

Wingecarribee Local Planning Strategy 2015-2031

Chapter Four Managing Our Housing Needs



4.1 Introduction

Within the environmental and rural context presented to date attention now turns to how to manage housing demand generated through population growth.

4.2 Sydney Canberra Corridor Regional Strategy

When the Sydney Canberra Corridor Regional Strategy (Regional Strategy) 2006-2031 was released in 2007, it estimated population within Wingecarribee Shire to increase to 58 700 by 2031.

It was always the intent of the Regional Strategy to review these projections against the 2011 census data and this occurred in 2013. This review revised downwards the projected 2031 population for Wingecarribee Shire to 51 000.

Key population and housing Regional ‘challenges’ of particular relevance to Wingecarribee are:

- Cater for the estimated additional population, matching housing with changing demographic trends, particularly an ageing population and declining household occupancy rates.
- Support and reinforce the role of Bowral as a major regional centre by focussing greenfield areas and medium density housing in and around these centres.
- Provide for the growth of other towns and villages in a manner that is generally consistent with the Strategy’s centres hierarchy, the individual character of towns and villages and the growth planning being pursued by Councils.
- Ensure secure and sustainable water supplies to meet expanding urban and employment needs arising for new development out of Sydney and Canberra.

The Regional Strategy identifies further Shire-specific ‘challenges’, namely:

- Maintain the rural landscape character whilst accommodating an increasing population pressure and migration from Sydney. (Page 32).
- Reinforce the distinctive character of Bowral, Mittagong and Moss Vale through the separation of their respective urban areas by extensive bushland, floodplain and rural land. (Page 32)

In order to meet these challenges, the Regional Strategy identifies a number of Regional and Subregional Actions. Those relevant to Wingecarribee follow with a brief status comment:

- Local Environmental Plans and other statutory planning controls will align with the Regional Strategy’s settlement hierarchy to contain the spread of urban development, efficiently utilise existing services and infrastructure and protect areas of high conservation value. The Strategy refers to the Wingecarribee Our Future 2002 Strategic Plan as the only document supported by the Department. The Wingecarribee Local Planning Strategy 2015-2031 is intended to replace the 2002 Plan.

- *Status: WLEP 2010 was prepared within the context of the SCCRS. It is noted that the Department of Planning & Environment is currently preparing a new Regional Plan.*
- Wingecarribee Council, in consultation with the Department of Planning is to prepare a strategy to identify additional residential land to meet demand beyond that which is provided for in the 2002 Strategic Plan.
 - *Status: The Local Planning Strategy currently being prepared will address this Action.*
- Additional housing areas outside of those identified in the Regional Strategy and supporting LEPs are to satisfy the Sustainability Criteria set out in Appendix 1 of the Regional Strategy.
 - *Status: These Sustainability Criteria are noted and are considered further in the Local Planning Strategy Environment Chapter.*
- Bowral (supported by the complementary major towns of Mittagong and Moss Vale) will be promoted and supported as the major subregional centre of population and service provision.
 - *Status: This Action is being addressed through the Local Planning Strategy.*
- Wingecarribee LEP will identify and appropriately zone land that provides a clear separation between the urban areas of Mittagong and Bowral and Bowral and Moss Vale.
 - *Status: This was done in the preparation of WLEP 2010 and will be reinforced through the Local Planning Strategy.*
- Councils will plan for a range of housing types with appropriate densities and in appropriate locations that are capable of adapting to and responding to the ageing population and people with a disability.
 - *Status: WLEP2010 provides for a range of housing options appropriate to the residential and business zones within the towns and villages to meet the needs of the aged and people with disabilities as well as other specific population groups. This provision is being reviewed through the Local Planning Strategy.*
- Councils will consider a range of affordable housing strategies, consistent with relevant state policies, including forms of low cost housing, suitable zonings, and development controls, to improve housing choice.
 - *Status: WLEP2010 provides several residential release areas through the Shire to provide a range of housing locations. Potential future residential areas are being considered through the Local Planning Strategy.*
- The Department of Planning and Environment in consultation with Councils will establish a framework for a new Housing Monitor to report on the amount of land available for housing as well as the completion of new housing.



- *Status: Council has developed a Residential Land Supply and Housing Monitor to measure the take up of zoned residential land across the Shire as a guide to planning for future housing needs.*
- Councils will use Neighbourhood Planning Principles to ensure that new urban areas provide access to jobs, a range of transport choices for residents and are environmentally sustainable.
 - *Status: These Principles are being addressed through the Local Planning Strategy and will be developed further through the review of the Development Control Plans.*

Within the regional strategic context provided by the SCCRS, and informed by the local strategic context of the 2002 Wingecarribee Our Future Strategic Plan, Council developed the Wingecarribee Local Environmental Plan in 2010 (WLEP 2010).

4.3 W2031+ Goals and Strategies

Many of the W2031+ Goals and Strategies provide a clear direction to Council on the ongoing management of future population growth and associated housing demand, advocating that Council’s role should generally be that of ‘Leader’. Those Goals and Strategies most directly relevant to managing the Shire’s population and housing needs are considered in this chapter. These relate to where such growth should be located, the types of housing to be facilitated and the provision of infrastructure and services. Other chapters will consider in detail those Goals and Strategies more relevant to the key issues of those chapters, although some would also play a strong ‘supporting’ role in the achievement of the primary population and housing goals.

Goals identified in W2031+		Strategies identified to achieve these goals	
2.2	Wingecarribee people have a healthy lifestyle and inclusive community	2.2.4	Provide structure in the Shire to encourage physical activities and enable access
2.4	Wingecarribee fosters a diverse, creative and vibrant community	2.4.1	Proactively value, attract and hold a diverse population of young people, families, cultures and socioeconomic backgrounds to the Shire to ensure a balanced community
3.1	Wingecarribee is linked by an integrated and efficient transport network	3.1.5	Encourage cycling and walking
		3.1.6	Encourage development that will increase the viability of public transport, cycling and walking infrastructure
3.2	Wingecarribee has maintained a distinct character of separate towns and villages	3.2.1	Retain the rural landscape between towns and villages
		3.2.2	Retain and make more distinctive the special qualities that make each town or village unique
		3.2.3	Ensure growth of towns and villages does not compromise separation distance between those towns and villages
3.3	Urban design in Wingecarribee creates	3.3.2	Ensure future development respects the character of the area in which it is located, and reinforce that



	inspiring places where people want to be	3.3.3	character with appropriately sited and designed new development
		3.3.4	Encourage development that emphasises towns as distinctive destinations
			Encourage responsible compact development and usable community space within the current urban growth boundary of each town and village
3.4	Wingecarribee housing options are diverse	3.4.1	Provide for housing types that match projected demographic and household needs in appropriate locations
		3.4.2	Provide housing options in all towns and villages that will enable residents to age in their communities
		3.4.3	Provide for higher density development within the towns of Mittagong, Bowral, Moss Vale and Bundanoon

This chapter of the draft Strategy now analyses relevant data and studies to determine what potential Actions might most effectively be employed to implement those Strategies and to achieve the community's Goals. Those Actions endorsed through community consultation can then be considered for incorporation into the next four-year Delivery Programme to be prepared by Council commencing in 2017.

4.4 2011 Census – Population

The most recent Census of Population and Housing conducted by the Australian Bureau of Statistics in 2011 provides an opportunity to better understand the composition of the current Wingecarribee community and to identify emerging trends which might influence future population and housing needs across the Shire into the future.

4.4.1 Population Growth

Table 4.1 - Population

<u>People</u>	Wingecarribee (A)	%	New South Wales	%	Australia	%
Total	44,395	--	6,917,658	--	21,507,717	--
Male	21,271	47.9	3,408,878	49.3	10,634,013	49.4
Female	23,124	52.1	3,508,780	50.7	10,873,704	50.6
Aboriginal and Torres Strait Islander people	801	1.8	172,621	2.5	548,369	2.5

Source: Australian Bureau of Statistics

The tables in this section summarise the statistics most relevant to analysing the population and dwelling profile of the Shire and for projecting the needs of that population over time. Council's website (Services/Community Statistics) provides access to the 2011 ABS census statistics for

Wingecarribee Shire and to the Wingecarribee Community Profile where comparisons between 2011 and the previous 2006 (and in some cases 2001 as well) census are available for a wide range of categories.

By way of introduction, Table 1 above indicates that the total population of the Shire in 2011 was calculated to be 44 395, compared with 42 274 in 2006, a growth of 5% over the five year period. The ratio of females to males is above the state and national averages probably due to the higher proportion of older population and the longer average life expectancy of females. The proportion of Aboriginal and Torres Strait Islander people is below the state and national averages.

4.4.2 Age Distribution & Migration

Table 4.2 - Age Distribution

<u>Age</u>	<u>Wingecarribee (A)</u>	<u>%</u>	<u>New South Wales</u>	<u>%</u>	<u>Australia</u>	<u>%</u>
<i>People</i>						
0-4 years	2,588	5.8	458,736	6.6	1,421,050	6.6
5-9 years	2,845	6.4	434,608	6.3	1,351,921	6.3
10-14 years	3,178	7.2	439,168	6.3	1,371,054	6.4
15-19 years	2,869	6.5	443,416	6.4	1,405,798	6.5
20-24 years	1,903	4.3	449,685	6.5	1,460,673	6.8
25-29 years	1,591	3.6	473,160	6.8	1,513,236	7.0
30-34 years	1,715	3.9	468,336	6.8	1,453,775	6.8
35-39 years	2,459	5.5	488,124	7.1	1,520,138	7.1
40-44 years	2,936	6.6	483,502	7.0	1,542,879	7.2
45-49 years	3,180	7.2	481,428	7.0	1,504,142	7.0
50-54 years	3,140	7.1	469,024	6.8	1,447,404	6.7
55-59 years	2,960	6.7	419,612	6.1	1,297,244	6.0
60-64 years	3,421	7.7	390,678	5.6	1,206,116	5.6
65-69 years	3,078	6.9	304,327	4.4	919,319	4.3
70-74 years	2,365	5.3	237,362	3.4	708,090	3.3
75-79 years	1,746	3.9	186,032	2.7	545,263	2.5
80-84 years	1,255	2.8	150,724	2.2	436,936	2.0
85 years and over	1,167	2.6	139,735	2.0	402,681	1.9
Median age	45	--	38	--	37	--

Source: Australian Bureau of Statistics

Table 4.3 – Migration by Age Group

Age group	In migration	Out migration	Net migration
5 to 11 years	+834	-575	+259
12 to 17 years	+539	-515	+24
18 to 24 years	+377	-1,338	-961
25 to 34 years	+931	-919	+12
35 to 44 years	+1,210	-815	+395
45 to 54 years	+858	-705	+153
55 to 64 years	+1,124	-595	+529
65 years and over	+1,290	-716	+574
Total	+7,163	-6,178	+985

Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual Residence Data). Compiled and presented in profile.id by .id, the population experts.

Tables 4.2 and 4.3 above indicate that, until the age of 20, the age distribution of the population closely reflects the state and national averages. However, after 20 the proportion of people in the 20-40 age group is significantly below state and national averages. The highest rate of outmigration (people leaving the Shire) was in the 18-24 age group as young people leave the area seeking work or tertiary education, often to not return until in their later years. Interestingly, in the 25-54 age group, although 2 439 people left the Shire, 2 999 people moved in, a net increase of 560, the greatest in-migration occurring in the 35-44 age group, suggesting that if there were appropriate employment and housing opportunities within the Shire, the population would respond. How many of these incomers were original residents can't be gauged, but this would certainly be one way to attract former residents back into the Shire.

Population in the 40-60 age group gradually recovers parity with the state average before jumping well above it from 60 onwards as retirees move into the Shire, or return at the end of their working lives. Again it is interesting to note that although 2 414 people aged 55 and over came into the Shire, 2 016 people in that age group moved away, probably to pursue retirement in the more popular coastal areas, or perhaps to relocate closer to family for support and assistance. One factor in the out-migration may well be the lack of suitable accommodation for older residents or the lack of services such as medical facilities and public transport.

The population of Wingecarribee can be roughly divided into three components. Families with children, comprising adults aged 20-34 and children aged 0-9, represent approximately 24% of the population. Families with older children, comprising adults aged 35-54 and children aged 10-19, represent approximately 40% of the population. Residents of the Shire aged 55 and over represent approximately 36% of the population. Therefore each group represents approximately 1/3 of the population, each having different needs for housing and services which Council needs to recognise and address.



Table 4.4 – Migration by Previous Location

Migration summary	Number	Percentage
Residents who did NOT move between 2006 and 2011	24,315	54.8
Total residents who moved between 2006 and 2011	15,505	34.9
▪ Residents who had moved within Wingecarribee Shire between 2006 and 2011	7,380	16.6
▪ Residents who moved from another part of New South Wales	6,166	13.9
▪ Residents who moved from another part of Australia	997	2.2
▪ Residents who moved from another country	710	1.6
▪ Residents who moved from an unknown area	113	0.3
Not stated - Didn't state whether or not moved	1,991	4.5
Not applicable - Births between 2006 and 2011	2,584	5.8
Total 20'11 usual resident population	44,395	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled and presented in profile.id by .id, the population experts.

Table 4.4 above indicates that just over 70% of the 2011 population were residents of the Shire in 2006, either still at their 2006 address or at a different address. This statistic confirms that the residents of the Shire generally have a commitment to the area. Involving the community in the future planning of the Shire is one way of ensuring that the population remains committed and can be encouraged to take an active role in its future growth. By ensuring that residents become active participants in decisions about the future of the Shire, rather than passive recipients of Council decisions, is essential to the development of a vibrant community. The fact that so many residents do remain within the Shire over an extended time period provides the opportunity to develop that pro-active relationship.

4.4.3 Education

Table 4.5 – Educational Qualifications - compared with regional NSW

Highest qualification achieved

Wingecarribee Shire - Total persons (Usual residence)	2011			2006			Change
	Number	%	Regional NSW %	Number	%	Regional NSW %	
Bachelor or Higher degree	6,262	17.5	12.4	4,933	14.7	10.4	+1,329
Advanced Diploma or Diploma	3,440	9.6	7.1	2,896	8.6	6.2	+544
Vocational	7,529	21.0	22.1	6,721	20.1	20.1	+808
No qualification	14,453	40.4	46.8	14,604	43.6	50.3	-151
Not stated	4,103	11.5	11.7	4,354	13.0	13.0	-251
Total persons aged 15+	35,787	100.0	100.0	33,508	100.0	100.0	+2,279

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

Table 4.6 – Educational Qualifications – compared with NSW

Highest qualification achieved

Wingecarribee Shire - Total persons (Usual residence)	2011			2006			Change
Qualification level	Number	%	New South Wales %	Number	%	New South Wales %	2006 to 2011
Bachelor or Higher degree	6,262	17.5	19.9	4,933	14.7	16.5	+1,329
Advanced Diploma or Diploma	3,440	9.6	8.3	2,896	8.6	7.4	+544
Vocational	7,529	21.0	17.7	6,721	20.1	16.8	+808
No qualification	14,453	40.4	42.8	14,604	43.6	45.5	-151
Not stated	4,103	11.5	11.4	4,354	13.0	13.8	-251
Total persons aged 15+	35,787	100.0	100.0	33,508	100.0	100.0	+2,279

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

Tables 4.5 and 4.6 above indicate that Wingecarribee Shire stands well above the regional average in the proportion of the population holding Bachelor or Higher degrees, but slightly below the total state average. With regard to both Advanced Diploma & Diploma and Vocational qualifications Wingecarribee is above both the regional NSW and state averages.

These figures suggest that the community is well placed to take advantage of new economic and employment opportunities which may emerge over time, provided these higher qualifications are within the active workforce range of 20 to 60, rather than within the older age population. Nonetheless, the Shire would appear well placed in terms of the educational standards of the community and this can only auger well for the future. These figures also suggest that the population of the Shire may be highly receptive to opportunities to encourage more active community involvement in future planning for the Shire.

4.4.4 Assistance Needs

Table 4.7 – Need for Assistance – Summary

Need for assistance with core activities

Wingecarribee Shire - Total persons (Usual residence)	2011			2006			Change
Assistance needed by age group (years)	Number	%	New South Wales %	Number	%	New South Wales %	2006 to 2011
Total persons needing assistance	2,328	5.2	4.9	1,768	4.2	4.2	+560
Total persons not needing assistance	40,096	90.3	89.4	38,425	90.9	89.2	+1,671
Not stated	1,970	4.4	5.7	2,081	4.9	6.6	-111
Total population	44,394	100.0	100.0	42,274	100.0	100.0	+2,120

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

Table 4.8 – Need for Assistance – By Age Group

Need for assistance with core activities

Wingecarribee Shire - Total persons (Usual residence)	2011			2006			Change
	Number	% of total age group	New South Wales %	Number	% of total age group	New South Wales %	
Assistance needed by age group (years)							
0 to 4	35	1.4	1.0	25	1.0	0.9	+10
5 to 9	76	2.7	2.6	60	2.0	1.9	+16
10 to 19	152	2.5	2.2	110	1.8	1.6	+42
20 to 59	518	2.6	2.4	450	2.2	2.1	+68
60 to 64	160	4.7	6.7	100	3.5	5.8	+60
65 to 69	135	4.4	7.7	119	5.0	6.5	+16
70 to 74	181	7.7	10.6	111	6.0	9.6	+70
75 to 79	195	11.2	16.6	186	12.4	15.5	+9
80 to 84	299	23.8	26.4	212	20.5	27.0	+87
85 and over	577	49.5	48.3	395	46.7	47.7	+182
Total persons needing assistance	2,328	5.2	4.9	1,768	4.2	4.2	+560

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

Table 4.7 indicates that, not surprisingly, the percentage of people within the Shire requiring some degree of assistance with core activities is higher than the state average and higher for the Shire than reported in 2006. This is a reflection of the higher proportion of an older age group population in the Shire than the state average and the fact that the proportion of older people has increased since 2006. Table 4.7 confirms that the need for assistance increases noticeably among the population aged 70 years and older. It is interesting to note that, compared with the state average, the proportion of the population between 70 and 84 years requiring assistance is below the state average, but from 85 years onwards, the proportion is above the state average. This is probably a reflection of the fact that many people aged 85 or over do not have the family support structures which those in larger urban areas might enjoy.

Of course, aged people are not the only ones requiring assistance as Table 8 confirms. All age groups contain people who require assistance with core activities and a strong community would be one where such assistance was available to and affordable for, all of the community, be it directly, or in the form of respite assistance to primary carers.

These findings are relevant in considering potential employment opportunities within the Shire in the health services sector.

4.5 Key 2011 Census Facts & Trends – Housing

Table 4.8 – Dwelling Stock

Dwelling type	2011			2006			2006 to 2011
	Number	%	Regional NSW %	Number	%	Regional NSW %	
Separate house	18,235	89.9	81.5	16,893	89.0	81.7	+1,342
Medium density	1,850	9.1	14.0	1,859	9.8	13.6	-9
High density	11	0.1	2.2	21	0.1	2.1	-10
Caravans, cabin, houseboat	103	0.5	1.7	145	0.8	1.9	-42
Other	75	0.4	0.5	68	0.4	0.6	+7
Not stated	20	0.1	0.2	3	0.0	0.1	+17
Total Private Dwellings	20,294	100.0	100.0	18,989	100.0	100.0	+1,305

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

Table 4.8 indicates that almost 90% of all dwellings within the Shire are separate houses. The bulk of the remaining dwelling stock comprises medium density development, but at 9% is significantly less than the NSW Regional average of 14%. There are actually fewer medium density dwellings in the Shire than there were in 2011.

Table 9 – Household Composition

<u>Household composition</u>	Wingecarribee (A)		New South Wales		Australia	
		%		%		%
Family households	12,053	72.2	1,777,400	71.9	5,550,614	71.5
Single (or lone) person households	4,325	25.9	599,149	24.2	1,888,698	24.3
Group households	315	1.9	94,746	3.8	321,007	4.1

Source: Australian Bureau of Statistics

Table 4.9 indicates that 26% of the population lives alone suggesting that a higher proportion of medium density housing may provide more housing choice for this population group. The proportion of single person households has increased by almost 2% but the proportion of medium density dwellings has declined by almost 1% suggesting a significant mis-match between this household type and available housing. This is not to suggest that people living alone should be relegated to medium density housing, but a growth in medium density housing as a proportion of total housing stock, rather than a decline, would do much to provide a broader housing mix and more choice for all community groups. Opportunities to achieve more housing mix are discussed later in this Chapter.

Table 4.10 – Dwelling Occupancy

Wingecarribee Shire	2011			2006			Change
Dwelling type	Number	%	Regional NSW %	Number	%	Regional NSW %	2006 to 2011
Occupied private dwellings	17,337	85.1	86.9	16,221	85.1	87.1	+1,116
Unoccupied private dwellings	2,960	14.5	12.8	2,769	14.5	12.5	+191
Non private dwellings	69	0.3	0.4	75	0.4	0.4	-6
Total dwellings	20,366	100.0	100.0	19,065	100.0	100.0	+1,301

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

The relatively high proportion of unoccupied dwellings, 14.5% for the Shire compared with a regional average of 12.8% indicated in Table 4.10 above highlights the significant number of properties within the Shire used for holiday accommodation either by their owners or by short term visitors. This matter is discussed further in the following Chapter of the Local Planning Strategy.

Table 4.11- Housing Tenure

Wingecarribee Shire	2011			2006			Change
Tenure type	Number	%	Regional NSW %	Number	%	Regional NSW %	2006 to 2011
Fully owned	7,026	40.5	36.6	6,422	39.6	38.2	+604
Mortgage	5,688	32.8	29.7	5,360	33.0	28.7	+328
Renting	3,625	20.9	27.0	3,416	21.1	26.2	+209
▪ Renting - Social housing	545	3.1	4.8	506	3.1	5.0	+39
▪ Renting - Private	2,946	17.0	21.4	2,767	17.1	20.1	+179
▪ Renting - Not stated	134	0.8	0.8	143	0.9	1.1	-9
Other tenure type	165	1.0	0.9	143	0.9	1.0	+22
Not stated	833	4.8	5.8	881	5.4	5.9	-48
Total households	17,337	100.0	100.0	16,222	100.0	100.0	+1,115

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

Table 4.11 above indicates the level of home ownership compared with renting which provides further insight into the relative stability of the population. The proportion of both fully owned homes and homes being purchased through mortgage-secured finance are both significantly above the NSW regional average. The higher proportion of fully owned properties is probably a reflection of the higher proportion of older people in the community. The higher proportion of properties being purchased through mortgage-secured finance may be more complex, in part a reflection of more affordable residential property prices compared with outer Sydney locations, and in part due to historically low mortgage rates and the price of rents compared with housing repayments.

These figures provide further support that the Wingecarribee population is relatively intent on remaining for some time and therefore potentially committed to the future direction of growth of the Shire.

4.6 Wingecarribee Demographic and Housing Study

Population forecasts are based on the analysis of the two components of population change – net natural increase (births minus deaths) and net migration (in-migration minus out-migration). When the Sydney Canberra Corridor Regional Strategy was released in 2005, the 2031 population for Wingecarribee Shire was estimated to be 58 800. However, in response to a review of population growth estimates by the Department in 2013 based on the 2011 census, this estimate was revised down to approximately 51 000.

Council initiated its own demographic and housing study in 2011 and the final Wingecarribee Demographic & Housing Study was presented to Council by SGS Economics in May 2012. The findings of this study (SGS Study) are now considered.

The Objectives of the SGS Study were to:

- Undertake a detailed analysis of the current and historical demographic and housing profile of Wingecarribee Shire.
- Establish baseline demographic and housing data that will be suitable for regular review particularly after each census period.
- Project for the next 20 years, the type and location of housing which will best serve the changing make-up of the Shire bearing in mind the ageing population and associated housing needs.
- Enable Council to make decisions on how best to accommodate population growth beyond 2020 as predicted in the Regional Strategy, particularly the type of housing is required and where it should be located.
- Help resolve the broader strategic planning issue of meeting the expected future demands of housing diversity and housing affordability, doing so within appropriate locations throughout the Shire.

4.7 Population Projections

The SGS Study forecast a 2031 population of 52 901. The projected population at five yearly intervals follows in Table 4.12.

Table 4.12 - Population Forecast at Five Yearly Intervals

	SGS forecast
2006	42,273
2011	44,203
2016	46,144
2021	48,205
2026	50,518
2031	52,901
2036	55,136

4.8 Housing Demand Projections

Based on these population projections, the SGS Study estimates that there would be demand for an additional 6 284 dwellings between 2006 and 2031, comprising 4 867 detached dwellings, 1 257 medium density dwellings and 160 apartments. The proportions reflect estimated demand based on the ageing of the population over this period.

To determine the likely distribution of demand for new dwellings across the Shire SGS developed a housing capacity model which ranked each parcel of land in areas zoned for residential development on the basis of the site's attributes and its proximity to specific amenities and services (such as shops, health services and transport connections).

Housing demand figures to 2031 were then allocated to areas on the basis of their performance in this assessment, creating a 'heat map', as illustrated below, to identify those locations in which future dwelling demand is likely to be highest (as distinct from where development is recommended).

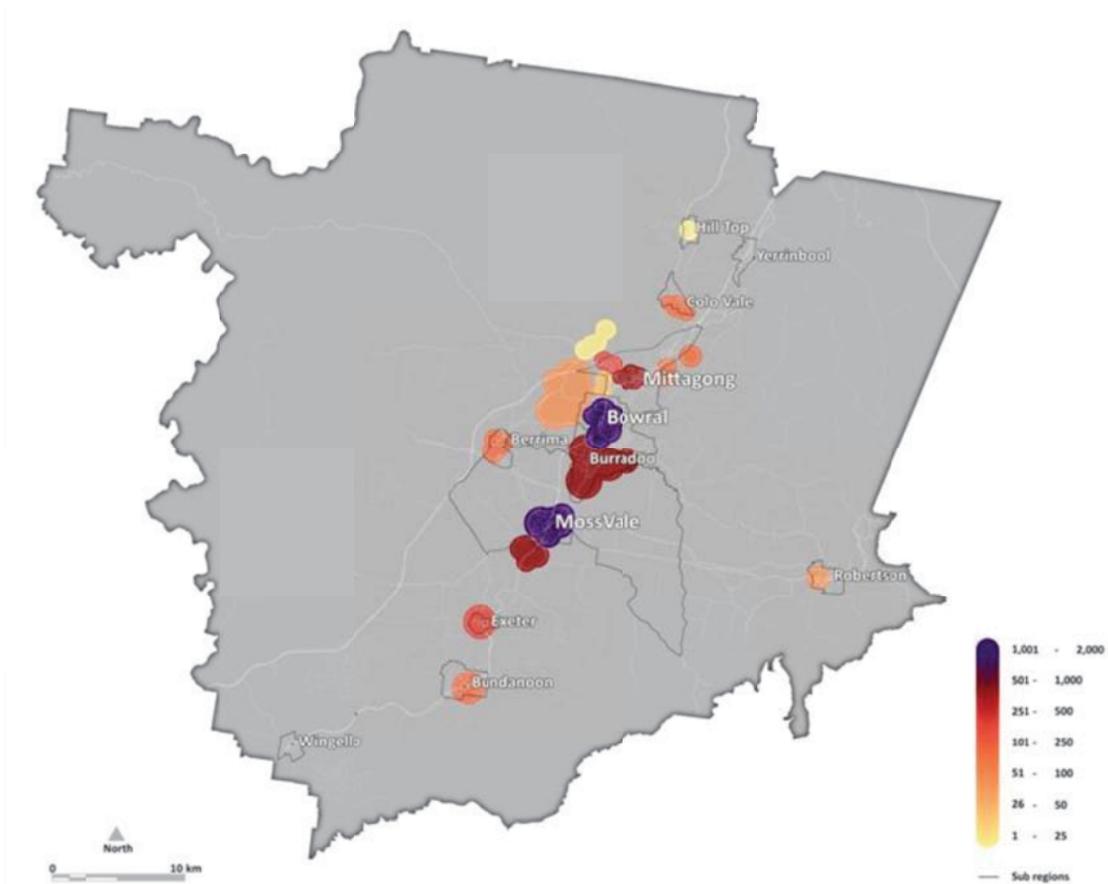


Table 4.13 below summarises these 'heat map' predictions.

Table 4.13 – Total expected dwelling demand by Location

Location	Total expected dwelling demand
Bowral	1001 – 2000
Moss Vale	
Mittagong	501 – 1000
Burradoo	
South Moss Vale	
Exeter	251 – 500
Berrima	101 – 250
Bundanoon	
Colo Vale	
Robertson	51 – 100
Hill Top	1 – 25

Source: SGS Economics and Planning, 2012

This predicted pattern reflects the Sydney Canberra Corridor Regional Strategy expectations that Bowral will be the preferred location for infill development while Moss Vale and Mittagong are expected to contain the majority of greenfield development. These centres play a complementary role and have distinctive characters that should be nurtured.

4.9 Dwelling Supply

Dwellings are principally located within the three urban residential zones provided in WLEP 2010, although there are also opportunities for residential accommodation on Business zoned land which is discussed later in this chapter. The three urban residential zones and their objectives are:

- R5 Large Lot Residential
 - To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
 - To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
 - To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
 - To minimise conflict between land uses within this zone and land uses within adjoining zones.
 - To provide a restricted range of opportunities for employment development and community facilities and services that do not unreasonably or significantly detract from:
 - (a) the primary residential function, character and amenity of the neighbourhood, and
 - (b) the quality of the natural and built environments.

- R2 Low Density Residential
 - To provide for the housing needs of the community within a low density residential environment.
 - To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- R3 Medium Density Residential
 - To provide for the housing needs of the community within a medium density residential environment.
 - To provide a variety of housing types within a medium density residential environment.
 - To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The R5 Large Lot Residential zone (minimum lot sizes of 4 000m² – 8 000m²) applies to land which has been identified as environmentally sensitive or which has site constraints such a slope, or flood and bushfire potential. Consequently, these areas offer little opportunity for additional residential development. Council often receives requests for the subdivision of such land on the grounds of providing a ‘more efficient’ use of that land for residential purposes, however, generally the constraints which warranted the R5 Large Lot zoning in the first place cannot be overcome and opportunities to subdivide do not exist. However, the R5 Large Lot Residential zone does provide additional opportunities for housing stock through dual occupancy development even though it cannot be subdivided.

The minimum lot sizes available under the R2 Low Density residential zone range from 2 000m² down to 450m². Council has recently been supportive of reducing the minimum lot size in certain R2 Low Density Residential locations to provide for more efficient development of that land and to better utilise infrastructure services. Dual occupancy and secondary dwelling development provides further additional dwelling capacity in the R2 Low Density Residential zone. Under WLEP 2010, dual occupancy development on corner lots of at least 1 000m² can be subdivided subject to Council consent. (clause 7.2).

The R3 Medium Density Residential zone permits a minimum lot size down to 300m². In each town this zone is located close of the Central Business District (CBD) within walking distance to the centre. In Bowral there are also R3 zones scattered through the town on the eastern side of the CBD. The R3 zone is often provided in association with the B4 Mixed Use zone to provide further opportunity for medium density development through shop top housing and residential flat buildings.

The 2011 census data reveals that the proportion of medium density housing is at around 9% of the dwelling stock compared with a regional average of 14%. The SGS Study estimates that 22.5% of new dwellings should be medium density with the remaining 77.5% being in the form of detached dwellings to meet estimated demand based on the ageing of the population over this period. This is an even higher percentage of medium density compared with the current 9% of dwelling stock, however Council remains confident that the current supply of medium density zoned land is adequate to meet that demand, given supply is currently low.

In summary, the analysis of the extent and location of land within the three residential zones suggests that WLEP2010 provides a good supply and range of opportunities for housing mix and lifestyle choices within the towns and the villages through appropriate zoning and residential permissibilities in the land use tables.

In addition to the three urban residential zones in WLEP 2010 there are two rural residential zones – RU4 Primary Production Small Lots and E4 Environmental Living.

The objectives of the RU4 Primary Production Small Lots zone are:

- 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.

The objectives of the E4 Environmental Living zone are:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns.
- 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.
- To manage land in a way that minimises impact on its environmental and scenic value from adjacent and nearby development and land use activity.
- To minimise the proliferation of buildings and other structures in these sensitive landscape areas.

It is recognised that housing supply and demand is the most dynamic and unpredictable aspect of land use planning. The rate of demand and its nature in terms of dwelling type and location are difficult to predict. Council needs sufficient surplus residential land to provide choice and to contribute to housing affordability, but not at the expense of the unnecessary rezoning of green fields sites.

The SGS Study estimates that there is a potential capacity for 28 965 dwellings under current zoning and density controls. This capacity estimate includes the 1 400 lot potential in Moss Vale (Broughton Street and Chelsea Gardens/Coomungie) identified in the SCCRS and the identified 1 000 lot potential in Mittagong (Renwick and Braemar). Overall, SGS predicts there is sufficient dwelling capacity to satisfy total estimated demand of 6 284 dwellings across the LGA to 2031, with capacity for 22,681 dwellings remaining after 2031.

It is noted that the capacity as estimated by SGS is more than sufficient to meet the revised (2013) dwelling demand forecasts from the Department of Planning of 7 560 dwellings. The following table indicates the distribution of this estimated capacity.

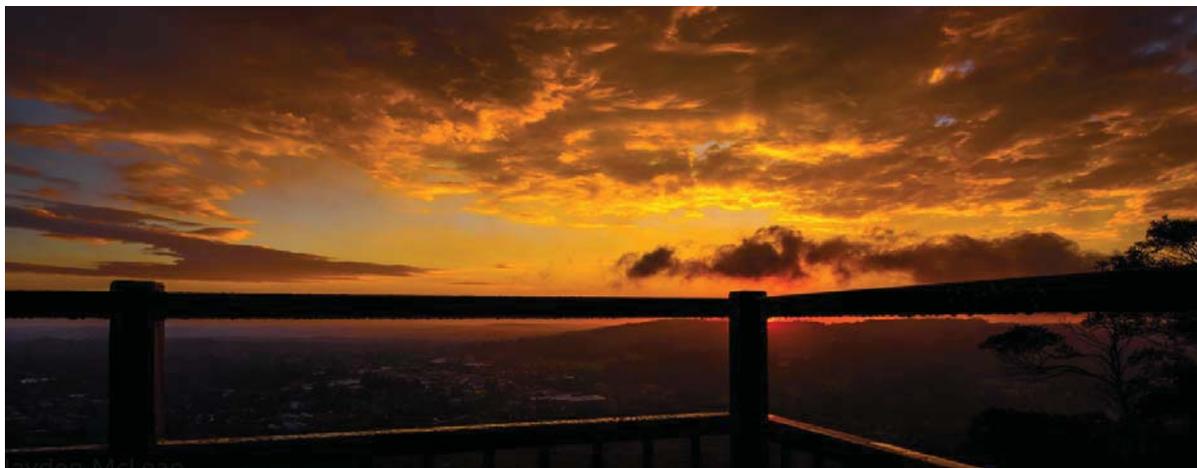
Table 4.14 – Estimated Dwelling Potential by Location – SGS

Location	Role	Additional Capacity
Bowral	Major centre	2,979
Mittagong	Major centre	4,811
Moss Vale	Major centre	5,818
Berrima	Small centre	381
Bundanoon	Small centre	2,138
Burradoo	Small centre	363
Robertson	Small centre	827
Colo Vale	Village	106
Exeter	Village	97
Hill Top	Village	625
Wingello	Village	134
Yerrinbool	Village	60
Rural Balance	Remainder	10,626
Total		28,965

The capacity estimate was derived by SGS using Meshblocks, a meshblock being a grid of approximately 200 dwellings based on ABS Collector Districts. The difficulty with meshblocks is that they can often straddle zone boundaries. For example, a meshblock may cover an area of which only 25% is zoned for urban housing with the remainder zoned rural resulting in a potentially higher dwelling yield than can be realised without the rural component being rezoned.

In order to address this potential discrepancy, Council staff undertook a ‘ground truthing’ of land zoned for residential development (R2, R3, R4, B2 and B4) and rural residential development (RU4) to confirm the extent to which this land could be developed for residential purposes, allowing for site specific constraints. These estimates include the Renwick, Braemar (Braemar Garden World and Nattai Ponds) and Broughton Street release areas. The results of Council’s ground truthing exercise are contained in Tables 15(a) and 15(b) below.

Column 1 – Vacant Potential – is Council’s estimate of the number of potential dwellings which could reasonably be achieved from the vacant land in each of the towns and villages, based on the current zoning and minimum lot size and allowing for obvious site specific development constraints. Column 2 indicates the number of existing dwellings within the towns and villages at the time of the ground truthing exercise (2011) and both columns provide the total estimated dwelling capacity of each town and village under the prevailing zoning and development standards.



(Photo Source: Hayden McLean)



Table 4.15 (Part 1) – Estimated Urban Dwelling Potential by Location – Council estimates

Location	Vacant Potential	Existing Dwellings	Total Potential
Urban			
Aylmerton	13	53	66
Balaclava	145	152	297
Balmoral	44	63	107
Berrima	7	119	126
Bowral	871	4,225	5,096
Braemar	456	119	575
Bundanoon	1,574	1,067	2,641
Burrawang	79	119	198
Colo Vale	166	382	548
Exeter	235	189	424
Fitzroy Falls	8	27	35
Hill Top	259	1,067	1,326
Mittagong	1,663	2,266	3,929
Medway	28	27	55
Moss Vale	2,180	2,988	5,168
New Berrima	32	226	258
Penrose	15	24	39
Robertson	187	474	661
Sutton Forest	10	17	27
Welby	153	296	449
Willow Vale	127	235	362
Wingello	607	180	787
Yerrinbool	100	311	411
Sub total	8,959	14,626	23,585

Table 4.15 (Part 2) – Estimated Urban Dwelling Potential by Location – Council estimates

Location	Vacant Potential	Existing Dwellings	Total Potential
Rural (where available)			
Balaclava	5	33	38
Balmoral	6	22	28
Berrima	32	77	109
Bowral	26	72	98
Braemar	2	0	2
Buxton	59	28	87
Colo Vale	49	134	183
Exeter	112	163	275
Hill Top	24	117	141
Joadja	17	70	87
Mittagong	1	13	14
Moss Vale	11	16	27
Yerrinbool	11	112	123
Sub total	355	857	1,212

Source: Wingecarribee Shire Council, 2012

Council's analysis estimated that there was a dwelling potential of 8 959 in the urban residential areas and a further 355 in the rural residential areas, a total of 9 314. Although this estimate is below the SGS capacity estimate, it is still above the Department of Planning's revised estimated dwelling demand of 7 560 dwellings to 2031.

It is noted that since undertaking that analysis, the Retford Park Planning Proposal to rezone land for some 170 dwellings has been completed. It is also noted that the Department of Planning & Environment has issued a Gateway Determination for the Chelsea Gardens/Coomungie Planning Proposal which has the potential for up to 1 250 lots. These developments would add a further 1 420 dwellings to the Council estimate of 9 314, providing a total new dwelling capacity to 2031 of 11 084 compared with a minimum requirement of 7 560 dwellings by the Department of Planning and Environment.

The current supply of dwelling potential is primarily in zoned vacant land within the towns and villages. The realisation of this potential is known as Infill Development. Several of the Goals and Strategies of W2031+ emphasise the preference for a more efficient use of land within the towns and villages through infill development rather than extending urban development into the rural landscape and breaching the current town and village boundaries. The relevant State Environmental Planning Policies (SEPPs) and Ministerial Directions under section 117 of the Environmental Planning & Assessment Act also require Council to limit the impact of new development on rural lands and the natural environment.

4.10 Achieving Infill Development

In 1997 Council commissioned a study of how to better encourage infill development. The observations, strategies and recommendations from that study remain relevant today. The study noted that there are significant benefits from infill development which can:

- minimise sporadic growth on the fringes of the towns and villages
- limit the potential for settlements to merge into one another
- address increasing pressures for land for housing development
- reinforce and protect established settlement patterns and character
- utilise infrastructure with spare capacity (where same exists) and to achieve justification for base line services in some instances
- contribute towards the provision of affordable housing for low income groups in locations enjoying reasonable access to goods and services.

The Study also noted that there are a number of constraints to infill development which remain relevant:

- There may be site specific impediments such as flood affectation, subsidence and slip, contamination or access restrictions and the like may be the reasons why the land has not already been developed.



- An absence of key service infrastructure or spare capacity in existing infrastructure in the smaller or more remote villages may incur infrastructure costs which too high for the scale of development proposed.
- The established urban and landscape character may not be conducive to infill development. Even when there is infill potential, there may be a resistance from some of all sections of the community to any development which might alter, or be seen to have the potential to alter, the inherent character of a locality. The Study noted that often, the responses of existing communities to infill housing proposals are driven by previous experiences with 'poor' quality infill development or a lack of consistency in decision making over approvals, providing little certainty in neighbourhood 'outcomes'.

With regard to infill opportunities within established communities, Council has observed that there is often an inherent reluctance in those communities to accept change in the form of either redevelopment, say from low to medium density, or variations to current development standards, such as a reduction in the minimum lot size.

In this regard the town and village Development Control Plans (DCPs) play a valuable role in ensuring that development standards reflect and enhance residential and environmental amenity. The intended review of the DCPs during 2015 will focus on this outcome.

A better option for reviewing minimum lot sizes may be in some locations which have only recently been subdivided where some limited potential for more varied lots or a broader range of densities might be appropriate, subject to DCP controls and standards being maintained.

The Study noted that planning controls and processes should both reflect the expectations of existing communities and changing housing needs. Existing controls may no longer be appropriate to current circumstances, either in the interests of the developer or the community. Controls can be an inadvertent deterrent to well designed and acceptable infill development if fixed development standards are a disincentive to the achievement of a preferred development outcome.

The Study concludes that the best opportunities for successful infill development are probably in the following locations:

- Commercial areas where housing could make use of existing vacant first floor office space or new development could be constructed as mixed use premises such as 'shop top housing'. The Study notes that this is the traditional form on town and village centre housing.
- Established areas which enjoy relatively good access to employment, business/retail, community and recreation services and with close connection to transport termini.
- Established areas with spare infrastructure capacity.
- Vacant land on the edges of existing zoned settlements, but isolated by either natural or man-made features from existing urban neighbourhoods.
- Vacant land with a secondary road frontage or where access can be achieved without compromise to streetscape character and established neighbourhood development patterns.

The Study's conclusions are noted, but the previous comments in this section regarding resistance in some communities to infill development must be acknowledged and well managed.



The Department of Planning and Environment has a policy of deriving 30% of housing supply from infill development and 70% from greenfields sites. Current modelling suggests that an infill rate of 15% is high.

Therefore, although Council can seek to maximise infill potential, it is unlikely that all of that capacity will be brought to market as supply and that there must also be some reliance on greenfields sites.

4.11 Providing Housing Mix

In assessing capacity and demand, Council should not just respond to market pressure. In locations such as Bowral, for example, it is anticipated that there may be an undersupply of the larger lots which many new residents to that town seem to prefer. However, there is considerable capacity for redevelopment within the R3 Medium Density Residential zoned areas throughout the town and well-designed compact housing can become an important driver for initiating change in demand. To encourage this redevelopment in a way that provides high quality medium density development that meets the expectations of both its residents and neighbours, the 2016 review of the town Development Control Plans (DCPs) will focus on medium density housing design guidelines and controls especially at the interface of the R3 Medium Density and R2 Low Density Residential zones.

WLEP 2010 makes provision for a range of dwelling types and lifestyles within a number of zones, within the urban areas of the towns and villages. There are two residential zones, R2 Low Density Residential and R3 Medium Density Residential, and four Business zones (B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use and B5 Business Development), because it is clear from the previous discussion on infill development that if Council is to meet the challenge of encouraging infill development, then business zoned land as well as residential land will need to play a role. Table 4.16 below indicates what forms of residential accommodation are permitted in each zone.

Table 4.16 – Type of Housing and Permissible Zones

Type of Housing	Permissible Zones
Detached dwellings	R2, R3, B1, B2, B4
Dual occupancy & Secondary dwellings	R2, R3, B1, B2, B4
Semi-detached dwellings	R3, B1, B2 and B4
Multi dwelling housing	R3, B4 and B5
Residential Flat Buildings	R3, B2, B4 and B5
Seniors Housing	R2, R3, B4 and B5
Hostels	R3, B2, B4 and B5
Group Homes	R2, R3, B1, B2, B4 and B5
Boarding Houses	R2, R3, B1, B2 and B4
Shop Top Housing	R3, B1, B2, B4 and B5

As Table 4.16 indicates, every town and village has additional dwelling potential in undeveloped, residential-zoned vacant lots. This comprises land zoned R2 Low Density Residential with minimum lot sizes varying from 450m² up to 2 000m² and R3 Medium Density zoned land with minimum lot sizes as low as 300m². It is this land which provides the estimated capacity of 11 000 potential dwellings.

Table 4.16 also emphasises that it is not only the residential zones which provide opportunity for residential development, particularly providing for ‘compact’ housing through medium density development. The B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use zones all provide opportunities for ‘compact’ housing with the added advantage that there is no minimum lot size applicable to these zones and Floor Space Ratios and Building Heights are often more generous than the residential zones permit.

Compact housing can take the form of smaller detached dwellings on smaller lots, semi-detached or medium density housing, or residential flat buildings. To a lesser extent it can take the form of Group Homes and Hostels. Seniors Housing is a particular form of compact housing.

W2031+, the SGS Study and the Regional Strategy all identify the need for more ‘compact’ housing, smaller dwellings to provide affordability or to allow people to age in place. Population forecasts prepared by the NSW Department of Planning and Environment indicate that the number of residents aged 55 years and over is expected to grow by more than 70% between 2011 and 2036. Over the same period, the number of residents aged over 85 is expected to more than triple from 1 170 to 3 880 people.

Consultation during preparation of the Positive Ageing Strategy identified a particular concern among older women living alone and reliant on rental accommodation. It is noted that dual occupancy development and secondary dwellings could provide a solution to this need. Many principal dwellings are unoccupied during the week and the rental of a secondary dwelling could offer a form of income to the property owner while offering affordable and secure accommodation to the tenant.

It is not suggested that all older residents should be relegated to medium density or some other form of ‘compact’ housing, nor that such accommodation would be inappropriate for residents in younger age groups. However, Council is aware, from the many requests received to subdivide larger residential lots, that older residents would be attracted to smaller lots and more compact quality housing if it were available and if it represented ‘downsizing’ rather than ‘downgrading’. It would therefore appear to be up to the market to meet this challenge.

The census data indicates that a significant proportion of the older population, who are in a position to do so, prefer ageing in place and this preference may reduce the long term demand for specific ‘aged’ housing, or at least delay it until residents are older. But ageing in place carries its own set of consequences, both negative and positive. One disadvantage is that if older residents remain in the family home, or in the home they acquired when they first moved to the Highlands, this slows down the rate at which such dwellings can be recycled for a younger population. This makes it all the more imperative that alternative housing types are provided.

The provision of quality compact housing may attract residents currently living on larger lots to relocate, thereby freeing up those larger lots for new residents. In this way, the preferences of local and state directives can be addressed while still providing opportunities for larger lots through this form of ‘recycling’.

The provision of improved housing options within the villages may also appeal to those older residents moving into the Shire as well as existing residents seeking to relocate from surrounding rural communities. Furthermore, smaller dwellings on smaller lots within those villages where infrastructure, environmental sensitivities and community preferences allow, could do much to retain a village’s traditional residential amenity. Again, dual occupancies and secondary dwellings can provide affordable alternatives to older residents.

4.12 Conclusions and Recommendations

The Department of Planning and Environment estimates that, based on current trends, the population of Wingecarribee Shire will increase to 51 000 residents to 2031. Council's most conservative estimate of current capacity in land zoned for residential development is 9 484 lots. This does not include dwelling potential in business zoned land or further housing opportunities through dual occupancies and secondary dwellings. Nor does it include the potential 1 250 lots in the Chelsea Gardens/Coomungie Urban release Area identified on the urban release area maps in WLEP 2010.

The community has made it clear through the Goals and Strategies of W2031+ that the more efficient use of land within the towns and villages is preferable to greenfields development or to allowing further subdivision of rural land. The state government's policies and directives support this local preference.

The uncertainties of relying principally on infill development have been noted. However, the extent of land zoned R3 Medium Density Residential which still has development potential should increase the likelihood that such land will be brought to the market provided the housing industry perceives a demand. What is required when relying on infill development is a buffer. This most conservative estimate of capacity exceeds expected demand by 1 920 lots, providing a buffer of 25%. Including Chelsea Gardens/Coomungie increases that buffer to 46.6%. It is necessary to retain Chelsea Gardens/Coomungie in the discussion, even though Council resolved to not support the Planning Proposal, because the area remains on Council's urban release area maps.

As Chapter Two (Managing our Environmental Land) and Chapter Three (Managing our Rural Land) of the Local Planning Strategy indicate, and this chapter substantiates, there appears to be considerable merit in deferring, for a period of two (2) years, support for any submissions received by Council to rezone or reduce the minimum lot size for residential purposes, of any environmental or rural zoned land outside the current town and village boundaries.

This approach is considered to have the following advantages:

- The outcome of the Chelsea Gardens/Coomungie Planning Proposal can be determined.
- Housing supply and demand can be monitored and assessed during that time to further inform a subsequent review. This monitor also allows for more immediate action should it be required.
- A restriction on new residential release areas should make the development of existing residential zoned vacant land within the towns and villages more attractive thereby converting housing capacity to housing supply.
- Focussing on realising the housing potential within the towns and villages should ensure that the use of existing infrastructure is optimised.
- The three key policy drivers on which the Local Planning Strategy are based, namely W2031+ Goals and Strategies, the Sydney Canberra Corridor Regional Strategy and the relevant State Policies (SEPPs) and Local Government Directions (under s117 of the EP&A Act) are being reviewed, or will be reviewed, by 2017. The Southern Tablelands Regional Growth Strategy is currently being prepared and may result in a review of some relevant SEPPs and 117 Directions. W2031+ will be reviewed after the 2016 Local Government

election. Any significant changes emerging from these reviews should and could be incorporated into a review of the Local Planning Strategy during 2017.

- It will provide the necessary time frame for completion of the NSW Office of Environment and Heritage's (OEH) Green Web project for the Shire as outlined in Chapter 2 which will ensure that Council's vegetation, biodiversity and bushfire mapping is accurate. As a consequence of this exercise a review of the zoning of some land within the Shire may be warranted.

Summary of Population & Housing Recommendations

4.1 Liaise with relevant state agencies and tertiary education providers to identify opportunities for the provision of additional or expanded tertiary education facilities within the Shire, or at least within the Southern Highlands and Tablelands Regional subgroup. This liaison could occur as part of the Economic Development Strategy.

4.2 Encourage pro-active community engagement through promotion and implementation of Council's Community Engagement Strategy to build awareness of community engagement opportunities and confidence in the community engagement process.

4.3 Identify and promote employment opportunities in providing health care and services across all community groups to enable those who need them to enjoy a better quality of life in their own home.

4.4 Develop and implement a Housing Monitor to track and assess housing demand against supply across the Shire, with particular reference to Bowral.

4.5 Encourage the development of housing choice across the Shire through the re-establishment of the Demographic and Housing Working Group comprising representatives from Council, housing providers, service providers, estate agents and various population age groups within the community to investigate how to increase demand for different forms of housing and how to meet that demand, with particular reference to multi dwelling housing and residential flat buildings.

4.6 Provide regular community engagement opportunities for local communities to articulate the extent, type and location of infill housing they would accept.

4.7 Continue to work with affordable housing providers to facilitate appropriate development.

4.8 Encourage innovative design by incorporating performance based controls into the DCPs to offer more incentive to the development of infill accommodation while retaining and enhancing the defined character of each locality.

4.9. Defer, for a period of two (2) years, any submissions to rezone or reduce the minimum lot size for residential purposes, of any environmental or rural zoned land outside the current town and village boundaries.