km of riverfront land as public open space, and poses an opportunity to improve pedestrian and cycleway linkages.



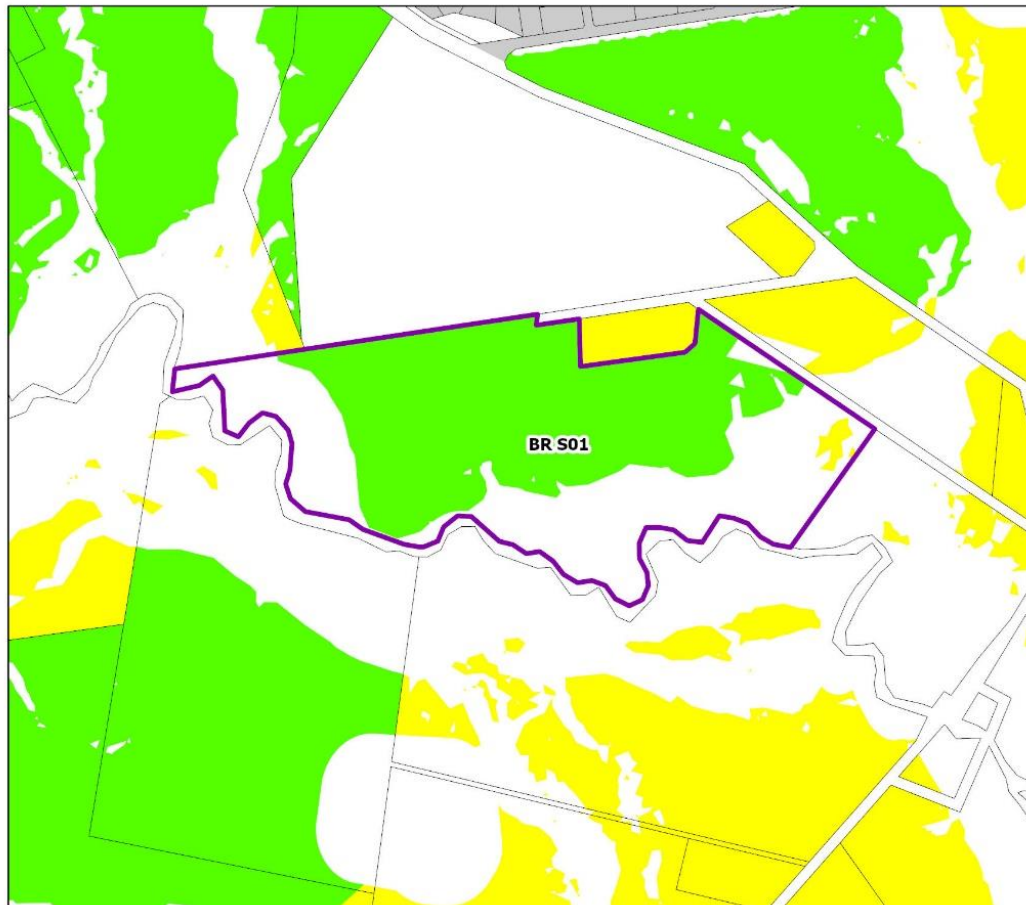
# LANDOWNER SITE 10

## Part 542 Kangaloon Road, Glenquarry



# LANDOWNER SITE 10

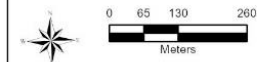
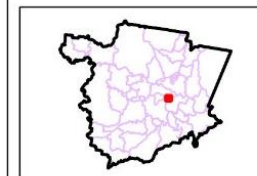
## Part 542 Kangaloon Road, Glenquarry



Land Inclusion Proposal  
Site: BR S01  
Suitability Analysis Results

### Legend


- Proposed Site
- Parcels
- Urban Areas
- Suitability
  - Most
  - Moderate
  - Least



# LANDOWNER SITE 10

## Part 542 Kangaloon Road, Glenquarry






  
Wingecarribee  
SHIRE COUNCIL


Land Inclusion Proposal  
Site: BR S01

Aerial Image

Legend

-  Proposed Site
-  Parcels



  
0 65 130 260  
Meters

# LANDOWNER SITE 10

## Part 542 Kangaloon Road, Glenquarry

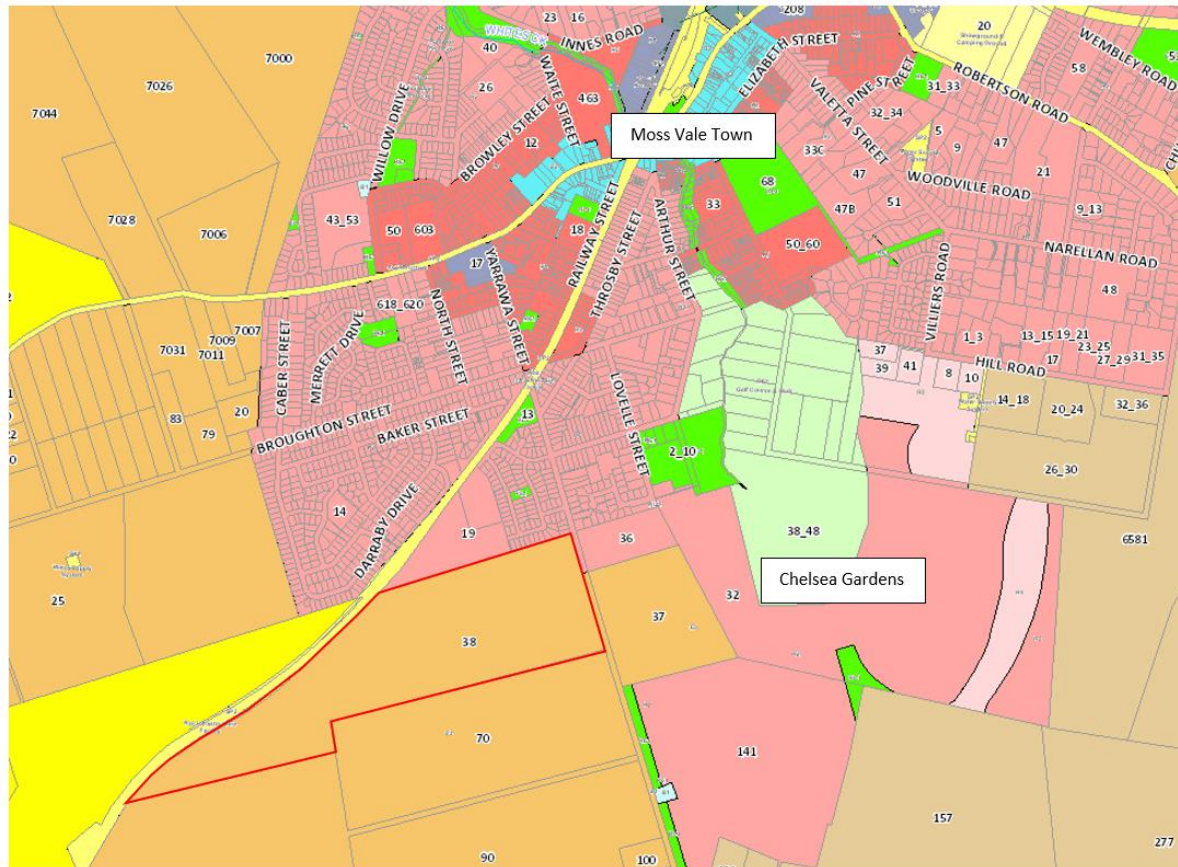
### Staff Comments:

- The subject land is relatively free of constraints (with the exception of flooding) and was identified as being highly suitable in the Local Housing Strategy.
- The key aim of the Local Housing Strategy and LSPS was determine long term boundaries of our towns and villages and the proposal seeks to extend the New Living Area beyond the identified boundary.
- The identified New Living Area is anticipated to provide sufficient supply to meet the long-term housing needs of the community and there is no justification for including land over and above what is required.
- The subject land is somewhat isolated from the identified New Living Area by flood prone land.
- A road connection between the New Living Area and the site would be highly unlikely due to flooding, meaning an alternate access strategy would create a separate and isolated residential area that exceeds the boundary of Bowral.

**Recommendation: THAT Landowner Site 10 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 11

## 38 Yarrowa Road, Moss Vale



# LANDOWNER SITE 11

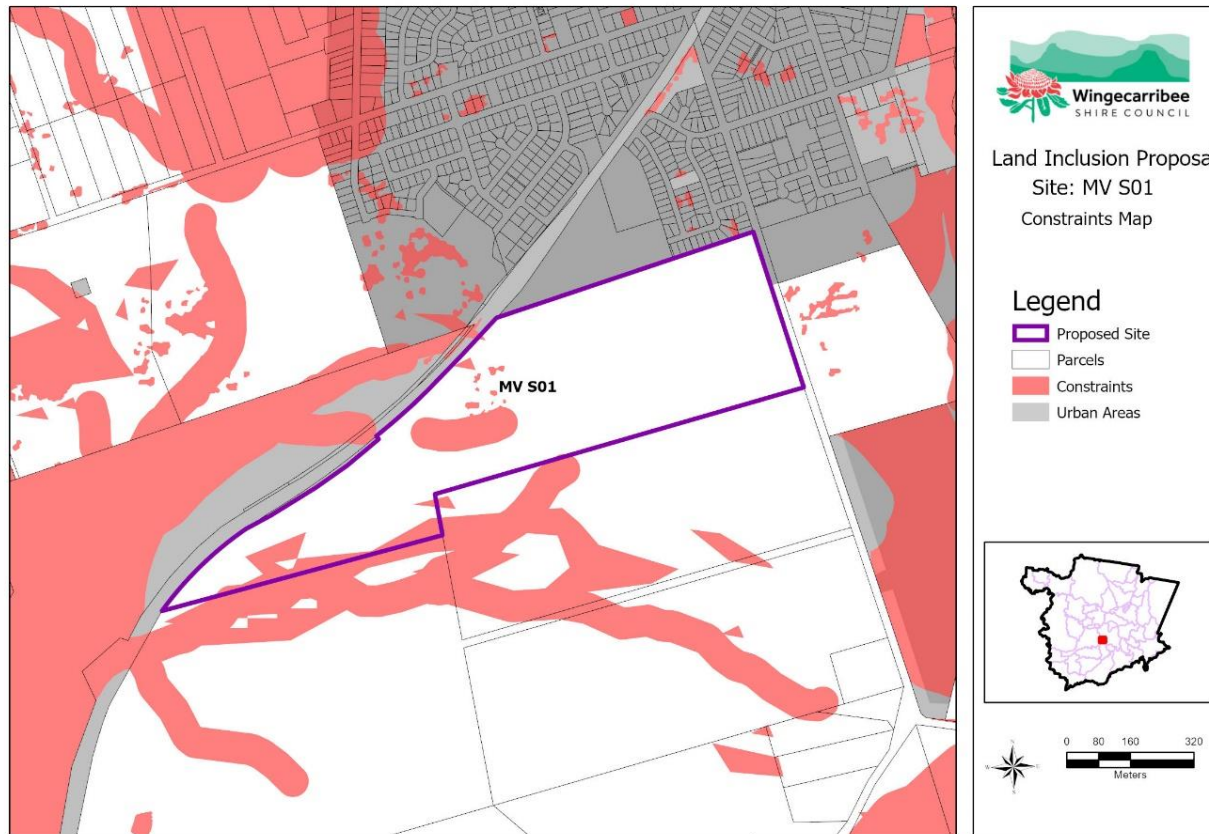
## 38 Yarrawa Road, Moss Vale

### Justification for Inclusion:

- The submission provides an overview of the Shire's demographics and highlights the need for more affordable housing options for seniors.
- The submission highlights that the site was identified as being 'highly suitable' in the Housing Strategy, however, was not supported due to infrastructure limitations and the available supply of housing within the Chelsea Gardens New Living Area.
- The proposal argues that the Local Housing Strategy does not include mechanisms to deliver land for specialised forms of housing (specifically seniors housing).
- The submission states that the site would increase housing diversity and provide a transition between the adjoining residential and rural areas.


# LANDOWNER SITE 11

## 38 Yarrowa Road, Moss Vale



# LANDOWNER SITE 11

## 38 Yarrowa Road. Moss Vale




Wingecarribee  
SHIRE COUNCIL


Land Inclusion Proposal  
Site: MV S01  
Suitability Analysis Results

**Legend**

- Proposed Site (Purple outline)
- Parcels (White outline)
- Urban Areas (Grey)
- Suitability
  - Most (Green)
  - Moderate (Yellow)
  - Least (Red)



0 80 160 320  
Meters




WINGECARRIBEE  
SHIRE COUNCIL



# LANDOWNER SITE 11

## 38 Yarrawa Road. Moss Vale






  
Wingecarribee  
SHIRE COUNCIL


Land Inclusion Proposal  
Site: MV S01


Aerial Image

Legend

-  Proposed Site
-  Parcels





  
WINGECARRIBEE  
SHIRE COUNCIL

# LANDOWNER SITE 11

## 38 Yarrawa Road, Moss Vale

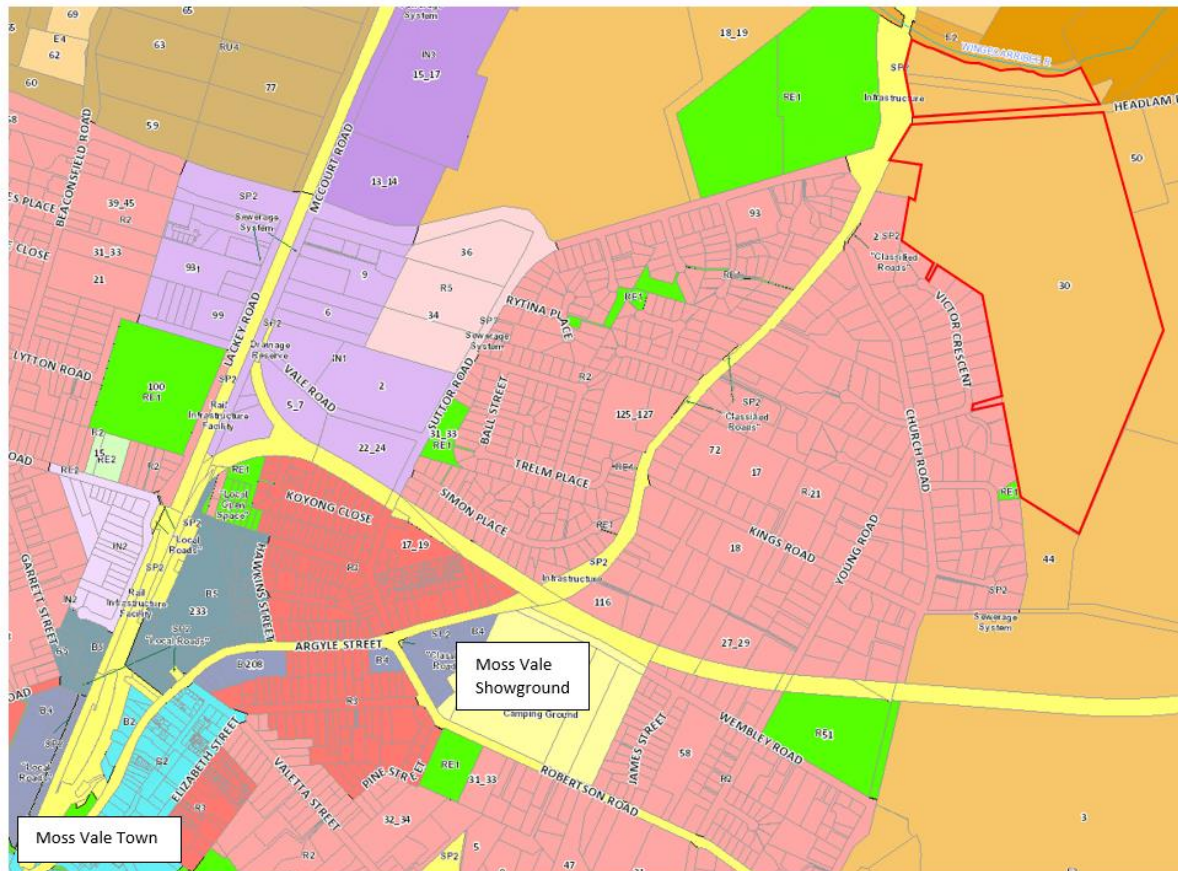
### Justification for Inclusion:

- The proposal has merit in that it addresses some of the housing needs identified in the Local Housing Strategy.
- The site is located close to services and employment areas and is suitably located to accommodate residential development.
- There are limitations within the local infrastructure networks and it has become apparent that additional development to the west of Yarrawa Road would cause impacts on the local and state traffic networks.
- Yarrawa Road was identified in the strategy as the long-term western edge of Moss Vale, and the proposal is considered inconsistent with the aims of the strategies.
- The site is not recommended to be incorporated into the Strategy, however, Council could continue to work with the landowner to identify suitable sites for this form of development.

**Recommendation: THAT Landowner Site 11 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 12

## 30 Headlam Road, Moss Vale



# LANDOWNER SITE 12

## 30 Headlam Road, Moss Vale

### Justification for Inclusion:

- The site has been historically used for dairy farming and during settlement, the subject land became important as the site of the Bong Bong Weir and pump house, which still stands in the north-east corner of the property.
- The subject land fronts the Wingecarribee River to the north, with a tributary to the River running through the eastern portion of the site.
- The submission provides a concept development plan, which is located on the following slide. It features a modest increase in residential land, a reengineered creek in the eastern portion of the site, with a large amount of public open space along the creek and the frontage to Wingecarribee River.

# LANDOWNER SITE 12

## 30 Headlam Road, Moss Vale



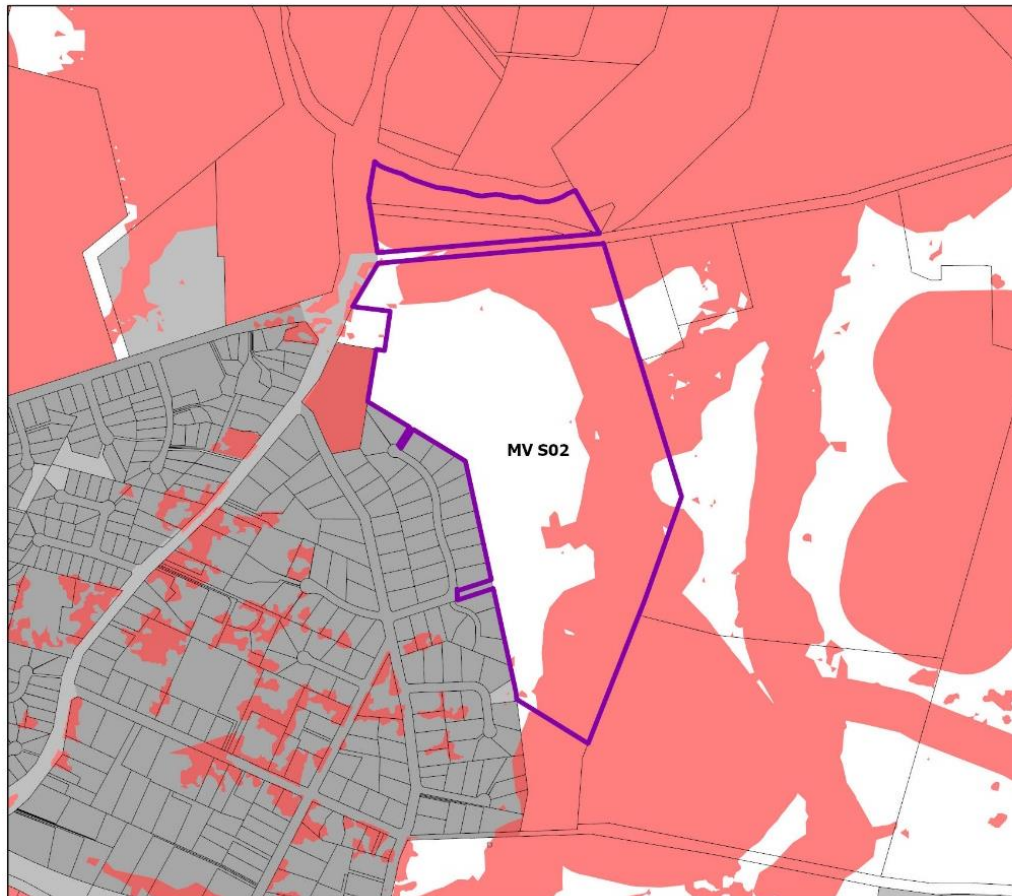
# LANDOWNER SITE 12

## 30 Headlam Road, Moss Vale

- The proposal would bring the Wingecarribee River frontage, and historically significant weir and pump house into public ownership.
- The development could create a northern gateway to the town.
- The submission notes that large parts of the site are flood liable and proposes to zone the flood liable land to RE1 Public Recreation.
- The site is dissected by high voltage powerlines running north-south and the submission proposes to underground the powerlines.
- The proposed residential area would become an extension of the existing R2 Low Density Residential area.

# LANDOWNER SITE 12

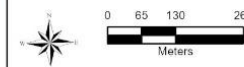
## 30 Headlam Road, Moss Vale



Land Inclusion Proposal  
Site: MV S02  
Constraints Map


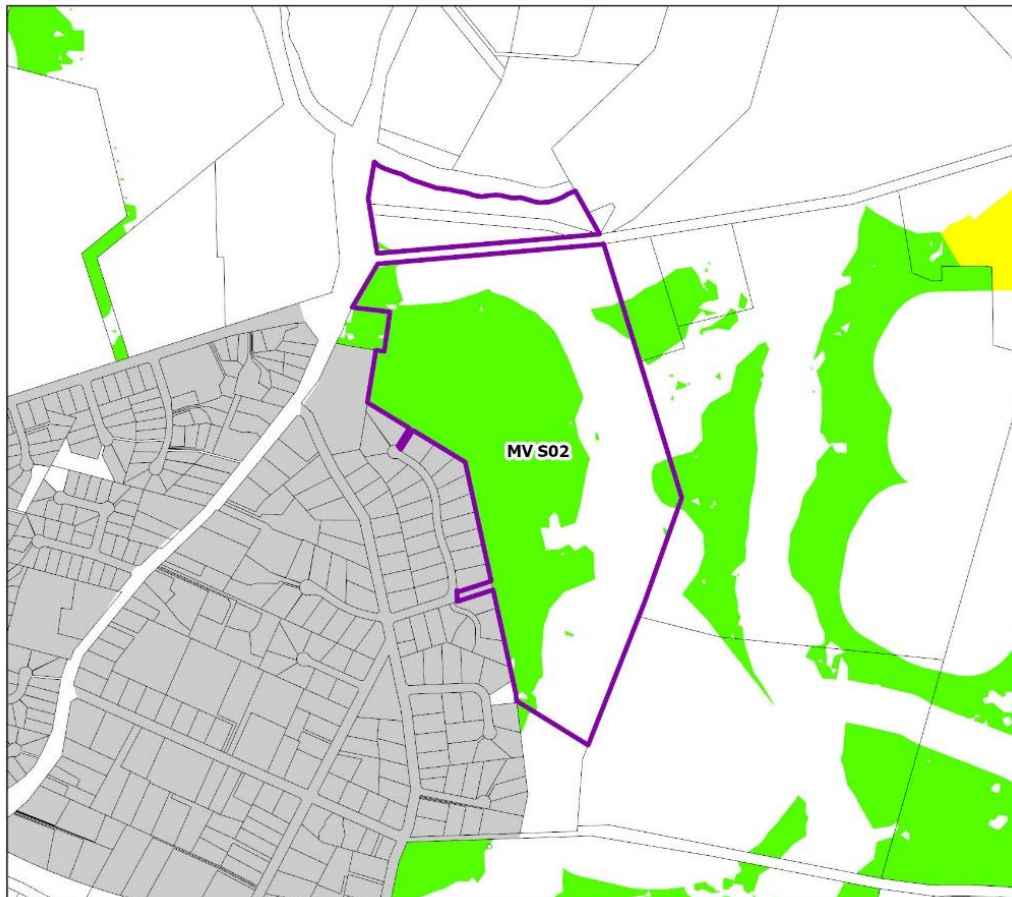
### Legend

- Proposed Site
- Parcels
- Constraints
- Urban Areas



# LANDOWNER SITE 12

## 30 Headlam Road, Moss Vale



Wingecarrabee  
SHIRE COUNCIL

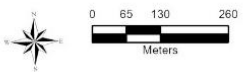

Land Inclusion Proposal  
Site: MV S02  
Suitability Analysis Results

**Legend**


- Proposed Site (purple outline)
- Parcels (white)
- Urban Areas (grey)

**Suitability**

- Most (green)
- Moderate (yellow)
- Least (red)



0 85 130 260  
Meters



WINGECARRIBEE  
SHIRE COUNCIL



# LANDOWNER SITE 12

## 30 Headlam Road, Moss Vale

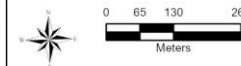
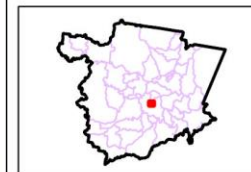


Land Inclusion Proposal  
Site: MV S02

Aerial Image

### Legend

-  Proposed Site
-  Parcels



# LANDOWNER SITE 12

## 30 Headlam Road, Moss Vale

### Staff Comments:

- The proposal would provide substantial public benefit by bringing the Wingecarribee River frontage and the historically significant weir and pump house into public ownership.
- Large parts of the site are constrained, primarily by flooding, and are not considered suitable for urban development.
- The flood free land to the west of the site provides an opportunity to offer new housing in close proximity to services and employment.

# LANDOWNER SITE 12

## 30 Headlam Road, Moss Vale

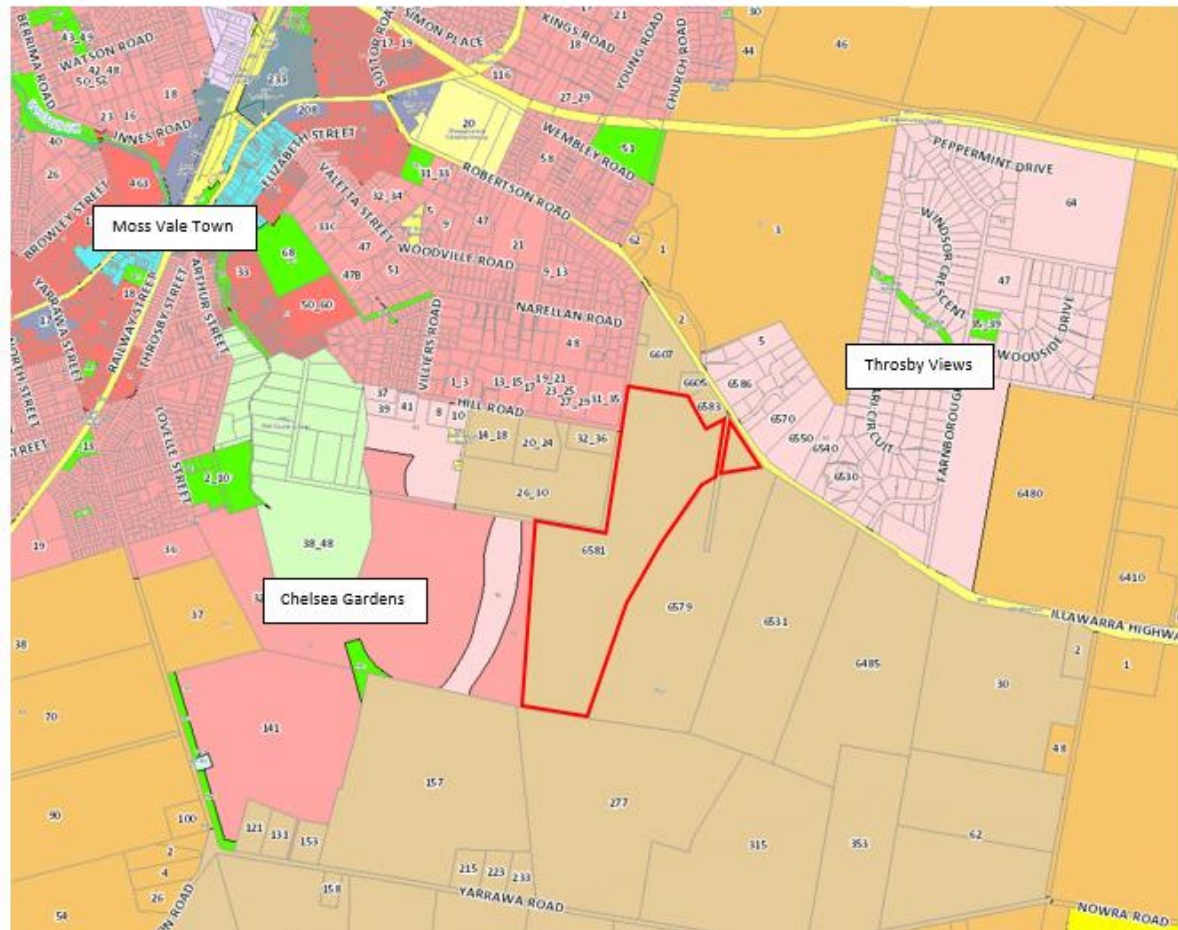
### Staff Comments:

- While the land may be suitable, the Local Housing Strategy has identified more than enough land to meet the long-term housing needs of the community (30+ years).
- The submission is also predicated on the assumption that the high voltage powerlines could be relocated, the mapped water course re-engineered, and a significant amount of land being enhanced and dedicated as public open space.
- The proposal as presented would come at a significant cost and is unlikely to deliver the level of public benefit presented in the submission.

**Recommendation: THAT Landowner Site 12 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 13

## 6581 Illawarra Highway, Moss Vale



# LANDOWNER SITE 13

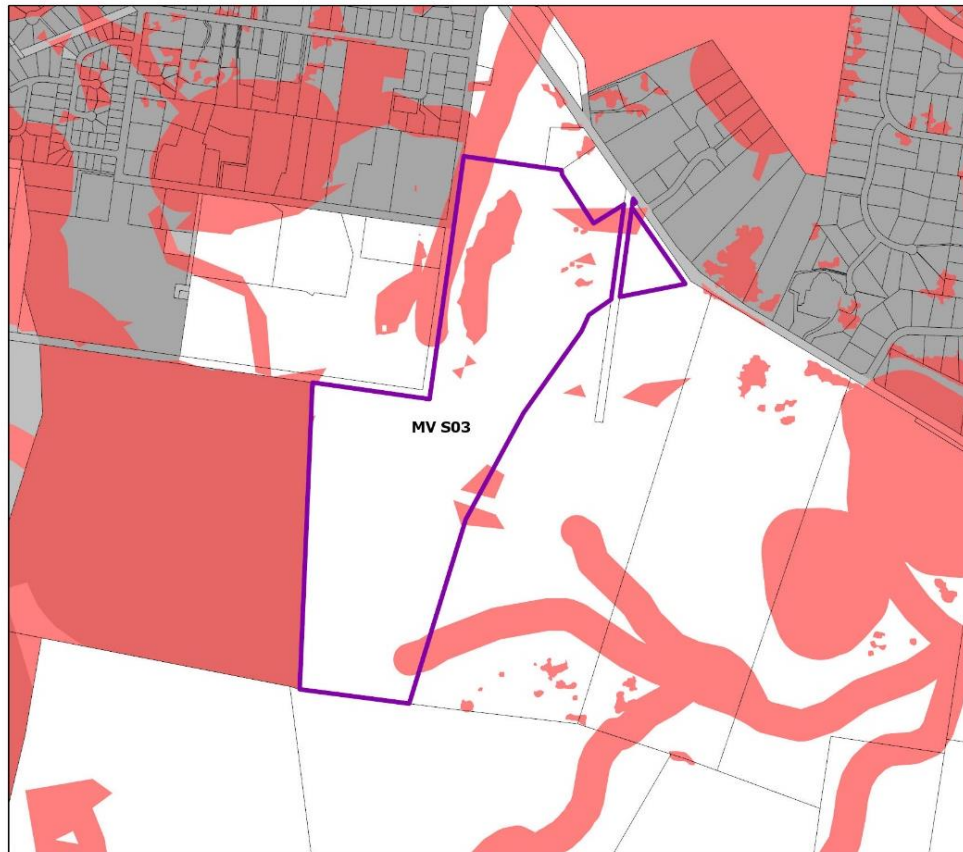
## 6581 Illawarra Highway, Moss Vale

### Justification for Inclusion:

- Located immediately north-east of the Chelsea Gardens New Living Area
- Subject land was identified as being 'highly suitable' for residential development in the Local Housing Strategy.
- The site is appropriately located for residential development and is within close proximity to services and employment areas, as well as public transport.
- The proposal notes that the subject land is largely free of constraints and suitable for urban development and argues any traffic impacts can be managed given the site's direct access onto the Illawarra Highway.

# LANDOWNER SITE 13

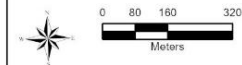
## 6581 Illawarra Highway, Moss Vale



Land Inclusion Proposal  
Site: MV S03  
Constraints Map

### Legend

- Proposed Site
- Parcels
- Constraints
- Urban Areas



# LANDOWNER SITE 13

## 6581 Illawarra Highway, Moss Vale



# LANDOWNER SITE 13

## 6581 Illawarra Highway, Moss Vale



  
Wingecarribee  
SHIRE COUNCIL

Land Inclusion Proposal  
Site: MV S03

Aerial Image

Legend

-  Proposed Site
-  Parcels





  
WINGECARRIBEE  
SHIRE COUNCIL



# LANDOWNER SITE 13

## 6581 Illawarra Highway, Moss Vale

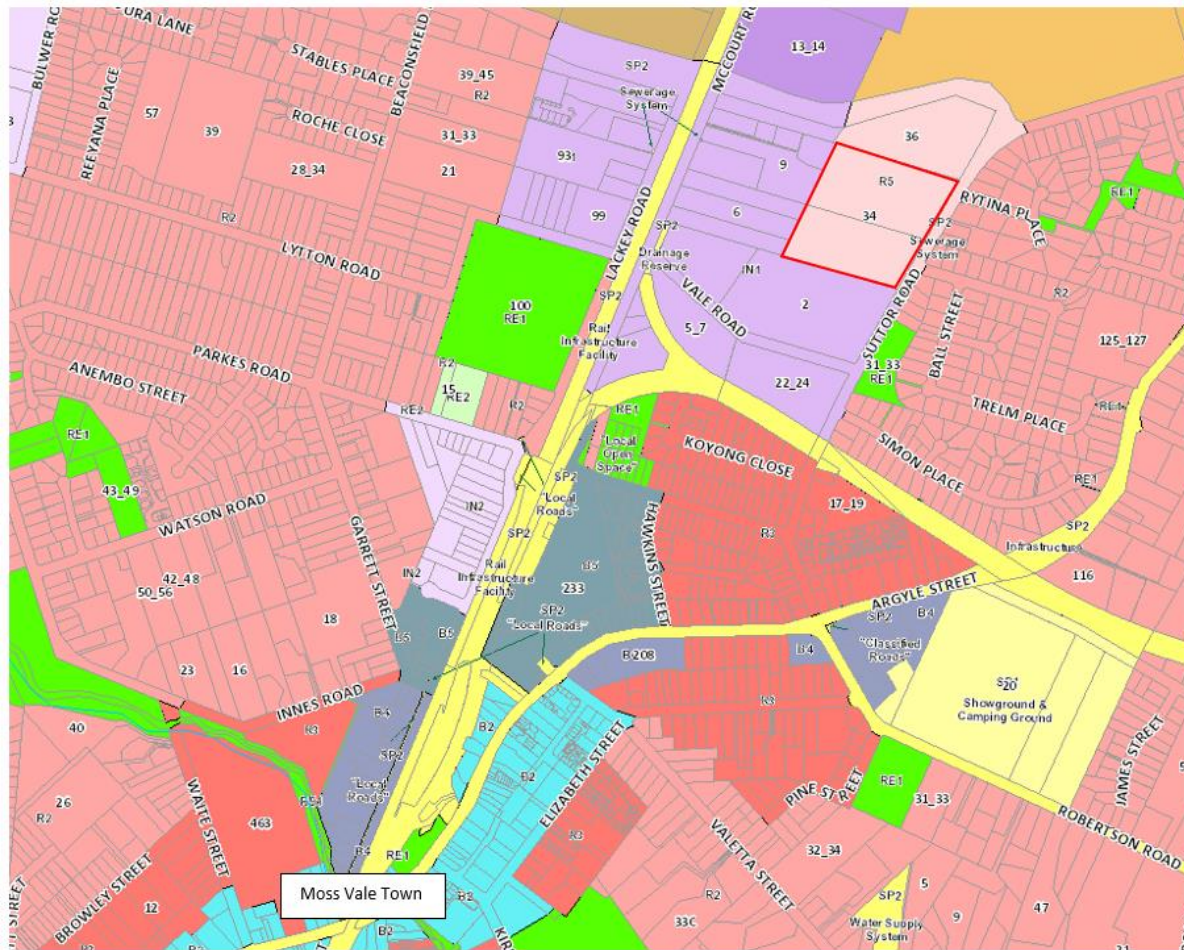
### Staff Comments:

- The land is largely free of constraints and was identified as ‘highly suitable’ in the Local Housing Strategy, however, the Strategy has identified more than enough land to meet the long-term housing needs of the community (30+ years).
- Recent traffic modelling studies have highlighted significant limitations of the local traffic network and development of the site in advance of a Moss Vale bypass would likely result in unacceptable impacts on the network.
- The land may be considered for residential development in the future, however, it is not recommended to include the site in the Local Housing Strategy at this time.

**Recommendation: THAT Landowner Site 13 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 14

## 34 Suttor Road, Moss Vale



# LANDOWNER SITE 14

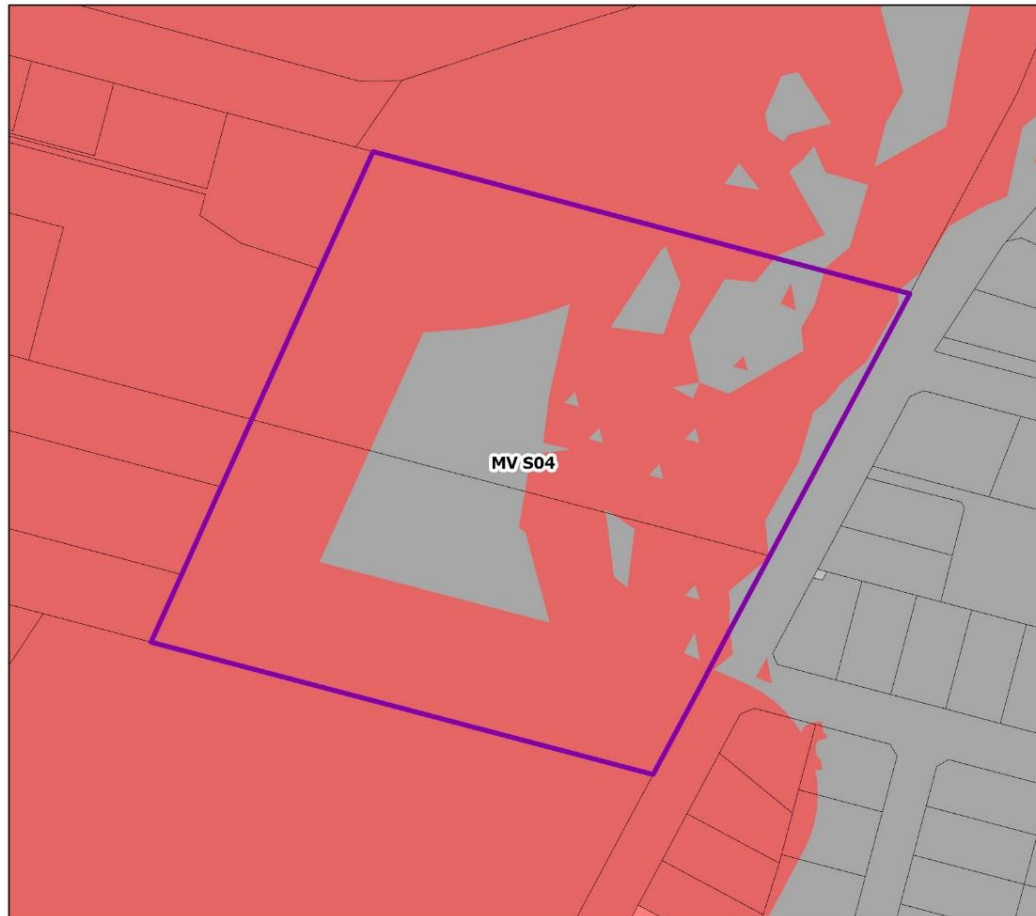
## 34 Suttor Road, Moss Vale

### Justification for Inclusion:

- The subject land is currently zoned R5 Large Lot Residential, and the submission seeks to have the land included in the Local Housing Strategy as a future low-density residential area.
- The submission argues that the proposal represents an infill development opportunity, located in close proximity to key amenities in the Moss Vale town centre and adjacent to an existing low-density residential area.
- The proposal identifies that the site was previously subject to a formal Planning Proposal, which addressed a number of potential issues, such as its proximity to the proposed Moss Vale by-pass, impacts on adjoining heritage and potential land use conflicts with adjoining heavy industry zone.

# LANDOWNER SITE 14

## 34 Suttor Road, Moss Vale



Wingecarribee  
SHIRE COUNCIL

Land Inclusion Proposal  
Site: MV S04  
Constraints Map

**Legend**

- Proposed Site
- Parcels
- Constraints
- Urban Areas



WINGECARRIBEE  
SHIRE COUNCIL

# LANDOWNER SITE 14

## 34 Suttor Road, Moss Vale

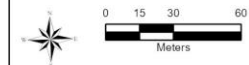


Land Inclusion Proposal  
Site: MV S04

Aerial Image

### Legend

-  Proposed Site
-  Parcels



# LANDOWNER SITE 14

## 34 Suttor Road, Moss Vale

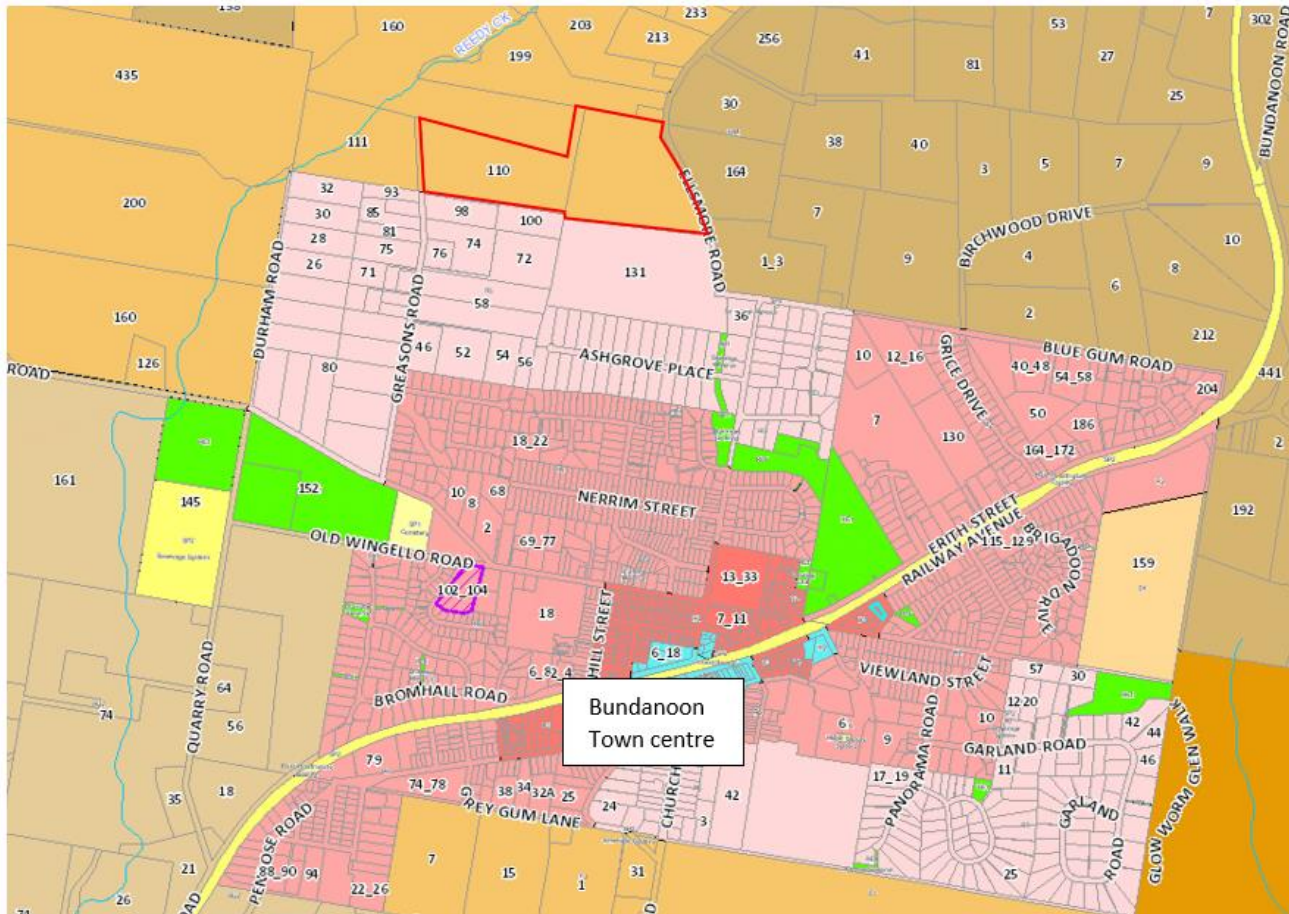
### Staff Comments:

- The subject land acts as an appropriate transition between the industrial and low-density residential areas.
- The eastern portion of the site is within the flood planning area and is not considered appropriate for more intensive residential development.
- The western portion of the land is largely unconstrained, however, is located immediately adjoining industrial zoned land. Increasing residential densities adjoining industrial lands has the potential to create land use conflicts with existing and future industrial uses in the area.

**Recommendation: THAT Landowner Site 14 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 15

## Greasons Road and Ellsmore Road, Bundanoon



# LANDOWNER SITE 15

## Greasons Road and Ellsmore Road, Bundanoon

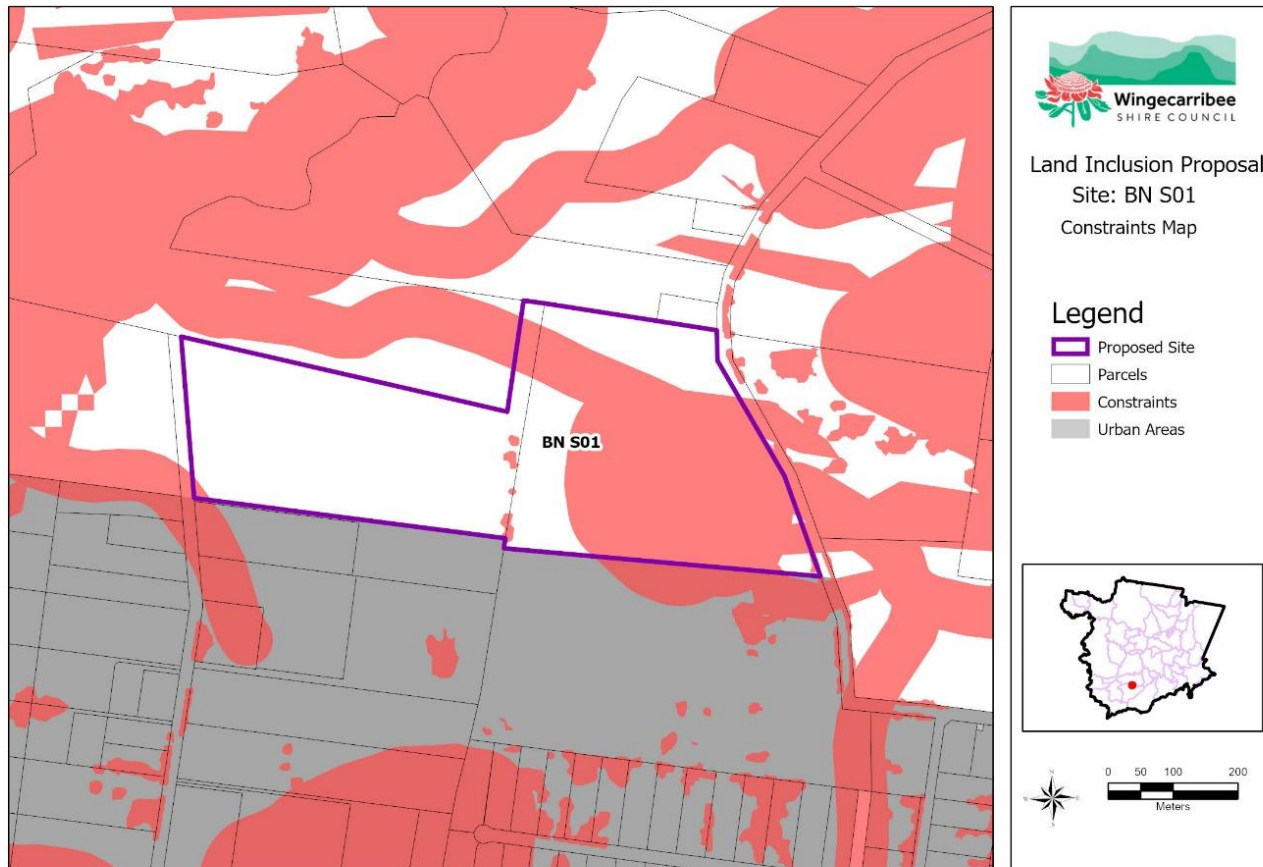
### Justification for Inclusion:

- The submission notes that the subject land immediately adjoins existing R5 zoned land, and the characteristics of the land are consistent with the adjoining large lot residential areas.
- A mapped watercourse traverses the northern portion of the site, and the submission argues that the riparian corridor forms the logical northern boundary for the Bundanoon township.
- The submission states that the adjoining land was zoned residential in 2010 when the comprehensive LEP was made and did not extend the residential zone to the subject land.
- The submission argues that development of the subject land could improve traffic circulation in Bundanoon.



# LANDOWNER SITE 15

## Greasons Road and Ellsmore Road, Bundanoon



# LANDOWNER SITE 15

## Greasons Road and Ellsmore Road, Bundanoon



Land Inclusion Proposal  
Site: BN S01

Aerial Image

### Legend

-  Proposed Site
-  Parcels



# LANDOWNER SITE 15

## Greasons Road and Ellsmore Road, Bundanoon

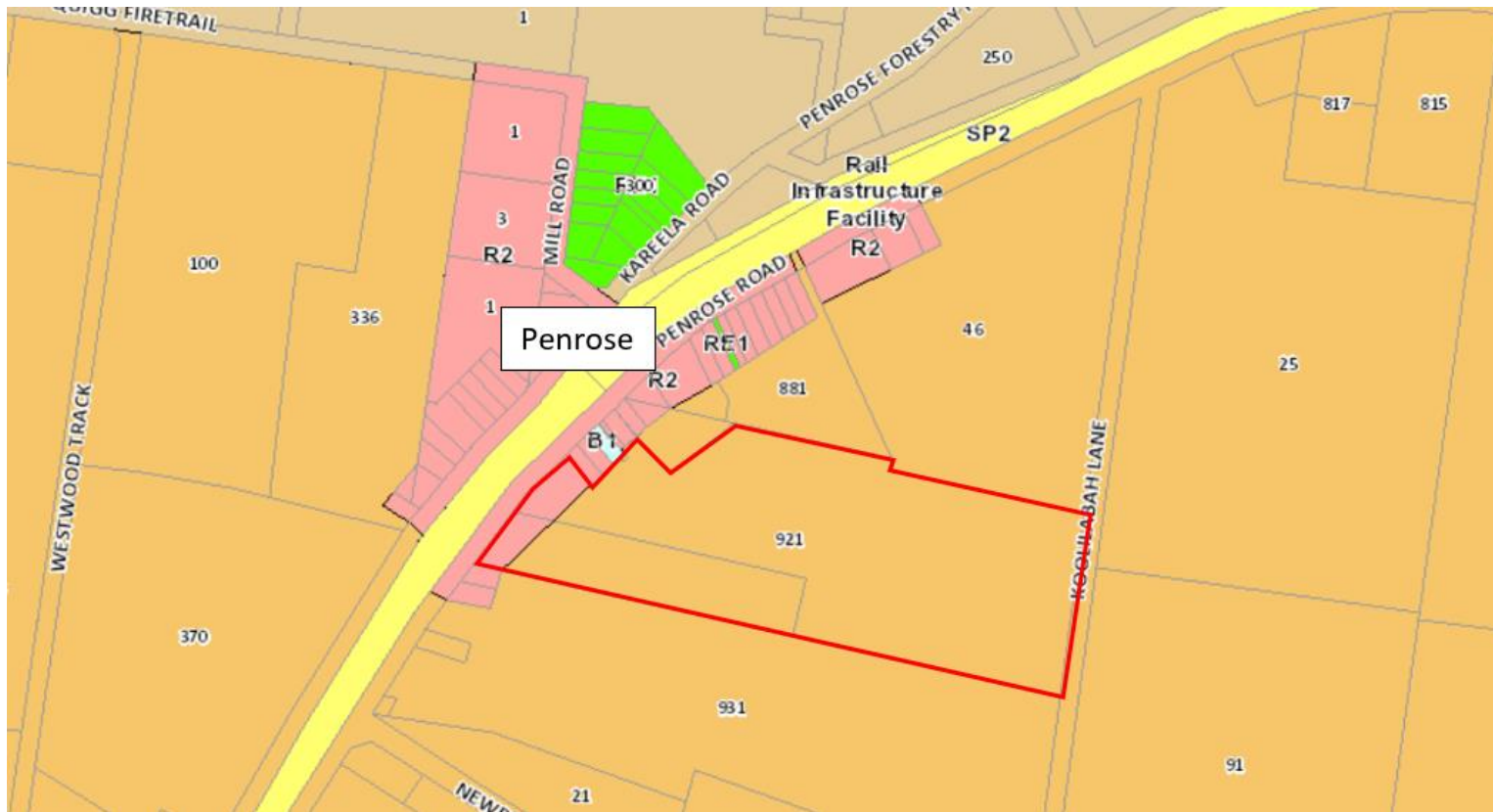
### Staff Comments:

- The residential capacity of Bundanoon was specifically considered in the development of the Local Housing Strategy, and it was determined that no additional land is required to meet the long-term housing needs of the community.
- There are significant limitations in the infrastructure network of the township, particularly in relation to stormwater and traffic.
- The subject land is relatively free of constraints, however, does contain a mapped watercourse and high value environmental lands.
- The subject land is located outside of the service area for the Bundanoon Sewerage Treatment Plant, and Water NSW has advised that they will not support any rezoning which provides additional development potential in unsewered areas.

**Recommendation: THAT Landowner Site 15 not be Included in the Local Housing Strategy**

# LANDOWNER SITE 16

## 921 Penrose Road, Penrose



# LANDOWNER SITE 16

## 921 Penrose Road, Penrose

### Justification for Inclusion:

- The subject land is currently zoned E3 Environmental Management and the submission seeks to have the land as a future residential area.
- The submission acknowledges the need for modest population growth in the village of Penrose to maintain a sustainable population.
- The proposal is anticipated to provide an attractive option for first home buyers and young families and more affordable housing options in Penrose.
- The following slide presents a concept subdivision plan that was included in the proposal. The submission states that the concept subdivision layout has been designed to allow for on-site effluent disposal, can achieve a Neutral or Beneficial Effect (NorBE) on water quality, and allows for a building envelope on all proposed lots with a BAL rating of BAL-29 or less.

# LANDOWNER SITE 16

## 921 Penrose Road, Penrose



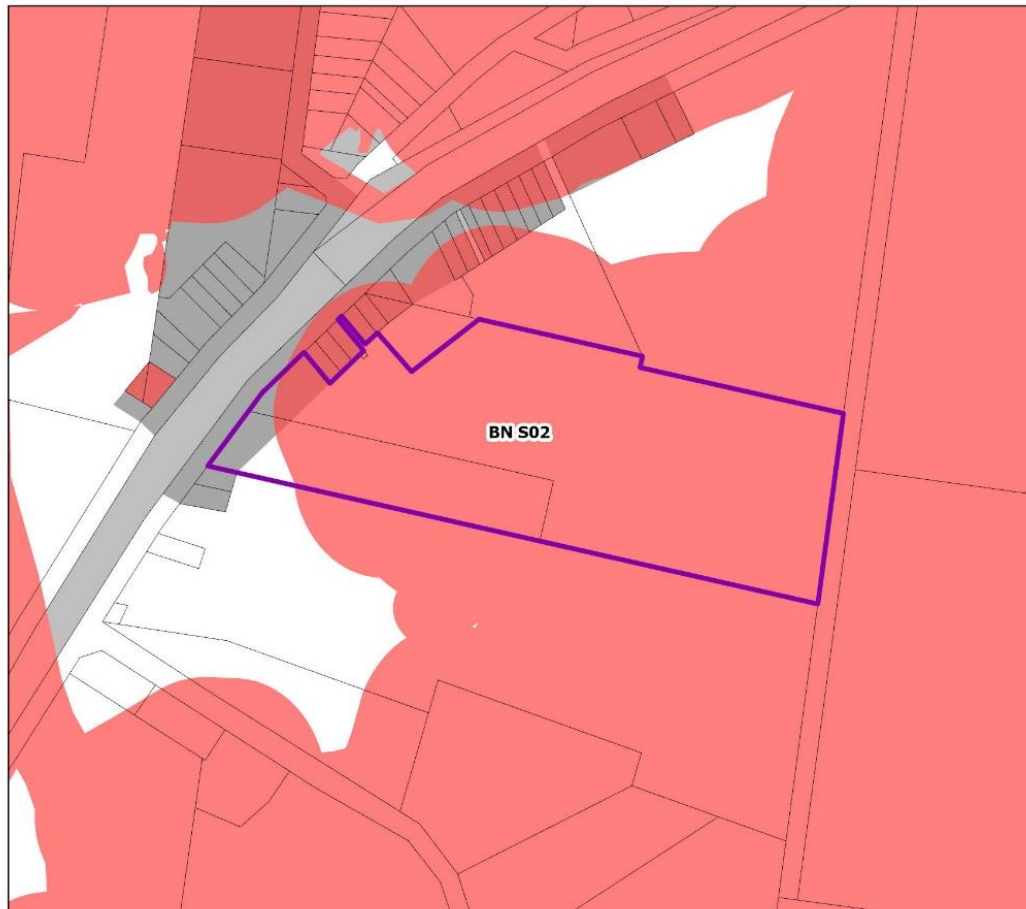
# LANDOWNER SITE 16

## 921 Penrose Road, Penrose

- The submission acknowledges a number of constraints, including bushfire hazard, traffic and access issues, no connection to sewer and water quality issues associated with any new development in the drinking water catchment, however, further argues that all site constraints can be managed appropriately.
- The proposal would extend the existing village to the west, creating a more centralised and condensed village.
- The development would not impact on the physical and visual separation between Penrose and the surrounding towns and villages.
- The submission is supported by a letter of support from the local community group.
- The submission is also supported by a letter from Water NSW which states that residential development could be considered on the subject land.

# LANDOWNER SITE 16

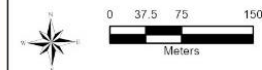
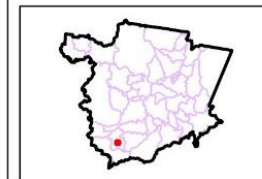
## 921 Penrose Road, Penrose



Land Inclusion Proposal  
Site: BN S02  
Constraints Map

### Legend

- Proposed Site
- Parcels
- Constraints
- Urban Areas





# LANDOWNER SITE 16

## 921 Penrose Road, Penrose

### Staff Comments:

- The proposal is considered inconsistent with the Section 9.1 Ministerial Directions which seek to locate new residential development areas in close proximity to services, employment and infrastructure.
- The Penrose village is a relatively isolated location, and a New Living Area in this location is inconsistent with the Local Housing Strategy.
- The subject land is largely bushfire prone land and the Local Housing Strategy specifically sought to avoid allowing new development in areas subject to natural hazards, to ensure that more people are not at risk in future bushfires or floods.
- While the submission is accompanied by a supporting letter from Water NSW, increasing the development potential of unsewered areas within the Sydney drinking water catchment increases the risk to water quality within the catchment.

**Recommendation: THAT Landowner Site 16 not be Included in the Local Housing Strategy**