

Exeter Village Precinct Plan

EXETER is a small rural village with a distinctive, yet subtle landscape and built environmental character. The place is reminiscent of a traditional 'English village form' where houses are clustered around a centrally located core area of activities including a picturesque oval and community hall, general store, church, post office and railway station. All of these activities are located on the western side of the railway line. The village conveys a sense of place that is typified by:

- discreet levels of human activity,
- a number of significant heritage buildings and places;
- a visually distinctive landscape of mature exotic trees and hedgerow/windrow plantings, together with remnant eucalypts, that in places, create a sense of 'enclosure' and privacy;
- unobtrusive buildings that by means of careful site placement, height limitation, choice of subtle materials, colours and finishes, and often the incorporation of hedgerow planting, help establish a 'recessive/passive' streetscape environment;
- country lanes;
- informal yet functional (in terms of meeting village needs) infrastructure such as grass swale drains, grassed footpaths, narrower road pavements and limited street lighting; and
- a series of open spaces on the western side of the railway line in the vicinity of Wilsons Road and Jensens Lane that contribute significantly to an 'uncrowded' village ambience.

Community Profile

The 2011 census records a population for Exeter of 531 persons comprising 256 males and 275 females. Residents aged 35-49 comprise the largest population group (26%) followed by residents aged 60-69 (17.1%).

Of the 531 residents, some 90% were at the same residential location in the previous five years which indicates a very high residential stability in the village.

The industries most represented (in order) in the resident workforce are Manufacturing, Construction, Agriculture, Forestry & Fishing, Public Administration & Safety and Information Media & Technology.

Land Use Profile

The Exeter urban area is contained within the red boundary shown on Map 1 following. The colours represent the various zonings within the village at the time of printing. A legend follows the map.

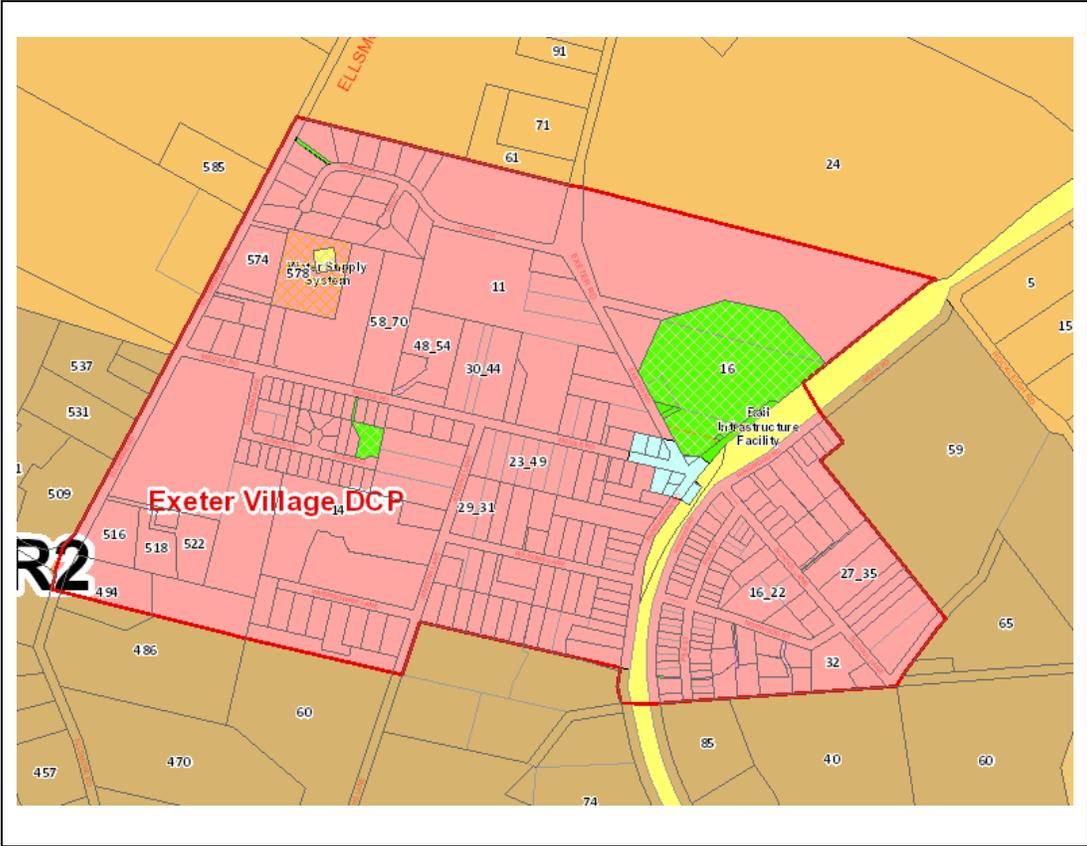
The most dominant zone is R2 Low Density residential zone comprising 52% of the village. Some 20% of the village is zoned R5 Large Lot Residential, much of it in locations to the east separated from the main village. Public open space comprises some 5%.

There is no Conservation Area in Exeter but there are some individual Items of Heritage in, and adjoining, the urban area, as indicated, marked brown, on Map 2 below.



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Map 1 – Exeter Village Boundary and Zoning

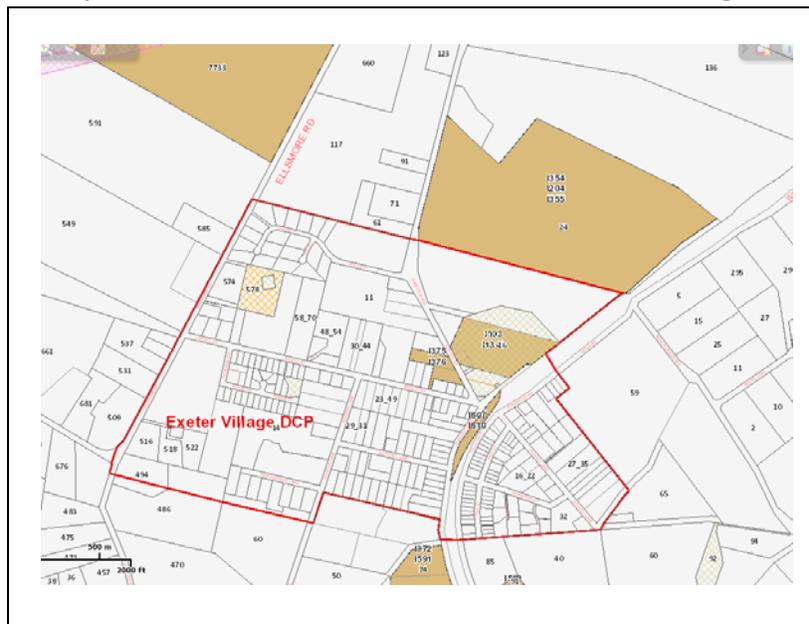


	B1 Neighbourhood Centre		R2 Low Density Residential
	B2 Local Centre		R3 Medium Density Residential
	B4 Mixed Use		R5 Large Lot Residential
	B5 Business Development		RE1 Public Recreation
	B7 Business Park		RE2 Private Recreation
	E1 National Parks and Nature Reserves		RU1 Primary Production
	E2 Environmental Conservation		RU2 Rural Landscape
	E3 Environmental Management		RU3 Forestry
	E4 Environmental Living		RU4 Primary Production Small Lots
	IN1 General Industrial		SP1 Special Activities
	IN2 Light Industrial		SP2 Infrastructure
	IN3 Heavy Industrial		SP3 Tourist



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Map 2 – Exeter Conservation Area & Items of Heritage



Residential Lot Capacity

Council's estimate of vacant land potential as at 2012 indicates there is the potential for a further 235 dwellings in the Exeter residential zone. Some lots have been developed since 2012 but there remains potential for over 100% growth in dwelling supply within the village without any variation to current residential zones or minimum lot sizes. Furthermore, there is an estimated potential of almost 70% growth in the rural residential areas surrounding the village.

Exeter	
Property Type	Total
Vacant Single Lots	44
Vacant Multiple Lots	73
Occupied Single Lots	61
Occupied Multiple Lots	57
Dual Occupancy	0
Total Potential	235
Existing Dwellings	189
Potential + Existing Total	424

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Development Control Plans (DCPs)

Specific development controls for Exeter are contained within the Exeter Village DCP. For development controls on rural and environmental land surrounding the Exeter urban area, the Rural Lands DCP covers land zoned RU1 Primary Production, RU2 Rural Landscape and E3 Environmental Management. The Rural Living DCP covers land zoned RU4 Primary Production Small Lots and E4 Environmental Living. A review of all DCPs will occur in 2016 and Exeter property owners will have the opportunity to contribute to that review.

Local Planning Strategy Workshop

During 2010 and 2011 a series of workshops was held across the Shire involving all towns and villages. The purpose of the workshops was to obtain feedback from participants as to what they considered to be the current Strengths and Weaknesses of their locality and what they perceived to be the main Opportunities and Threats for the future. This type of analysis is known by the acronym SWOT.

A Local Planning Strategy workshop was held in the Exeter Village Hall on 9 June 2011 attended by some 45 property owners. The table below summarises the key comments. Some comments may appear inconsistent, but are included to reflect the full range of opinions expressed. Council appreciates the contribution made by all workshop participants.

KEY ISSUE	CONSIDERATIONS
STRENGTHS	
Surrounds & Ambience	<ul style="list-style-type: none"> Rural ambience & amenity Village size & ambience Low density Rural views, rural enclosure of village Peace and quiet Proximity to Moss Vale & Bowral
Facilities, Infrastructure & Access	<ul style="list-style-type: none"> No kerb and guttering No sewerage
Community	<ul style="list-style-type: none"> Village sense of community Still room to create housing for elderly & pathways
WEAKNESSES	
Facilities, Infrastructure & Access	<ul style="list-style-type: none"> Poor public transport
Community	<ul style="list-style-type: none"> No provision for retirement villas/cluster housing High real estate costs
OPPORTUNITIES	
Surrounds & Ambience	<ul style="list-style-type: none"> To preserve our historic heritage
Facilities, Infrastructure & Access	<ul style="list-style-type: none"> Walking trails around the village Enough space to create walking paths accommodation for the elderly

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KEY ISSUE	CONSIDERATIONS
	<ul style="list-style-type: none">• Upgrade Exeter Village Hall.• Improve Hall toilets.
THREATS	
Surrounds & Ambience	<ul style="list-style-type: none">• Overdevelopment could spoil village atmosphere and rural visual amenity• Increase block sizes to limit development potential
Community	<ul style="list-style-type: none">• Over development• Over engineering• Over population

SWOT Analysis

The character and ambience of the village were seen as its greatest strength and over-development was seen as the greatest threat to this strength. Attendees did not want to see the village developed further even to the extent permissible under current controls. Attendees were in support of increasing the minimum lot size to reduce development potential.

Key opportunities were to improve cycleways and walking ways around the village and to improve public transport into town and beyond Wingecarribee. Council has resolved to upgrade the Exeter Village Hall and preparatory work is underway.

