

Wingecarribee Local Planning Strategy 2015-2031

Part One - Shire-wide



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Summary of Recommendations - Adopted 23 March 2016

Shire-wide Recommendations

The exhibited draft Local Planning Strategy identified several Recommendations at the end of each Chapter of Part One which addressed Shire-wide issues, beginning in Chapter Two. These are listed below by Chapter.

In adopting the exhibited draft Local Planning Strategy on 23 March 2016, Council also adopted the Recommendations contained within it.

CHAPTER	RECOMMENDATIONS
2 – Managing Our Natural Environment	<p>2.1 Use the outcomes from the Green Web mapping project to better inform the community about the importance of the natural environment.</p> <p>2.2. Use the outcomes from the Green Web mapping project to better inform the assessment of submissions to rezone land currently zoned Environmental.</p> <p>2.3. 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 environmentally sensitive land.</p>
3 – Managing Our Rural Lands	<p>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.</p> <p>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.</p> <p>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.</p> <p>3.4. Use the outcomes from the Green Web mapping project to better inform the assessment of submissions to rezone rural land.</p> <p>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.</p> <p>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.</p>



CHAPTER	RECOMMENDATIONS
<p>4 – Managing Our Housing Needs</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>4.4 Develop and implement a Housing Monitor to track and assess housing demand against supply across the Shire, with particular reference to Bowral.</p> <p>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.</p> <p>4.6 Provide regular community engagement opportunities for local communities to articulate the extent, type and location of infill housing they would accept.</p> <p>4.7 Continue to work with affordable housing providers to facilitate appropriate development.</p> <p>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.</p> <p>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.</p>
<p>5 – Developing a Prosperous Wingecarribee</p>	<p>5.1 Monitor the take up and use of business and industrial zoned land to better understand key drivers and ensure an adequate supply of economic land.</p> <p>5.2 Prepare a Rural Tourism Fact Sheet summarising what is permitted and prohibited with regard to this form of tourism.</p>



CHAPTER	RECOMMENDATIONS
	<p>5.3 Incorporate into any Rural Tourism Fact Sheet a clear explanation of the role of and restrictions on ‘ancillary development’.</p> <p>5.4 Incorporate the current guidelines for the assessment of land proposed for rezoning to SP3 Tourist into the SP3 Tourist section of the Rural Lands Development Control Plan.</p> <p>5.5 Initiate a Planning Proposal to permit with consent in the SP3 Tourist zone the following land uses – Extensive agriculture, Intensive plant agriculture, Agricultural produce industry and Farm buildings.</p> <p>5.6 Investigate options for enabling a form of agricultural produce retail premises within certain zones under WLEP 2010.</p> <p>5.7 Investigate options for enabling some form of restaurant or café development in conjunction with Agricultural produce industries in certain rural and environmental zones.</p> <p>5.8 Review the operation of Clause 2.8 Temporary use of Land, particularly with regard to Function Centres.</p> <p>5.9 Undertake a comprehensive review of the Rural Lands and Rural Living Development Control Plans (DCPs) to ensure that the controls they contain remain relevant and address at least the following specific matters:</p> <ul style="list-style-type: none"> a) The objectives and requirements of the Rural Lands State Environmental Planning Policy. b) Second dwelling and dual occupancy developments. c) Indoor equestrian centres as a form of Recreation facility (outdoor) d) Size and location of rural buildings other than dwellings. <p>5.10 Review the distribution of Business zoned land across the Shire, with particular reference to the B1 and B4 zones.</p>
<p>6 – Managing Our Built Environment</p>	<p>6.1 Continue to develop strategies which build awareness of and respect for the Shire’s rich heritage resource base.</p> <p>6.2 Continue to develop strategies to improve awareness of the heritage incentives provisions of clause 5.10(10) of WLEP 2010 and the opportunities they provide to preserve the Shire’s heritage buildings and places.</p> <p>6.3 Undertake a comprehensive review of all town and village Development Control Plans (DCPs) to ensure that the controls they contain reflect community expectations for built form and urban design while preserving the economic viability of development with particular reference to:</p>



CHAPTER	RECOMMENDATIONS
	<ul style="list-style-type: none"> a) Goals and Strategies identified in W2031+ - Wingecarribee Community Strategic Plan. b) Development on zone boundaries. c) Consistency of bulk and scale of development across housing types - detached dwellings, multi dwelling housing and residential flat buildings. d) Consistency between DCP controls and SEPPs, particularly Exempt and Complying SEPP & 'Seniors Housing' SEPP. e) Current staff experience with use of the DCPs to assess development applications. <p>6.4 Build awareness of the Town Centre Master Plans by integrating their goals and strategies into the relevant DCPs as part of the proposed comprehensive DCP review (6.3 above).</p>
<p>7 – Managing Our Infrastructure Needs</p>	<p>7.1 Continue to ensure that the Shire's infrastructure is well managed to optimise efficient service delivery and to reflect community needs and meet Council's Fit for the Future commitments.</p> <p>7.2 Council is to advocate for more state or federal funded public infrastructure and community resources including health and education facilities.</p>

Precinct-Specific Recommendations

During the exhibition of the Draft Wingecarribee Local Planning Strategy 2015-2031, Council received and assessed several submissions to amend the Wingecarribee Local Environmental Plan (WLEP) 2010. Two (2) submissions were incorporated into the relevant Precinct Plan as follows:

Berrima Village Precinct

The Berrima Village Precinct Plan discusses a proposal to amend the Berrima Landscape Conservation Area. The exhibition of the draft Local Planning Strategy resulted in eighteen (18) submissions were received in support of extending the Conservation Area. Consequently, it was recommended and adopted by Resolution of 23 March 2016,

THAT a review of the Berrima Landscape Conservation Area boundary be included in the 2016 review of the Wingecarribee Local Environmental Plan 2010.

Robertson Village Precinct

One submission to the Draft Strategy requested that Council review the current minimum lot size of 2,000m² in the R2 Low Density Residential zones within the village. The Robertson Sewage Treatment Plant has now been completed and property owners are in the process of transitioning across to that system.

In view of this, it was recommended and adopted by Resolution of 23 March 2016,

THAT the controls for and location of minimum lot size within Robertson Village be included in the 2016 review of the Wingecarribee Local Environmental Plan 2010 taking into account the availability of sewage infrastructure.

Site-Specific Submissions

Part Two of the Wingecarribee Local Planning Strategy 2015-2031 contains the town and village Precinct Plans. Part Two of the exhibited draft Local Planning Strategy identified Council's resolutions with regard to site-specific submissions to the draft Local Planning Strategy received prior to its public exhibition.

These submissions were reported to Council at its Ordinary Meeting of 24 June 2015 and Council's resolutions with regard to these properties are contained in the Minutes of that Meeting. Submissions which were supported for inclusion in the draft Strategy for public exhibition were incorporated into the relevant Precinct Plan in accordance with those Resolutions.

Additional site specific submissions were received during the public exhibition of the draft Strategy. Those submissions were reported to Council at its Ordinary Meeting of 23 March 2016 and Council's resolutions with regard to these properties are contained in the Minutes of that Meeting. Submissions which were supported for inclusion in the adopted Strategy for public exhibition were incorporated into the relevant Precinct Plan in accordance with those Resolutions.

Post-exhibition recommendation with regard to those site specific submissions included in the exhibited Precinct Plans were also reported to Council at its Ordinary Meeting of 23 March 2016 and Council's Resolutions with regard to these properties are contained in the Minutes of that Meeting.

Therefore, Part Two (Precinct Plans) of the Wingecarribee Local Planning Strategy 2015-2031 now contains all site-specific submissions which were supported by Council Resolution of 23 March 2016 for inclusion in the adopted Strategy. These sites are listed below.

- 1. The rezoning to RU4 Primary Production Small Lots with a minimum lot size of 4 ha of Lots 194-195, 198-200, 202-211, Pt Lots 213-214 DP 751252, 4-6 Odessa Street Berrima, be supported for inclusion in the Berrima Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
- 2. The amendment of WLEP 2010 to achieve a total of four (4) lots from Lots 55-60 and 64 DP 751252, 59 Nathan Street, Berrima, be supported for inclusion in the Berrima Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
- 3. The reduction in the minimum lot size of Lot 50 DP 556644, 2A Cliff Street, Bowral, to permit the subdivision of the two existing dwellings be supported for inclusion in the Bowral Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
- 4. Rezoning of Lot 1 DP 323163, 104 Bowral Street & Part Lot 13 Section C, DP 11838, 106 Bowral Street, Bowral to R3 Medium Density Residential to permit an application for development of a Medical Centre be supported for inclusion in the Bowral Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*

5. *The reduction in the minimum lot size to 20 hectares of the area identified in the map contained in the Assessment Report be supported for inclusion in the Colo Vale Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
6. *The rezoning to B4 Mixed Use under WLEP 2010 of the leased portion of the SP2 Rail Infrastructure land at Mittagong railway station be supported for inclusion in the Mittagong Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
7. *Lot 115 DP 1067955, 105-119 Bong Bong Road and Lot 1 DP 1140914, 21 Mary Street, Mittagong, and Lot 11 DP 1067256, 949 Old South Road remain zoned part RU2 Rural Landscape and part E3 Environmental Management with a minimum lot size of 40 hectares under WLEP 2010 and THAT the rezoning of Lot 2 DP 157625, 19 Mary Street, Mittagong to R5 Large Lot Residential with a minimum lot size of 4,000m² be supported for inclusion in the Mittagong Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
8. *The request to reduce the minimum lot size of Lot 107 DP 15496 15 Gibraltar Road, Mittagong, to 1 hectare be supported for inclusion in the Mittagong Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031 AND THAT as part of any subsequent Planning Proposal additional lots in the vicinity of the subject site also be considered for a reduction in minimum lot size to 1 hectare.*
9. *The rezoning of Lots 1-6 & 8 DP 502535, 71 Beaconsfield Road & Lot 2 DP 502535, 77 Beaconsfield Road, Moss Vale to RU4 Primary Production Small Lots with a minimum lot size range from 2000m² to 4000m², be supported for inclusion in the Moss Vale Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
10. *The rezoning of Lot 11 DP 1084421, 74-76 Beaconsfield Road, Moss Vale, to RU4 Primary Production Small Lots with a minimum lot size range from 4000m² to 8000m² be supported for inclusion in the Moss Vale Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
11. *A reduction in the minimum lot size to part 2000m² and part 4000m² of Lot 1 DP 812628, 69 Bulwer Road, Moss Vale be supported for inclusion in the Moss Vale Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
12. *Lot 1 DP 819424, Darraby Lodge, Broughton Street, Moss Vale be included in the Moss Vale Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031 for further consideration to rezoning all or part of the site for residential development.*
13. *The rezoning to R2 Low Density Residential with a minimum lot size of 2000m² of that portion of Lot 42 DP 1058534 fronting Penrose Road between Lot 13 DP 11288 and Lot 41 DP 1058534, being approximately 4000m² in area, be supported for inclusion in the Penrose Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031 and THAT the rezoning to R2 Low Density Residential with a minimum lot size of 2000m² of Lot 41 DP 1058534 and the rezoning to R2 Low Density Residential with a minimum lot size of 2000m² of Lot 22 DP 11288 be supported for inclusion in the Penrose Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*
14. *The rezoning to IN2 Light Industrial of Lot 2 DP 1149654, 4 Tyree Place, Braemar to permit development for the purposes of a bulky good premises be supported for inclusion in the Braemar Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.*

15. An amendment of WLEP 2010 to enable a dwelling to be constructed on Lot 109 DP 664112, 2 Wilson Drive Hill Top, be supported for inclusion in the Hill Top Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.

Council's Resolutions of 24 June 2015 and 23 March 2016 with regard to all site specific submissions are contained in Chapter Eight of Part One of the Local Planning Strategy following.

Wyeera, Kangaloon Road

While no formal submission was received regarding this property, Council has been in discussions with representatives from the Bong Bong Picnic Race Club Ltd with regard to the more efficient management of approvals for the various activities which occur on the site throughout the year.

Council recognises that the site is an important regional venue and understands the difficulties of organising and holding events under the current approval arrangements. In order to address this situation the following RECOMMENDATION was included in the Local Planning Strategy:

THAT Wyeera, Lot 22 DP 792646, 460 Kangaloon Road, Bowral be considered for rezoning to RE2 Private Recreation in the 2016 review of Wingecarribee Local Environmental Plan 2010.

RESOLUTION OF COUNCIL 23 MARCH 2016
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In adopting the Wingecarribee Local Planning Strategy on 23 March 2016, Council effectively adopted the above recommendation, RESOLVING:

THAT Wyeera, Lot 22 DP 792646, 460 Kangaloon Road, Bowral be considered for rezoning to RE2 Private Recreation in the 2016 review of Wingecarribee Local Environmental Plan 2010.