

# Wingecarribee Local Planning Strategy 2015-2031

## Chapter One Introduction



## 1.1 Introduction

On 28 April 2010, Wingecarribee Shire Council resolved to prepare a new Local Planning Strategy. The purpose of a Local Planning Strategy is to identify a long term direction for the future development of the Shire upon which any proposed amendments to the Local Environmental Plan (LEP), or to the Development Controls Plans (DCPs) which support it, can be based.

Council's previous Local Planning Strategy was the Wingecarribee Our Future Strategic Plan 2002. Delay in incorporating the recommendations from that Strategy into a new LEP occurred as a result of the introduction of state government planning reforms which led to the development of the Standard Instrument on which Wingecarribee Local Environmental Plan 2010 (WLEP 2010) was ultimately based.

In recent years a number of studies, findings and community engagement opportunities have been completed which have helped inform and guide the drafting of the new Strategy. These are:

- Wingecarribee Community Strategic Plan (W2031+) - initiated in 2009 and adopted by Council in 2010 following extensive community involvement, exhibition and review. This Plan resulted from a 2009 amendment to the NSW Local Government Act 1993 to require every Council in NSW to develop and endorse a Community Strategic Plan, the purpose of which is to identify the main priorities and aspirations for the local government area for a period of at least ten years. The outcome of W2031+ is a set of Goals and Strategies under five key themes of Leadership, People, Places, Environment and Economy. These goals and strategies now provide the framework for all aspects of Council's work, from the four-year Delivery Program and one-year Operational Plan, to the linking to W2031+ of every report presented to Council.
- A new population census was conducted by the Australian Bureau of Statistics in 2011 with detailed data available from 2012. This provided valuable insight into many aspects of the Wingecarribee community.
- The Wingecarribee Demographic and Housing Study undertaken by SGS Economics for Council during 2011 and 2012 to examine potential housing demand and estimated capacity to 2031.
- During 2012 and 2013 the NSW's government released its Green and White Papers on "A New Planning System for NSW". Subsequent parliamentary debate delayed implementation of this legislation, but the proposals outlined in these papers informed the structure of and approach to the draft Strategy.
- During 2013 and 2014 extensive work was undertaken on the development of Town Centre Master Plans for Mittagong, Bowral and Moss Vale. The outcomes and recommendations from these Plans have been incorporated into the draft Strategy.
- Early in 2015 Council undertook consultation with a broad range of stakeholders regarding opportunities for rural tourism and how WLEP 2010 might be amended to facilitate appropriate rural tourism initiatives across the Shire.
- Council's Positive Ageing Strategy, adopted in 2015 provided valuable insight into the needs and priorities of the Shire's ageing population.

Therefore, the Local Planning Strategy provides a 'snapshot' of the Shire in 2015, identifies the key issues like to most affect the Shire over the next 16 years to 2031 and offers land use options which meet our regional development obligations while also respecting community priorities and goals.

## 1.2 The Shire of Wingecarribee

Wingecarribee Shire covers an area of 2700 square kilometres, the extent of which can be appreciated by viewing **Figure 1** below. When the area of the Shire is superimposed over the Sydney Metropolitan Area, it can be seen that it extends as far north as Narrabeen on Sydney's northern beaches on the coast and to Richmond further inland, as far west as Springwood in the Lower Blue Mountains and as far south as Douglas Park.



**Figure 1** Area of Wingecarribee Shire compared with Sydney

The pattern of development across the Shire is one of small towns and villages, separated by a semi-rural landscape. Much of the Shire is located at or above 640 metres above sea level. The Eastern parts are bounded by the Illawarra escarpment and Morton National Park, with some remnant rainforest and heathland. The North of the Shire is characterised by rugged Eucalypt bushland, with gullies, gorges and sandy soils. This area forms part of the catchment for Sydney's water supply and three major storage dams (Avon, Nepean and Cordeaux). The South is bounded by Uringalla Creek and includes the villages of Bundanoon, Wingello and Penrose. This area is a sandstone plateau dissected by deep gorges.

The Shire is a significant catchment area for water supply to Sydney, Wollongong and the Northern Shoalhaven. No part of the Shire is outside of a water catchment area. The Wollondilly and Wingecarribee Rivers flow through the West of the Shire, through deep sandstone valleys and much of this area forms part of the catchment for Warragamba Dam.

The Shire contains extensive areas of natural bushland and its agricultural lands support dairy and beef cattle and a range of horticultural activities including vineyards, berry and olive farms. Wingecarribee Shire is recognised as a key locality for koala habitat.

The history and heritage of the Wingecarribee Shire encompasses the significance of the area to the Gundungurra people and to earliest European settlement prior to 1820. Today, the Shire's rich heritage is recognised through the heritage listing of over 300 items, 16 heritage conservation areas and 8 archaeological sites, including items listed on the State Heritage Register.

### 1.3 Wingecarribee Our Future Strategic Plan 2002

In the late 1990s, Council commenced the preparation of a Housing Strategy which, in 2000, led to Council resolving to prepare the Wingecarribee Our Future Strategic Plan. The purpose of that Plan was to provide a policy base for a review of Council's 1989 Local Environmental Plan and associated Development Control Plans (DCPs) and to provide a 'Strategic Vision' for the growth of the Shire over subsequent years.

Following extensive public consultation and Council workshops, the Strategic Plan was adopted by Council in October 2002. The planning strategies, objectives and actions contained in that Plan formed the basis for the preparation of the 2010 Wingecarribee Local Environmental Plan and associated DCPs. A five year review of WLEP 2010 was due in 2015 and therefore it is timely to prepare a new Local Planning Strategy to inform that review.

Since the adoption of the 2002 Strategic Plan a number of initiatives have occurred which have superseded that Plan. There has been a new Local Environmental Plan with new zones based on a state-wide Standard Instrument template. Council's DCPs were redrafted to support the new WLEP2010. These documents now require review. Legislation requiring a new Community Strategic Plan was enacted in 2009 resulting in the Wingecarribee Community Strategic Plan 2031+. Various other studies have also been undertaken. The result is that many of the key planning principles and recommendations of the 2002 Strategic Plan have now been adopted or incorporated into more recent strategic documents.

One key legacy from the 2002 Strategic Plan remains highly relevant today and warrants repeating in this new Local Planning Strategy. It is the articulation of the role of planning in the management of land use and development across the Shire.

Council wants to deliberately and positively intervene in the processes and systems that shape our community, environment and economy, through planning for the future use and development of land or 'places' in the Shire.

Council holds authority to undertake this role primarily as a 'controller of land use and development' under the auspice of the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993. The Council is bound to involve its local community in undertaking this planning responsibility.

Although it has a duty of care to act as the primary land use 'planning agency' at a local level, Council also has the capability (by its actions and other authorities) to profoundly influence the extent and way in which land is used, through planning and investment in infrastructure (such as roads, drainage, water supply, sewerage, and community facilities).

At the same time, a local Council has a responsibility to plan for:

- social equity and access for its community,
- recognition and enhancement of the Shire’s community cultural identity, and
- the conservation of the Shire’s ecological resources.

Many of the outcomes of Council's social and environmental policies have implications in 'physical space', sometimes intentionally and other times inadvertently. Conversely, the way in which land is used can have significant social, economic and environmental effects beyond the immediate property or locality.

And underpinning all of these responsibilities is the statutory requirement for all Councils to operate in ways that are consistent with the principles of ecological sustainability. Ecological sustainability is the concept of maintaining the opportunities for living, afforded by today’s environmental and ecological resources, for future generations.

## 1.4 Community Strategic Plan 2031+ (W2031+)

In 2009 the NSW Local Government Act 1993 (NSWLG Act) was amended to require every Council in NSW to develop and endorse a Community Strategic Plan. Section 402 of the Act states that the purpose of the Plan is to identify the main priorities and aspirations for the local government area for a period of at least ten years.

The Act requires the Plan to establish strategic objectives together with strategies for achieving those objectives and must address civic leadership, social, environmental and economic issues in an integrated manner and be based on social justice principles of equity, access, participation and rights. It is noted that the Act requires the Community Strategic Plan to also have regard to relevant State and Regional Plans which includes, for Wingecarribee, the Sydney Canberra Corridor Regional Strategy, and in the near future, its replacement, the South East and Tablelands Regional Plan. It is also noted that the Plan forms the framework for the development of a four year Delivery Program and a one year Operational Plan to structure the achievement of the Goals articulated in the Plan.

In response to this new legislation, Wingecarribee Community Strategic Plan 2031+ (W2031+) was initiated in 2009 and adopted by Council in 2010 following extensive community involvement, exhibition and review.

This blueprint for the future of the Shire is based on the Vision of a community which, by 2031, is “A healthy and productive community, learning and living in harmony, proud of our heritage and nurturing our environment”. It represents the aspirations, goals, priorities and challenges for our community.

The purpose of W2031+ is to:

- Describe the vision and goals the community has for this Shire
- Outline the strategies to achieve the vision and goals
- Provide a long term focus for decision making and resource allocation
- Provide a basis for measuring our progress
- Provide an opportunity for community participation in decision making
- Address social, economic, environmental and civic leadership issues

The outcome of W2031+ is a set of Goals and Strategies under the five key themes of Leadership, People, Places, Environment and Economy, each prefaced by an underpinning ‘philosophy’. The Key Goals for each theme, together with that philosophy, follow.

## Leadership

There are many stakeholders in the leadership of the Shire. Leadership can be found in elected leaders, community representatives, business and industry as well as Council staff.

There is a change in the nature of participation at the local level in NSW as we move towards a more participatory governance and decision making model. Planning the future of our Shire is a shared responsibility which can be achieved through focused partnerships and relationships enabling the outcomes identified by our community. Leadership is needed not only by Council and other levels of government, but also other organisations, groups and individuals within Wingecarribee.

- 1.1 Our leadership is based on mutual trust to foster and embody values of respect, responsibility, integrity and ethical governance
- 1.2 Wingecarribee leadership is visionary through creative thinking and practical planning
- 1.3 The Wingecarribee community has strong networks that supports collaboration, partnerships and empowerment
- 1.4 We act in an inclusive manner with open information, communication, views and participation
- 1.5 We all work together in a flexible and responsive way utilising community values to achieve our vision for Wingecarribee 2031+

## People

When people, organisations and government pull together across environmental, social, cultural and economic spheres, a community develops sustainable qualities such as being healthy and safe, inclusive and vibrant, enterprising and strategic.

- An inclusive community is characterised by access and equity, cultural diversity and reconciliation
- Health and safety rely on good stewardship of both natural and built environments
- Arts and culture, recreation and appreciation of heritage contribute to an active, vibrant community
- An enterprising, community recognises the link between community wellbeing, business survival and growth
- A strategic community, whilst exercising leadership, engages the community in governance, in managing place and the environment

All residents - the young, old, people with a disability, families, individuals, migrants, indigenous Australians - need to be able to play a full role in all aspects of life. To be socially inclusive, all residents must be given the opportunity to:

- Secure a job
- Access services
- Connect with family, friends, work, personal interests and local community
- Deal with personal crisis, and
- Have their voices heard

- 2.1 Wingecarribee community has access to a variety of cultural, recreational and sporting opportunities
- 2.2 Wingecarribee people have a healthy lifestyle and inclusive community
- 2.3 Services and facilities are provided locally to meet the needs of our community
- 2.4 Wingecarribee fosters a diverse, creative and vibrant community

## Places

Communities need places that are safe, maintained, accessible, support needs and are sympathetic to the environment. The types of infrastructure and facilities we choose to maintain and create have a major effect on the Shire's community now and into the future. Infrastructure includes things such as recreation and cultural facilities, roads, transport, emergency services, education facilities and health care facilities.

Connecting people to places of interest such as shops, parks and entertainment in an efficient, effective and safe way increases the standard of living for our community.

- 3.1 Wingecarribee is linked by an integrated and efficient transport network
- 3.2 Wingecarribee has maintained a distinct character of separate towns and villages
- 3.3 Urban design in Wingecarribee creates inspiring places where people want to be
- 3.4 Wingecarribee housing options are diverse
- 3.5 Wingecarribee is recognised as a place of significant heritage conservation

## Environment

Our Shire's environment comprises bushland, national parks, waterways and a diverse range of flora and fauna in many habitats. Because of the importance of the wellbeing of our environment to the Shire and community, and for its own sake, we must ensure that the natural environment is maintained and enhanced.

Modern life generates air pollution and greenhouse gases which are contributors to climate change. Ongoing drought, increasing population and changing lifestyles mean we are looking at conserving resources as well as creating alternative sources of supply.

- 4.1 Wingecarribee's distinct and diverse natural environment is protected and enhanced
- 4.2 Wingecarribee communities live sustainably by choice
- 4.3 Wingecarribee achieves continuous reduction in waste generation and disposal to landfill
- 4.4 Wingecarribee community has a carbon neutral economy

## Economy

The Shire's economic base is dispersed across a relatively wide range of market sectors. This has a positive feature, in that the local workforce is characterised by having a range of skills appropriate to different types of industry employment needs. This strength helps to establish a buffer to structural change in the local economy where there is no specific sensitivity to the viability of one or two market sectors.

The Wingecarribee Shire with its proximity to Sydney, Canberra and Wollongong has a strong base of economic development. The main contributors to employment currently include tourism, manufacturing, rural activities, education, health, retail, construction and business. Existing education opportunities in the form of the University of Wollongong Outreach Centre, Innovation Campus, TAFE and a strong secondary sector can provide further opportunity for life long learning, contributing to the economic base of the Shire.

The Shire's main transport links are via highways and railways to the Sydney Metropolitan area in the north, Canberra and beyond to the south and Wollongong to the east. This infrastructure provides high level linkages to main markets.

The major retail centres are Bowral, Mittagong and Moss Vale which service local, Shire and out of Shire visitors. Berrima has a high proportion of tourist type retailing. The remaining commercial areas within the towns and villages have more localised retailing outlets.

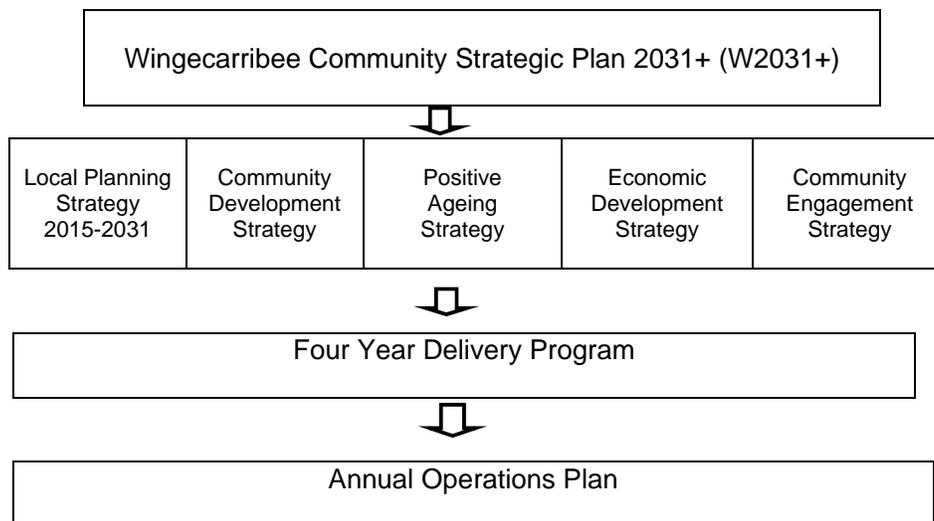
Moss Vale Enterprise Corridor has been recognised as the major location for future industrial development within the Shire and is expected to develop within the life of the Wingecarribee 2031+ plan.

- 5.1 Wingecarribee is a centre for learning
- 5.2 The 'Southern Highlands' is a recognised tourist destination throughout Australia
- 5.3 Wingecarribee has agribusiness suited to our distinct climate and geography
- 5.4 Sustainable business and industry thrive in Wingecarribee
- 5.5 Wingecarribee's diverse economy drives a wide range of job and career opportunities

W2031+ signifies a change in the way planning by Council and the community is developed and implemented. Developing W2031+ created an opportunity for Council to work together with the community to deliver outcomes that benefit everyone. It is Council's intention to maintain and implement W2031+ on behalf of the Wingecarribee community, providing a guide for other levels of government, private business and non-government agencies, as well as a framework for the development of other Council strategies and plans including the Wingecarribee Local Planning Strategy 2014-2031.

## 1.5 Wingecarribee Local Planning Strategy 2015-2031

It is intended that the Local Planning Strategy will form one of several focussed Strategies which includes the Community Development Strategy and the Economic Development Strategy, all of which will provide an important connection between W2031+ and the Four Year Delivery program by providing more detailed opportunities for action to achieve the Goals and Strategies of W2031+. This relationship is illustrated below.



Not all of the Goals and Strategies in W2031+ directly relate to land use planning and the development of the Local Planning Strategy, but they do all inform the discussion about how best to apply land use planning to the future development of the Shire to achieve the Community's Vision for the Shire. It is also recognised that Council is not directly responsible for the implementation of all Strategies, but again, there are many ways Council can contribute, as the Strategy acknowledges.

The 'Leadership' goals and strategies in particular provide an overarching framework within which Council can move forward in collaboration with the community to not only ensure community



confidence in Council's management of its resources, but to also provide a framework within which the community can enjoy an ongoing involvement in the future development of the Shire.

Particularly relevant 'Leadership' strategies, which the drafting, consultation and feedback processes of the preparation of this Local Planning Strategy seek to implement, include:

| Ref   | Strategy  |
|-------|---|
| 1.1.2 | Foster respect through continuing engagement and communication activities using a variety of modes and mediums    |
| 1.1.3 | Change our paradigm from self-interest to mutual benefit  |
| 1.2.1 | Provide opportunities to participate in futures thinking and nurture ideas  |
| 1.3.4 | Facilitate and support leadership within the community by removing barriers to participation                      |
| 1.4.3 | Ensure the implementation and review of Wingecarribee 2031+, and plan by continuing engagement with the community |
| 1.5.3 | Ensure important decisions are made on the basis of how they meet our goals                                       |

Part One of the Wingecarribee Local Planning Strategy 2015-2031 comprises eight chapters:

- Chapter 1 – Introduction and Summary
- Chapter 2 - Managing our Natural Environment
- Chapter 3 - Managing our Rural Lands
- Chapter 4 - Managing our Housing Needs
- Chapter 5 - Developing a Prosperous Wingecarribee
- Chapter 6 - Managing our Built Environment
- Chapter 7 - Managing our Infrastructure Needs
- Chapter 8 – Managing Amendments to WLEP 2010

The ordering of the chapters in Part One differs from that of the Sydney Canberra Corridor Regional Strategy (Regional Strategy) and the template for the South East and Tablelands Regional Plan which will replace it. Both of these documents do, or intend to, begin with a discussion of Population and Housing. By contrast, the Local Planning Strategy begins with an analysis of the natural and rural environment within which all land use across the Shire occurs. This is because 95% of the Shire is contained within a non-urban zone. Therefore, in drafting the Local Planning Strategy, it was considered that no reasonable conversation about potential population growth, and the associated demand for housing and employment, could occur without an appreciation of the extent of this non-urban context.

The format of each chapter identifies the relevant Goals and Strategies from W2031+, reviews relevant state policies and directives, analyses relevant data and studies to determine a measure of progress towards those Goals, and then provides Recommendations to assist Council to move even closer towards their achievement.

The Precinct Plans in Part Two of the Strategy each comprise a summary of the Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis from the Local Planning Strategy workshops conducted during 2010 and 2011. Each Precinct Plan also contains a summary of the zoned land within it, together with an estimate of its current residential lot capacity. Key proposed infrastructure projects are also included. The Mittagong, Bowral and Moss Vale Precinct Plans contain a summary of the town centre Master Plan developed for each during 2014.



## 1.6 Planning Policy Context

### 1.6.1 Regional Policy

The Sydney Canberra Corridor Region extends from the Southern Highlands to the NSW/ACT border. Covering an area of some 25 000 square kilometres, the Corridor comprises the Local Government Areas of Wingecarribee (Northern subregion), Upper Lachlan and Goulburn Mulwaree (Central) and Yass Valley, Palerang and Queanbeyan City (Southern). The Regional Strategy 2006-2031 was released by the Department of Planning in 2007 to provide non-statutory regional development guidance to 2031.

The Department is currently working to replace the 2006-2031 Regional Strategy with the South East and Tablelands Regional Plan which will incorporate 14 councils divided into five subgroups, of which Wingecarribee, Goulburn-Mulwaree and Upper Lachlan will form the Southern Highlands and Tablelands sub group:

| Sub Group                       | Council areas                                      |
|---------------------------------|--|
| Southern Highlands & Tablelands | Wingecarribee, Goulburn-Mulwaree and Upper Lachlan |
| Hilltops                        | Young, Harden & Boorowa                            |
| Capital                         | Queanbeyan, Yass & Palerang                        |
| High Plains & Alpine            | Cooma-Monaro, Snowy River & Bombala                |
| Far South Coast                 | Eurobodalla & Bega                                 |

Work is well underway on the new Regional Plan and the Department has identified the following key issues which the Plan will address:

- Where growth could occur in the region, including housing supply and demand issues
- What important economic assets in the region can help to transform the economy
- What employment sectors may be able to grow and create new jobs
- What types of infrastructure investments that would support growth
- What key primary production resources are there to support industries such as agriculture, aquaculture, mineral extraction and forestry; and
- What measures can be developed to protect biodiversity and cultural heritage.

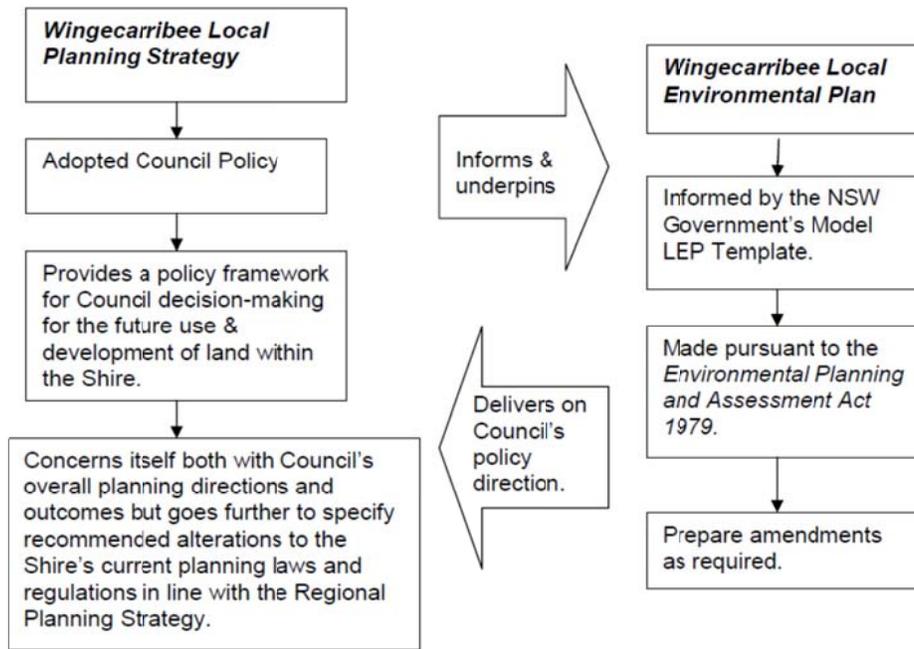
In addition to the Regional Strategy, the state government also requires Council to comply with a set of State Environmental Planning Policies (SEPPs) and Ministerial Directions under section 117 of the Environmental Planning & Assessment (EP&A) Act 1979. Unlike the Regional Strategy, these SEPPs and s.117 Directions do have statutory force and are referred to again later in this Strategy as they form the basis for assessing the suitability of certain locations for future residential growth potential and provide a regional framework for Council's development of policies on the natural and built environment, agricultural land and primary production, employment lands, and infrastructure.

### 1.6.2 Local Policy

The principal mechanism for implementation of the Regional Strategy is the Local Environmental Plan. WLEP 2010 is a statutory policy document (based on the 2002 Wingecarribee Our Future Strategic Plan) and, through zoning land for development purposes and applying development standards such as minimum lot size, height and floor space ratio controls, provides a means to determine the direction and scale of the future development potential of the Shire.

### 1.6.3 Local Planning Strategy and the Local Environmental Plan

The diagram below explains the relationship between the Local Planning Strategy and the Wingecarribee Local Environmental Plan (WLEP 2010).



The key point to note is that the Local Planning Strategy is an adopted Council policy. Local Planning Strategies are also required to be endorsed by the Secretary of the Department of Planning and Environment, but it is not intended that they be a statutory document or legal planning instrument. Rather, the Strategy is intended to inform and underpin the review of Council's Local Environmental Plan (WLEP 2010) which is the principal planning instrument for the Shire.

### 1.7 Alignment of Adopted Recommendations with W2031+

The exhibited draft Local Planning Strategy identified several Recommendations at the end of each Chapter of Part One, beginning in Chapter Two. In adopting the exhibited draft Local Planning Strategy on 23 March 2016, Council also adopted the Recommendations it contained.

These are collated below, aligned against the relevant Goals and Strategies under W2031+. The reference number before each Strategy recommendation, (beginning 2.1), relates to the relevant Chapter.

As stated earlier, not all Goals and Strategies from W2031+ require a land use based response so only those that are relevant to the draft Strategy are included below. However, it is noted that the draft Strategy includes many Recommendations which align directly with W2031+. Recommendations are repeated where they contribute to the achievement of more than one W2031+ goal or strategy.

**Goal 2.1 Wingecarribee community has access to a variety of cultural, recreational and sporting opportunities**

**Local Planning Strategy Recommendations**

**2.1.1**

Leverage and network what we have that is good and working well in a particular field to establish core working groups that, with Council collaboration and support, will provide leadership, coordinated planning and funding.

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.

**2.1.2**

Foster community participation

**Goal 2.2 Wingecarribee people have a healthy lifestyle and inclusive community**

**Local Planning Strategy Recommendations**

**2.2.1**

Increase access to fresh local produce for all and build local food security through supporting local food production and consumption

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.

3.5. 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.

5.3 Incorporate into any Rural Tourism Fact Sheet a clear explanation of the role of and restrictions on 'ancillary development'.

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.

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.

5.6 Investigate options for enabling a form of agricultural produce retail premises within certain zones under WLEP 2010.

**2.2.4**

Provide structure in the Shire to encourage physical activities and enable access

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.

**Goal 2.3 Services and facilities are provided locally to meet the needs of our community**

**Local Planning Strategy Opportunities for Action**

**2.3.1**

Create community hubs to engage residents and organisations in the provision of appropriate decentralised or mobile essential services

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.

7.1 Continue to ensure that the Shire's infrastructure is well managed to optimise efficient service delivery and to reflect community needs.

**2.3.2**

Maintain strong public institutions and facilities in the district to match the evolving needs of the community.

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.

**2.3.3**

Prioritise improved, environmentally sensitive public and private transport both within and between villages and towns.

**Goal 2.4 Wingecarribee fosters a diverse, creative and vibrant community**

**Local Planning Strategy Opportunities for Action**

**2.4.1**

Proactively value, attract and hold a diverse population of young people, families, cultures and socio-economic backgrounds to the Shire to ensure a balanced community

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.

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

**2.4.2**  
Identify and measure social trends and issues to enable formal and informal development of appropriate leadership, knowledge, skills and early responsiveness

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

**2.4.3**  
Engage the under-represented in the life and decision making of the Shire

4.5 Encourage the development of housing choice across the Shire through the establishment of a 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.

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

**2.4.4**  
Encourage and implement activities that strengthen community spirit

4.5 Encourage the development of housing choice across the Shire through the establishment of a 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.

**Goal 3.1 Wingecarribee is linked by an integrated and efficient transport network** **Local Planning Strategy Recommendations**

**3.1.1**  
Provide convenient, affordable, and high speed public transport to major urban centres outside Wingecarribee Shire

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.

**3.1.2**  
Connect towns, villages and employment centres with efficient public transport networks that are affordable, convenient, flexible, and comfortable

7.1 Continue to ensure that the Shire’s infrastructure is well managed to optimise efficient service delivery and to reflect community needs.

**3.1.3**  
Provide comfortable and efficient transport interchanges at transport nodes

**3.1.4**



Provide safe and efficient road, cycle, and where appropriate, walking paths between and within towns and villages, and conveniently located parking areas for cars and bicycles. Ideally, all road reserves to include provision for safe walking and cycling

**3.1.5**

Encourage cycling and walking

**3.1.6**

Encourage development that will increase the viability of public transport, cycling and walking infrastructure

| Goal 3.2 Wingecarribee has maintained a distinct character of separate towns and villages  | Local Planning Strategy Recommendations  |
|--|--|
| <p><b>3.2.1</b><br/>Retain the rural landscape between towns and villages</p>  | <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><b>3.2.2</b><br/>Retain and make more distinctive the special qualities that make each town or village unique</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><b>3.2.3</b><br/>Ensure growth of towns and villages does not compromise separation distance between those towns and villages</p> | <p>4.5 Encourage the development of housing choice across the Shire through the establishment of a 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>4.8 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> |

| Goal 3.3 Urban design in Wingecarribee creates inspiring places where people want to be | Local Planning Strategy Recommendations                         |
|---|---|
| <p><b>3.3.1</b></p>   | <p>3.5. Review the RU4 Primary Production Small Lots and E4</p> |



Strengthen the connectivity, liveability and vibrancy of towns and villages

**3.3.2**

Ensure future development respects the character of the area in which it is located, and reinforce that character with appropriately sited and designed new development

**3.3.3**

Encourage development that emphasises towns as distinctive destinations

**3.3.4**

Encourage responsible compact development and usable community space within the current urban growth boundary of each town and village

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.

4.5 Encourage the development of housing choice across the Shire through the establishment of a 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.

4.8 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.

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 build form and urban design while preserving the economic viability of development with particular reference to:

- 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.

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).

**Goal 3.4 Wingecarribee housing options are diverse**

**Local Planning Strategy Recommendations**

**3.4.1**

Provide for housing types that match projected demographic and household needs in appropriate locations

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

**3.4.2**

Provide housing options in all towns and villages that will enable residents to age in their communities

Shire through the establishment of a 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.

**3.4.3**

Provide for higher density development within the towns of Mittagong, Bowral, Moss Vale and Bundanoon

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

**3.4.4**

Promote ‘universal design’ in housing to enable people of all ages and abilities to live independently

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.

**Goal 3.5 Wingecarribee is recognised as a place of significant heritage conservation**

**Local Planning Strategy Recommendations**

**3.5.1**

Identify and promote buildings, places, trees, gardens, landscapes and other areas of significant cultural heritage value

6.1 Continue to develop strategies which build awareness of and respect for the Shire’s rich heritage resource base.

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.

**3.5.2**

Ensure that the unique heritage qualities of towns, villages and special areas are protected

**3.5.3**

Recognise where the Shire’s cultural heritage contributes to its character and manage change appropriately to reinforce local distinctiveness



**Goal 3.5 Wingecarribee is recognised as a place of significant heritage conservation**

**Local Planning Strategy Recommendations**

**3.5.1**

Identify and promote buildings, places, trees, gardens, landscapes and other areas of significant cultural heritage value

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**3.5.2**

Ensure that the unique heritage qualities of towns, villages and special areas are protected

- 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.

**3.5.3**

Recognise where the Shire's cultural heritage contributes to its character and manage change appropriately to reinforce local distinctiveness

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).

**Goal 4.1 Wingecarribee's distinct and diverse natural environment is protected and enhanced**

**Local Planning Strategy Recommendations**

**4.1.1**

Conserve the key natural resources of the Shire water catchments, arable land, key wildlife corridors, vegetation and scenic landscapes

2.1 Use the outcomes from the Green Web mapping project to better inform the community about the importance of the natural environment.

2.2 Use the outcomes from the Green Web mapping project to better inform the assessment of submissions to rezone land currently zoned Environmental.

**4.1.2**

Maintain and enhance biodiversity

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.

**4.1.3**

Ensure no net loss of the natural resources of the Shire by replacement and/or offset of the unavoidable loss of trees, vegetation and other resources using an effective and transparent offset formula

2.4 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.

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.

3.3. 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.

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.

**Goal 4.2 Wingecarribee communities live sustainably by choice**

**Local Planning Strategy Recommendations**

**4.2.1**

Establish mitigation and adaptation plans and imagine a very different world in 2031. Take into consideration the realities of peak oil, climate change, steady state economy and population growth

2.1 Use the outcomes from the Green Web mapping project to better inform the community about the importance of the natural environment.

2.2. Use the outcomes from the Green Web mapping project to better inform the assessment of submissions to rezone land currently zoned Environmental.

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.

**4.2.2**

Ensure that no development takes place in Wingecarribee that would threaten the underpinning natural resources of the area as a water catchment, food bowl, and tourist and recreational attraction

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.

**4.2.3**

Engage and encourage community by developing programs to explore ways by which we may all live more sustainably

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.

**4.2.4**

Educate the Community about how to live sustainably

3.4. Use the outcomes from the Green Web mapping project to better inform the assessment of submissions to rezone rural land.

**4.2.5**

Regulate and encourage the Community to maximise sustainable living through best building practice

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.

**Goal 5.1 Wingecarribee is a centre for learning**

**Local Planning Strategy Recommendations**

**5.1.3**

Expand further education and training institutes and opportunities available locally and leverage these to attract related public and private sector research bodies

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.

**Goal 5.2 The 'Southern Highlands' is a recognised tourist destination throughout Australia**

**Local Planning Strategy Recommendations**

**5.2.1**

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

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.

5.2 Prepare a Rural Tourism Fact Sheet summarising what is permitted and prohibited with regard to this form of tourism.

5.3 Incorporate into any Rural Tourism Fact Sheet a clear explanation of the role of and restrictions on 'ancillary development'.

**5.2.2**

Develop and implement a comprehensive Tourism Strategy for the Southern Highlands, based on the unique Southern Highlands brand of climate, horticulture, recreation, landscape and heritage

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.

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.

5.6 Investigate options for enabling a form of agricultural produce retail premises within certain zones under WLEP 2010.

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.

5.8 Review the operation of Clause 2.8 Temporary use of Land, particularly with regard to Function Centres.

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:

- 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.

**Goal 5.3**  
**Wingecarribee has**  
**agribusiness suited to our**  
**distinct climate and geography**

**Local Planning Strategy Recommendations**

**5.3.1**  
Optimise our current agribusiness economy by developing closer and mutually beneficial relationships between producers and consumers in the Southern Highlands

**5.3.3**  
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

**5.3.4**  
Encourage communities and residents to create a self-provisioning economy by growing their own food

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.

5.2 Prepare a Rural Tourism Fact Sheet summarising what is permitted and prohibited with regard to this form of tourism.

5.3 Incorporate into any Rural Tourism Fact Sheet a clear explanation of the role of and restrictions on 'ancillary development'.

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**Goal 5.3 Wingecarribee has agribusiness suited to our distinct climate and geography** **Local Planning Strategy Recommendations**

**5.3.1**

Optimise our current agribusiness economy by developing closer and mutually beneficial relationships between producers and consumers in the Southern Highlands

5.6 Investigate options for enabling a form of agricultural produce retail premises within certain zones under WLEP 2010.

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.

**5.3.3**

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**5.3.4**

Encourage communities and residents to create a self-provisioning economy by growing their own food

- 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.

**Goal 5.4 Sustainable business and industry thrive in Wingecarribee** **Local Planning Strategy Recommendations**

**5.4.1**

Create green jobs and careers for multiple segments: engineers, designers, marketing, advertising, finance professionals, and all tradespeople by establishing the Southern Highlands as a leading centre of industry, innovation and expertise for the "greening" of our residential built environment (both existing and new)

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.

**Goal 5.5 Wingecarribee's diverse economy drives a wide range of job and career opportunities**

**Local Planning Strategy Recommendations**

|              |   |  |
|--------------|---|--|
| <b>5.5.3</b> | Move full speed ahead with the development of Moss Vale Enterprise Zone | 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. |
|--------------|---|--|

