



Wingecarribee
Local Planning Strategy
2015-2031

Chapter Three
Managing Our Rural Lands



3.1 The Nature & Extent of Rural Lands

The previous chapter focussed on environmental zoned land, considering the responsibilities of Council to manage such land to ensure that environmental sensitivities are acknowledged and protected. This chapter discusses ‘Rural Lands’. For the purposes of this discussion, the term ‘rural lands’ includes both Environmental zoned land (E3 and E4) and Rural zoned land (RU1, RU2 and RU4) in private ownership. This is because these zones tend to be managed in similar ways with similar land uses. However, it is also important to appreciate the extent of rural zoned land alone, as was done for environmental zoned land in the previous chapter.

There are four ‘Rural’ zones under WLEP 2010 as summarised below. These zones cover a total area of 53 080 hectares, representing almost 20% of the Shire. If Forestry land is excluded, the privately owned rural zoned lands account for 14.5% of the Shire. The Rural zones are summarised below.



(Photo Source: Katie Maddock)

Zone	Objectives	Area
RU1 Primary Production	<ul style="list-style-type: none"> To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. To encourage diversity in primary industry enterprises and systems appropriate for the area. To minimise the fragmentation and alienation of resource lands. To minimise conflict between land uses within this zone and land uses within adjoining zones. To provide opportunities for employment-generating development that adds value to local agricultural production through food and beverage processing and integrates with tourism. 	9 675 hectares
RU2 Rural Landscape	<ul style="list-style-type: none"> To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. To maintain the rural landscape character of the land. To provide for a range of compatible land uses, including 	



Zone	Objectives	Area
	extensive agriculture. <ul style="list-style-type: none"> To provide opportunities for employment-generating development that is compatible with, and adds value to, local agricultural production through food and beverage processing and that integrates with tourism. 	23 916 hectares
RU3 Forestry	<ul style="list-style-type: none"> To enable development for forestry purposes. To enable other development that is compatible with forestry land uses. 	14 521 hectares
RU4 Primary Production Small Lots	<ul style="list-style-type: none"> To enable sustainable primary industry and other compatible land uses. To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. To minimise conflict between land uses within this zone and land uses within adjoining zones. To provide for a restricted range of employment-generating development opportunities that are compatible with adjacent or nearby residential and agricultural development. To avoid additional degradation or fragmentation of the natural environment caused by further clearing of native vegetation, high intensity development and land use. To maintain flora and fauna species and habitats, communities and ecological processes that occupy land in the zone, ensuring that development minimises any off and on site impacts on biodiversity, water resources and natural landforms. To conserve and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors as part of all new development and land use. To provide for the effective management of remnant native vegetation within the zone, including native vegetation regeneration, noxious and environmental weed eradication and bush fire hazard reduction. 	4 968 hectares

Increasingly, new agricultural activities are being developed within the Shire including crops such as grapes, olives, lavender and other plants for the cut flower industry and for the production of food and drink products. Livestock farming is expanding from dairy and beef cattle into alpacas and goats and equestrian based activities are also expanding. These industries reinforce the relationship between agriculture and tourism which is discussed later in this chapter.

The Shire is ideally located for agricultural business in terms of transport routes to Sydney, Wollongong and Canberra, as fresh produce can easily be moved to all three locations. This in turn provides opportunities for expansion into international markets.



As with the environmental lands, Council has been given a clear direction, at the Local, Regional and State Levels, about the management of rural lands to ensure their protection and enhancement. Their agricultural value is recognised, as is their tourist value.

3.1.1 Peri-Urban Land

The Shire can be identified as a peri-urban area. Peri-urban areas are largely defined as the areas that surround our metropolitan cities - neither urban nor rural in the conventional sense. Peri-urban areas are often contested spaces, largely regarded as being in transition. They are areas with a wide range of uses. They may form water catchments or provide large areas of land for forestry. They offer valuable farmland and they also provide a valuable resource for recreation and tourism.

For residents they offer a unique ambiance and lifestyle which is becoming increasingly attractive, especially if transport and internet facilities enable them to remain connected to source of employment. However, they are also often most vulnerable to bushfire and loss of biodiversity and vegetation and their rapid residential growth leads to burgeoning demands on health, transport and education services.

Sydney's peri-urban areas are currently undergoing dramatic change. A sound strategic approach is required to manage these areas to ensure that their inherent rural values are not overlooked in the discussion of how to meet population and housing demand across the Region. It is Council's role to protect and enhance the significant qualities which make the Shire so important to residents and tourists alike, balancing competing and potentially conflicting drivers for change, seeking to act at all times for the greater good.

3.1.2 Review of Rural Residential Land

Pressure to further fragment rural lands often occurs through requests to increase lot densities within the RU4 Primary Production Small Lots and E4 Environmental Living zones. A review of the distribution of these zones could help address this pressure. There are a number of areas around and between the towns and villages which are currently zoned RU4 Primary Production Small Lots with minimum lot sizes ranging from 4ha to 8ha. The objectives of the RU4 zone are:

- a) To enable sustainable primary industry and other compatible land uses.
- b) To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- c) To minimise conflict between land uses within this zone and land uses within adjoining zones.
- d) To provide for a restricted range of employment-generating development opportunities that are compatible with adjacent or nearby residential and agricultural development.
- e) To avoid additional degradation or fragmentation of the natural environment caused by further clearing of native vegetation, high intensity development and land use.
- f) To maintain flora and fauna species and habitats, communities and ecological processes that occupy land in the zone, ensuring that development minimises any off and on site impacts on biodiversity, water resources and natural landforms.
- g) To conserve and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors as part of all new development and land use.

- h) To provide for the effective management of remnant native vegetation within the zone, including native vegetation regeneration, noxious and environmental weed eradication and bush fire hazard reduction.

Most of these zones tend to be used more for 'lifestyle' purposes rather than farming and there may be merit in considering rezoning all or some of these to E4 Environmental Living with the same minimum lot sizes.

The objectives of the E4 zone are:

- a) To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- b) To ensure that residential development does not have an adverse effect on those values.
- c) To encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns.
- d) To provide for a restricted range of development and land use activities that provide for rural settlement, sustainable agriculture and other types of economic and employment development, recreation and community amenity in identified drinking water catchment areas.
- e) To manage land in a way that minimises impact on its environmental and scenic value from adjacent and nearby development and land use activity.
- f) To minimise the proliferation of buildings and other structures in these sensitive landscape areas.

The focus of the RU4 zone is that it is a 'Rural' zone, intended for rural pursuits, whereas the E4 zone is an 'Environmental' zone, intended more to provide rural residential 'lifestyle'. It would be appropriate, in the review of WLEP 2010, to review the location of these zones and confirm that they are appropriate in their current locations.

3.2 Managing Our Rural Lands

Agriculture takes many forms and the land use tables for the rural lands under WLEP 2010 are structured to provide a broad range of opportunities appropriate to location. WLEP identifies several forms of 'agriculture' including aquaculture, extensive agriculture (beekeeping & pasture based dairy), intensive livestock agriculture (feedlots & restricted dairies) and intensive plant agriculture (horticulture, turf farming and viticulture). Associated rural industries include agricultural produce industries, livestock processing industries, sawmill or log processing industries and stock and sale yards. Not all land uses are permitted in all zones, the land use table being constructed to minimise land use conflicts.

While some farming properties enjoy the benefit of generations of experience, others must rely on owners with little or no experience. The NSW Department of Primary Industries' Agriculture Division offers the owners of rural properties a number of resources to assist them to better manage their property in a sustainable and financially viable manner. Key topics on their website (www.dpi.nsw.gov.au/agriculture) address all aspects of farming, from efficient and sustainable practices for Livestock and Horticulture, through to environmental issues such as managing pests and weeds and environmental stewardship. There is also a section on current science and research which offers property owners insight into new farming opportunities. Other resources include publications, factsheets and legislation and policies, the latter including the Department's Policy for Sustainable Agriculture in NSW.

The Wingecarribee community values our rural lands, recognising that farmers are in fact nurturing the Shire's and the State's natural resources on behalf of us all, but development pressure has been a constant threat to those lands and resources over many years.

As part of the process of drafting a new Local Environmental Plan for the Shire in 2007, Council commissioned an Agricultural Lands Study to better understand the management needs for our rural lands. Fragmentation and rural residential development emerged as key issues.



(Photo Source: Bodhi Todd):

3.3 Rural Residential Development

The Sydney Canberra Corridor Regional Strategy (Regional Strategy) identifies the demand for 'rural lifestyle' housing as the greatest threat to our rural lands, resulting in the following potential adverse impacts on:

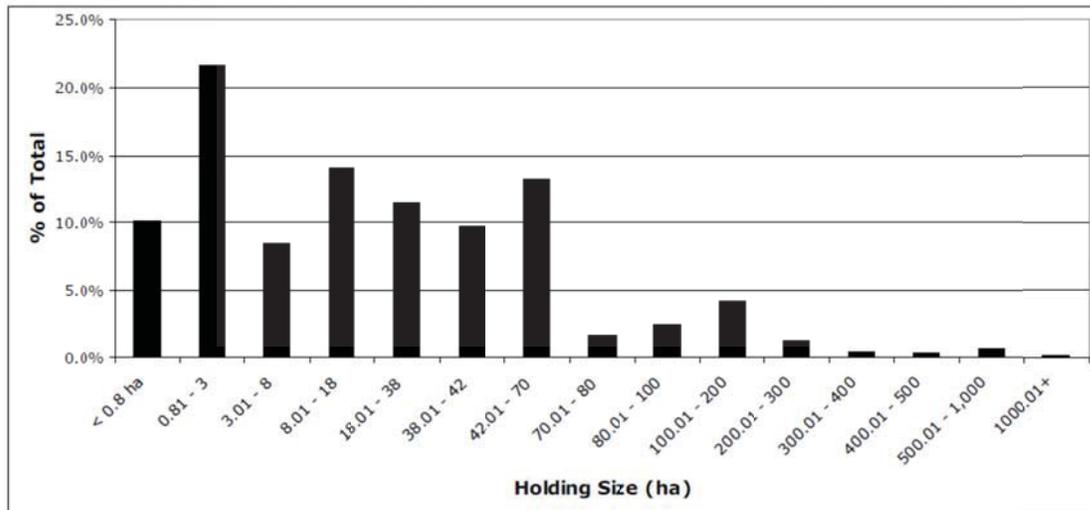
- the viability of an agricultural area through a reduction in farm businesses and the capacity of smaller towns and villages to support associated farm-based businesses.
- rural land use conflict.
- the economic value of rural land as a resource because land values are based on residential rather than agricultural capacity.
- costs on the community to service and maintain residential land uses within the rural landscape.
- social isolation.



- resource and ecosystem degradation
- the use of rural land for agriculture and resources such as mining through conflict between rural industries and those seeking a rural lifestyle.

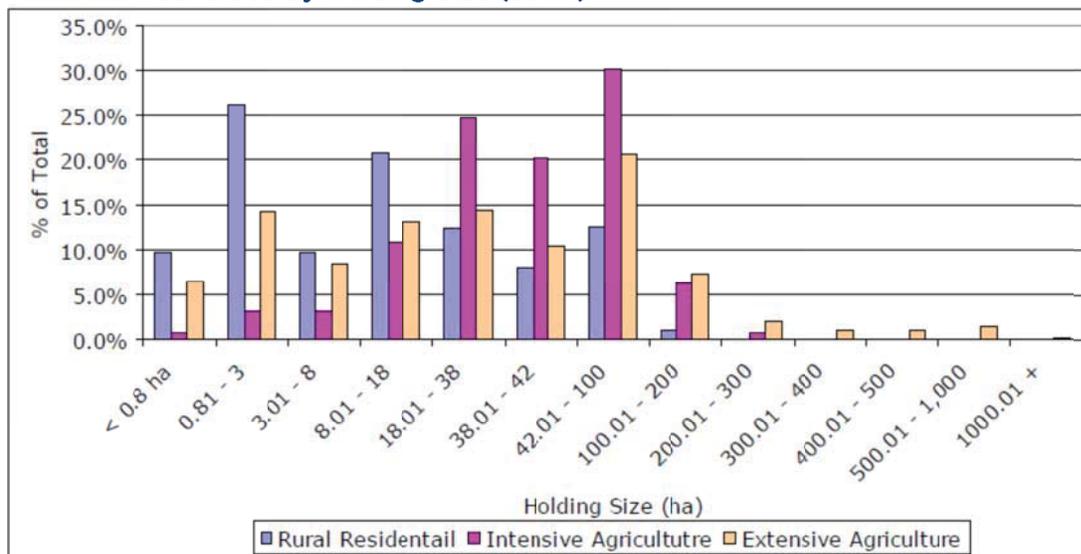
An analysis of the range of lot sizes across the Shire was undertaken in 2007 and identified that (Table 3.1 below) over 20% of all rural land falls within the size range of 8 000m² to 3 hectares, indicative of the very high number of concessional lots across the Shire. A pattern of rural fragmentation has been occurring over many years, the Agricultural Lands Study estimating at a rate of 60 lots a year.

Table 3.1 – Area Range of Rural Holdings (2007)



As Table 3.2 below indicates, rural residential development is already having a significant impact on the Shire’s rural landscape, particularly on land less than around 20ha in area.

Table 3.2 – Land Use by Holding Size (2007)



The fragmentation of productive rural land affects its agricultural sustainability and viability. Previously viable farming units gradually become less so with little apparent realisation of the associated impacts of land degradation and land use conflicts or the cumulative impacts of the loss to production of good agricultural land.

A reduced supply of good agricultural land places pressure on its price and therefore it's expected yield, resulting in greenhouses and igloos replacing open grazing with a consequently adverse impact on tourism. Increased rural residential development has also resulted in a trend to enclose rural properties behind high hedges of *Cupressus x leylandii*, further diminishing the quality of the rural views so appealing to residents and visitors alike.

There seems to be a perception in some sections of the wider community that rural land is land that is in a holding pattern awaiting subdivision for urban or rural residential development. This is not correct. Wingecarribee Shire has a vibrant and prosperous rural economy. Agriculture is an important commodity and contributor to the regional economy as well as providing a landscape that creates its own unique character which has always been one of the key defining attributes of the Shire.

3.4 State Policy and Principles

State Environmental Planning Policy (Rural Lands) 2008 (Rural Lands SEPP) was developed by the NSW Department of Planning & Environment. The aims of the Rural Lands SEPP relevant to Wingecarribee are to:

- a) facilitate the orderly and economic use and development of rural lands for rural and related purposes
- b) identify Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State
- c) implement measures designed to reduce land use conflicts
- d) identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations

In general the SEPP achieves these aims by:

- a) introducing rural planning principles to provide guidance for local councils when preparing new comprehensive LEPs or amending LEPs in respect to rural and environment protection zones
- b) introducing rural subdivision principles to provide guidance for local councils which seek to vary existing minimum lot sizes in rural and environment protection zones
- c) enabling subdivision of rural land for the purpose of primary production below the minimum lot size without allowance for a dwelling
- d) introducing heads of consideration for the assessment of land use conflict when councils consider development applications in rural areas

- e) enabling the Minister to identify State significant agricultural land and limit certain types of development on such land
- f) enabling the Minister to establish rural lands planning panels to provide advice to the Director-General on developments that propose to vary development standards.

The Rural Planning Principles applicable under the SEPP are:

<p>The promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas.</p>	<p>In planning for rural areas councils should ensure that zoning and development controls within LEPs protect the range of current rural uses, i.e. agriculture, forestry and extractive industries, which contribute to the local, regional and State economy.</p> <p>Planning controls should be flexible to provide opportunities for changes in agriculture, existing industries and potential economic activities. This can be achieved through adopting a range of appropriate zones, minimum lot sizes and land use that support current and future rural land uses.</p>
<p>Recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State.</p>	<p>Economic activities in rural areas make a significant contribution to the NSW economy. Agriculture, itself, contributes approximately \$7.3 billion to the economy of NSW (2006–07). Future planning for these areas is key to the social, economic and environmental sustainability of rural areas. Planning for rural areas should recognise the trends and ongoing change to agriculture including changing farm sizes, agricultural sector restructuring, and changes in farm practices and productivity and provide appropriate controls in LEPs to achieve this outcome.</p>
<p>Recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development.</p>	<p>The proper management and development of rural areas have significant social and economic benefits to local rural communities and the broader State community. Planning for rural areas should recognise the significance of rural land uses and provide a range of planning responses, such as zoning, land uses and strategically planned housing opportunities that do not conflict with rural uses. The role of agriculture, including new and innovative forms, and appropriately located rural housing in facilitating the social and economic rejuvenation of local communities is an important factor to consider.</p>
<p>In planning for rural lands, to balance the social, economic and environmental interests of the community.</p>	<p>Rural lands have a range of social, economic and environmental values including agriculture, extractive resources, water resources, environmental services (such as water quality management), tourism, housing, conservation, landscape values and sustaining rural communities.</p> <p>At times these values may compete with each other, however sound strategic planning can avoid conflict. For instance introducing appropriate farm-based tourism uses to rural zones can permit tourism activity and the associated economic benefits while at the same time complement the existing agricultural activity. Planning for these areas should seek to ensure a balance is achieved between these values to achieve the proper management of rural land and reinforce opportunities for rural communities.</p>



<p>The identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land.</p>	<p>Planning for rural areas should ensure that appropriate environmental values and natural resources are identified in the planning process and protected appropriately through zoning and planning controls, including the use of environment protection zones to protect important rural landscapes where soundly justified. This includes protection, management and restoration of areas of high ecological, scientific, cultural or aesthetic values (such as areas of native vegetation, riparian areas and habitats of native flora and fauna, including threatened species, populations and ecological communities).</p> <p>The new Standard Instrument (Local Environmental Plan) Order 2006 reinforces the importance of environment protection zones in promoting and protecting environmental conservation and management. The range of land uses which are appropriate in environment protection zones should reflect the characteristics and capability of the land.</p>
<p>The provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities.</p>	<p>Rural areas are increasingly under pressure for lifestyle housing opportunities. This demand for rural housing has both social and economic advantages and disadvantages for rural communities. Planning should identify a range of housing choices within rural areas including urban areas, rural lifestyle and housing associated with rural activities. Housing opportunities should be determined through a strategic planning process to avoid land use conflict, avoid constraints, fragmentation of rural land and provide access to appropriate infrastructure and services. The provision of a reasonable quantity of rural lifestyle development opportunities in strategically appropriate locations can be an important factor in reducing the pressure for lifestyle housing on important agricultural land.</p>
<p>The consideration of impacts on services and infrastructure and appropriate location when providing for rural housing.</p>	<p>In planning for housing in rural areas the costs and impacts to the community, councils and State government of providing access to services and infrastructure needs to be considered. The costs to local councils for basic services such as roads (including maintenance), water, garbage collection etc, should be a significant factor in considering proposals in remote locations.</p>
<p>Ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.</p>	<p>Where an applicable regional strategy or endorsed local strategy provides outcomes and actions relevant to rural areas for the preparation of a LEP, councils should ensure LEPs are consistent with and implement those outcomes and actions.</p>

The Rural Subdivision Principles applicable under the SEPP are:

<p>Minimisation of rural land fragmentation.</p>	<p>Unplanned rural subdivision through inappropriate planning controls can result in fragmentation of rural lands which can result in lot sizes which do not reflect the needs of rural land uses, potential conflict with existing agriculture, and land prices reflecting residential demand rather than agricultural potential.</p>
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	<p>Future planning should avoid controls which result in fragmentation of rural lands. A range of lot sizes can be considered based on agricultural suitability and capability, trends in agriculture, land ownership patterns, commercial sustainability, impact of current lot sizes on future land uses, environmental constraints, and infrastructure provision.</p>
<p>Minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses.</p>	<p>Residential and non-rural uses in rural areas often result in land use conflicts with existing rural uses, such as agriculture, extractive industry, forestry, food processing, or transport. Planning for rural areas should consider possible land use conflicts at both the land use planning (LEP) and development application stage.</p> <p>Consideration of the location of future urban and rural residential areas, existing rural uses, a range of lot sizes, permissible land uses within zones, setbacks and buffers should be undertaken when preparing new LEPs and reviewing lot sizes.</p> <p>The heads of consideration in clause 10 of the SEPP are also relevant in this regard. They apply to all land in a rural zone, rural residential zone or an environmental protection zone and must be taken into account when considering an application for subdivision for a dwelling or for the erection of a dwelling.</p> <ul style="list-style-type: none"> a) the existing uses and approved uses of land in the vicinity of the development, b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development, c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b), d) if the land is not situated within a rural residential zone, whether or not the development is likely to be incompatible with a use on land within an adjoining rural residential zone, e) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c) or (d).
<p>The consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land.</p>	<p>A review of lot sizes should consider the size and pattern of existing rural holdings and their related economic activities. A review may result in a range of lot sizes that meet the requirements for primary production, existing and future, and rural housing opportunities. Future opportunities for rural residential development should be strategically planned and located to avoid potential land use conflicts, be easily serviced and provide for a sufficient quantity and range of rural housing needs.</p>
<p>The consideration of the natural and physical constraints and opportunities of land.</p>	<p>A review of rural lot sizes should have regard to existing environmental values and natural resources, including the agricultural viability of the land. Future controls for lot size should reflect such constraints and be developed to reflect these constraints and opportunities where appropriate.</p>



	<p>These considerations should also aim to:</p> <ul style="list-style-type: none"> • minimise impacts on the natural environment, including avoiding increased fragmentation of native vegetation and habitats of threatened flora and fauna (including threatened species, populations or communities) • avoid inappropriate development in areas which may be constrained due to biodiversity, land and water values.
<p>Ensuring that planning for dwelling opportunities takes account of those constraints.</p>	<p>Any review of minimum lot sizes that will permit the subsequent erection of dwellings should ensure that lot sizes are an adequate size to permit dwellings and manage any constraints, including the need for appropriate buffers to any surrounding agricultural uses.</p>

3.5 Regional Policy

The Regional Strategy recognises agriculture as a major feature of the Region’s economy, contributing nearly \$200 million per annum, and employing, both directly and indirectly, 11% of the Region’s workforce. Therefore, it is also recognised that preserving the rural lands as a resource for emerging as well as existing agriculture is a key challenge for the Region.

The Regional Strategy emphasises that the agricultural lands in the Region should not just be seen in terms of their current values, as the Region is strategically placed for long term food production. The Region’s capacity for the sustainable production of food and fibre, and ease of access to markets present opportunities for primary industries seeking to locate from the Sydney metropolitan fringe.

The Regional Strategy acknowledges the significant contribution of scenic and cultural landscapes to the wider value of rural landscapes, citing Fitzroy Falls and the farm landscapes of the Southern Highlands as examples. These contributing values connect directly to the tourism potential of the Southern Highlands which, in turn, connects into the economic base of the Shire.

The Regional Strategy also acknowledges that planning for rural lands must also recognise that the rural landscape cannot remain fixed forever, but must accommodate changes to ensure that social and environmental as well as economic objectives are met.

Specifically, the Strategy identifies the following key challenges for rural land within the Region:

- Support the economic contribution of existing and potential primary industries to the region.
- Maintain the rural character and diversity of land values across the region whilst acknowledging competing uses of rural land.
- Address the impact of peri-urban (areas close to or on the edge of existing urban areas) land uses on existing farming and future urban development providing certainty for long term uses through appropriate land use zonings, subdivision controls and the identification of long term urban release areas.
- Manage the location and impacts of rural residential development.



3.6 Local Policy

There is no clearer evidence of the importance of our agricultural land to all aspects of the Shire than the W2031+ Community Strategic Plan. References to the value of agricultural land feature in each of the People, Places, Environment and Economy Themes with a range of Strategies identified as follows:

- Strategy 2.2.1 for 'People' Goal 2.2 (Wingecarribee people have a healthy lifestyle and inclusive community) is to "increase access to fresh local produce for all and build local food security through supporting local food production and consumption.
- Strategy 3.2.1 for 'Places' Goal 3.2 (Wingecarribee has maintained a distinct character of separate towns and villages) is to "retain the rural landscape between towns and villages", and Strategy 3.2.3 is to "ensure growth of towns and villages does not compromise separation distance between those towns and villages".
- Strategy 4.1.1 for 'Environment' Goal 4.1 (Wingecarribee's distinct and diverse natural environment is protected and enhanced) is to "conserve the key natural resources of the Shire water catchments, arable land, key wildlife corridors, vegetation and scenic landscapes".
- Strategy 4.2.2 for 'Environment' Goal 4.2 (Wingecarribee communities live sustainably by choice) is to "ensure that no development takes place in Wingecarribee that would threaten the underpinning (of) natural resources of the area as a water catchment, food bowl, and tourist and recreational attraction".
- Strategy 4.4.2 for 'Environment' Goal 4.2 (Wingecarribee community has a carbon neutral economy) is to "encourage residents and businesses to source goods locally.
- Strategy 5.2.1 for 'Economy' Goal 5.2 (The 'Southern Highlands' is a recognised tourist destination throughout Australia) is to "develop and implement a compelling and competitive brand identity for the Southern Highlands, based on our distinctive lifestyle factors of climate, horticulture, recreation, landscape and heritage" and under 5.2.2 to develop a Tourism Strategy based on these factors.
- Strategy 5.3.1 for 'Economy' Goal 5.3 (Wingecarribee has agribusiness suited to our climate and geography) is to "optimise our current agribusiness economy by developing closer and mutually beneficial relationships between producers and consumers in the Southern Highlands".
- Strategy 5.3.2 for 'Economy' Goal 5.3 (Wingecarribee has agribusiness suited to our climate and geography) is to "develop and implement programs to extend our agribusiness economy by pursuing new lines of business which best fit our climate and brand identity".
- Strategy 5.3.3 for 'Economy' Goal 5.3 (Wingecarribee has agribusiness suited to our climate and geography) is to "attract agricultural industries and research institutes to establish operations within the Shire, both to support local producers and to design products and services for export to other markets".
- Strategy 5.3.4 for 'Economy' Goal 5.3 (Wingecarribee has agribusiness suited to our climate and geography) is to "encourage communities and residents to create a self-provisioning economy by growing their own food."

These Goals and Strategies reinforce State and Regional priorities and guidelines and emphasise the value that the community places on the protection and enhancement of our rural lands, for their intrinsic, as well as economic, value.

3.7 Implications for Land Use Planning

The relationship between the rural and residential zones is important in ensuring that rural-residential conflicts are minimised. The ‘twenty four-seven’ nature of agricultural life is not always immediately appreciated by new residents keen to enjoy a rural outlook. Unfamiliar noises, such as all night moo-ing when calves are weaned, or tractors working all weekend during silage season, and unfamiliar odours such as fertilisers and cow pats, can cause annoyance to residents if inadequate buffers are provided between these land uses.

The Rural Lands SEPP recognises that rural areas are increasingly under pressure for lifestyle housing opportunities. This demand for rural housing has both social and economic advantages and disadvantages for rural communities. Planning should identify a range of housing choices within rural areas including urban areas, rural lifestyle and housing associated with rural activities. Housing opportunities should be determined through a strategic planning process to avoid land use conflict, avoid constraints, fragmentation of rural land and provide access to appropriate infrastructure and services. The provision of a reasonable quantity of rural lifestyle development opportunities in strategically appropriate locations can be an important factor in reducing the pressure for lifestyle housing on important agricultural land.

The Regional Strategy further recognises that ‘rural lifestyle’ development as the greatest threat to the protection of the Shire’s rural lands.

Owners of rural zoned land are encouraged to familiarise themselves with this SEPP before seeking to rezone their land for residential use, or seeking to reduce the minimum lot size of existing ‘rural residential’ zoned (RU4 and E4) land. These principles also inform the Assessment Template developed by Council for assessing such requests. The Department of Planning expects any such request, either by a proponent or Council to particularly consider the Rural Lands SEPP.

Of specific relevance are recognising the significance of rural land uses to both the State and to rural communities, including the social and economic benefits of rural land use and development and balancing the social, economic and environmental interests of the community in planning for rural lands. In planning for housing in rural areas the costs and impacts to the community, councils and State government of providing access to services and infrastructure needs to be specifically addressed. This particularly applies to Wingecarribee Shire which is responsible for the provision of local roads, water and sewer services as well as cultural and recreational facilities.

The Rural Lands Development Control Plan (DCP) controls development in the RU1 Primary Production and RU2 Rural Landscape zones as well as the E3 Environmental Management zone. The Rural Living DCP controls development in the RU4 Primary Production Small Lots and E3 Environmental Living zones. These DCPs focus on ensuring that any development in these zones occurs in a manner which acknowledges and responds to the unique qualities of the surrounding landscape in terms of siting and design of buildings to minimise the development footprint.



3.8 The Economic Benefits of Rural Land

Table 3.3 below indicates the range and number of agricultural businesses across the Shire from the most recent agricultural census.

Table 3.3 – Agricultural Businesses

Activities	Number of Businesses
Beef cattle farming - specialised	453
Sheep & Beef Cattle farming - general	121
Other Agriculture and Fishing Support Services	142
Horse farming	65
Dairy farming	49
Forestry	31
Grape growing	29
Vegetable growing outdoors	26
Other fruit & tree nut growing	12
Floriculture outdoors	11
Logging	11
Poultry farming meat	7
Olive growing	5
Berry growing	4

The above list is not exhaustive. It should be noted that pig, deer and lobster are also farmed, together with kiwifruit, stone fruits and turf.

It is noted that Council owns and operates the Southern Regional Livestock Exchange at Moss Vale Sale Yards which has an annual throughput of approximately 58,000 animals a year.

It is recognised that it can be difficult to achieve a reasonable financial return from agricultural activity alone and so Council is also seeking ways to assist rural property owners to value add to their agricultural activities. Current opportunities include the sale of produce from roadside stalls, the provision of tourist and visitor accommodation through farm stay and bed and breakfast establishments, or the provision of eco-tourist facilities. However, as with environmental land, the contribution to tourism of the rural landscape must be recognised.

3.9 Rural Tourism

As discussed previously, most rural land uses within the Shire occur on land zoned one of the following:

- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- E3 Environmental Management
- E4 Environmental Living.

Council recognises that it has traditionally always been a challenge to make an adequate living entirely from farming alone. All farmers are at the mercy of climate, unseasonal weather events, pests, predators and diseases, not to mention market fluctuations which can be affected by regional, state, national and international influences. Even with every factor in their favour, achieving fair prices can be difficult as, at such times, there is usually a consequent oversupply of product on the market.

To explore ways in which farmers might ‘value add’, a Rural Tourism Forum was held on Friday 20 March 2015, attended by representatives from key State and Local rural agencies and local rural industries. The purpose of the Forum was to identify how WLEP 2010 might be amended to better facilitate the delivery of tourism opportunities within the rural and environmental zones without jeopardising the environmental sensitivities of this land.

Three key tourism ‘themes’ emerged:

- Agri-tourism
- Function tourism
- Equestrian tourism.

Feedback, both during and after the Forum, forms the basis of the following discussion.

3.10 Agri-tourism

Increasingly, primary producers are seeking to value add to their farm enterprise through selling directly to the public through ‘farm gate’ sales outlets and farmers’ markets. Provisions already exist in WLEP 2010 to enable primary producers to sell their produce directly to the public, however certain inadequacies were identified by stakeholders at the Rural Tourism Forum.

As Table 3.4 below indicates, the certain zones permit certain activities, either without Council consent (o), or with Council consent (c) and prohibit others (x). Intensive livestock agriculture, limited to the RU1 Primary production zone, is not included in the table. Due to their more intensive commercial nature they are deemed for this discussion to be beyond the less intensive agri-tourism paradigm.

Table 3.4 – Rural Land Uses

Process	Land Use	Includes	RU1	RU2	RU4	E3	E4
Production	Aquaculture		c	c	c	c	c
	Extensive agriculture	Livestock grazing, beekeeping, pasture based dairy	o	o	o	o ¹	o ¹
	Horticulture	Fruits, vegetables, mushrooms, nuts, cut flowers, foliage, nursery products.	c	c	c	c	c
	Viticulture	Grapes for fresh or dried fruit or wine.	c	c	c	c	c
	Farm buildings		c	c	c	c	c
Processing	Agricultural produce industries	Wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese & butter factories, juicing & canning.	c	c	o	c	o

Process	Land Use	Includes	RU1	RU2	RU4	E3	E4
Selling	Roadside stall		C	C	C	C	C
	Home business		C	C	C	C	C
	Shop		X	X	X	X ²	X
	Cellar door premises	Restaurant/café as ancillary development.	C	C	C	C	C
	Restaurant/café		X	X	X	X ²	X

1. Beekeeping is prohibited in the E3 and E4 zones.
2. Mandated prohibited under the Standard Instrument.

Table 3.4 is for summary purposes only. The WLEP 2010 dictionary on the NSW Legislation website (www.legislation.nsw.gov.au) should be consulted to confirm land use definitions. Any exclusions should be particularly noted.

Comments made during and after the Forum expressed frustration with some definitions as being ‘confusing’, ‘inadequate’ or ‘too restrictive’. These comments are noted, however, the definitions in WLEP 2010 are contained within the Standard Instrument prepared and controlled by the NSW Department of Planning and Environment (the Department) so Council is not in a position to change them.

The table does emphasise that WLEP2010 already includes a range of permissible land uses to enable the production, processing and selling of property-based produce in the rural and environmental zones. Council will develop an Agri-Tourism Fact Sheet to assist property owners in understanding what they can and can’t do in their zone. Further options in addition to existing permissibilities are now addressed.

3.10.1 Further Options for Selling Produce

Currently, the only two retail options for agri-business are ‘home business’ and ‘roadside stall’. Under WLEP 2010, a home business is limited to an area of 100m² which includes the processing areas as well as the selling area. A roadside stall is limited to an area of 20m² but, being a stall, most of that space can be used for selling. Council does not require that the stall be located literally on the ‘roadside’, so it may be placed in any location approved by Council which complies with the definition.

The sale of produce through a home business or roadside stall is limited, by the definition in WLEP 2010, to items produced on site. Neither can sell items not produced on the property or adjoining properties. Such a retail outlet would be classified as a ‘shop’ under WLEP 2010 and shops are prohibited in the rural and environmental zones.

WLEP 2010 provides for shops in the R3 Medium Density Residential zone and the various business zones. In reviewing the provisions of the land use table within WLEP 2010, Council needs to be mindful of the potential impacts of a change in one zone on another zone. To date, Council prefers that the business zones remain the primary focus for retail sales activity.

Feedback during and after the Rural Tourism Forum expressed a particular desire for WLEP 2010 to allow a few producers to group together and sell their produce through a retail outlet on one of their properties rather than each having their own outlet.

It is recognised that grouped retail outlets for agri-tourism purposes provide several advantages:

- Not all producers want to have their own ‘farm gate’ presence, but would like the opportunity to retail some of their produce locally.
- Local retail outlets can be made more attractive and interesting if they offer a variety of produce.
- Producers can use other outlets, apart from their own, to sell their product and build market interest.
- The agri-business/food trail movement appears to be building momentum in the Shire and the current land uses and definitions seem too restrictive. As stated, the roadside stall limits off site produce to ‘adjacent’ sites. A ‘kiosk’ is more for food and convenience items, not necessarily site-specific.

It is noted that the cellar door premises definition uses the term ‘in the surrounding area’ which could be reasonably interpreted to mean within the Shire. With this definition in mind, Council is exploring options with the Department of Planning and Environment which would provide a similar opportunity for rural properties within the Shire to sell their own produce as well as those of their neighbours, together with other compatible products.

3.10.2 Restaurants and Cafés

The Forum also considered the limitations with regard to the operation of a restaurant or café as part of an agri-tourism business. WLEP 2010 defines restaurant or café to mean “a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.”

Restaurants and cafes are a type of ‘food and drink premises’ defined under WLEP 2010 to mean “premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises”.

As Table 3.4 above indicates, restaurants or cafés are prohibited in the RU1, RU2, RU4, E3 and E4 zones. Most notably, the Department mandates that restaurants or cafes are prohibited in the E3 zone under the Standard Instrument. Council has discussed with the Department the possibility of relaxing this mandate, but has been advised that this is unlikely.

The only option for a restaurant or café in the E3 zone would be as an ancillary use to a cellar door premises, or as an additional permitted use under Schedule 1 of WLEP 2010 for which a site specific amendment to the LEP would be required.

Council does have the option of amending WLEP 2010 to permit restaurants and cafes with consent in some or all of the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and E4 Environmental Living zones. In doing so, Council’s primary objective would be that any such development operates in conjunction with an approved agricultural produce industry on the site. This is to ensure that such an activity occurs as a means of supporting the agricultural activity of the site, not replacing it. Council would also seek to ensure that the scale of the restaurant or café was appropriate to the site and its rural context through strict DCP controls.

Wingecarribee Local Environmental Plan 1989 (WLEP 1989), which was replaced by WLEP 2010, contained a clause (16CB) which controlled the operation of ‘refreshment rooms’ in conjunction with wineries on rural land. A redrafting of this clause to be consistent with the format of WLEP 2010 could be one mechanism by which Council could permit with consent restaurants and cafés

in some or all of the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and E4 Environmental Living zones.

One potential outcome of permitting restaurants and cafés in the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and E4 Environmental Living zones, under this draft local clause is that it may enable a venue to host larger groups without the need for a more intensive tourist related development in these zones.

3.11 Function Tourism

Function Tourism relates to attracting visitors to a site through the provision of a venue (building or place) suitable for functions such as weddings or conferences, often with associated food and drink premises (restaurant or cafe) and tourist and visitor accommodation. Currently Function Centres and hotel or motel accommodation or serviced apartments are permitted with consent in the SP3 Tourist zone, but not in any of the rural and environmental zones.

3.11.1 Function Centres

WLEP 2010 defines a Function Centre to be “a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility”.

The Rural Tourism Forum indicated that interest in function centres was primarily with regard to the wedding market. There were differences of opinion as to the ongoing viability of the ‘conference market’.

The principal concern with the permissibility of function centres in the rural and environmental zones is the potential intensity of the use on land zoned for agricultural activities. Council does not support amending WLEP 2010 at this time to permit function centres on rural or environmental zoned land due to concerns regarding traffic impacts on rural roads and noise impacts. On site effluent disposal would be a particular concern.

Council prefers that function centres be located in those zones where they are currently permitted with consent, namely several business zones and the SP3 Tourist zone. The criteria for assessing a property for potential rezoning to SP3 Tourist are discussed in Chapter 5.



(Photo source: Amanda Leigh)

One short term option to enable function centres on rural and environmental zoned land is Clause 2.8 of WLEP 2010 - Temporary Use of Land (presented below). Key points are that the land must be capable of being returned to its original use without damage once the time limit for the use expires, so in the case of a function centre, a marquee would be permitted, but not a permanent building, unless that building was already located on the site and required no modification, and that the approval is for 60 days in any 12 month period. The days do not need to be consecutive. So,



in the case of a function centre, consent could allow the use of a property for 30 weekends a year which would certainly cover the late Spring to early Autumn prime wedding season.

Clause 2.8 Temporary use of land

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 60 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that:
 - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
 - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
 - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
 - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.
- (5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).

Council has noticed an increased interest in utilising clause 2.8 to enable rural properties to be used for wedding venues. The impact of such activity, both individually and cumulatively, on the local road network is included as part of the assessment process. Many rural roads are intended to provide access to local communities only. Approximately 30% of the Shire's roads are unsealed. Most of these are in the rural areas. If these roads start being utilised for commercial-grade traffic volumes, severe impacts on the local environment and on Council's road repair budget could eventuate. The requirement on the part of the applicant that they upgrade the road may not meet with the support of local residents who prefer their roads to remain sympathetic with the rural nature of their surroundings.

The use of clause 2.8 is considered a temporary measure only. Approval is currently only granted for a 12 month term. It is appreciated that this time frame does not allow for long term bookings which underpin the financial viability of such businesses, but if the property owner wishes to continue the use on a permanent basis, a request to rezone the land to SP3 Tourist should be considered.

3.11.2 Tourist and Visitor Accommodation

A further issue considered in the Rural Tourism Forum was the opportunity for more tourist and visitor accommodation in the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and E4 Environmental Living zones.

Currently WLEP 2010 permits bed and breakfast accommodation, farm stay accommodation and eco-tourist facilities in these zones. All require development consent and have limitations on the type and scale of development. The intent of these forms of accommodation is to ensure that the rural amenity and environmental sensitivities of these zones is protected while enabling rural properties a broader economic base.

Farm stay accommodation is currently limited to three bedrooms under WLEP 2010. One option could be to increase this to, say, 5 bedrooms.

Council does not support amending WLEP 2010 at this time to vary the forms of tourist and visitor accommodation permitted on rural or environmental zoned land due to concerns regarding traffic impacts on rural roads and noise impacts. On site effluent disposal would also be a particular concern.

Council prefers that tourist and visitor accommodation be provided in those zones where it is currently permitted with consent, namely the B2 Local Centre and SP3 Tourist zoned although certain types of tourist and visitor accommodation are permitted with consent in other zones and property owners should consult WLEP 2010 for details. The criteria for assessing a property for potential rezoning to SP3 Tourist are discussed in Chapter 5.

3.11.3 Holiday Rentals

It is noted that, under clause 7.11 of WLEP 2010 dwelling houses (which are a form of residential accommodation) may be used for tourist and visitor accommodation without consent in all zones within the Shire.

7.11 Short-term rental accommodation

- (1) The objective of this clause is to enable dwellings to be used as holiday accommodation, in certain circumstances, without requiring development consent for such use.
- (2) Despite any other provision of this Plan, development consent is not required for the use of a dwelling for the purpose of holiday accommodation if the use of the dwelling for that purpose does not involve the extension or alteration of any part of an existing dwelling or the erection of a new dwelling.
- (3) In this clause, **holiday accommodation** means an existing dwelling in which accommodation is provided on a commercial basis where the maximum period that any person is accommodated is 45 consecutive days (but does not include bed and breakfast accommodation).

Holiday rental is a long established practice in Australia and has historically been utilised in the Wingecarribee Shire for many years. Short term holiday rentals has 'value added' to the traditional purpose-built accommodation infrastructure of Hotel, Motels and Guesthouses of our region and therefore has provided valuable support for these types of accommodation. Short term rental is

utilised by families, people with special physical or dietary needs, visitors wanting to stay in a particular locality where there are no hotels, visitors wanting a rural experience, or those who do not enjoy more traditional forms of tourist accommodation for one reason or another.

The Short term holiday rentals sector in the Wingecarribee Shire consists of approximately 200 self-contained dwellings consisting of approximately 1,000 beds which represent approximately 33% of the available 3,000 beds available in the Shire.

It is acknowledged that the current use of dwellings for holiday rental accommodation has, in an estimated 1% of cases, led to adverse neighbour impacts on amenity in relation to noise, rubbish and car parking issues. To address instances of poor property management, a Holiday Rental Code of Conduct was adopted by Council in 2014 and is available on Council's website.

It is emphasised that the short term renting of a property for accommodation in no way permits the use of that property as a 'function centre' for hosting weddings for example. As discussed above, Function Centres are a prescribed land use under WLEP2010 and prohibited in most zones.

3.12 Equestrian Tourism

Equestrian tourism relates to tourism based on the popularity of the Shire for horse related activity. The landscape and climate of the Shire lend themselves to equestrian pursuits, both among the resident population and tourists. These pursuits can cover a broad range of activities, including horse spelling, horse studs and equestrian centres for the training of horses and riders. Underpinning these activities are strong riding school, pony club, polocrosse, eventing and dressage traditions within the Shire as well as activities such as Riding for the Disabled.

Equestrian activities provide a range of employment opportunities for local residents, from grooms and farriers to vets and businesses providing feed and equipment. Riding schools, Pony Club, Polocrosse, Dressage and Eventing all provide tourism opportunities, both for participants and spectators. Therefore, Equestrian Tourism deserves attention as a valuable form of Rural Tourism.

There are a number of land uses defined in WLEP 2010 relevant to Equestrian Tourism. These follow, together with their definition under WLEP 2010.

- **animal boarding or training establishment** means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.
- **recreation facility (outdoor)** means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).
- **recreation facility (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor

recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

- **information and education facility** means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.
- **educational establishment** means a building or place used for education (including teaching), being:
 - (a) a school, or
 - (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

The current permissibility of each land use is summarised in Table 3.5 below.

Table 3.5 – Equestrian related land uses

Land Use	Includes	RU1	RU2	RU4	E3	E4
Animal Boarding & Training Establishment	Riding School	C	C	X	X	X
Recreation Facility (outdoor)	Equestrian centre	C	C	C	C	C
Recreation Facility (indoor)		X	X	X	X	X

The definition of Recreation facility (outdoor) includes an ‘equestrian centre’, and Council proposes to consistently define an indoor equestrian centre as a form of Recreation facility (outdoor) and to strengthen the provisions of the Rural Lands and Rural Living DCPs accordingly.

The Department of Primary Industries has a useful document titled Planning for Horse Establishments (Prime Fact 932 - August 2009) which offers relevant information and advice on various aspects of horse management.

3.13 Ancillary Development

One further key discussion which occurred during the Rural Tourism Forum was the extent to which additional land uses could be allowed as ‘ancillary’ to an approved development. There are two aspects to ‘ancillary use’ each of which is explained below.

- (a) Within a hierarchy of land uses.
- (b) Within the definition of a land use.

The Department of Planning’s Planning Circular, “How to characterise development” (PS 13-001) explains both of these concepts. They are summarised below.

- (a) An ancillary use is a use that is subordinate or subservient to the dominant purpose. If a component serves the dominant purpose, it is ancillary to that dominant purpose. If a component serves its own purpose, it is not a component of the dominant purpose but an independent use on the same land. It is a dominant use in its own right.

For example, a restaurant or café could not be an ‘ancillary use’ to a winery. The purpose of a winery, as a form of agricultural produce industry, is to handle, treat, process or pack, for commercial purposes, produce from agriculture. An on-site restaurant or café is not actually required in order to sell the produce as there are other marketing and sales options. It might be economically beneficial and convenient, that is, serving its own purpose, but that does not make it ancillary development.

It could be argued however that a small café, in association with an approved cellar door premises, could be an ancillary use, offering a light meal to accompany a wine tasting experience. This would remain so while ever the scale of the café was ‘subservient’ to the ‘dominant’ cellar door premises. Should the café morph into a restaurant offering wine, absorbing the cellar door component, then that inter-relationship has changed and the development is now is a ‘restaurant’.

Council considers it preferable to reply on a defined land use, rather than the concept of ancillary use, hence the proposed local clause regarding restaurants and cafés. This would overcome the problem in all but the E3 zone where an ancillary relationship would need to be relied upon to permit a land use otherwise mandated prohibited under the Standard Instrument.

- (b) There are eight land use terms in the Standard Instrument Dictionary that use the term “principal purpose” as part of their definition. ‘Restaurant or café’ is one of these definitions. The definition of a restaurant or café is “a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.”

The use of the term ‘principal purpose’ in such a context adds flexibility to what could be included under the description ‘restaurant or café’. To this extent therefore it allows something which is ancillary to that principal use.

For example, an approved restaurant could include a dresser displaying jams and chutneys made from local produce which are available for sale. If the dresser were to be relocated outside to a set of produce tables, an application for a ‘roadside stall’ would be required. Council is generous in its definition of ‘roadside’. Nor could the ‘dresser’ be used to display and sell, for example, antiques or other objects unrelated to the produce from the property.

Again, Council would prefer to rely on a defined land use and the proposed new land use ‘Agricultural produce retail premises’, if supported by the Department, would remove the need to rely on ancillary use in this regard.

3.14 Recommendations

In an effort to balance the competing demands on our rural lands, the following Recommendations are made.

Rural Lands Recommendations

- 3.1. Promote the Rural Living Handbook being prepared by Council in conjunction with Water NSW to assist rural residents to better understand the responsibilities of living on rural land.
- 3.2. Develop a Farmers Tool Kit of contacts & resources to assist new owners of rural land to develop agriculturally, environmentally and financially sustainable farming enterprises.
- 3.3. Use the outcomes from the Green Web mapping project to better identify environmentally sensitive rural land and educate the community as to its value.
- 3.4. Use the outcomes from the Green Web mapping project to better inform the assessment of submissions to rezone rural land.
- 3.5. Review the RU4 Primary Production Small Lots and E4 Environmental Living zones under WLEP2010 to assess the merit of rezoning the RU4 Primary Production Small Lots areas on the outskirts of the towns and villages to E4 Environmental Living while retaining current minimum lot sizes in order to better delineate the different focus and objectives of each zone.
- 3.6. Continue to monitor state government policy with regard to the Sydney Peri-Urban localities, including Wingecarribee Shire, and encourage the recognition and protection of these lands.