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ORDINARY COUNCIL MEETING

Wednesday 11 March 2020

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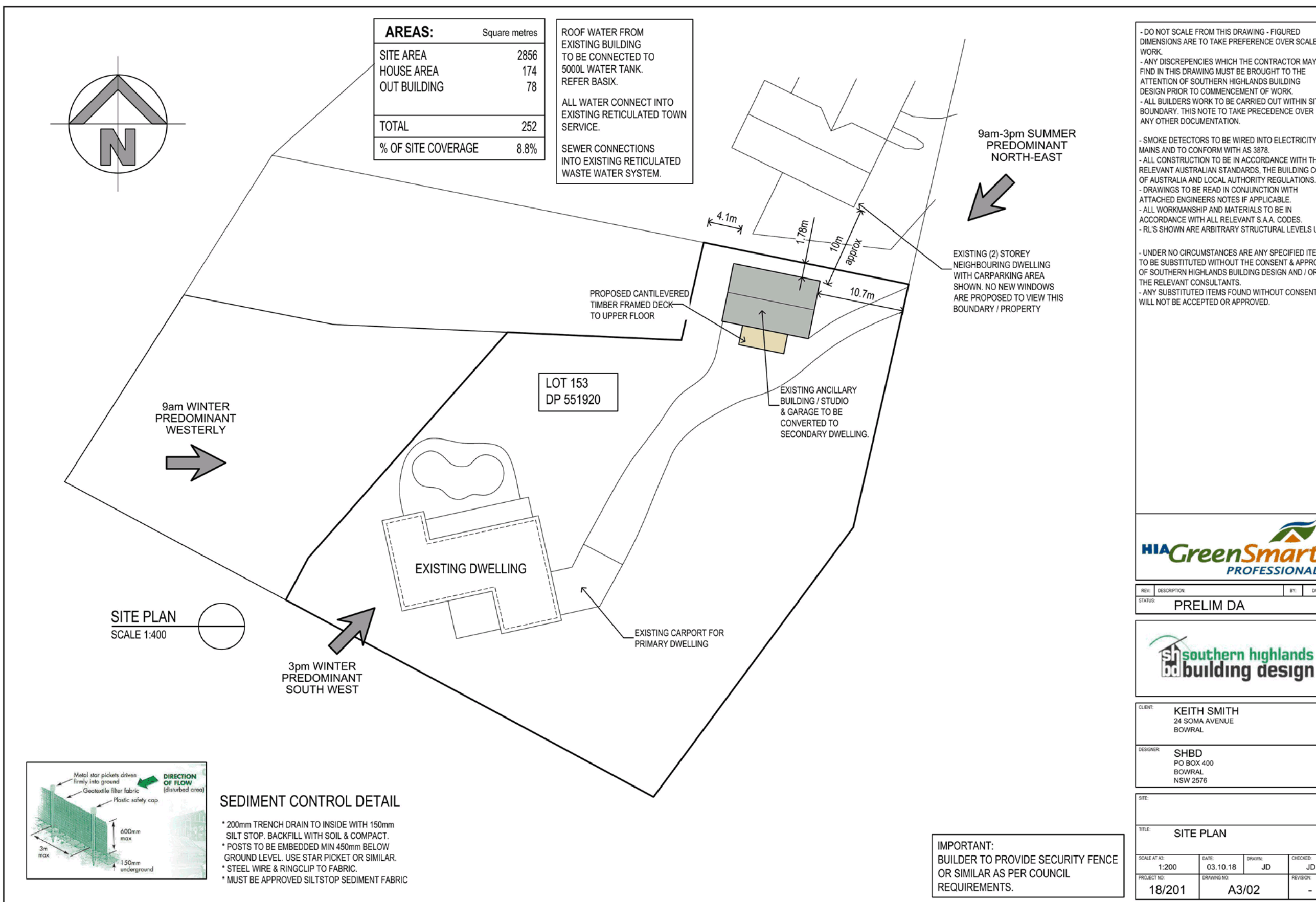
ATTACHMENTS TO REPORT

Item 12.4

Change Of Use - Studio to Secondary Dwelling

Attachment 3

Attachment 3 - Architectural Plans



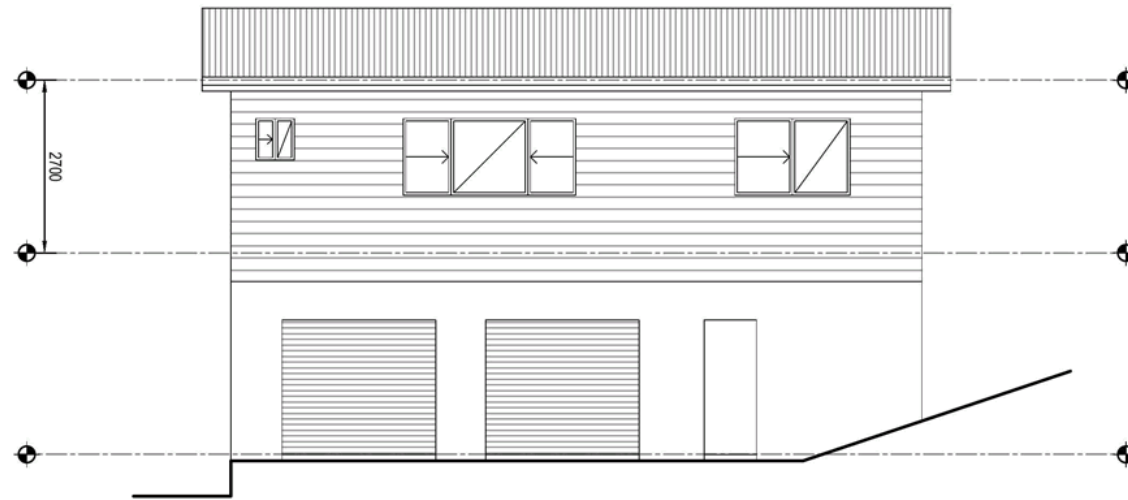
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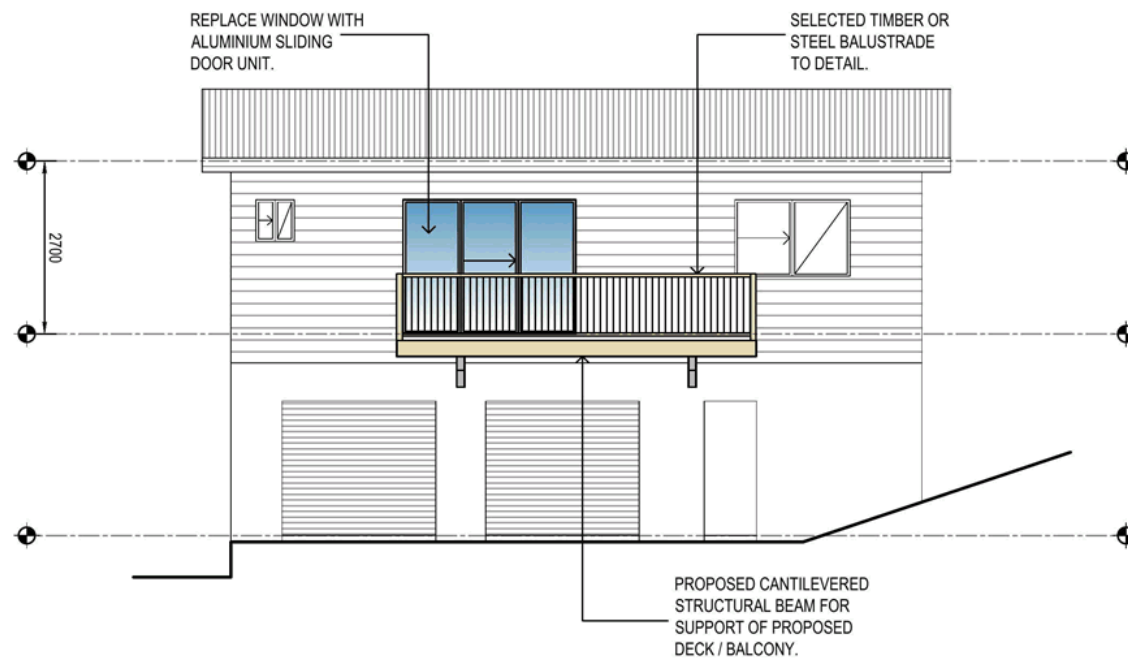
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 BOWRAL

DESIGNER: SHBD
 PO BOX 400
 BOWRAL
 NSW 2576

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ATTACHMENTS TO REPORT

Item 12.5

Wingecarribee Local Housing Strategy

Attachment 1

Wingecarribee Local Housing Strategy



Housing Our Community

Draft Wingecarribee Local Housing Strategy

Prepared by
Wingecarribee Shire Council

Draft for exhibition

December 2019



www.wsc.nsw.gov.au



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Acknowledgement of Country

The Wingecarribee Shire acknowledges the Traditional Custodians of this land and we pay our respects to Elders both past and present. We would also like to acknowledge our young leaders who are the Elders of today, tomorrow and our future.



3 Draft Wingecarribee Local Housing Strategy – Housing Our Community

Chapter 1 Introduction

About this Strategy

The Wingecarribee Local Housing Strategy 'Housing our Community' provides a long-term planning framework to meet the housing needs of our community. The Strategy will guide the decisions that Council, the private sector and our community will make to deliver new living areas and a greater diversity of housing types to accommodate our growing population and changing demographics.

The Strategy aims to:

- Ensure that our housing stock meets the needs of our community, both now and into the future
- Ensure that our residents have equity in access to housing, services and infrastructure
- Ensure population growth is managed in a manner which endorses and promotes community values
- Ensure new living areas enhance lifestyle quality and choice for our residents
- Promote sustainable communities that build on and utilise existing services and infrastructure
- Provide greater certainty to the community, development industry and Council in the location of new development areas to facilitate informed investment decisions.

The Strategy takes into account the State and regional planning framework, as well as the communities needs and expectations to provide a long-term plan for housing in the Wingecarribee. The Strategy is intended to inform the review of regional planning policies and provide a framework for future amendments to the Wingecarribee Local Environmental Plan (LEP) and Development Control Plans (DCP). The Housing Strategy will also inform future infrastructure planning and investment decisions by Council, State Government agencies and service providers.

The Strategy is broken up into four (4) chapters as outlined below:

Chapter 1 – Introduction

Establishes the purpose of the Strategy and provides an overview of the Wingecarribee Shire and the policy context.

Chapter 2 – Drivers of Change

Provides an overview of population and housing forecasts and drivers of change that will influence the future housing needs of the Shire.

Chapter 3 – Planning Priorities

Provides planning priorities and a long-term strategy to meet the housing needs of our community.



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Chapter 4 – New Residential Living Areas

Identifies new living areas to support our growing communities, as well as design principles and infrastructure requirements for the new living areas.

Chapter 5 – Conclusion

Provides a conclusion on the key housing priorities for the Wingecarribee Shire to ensure our housing stock meets the needs of our community.

Wingecarribee Snap Shot

Wingecarribee Shire is located 75 kilometres from the south western fringe of Sydney and 110 kilometres from Sydney central business district.

The Shire lies within the Sydney – Canberra – Melbourne transport corridor on the Southern rail line and Hume Highway. The M5 motorway provides rapid access to Campbelltown, Liverpool and other key metropolitan centres within Sydney. Wingecarribee is also referred to as the Southern Highlands due to its position on a spur of the Great Dividing Range some 640 to 800 metres above sea level.

Wingecarribee Shire is predominantly rural in character with agricultural lands separating towns and villages characterised by unique landscape and aesthetic appeal. Development pressures are significant based on strong demand for residential and tourism related development as well as for infrastructure, industry and agricultural purposes.

The Southern Highlands forms part of Gundungurra tribal lands and preservation of Aboriginal heritage is significant. European settlement dates back to the early 1800s with first contact between Aboriginal people and Europeans occurring in 1798. Settlement followed in 1821 at Bong Bong.

The Shire is rich in biodiversity with large areas of high conservation value including part of the World Heritage Greater Blue Mountains area and two declared wilderness areas. Environmental features include cold climatic conditions, rugged topography and significant areas of state forest, national park and other protected lands that form part of the Sydney water catchment area.

Eastern parts of the Shire are bounded by the Illawarra escarpment and Morton National Park. The north abuts Nepean and Avon dam catchments and is rugged eucalypt bushland. In the west, the Wollondilly and Wingecarribee rivers flow through deep sandstone valleys which form part of the Warragamba dam catchment. Southern reaches of the Shire are bounded by Uringalla Creek and comprise sandstone plateau dissected by deep gorges.



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Policy Context

South East and Tablelands Regional Plan 2036

New homes are located in places that make the best use of infrastructure and services. The type of new housing is more diverse, and better suited to the growing and ageing population. New housing is also contributing to housing affordability and the demand for visitor accommodation

The South East and Tablelands Regional Plan 2036 aims to deliver a variety of housing options from urban lifestyles in regional centres with shops, restaurants and services, to rural residential and rural communities. It seeks to provide new housing that takes account of the character, environmental and agricultural qualities and capacity of the land, with an emphasis on residents access to services, jobs and transport. The Plan includes five Directions relating to housing as outlined below. All of the Directions, with the exception of Direction 26 are considered relevant to the draft Housing Strategy.

- Direction 24: Deliver greater housing supply and choice
- Direction 25: Focus housing growth in locations that maximise infrastructure and services
- Direction 26: Coordinate infrastructure and water supply in a cross-border setting
- Direction 27: Deliver more opportunities for affordable housing
- Direction 28: Manage rural lifestyles

The Regional Plan identifies an additional 3,300 dwellings required to meet the Wingecarribee's housing needs by 2036 and requires Council's to prepare Local Housing Strategies *to provide a surplus supply of residential land to meet projected housing needs*. Further, the Plan requires Council to:

- Strategically plan for residential growth in existing urban areas and greenfield areas.
- Increase housing in Moss Vale, Bowral and Mittagong.
- Protect the unique character of the Shire's village and rural lifestyle.
- Enhance the variety of housing options to cater for an ageing population.

Wingecarribee Community Strategic Plan 2031

The Wingecarribee Community Strategic Plan (CSP) was developed through extensive engagement with our community over a number of years. This extensive engagement process identified a number of key issues and challenges that are directly relevant to the preparation of this Strategy as follows:

- Population growth and ageing population trends



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- Development and its effect on the environment and infrastructure
- Provision of diverse and affordable housing options
- Preservation of the character of the Shire

Further, the CSP identifies a number of strategies outlined below that have helped guide the development of the draft Local Housing Strategy, to ensure the Strategy is consistent with the communities values and expectations.

- Wingecarribee has maintained a distinct character and separation of towns and villages
- Maintain inter-urban breaks (i.e. the green between) and rural landscape between towns
- Provide a mixture of housing types that allow residents to meet their housing needs at different stages of their lives and support affordable living

Wingecarribee Local Planning Strategy

The Wingecarribee Local Planning Strategy (LPS) 2015-2031 was adopted by Council on 23 March 2015 and conditionally endorsed by the (then) Department of Planning and Environment on 15 May 2017. The LPS sets a context and policy framework to guide the management of environmental, rural, housing, economic, built environment and infrastructure outcomes across the Shire.

In conditionally endorsing the LPS, the Department did not endorse Chapter 4 - Managing Housing Needs under the Strategy, as it relied solely on infill development to meet the housing supply needs across the Shire. The Department recommended that Council identify potential greenfield release housing areas to ensure the Strategy provides a range of opportunities for new housing supply. This Local Housing Strategy seeks to provide a range of infill and greenfield development opportunities to meet our housing needs and will supersede Chapter 4 of the LPS.

The LPS also includes Precinct Plans for each of our towns and villages which identify small opportunities to increase housing supply across the Shire, and the majority of these sites have now been rezoned for residential development. This Strategy does not intend to remove the development potential of Land identified in the Precinct Plans, however, all future proposals identified for rezoning through the Precinct Plans will be subject to a rigorous environmental assessment as part of the planning proposal process.



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Chapter 2 - Our Drivers of Change

"The only constant in life is change"-Heraclitus

This section of the Strategy looks at the drivers of change that will shape the future of our Shire and have a direct influence over our housing needs; including our changing population and demographics, our proximity to Sydney and Canberra, our economy and our environment.

Our Southern Highlands Context

The Wingecarribee Shire is located within the Sydney – Canberra – Melbourne transport corridor on the Southern railway line and Hume Highway within close proximity to the major metropolitan and regional centres of Sydney, Canberra and Wollongong. The Shire is predominantly rural in character with agricultural land separating our towns and villages characterised by unique landscape and aesthetic appeal.

The Southern Highlands has a rich history which began with the traditional owners of the land, the Gundungurra and D'harawal people, and later European settlers who first explored the area in 1798. The region is today recognised for its impressive 19th and 20th century buildings and streetscapes as well as for its natural and farming landscapes.

European settlement commenced in the area around 1820. The first settlement, Bong Bong settlement, located on the Moss Vale Road between Moss Vale and Burradoo adjoining the Wingecarribee River, is marked by an obelisk and sits within the greenbelt between Moss Vale and Burradoo as part of the Burradoo Landscape Conservation Area.

Berrima, the second settlement to be established in the district, dates back to the 1830s and survives today as the last remaining, largely intact, Georgian-period town on mainland Australia.

The urban structure and historic settlement pattern of the Shire was heavily influenced by the arrival of the Main Southern Railway Line, which resulted in the rapid development of Mittagong, Bowral and Moss Vale in the 1860's. Today, the Main Southern Railway acts as a spine running north-south through the Shire, with our towns and villages dispersed along the railway line.

Our three main towns of Bowral, Mittagong and Moss Vale, located in the centre of the Shire, each have a unique function and character, however collectively act as the economic, cultural and social heart of the Shire. The remainder of our towns and villages are separated by a semi-rural landscape and rich natural environments.

Some 103,000 hectares of land is either national parks or nature reserves, representing over 38 per cent of the Local Government Area. Almost the entire Shire is located within the Sydney Drinking Water Catchment, and careful management of our future growth is required to protect our natural areas and waterways, and ensure development is in keeping with our communities values and expectations.

Our current population forecasts are fairly modest, however, the rapid growth of south-west Sydney and the proposed Western Sydney Aerotropolis will potentially have significant



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implications for population growth and development pressure within the Wingecarribee Shire.

To our east, the large-scale urban release areas of West Dapto and Calderwood Valley will potentially alleviate development pressure in the Shire, and will contribute to the workforce needed to service our key industries of health care, tourism, education, agribusiness, freight and logistics and advanced manufacturing.

Current development pressures are significant based on strong demand for residential and tourism related development as well as for infrastructure, industry and agricultural purposes, and the significant growth occurring in our neighbouring areas is likely to result in increased development pressures over the life of this Strategy.

The Australian Government is investigating the viability of building a high-speed rail network to reduce travel time between capital cities along Australia's east coast. While the potential high-speed rail has not been considered in this Strategy, this network could present significant economic and housing opportunities that will require more detailed planning and consideration.



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Our growing population

Population growth will increase demand for housing in the Shire and will also have an impact on our infrastructure, economy and the provision of services.

Our population is expected to increase from 47,750 people in 2016 to some 51,800 people by 2036, representing an increase of 4,050 people or 8.5% over a 20-year period (see **Figure 1**). Natural increase (more births than deaths) and inward migration will continue to drive population growth across the Shire.

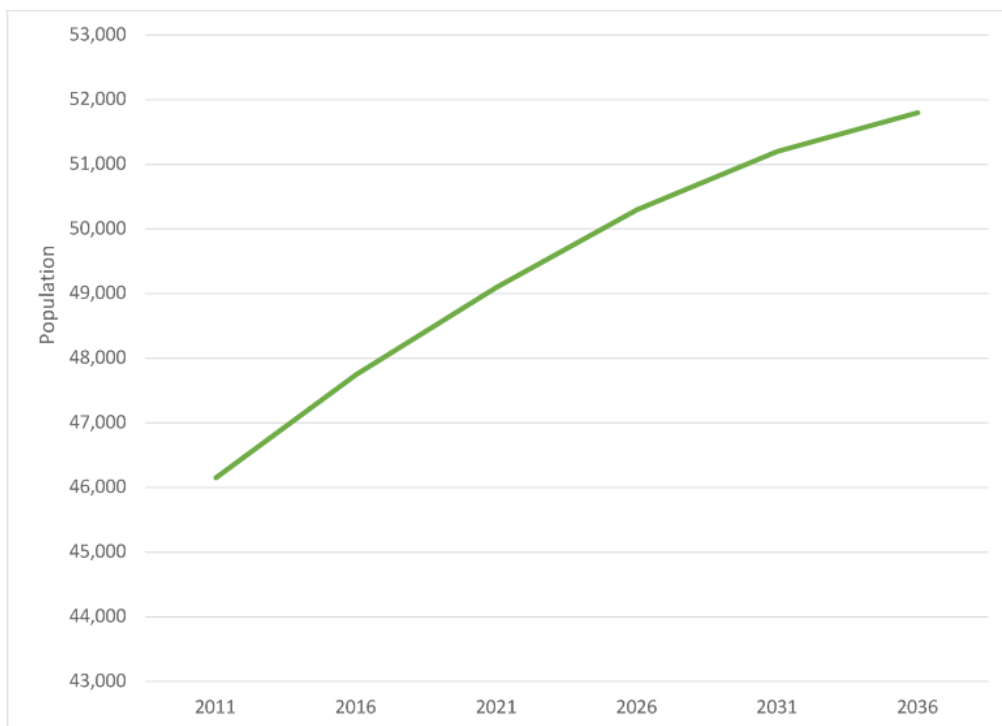


Figure 1 - Wingecarribee Population Growth 2011-36

The majority of growth is expected to occur in the towns of Bowral, Mittagong and Moss Vale, and to a lesser extent in Bundanoon, where there is access to employment, transport and higher-level services. Our population is forecast to increase by an average annual growth rate of 0.42%, which is significantly lower than the State annual growth rate (1.24%) and Regional NSW annual growth rate (0.67%).

Despite the relatively modest population growth, our increasing population will have a direct influence over our housing needs into the future. It is important that we continue to plan for new housing that is consistent with the values and needs of our community.



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Our ageing population

Australians are living longer, and our older people (65 and over) will continue to make up a larger proportion of the population into the future, which will have major implications for our economy, our service providers and for housing.

By 2036, over 35% of Wingecarribee residents will be aged 65 and over, up from 25% of the population in 2016. We will see an increase in older residents (65 and over) from 11,850 in 2016 to 18,200 in 2036 representing an increase of some 54%.

Alarming, all five-year age brackets from the age of 0 to 59 are expected to decrease in population from 2016 to 2036. Whereas all five-year age brackets from 60 and over are expected to increase in population over the same period. As shown in **Figure 2** below, the largest increases occur in the 70-74, 75-79, 80-84 and 85+ age brackets, with the 85+ bracket increasing by over 127% by 2036.

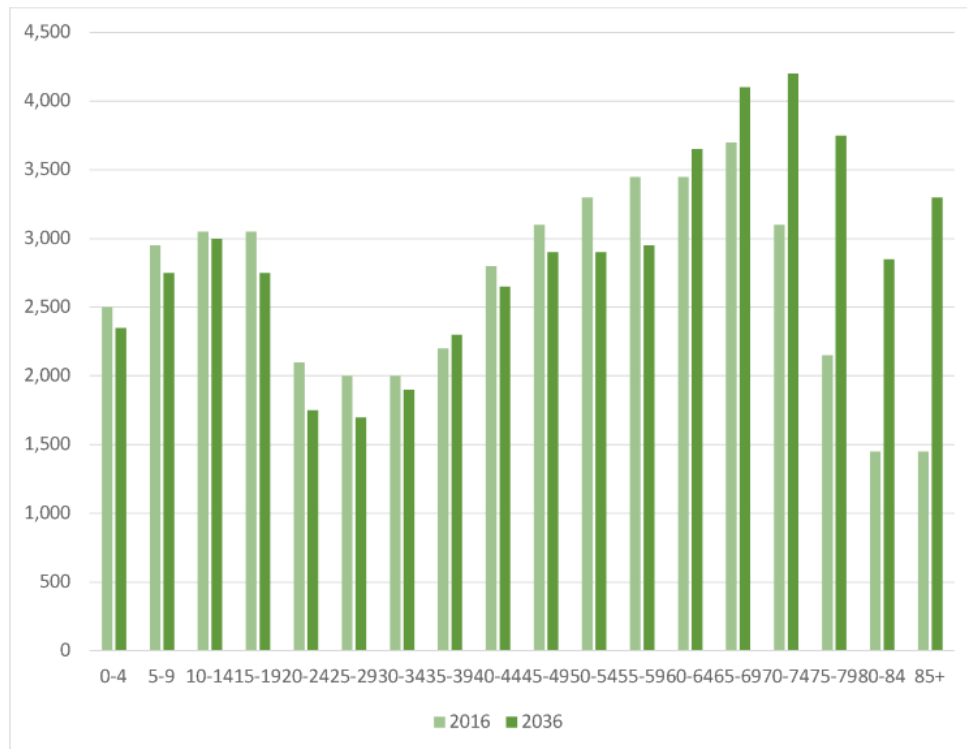


Figure 2 - Wingecarribee Age Profile 2016-36

The significant aging of our population means we need to plan for housing that is accessible and suitable for older people. Increases in aged care places, seniors living developments and adaptable forms of housing will be required to meet the needs of our aging population, as well as smaller homes for those wishing to downsize when children move away, or to reduce maintenance.



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Our Households

Our household structure and average household size will change significantly over the next 20 years, which will create a shift in the housing needs of our community and increase demand for smaller housing types across the Shire.

In 2016, couple only households accounted for approximately 36% of all households in the Wingecarribee (6,900 households), representing the largest household group in the Shire. Couples with children currently represent the second largest household group in the Shire with 27% of all households (5,150 households), with lone person households making up 25% (4,800 households) and single parent household representing 9% of households (1,800 households). All other household types make up only 3% of households in the Shire.

By 2036 we will see a significant change in household size and structure across the Shire, with the average household size shrinking from 2.39 people per household to an average of 2.24 people per household. We will see an increase in couple only and lone person households which will make up some 38% and 28% of all households respectively, meaning that by 2036, over 66% of all households in the Shire will be made up of 2 persons or less. As shown in **Figure 3**, lone person households will overtake couples with children as the second largest household type in the Shire by 2036.

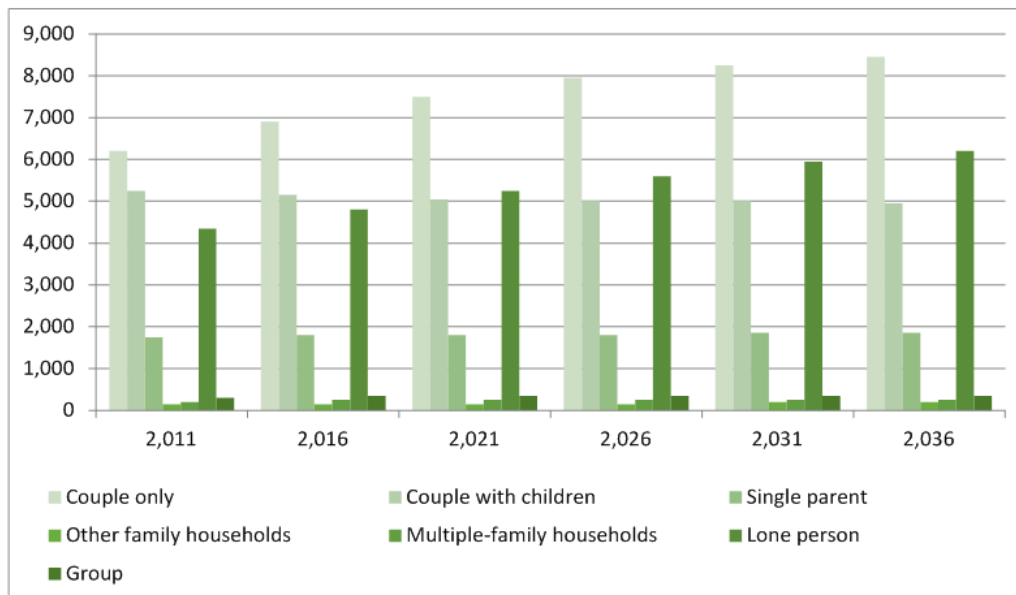


Figure 3 - Wingecarribee Household Structure 2011-36

We will also experience modest growth in single parent households (50 households) and other family households (50 households), but a decrease of some 200 couples with children households across the shire, representing a decrease from 27% of all households in 2016 to 22% by 2036 (see **Figure 4**).



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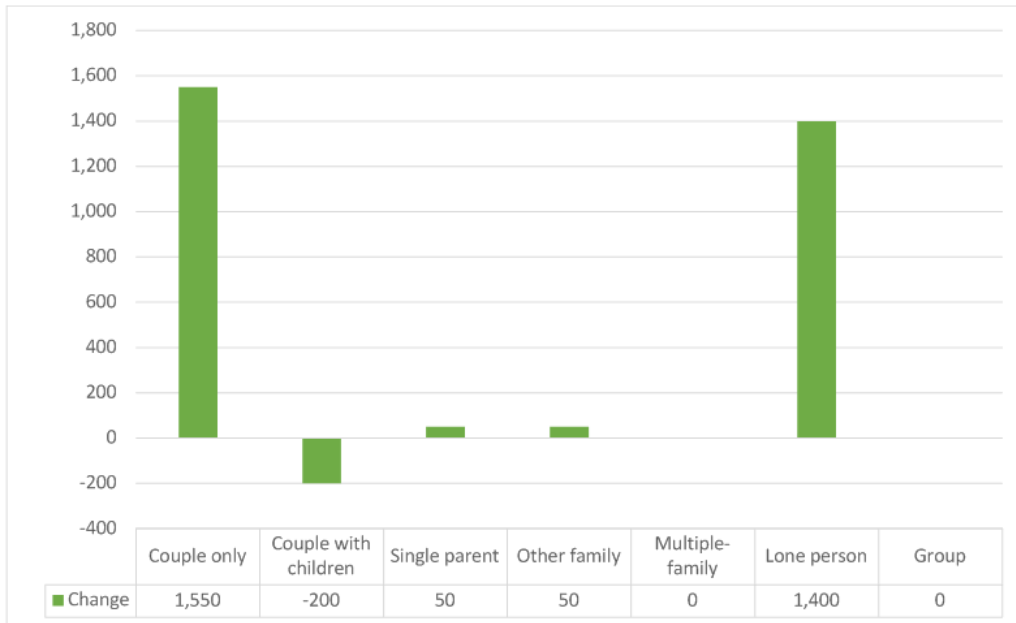


Figure 4 - Wingecarribee change in household structure 2016-36

By 2036 we are expecting to have some 2,800 additional households to accommodate across the Shire. Taking into account vacant dwellings, short term rental accommodation and the like, the 2,800 additional households represents a demand for an additional 3,300 dwellings by 2036.



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Our Housing Stock

In Wingecarribee Shire, 8.0% of the dwellings are considered medium or high density, compared to 17% in Regional NSW

The Wingecarribee Shire housing stock is largely dominated by detached housing making up over 91% of all dwellings across the Shire. Despite a significant amount of land being zoned for medium density development, the percentage of detached housing has actually increased over the previous two (2) census periods from 2006 to 2016. By 2016, only 8% of all dwellings in the Shire were considered medium or high density, compared to 17% in Regional NSW.

The last 10 years has also seen an increase in the amount of 3, 4 and 5 bedroom dwellings as a proportion of our total housing stock, with over 84% of all dwellings now containing 3 or more bedrooms (see **Figure 5**). Over the period between 2006 to 2016, the largest changes in the number of bedrooms per dwelling in Wingecarribee were 4 bedrooms (+1,054 dwellings) and 5 bedrooms or more (+500 dwellings) respectively.

In comparison to Regional NSW, our housing stock has a lower proportion of dwellings with 2 bedrooms or less, and a higher proportion of dwellings with 4 or more bedrooms. The main differences between the number of bedrooms per dwelling within the Shire compared to Regional NSW are:

- A larger percentage of 4-bedroom dwellings (31.6% compared to 24.5%)
- A larger percentage of 5 or more bedroom dwellings (8.9% compared to 5.6%)
- A smaller percentage of 2-bedroom dwellings (12.5% compared to 16.9%)
- A smaller percentage of 3-bedroom dwellings (37.7% compared to 40.4%)

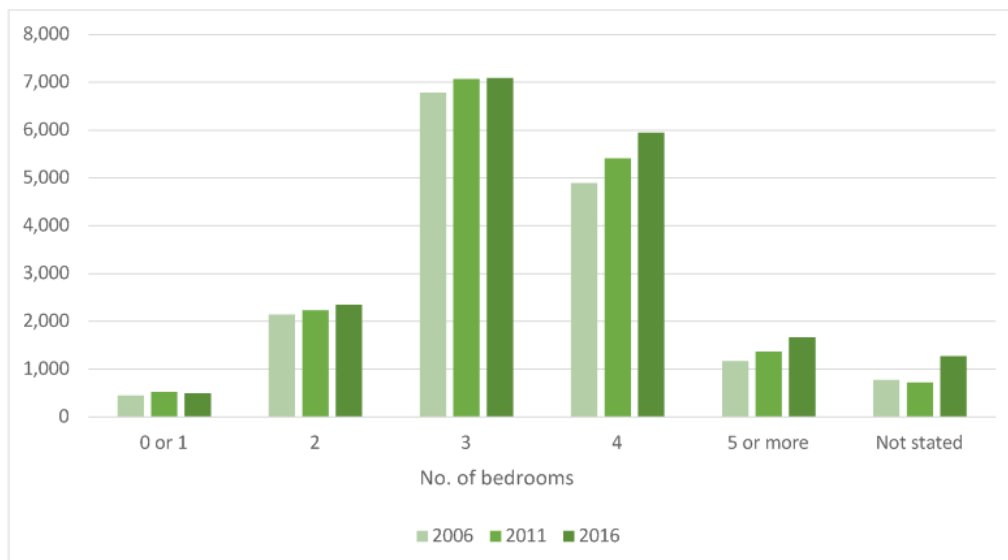


Figure 5 - Wingecarribee No. of bedrooms per dwelling 2006-16



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The Wingecarribee Shires housing stock is also characterised by relatively large lot sizes compared to our neighbouring Local Government Areas to the north, east and south. The majority of our residential zoned land has minimum lot sizes of 700m² or 1,000m² under Wingecarribee LEP 2010, with some newer residential areas having minimum lot sizes down to 450m². Many of our villages have lot sizes in excess of 2,000m² to facilitate on-site effluent disposal in areas that are or were previously unsewered.

Our aging population, changing household structure, shrinking household sizes and increase in lone person households would suggest that a greater mix of housing types is required, with growing demand for smaller houses throughout the Shire. However, the past 10 years has seen an increase in larger dwellings and a decrease in medium density housing, creating a disconnect between our housing needs and the housing stock being provided by the market. The necessary shift towards a greater diversity in housing types provides a significant housing challenge for the Wingecarribee Shire.



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Our Housing Tenure and Affordability

Our community is diverse, and an individual's housing needs will vary depending on their circumstances, aspirations and capacity. However, one thing we all have in common, is the need for a safe living space.

Owner occupancy is currently and has long been the predominant form of housing tenure in the Wingecarribee Shire with some 73% of households either owned outright or with mortgage. However, our housing spectrum consists of a full range of accommodation and tenure types, from full ownership and mortgaged, to private rental housing, social housing, through to crisis housing.

Table 1 below shows the different housing tenure types in the Wingecarribee as a percentage of total households within the Shire, and a comparison against Regional NSW.

Table 1 - Wingecarribee Housing Tenure

Tenure type	Number	%	Regional NSW %
Fully owned	7,824	41.6	35.5
Mortgage	5,882	31.2	28.6
Renting - Total	3,563	18.9	26.5
Renting - Social housing	484	2.6	4.2
Renting - Private	2,969	15.8	21.6
Renting - Not stated	110	0.6	0.7
Other tenure type	200	1.1	1.0
Not stated	1,356	7.2	8.4
Total households	18,825	100.0	100.0

This analysis shows that there are a larger proportion of households who own their dwelling outright and mortgaged and a smaller proportion who were renters compared to Regional NSW. Overall, 41.6% of households owned their dwelling outright; 31.2% were mortgaged, and 18.9% were renting (see **Figure 6**), compared with 35.5%, 28.6% and 26.5% respectively for Regional NSW.

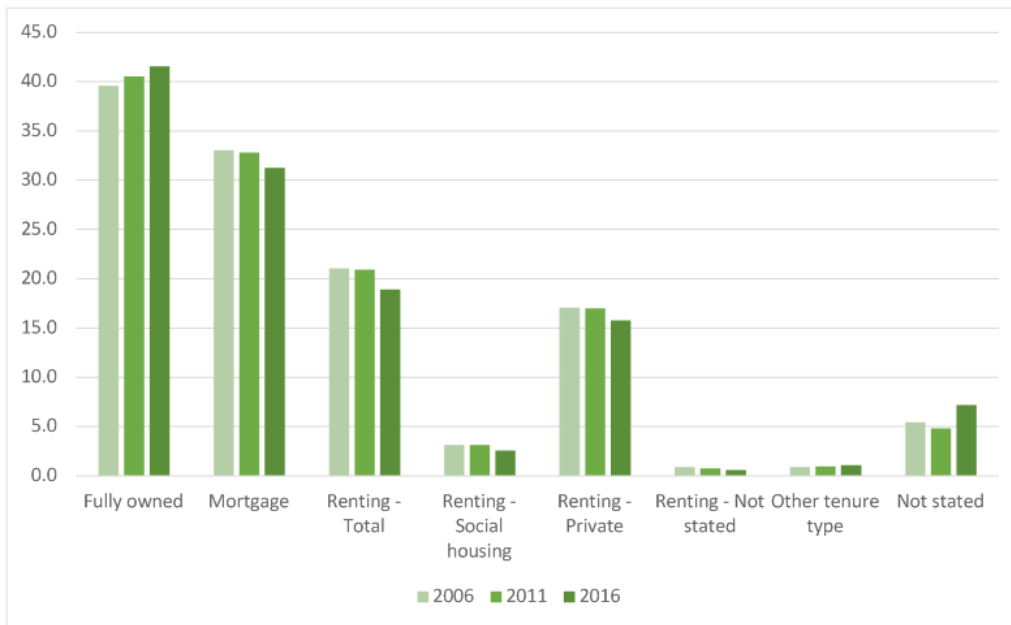


Figure 6 - Wingecarribee Housing Tenure (%) 2006-16

Our community’s housing tenure is influenced by housing availability and affordability. Over the last 20 years, housing in Australia and NSW in particular has become increasingly unaffordable.

Housing is considered affordable where the cost of rent or paying the mortgage does not represent more than 30 per cent of the gross income of a very low to moderate income household. The terms ‘affordable housing’ and ‘affordable rental housing’ are used to describe housing that is owned by government or a registered community housing provider, and rented to a mix of very low to moderate income households.

‘Key worker housing’ refers to households that typically fall inside the definition of low or moderate incomes households, that are not eligible for social housing. This generally includes professionals that make a significant contribution to the Shire including nurses, aged care workers, teachers, police etc, which is particularly relevant in Wingecarribee in ensuring we plan for and provide housing for our key workers in the health and aged care, education and tourism sectors.

In Wingecarribee, the median weekly rent (\$320) and median monthly mortgage repayments (\$1,950) are higher than the NSW average, while the median weekly household income (\$1,335) is lower than the State average. These numbers alone would suggest that housing affordability has the potential to be a significant issue in the Shire.

The ‘median multiple’ is an index used to measure middle income housing affordability and refers to the average house price divided by average household income. Demographia, who publish an annual survey on international housing affordability use the median multiple to provide a housing affordability rating. Areas with a median multiple of 3.0 and under have traditionally been considered affordable, and areas with a median multiple of 5.1 and above are considered severely unaffordable. However, the median multiple has significantly



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increased in recent years as house prices have outgrown household income across the country.

Wingecarribee has a median multiple of 11.7, indicating housing is 'severely unaffordable'. However, while housing affordability is a real issue, the median multiple is not an accurate reflection of housing affordability in the Shire, as the average household income is not reflective of the average household wealth, as a high proportion of our population choose to work less than full time hours as they transition into retirement.

A better indication of housing affordability issues in Wingecarribee is 'rental stress', where rent represents more than 30% of the gross household income. Some 10% of all households in the Shire meet this definition of rental stress, representing approximately 55% of all renting households. Alarming, the average waiting time for social housing in the Wingecarribee Shire is 224 days (general) and 13 days (priority).

Housing affordability is an issue that requires action from all levels of Government, the development industry and housing providers, and ensuring our community has equitable access to housing is a significant housing challenge for the Shire.



Our Environment

Our local environment is unique, with rich biodiversity, complex ecosystems, intricate waterways, a wide variety of landforms, soils and generous living conditions.

The Wingecarribee Shire is home to over 370 native mammal, reptile and bird species, making it one of the most diverse regions in Australia. Our environment is a biodiversity hotspot, with 1558 native plant species and 374 native animal species identified within the Shire. Of those species, 40 of the plant species and 42 of the fauna species have been classified as endangered or threatened.

The Southern Highlands is home to 3,000 koalas, one of the largest and most understood colonies in NSW. The Shire contains large areas of in-tact koala habitat, and Council are working with Government agencies and landowners to provide greater protection to important habitat areas.

Over 103,000 hectares of land within the Wingecarribee comprises either National Parks and Nature Reserves, or is otherwise owned by a public authority – some 38% of the Shire. With over 7,200km of waterways, the Shire is also an important water catchment region for both our environment and drinking water supplies.

A significant portion of the Wingecarribee Shire is bush fire prone land, including many existing residential areas within our towns and villages. All new development on bushfire prone land is subject to NSW Rural Fire Service *Planning for Bushfire Protection* guidelines, however, houses within these areas often pre-date these regulations, meaning many are at an increased risk of damage or loss from a bushfire. Similarly, flooding presents a significant risk to houses in certain locations throughout the Shire, and it is important that new housing areas do not increase the risk of flooding to existing or future houses.

With a landscape that includes rainforests, escarpment forests, woodlands, unique villages and farm land, our environment is highly valued by our Community. Careful management of our future growth is required to protect our natural areas and waterways, and ensure development is in keeping with our communities values and expectations.



Our Housing Needs

The Regional Plan identifies an additional 3,300 dwellings required to meet the Wingecarribee's housing needs by 2036 and requires Council's to prepare Local Housing Strategies *to provide a surplus supply of residential land to meet projected housing needs*. However, significant uncertainty remains about the impact a growing Western Sydney, including the new Western Sydney Aerotropolis, will have on population growth and development pressure within the Wingecarribee Shire. This Strategy therefore plans for the long-term housing needs of our community (greater than 20 years), to ensure there is an adequate supply of both infill and greenfield land supply, so the planning framework can adapt to changes in demand over time.

Our aging population, changing household structure, shrinking household sizes and increase in lone person households indicate a greater mix of housing types are required, with growing demand for smaller houses throughout the Shire. There is a clear disconnect between our housing needs and the housing stock being provided by the market, and the necessary shift towards a greater diversity in housing types provides a significant housing challenge for the Wingecarribee Shire.

This Strategy seeks to facilitate a housing stock that meets the needs of our community both now and into the future, which will require:

- New housing to accommodate population growth
- A greater mix of housing types and price points to meet the needs of our community
- An increase in social and community housing to accommodate our most vulnerable community members
- Increased opportunities for people to age in place, as well as increased options for seniors living type developments in close proximity to public transport and services
- An increase in smaller housing options including an increase in medium density development, smaller dwellings and smaller lot sizes
- Appropriately located development to reduce car dependency.

The planning priorities outlined in Chapter 3 of this Strategy specifically seek to address the identified housing needs of our community.



Chapter 3 – Planning Priorities

The Wingecarribee Local Housing Strategy provides a long-term strategy to meet the housing needs of our community. The Strategy provides direction for both existing and new residential areas and seeks to strike a balance between infill and greenfield development that is consistent with community expectations and respects and enhances the character of our existing towns and villages.

A set of eight (8) guiding principles were used to inform the analysis and decision-making process in the preparation of the Housing Strategy.

Guiding Principles

Ensure our housing stock meets the needs of our community, both now and into the future	Ensure our residents have equity in access to housing, services and infrastructure, by facilitating new development in appropriate locations	Plan for housing as a fundamental element of society, and not a speculative asset
Manage growth in a manner which endorses and promotes community values and protects our natural areas and rural landscapes	Ensure new living areas enhance lifestyle quality and choice for our existing and future residents	Promote sustainable communities that build on and utilise existing services and infrastructure and reduce dependency on private motor vehicles
Provide certainty in how our Shire will grow to facilitate informed investment decisions for both Council and the development industry		Maintain inter-urban breaks and rural landscapes between our towns and villages and provide a defined edge of town

In addition to the eight (8) guiding principles for housing, this Strategy identifies 3 planning priorities to ensure that we can plan for and provide a housing stock that meets the needs of our community.

Each planning priority is discussed below and includes objectives, actions and indicators to measure the success of the Strategy in achieving the planning priorities.



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Planning Priority 1 – Promote infill development and increased densities in appropriate locations, and facilitate a greater mix of housing types to ensure our housing stock is reflective of the needs of our community

An appropriate mix of housing types is needed to ensure that our residents have greater choice and access to housing that meets the diverse needs of our community.

Our aging population, changing household structure, shrinking household sizes and increase in lone person households will continue to drive demand for smaller housing types throughout the Shire. However, the past 10 years has seen an increase in larger dwellings and a decrease in medium density housing, creating a distinct disconnect between our housing stock and the housing needs of our community.

To ensure that our housing stock meets the needs of our community into the future, there needs to be a significant shift in housing diversity, and an increase in medium density and small lot residential housing as a proportion of all private dwellings. Further, increases in aged care places, seniors housing located close to services and transport, adaptable forms of housing and smaller homes (1 and 2 bedroom) are all required to support our aging population and provide appropriate choice in the housing market.

Priority should be given to promoting increased densities as well as seniors and adaptable housing options in appropriate locations close to public transport, employment options and higher-level services. Particularly in our 3 main towns of Bowral, Mittagong and Moss Vale; to reduce car dependency and provide equitable access to services for all residents.

Infill development also provides an opportunity to reinforce the viability of some of our smaller town and village centres (i.e. Bundanoon and Robertson), to ensure these communities continue to have access to important services into the future (i.e. supermarkets, doctors etc.). Both Bundanoon and Robertson are relatively isolated from our larger centres, and it is important for these centres to be economically sustainable, to meet the needs of the local population, reduce car dependency, improve liveability and promote a sense of community. Increasing housing choice in these areas will also provide an opportunity for residents to age in appropriate housing within their communities.

Providing greater diversity in housing, and increasing the proportion of smaller housing products, will provide greater choice in the housing market and have a positive influence on housing affordability. A greater housing mix will also promote and support social and cultural diversity across the Shire and assist in retaining and attracting residents on lower incomes, families with children, students, long-term renters, people living alone, shared households and more. This Strategy aims to ensure that no cohort of our community is disadvantaged and that all groups have access and equity in housing within the Wingecarribee Shire.

Council is committed to increasing housing choice and diversity but is equally committed to protecting and enhancing the heritage and character of our towns and villages and ensuring that new housing is consistent with the values and expectations of our community.



Objectives

- Provide a diverse mix of housing types and choice to meet the needs of our community both now and into the future
- Provide an increase in smaller housing options in the Shire, with a target of 20% of all new dwellings to be medium density or small lot housing options
- Provide a 50/50 split of infill and greenfield development to meet our housing needs
- Facilitate aging in place by increasing housing choice and adaptable housing options, and provide seniors housing in appropriate locations close to transport and services
- Promote good design that reflects the values of our communities and respects and enhances the character of our towns and villages
- Ensure the Wingecarribee planning framework facilitates a mix of housing types and lot sizes and provides certainty to the community and development industry.

Actions

- Review Council's LEP and DCP provisions and remove any unnecessary barriers to facilitating more diverse housing options in appropriate locations
- Consider incentives to promote quality medium density development in our strategic centres of Bowral, Mittagong and Moss Vale, including bonus provisions for affordable housing and good design outcomes
- Review Council's LEP and DCP provisions and remove any unnecessary barriers to facilitating seniors living developments in our strategic centres of Bowral, Mittagong and Moss Vale
- Investigate options to increase housing choice in close proximity to our smaller town and village centres (i.e. Bundanoon and Robertson) to allow people to age in appropriate housing within their communities
- Introduce integrated housing provisions into Wingecarribee LEP and DCP to facilitate smaller lot housing in appropriate locations, with detailed design controls to promote good urban outcomes
- Ensure Council controls do not rule out new and emerging housing types that address the housing needs of our community
- Undertake a community education process to de-stigmatise medium density housing in the Shire
- Develop and maintain a Wingecarribee housing monitor to track and measure housing supply and diversity
- Manage the release of new greenfield development areas to ensure greenfield land does not compromise infill development
- Prepare new local character statements to outline the existing and desired future local character of our towns and villages
- Introduce new development controls that ensure medium density development is in keeping with the desired future character of our towns and villages.



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Indicators

1. Report annually on the housing monitor including housing typologies (by percentage of new dwellings)
2. Report annually on dwelling approvals against the target of 20% of all new dwellings being smaller housing options including medium density and small lot housing
3. Track trends in housing typologies, and embed a trigger to review planning controls if diversity targets are not met for three (3) consecutive years
4. Amended planning controls for smaller lots in strategic locations within 12 months.

Planning Priority 2 – Provide a greater mix of price points in the housing market to improve housing affordability, and work with community housing providers to increase the stock of social and community housing throughout the Shire

Housing affordability is an issue that requires action from all levels of Government and ensuring our community has equitable access to housing is a significant housing challenge for the Shire.

Housing affordability is a significant issue for low to moderate income households in the Wingecarribee, where the median weekly rent and median monthly mortgage repayments are significantly higher than the NSW average. It is important for housing policy to facilitate a diverse range of housing options and price points across the housing continuum, to ensure that our community has access to housing that meets their needs, aspirations and capacities.

The continuum recognises the importance of household income on the ability to access housing of different types, cost and tenure (see **Figure 7**).



Figure 7 - Housing Continuum (Source: Greater Sydney Commission)

Our Shire will continue to rely on key workers in the health and aged care, education and tourism sectors to provide essential services to the Shire into the future. An absence of affordable housing will result in key workers being priced out of the local housing market and having to commute from outside of the Shire to provide essential services to our community.

A range of housing choices, including affordable rental housing provides opportunities for low to moderate income households, and key worker households to enter the private housing market, and reduces the need for people to go into social housing and also supports a pathway for people to move out of social housing.



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To plan for future housing needs, Council has obligations to facilitate an efficient housing market that responds to local demand and aims to provide housing to meet a full range of housing needs, including affordable housing. In addition to increasing housing diversity within the Shire, Council will work with community housing providers to increase the stock of affordable housing within the Shire to ensure our most vulnerable community members have access to housing that meets their needs.

Objectives

- Provide a diverse range of housing options and price points across the housing continuum, to ensure that our community has access to housing that meets their needs, aspirations and capacities
- Investigate ways of supporting affordable housing opportunities via collaboration and partnership arrangements between developers, State Government, local community housing providers, Local Aboriginal Land Councils and community based groups
- Engage community housing providers in the planning and provision of affordable and social housing
- Ensure Council processes support streamlined approval for housing, particularly special needs housing.

Actions

- Facilitate efficient housing markets that meet the housing needs of our community, including addressing any gaps in the market, particularly in the area of affordable and social housing
- Develop an affordable housing strategy for the Wingecarribee Shire that identifies a clear policy for affordable housing contributions and the application of SEPP 70 to new residential living areas prior to rezoning
- Consider incentives to promote affordable housing in our strategic centres of Bowral, Mittagong and Moss Vale, including potential bonus floor space provisions for affordable housing
- Work with community housing providers to maximise the potential of their existing housing stocks and increase the supply of affordable and social housing in the Shire
- Work with Aboriginal Land Councils to ensure housing needs of the Aboriginal community are met.

Indicators

1. Decreased percentage of households in rental stress where rent payments are 30% or more of household income
2. Report annually on the housing monitor including housing typologies (by percentage of new dwellings)
3. Report annually on dwelling approvals against the target of 20% of all new dwellings being smaller housing options including medium density and small lot housing
4. In collaboration with community housing providers, report annually on housing stock for affordable and social housing needs
5. Establish a target for affordable and social housing with the aim of at least retaining any housing stock in the Wingecarribee Shire, and report on this annually



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Planning Priority 3 – Provide for well planned new release areas to meet the long-term housing needs of the community, and ensure that our growing communities are supported by essential infrastructure

The Regional Plan identifies an additional 3,300 dwellings required to meet the Wingecarribee’s housing needs by 2036. However, uncertainty remains about the impact a growing Western Sydney, including the new Western Sydney Aerotropolis, will have on population growth and development pressure within the Wingecarribee Shire.

Council’s first priority in addressing our housing needs is to encourage and facilitate new infill development in appropriate locations close to transport, services and employment. However, an appropriate balance between infill development and new greenfield residential living areas is required to meet our long-term housing needs.

The population is expected to grow by 4,050 people by 2036, requiring an additional 3,300 dwellings. However, uncertainty remains about the impact a growing Western Sydney, including the new Western Sydney Aerotropolis, will have on population growth and development pressure within the Wingecarribee Shire. This Strategy therefore plans for the long-term housing needs of our community (greater than 20 years), to ensure there is an adequate supply of both infill and greenfield land supply, so the planning framework can adapt to changes in demand over time.

This Strategy identifies six (6) new residential living areas to be developed over a 30+ year period including the recently rezoned Chelsea Gardens Coomungie urban release area to the south-west of the Moss Vale township. It is estimated that the new residential living areas have capacity for an additional 3,150 dwellings, which will be staged over the next 30 years to meet the housing needs of our community.

Council’s priority is to promote and support infill development, and the staging of the release of new living areas will need to ensure that greenfield land does not compromise infill development. This Strategy has a target of a 50/50 split between infill and greenfield development, meaning the identified new living areas will provide enough supply for a 30+ year period based on the current population forecasts and a continued supply of infill development.

Planning a highly liveable shire relies on the coordination of public and private infrastructure, and it is important for Council to plan for a Shire supported by infrastructure. This is challenging in Wingecarribee given the dispersed nature of our towns and villages and the significant limitations within our existing infrastructure networks.

The location of new living areas has considered the capacity of our existing infrastructure networks, as well as Council’s ability to plan for and fund new infrastructure to support new development. Where possible, the location of new living areas will utilise excess capacity in our existing infrastructure, to ensure infrastructure is used efficiently and to reduce the cost of new land release.

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It is important for infrastructure planning to be integrated into the broader strategic land use planning framework to ensure that infrastructure is planned for, delivered and funded in the most efficient way possible, and so that as our communities continue to grow, so too does the capacity of our infrastructure networks.

Planning for infrastructure as part of the strategic planning process will allow Council to stage the delivery of infrastructure and control the staging of greenfield development areas in accordance with a long-term staging plan for new living areas in the Shire. It will also provide certainty to the community and the development industry in the provision of infrastructure to support our growing communities, and the likely cost of servicing new greenfield development areas.

In addition to planning for and delivering infrastructure, Council needs to consider and plan for the funding of new and augmented infrastructure that is required to support our growing communities. Prior to new living areas being rezoned, an infrastructure plan and servicing strategy will be required to coordinate the delivery of infrastructure, and ensure infrastructure is planned for and delivered in the most efficient way possible.

New living areas identified through this Strategy will receive a significant uplift in property value, and this Strategy proposes a value capture system through the rezoning process, to spread the economic benefits or rezoning more broadly and help fund the infrastructure that is required to support new development.

A value capture system associated with the rezoning of new living areas will provide for the equitable cost sharing of new and augmented infrastructure and ensure that rate payers are not left with the burden of funding infrastructure required to support development. Capturing the value of a zoning change to fund infrastructure is considered the most equitable and sustainable means of funding new infrastructure, as those who benefit the most from (and generate the demand for) new infrastructure, contribute to the cost of delivering that infrastructure.

The 'value capture' will occur through a Voluntary Planning Agreement (VPA) to be entered into at the rezoning stage for new living areas identified through this Strategy. A VPA is an agreement entered into by council and a developer during council's consideration of a rezoning application (planning proposal) or development application. VPAs can either be in lieu of or in addition to a development contribution payment and this is negotiated as part of the VPA.

Objectives:

- Provide land and housing development opportunities to meet the needs of our community
- Focus new greenfield housing near existing centres and transport nodes
- Promote sustainability through the appropriate location and design of new living areas
- Stage the release of new living areas to ensure greenfield land does not compromise infill development
- Achieve a mix of housing types and lot sizes in new living areas to ensure that new development meets the needs of our community



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- Identify priority release areas and align infrastructure delivery to unlock the development potential of our priority release areas
- Provide certainty to Council and the development industry in the provision and funding of infrastructure

Actions:

- Develop a staging plan for new living areas, to ensure that sufficient land is available to meet the needs of our community, without compromising infill development
- Develop a land and housing monitor that tracks the supply of greenfield and infill development supply
- Regularly review the staging plan and land and housing monitor to ensure that greenfield land release does not compromise infill development
- Develop master plans for our new living areas, prior to rezoning, to provide for well planned, highly liveable communities into the future
- Develop infrastructure plans and servicing strategies for new living areas prior to rezoning
- Formalise a value capture system to fund a portion of the cost of providing new or augmented infrastructure to support new development
- Review Development Contribution Plans and Development Servicing Plans to ensure commensurate contributions are charged for greenfield development
- Ensure Council can provide the community infrastructure support needed for planned growth
- Work with NSW Government agencies to align their asset and infrastructure planning with planned housing growth to ensure delivery of adequate State infrastructure and services

Indicators

1. Report on land and housing monitor each year including:
 - a. Housing supply and changes to this on an annual basis
 - b. Housing demand and trends over time reported annually against supply
 - c. Land released, and proportion of greenfield and infill housing reported annually against the identified targets of 50% infill development and 20% medium density
 - d. Targets reported to Council via an annual Housing Monitoring Report.
2. Ensure planning proposals are consistent with the Local Housing Strategy
3. Value capture at the rezoning stage provides a long-term, sustainable model to fund new and augmented infrastructure to support new living areas identified in the Local Housing Strategy



Chapter 4 New Residential Living Areas

Council's first priority in addressing our housing needs is to encourage and facilitate new infill development in appropriate locations close to transport, services and employment. However, an appropriate balance between infill development and new greenfield residential living areas is required to meet our long-term housing needs.

A detailed, multi-staged analysis was undertaken to identify potential future residential release areas within the Wingecarribee LGA. The process for identifying potential future development sites is outlined in detail below, and included comprehensive constraints mapping, suitability and desirability criteria assessments, an assessment against the identified housing principles, visual assessments and preliminary infrastructure assessments.

This Strategy has been developed with information and data sets available at the time the Strategy was prepared. Therefore, there may be limitations and / or vulnerabilities associated with the constraints mapping used in the analysis due to limitations within the data sets.

All sites identified within the Strategy as potential new residential living areas will be required to undertake a full environmental assessment in support of any future planning proposal to rezone the land for residential purposes. Being identified in the Strategy does not remove the requirement for a full environmental assessment as part of the planning proposal process and does not guarantee the land is free of constraints that may limit development potential on the site.

Methodology

Constraints Analysis

A detailed constraints analysis was undertaken across the Shire. The constraints considered in the analysis are detailed below, with individual constraints shown in Figure X and a combined Constraints Map shown in Figure X below.

The following constraints were considered in the assessment. Land affected by one or more of the constraints outlined below was considered unsuitable for development. While it is acknowledged that the presence of one or more of the listed constraints does not automatically render land unsuitable for development, it is considered appropriate at the strategic planning stage to identify land free of constraints where possible.

1. All E1 and E2 Zoned Land
2. High Value environmental lands
3. Riparian Areas
4. Flood Planning Areas (100 Year ARI + 0.5m Freeboard)
5. 40m Riparian Buffer (where no flood information is available)
6. Bushfire Prone Land
7. High Value Agricultural Lands (all Category 1 and 2 Lands)



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8. Non-fragmented Moderate Value Agricultural Lands (Category 3 Land greater than or equal to 40ha)
9. Slope greater than 18%
10. Heritage Items, Heritage Conservation Areas and Landscape Conservation Areas
11. Sydney Water – Special Catchment Areas
12. Mine Subsidence Areas
13. Buffers around IN1 General Industry (50m) and IN3 Heavy Industry (100m) zones

The outcomes of the constraints analysis are shown in **Figures 8-10** below. Land not identified as constrained in the analysis is considered potentially suitable for development from a land capability perspective and is shown in **Figure 11**.

Suitability Criteria Analysis

The potentially suitable land was then analysed using a set of criteria based on the principles outlined in Chapter 3.1 of this Strategy. The suitability criteria analysis was used to identify land that was suitable from a land capability and planning perspective. The criteria used in the analysis is outlined in **Table 2** below:

Table 2 - Suitability Analysis Criteria

Criteria		Measure	
1	Within 2km of existing town boundaries		
2	Unconstrained (based on the constraints analysis undertaken)		
3	Proximity to Town Centre containing higher level services (full scale supermarket / doctors etc)	1	Less than 2 Kilometres
		2	Between 2 and 3 Kilometres
		3	Between 3 and 4 Kilometres
		4	Greater than 4 Kilometres
4	Proximity to Train Station	1	Less than 2 Kilometres
		2	Between 2 and 3 Kilometres
		3	Between 3 and 4 Kilometres
		4	Greater than 4 Kilometres
5	Proximity to Bus Stop	1	Less than 500 metres
		2	Between 500m and 1.5 Kilometres
		3	Between 1.5 and 3 Kilometres
		4	Greater than 3 Kilometres
6	Proximity to Hospital	1	Less than 4 Kilometres
		2	Between 4 and 8 Kilometres



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		3	Between 8 and 12 Kilometres
		4	Greater than 12 Kilometres
7	Proximity to Higher Education (University / Tafe)	1	Less than 4 Kilometres
		2	Between 4 and 8 Kilometres
		3	Between 8 and 12 Kilometres
		4	Greater than 12 Kilometres
8	Proximity to Schools	1	Less than 2 Kilometres
		2	Between 2 and 3 Kilometres
		3	Between 3 and 4 Kilometres
		4	Greater than 4 Kilometres
9	Lot Size / Land Fragmentation	1	Greater than 20 hectares
		2	Between 10 and 20 hectares
		3	Between 5 and 10 hectares
		4	Less than 5 hectares

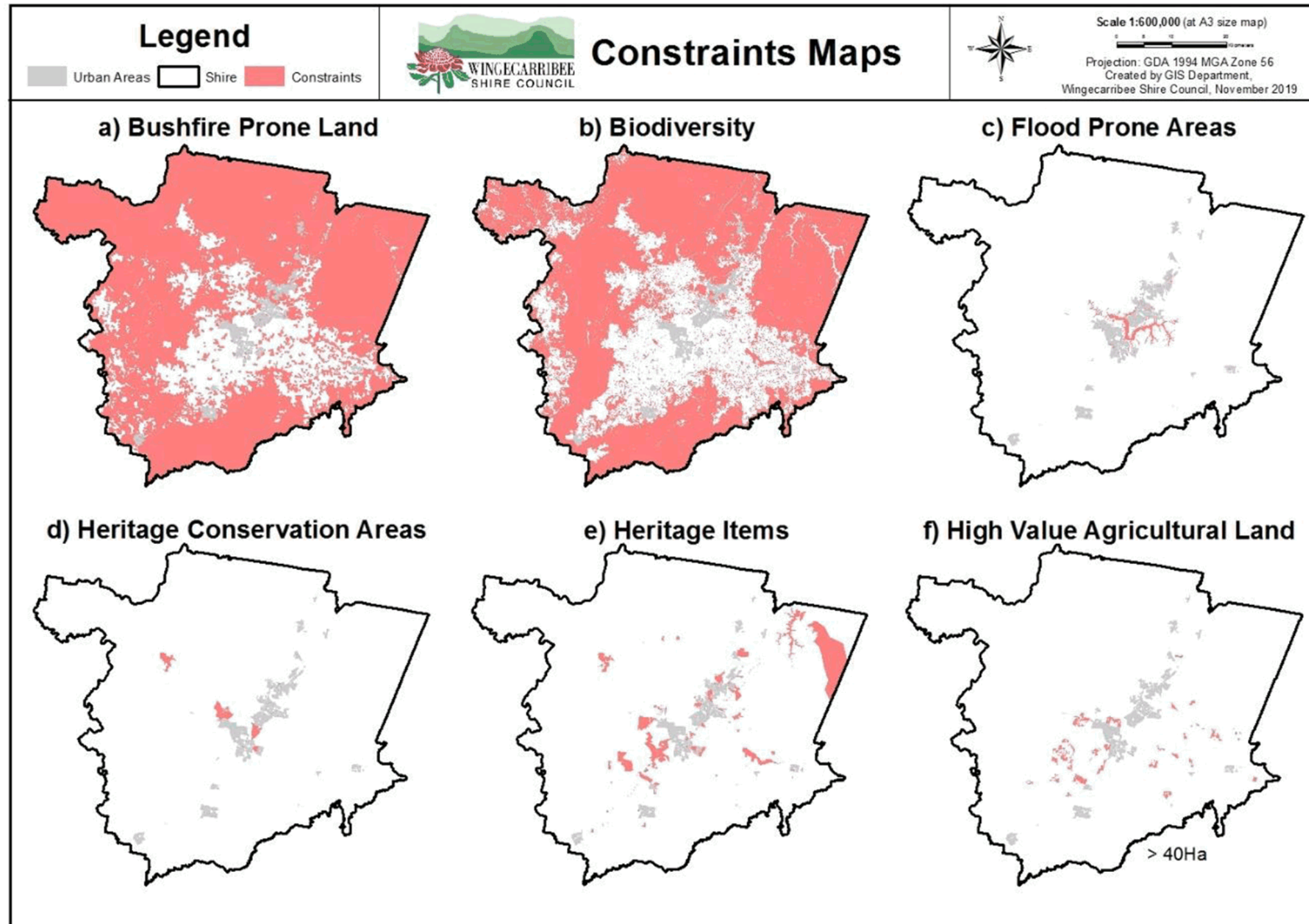
The outcomes of the suitability criteria analysis is shown in **Figure 12** below, with land shown green considered most suitable for development, land shown in yellow considered moderately suitable for development and land shown in red considered unsuitable for development. The suitability analysis results shown below do not consider:

- Serviceability of the land
- Fragmentation from existing urban areas
- Potential urban outcomes, or
- Impacts on the visual and physical separation of our towns and villages (the green between)

Additional testing was then undertaken to identify specific areas of interest that warranted further investigation as potential new residential living areas. Land that was identified through the suitability analysis was ultimately deemed unsuitable for development if:

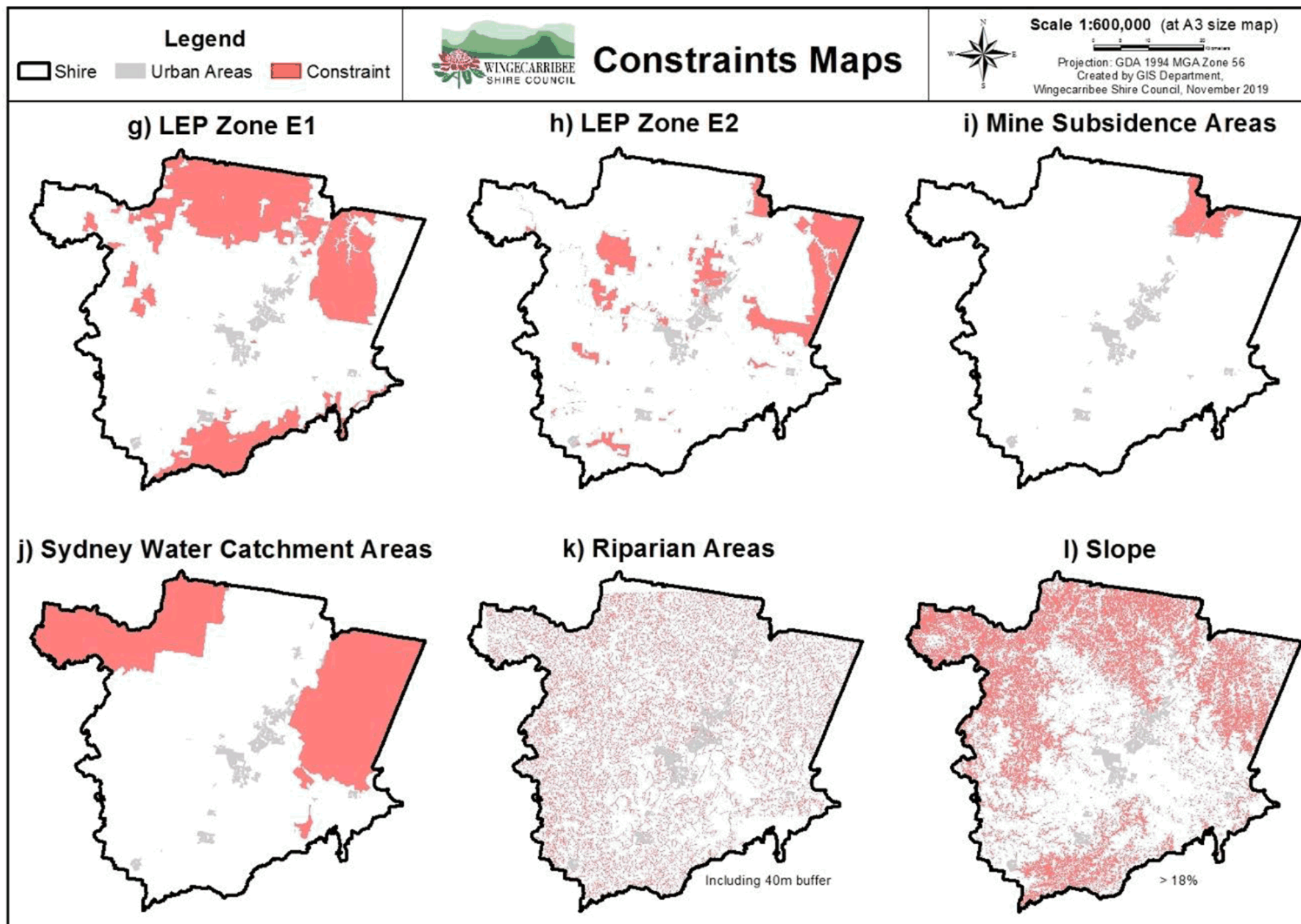
- Development would impact on the physical and visual separation of our towns and villages
- Significant limitations in infrastructure networks existed
- Land was fragmented from existing urban areas and servicing was unlikely to be feasible, and
- Development was likely to result in undesirable urban outcomes.

Further consideration was given to defining long-term edges of towns, providing quality urban outcomes and reducing the chance of ongoing urban sprawl. Based on the additional testing, six (6) potential new residential living areas were identified and are discussed below.



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Figure 8 - Constraints Analysis (a-f)



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Figure 9 - Constraints Analysis (g-l)

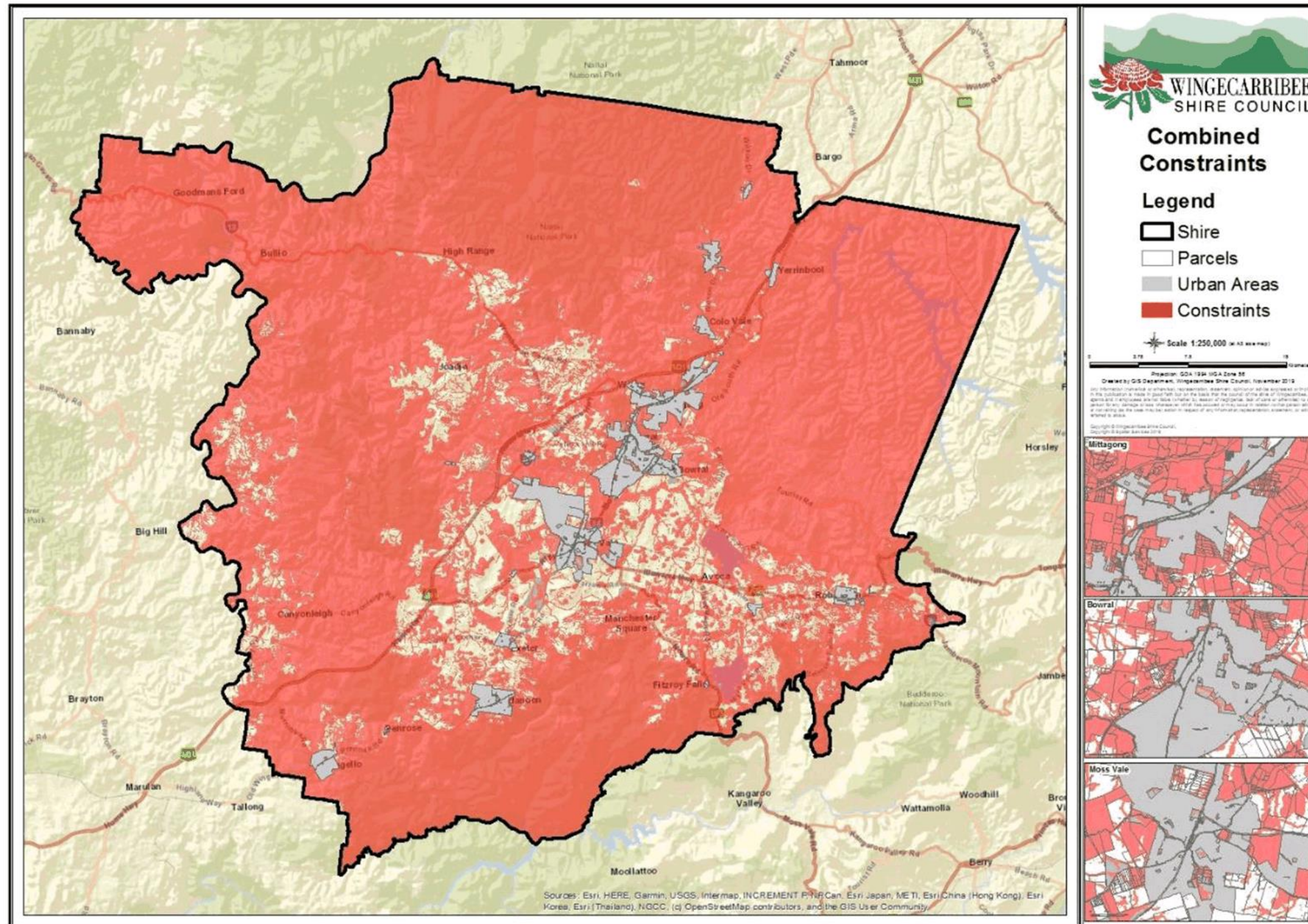


Figure 10 - Combined Constraints

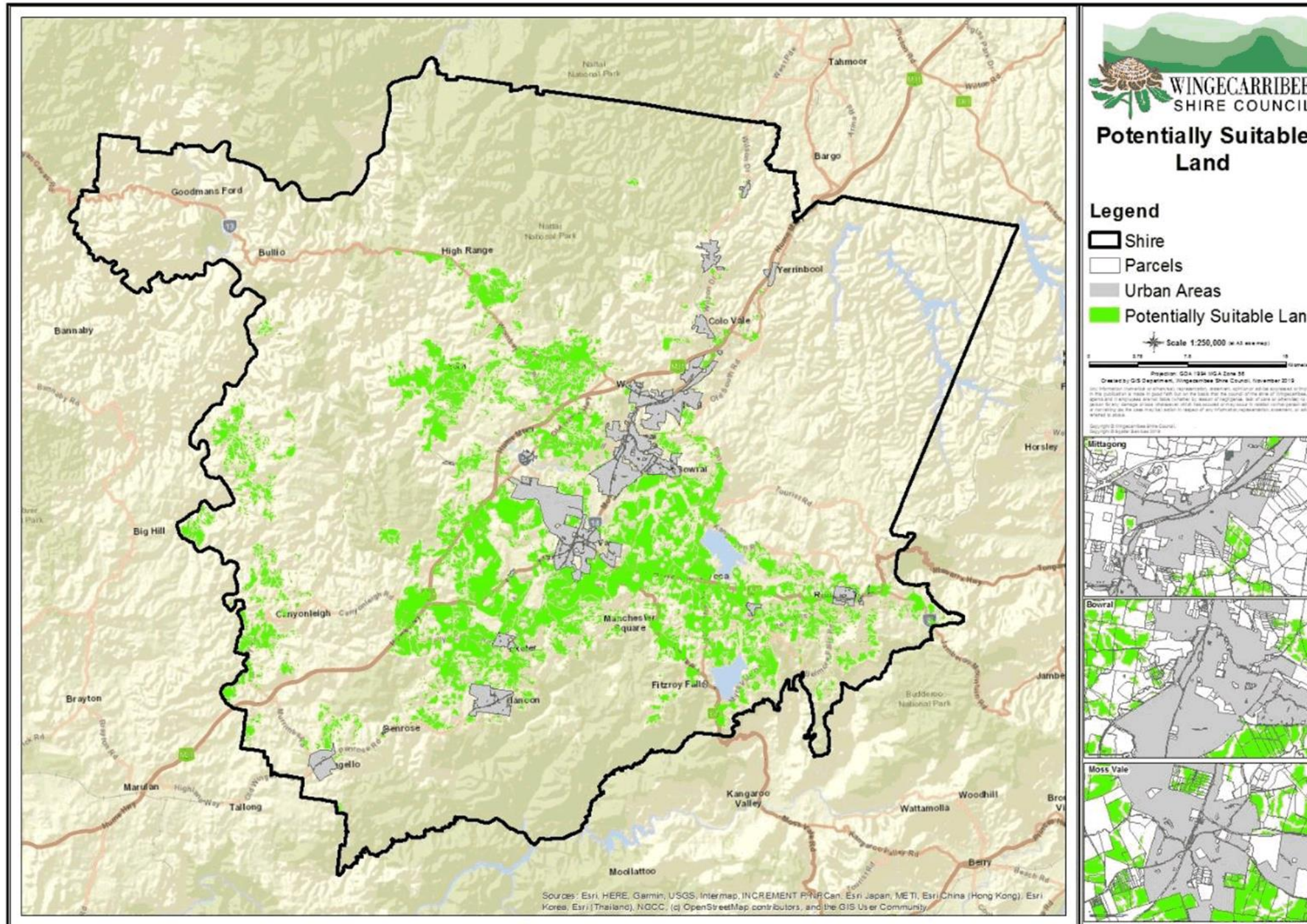


Figure 11 - Potentially Suitable Land (Land Capability)

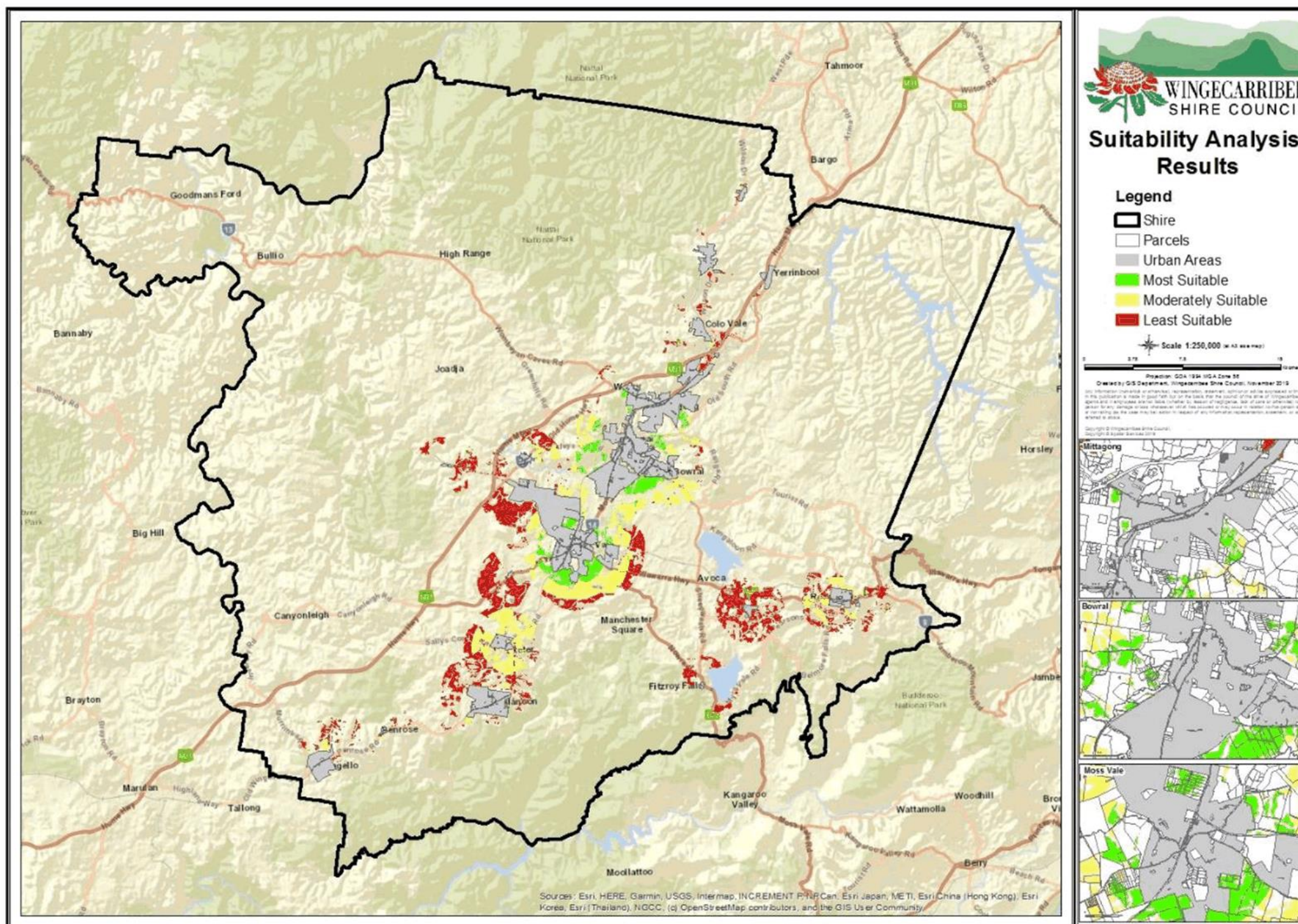


Figure 12 - Suitability Criteria Results



New Residential Living Areas

This Strategy identifies six (6) new residential living areas to be developed over a 30-year period. The new residential living areas are described below including potential developable areas, infrastructure requirements, further environmental assessments required and high-level design principles for the future development of each area.

An overview of the proposed new living areas, including areas and anticipated yields are provided in **Table 3** with a detailed description of each of the areas below.

New Residential Living Areas	Study Area (ha)	Developable Area (ha)	Anticipated Dwellings*
Moss Vale (Chelsea Gardens Coomungie and Surrounds)	30	28	1,300**
Bowral (South)	303	180	1,100
Moss Vale (West)	57	18	100
Mittagong (East)	98	15	40
Robertson (North East)	38	22	110
Colo Vale (Wensleydale)	249	92 ⁺	500

*based on anticipated development area, constraints, proposed development type etc

**anticipated dwellings include the existing residential zoned Chelsea Gardens Coomungie URA

⁺developable area is likely to be significantly reduced following environmental and heritage impact assessments



Chelsea Gardens Coomungie and Surrounds

The Chelsea Gardens Coomungie Urban Release Area (URA) is located on the south eastern edge of the Moss Vale township. The land was rezoned in 2017 to a mix of primarily residential zones with minimum lot sizes ranging from 450m² to 2,000m².

The subject land is mapped as an Urban Release Area under Wingecarribee LEP 2010, and is subject to Part 6 of the LEP, which requires a DCP to be prepared prior to a development application being considered over the site. A DCP and concept Master Plan was adopted by Council in October 2019 which will guide the future development of the new residential living area. The concept Master Plan is shown in **Figure 13** below.

The suitability analysis identified a number of sites around the Chelsea Gardens Coomungie URA as highly suitable for development from a land capability and desirability perspective. However, significant limitations in existing infrastructure networks, particularly on the local and State road networks, resulted in only a small area east of Yarrowa Road being considered as a potential new living area.

All land to the West of Yarrowa Road was deemed to have an unmanageable impact on the local and State road networks, and was therefore not considered as a potential new living area. The proposed new residential areas are shown in **Figure 14** and provide an opportunity to integrate the proposed areas into the broader Chelsea Gardens Coomungie URA to provide an improved urban outcome, a better rural interface in the north east and a logical southern edge of town along Yarrowa Road.

Land to the east of the Chelsea Gardens was also identified as highly desirable through the suitability analysis, and, due to its location, is unlikely to have as significant of an impact on the local road network as the land to the west of Yarrowa Road. Therefore, while the land to the east is not required during the life of this plan, it is considered a suitable long-term site for residential development.



Figure 13 - Chelsea Gardens Coomungie Master Plan (Source: Arterra Design)

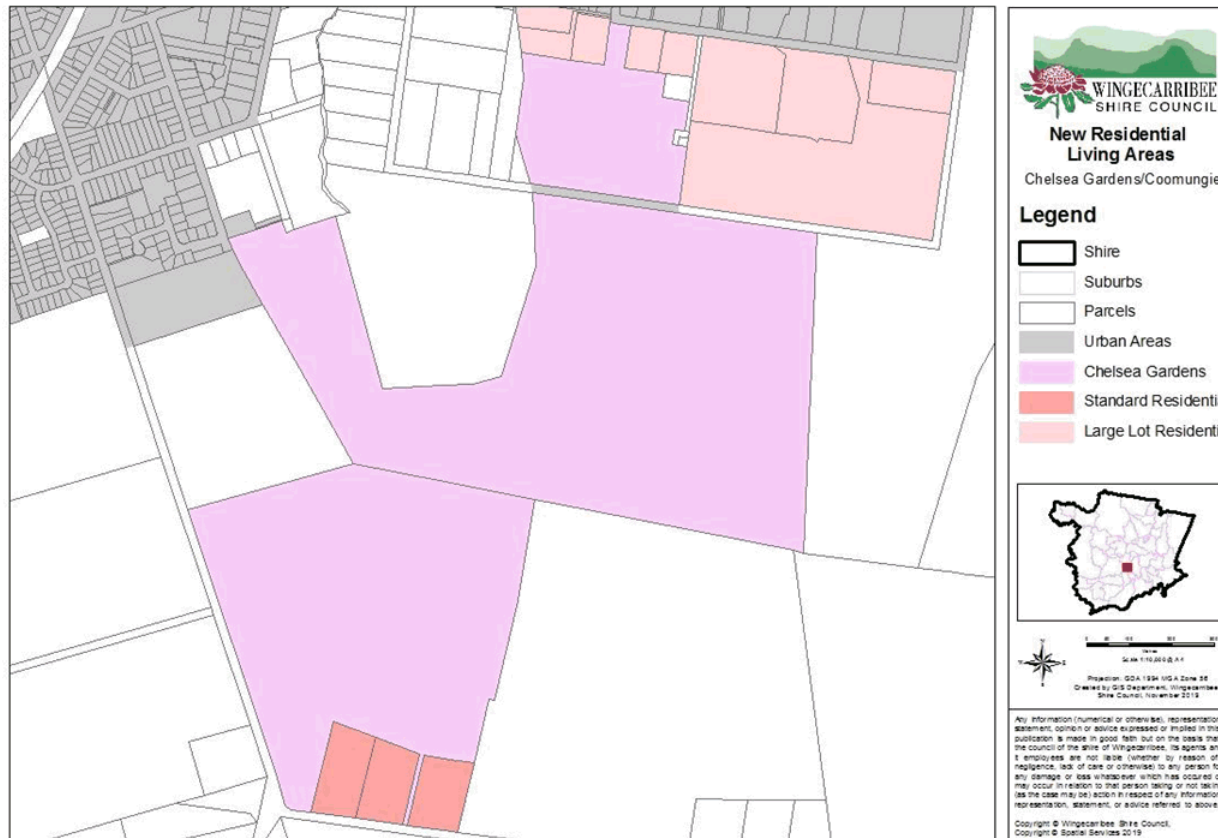


Figure 14 - Chelsea Gardens and Surrounds New Residential Living Area



Further investigations prior to rezoning

The proposed new living area is considered suitable for urban development based on the initial constraints analysis that was undertaken to support this Housing Strategy. However, all sites identified within the Strategy as potential new residential living areas will be required to undertake a full environmental assessment in support of any future planning proposal to rezone the land for residential purposes.

Any future planning proposal to rezone the land for residential purposes will need to be supported by:

- An assessment of the capacity of the Moss Vale Sewerage Treatment Plant and water supply
- An assessment of the traffic impacts of the proposed rezoning
- An Aboriginal Cultural Heritage Due Diligence assessment
- A geotechnical assessment of steep lands

Infrastructure Requirements

There are significant limitations in the capacity of the infrastructure networks in Moss Vale, particularly in relation to the local and State road networks and the Moss Vale sewerage treatment plant. Any future planning proposal will need to demonstrate that future development will not create unacceptable impacts on the local and State road network, and can be fully serviced by town water and sewer.

Design Principles

The following design principles are intended to guide the future development of the site to ensure that development will provide a high-quality urban environment in keeping with our communities expectations.

1. The proposed new living areas are to be integrated into the existing Chelsea Gardens Coomungie URA
2. Yarrowa Road will form the long-term southern edge of the Moss Vale township
3. The proposed landscaped buffer on the eastern boundary of the URA will continue along the Yarrowa Road frontage to the south, to provide visual screening and an appropriate interface with the adjoining rural lands
4. The large lot residential area in the northern portion of the site should utilise the topography of the land to maximise views to the rural landscapes for future residents.



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Bowral (South)

The Bowral (South) investigation area is bound by Kangaloon Road to the north, Eridge Park Road to the east, the Wingecarribee River to the south and the Bong Bong Race Course to the east as shown in **Figure 15** below. The area was identified as highly desirable through the suitability criteria and provides an opportunity to allow population growth in close proximity to a higher-level town centre, schools, medical and higher-level services. The site location and context will facilitate a high-quality urban outcome with a strong visual connection to the adjoining rural landscapes to the east. Further, the Wingecarribee River provides a definitive eastern edge of the Bowral township.

The site also provides an opportunity to contribute positively to the amenity and liveability of Bowral, and achieve one of Council's long-term aims of providing a cycleway and public open space along the Wingecarribee River to connect with the existing cycleway networks in Bowral. The size of the investigation area also provides an opportunity to incorporate a small neighbourhood centre within the future new living area, which will support the day to day needs of the local community, as well as the broader East Bowral area.

Site Analysis

There are a number of known constraints within the investigation area including flooding, biodiversity, heritage significance and bushfire, as well as potential contamination associated with previous agricultural uses in the area. However, there is a substantial area that is unconstrained and is considered highly suitable as a new living area.

A view shed analysis was undertaken to assess the visual impacts of the proposed development from key locations including Moss Vale Road and Kangaloon Road. The majority of the subject land (assuming a 2-storey building height) is not visible from Kangaloon Road or Moss Vale Road. The area east of Boardman Road is the most visible area across the site, and is visible from a number of locations along Kangaloon Road. The results of the view shed analysis are shown in **Figure 16**.

The proposed new residential living area based on the analysis undertaken is shown in **Figure 17**.

Further investigations prior to rezoning

The proposed new living area is considered suitable for urban development based on the initial constraints analysis that was undertaken to support this Housing Strategy. However, all sites identified within the Strategy as potential new residential living areas will be required to undertake a full environmental assessment in support of any future planning proposal to rezone the land for residential purposes.

Any future planning proposal to rezone the land for residential purposes will need to be supported by:

- An assessment of the capacity of the Bowral Sewerage Treatment Plant
- An assessment of the traffic impacts of the proposed rezoning
- An Aboriginal Cultural Heritage Due Diligence assessment
- A Heritage Impact Assessment
- A Phase 1 Preliminary Site Investigation (Contamination)
- An ecological assessment

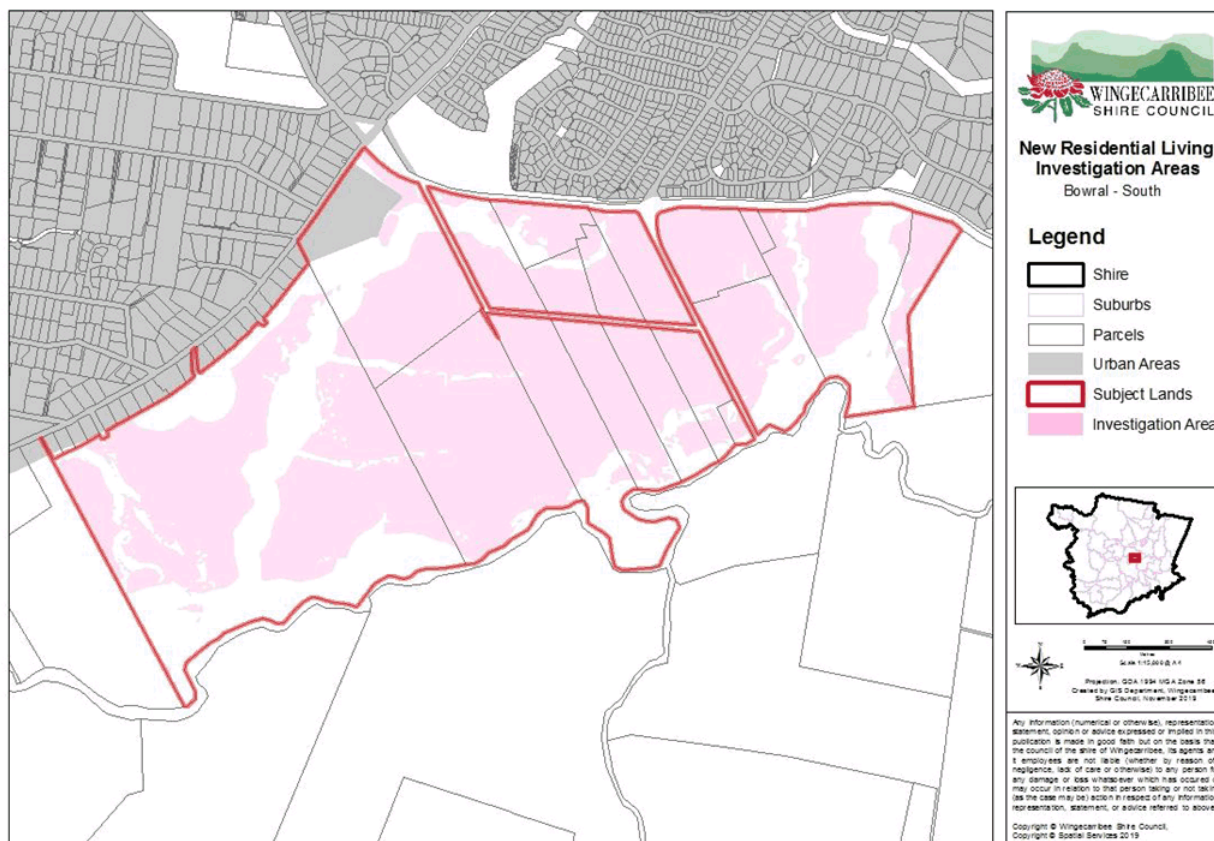


Figure 15 - Bowral (South) Investigation Area

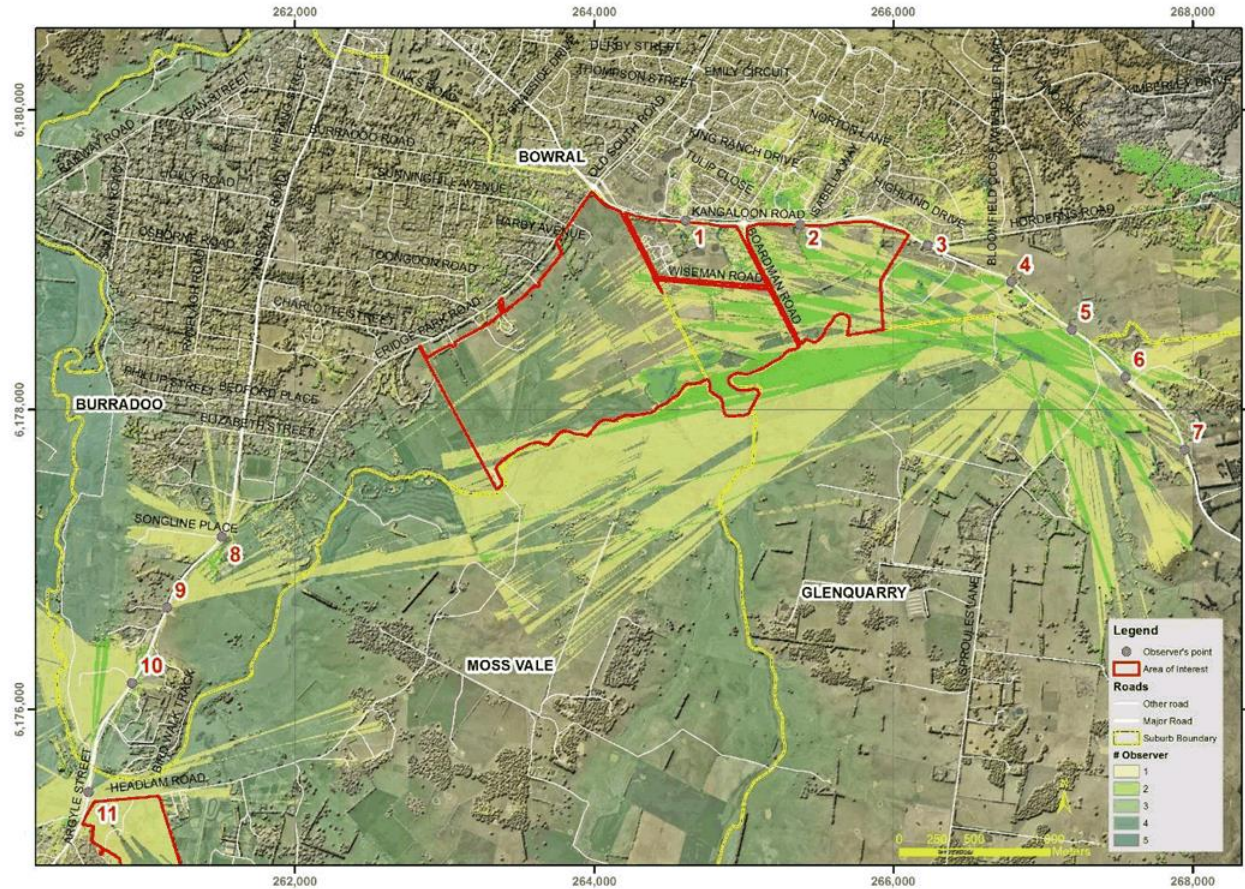


Figure 16 – Bowral (East) Visual Impact Assessment

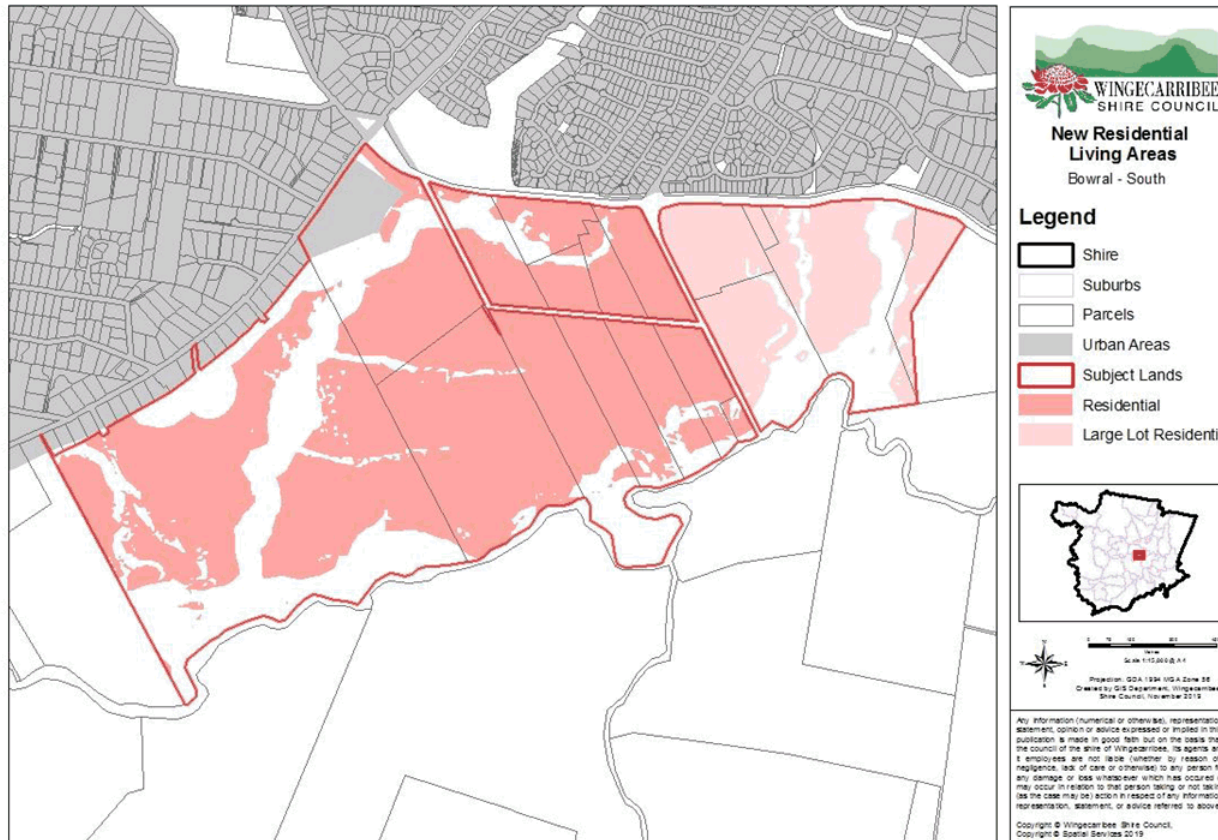


Figure 17 - Bowral (South) Proposed New Living Area



Infrastructure Requirements

Prior to new living areas being rezoned, an infrastructure plan and servicing strategy will be required to coordinate the delivery of infrastructure, and ensure infrastructure is planned for and delivered in the most efficient way possible. The infrastructure plan and servicing strategy will directly influence the staging of the land release.

A number of known infrastructure upgrades will be required to support the future new living area. Prior to the land being rezoned, Council will formalise a value capture system that will provide an equitable and sustainable means of funding new infrastructure and ensure that those who benefit the most from (and generate the demand for) new infrastructure, contribute to the cost of delivering that infrastructure.

The proposed new living area will trigger the need for infrastructure upgrades including but not limited to:

- Intersection and carriageway upgrades on Eridge Park Road
- Intersection of Moss Vale Road and Eridge Park Road
- Extended Cycleway on Eridge Park Road

In addition to the traffic network upgrades, the site will be serviced by the Bowral Sewerage Treatment Plant and the Wingecarribee Water Treatment Plant. Prior to rezoning, modelling would need to be undertaken to determine the capacity of the exiting network and what upgrades are required to water and sewer infrastructure including potential water pumping stations, reservoir and rising mains. The timing of land release may be subject to the planned upgrade of the Bowral sewerage treatment plant.

Design Principles

The following design principles are intended to guide the future development of the site to ensure that development will provide a high-quality urban environment in keeping with our communities expectations.

1. The Wingecarribee River will form the long-term eastern edge of the Bowral township
2. The Bowral (South) living area will be characterised by a diverse mix of housing typologies, strong visual connections to rural landscapes to the east and high quality public open space along the Wingecarribee River and its tributaries
3. A perimeter road along the eastern edge of the development (with new houses addressing the Wingecarribee River) will support a quality urban interface and promote passive surveillance of the public open space adjacent to the river
4. A new cycleway and open space along the Wingecarribee River will connect with the existing cycleway networks to the north and south
5. A new neighbourhood centre in the Kangaloon / Boardman Road area will service the day to day needs of the new community and the broader East Bowral area.
6. A mix of lot sizes are proposed in the visually prominent area to the east of Boardman Road, with larger lots to minimise the visual impact of development and provide a transition of lot sizes towards the Bong Bong race course and adjoining rural landscapes.



Moss Vale (West)

The Moss Vale (West) investigation area is located on the south-western edge of the Moss Vale township adjoining the existing Darraby residential area. The investigation area is bound by Broughton Street in the north, local heritage item “Cardrona” in the east, Peppers golf course in the south and the existing Darraby residential area to the west as shown in **Figure 18** below.

The area was identified as highly desirable through the suitability criteria, and provides an opportunity to provide a mix of lot sizes and housing typologies in close proximity to the Moss Vale town centre, schools, higher education, medical and higher-level services. Part of the investigation area was previously identified for residential development through the Wingecarribee Local Planning Strategy, and the site provides an opportunity to improve on the existing urban / rural interface through a transition of lot sizes and appropriate interface treatments.

Site Analysis

There are a number of known constraints within the investigation area including bushfire, biodiversity and a riparian area. However, there is a substantial area that is unconstrained and suitable for development.

A view shed analysis was undertaken to assess the visual impacts of the proposed development from key locations including the Illawarra Highway and two adjoining heritage items. The view shed analysis demonstrates that the high point of the site on the western edge of the investigation area is highly visible from the Illawarra Highway and adjoining heritage items. The eastern portion of the site (assuming a 2-storey building height) was not visible from any of the test points used in the analysis as shown in **Figure 19**.

Based on the analysis undertaken, a reduced development area is proposed to avoid the riparian areas, Endangered Ecological Communities and visually prominent areas within the site. The proposed new residential living area based on the analysis undertaken is shown in **Figure 20**.

Further investigations prior to rezoning

The proposed new living area is considered suitable for urban development based on the initial constraints analysis that was undertaken to support this Housing Strategy. However, all sites identified within the Strategy as potential new residential living areas will be required to undertake a full environmental assessment in support of any future planning proposal to rezone the land for residential purposes.

Any future planning proposal to rezone the land for residential purposes will need to be supported by:

- An assessment of the capacity of the Moss Vale Sewerage Treatment Plant
- An assessment of the traffic impacts of the proposed rezoning, with particular focus on the impacts on Argyle Street and the Spring Street sub-way.
- An Aboriginal Cultural Heritage Due Diligence assessment
- A Phase 1 Preliminary Site Investigation (Contamination)
- An ecological assessment

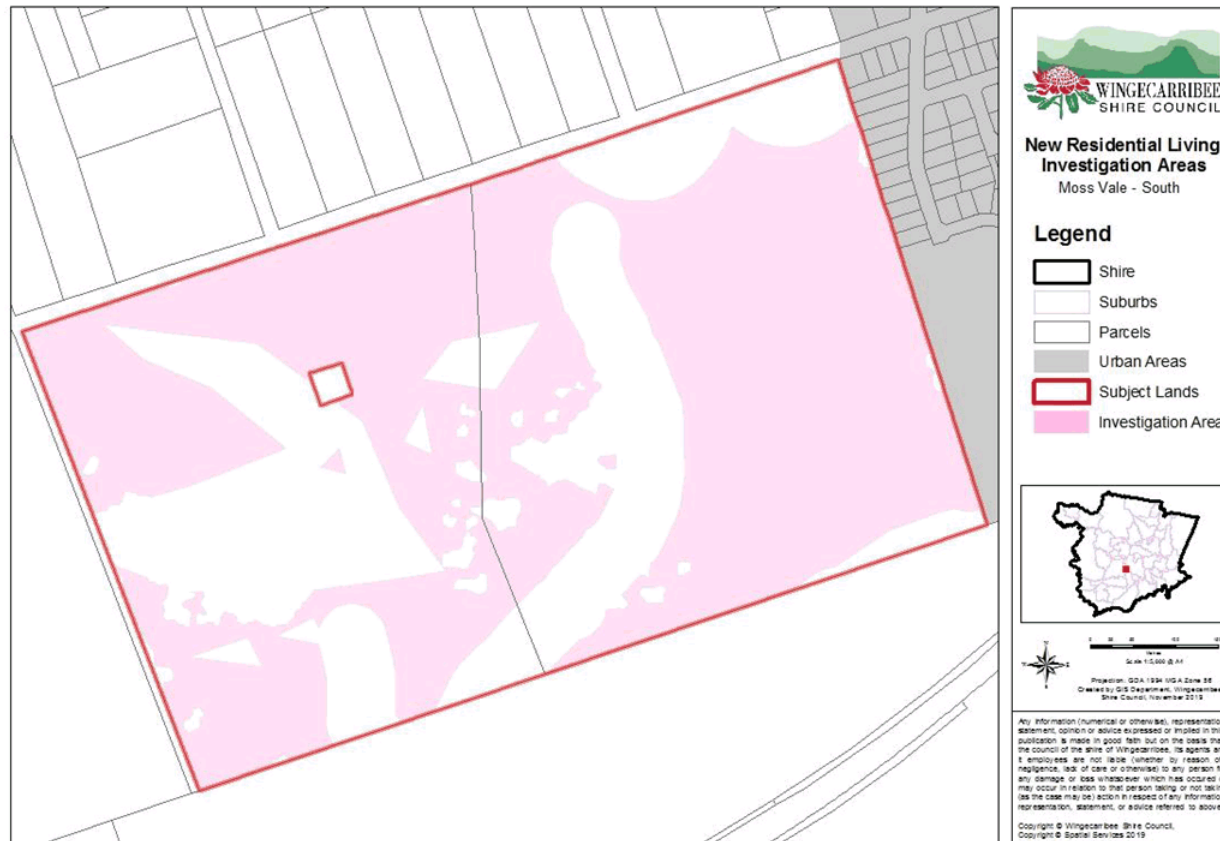


Figure 18 - Moss Vale (West) Investigation Area

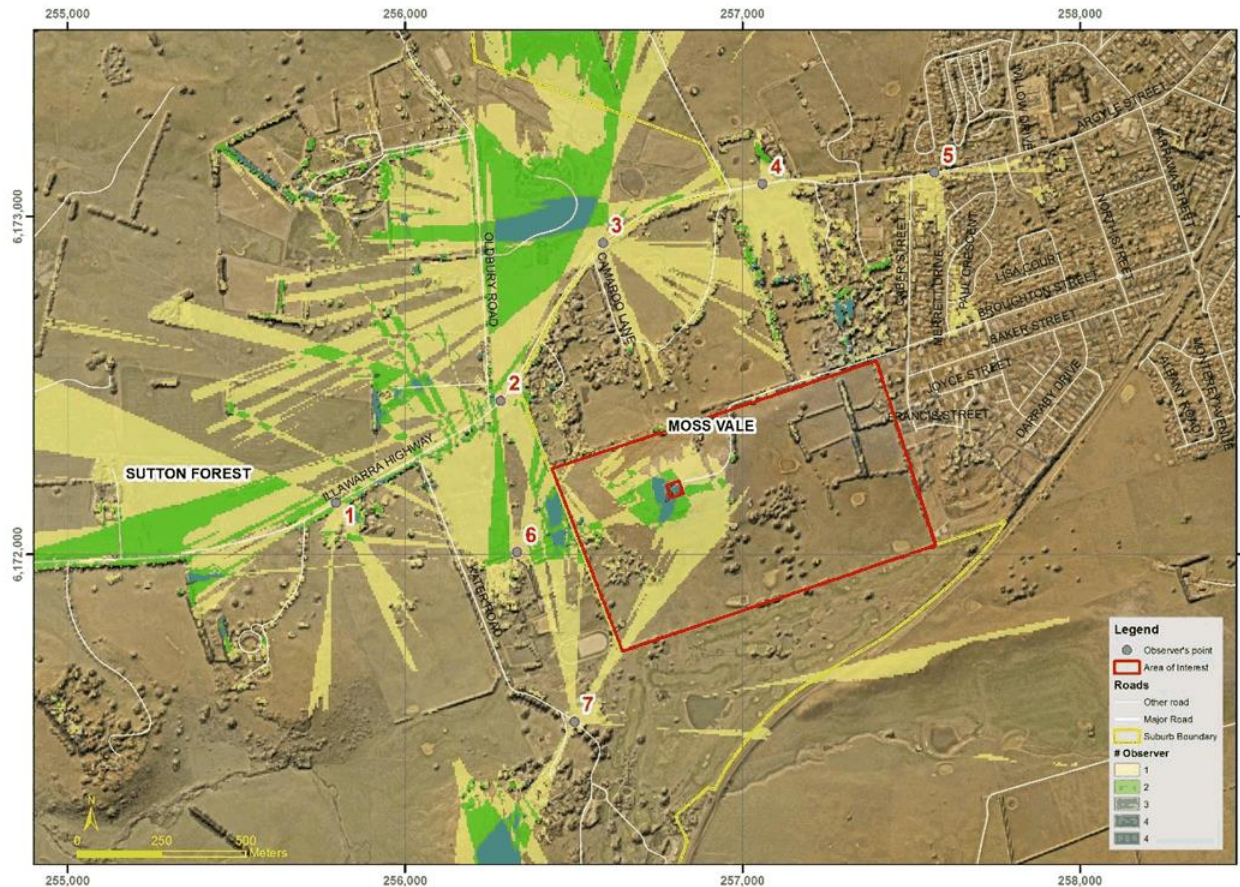


Figure 19 – Moss Vale (West) Visual Impact Assessment

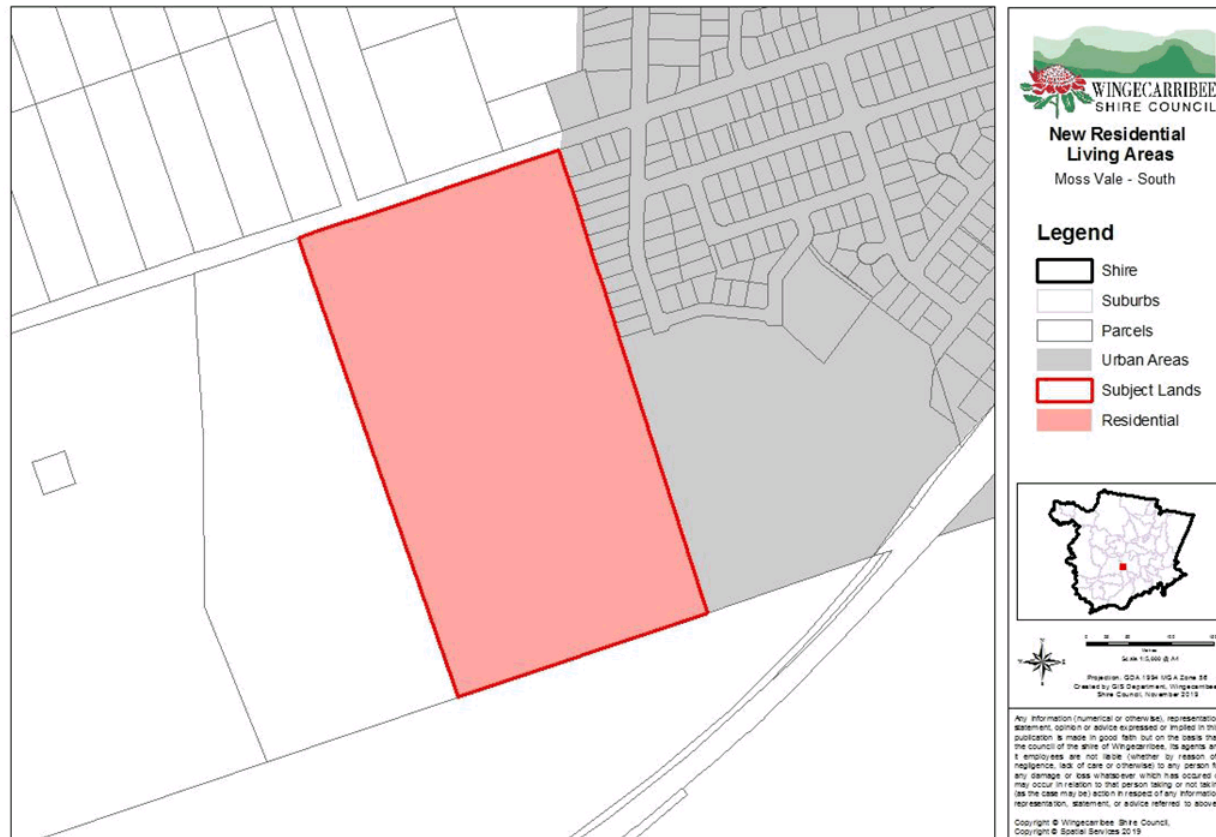


Figure 20 - Moss Vale Road (West) Proposed New Living Area



Infrastructure Requirements

Prior to new living areas being rezoned, an infrastructure plan and servicing strategy will be required to coordinate the delivery of infrastructure, and ensure infrastructure is planned for and delivered in the most efficient way possible. The infrastructure plan and servicing strategy will directly influence the staging of the land release.

A number of known infrastructure upgrades will be required to support the future new living area. Prior to the land being rezoned, Council will formalise a value capture system that will provide an equitable and sustainable means of funding new infrastructure and ensure that those who benefit the most from (and generate the demand for) new infrastructure, contribute to the cost of delivering that infrastructure.

The proposed new living area may trigger the need for infrastructure upgrades including but not limited to:

- Intersection improvements to assist movement onto Argyle Street
- Potential improvements to the Spring Street sub-way.

In addition to the traffic network upgrades, the site will be serviced by the Moss Vale Sewerage Treatment Plant and the Wingecarribee Water Treatment Plant. Prior to rezoning, modelling would need to be undertaken to determine the capacity of the exiting network and what upgrades are required to water and sewer infrastructure. The timing of land release may be subject to the planned upgrade of the Moss Vale sewerage treatment plant and Moss Vale reservoir trunk main duplication.

Design Principles

The following design principles are intended to guide the future development of the site to ensure that development will provide a high-quality urban environment in keeping with our communities values and expectations.

1. Mature vegetation on the site and within the Broughton Street road reserve should be retained where possible and incorporated into the design of the subdivision
2. The Endangered Ecological Community on the site should be retained in the residue lot and protected through a vegetation management plan
3. A grid pattern street layout should promote long distance views to the adjoining rural landscapes
4. A mix of housing types and lot sizes should be provided across the site, with larger lots providing a transition into the rural interface
5. Where possible, connectivity to the adjoining Darraby residential area should be provided.



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Mittagong (East)

The Mittagong (East) investigation area is located immediately south of Renwick between Old South Road to the east and May Street to the West. The investigation area incorporates three (3) separate rural properties on the south-eastern edge of the Mittagong township as shown in **Figure 21** below.

The north-western corner of the investigation area has previously been identified for residential development through the Wingecarribee Local Planning Strategy, and the broader site was identified as desirable through the suitability analysis.

Site Analysis

There are a number of known constraints within the investigation area including riparian areas, Endangered Ecological Communities, flooding, a heritage item and potentially contaminated land. However, there are areas that are unconstrained and potentially suitable for development.

A view shed analysis was undertaken to assess the visual impacts of the proposed development from key locations including Old South Road and the Renwick residential area. The view shed analysis demonstrates that the site is highly visible from Old South Road and the Renwick residential area, with the results of the visual impacts assessment shown in **Figure 22**.

An initial infrastructure analysis was undertaken of the investigation area which identified major limitations in the existing traffic and transport networks, and development of the area has the potential to create unacceptable impacts on the local road network.

Based on the significant limitations in the infrastructure networks and highly visible nature of the site, the investigation area was ultimately deemed unsuitable as a future living area. However, a small area has previously been identified for residential development in the north-western corner of the site, and this Strategy maintains this area as a potential residential area. The previously identified area is shown in **Figure 23**.

Further investigations prior to rezoning

The proposed new living area is considered suitable for urban development based on the initial constraints analysis that was undertaken to support this Housing Strategy. However, all sites identified within the Strategy as potential new residential living areas will be required to undertake a full environmental assessment in support of any future planning proposal to rezone the land for residential purposes.

Any future planning proposal to rezone the land for residential purposes will need to be supported by:

- A Phase 1 Preliminary Site Investigation (Contamination)
- An ecological assessment
- A Heritage Impact Assessment

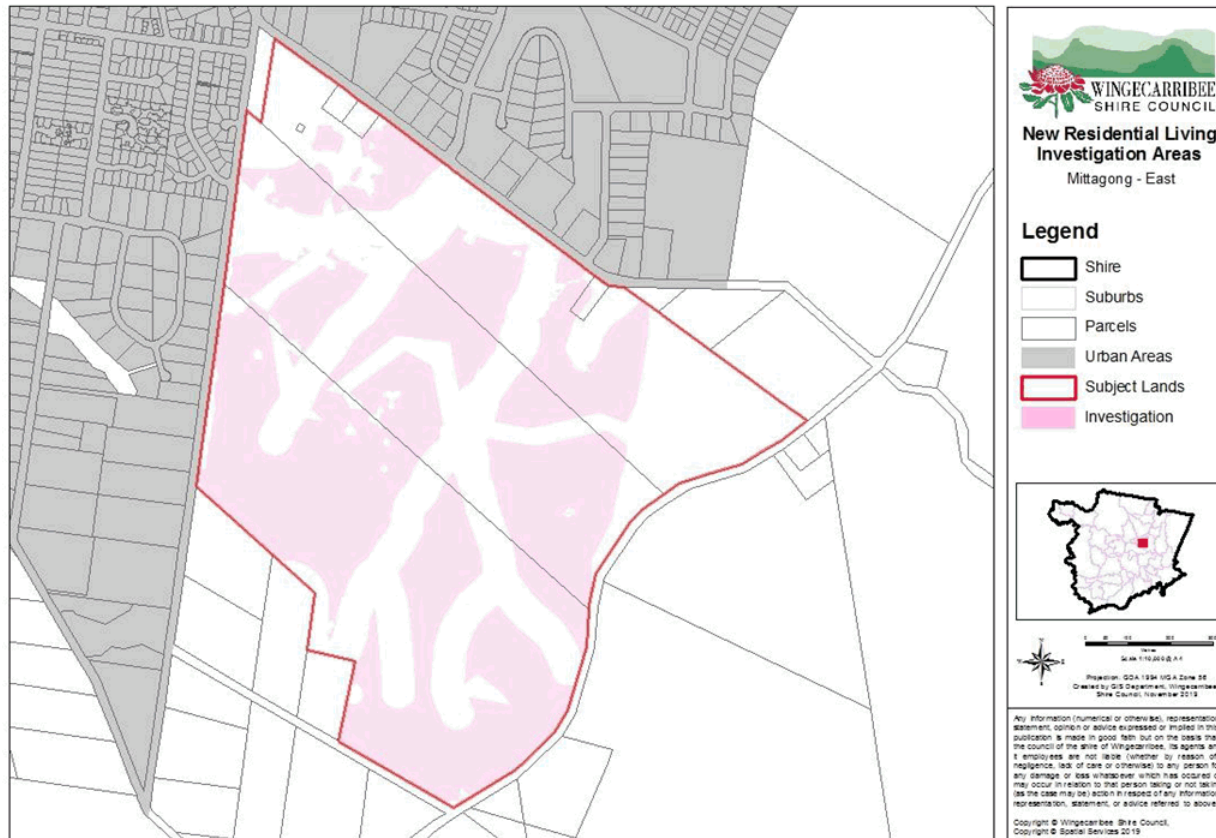


Figure 21 - Mittagong (East) Investigation Area

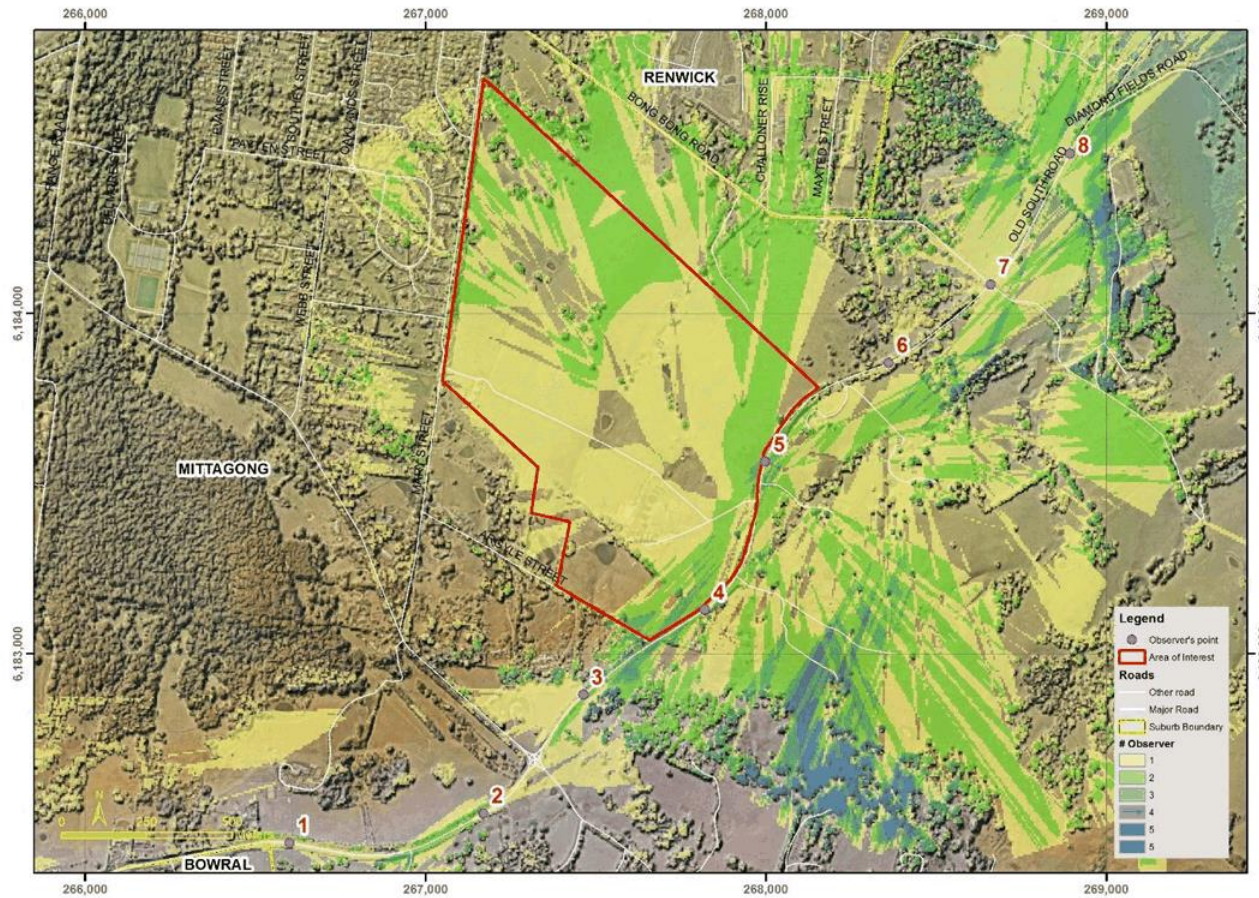


Figure 22 – Mittagong (East) Visual Impact Assessment

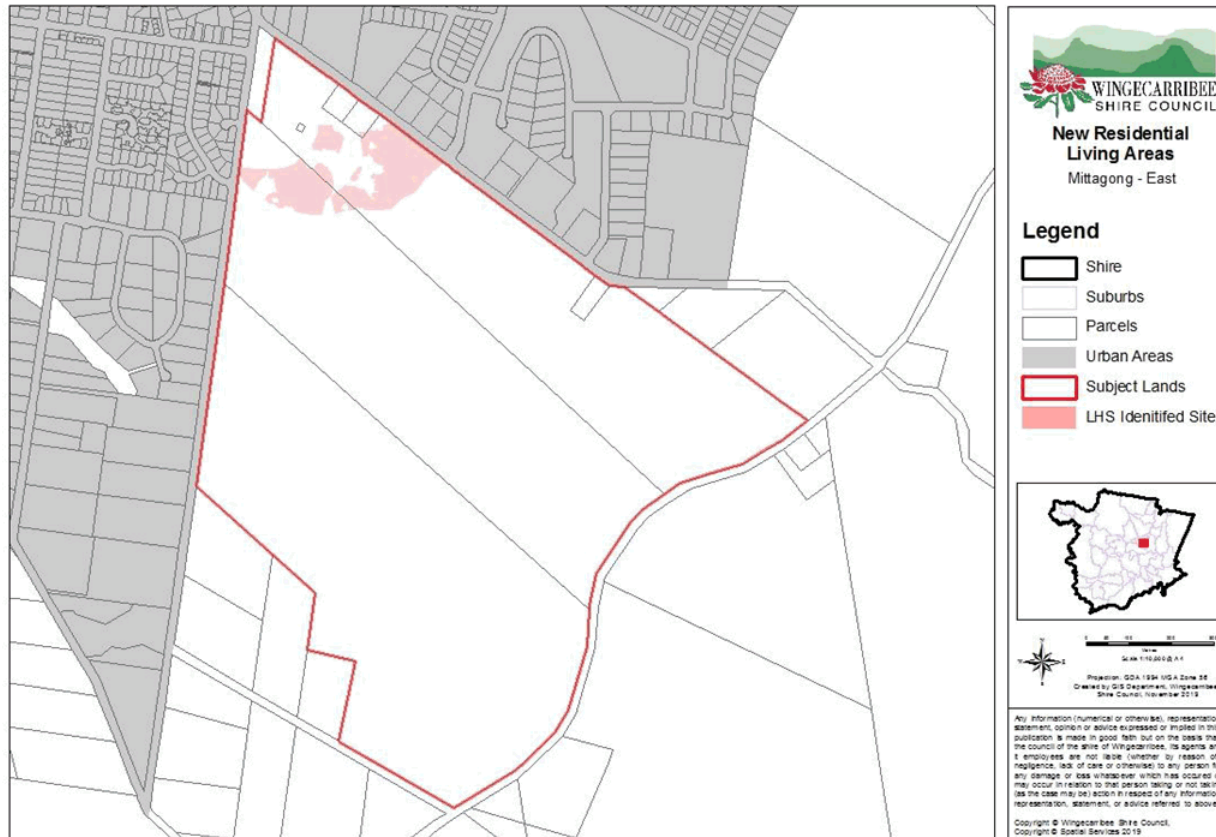


Figure 23 - Mittagong (East) Proposed New Living Area



Robertson (North-East)

The Robertson (North- East) investigation area is located on the north-eastern edge of the Robertson village immediately east of the unformed East Street road reserve and north of the unformed High Street Road Reserve as shown in **Figure 24** below. The Investigation area provides an opportunity to support a modest increase in population in the Robertson village to address the housing needs of the community and reinforce the viability and sustainability of the village centre and existing services within Robertson.

The investigation area was identified as desirable through the suitability criteria. Allowing for a modest population growth in Robertson is also considered important to support the ongoing sustainability of the village centre, and to ensure residents in the village and surrounding rural communities will continue to have easy access to a supermarket, doctors and a pharmacy etc. This will not only support a sense of community within the village, but will reduce car dependency and the need for residents to travel into Moss Vale or Bowral for these services.

Further, there is excess capacity within the Robertson sewerage treatment plant, and where possible, this Strategy aims to efficiently utilise our existing infrastructure networks to support our growing population, and to reduce the cost of providing new housing to meet the needs of our community.

Site Analysis

There are a number of known constraints within the investigation area including biodiversity and flooding. However, the majority of the investigation area appears unconstrained and suitable for development.

A view shed analysis was undertaken to assess the visual impacts of the proposed development from the Illawarra Highway / Hoddle Street. The view shed analysis demonstrates that no part of the site is visible from the Illawarra Highway, and is unlikely to have a visual impact on the existing village. The results of the view shed analysis are shown in **Figure 25**.

The analysis undertaken indicates that the land is suitable for development and the proposed new residential living area is shown in **Figure 26**.

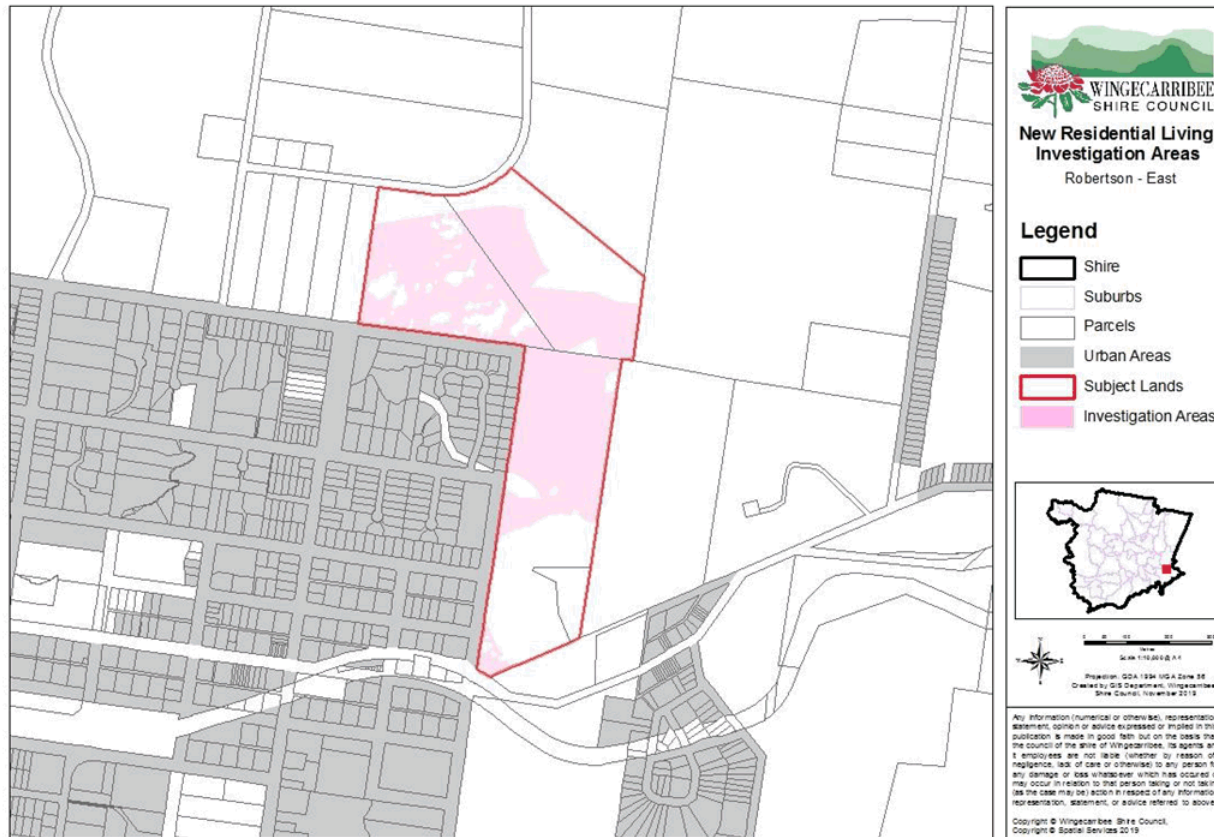


Figure 24 - Robertson (North-East) Investigation Area

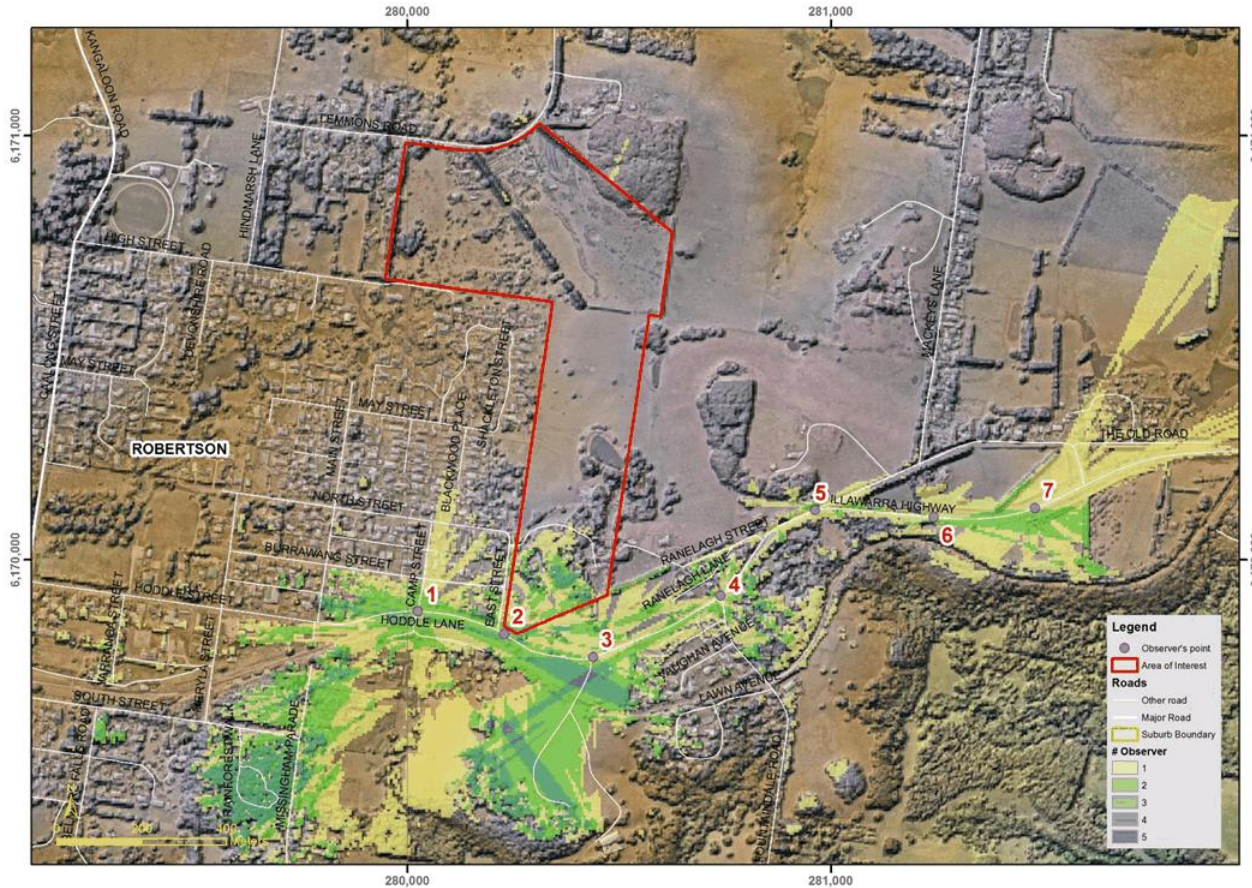


Figure 25 - Robertson (North-East) Visual Impact Assessment

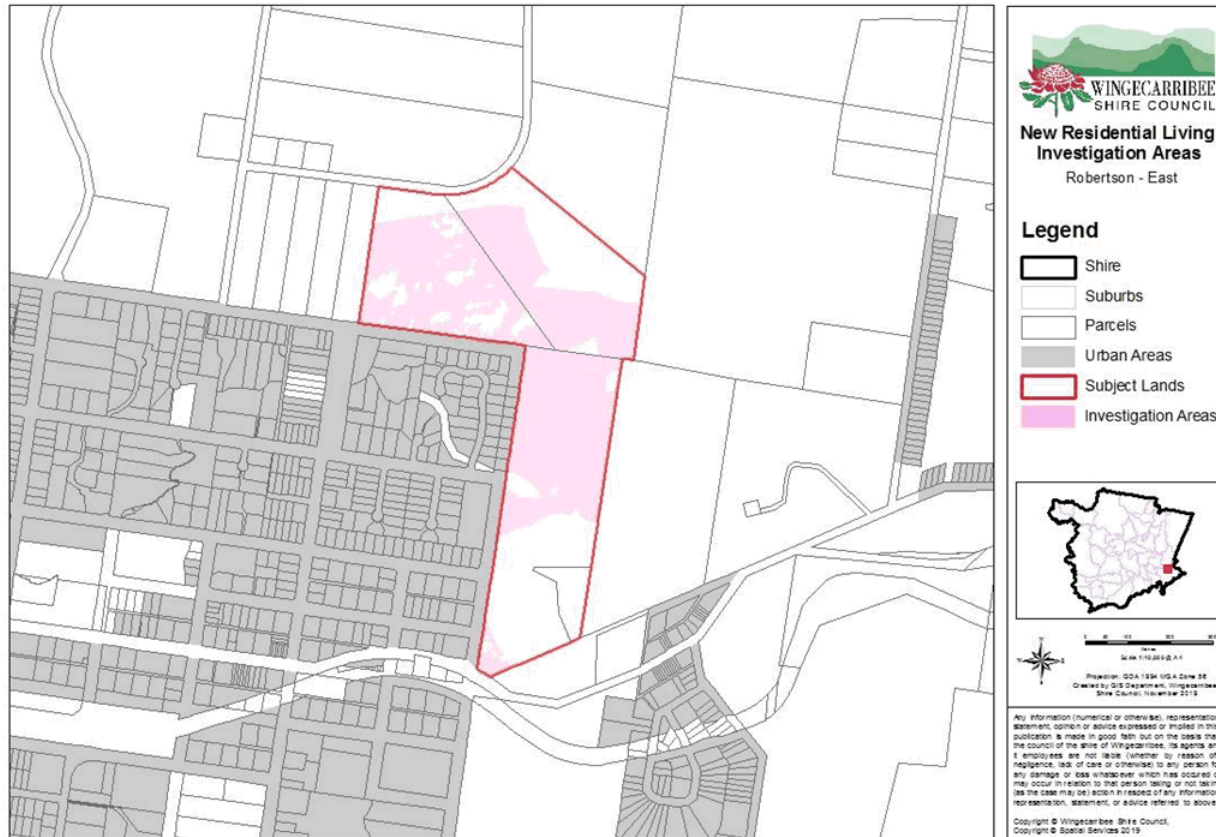


Figure 26 - Proposed Robertson (North-East) New Living Area



Further investigations prior to rezoning

The proposed new living area is considered suitable for urban development based on the initial constraints analysis that was undertaken to support this Housing Strategy. However, all sites identified within the Strategy as potential new residential living areas will be required to undertake a full environmental assessment in support of any future planning proposal to rezone the land for residential purposes.

Any future planning proposal to rezone the land for residential purposes will need to be supported by:

- An assessment of the traffic impacts of the proposed rezoning
- An Aboriginal Cultural Heritage Due Diligence assessment
- A Phase 1 Preliminary Site Investigation (Contamination)
- An ecological assessment
- A flood study

Infrastructure Requirements

Prior to new living areas being rezoned, an infrastructure plan and servicing strategy will be required to coordinate the delivery of infrastructure, and ensure infrastructure is planned for and delivered in the most efficient way possible. The infrastructure plan and servicing strategy will directly influence the staging of the land release.

An initial review of the infrastructure networks indicates that the site can be easily serviced by town water and sewer, and has legal (not practical) access through an unformed road reserve. A future rezoning / development would trigger the need to construct the unformed road reserve to provide practical access to the site.

Prior to the land being rezoned, Council will formalise a value capture system that will provide an equitable and sustainable means of funding new infrastructure and ensure that those who benefit the most from (and generate the demand for) new infrastructure, contribute to the cost of delivering that infrastructure.

Design Principles

The following design principles are intended to guide the future development of the site to ensure that development will provide a high-quality urban environment in keeping with our communities values and expectations.

1. Mature vegetation in the south of the site must be retained to provide visual screening from the Illawarra Highway / Hoddle Street
2. Future development should be sensitively designed with the topography of the land, to minimise earthworks required during development
3. A mix of housing types and lot sizes should be provided across the site, with larger lots providing a transition into the rural interface
4. Future development should be single storey consistent with the prevailing residential character of the Robertson village



Colo Vale (Wensleydale)

The Colo Vale (Wensleydale) investigation area is located on the eastern edge of the Colo Vale village and is bound by Wilson Drive to the west, Church Avenue to the South, and thick bushland and National Park to the north as shown in **Figure 27** below. The investigation area did not show up as highly desirable through the suitability analysis, primarily due to the lack of higher-level services within close proximity to the site (i.e. supermarket, medical etc).

However, this site presents a unique opportunity to provide a new living area in Colo Vale, as well as a neighbourhood centre that could service the new community, the broader Colo Vale area and the surrounding northern villages and rural communities. In the longer term, a new neighbourhood centre could meet the day to day needs of the northern villages, providing easy access to a supermarket and medical services, and reduce the reliance on private motor vehicles for the community.

Further, the site is located adjacent to a passenger train line and has easy access onto the Hume Motorway, and is unlikely to have any significant impacts on the traffic and transport network.

Site Analysis

There are a number of known constraints within the investigation area, with bushfire being a major consideration in identifying a future development area. The site also contains riparian areas and biodiversity constraints that may impact on the potential development footprint.

Further, the site contains the local heritage item “Wensleydale” which includes the house, grounds and outbuildings. Any future rezoning of the site would need to assess the impacts of the rezoning on the heritage item and identify an appropriate curtilage consistent with the significance of the item. This may significantly reduce the area to be rezoned as a new living area.

Further investigations prior to rezoning

The proposed new living area is considered potentially suitable for urban development based on the initial constraints analysis that was undertaken to support this Housing Strategy. However, all sites identified within the Strategy as potential new residential living areas will be required to undertake a full environmental assessment in support of any future planning proposal to rezone the land for residential purposes.

Any future planning proposal to rezone the land for residential purposes will need to be supported by:

- An assessment of the traffic impacts of the proposed rezoning
- An Aboriginal Cultural Heritage Due Diligence assessment
- A Heritage Assessment
- A Phase 1 Preliminary Site Investigation (Contamination)
- An ecological assessment
- A bushfire assessment



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- A flood study

While the existing constraints are considered manageable on the site, the environmental and heritage assessments may result in a significant reduction to the investigation area (see **Figure 27**).

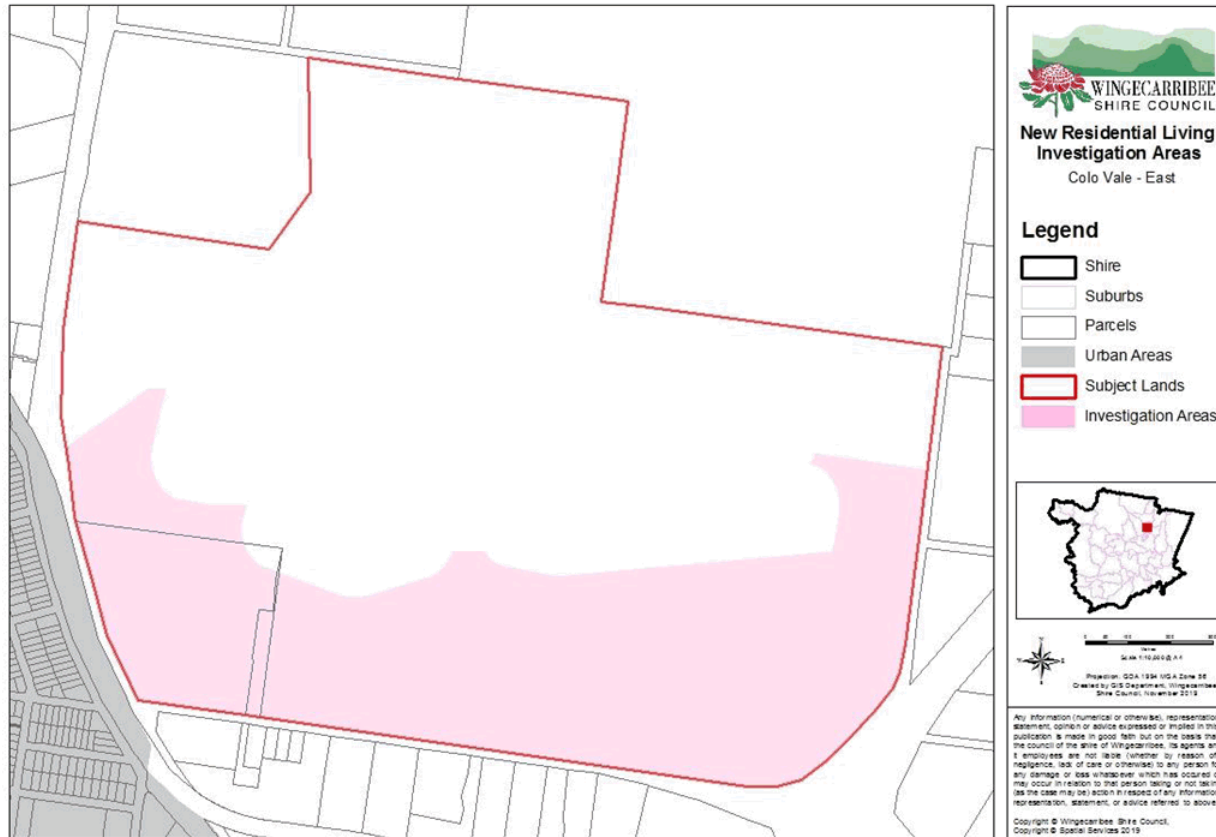


Figure 27 - Colo Vale (Wensleydale) Investigation Area



Chapter 5 – Conclusion

The Wingecarribee Local Housing Strategy 'Housing our Community' provides a long-term planning framework to meet the housing needs of our community. The Strategy will guide the decisions that Council, the private sector and our community will make to deliver new living areas and a greater diversity of housing types to accommodate our growing population and changing demographics.

The Strategy takes into account the State and regional planning framework, as well as the communities needs and expectations to provide a long-term plan for housing in the Wingecarribee. The Strategy is intended to inform the review of regional planning policies and provide a framework for future amendments to the Wingecarribee Local Environmental Plan (LEP) and Development Control Plans (DCP). The Housing Strategy will also inform future infrastructure planning and investment decisions by Council, State Government agencies and service providers.

The Strategy identifies three (3) key planning priorities for housing in the Shire including:

1. Promote infill development and increased densities in appropriate locations, and facilitate a greater mix of housing types to ensure our housing stock is reflective of the needs of our community
2. Provide a greater mix of price points in the housing market to improve housing affordability, and work with community housing providers to increase the stock of social and community housing throughout the Shire
3. Provide for well planned new release areas to meet the long-term housing needs of the community, and ensure that our growing communities are supported by essential infrastructure.

The Strategy also incorporates specific objectives and actions for each of the planning priorities, as well as performance indicators that will allow Council to track the effectiveness of the Strategy in meeting the housing needs of our community. Where the communities housing needs are not being met, the performance indicators will trigger a review of the Strategy and / or broader planning framework.

A methodical and evidence-based process was undertaken to identify six (6) new living areas across the Shire, that will be staged and developed over a 30+ year period to meet the housing needs of our community. In some cases, the Strategy identifies infrastructure upgrades and further environmental studies that are required to support the rezoning process of the identified new living areas. This will ensure that growth will be managed in a way that is in keeping with the communities values and expectations, and ensure that as our community continues to grow, so too does the capacity of our infrastructure networks.

ATTACHMENTS TO REPORT

Item 12.6

Draft Wingecarribee Local Strategic Planning Statement

Attachment 1

Local Strategic Planning Statement



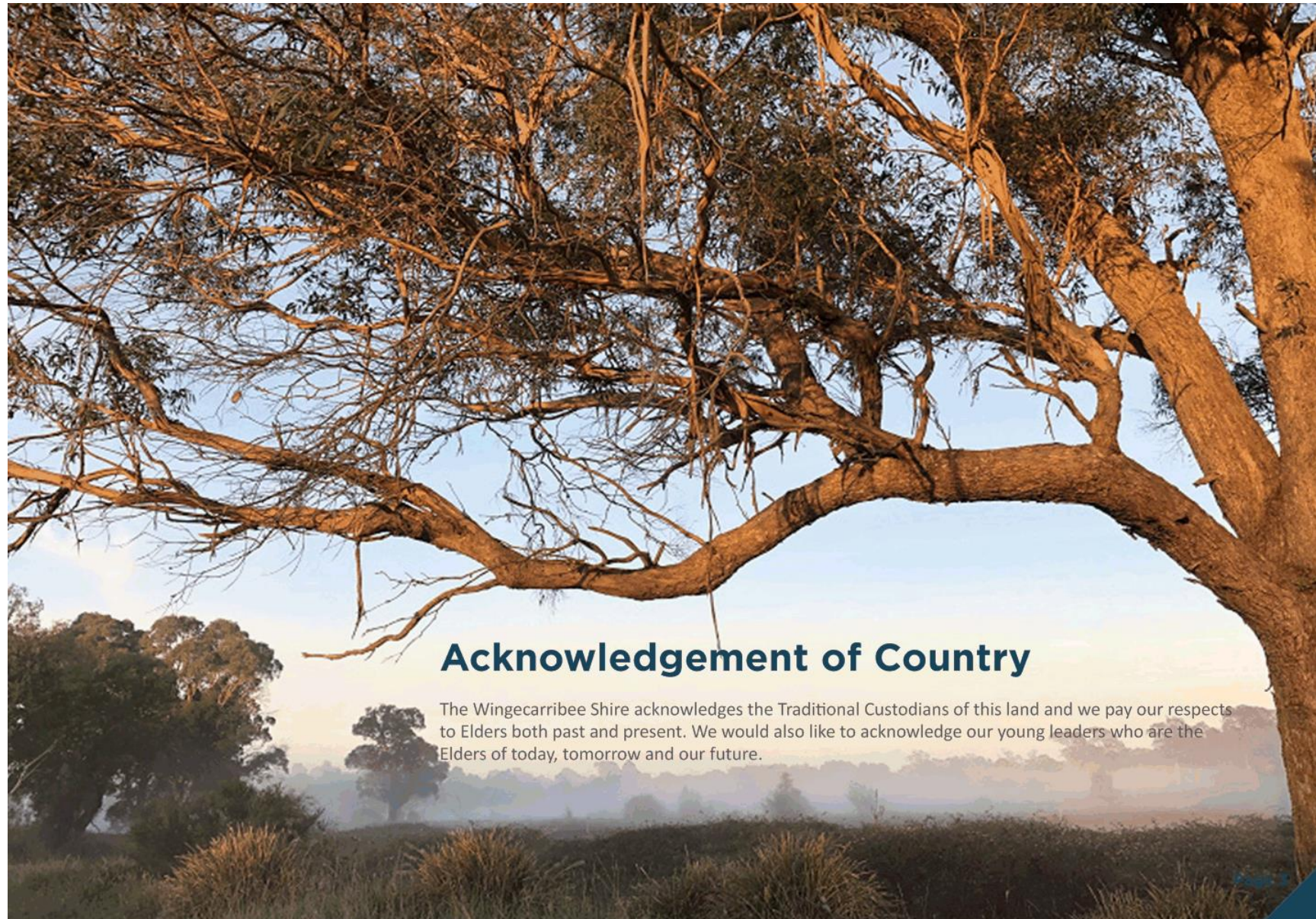
WINGECARRIBEE 2040 DRAFT LOCAL STRATEGIC PLANNING STATEMENT

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Acknowledgement of Country

The Wingecarribee Shire acknowledges the Traditional Custodians of this land and we pay our respects to Elders both past and present. We would also like to acknowledge our young leaders who are the Elders of today, tomorrow and our future.



INTRODUCTION

About the Local Strategic Planning Statement

The Wingecarribee Local Strategic Planning Statement (LSPS) sets out the 20-year land use vision for our Shire, and provides a long-term planning framework to meet the economic, housing, social and environmental needs of our community.

The LSPS takes into account the State and Regional planning framework, and builds on the communities' priorities outlined in the Community Strategic Plan and Local Planning Strategy to outline how our Shire will continue to evolve in a way that protects our local character, natural areas and rural landscapes in accordance with our communities' expectations. It identifies the special characteristics that contribute to the Wingecarribee's local identity and recognises the shared community values to be maintained and enhanced.

The LSPS outlines six (6) key land use themes including our environment and sustainability, our rural lands, our economy, our housing, our infrastructure and our place. Each land use theme includes a set of planning priorities and actions to achieve the communities' vision for the Wingecarribee.

The LSPS will provide localised input into the review of regional planning policies and provide a framework for future amendments to the Wingecarribee LEP and Development Control Plans (DCP). The LSPS will also inform future infrastructure planning and investment decisions by Council, State Government agencies and service providers.



INTRODUCTION

State and Regional Context

As a community it is important we take into consideration our place within the broader Regional and State context and the impact this will have on our Shire both now and into the future.

The preparation of the LSPS has taken into consideration key state and regional planning priorities, and will give effect to the planning priorities outlined in the South East and Tablelands Regional Plan. Aligning the LSPS with the Regional Plan and linking the communities' priorities with the State Government gives Council the opportunity to align strategies and develop stronger partnerships to deliver positive outcomes for the Wingecarribee community.

Policy Context

South East and Tablelands Regional Plan 2036

The South East and Tablelands Regional Plan 2036 provides a high-level planning framework for our region and outlines four land use planning goals and associated actions to manage change over the next 20 years. The Regional Plan also provides a range of specific planning priorities for the Wingecarribee Shire.

The four land use planning goals for the region are:

- Goal 1: A connected and prosperous economy
- Goal 2: A diverse environment interconnected by biodiversity corridors
- Goal 3: Healthy and connected communities
- Goal 4: Environmentally sustainable housing choices

The planning priorities for Wingecarribee Shire, as outlined in the Regional Plan, and the corresponding Planning Priorities in the LSPS are shown in the table below:





INTRODUCTION

Regional Plan Priority for Wingecarribee	Corresponding Planning Priority in LSPS
Protect high environmental value lands including regionally significant biodiversity corridors.	P1.2, P1.3, P1.4
Protect the Sydney Drinking Water Catchment.	P1.5, P5.1 & P5.2
Protect important agricultural lands as a resource for food security.	P2.1
Protect the Shire's valued heritage assets.	P6.2
Provide ongoing access to high quality health and education services.	P3.1 & P6.3
Capitalise on economic opportunities arising from the area's proximity to Sydney.	P3.1 & P3.2
Capitalise on the land availability in the Moss Vale Enterprise Corridor to attract industry and investment.	P3.1
Grow and diversify the area's agricultural base, including value-added activities, and capitalise on access to national and international markets in Sydney.	P2.1 & P2.3
Promote the Shire as a destination and encourage visitors to Canberra to also visit Wingecarribee Shire.	P3.1
Strategically plan for residential growth in existing urban areas and greenfield areas.	P4.1 and P4.3
Increase housing in Moss Vale, Bowral and Mittagong.	P4.1 and P4.3
Protect the unique character of the Shire's village and rural lifestyle.	P4.1, P4.2 and P4.3
Enhance the variety of housing options to cater for an ageing population.	P4.1, P4.2 and P4.3



Wingecarribee Community Strategic Plan 2031

The Wingecarribee Community Strategic Plan (CSP) was developed through extensive engagement with our community over a number of years. This extensive engagement process identified a number of key issues and challenges that are directly relevant to the LSPS as follows:

- Population growth and ageing population trends
- Development and its effect on the environment and infrastructure
- Provision of diverse and affordable housing options
- Provision of diverse local employment opportunities
- Sustainable economic development
- Preservation of the character of the Shire
- Roads and road maintenance, including traffic congestion in towns
- Infrastructure renewal and maintenance
- Provision and maintenance of public transport
- Effects of coal mining and coal seam gas
- Environmental issues including climate change, biodiversity, waste, water, energy and carbon reduction economic development

Further, the CSP outlines the communities' vision for our Shire as well as a range of strategies to achieve that vision. The LSPS seeks to build on these strategies to ensure that our Shire grows in a way that is consistent with our communities' values and expectations.



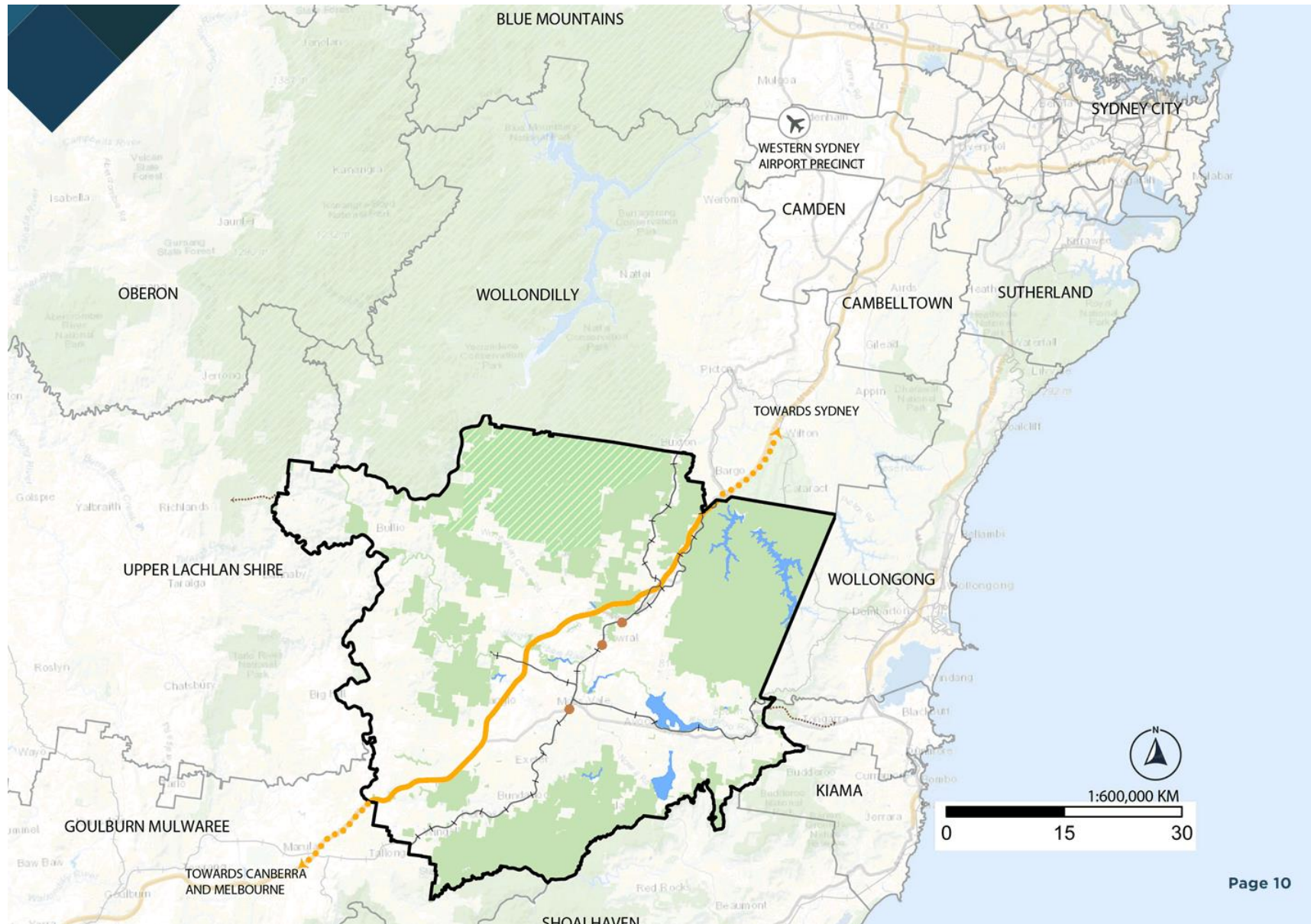




OUR SOUTHERN HIGHLANDS CONTEXT



Page 9



SOUTHERN HIGHLANDS CONTEXT

Our Southern Highlands Context

The Wingecarribee Shire is located within the Sydney – Canberra – Melbourne transport corridor on the Southern railway line and Hume Highway within close proximity to the major metropolitan and regional centres of Sydney, Canberra and Wollongong. The Shire is predominantly rural in character with agricultural land separating our towns and villages characterised by unique landscape and aesthetic appeal.

The Southern Highlands has a rich history which began with the traditional owners of the land, the Gundungurra and D'harawal people, and later European settlers who first explored the area in 1798. The region is today recognised for its impressive 19th and 20th century buildings and streetscapes as well as for its natural and farming landscapes.

European settlement commenced in the area around 1820. The first settlement, Bong Bong settlement, located on the Moss Vale Road between Moss Vale and Burradoo adjoining the Wingecarribee River, is marked by an obelisk and sits within the greenbelt between Moss Vale and Burradoo as part of the Burradoo Landscape Conservation Area.

Berrima, the second settlement to be established in the district, dates back to the 1830s and survives today as the last remaining, largely intact, Georgian-period town on mainland Australia.

The urban structure and historic settlement pattern of the Shire was heavily influenced by the arrival of the Main Southern Railway Line, which resulted in the rapid development of Mittagong, Bowral and Moss Vale in the 1860's. Today, the Main Southern Railway acts as a spine running north-south through the Shire, with our towns and villages dispersed along the railway line.





SOUTHERN HIGHLANDS CONTEXT

Our three main towns of Bowral, Mittagong and Moss Vale, located in the centre of the Shire, each have a unique function and character, however collectively act as the economic heart of the Shire. The remainder of our towns and villages are separated by a semi-rural landscape and rich natural environments.

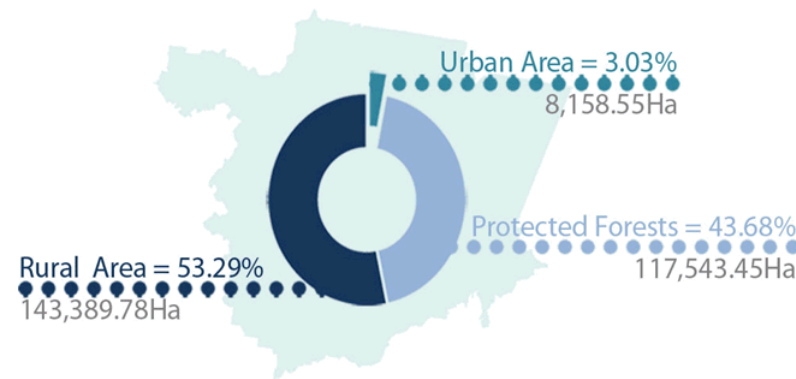
Some 103,000 hectares of land is either national parks or nature reserves, representing over 38 per cent of the Local Government Area. Almost the entire Shire is located within the Sydney Drinking Water Catchment, and careful management of our future growth is required to protect our natural areas and waterways, and ensure development is in keeping with our communities values and expectations.

Our current population forecasts are fairly modest, however, the rapid growth of south-west Sydney and the proposed Western Sydney Aerotropolis will potentially have significant implications for population growth and development pressure within the Wingecarribee Shire.

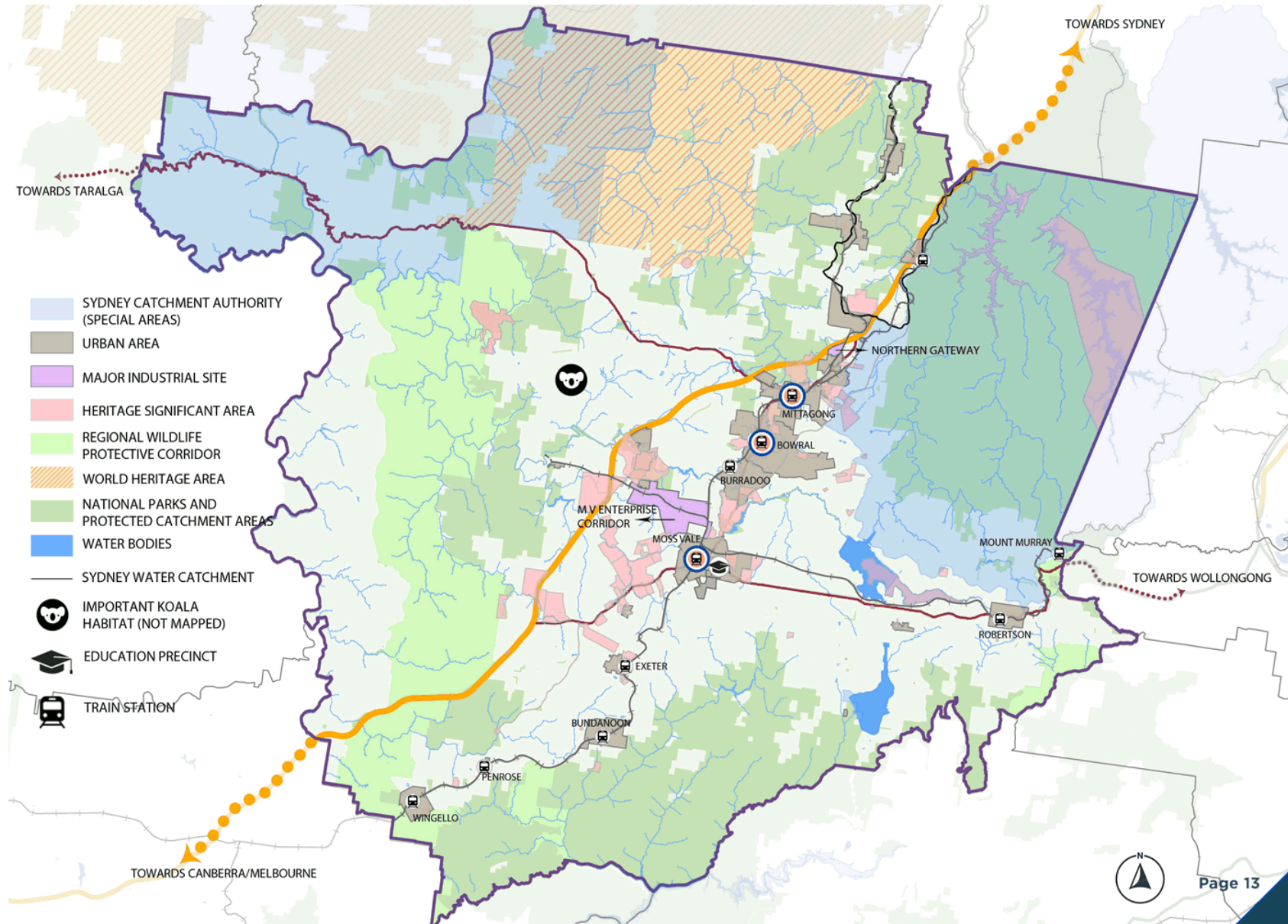
We have a healthy and diverse economy, driven by the health, tourism, education, manufacturing, agriculture, construction and professional industry sectors. However, our declining work force and aging population presents unique challenges to our economy.

To our east, the large-scale urban release areas of West Dapto and Calderwood Valley will potentially alleviate development pressure in the Shire, and will contribute to the workforce needed to service our key industries of health care, tourism, education, agribusiness, freight and logistics and advanced manufacturing.

Current development pressures are significant based on strong demand for residential and tourism related development as well as for infrastructure, industry and agricultural purposes, and the significant growth occurring in our neighbouring areas is likely to result in increased development pressures over the life of this Strategy.



The Australian Government is investigating the viability of building a high-speed rail network to reduce travel time between capital cities along Australia’s east coast. While the potential high-speed rail has not been considered in this Strategy, this network could present significant economic and housing opportunities that will require more detailed planning and consideration.





SOUTHERN HIGHLANDS CONTEXT

Our People

Our population is expected to increase from 47,750 people in 2016 to some 51,800 people by 2036, representing an increase of 4,050 people or 8.5% over a 20-year period. Population growth will be driven largely by inward migration, primarily from the greater Sydney area.

Our people are living longer, and our older people (65 and over) will continue to make up a larger proportion of the population into the future. By 2036, over 35% of Wingecarribee residents will be aged 65 and over, up from 25% of the population in 2016. We will see an increase in older residents (65 and over) from 11,850 in 2016 to 18,200 in 2036 representing an increase of some 54%. Alarming, all five-year age brackets from the age of 0 to 59 are expected to decrease in population from 2016 to 2036. Whereas all five-year age brackets from 60 and over are expected to increase in population over the same period.

The significant aging of our population will have major implications for our economy, our service providers and for housing. A declining workforce presents a challenge for our economy, and our aging population will continue to increase demand for health and aged care service providers. Our housing needs will continue to change with increased demand for housing that is accessible and suitable for older people. Increases in housing choice, aged care places, seniors living developments and adaptable forms of housing will be required to meet the needs of our aging population, as well as smaller homes for those wishing to downsize.

Our Environment

Our local environment is unique, with rich biodiversity, complex ecosystems, intricate waterways, a wide variety of landforms, soils and generous living conditions.

The Wingecarribee Shire is home to over 370 native mammal, reptile and bird species,

making it one of the most diverse regions in Australia. Our environment is a biodiversity hotspot, with 1558 native plant species and 374 native animal species identified within the Shire. Of those species, 40 of the plant species and 42 of the fauna species have been classified as endangered or threatened.

The Southern Highlands is home to 3,000 koalas, one of the largest and most understood colonies in NSW. The Shire contains large areas of in-tact koala habitat, and Council are working with Government agencies and landowners to provide greater protection to important habitat areas.

Over 103,000 hectares of land within the Wingecarribee comprises either National Parks and Nature Reserves, or is otherwise owned by a public authority – some 38% of the Shire. With over 7,200km of waterways, the Shire is also an important water catchment region for both our environment and drinking water supplies.

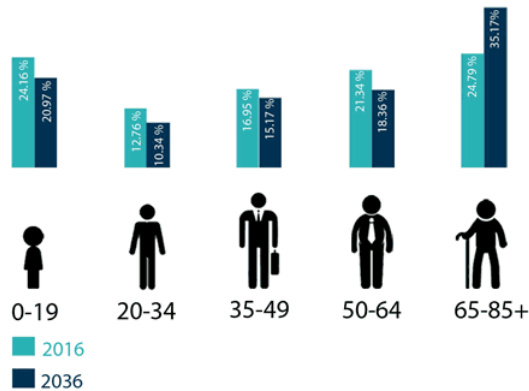
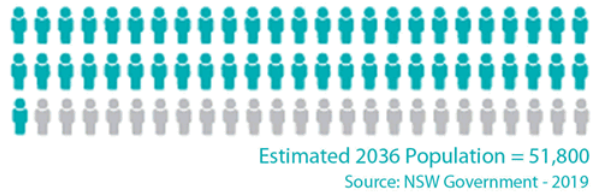
A significant portion of the Wingecarribee Shire is bush fire prone land, and subject to flood inundation, including many existing residential areas within our towns and villages.

With a landscape that includes rainforests, escarpment forests, woodlands, unique villages and farm land, our environment is highly valued by our Community. Careful management of our future growth is required to protect our natural areas and waterways, and ensure development is in keeping with our communities values and expectations.

The LSPS aims to protect vulnerable and threatened species and ecosystem, improve biodiversity corridor connectivity, conserve and protect our waterways and mitigate, adapt and build resilience to climate change over the next 20 years.



Population 1 icon = 1,000 residents



Wingecarribee residents of age 65 and above will increase from 25% in 2016, to approximately 35% in 2036 representing an increase of some 54%.

2016

36%
Couple only households accounted for about 36%, representing the largest household group in the Shire.

27%
Couples with children currently represent the second largest household group in the Shire with 27%.

9%
single parent household representing 9%.

25%
Lone person households making up 25%.

2036

38%
Couple only households are predicted to form about 38% of all households, representing the largest household group in the Shire.

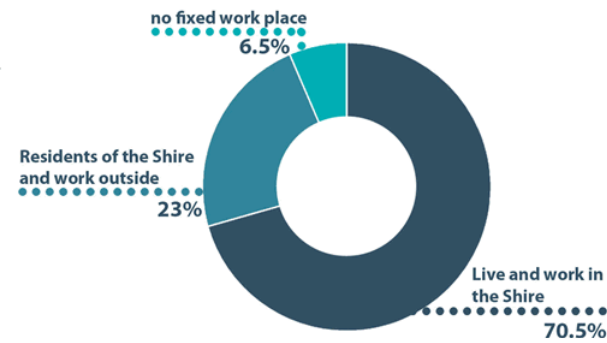
22%
Couples with children households will lower in percentage in 2036 totaling to about 22% of all households, representing the second largest household group in the Shire.

28%
single parent household representing 28% of the total households.

8%
Lone person households making up 8%.

Median age is **47 Years**
compared to 38 yrs in NSW

47.8% of the population are males and 52.2% are females



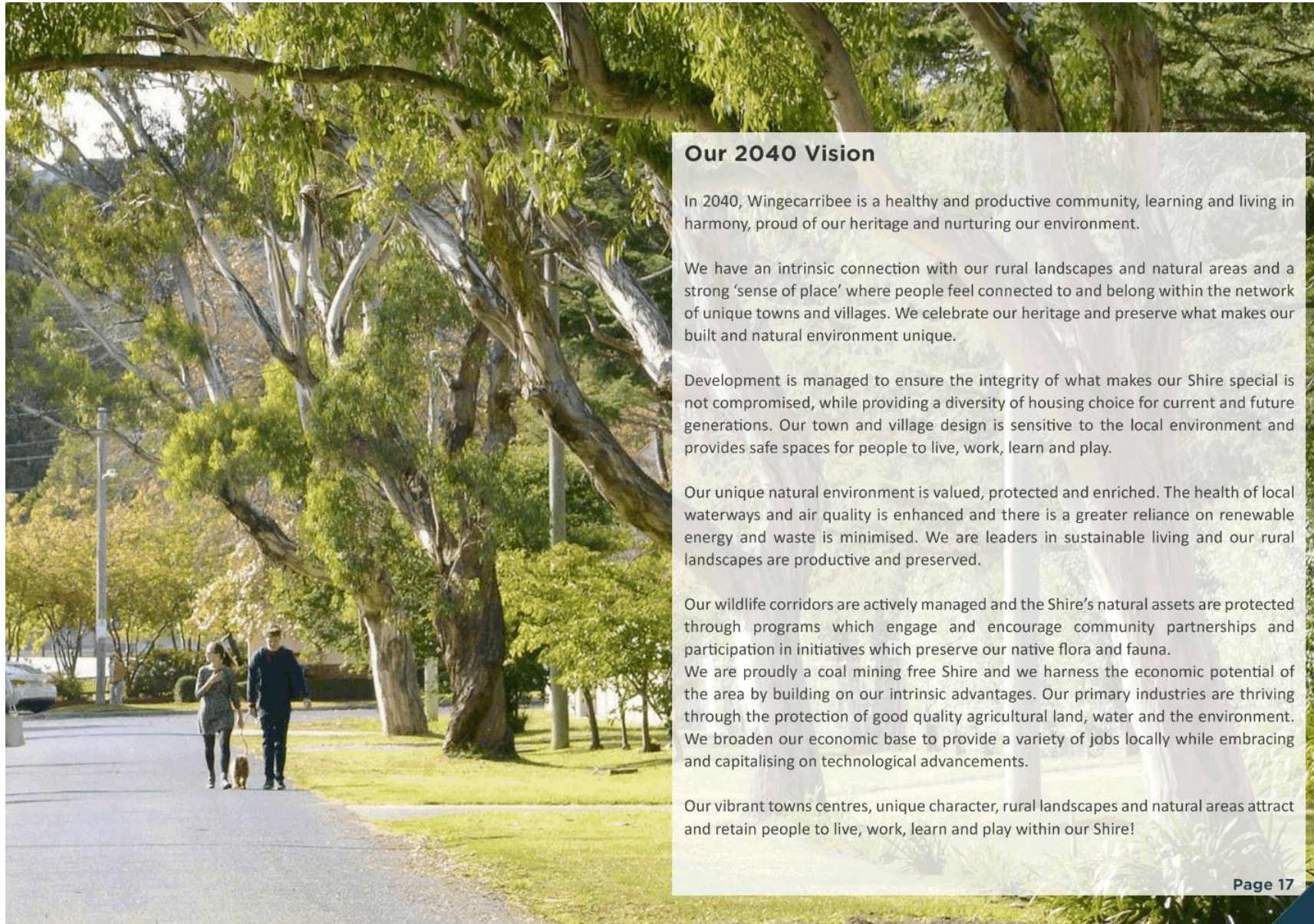
47.6% of our population is **EMPLOYED**
The major employment sectors in Wingecarribee are:

HEALTH CARE and Social Assistance	14.2%
RETAIL TRADE	11.7%
FOOD SERVICES and Accommodation	11.1%



OUR 2040 VISION

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Our 2040 Vision

In 2040, Wingecarribee is a healthy and productive community, learning and living in harmony, proud of our heritage and nurturing our environment.

We have an intrinsic connection with our rural landscapes and natural areas and a strong 'sense of place' where people feel connected to and belong within the network of unique towns and villages. We celebrate our heritage and preserve what makes our built and natural environment unique.

Development is managed to ensure the integrity of what makes our Shire special is not compromised, while providing a diversity of housing choice for current and future generations. Our town and village design is sensitive to the local environment and provides safe spaces for people to live, work, learn and play.

Our unique natural environment is valued, protected and enriched. The health of local waterways and air quality is enhanced and there is a greater reliance on renewable energy and waste is minimised. We are leaders in sustainable living and our rural landscapes are productive and preserved.

Our wildlife corridors are actively managed and the Shire's natural assets are protected through programs which engage and encourage community partnerships and participation in initiatives which preserve our native flora and fauna.

We are proudly a coal mining free Shire and we harness the economic potential of the area by building on our intrinsic advantages. Our primary industries are thriving through the protection of good quality agricultural land, water and the environment. We broaden our economic base to provide a variety of jobs locally while embracing and capitalising on technological advancements.

Our vibrant towns centres, unique character, rural landscapes and natural areas attract and retain people to live, work, learn and play within our Shire!



OUR 2040 VISION

Our Southern Highlands in 2040

In 2040, Wingecarribee Shire will be characterised by a collection of unique towns and villages separated by rich natural areas and rural landscapes. Bowral, Mittagong and Moss Vale will maintain a unique sense of identity, but collectively form the economic, cultural and social ‘Heart of the Shire’.

The local centres of Bundanoon and Robertson will play an important function in meeting the day to day needs of the southern and eastern towns and villages respectively. Similarly, a new neighbourhood centre in Colo Vale will provide a focal point for our northern villages and service the day to day needs of these communities. Berrima and Burrawang will maintain their unique character and charm and continue to function as ‘experience centres’ for residents and visitors alike.

Our communities will have access to range of housing options to meet their needs, aspirations and capacities. Our growing communities will continue to be supported by essential infrastructure and services, and our public transport networks both within and out of the Shire will be improved and supported by safe, accessible and interconnected shared pathways that encourage people to be active.

Our cultural and built heritage will be preserved, protected and celebrated, and the connection with our rural landscapes and natural areas will be strengthened through good planning and design outcomes.

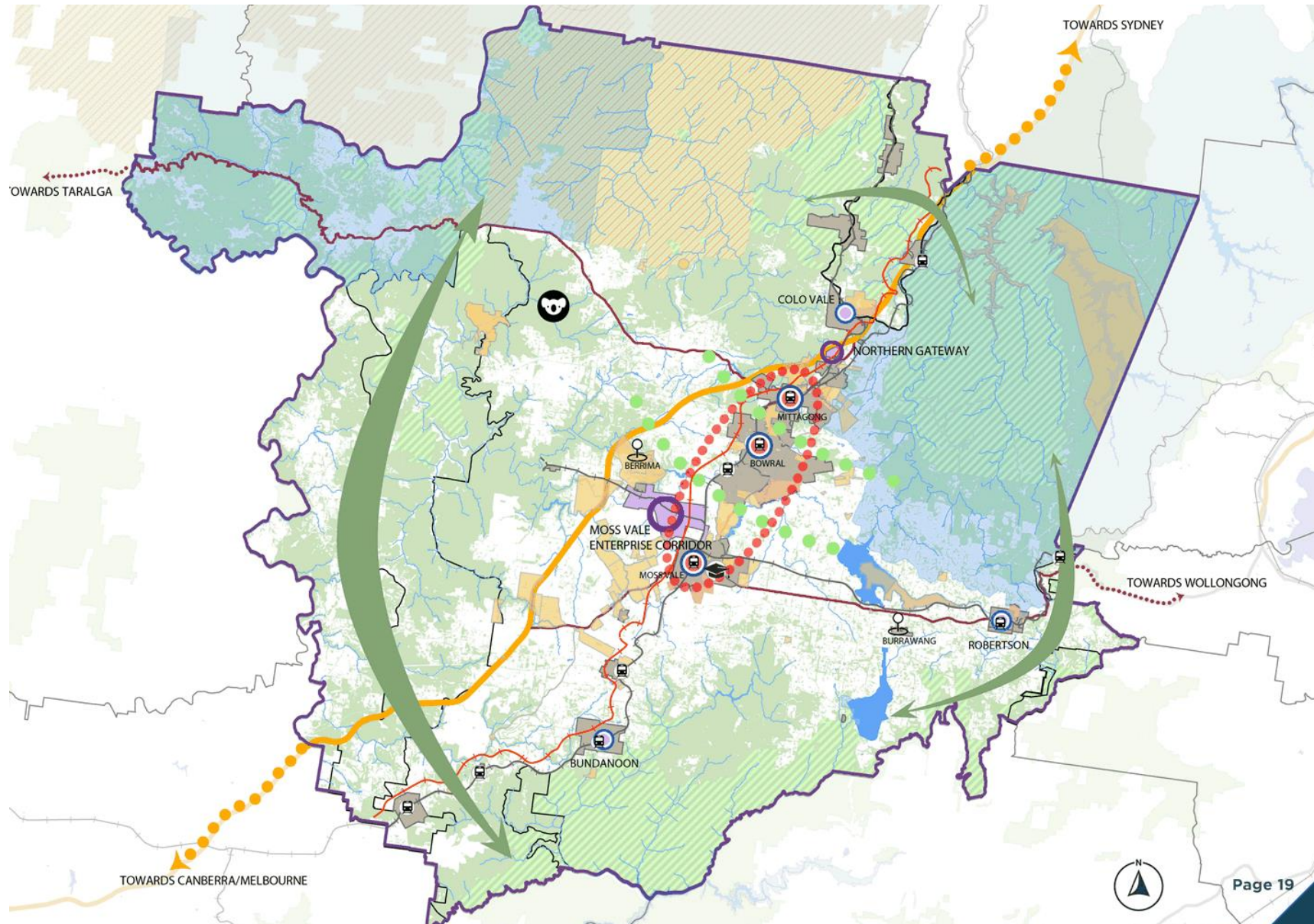
Our ‘centres’ will become vibrant, active and pedestrian dominated areas, and growth will be managed in a way that endorses and promotes community values, and protects and enhances the liveability of our towns and villages. Our economy will be driven by growth in the health and education sectors, tourism, manufacturing, professional industries and agribusiness and the realisation of the Moss Vale Enterprise Corridor.

Agriculture will be enhanced through innovation, a flexible planning framework and

the protection of productive rural lands, and the economic benefits of tourism will be balanced with the impact on our environment and rural lands to protect what makes our Shire special.

As a Council and as a community, we will mitigate, adapt and build resilient to climate change and will work towards net-zero emissions in the Shire. Our natural areas will be enhanced and protected through an improved planning framework and natural resource management practices and our koala population and native wildlife will be preserved through the protection of important habitat.

- | | |
|--|--|
|  SYDNEY WATER CATCHMENT |  MAJOR TOWN CENTRE |
|  URBAN AREA |  SATELLITE TOWN CENTRE |
|  MAJOR EMPLOYMENT LANDS |  RAILWAY LINES |
|  HERITAGE SIGNIFICANT AREA |  RAIL EXPANSION |
|  WORLD HERITAGE AREA |  MOTORWAY |
|  WATER BODIES |  MAJOR ROAD |
|  NEW LIVING AREAS |  WATERWAYS |
|  HERITAGE CONSERVATION AREAS AND HERITAGE ITEMS |  IMPORTANT KOALA HABITAT |
|  REGIONAL WILDLIFE PROTECTIVE CORRIDOR |  EDUCATION PRECINCT |
|  NATIONAL PARKS |  TRAIN STATION |
|  BIODIVERSITY CONNECTIVITY |  IMPROVED BIODIVERSITY CONNECTIVITY |
|  ECONOMIC CULTURAL AND SOCIAL HEART |  THE GREEN BETWEEN |
| |  EXPERIENCE CENTRE |





1. OUR ENVIRONMENT





OUR ENVIRONMENT

Planning Priority 1.1

Reduce carbon emissions and increase energy, water and waste efficiencies

Rationale:

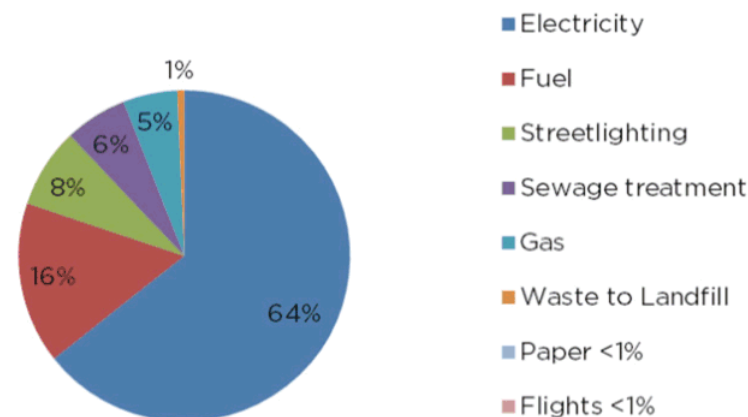
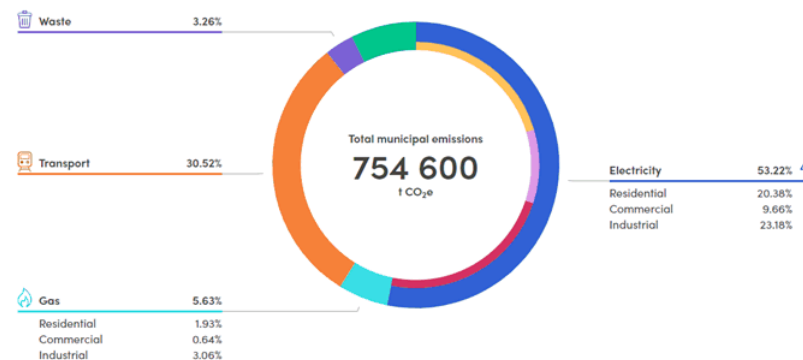
The greenhouse gas emissions of Council and our community are, in part, directly linked to land use, planning and infrastructure. The dispersed nature of our towns and villages, our relatively low residential densities, limited public transport options and high car dependency all result in higher energy consumption and higher costs for our community.

As a Council and as a community we need to plan for the more efficient use of energy and water and a reduction in waste outputs to reduce our environmental impacts and greenhouse gas emissions across the Shire. As our population continues to grow, our energy and water use, and waste consumption will increase, and the decisions we make today about land use, infrastructure, energy, water and transport will directly influence our greenhouse gas emissions in the future.

In accordance with the NSW Government's NSW Climate Change Policy Framework (2016), NSW has committed to achieving net zero emissions by 2050.

Wingecarribee Shire Council annually produces the Greenhouse Gas Report which identifies the source of Council emissions, and it is important for Council to be a leader in reducing emissions from Council operations. On 12 February 2020, Council declared a Climate Emergency and we will continue to work towards a net zero emissions community and a carbon neutral Council in accordance with our commitments under the Community Strategic Plan.

The built environment contributes the largest amount of carbon emissions from local land use practices, and Council should promote and encourage improved development standards, despite the State Government regulatory framework for new houses limiting the capacity of Council's planning framework to encourage more sustainable housing. Reducing carbon emissions and increasing energy, water and waste efficiencies needs





OUR ENVIRONMENT

to be a key consideration in all land use and infrastructure planning projects to ensure Council can achieve our commitments under the Community Strategic Plan. While this Planning Priority has a specific set of actions, the need to improve efficiencies and reduce emissions has been a consideration of every Theme and Planning Priority within this LSPS.

Actions:

Greenhouse Gas Emission reduction

- Reduce Council's operational greenhouse gas emissions by actively identifying energy efficiency opportunities in the areas of water & sewer, facilities and transportation
- Assess LGA wide carbon emissions, establish emission reduction targets in consultation with our community, and support the community to reduce emissions
 - Review and update the environment strategy to include climate change mitigation and adaptation actions with the aim to drive further improvements in commercial and residential building performance and establish a pathway to achieving net zero greenhouse gas emissions
 - Establish evidence-based greenhouse gas emissions reduction targets required to achieve a net zero emissions community
 - Increase the uptake of renewable energy and storage solutions
 - Continue to consider updated climate change information and monitor and report to the community on progress against climate resilience and net zero goals
 - Build community capacity to reduce greenhouse gas emissions and respond to the impacts of climate change
 - Monitor and report on community progress to achieving net zero emissions and identify key steps to achieving a carbon neutral Council.

Planning

- Ensure that new developments and alterations and additions to existing developments demonstrate improved building standards with high efficiency in

energy, water and waste

- Support suburb scale efficiency initiatives
- Consider the regional systems transition model as outlined in the Enabling Adaptation in the South East (2017) report and the Climate Change Adaption Plan when developing operational policy, undertaking strategic planning, delivering council programs and assessing future infrastructure needs
- Review options for improving energy, water and waste efficiencies in new developments and alterations and additions to existing developments through Council's LEP and DCP controls

Waste

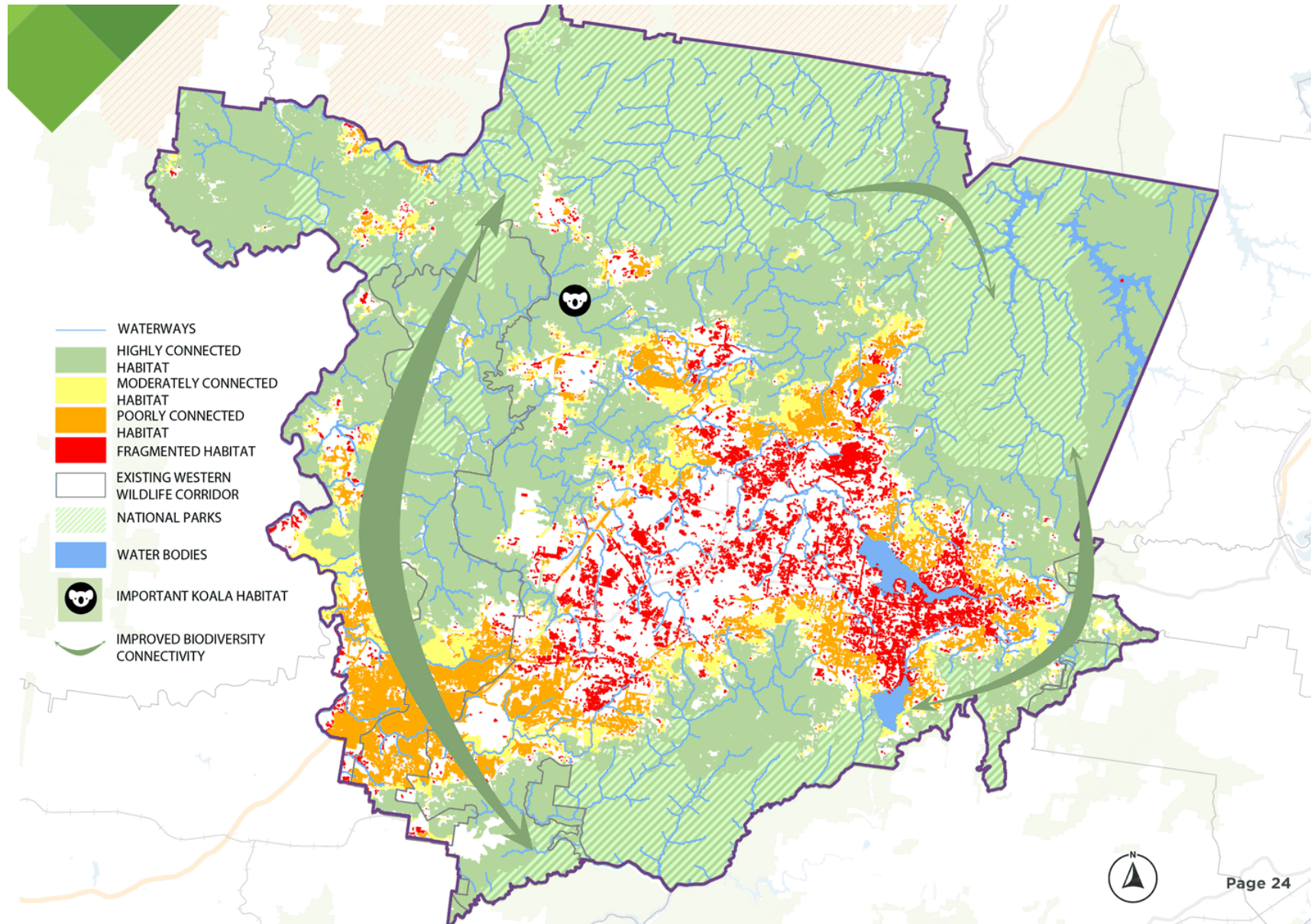
- Reduce the volume of waste to landfill and waste transport requirements
- Maximise re-use and recycling to support a circular economy
- Extend the collaboration with private industry in investing in innovative and sustainable waste/recycling processing options.

Water

- Increase alternative water supplies to decrease dependency on distributed water such as bores
- Increase the uptake of rainwater tanks and dual reticulation of recycled water in new developments and alterations and additions to existing developments
- Reduce potable water used for non-potable uses

Transport

- Create walking and cycling friendly communities and encourage public transport use
- Facilitate the use of electric vehicles in the Shire
- Encourage car sharing and car pooling





OUR ENVIRONMENT

Planning Priority 1.2

As a Council and as a community, we seek to mitigate, adapt and build resilience to climate change and natural disasters

Rationale:

The climate of the Wingecarribee Shire and our broader Region is changing and impacts are already being observed for the Wingecarribee community, economy and environment. Climate change exacerbates many existing risks to Council operations and the community including heatwaves, bushfire, floods and drought. Other seasonal changes will also be exacerbated by climate change such as changes in rainfall patterns. Responding to climate change requires action from governments, businesses, communities and individuals. As a Council and as a community, we need to adapt and build resilience to climate change.

Building community resilience is a key part of adapting to climate change. Recent years have seen more hot days and longer heatwaves. Many places in the Shire, including buildings, public spaces and homes are designed for cooler conditions and with the changing climatic conditions these facilities will be under heat stress more frequently. Recent bushfires and floods in the Wingecarribee Shire LGA have highlighted the importance of developing effective communications means with the community around natural disaster preparedness. Further the events resulted in an increased awareness around preparing the community for future possible natural disasters.

Actions:

- Implement and monitor Council's Climate Change Adaptation Plan & integrate into business planning
- Continue to manage the impacts of climate change (such as heat, floods, storms and drought) on Council's assets and services
- Support the community, businesses and individuals to be better prepared and more resilient by developing a community engagement plan to establish the most effective communication channels
- Work in partnership with local, State and Federal agencies to provide the

community with the best climate change resilience support available to ensure the highest level of resilience

- Undertake Flood and Bushfire studies as the climate shifts to directly inform local planning controls in order to minimise the impact on the community from natural disasters
- Prepare and implement Bushfire Management Plans for Council bushland reserves to optimise biodiversity while still protecting life and property
- Explore the potential of Aboriginal Cultural burning methods as another bushfire risk and ecological management tool in priority land management zones, strategic fire advantage zones and on existing private/Council land partnerships
- Plan for protection of critical infrastructure by using engineered solutions in addition to more traditional hazard reduction techniques to reduce the ecological footprint of asset protection.
- Incorporate climate change predictions into local planning instruments and documents
- Factor ecosystem adaptation into strategic planning and land protection
- Consider and implement a range of urban design and land use planning strategies to minimise heat in local government areas described in Minimising the Impacts of Extreme Heat: A guide for Local Government
- Advocate the State and Federal Government for better climate change preparedness strategies such as improving building standards to cater for warmer conditions.

**Planning Priority 1.3**

To improve biodiversity corridor connectivity and reduce fragmentation

Rationale:

Wingecarribee Shire is a national biodiversity hotspot, occupying a strategically important location on the East Coast of NSW, providing a vital link in the Great Eastern Ranges Biodiversity Corridor network spanning from far north QLD to south east Victoria.

A functional landscape scale corridor network across the Shire, connecting similar corridors in adjacent LGAs, is essential for the ongoing maintenance and improvements to biodiversity within our Region. Species and genetic movement (particularly in response to climate change) is dependent on these corridors (both terrestrial and aquatic) and fragmentation through land use practices and/or land use planning threatens the functional capacity of these corridors.

It is important for land use planning to reduce fragmentation and improve the connectivity of our biodiversity corridors, to improve their functionality and continue to support biodiversity within our Region.

Actions:

- Ensure that subdivision of lands containing remnant native vegetation optimises the retention of that vegetation whilst maintaining the economic return to landholder. Council should investigate and implement flexibility in subdivision standards that result in the protection of remnant vegetation
- Finalise, refine and improve the Green Web Corridor project and products and utilise the existing Koala Habitat Connectivity Map as a proxy for land use planning decisions until the Green Web products are finalised
- Development of policy relating to stream categories and protection of riparian corridors and investigate options for creating a requirement for setback establishment and maintenance independent of development application triggers (current situation).





OUR ENVIRONMENT

Planning Priority 1.4

To minimise the impact of land use planning and change on vulnerable and threatened species and ecosystems

Rationale:

The Wingecarribee Shire is home to over 374 native animal species, making it one of the most diverse regions in Australia. Of those species, 40 of the plant species and 42 of the fauna species have been classified as endangered or threatened.

The Southern Highlands is home to 3,000 koalas, one of the largest and most understood colonies in NSW. The Shire contains large areas of in-tact koala habitat, and Council are working with Government agencies and landowners to provide greater protection to important habitat areas.

Land use and the clearing of native vegetation can have a direct impact on vulnerable and threatened species and ecosystems. Land use planning should seek to minimise the impact on threatened and vulnerable species and avoid key threatening processes such as habitat loss and fragmentation.

As a Council, we will continue to leverage the best available modelling, science and adaptation programs to mitigate climate change impacts on threatened species and Threatened Ecological Communities, and to make evidence based decisions in relation to habitat loss and fragmentation in all strategic planning processes.

Actions:

- Maintain and improve native vegetation and vulnerable and threatened species and ecological community datasets to facilitate evidence-based decision making
- Ensure Councils planning framework minimises the impact of land use and development on threatened and vulnerable species and avoid key threatening processes such as habitat loss and fragmentation
- Continue to work with State and Federal Government agencies, and local

landowners to protect and enhance koala habitat within our Shire

- Refer matters of national significance to the federal Environment agency
- Refer concerns about new or emerging threatened species to the NSW Threatened Species Committee
- Develop and implement a Biodiversity Monitoring Strategy





OUR ENVIRONMENT

Planning Priority 1.5

Conserve and protect waterways, wetlands and groundwater

Rationale:

The Wingecarribee Shire has over 7,200km of waterways and is an important water catchment region for both our environment and drinking water supplies. Almost the entire Shire is located within the Sydney Drinking Water Catchment, and careful management of our future growth is required to protect our ground and surface water supply and quality.

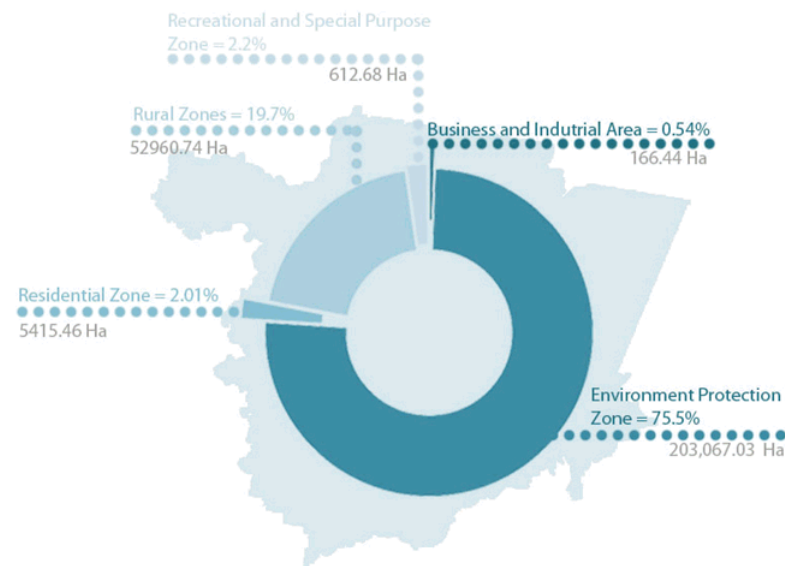
In addition to their critical water supply and environmental function, our rivers and lakes are defining characteristic of our natural areas and rural landscapes, and our community has a strong connection to our waterways.

Future growth within the Shire will continue to put pressure on our waterways if not managed appropriately, and development needs to be managed to maintain and improve the environmental function of our catchments and waterways. Council currently has a 'Waterwatch' program to monitor the health of key urban waterways in Bowral, Mittagong, Robertson and Moss Vale, which monitors trends over time, and will provide important information to inform future land use decisions.

Actions:

- Continue to protect sensitive water catchments to maintain and improve water quality
- Waterways continue to be protected and managed in accordance with the stream categorisation in the Wingecarribee LEP
- Work collaboratively with other agencies, partners and the community to monitor and manage waterways and wetlands
- Review environmental assessment processes to minimise impact of Council projects
- Groundwater and groundwater dependent ecosystems will be monitored and assessed in collaboration with WaterNSW, and land use planning will need to consider impacts on groundwater quality and quantity

- Policies and procedures developed to protect waterways and wetlands, including mandatory set-backs and riparian land restoration
- Encourage land owners to increase rainfall capture and storage and slow the movement of water in the landscape through water sensitive urban design and use of grey-water systems.



The Shire has about 75.5% of its land currently zoned as Environmental Protection land.





2. OUR RURAL LANDS



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RURAL LANDS

Planning Priority 2.1

Support the productive use of our agricultural land and promote our diverse and thriving local agriculture industry and its right to farm

Rationale:

The Wingecarribee community values its agricultural lands for their economic and environmental values, recognising that these values benefit both residents and visitors.

Due to Wingecarribee's soil and climate advantages the Shire is traditionally associated with a diverse agricultural base, principally dairy and beef cattle and crops such as potatoes. However, traditional farming practices alone rarely provide the economic viability primary producers need. High rural land values present a significant challenge for the agricultural industry in the Shire, creating a financial barrier for new agricultural uses and proving an incentive for existing farming operations to 'cash out' of the farm.

A significant portion of our rural lands are zoned E3 Environmental Management under Wingecarribee LEP, which in most cases reflects the environmental characteristics of the site such as biodiversity, sensitive water catchments and areas of high scenic value. The E3 zone allows a range of agricultural uses on the land, however, is more restrictive than the RU1 Primary Production and RU2 Rural Landscape zones which limits the opportunities to diversify the rural economy.

Fortunately, technological advances can offer increased opportunities to support boutique agribusiness initiatives providing greater flexibility to value-add, both at the farm gate and throughout the broader community. The development of a strong cool climate wine industry with associated cellar door premises is an example of improving economic viability through a broader agri-business base. Wingecarribee's proximity to road, rail and air networks provides further opportunity to strengthen and grow existing and potential rural produce markets.

Further opportunities to enhance agricultural viability may occur through innovative approaches to land sharing to expand current practices. Not all rural land owners are

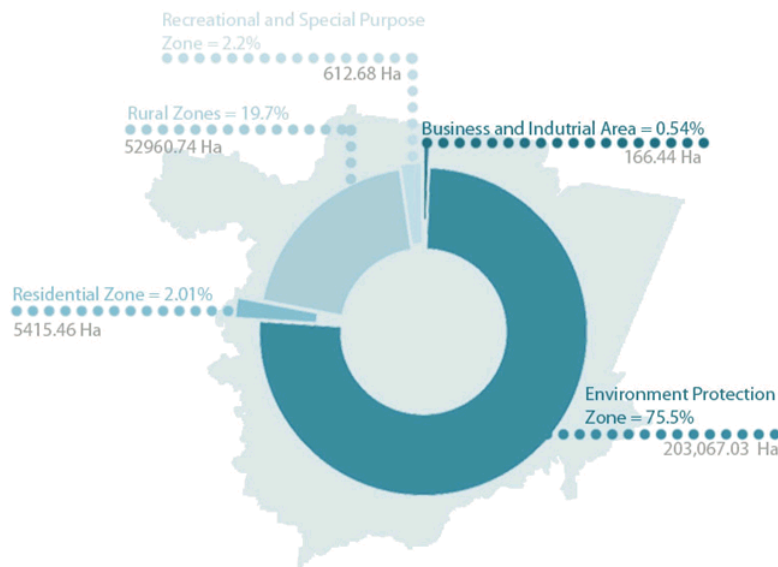
'farmers', and not all farmers can afford to purchase additional land to underpin their economic viability. A lease arrangement between them is not uncommon. Industry collaboration, including cooperatives, could expand these initiatives to the benefit of both parties and the agricultural sector generally.

Actions:

- Undertake a strategic analysis of the location and current uses of agricultural land to support agribusiness and help manage potential land use conflicts
- Enhance the economic viability of agricultural land through a review of planning controls to facilitate greater flexibility and diversity in the industry
- Work with the industry to identify and implement innovative ways to unlock the productive value of land such as lease arrangements, financial incentives and industry innovation
- Continue to work with the industry and State Government to identify and introduce new land use definitions such as a 'produce door premises', to offer greater flexibility to support and value-add to existing farming operations
- Finalise Council's Rural Living Handbook to support agribusiness as a key pillar of our economy.



RURAL LANDS



The Shire has about 19.7% of its land currently zoned as Rural Land.

Planning Priority 2.2

Maintain and enhance our connection with our rural landscapes

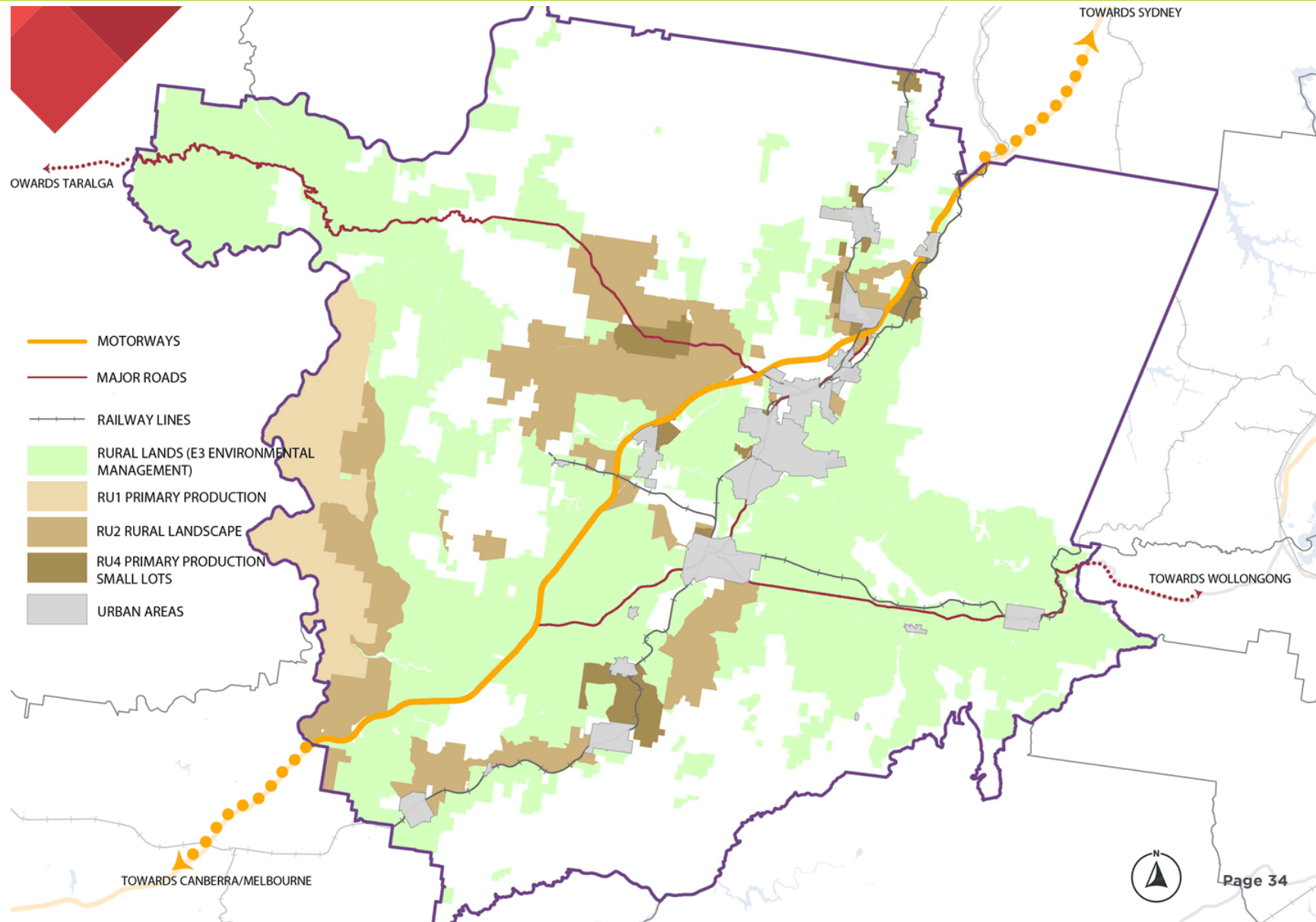
Rationale:

Wingecarribee’s rural landscapes are highly valued by both residents and visitors. Rural landscapes are recognised, not only for their productive capacity, but also for their visual qualities and their intrinsic contribution to the high amenity values of living in a regional location.

Our community consistently emphasises the importance of maintaining the rural landscapes between the towns and villages, as well as ensuring that views and vistas to that rural landscape from within the towns and villages are maintained and, when opportunities occur, enhanced. Similarly, dwellings and farm buildings located within our rural areas should be appropriately located and recessive to reduce their visual impact on our rural landscapes.

Actions:

- Ensure that urban growth is managed in a way that reflects communities’ values and maintains the current visual and physical separation between our towns and villages
- Review our Development Control Plan provisions to ensure that urban design controls maintain current views and vistas to the surrounding rural landscape and, provide that, when new development occurs, those views and vistas are enhanced
- Engage with state government agencies to seek a remedy to the invasive and intrusive planting of Leyland cypress (*Cupressus × leylandii*) as a continuous hedge on property boundaries where it impacts on resident and visitor enjoyment of rural views and vistas.
- Review our Development Control Plan provisions to ensure that future development on rural land does not adversely impact on the visual qualities of the rural landscape
- Ensure our planning framework and policies reflect our communities’ values in ensuring that Wingecarribee remains a coal mining free Shire.





RURAL LANDS

Planning Priority 2.3

Facilitate rural tourism that supports the agricultural production values of our rural lands, and ensure the economic benefits are balanced with the impact on our rural lands, environment and community

Rationale:

Tourism is a key economic driver for the Shire and an important component of the Southern Highlands economy. Tourism provides employment opportunities across a broad age range and across a broad range of skill sets, as well as flow-on employment opportunities in related industries.

Increasingly, tourists and visitors are seeking an authentic rural tourism experience, attracted by the Shire's picturesque rural landscapes and food and wine industries. Many of our rural communities face significant economic challenges, and rural tourism provides an opportunity to diversify our rural economy, and support the agricultural production values of our rural lands. However, it is important to ensure that tourism does not negatively impact on agriculture, and that the economic benefits of tourism are balanced with the impacts on our rural lands, environment and community.

Our rural landscape continues to attract businesses providing function venues such as weddings, as well as tourist and visitor accommodation. To minimise resident-rural conflicts and to protect key environmentally sensitive areas from such development, a Rural Tourism Policy was adopted by Council in 2019. The Policy also identifies opportunities for reviewing planning controls to offer further flexibility to rural enterprises.

The development of equine based activities has been identified as a potential economic attractor, providing expanded opportunities for agri-business viability, through breeding and agistment, for example, as well as increased tourism opportunities through equestrian events. These initiatives would also offer opportunities for broader regional and interregional agri-business and tourism connections and relationships.

Actions:

- Monitor the application of the Rural Tourism Policy to ensure that it is consistently applied and operates to provide appropriate opportunities for rural tourism while protecting the rural environment
- Liaise with key industry stakeholders to identify and promote opportunities for the establishment of agribusiness opportunities consistent with maintenance of the visual values of the rural lands
- Continue to work with the industry and State Government to identify and introduce new land use definitions such as a 'produce door premises', to offer greater flexibility to support and value-add to existing farming operations.





3. OUR ECONOMY



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**Planning Priority 3.1**

Our Shire supports businesses' and attracts people to work, live and visit

Rationale:

Wingecarribee Shire Council is committed to developing and promoting the Southern Highlands as a destination in which to live, work, invest, play, learn, visit and enjoy. Our Shire has a healthy and diverse economy, driven by the health, tourism, education, manufacturing, agriculture, construction and professional industry sectors. Our proximity to Sydney, Canberra and Wollongong provides a strong base for economic development, and our natural areas, rural landscapes and vibrant towns and villages will continue to support our visitor economy.

However, our declining work force and ageing population present unique challenges to our economy. To our east, the large-scale urban release areas of West Dapto and Calderwood Valley will potentially contribute to the workforce needed to service our key industries of health care, tourism, education, agribusiness, freight and logistics and advanced manufacturing. However, Council needs to support existing businesses and actively encourage new businesses, a more diverse population and a larger workforce to support our economy into the future.

Bowral, Mittagong and Moss Vale will continue to maintain a unique sense of place and identity, and collectively form the economic, cultural and social 'Heart of the Shire', providing increased employment opportunities in the education, health, professional industry and tourism sectors. The Moss Vale Enterprise Corridor and Northern Gateway Industrial Area provide opportunities to attract industry and investment and capitalise on our proximity to Sydney, Canberra and the proposed Wester Sydney Aerotropolis. Our rural lands will continue to support agribusiness and the equine industry as key components of the Southern Highlands economy.

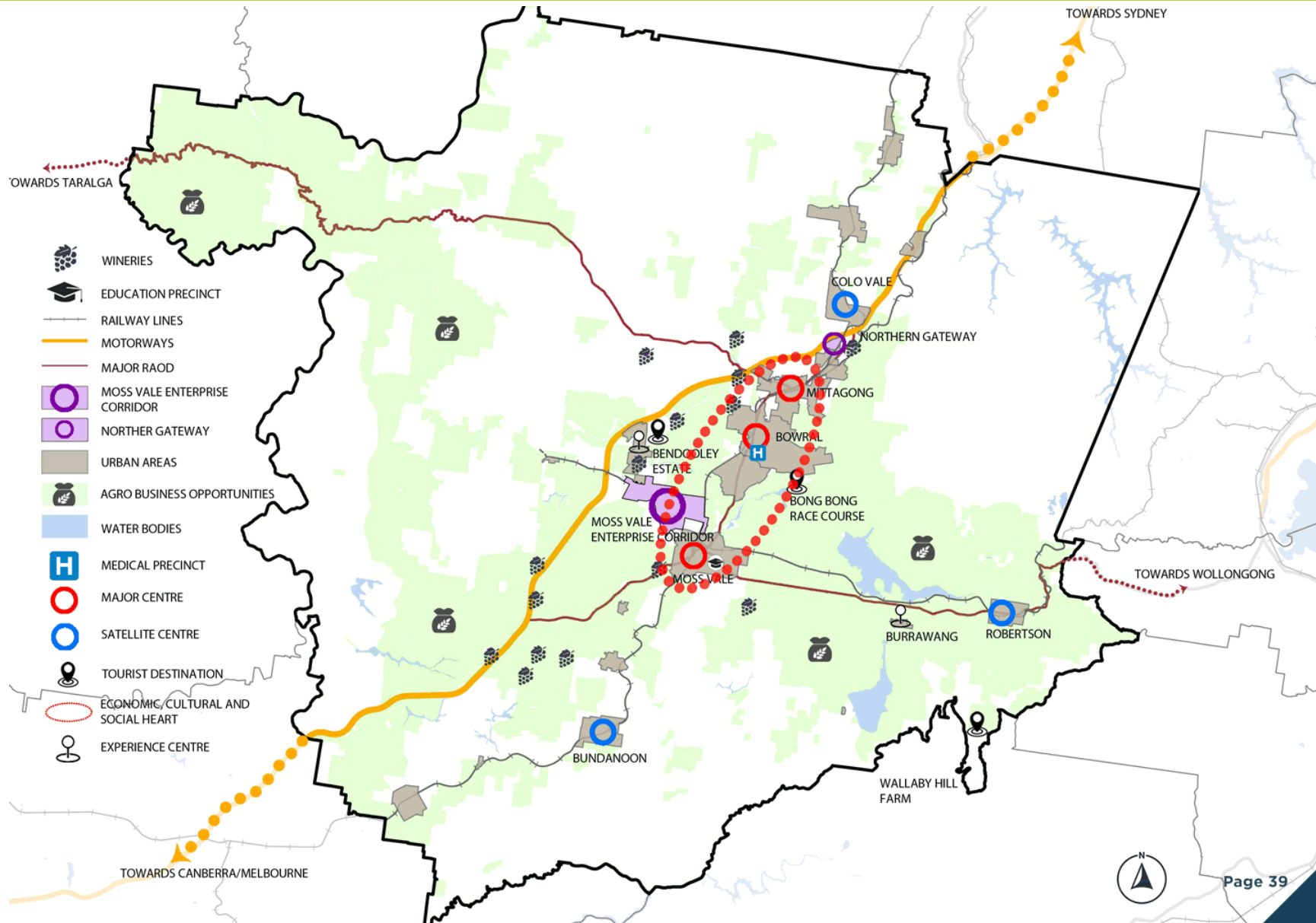
Council is in the process of developing a 'Destination Plan' for the Shire, which will promote and guide economic development and tourism in the Southern Highlands over the next 10 years. The Destination Plan will provide a clear line of sight between

OUR ECONOMY

the NSW 20 Year Regional Economic Vision 2018, the South east and Tablelands Regional Plan, the Destination Sydney Surrounds South Destination Management Plan 2018-2022 and Council's Community Strategic Plan, and will directly inform a review of Council's planning framework.

Actions:

- Finalise, implement and monitor the 'Destination Plan' for the Shire
- Undertake a review of our employment lands to ensure our planning framework facilitates the outcomes of the Destination Plan
- Broaden and promote the range of business and industry sectors
- Ensure our planning framework facilitates new and innovative business opportunities
- Promote the Southern Highlands as a place to work, live and visit, to increase the working population and encourage new business to the Shire
- Work with higher education providers to promote and support higher education and training opportunities within the Shire; to attract and retain a skilled working population
- Work with the State and Federal Government to secure funding for key enabling infrastructure to unlock the development potential of the Moss Vale Enterprise Corridor
- Ensure our planning framework facilitates a broad range of tourism opportunities and balances the economic benefits of tourism with impacts on our environment and community
- Promote the Southern Highlands' unique brand identity





OUR ECONOMY

Priority 3.2

Local business is supported through a connected community

Rationale:

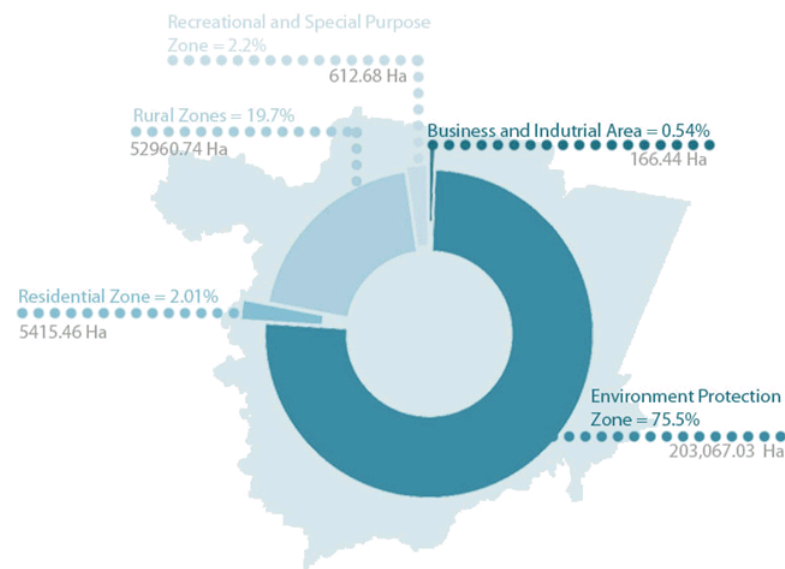
A strong community forms the foundation on which to build a sustainable local economy.

The Wingecarribee Shire has a diverse range of businesses across a broad spectrum of the economy. Some 98% of all businesses within the Shire are 'small businesses' often owned, operated and staffed by locals. These existing businesses (both small and large) are the foundation of our economy providing local jobs and services to meet the needs of our community.

Council can and will support local businesses to grow through regular engagement, supporting and promoting innovation, and promoting the Wingecarribee as a destination to live, work, learn and play. However, successful business and economic development requires a strong and connected business community, working together with Council to deliver positive outcomes for both the community and the industry.

Actions:

- Implement programs that support and strengthen business development
- Improve collaboration between Council and the business industry to support economic development within our Shire
- Facilitate and support industry stakeholders to play a more active role in business and economic development
- Promote mentoring and development opportunities to build a connected business community
- Develop partnerships within and outside of the Shire to strengthen economic initiatives



The Shire has only 0.54% of its land currently zoned for Business or Industrial purposes.





4. OUR HOUSING

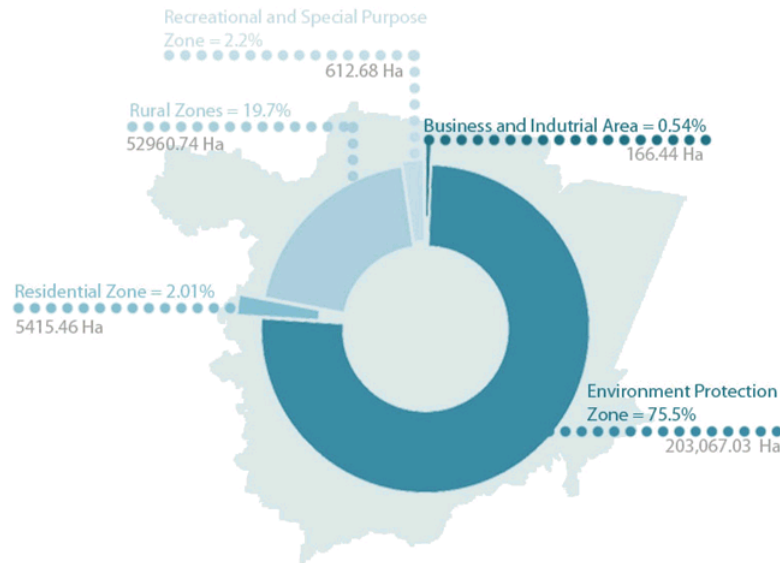


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OUR HOUSING



The Shire has about 2% of its land currently zoned as residential.

Planning Priority 4.1

Promote infill development and increased densities in appropriate locations, and facilitate a greater mix of housing types to ensure our housing stock is reflective of the needs of our community .

Rationale:

An appropriate mix of housing types is needed to ensure that our residents have greater choice and access to housing that meets the diverse needs of our community.

Our ageing population, changing household structure, shrinking household sizes and increase in one person households will continue to drive demand for smaller housing types throughout the Shire. However, the past 10 years has seen an increase in larger dwellings and a decrease in medium density housing, creating a distinct disconnect between our housing stock and the housing needs of our community.

To ensure that our housing stock meets the requirements of our community into the future, there needs to be a significant shift in housing diversity, and an increase in medium density and small lot residential housing as a proportion of all private dwellings. Further, increases in aged care places, seniors housing located close to services and transport, adaptable forms of housing and smaller homes (1 and 2 bedroom) are all required to support our ageing population and provide appropriate choice in the housing market.

Increased densities, as well as seniors and adaptable housing options, will be encouraged in appropriate locations close to public transport, employment options and higher-level services, particularly in our three (3) main towns of Bowral, Mittagong and Moss Vale, in order to reduce car dependency and provide equitable access to services for all residents.

Infill development also provides an opportunity to reinforce the viability of some of



OUR HOUSING

our smaller town and village centres (i.e. Bundanoon and Robertson), to ensure these communities continue to have access to important services into the future (i.e. supermarkets, doctors etc.). Both Bundanoon and Robertson are relatively isolated from our larger centres, and it is important for these centres to be economically sustainable, to meet the needs of the local population, reduce car dependency, improve liveability and promote a sense of community. Increasing housing choice in these areas will also provide an opportunity for residents to age in appropriate housing within their communities.

Council is committed to increasing housing choice and diversity but is equally committed to protecting and enhancing the heritage and character of our towns and villages and ensuring that new housing is consistent with the values and expectations of our community.

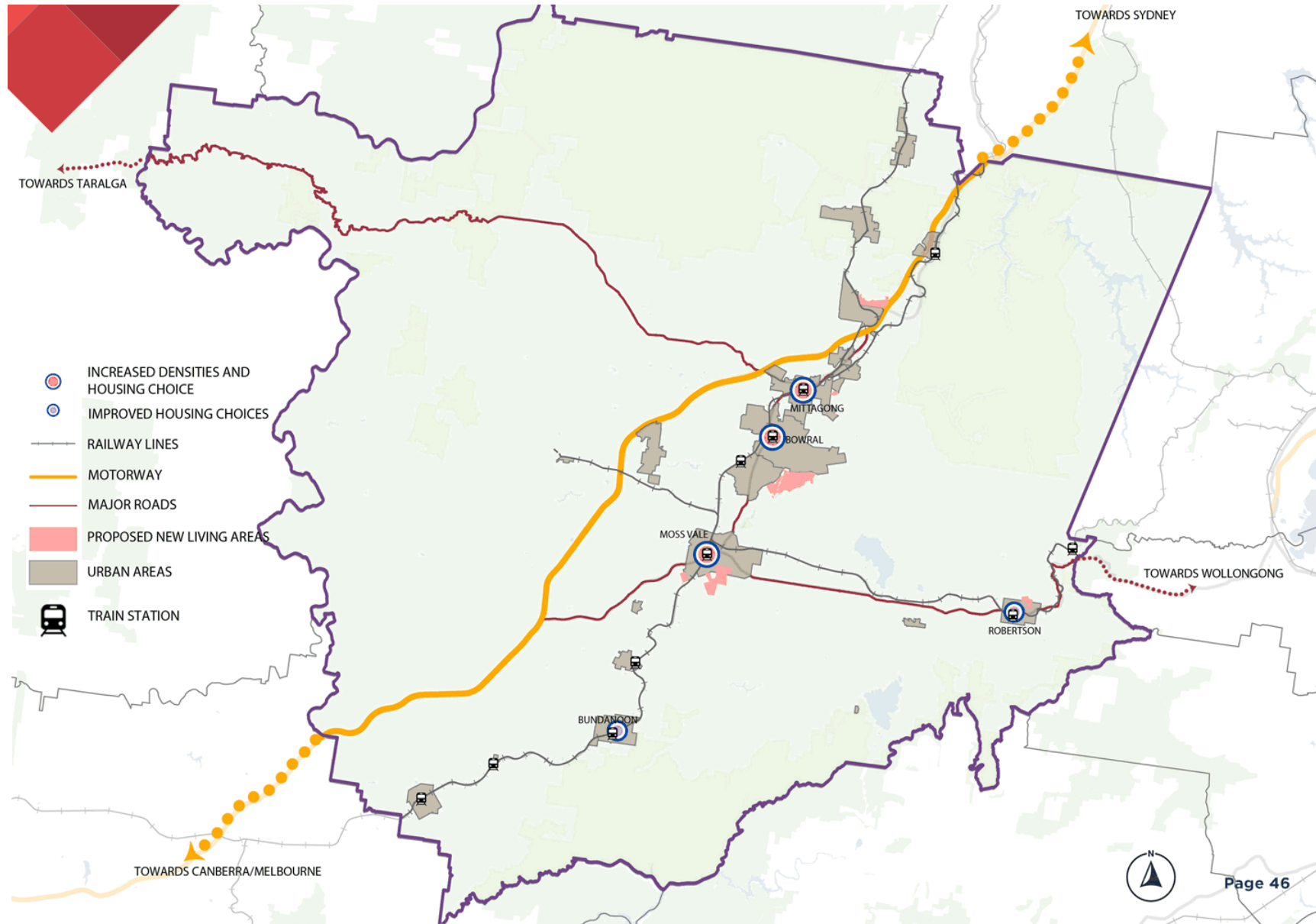
Actions:

- Provide a diverse mix of housing types and choice to meet the needs of our community both now and into the future
- Provide an increase in smaller housing options in the Shire, with a target of 20% of all new dwellings to be medium density or small lot housing options
- Provide a 50/50 split of infill and greenfield development to meet our housing needs
- Develop and maintain a Wingecarribee housing monitor to track and measure housing supply and diversity
- Facilitate ageing in place by increasing housing choice and adaptable housing options, and provide seniors housing in appropriate locations close to transport and services
- Promote good design that reflects the values of our communities and respects and enhances the character of our towns and villages
- Ensure the Wingecarribee planning framework facilitates a mix of housing types and lot sizes and provides certainty to the community and development industry
- Consider incentives to promote quality medium density development in our

strategic centres of Bowral, Mittagong and Moss Vale, including bonus provisions for affordable housing and good design outcomes

- Review Council's LEP and DCP provisions and remove any unnecessary barriers to achieving our planning priorities
- Manage the release of new greenfield development areas to ensure greenfield land does not compromise infill development
- Introduce new development controls that ensure medium density development is in keeping with the desired future character of our towns and villages.







OUR HOUSING

Planning Priority 4.2

Provide a greater mix of price points in the housing market to improve housing affordability, and work with community housing providers to increase the stock of social and community housing throughout the Shire

Housing affordability is a significant issue for low to moderate income households in the Wingecarribee, where the median weekly rent and median monthly mortgage repayments are significantly higher than the NSW average. It is important for housing policy to facilitate a diverse range of housing options and price points across the housing continuum, to ensure that our community has access to housing that meets their needs, aspirations and capacities.

The continuum recognises the importance of household income on the ability to access housing of different types, cost and tenure.



Our Shire will continue to rely on key workers in the health and aged care, education and tourism sectors to provide essential services to the Shire into the future. An absence of affordable housing will result in key workers being priced out of the local housing market and having to commute from outside of the Shire to provide essential services to our community.

A range of housing choices, including affordable rental housing, provides opportunities for low to moderate income households and key worker households to enter the private housing market, and reduces the need for people to go into social housing. Such housing choice also supports a pathway for people to move out of social housing. To plan for future housing needs, Council has obligations to facilitate an efficient hous-

ing market that responds to local demand and aims to provide housing to meet a full range of housing needs, including affordable housing. In addition to increasing housing diversity within the Shire, Council will work with community housing providers to increase the stock of affordable housing within the Shire to ensure our most vulnerable community members have access to housing that meets their needs.

Actions:

- Provide a diverse range of housing options and price points across the housing continuum, to ensure that our community has access to housing that meets their needs, aspirations and capacities
- Investigate ways of supporting affordable housing opportunities via collaboration and partnership arrangements between developers, State Government, local community housing providers, Local Aboriginal Land Councils and community based groups
- Engage community housing providers in the planning and provision of affordable and social housing
- Engage Aboriginal Land Councils to ensure housing needs of the Aboriginal community are met
- Consider incentives to promote affordable housing in our strategic centres of Bowral, Mittagong and Moss Vale, including potential bonus floor space provisions for affordable housing
- Ensure Council processes support streamlined approval for housing, particularly special needs housing.
- Facilitate efficient housing markets that meet the housing needs of our community, including addressing any gaps in the market, particularly in the area of affordable and social housing
- Develop an affordable housing strategy for the Wingecarribee Shire.



OUR HOUSING

Planning Priority 4.3

Provide for well planned new release areas to meet the long-term housing needs of the community, and ensure that our growing communities are supported by essential infrastructure.

Council's first priority in addressing our housing needs is to encourage and facilitate new infill development in appropriate locations close to transport, services and employment. However, an appropriate balance between infill development and new greenfield residential living areas is required to meet our long-term housing needs.

The population is expected to grow by 4,050 people by 2036, requiring an additional 3,300 dwellings. However, uncertainty remains about the impact a growing Western Sydney, including the new Western Sydney Aerotropolis, will have on population growth and development pressure within the Wingecarribee Shire. This Wingecarribee Local Housing Strategy (LHS) plans for the long-term housing needs of our community (greater than 20 years), to ensure there is an adequate supply of both infill and greenfield land supply, so the planning framework can adapt to changes in demand over time.

Council's priority is to promote and support infill development, and the staging of the release of new living areas will need to ensure that greenfield land does not compromise infill development. This Wingecarribee LHS sets a target of a 50/50 split between infill and greenfield development, and identifies enough supply for a 30+ year period based on the current population forecasts.

Planning a highly liveable Shire relies on the coordination of public and private infrastructure, and it is important for Council to plan for a Shire supported by infrastructure. This is challenging in Wingecarribee given the dispersed nature of our towns and villages and the significant limitations within our existing infrastructure networks.

It is important for infrastructure planning to be integrated into the broader strategic land use planning framework to ensure that infrastructure is planned for, delivered and funded in the most efficient way possible. Planning for infrastructure as part of the strategic planning process ensures that, as our communities continue to grow, so too does the capacity of our infrastructure networks, and enables Council to stage the delivery of infrastructure and control the staging of greenfield development areas in accordance with a long-term staging plan for new living areas in the Shire. It will also provide certainty to the community and the development industry in the provision of infrastructure to support our growing communities, and the likely cost of servicing new greenfield development areas.

Actions:

- Provide land and housing development opportunities to meet the needs of our community
- Promote sustainability through the appropriate location and design of new living areas
- Achieve a mix of housing types and lot sizes in new living areas to ensure that new development meets the needs of our community
- Develop a land and housing monitor that tracks the supply of greenfield and infill development supply
- Develop a staging plan for new living areas, to ensure that sufficient land is available to meet the needs of our community without compromising infill development
- Identify priority release areas and align infrastructure delivery to unlock the development potential of our priority release areas
- Regularly review the staging plan and land and housing monitor to ensure that greenfield land release does not compromise infill development
- Develop master plans for our new living areas, prior to rezoning, to provide for well planned, highly liveable communities into the future
- Develop infrastructure plans and servicing strategies for new living areas prior



to rezoning

- Formalise a value capture system to fund a portion of the cost of providing new or augmented infrastructure to support new development
- Review Development Contribution Plans and Development Servicing Plans to ensure commensurate contributions are charged for greenfield development
- Ensure Council can provide the community infrastructure support needed for planned growth
- Work with NSW Government agencies to align their asset and infrastructure planning with planned housing growth to ensure delivery of adequate State infrastructure and services









INFRASTRUCTURE

Planning Priority 5.1

Plan for and deliver enabling infrastructure to unlock the potential of the Southern Highlands

Rationale:

The Wingecarribee Shire plays a vital role in the broader region, as an important food bowl and water source for greater Sydney, a popular tourist destination for national and international visitors, and supporting a growing population and economy. To ensure we continue to play our role in the region, new and augmented infrastructure is required to unlock the potential of the Southern Highlands and support our growing communities.

The dispersed nature of our towns and villages, our ageing infrastructure networks, increasing environmental and water quality standards and Local Government rate pegging have resulted in significant limitations on Council's ability to fund the enabling infrastructure required to support new residential and economic development areas within our Shire. The delivery of key enabling infrastructure such as the Moss Vale By-Pass and Moss Vale Sewerage Treatment Plant upgrade has the potential to unlock major employment lands within the Moss Vale Enterprise Corridor as well as the Chelsea Gardens / Coomungie urban release area.

However, the cost of delivering major infrastructure projects is currently prohibitive to Council and significantly impacts on the feasibility of the new development that ultimately pays for a portion of the cost of new infrastructure. Council has identified the key enabling infrastructure projects that would unlock the potential of the Southern Highlands (see below), and will continue to work with State and Federal Government agencies to fund the detailed planning and delivery of these upgrades.

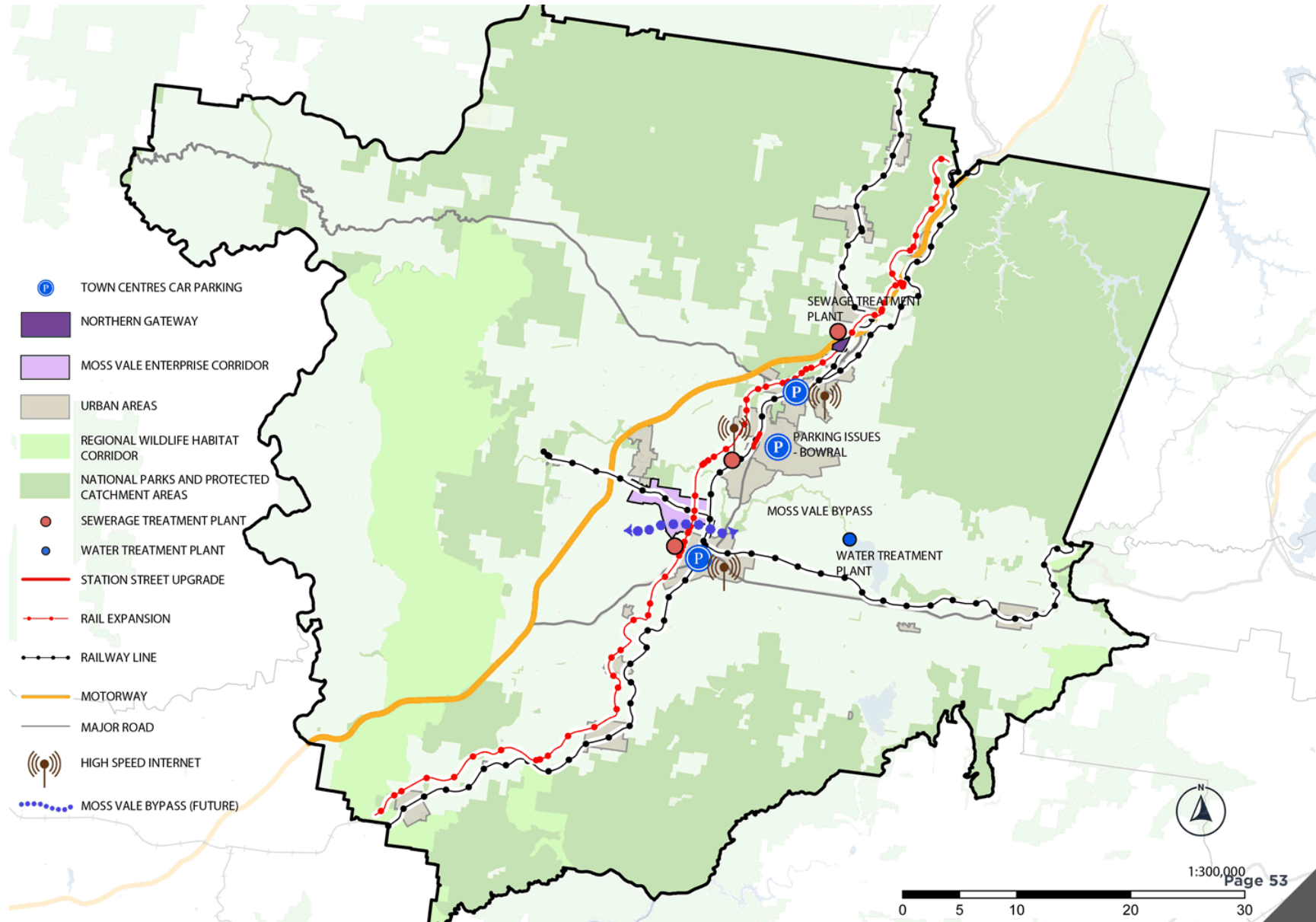
Key Enabling Infrastructure Projects

- Moss Vale Bypass (short-term)
- Station Street and Bowral Bypass (short-term)
- Berrima Rail Overpass (short-term)

- Sewerage Treatment Plant upgrades in Bowral, Moss Vale and Mittagong (short-term)
- Water Treatment Plant Upgrade at Wingecarribee Water Treatment Plant to increase capacity and water quality (short/medium-term)
- Duplication of the water main from Bowral to Moss Vale (short/medium-term)
- Upgrade of Taylor Avenue Berrima (medium-term)
- Lackey Park Regional Sporting Hub (medium term)
- Upgrade of Old South Road (medium term)
- Raising of rail bridges to accommodate double decker trains and electrified rail (medium/long-term)
- Upgrade of freight routes to the south coast (medium/long-term)
- Duplication of Wingecarribee Street Bridge (long-term)
- Duplication of the rail line to increase capacity for passenger and freight services (long-term / aspirational)
- Active transport – Bicycle Strategy implementation (varying priorities)
- Car parking in Bowral, Mittagong and Moss Vale (varying priorities)
- Stormwater upgrades across the Shire to manage mitigate flood impacts and improve water quality (varying priorities)

Actions:

- Identify priority release areas and align infrastructure delivery to unlock the development potential of our priority residential and economic development areas
- Where possible, undertake detailed planning of infrastructure projects to ensure projects are 'shovel ready'
- Work with the State and Federal Government to secure funding for key enabling infrastructure
- Work with NSW Government agencies to align their asset and infrastructure planning with planned housing and economic growth to ensure delivery of adequate State infrastructure and services.





INFRASTRUCTURE

Planning Priority 5.2

Ensure our growing communities are supported by essential infrastructure

Rationale:

Our growing population and rising visitor numbers will continue to increase the strain on our existing infrastructure network. Council is committed to providing infrastructure and services for residents and visitors and will continue to work with State Government and service providers to plan for and deliver new and augmented infrastructure to support our growing communities.

It is important that Council continue to plan for the needs of our community, and that infrastructure planning be integrated into the broader strategic land use planning framework to ensure that infrastructure is planned for, delivered and funded in the most efficient way possible.

Planning for infrastructure as part of the strategic planning process will allow Council to stage the delivery of infrastructure and control the staging of greenfield development areas in accordance with a long-term staging plan for new living areas in the Shire. It will also provide certainty to the community and the development industry in the provision of infrastructure to support our growing communities, and the likely cost of servicing new greenfield development areas.

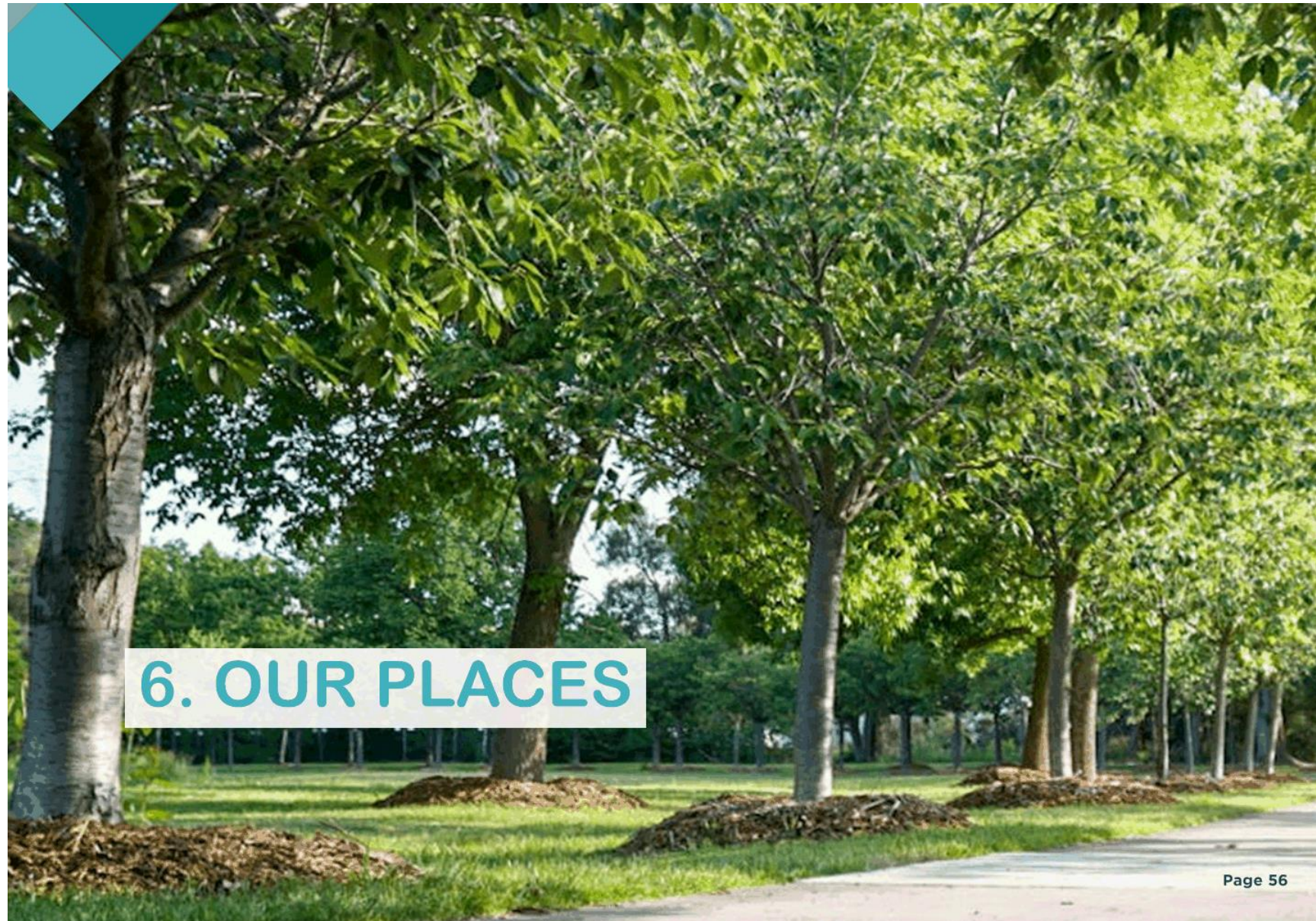
Actions:

- Identify priority release areas and align infrastructure delivery to unlock the development potential of our priority release areas
- Develop infrastructure plans and servicing strategies for new living areas prior to rezoning
- Formalise a value capture system to fund a portion of the cost of providing new or augmented infrastructure to support new development
- Review Development Contribution Plans and Development Servicing Plans to ensure commensurate contributions are charged for greenfield development

- Ensure Council can provide the community infrastructure support needed for planned growth
- Work with NSW Government agencies to align their asset and infrastructure planning with planned housing growth to ensure delivery of adequate State infrastructure and services
- Work in partnership with the State Government to ensure a safe road network
- Manage and plan for future water, sewer and stormwater infrastructure needs
- Continue to plan for and deliver asset maintenance and renewal



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6. OUR PLACES



**Planning priority 6.1**

Maintain the unique character of our towns and villages, separated by rich natural areas and rural landscapes

Rationale:

The Wingecarribee Shire is predominantly rural in nature with rich natural areas and agricultural landscapes separating our dispersed towns and villages. Our region is recognised and celebrated for its heritage, which provides a strong connection to our history and contributes to the character of our towns and villages.

Our three main towns of Bowral, Mittagong and Moss Vale each have a unique character and identity, and collectively act as the economic, cultural and social heart of the Shire. The remainder of our towns and villages are dispersed throughout the Shire and separated by a semi-rural landscape and rich natural environments.

Our community has an intrinsic connection with our natural areas and rural landscapes, which was reinforced through recent community consultation on the character of our Shire. Land use planning in Wingecarribee needs to continue to reflect community values. This means protecting and enhancing the character of our places and maintaining the physical and visual separation between our towns and villages.

Actions:

- Adopt a place-based approach to planning in local towns and villages to ensure that their special character is preserved
- Continue to enforce the defined edge of our towns and villages, and not support Planning Proposals to rezone land outside of the areas identified in the LSPS and Local Housing Strategy
- Undertake a local character study in accordance with the Department of Planning, Infrastructure and Environment's Local Character and Place Guidelines to identify potential 'Character Overlay' areas to be incorporated into Wingecarribee LEP
- Undertake a review of the town centre Master Plans for Bowral, Mittagong

Wingecarribee 2040



and Moss Vale and ensure the outcomes of the Master Plan reviews are reflected in the Development Control Plans

- Develop place-based urban design development controls for our satellite centres of Bundanoon and Robertson to ensure that new development is in keeping with the desired future character of these areas
- Prepare streetscape Master Plans for our three main centres of Bowral, Mittagong and Moss Vale
- Review our Development Control Plan provisions to ensure that urban design controls maintain current views and vistas to the surrounding rural landscape and, provide that, when new development occurs, those views and vistas are enhanced
- Review our Development Control Plan provisions to ensure that future development on rural land does not adversely impact on the visual qualities of the rural landscape

Planning priority 6.2

Identify, protect and promote our cultural and built heritage

Rationale:

The Southern Highlands forms part of Gundungurra tribal lands and has a rich history which began with the traditional owners of the land, the Gundungurra and D'harawal people, and later European settlers who first explored the area in 1798.

The region is today recognised for its significant cultural landscapes and 19th and 20th century buildings and streetscapes, and our community cherishes the connection our heritage provides to our past. Heritage is celebrated within our Shire and is a vital aspect of our Southern Highlands identity.

The Greater Blue Mountains World Heritage Area in our north, significant Aboriginal Cultural Heritage sites and landscapes throughout the Shire, and Berrima—the last remaining, largely intact, Georgian-period town on mainland Australia—all contribute to what our community and visitors love about the Southern Highlands.

With over 400 listed heritage items, 16 heritage conservation areas and 9 archaeological sites as well as biennial Heritage & Urban Design Awards and Heritage Assistance Grants programs, Council has and will continue to play an active role in the protection and promotion of heritage within our Shire.

Actions:

- Continue to implement best practice management and assessment of both Aboriginal Cultural Heritage and European Heritage sites in collaboration with the community
- Review and maintain heritage listings in Wingecarribee LEP to facilitate the conservation of the Shire's heritage
- Undertake a review of proposed heritage items deferred by Council in 2012, to ensure significant places are protected and to provide greater certainty to property owners and the community
- Actively promote Council's Heritage Assistance Grants, Heritage Advisory

Wingecarribee 2040

Service, Heritage and Urban Design Awards, Heritage Exemption Process and other initiatives that contribute to the conservation of the Shire's heritage.

- Undertake a comprehensive review of heritage and landscape conservation areas within the Shire, including potential new conservation areas
- Prepare and implement more detailed design controls for our heritage conservation areas and development within the vicinity of significant heritage sites
- Continue to provide information and education to the community and development industry on heritage matters and processes
- Investigate opportunities to undertake an Aboriginal Cultural Heritage Landscape Mapping project in partnership with the Local Aboriginal Land Council





OUR PLACES

Planning Priority 6.3

Enhance the liability of our towns and villages, with facilities and services to support a healthy, culturally rich and socially connected Wingecarribee community

Rationale:

The Southern Highlands is and will continue to be a great place to live, work, learn and play, with a healthy and socially connected community.

Council currently provides a wide range of services and facilities to support, connect and care for members of our community including children, families, young people, older residents and those with disability. Community development programs, activities and events celebrate our community, while public facilities and recreational spaces provide opportunities for the community to connect.

Our growing population and economy provides opportunities to continue to build social and cultural networks, enhance individual and community health and improve liveability within our communities. Strategic land use planning within the Shire will facilitate easy access to services and facilities, and foster a more active, healthy and connected community.

Council will continue to plan for more inclusive and liveable communities, where our residents feel connected and engaged, can participate in community activities and without facing barriers to carrying out their regular daily lives.

Actions:

- Engage with local communities and business owners to understand their priorities for each town and village
- Improve our network of safe, accessible and interconnected shared pathways to encourage people to be active, and build social connections within our community

- Facilitate and provide opportunities for the delivery of integrated, inclusive and accessible services and programs that contribute to community wellbeing
- Continue to plan for and deliver community infrastructure to meet the changing needs of our community
- Finalise and implement the draft Wingecarribee Play Space Strategy
- Continue to promote small, medium and large-scale events and festivals within the Shire
- Review Council's planning and policy framework to facilitate opportunities for events and festivals within the Shire.

Precinct Plan: Bowral

Bowral is one of the Shire's three main towns, located between Mittagong Township to the north and Moss Vale Township to the south; which collectively form the economic, cultural and social heart of the Shire. The Bowral town centre consists of a diverse mix of retail, residential, commercial, cultural and recreational activities, contributing to an active and vibrant centre experience.

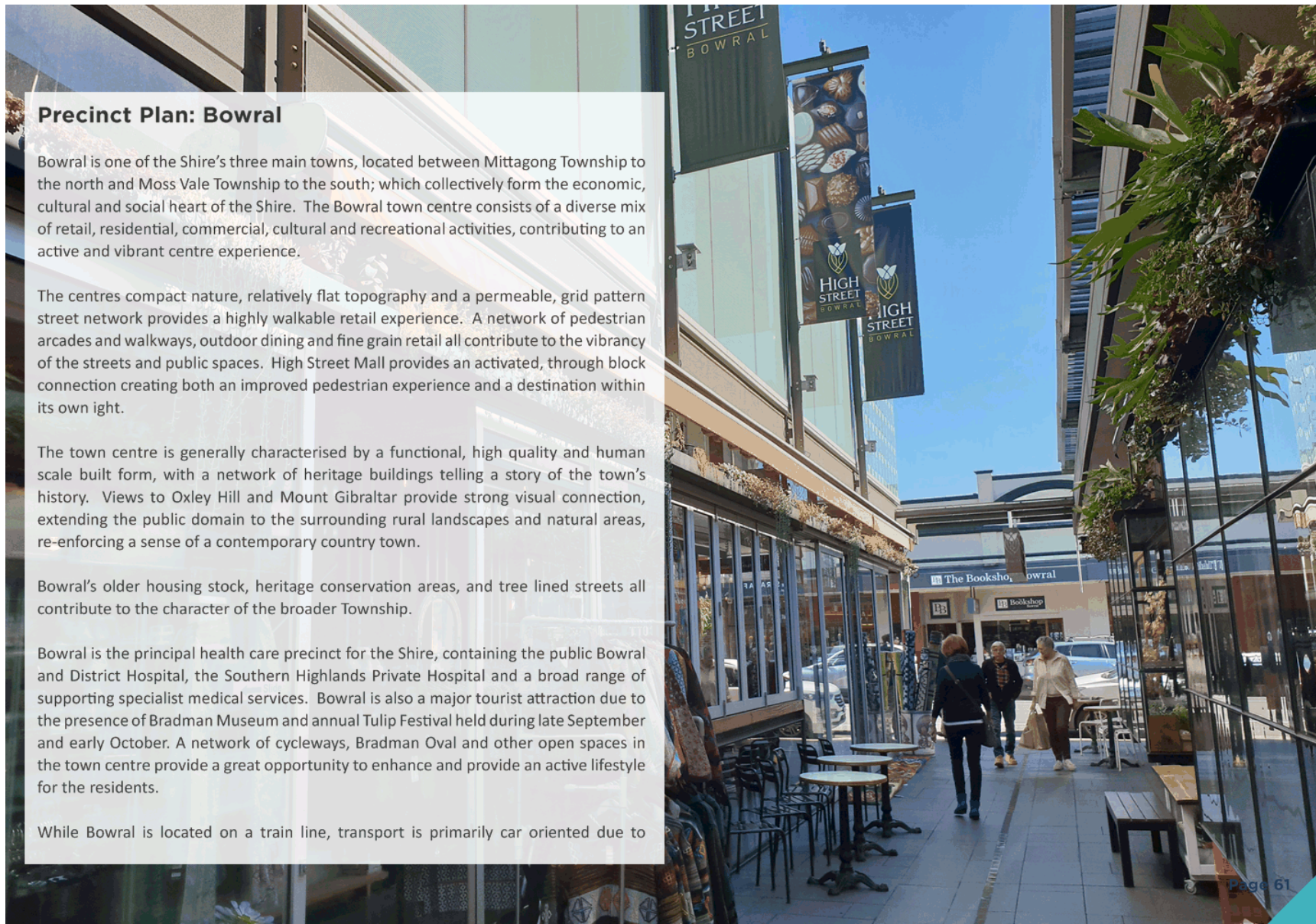
The centres compact nature, relatively flat topography and a permeable, grid pattern street network provides a highly walkable retail experience. A network of pedestrian arcades and walkways, outdoor dining and fine grain retail all contribute to the vibrancy of the streets and public spaces. High Street Mall provides an activated, through block connection creating both an improved pedestrian experience and a destination within its own right.

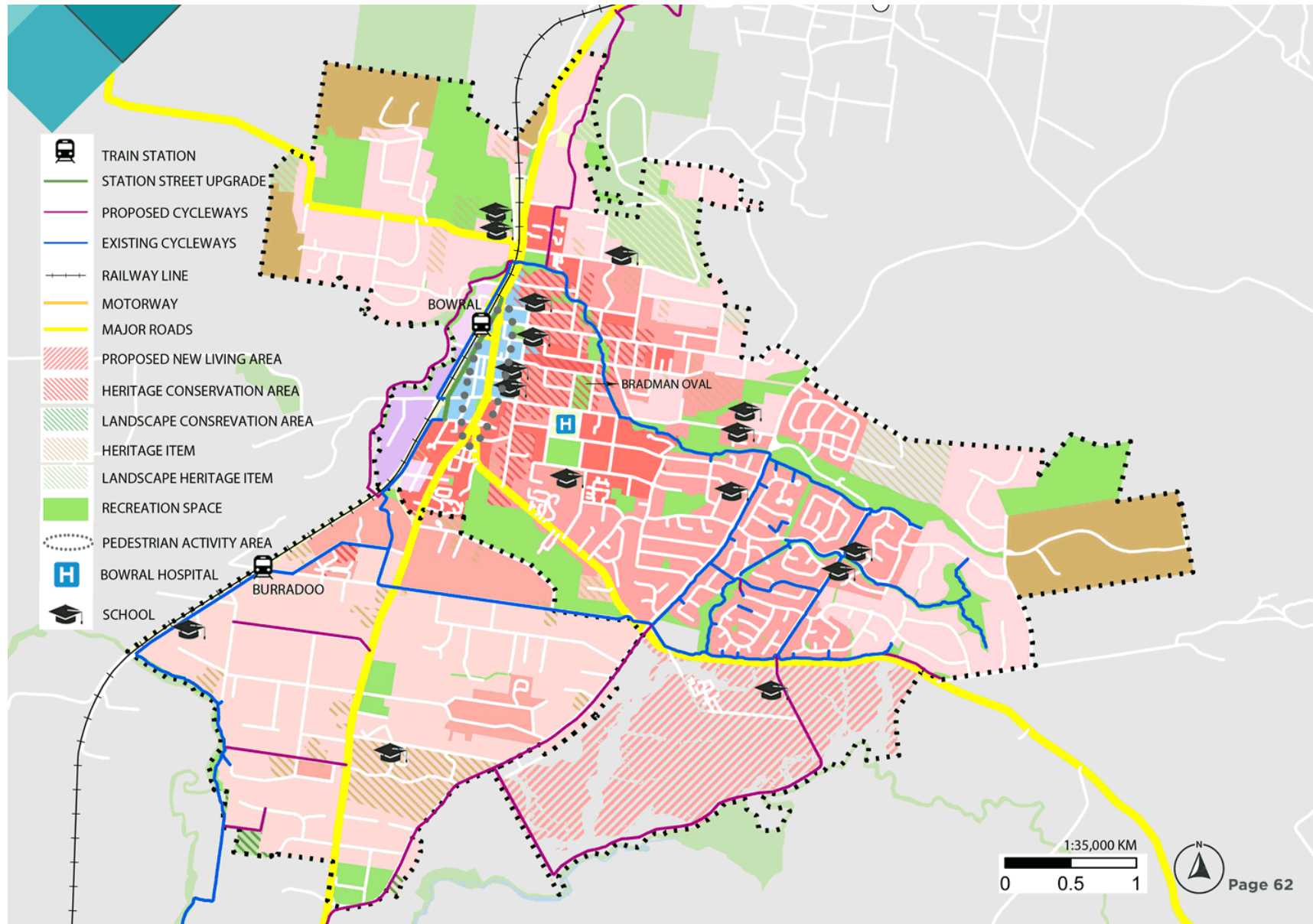
The town centre is generally characterised by a functional, high quality and human scale built form, with a network of heritage buildings telling a story of the town's history. Views to Oxley Hill and Mount Gibraltar provide strong visual connection, extending the public domain to the surrounding rural landscapes and natural areas, re-enforcing a sense of a contemporary country town.

Bowral's older housing stock, heritage conservation areas, and tree lined streets all contribute to the character of the broader Township.

Bowral is the principal health care precinct for the Shire, containing the public Bowral and District Hospital, the Southern Highlands Private Hospital and a broad range of supporting specialist medical services. Bowral is also a major tourist attraction due to the presence of Bradman Museum and annual Tulip Festival held during late September and early October. A network of cycleways, Bradman Oval and other open spaces in the town centre provide a great opportunity to enhance and provide an active lifestyle for the residents.

While Bowral is located on a train line, transport is primarily car oriented due to





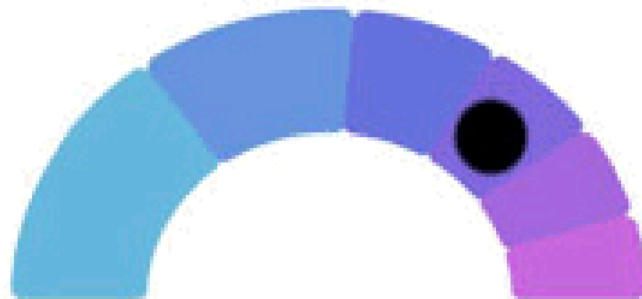


OUR PLACES

limited train and local bus services. However, pedestrian plazas, arcades and walkways within the centre, and a network of cycleways and footpaths throughout the broader Township encourage and support active transport for both residents and visitors.

Bowral’s aging population and shrinking household sizes presents an opportunity to provide a broader range of housing choice in close proximity to the town centre and train station, supported by improved infrastructure and services and a connected community. Further, the Local Housing Strategy identifies a proposed new living area on the south-eastern edge of the Township to provide a mix of housing types to meet the long term housing needs of the community.

Sensitivity to change



Way Forward
 Protect and Enhance

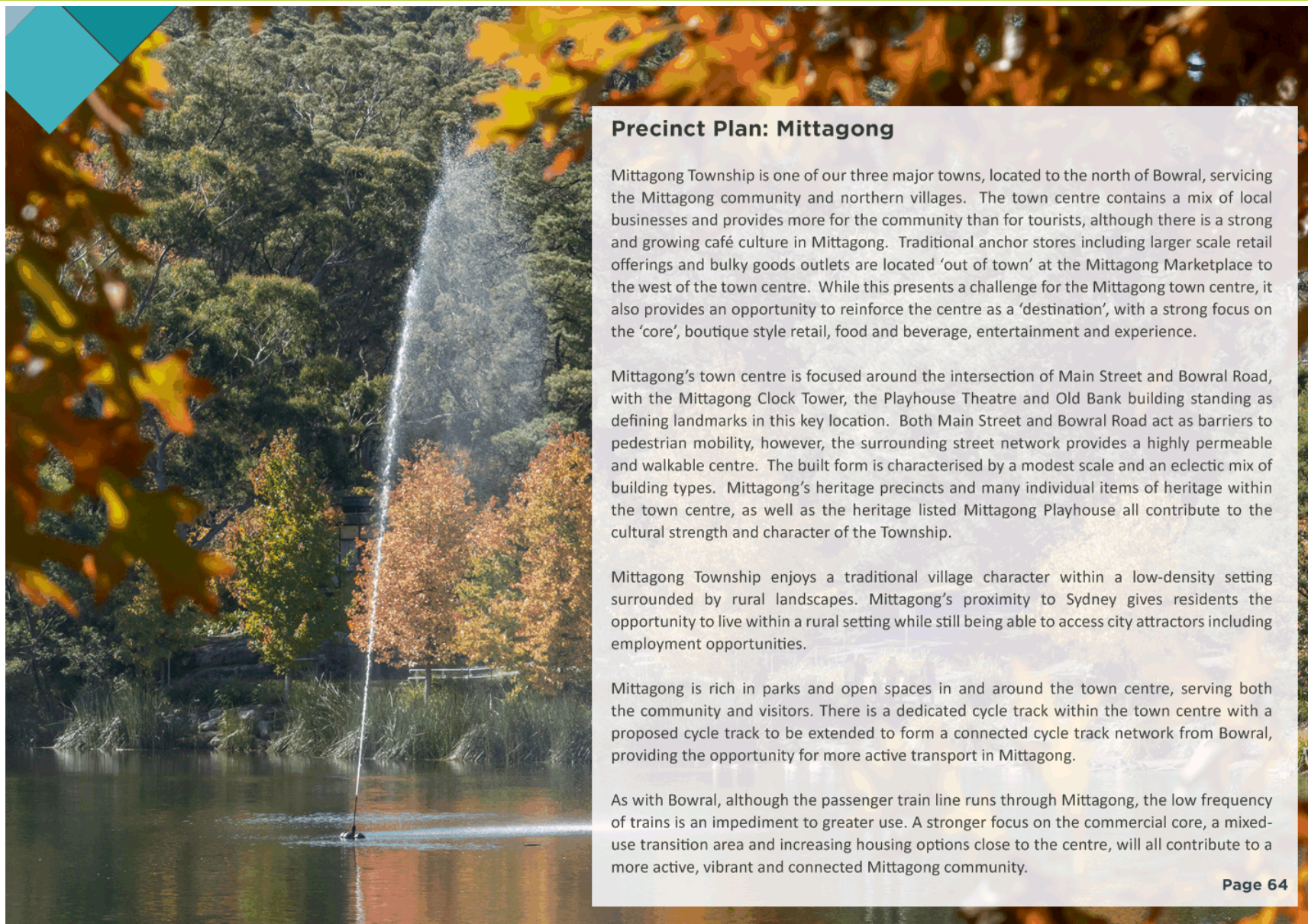
Character Assessment

Contributory Elements

- Parks, open spaces and cycleway networks
- Permeable street network, laneways and arcades (i.e. High Street Mall)
- Fine grain, and human scale built form
- Retail experience and café culture which provide employment and improve economic viability
- Heritage precincts & individual items of heritage

Opportunities for improvement

- Increased pedestrian priority
- Streetscape treatments and tree planting to improve the legibility and visual amenity of the centre
- Safe and Walkable connections – by integrating parks, open spaces and pedestrian areas
- Improved parking provisions
- Stronger focus on the core, with mixed use transition areas
- Activated Corbett Plaza
- Southern entrance into the centre
- Evening economy
- Increased densities and housing choice around the railway station and town centre
- Detailed design controls to ensure that infill development retains existing character
- Improved Cycleways and active transport infrastructure



Precinct Plan: Mittagong

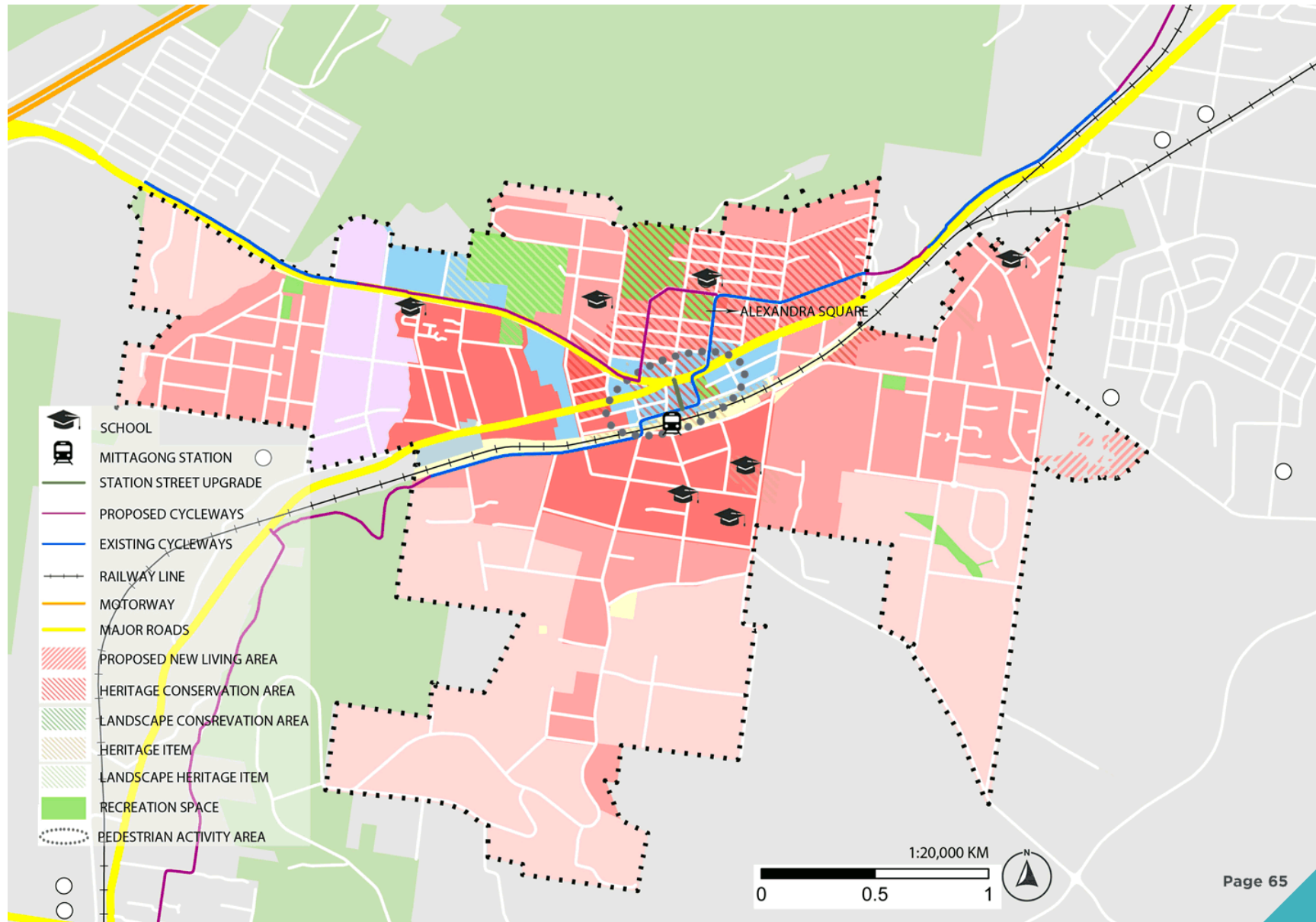
Mittagong Township is one of our three major towns, located to the north of Bowral, servicing the Mittagong community and northern villages. The town centre contains a mix of local businesses and provides more for the community than for tourists, although there is a strong and growing café culture in Mittagong. Traditional anchor stores including larger scale retail offerings and bulky goods outlets are located 'out of town' at the Mittagong Marketplace to the west of the town centre. While this presents a challenge for the Mittagong town centre, it also provides an opportunity to reinforce the centre as a 'destination', with a strong focus on the 'core', boutique style retail, food and beverage, entertainment and experience.

Mittagong's town centre is focused around the intersection of Main Street and Bowral Road, with the Mittagong Clock Tower, the Playhouse Theatre and Old Bank building standing as defining landmarks in this key location. Both Main Street and Bowral Road act as barriers to pedestrian mobility, however, the surrounding street network provides a highly permeable and walkable centre. The built form is characterised by a modest scale and an eclectic mix of building types. Mittagong's heritage precincts and many individual items of heritage within the town centre, as well as the heritage listed Mittagong Playhouse all contribute to the cultural strength and character of the Township.

Mittagong Township enjoys a traditional village character within a low-density setting surrounded by rural landscapes. Mittagong's proximity to Sydney gives residents the opportunity to live within a rural setting while still being able to access city attractors including employment opportunities.

Mittagong is rich in parks and open spaces in and around the town centre, serving both the community and visitors. There is a dedicated cycle track within the town centre with a proposed cycle track to be extended to form a connected cycle track network from Bowral, providing the opportunity for more active transport in Mittagong.

As with Bowral, although the passenger train line runs through Mittagong, the low frequency of trains is an impediment to greater use. A stronger focus on the commercial core, a mixed-use transition area and increasing housing options close to the centre, will all contribute to a more active, vibrant and connected Mittagong community.





OUR PLACES

Character Assessment

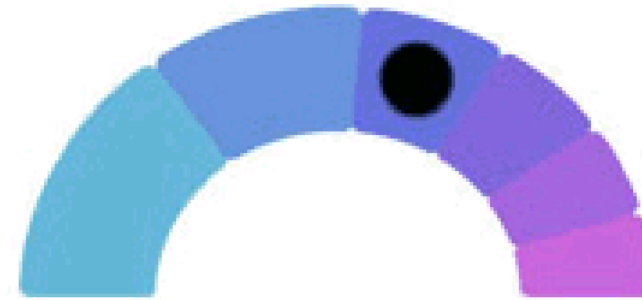
Contributory Elements

- Parks and open spaces
- Boutique retail and café culture
- Heritage precincts and individual items of heritage
- Urban structure and permeable street network
- Strong connection to the rail line

Opportunities for improvement

- Stronger focus on the 'core' of the town centre
- Housing choice particularly infill development opportunities
- Improved diversity and retail 'experience' in the town centre, with a focus on boutique retail, food and beverage and entertainment
- Activation of Winifred West Park
- Activation of laneways and secondary frontages
- Improved pedestrian priority and connectivity (especially across Main Street and Bowral Road)
- Improved streetscapes and increased street tree planting
- Improved parking provisions
- Improved active transport infrastructure
- Improved accessibility between the two business centres

Sensitivity to change



Way Forward Protect and Enhance



Precinct Plan: Moss Vale

Moss Vale Township lies to the south of Bowral separated from Bowral by the Burradoo Landscape Conservation Area. The key strength of Moss Vale is that it has retained a genuine country town atmosphere and its origins as a rural support centre. Moss Vale is principally a 'service' town, and plays an important civic function in the Shire. Its retail focus has traditionally been directed more towards residents within the Township and from surrounding rural properties and less towards tourism. However, the Moss Vale centre has undergone a noticeable transition in recent years, with an increase in boutique retail, and food and beverage offerings contributing to the revitalisation of the town centre, and becoming popular destination for visitors.

Further supporting Moss Vale as the civic centre of the Shire is the Wingecarribee Civic Centre, the Southern Highlands Police Centre, Moss Vale Court House as well as the TAFE and University campus. Moss Vale also contains the Moss Vale War memorial Aquatic Centre, a swimming and gym complex popular with local residents and workers.

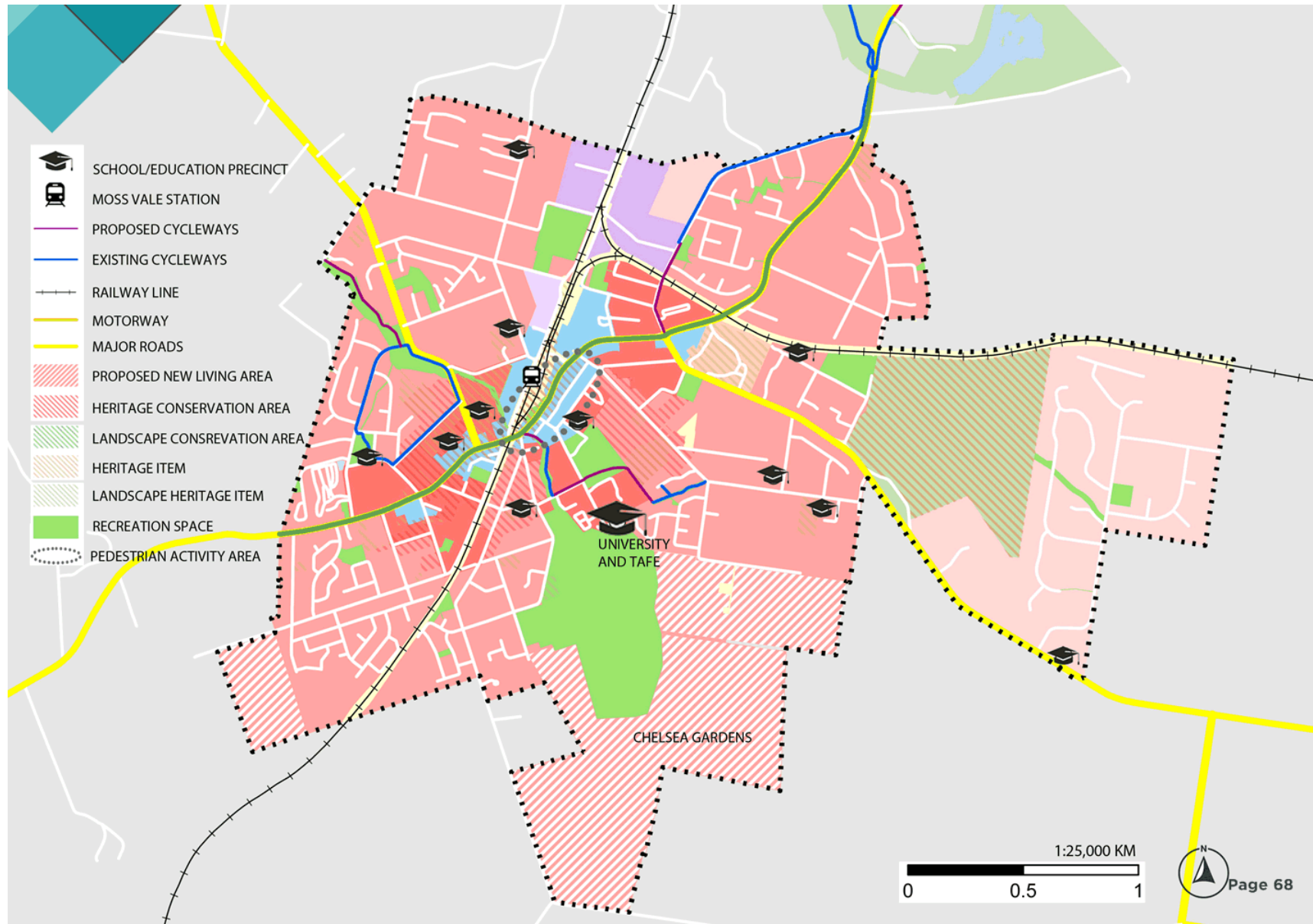
Much of the Moss Vale central retail core along Argyle Street is within a heritage conservation area. Additional conservation areas are located in the residential areas immediately adjacent to this central core. The heritage listed Moss Vale railway

station precinct and the adjacent Leighton Gardens provide a social and recreation focus for the township surrounded by cafes and boutique shops.

Traffic congestion within the retail core is a major impediment to growth in retail activity as well as economic and residential development. The Illawarra Highway, known as Argyle Street within the township, is a major through route linking the Illawarra region with the Hume Highway, and traffic congestion and heavy vehicle usage significantly impact on the amenity of the town centre.

Council has identified a Moss Vale by-pass route which would relieve traffic pressure on the main street, remove heavy vehicles from the retail core and unlock the potential of the Moss Vale Enterprise Zone. Further, a by-pass would provide an opportunity to increase the pedestrian priority within the town centre, improve the connection between the eastern and western parts of the centre and better utilise key public spaces such as Leighton Gardens.

Moss Vale is rich in parks and open spaces within the town centre, and there is an opportunity to capitalise on our natural assets such as Whites Creek, to create a network of green links throughout the township. Connecting some of the pedestrian walkways along the creek would add to the character of Moss Vale and encourage active modes of transport around the town.





OUR PLACES

Central Moss Vale has a good supply of R3 Medium Density zoned land currently containing old housing stock which could provide redevelopment potential to provide increased housing choice within walking distance to shops, services and the railway station. Moss Vale also offers good opportunities for new housing within the Chelsea Gardens/Coomungie Urban Release Area although it is noted that there are significant infrastructure and traffic congestion issues which need to be addressed.

Character Assessment

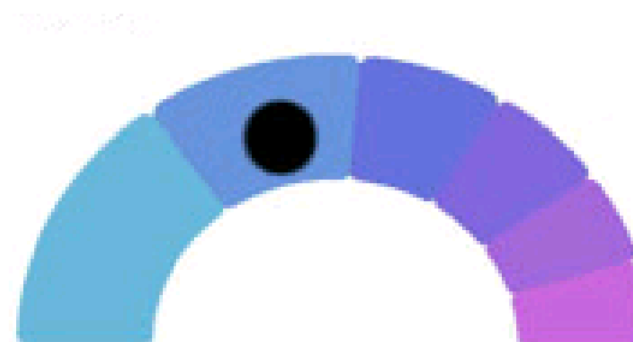
Contributory Elements

- Parks and Open Spaces
- Mature vegetation in the town centre and broader township
- Town-centric character providing for the daily needs of the community.
- Meandering walkway throughout Moss Vale – Whites Creek
- Civic Precinct including Civic Centre, Aquatic Centre, TAFE, University of Wollongong (Moss Vale) and Community Oval.

Opportunities for improvement

- Moss Vale Bypass to remove traffic and heavy vehicles from Argyle Street
- Increased pedestrian priority in the town centre
- Revitalisation of the town centre
- Expansion of food and beverage and boutique retail offerings
- Expansion of the University, Tafe and civic precinct, with improved connections to the town centre
- Activation of Leighton Gardens
- Improved utilisation of riparian areas as ‘green links’ through the town
- Infill development opportunities
- Well designed residential release areas.

Sensitivity to change



Way Forward
Enhance



Precinct Plan: Berrima

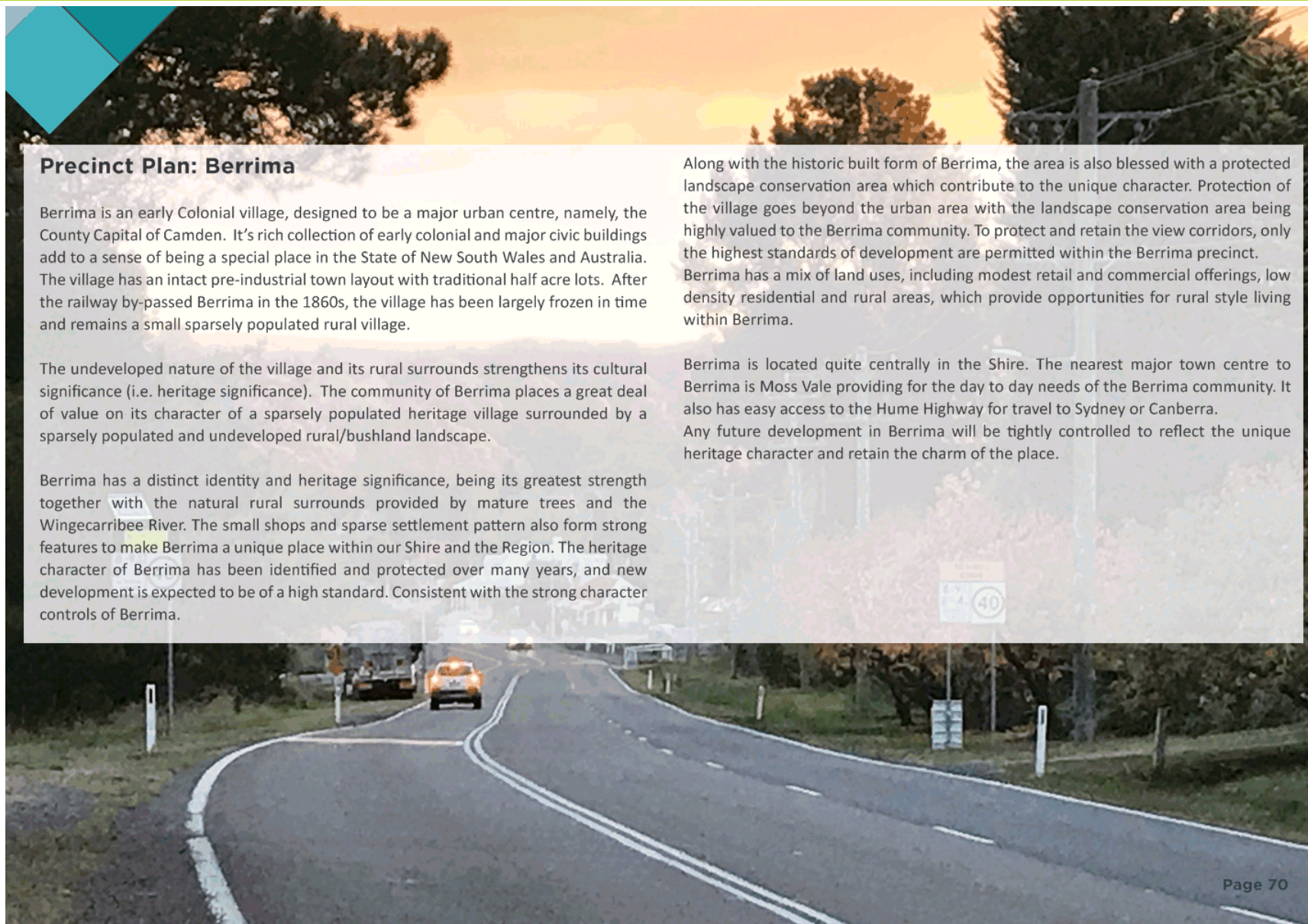
Berrima is an early Colonial village, designed to be a major urban centre, namely, the County Capital of Camden. It's rich collection of early colonial and major civic buildings add to a sense of being a special place in the State of New South Wales and Australia. The village has an intact pre-industrial town layout with traditional half acre lots. After the railway by-passed Berrima in the 1860s, the village has been largely frozen in time and remains a small sparsely populated rural village.

The undeveloped nature of the village and its rural surrounds strengthens its cultural significance (i.e. heritage significance). The community of Berrima places a great deal of value on its character of a sparsely populated heritage village surrounded by a sparsely populated and undeveloped rural/bushland landscape.

Berrima has a distinct identity and heritage significance, being its greatest strength together with the natural rural surrounds provided by mature trees and the Wingecarribee River. The small shops and sparse settlement pattern also form strong features to make Berrima a unique place within our Shire and the Region. The heritage character of Berrima has been identified and protected over many years, and new development is expected to be of a high standard. Consistent with the strong character controls of Berrima.

Along with the historic built form of Berrima, the area is also blessed with a protected landscape conservation area which contribute to the unique character. Protection of the village goes beyond the urban area with the landscape conservation area being highly valued to the Berrima community. To protect and retain the view corridors, only the highest standards of development are permitted within the Berrima precinct. Berrima has a mix of land uses, including modest retail and commercial offerings, low density residential and rural areas, which provide opportunities for rural style living within Berrima.

Berrima is located quite centrally in the Shire. The nearest major town centre to Berrima is Moss Vale providing for the day to day needs of the Berrima community. It also has easy access to the Hume Highway for travel to Sydney or Canberra. Any future development in Berrima will be tightly controlled to reflect the unique heritage character and retain the charm of the place.





Character Assessment

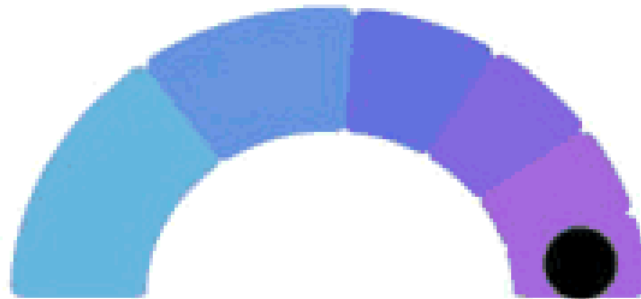
Contributory Elements

- Existing Heritage listed items and conservation areas (National/State/local significance)
- High standards of development relevant to an area of significant heritage
- Rural landscapes and natural areas surrounding the village
- Formal heritage trails / walks
- Continue to promote Berrima as a heritage tourism experience

Opportunities for improvement

- Enhance existing and establish new heritage trails / walks
- Activation of public domain to support the viability of the centre
- Review of the Berrima Landscape Conservation Area

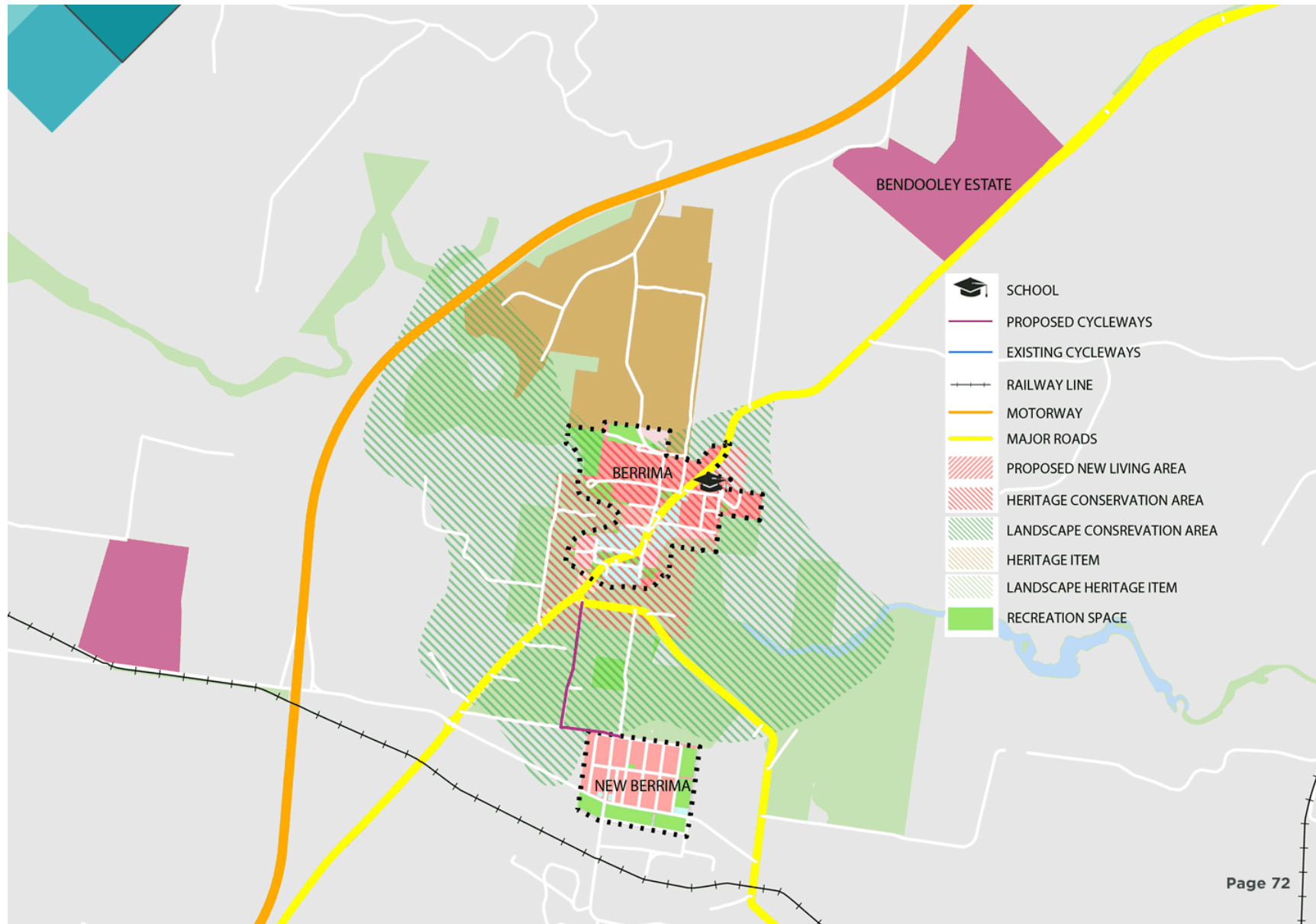
Sensitivity to change



Way Forward
Protect

Wingecarribee 2040









Precinct Plan: Bundanoon and Southern Villages

Bundanoon is located within the southern portion of the Shire and has retained a village-like atmosphere and strong sense of community. Bundanoon is considered by residents to be safe and pleasant and easy to walk around. The core business area of Bundanoon is located within a heritage conservation area with retail businesses concentrated on the southern side of the railway line. While pedestrian access is good, there is little permeability except along established streets and roads.

The green, leafy environment of Bundanoon, specifically along the train line, promotes view corridors and inviting spaces which can be used for creating various public realms around the village centre.

Significant opportunities for infill development are focussed on the northern side of the railway line with further opportunity to either side of the commercial centre on the southern side. Development controls appropriate to protecting Bundanoon's heritage and charm could enable sympathetic medium density to occur to improve housing choice within the town.



OUR PLACES

The existing town centre is focused solely on the main street of Railway Avenue. As the Bundanoon community continues to grow, there is an opportunity to use existing commercial land more efficiently, and establish new commercial and retail opportunities fronting Osborne Avenue. This would provide a stronger centre focus for the town, improve the retail experience and continue to support the day to day needs of the Southern Villages.

Bundanoon is well located as a local service centre for surrounding southern villages – Sutton Forest and Exeter to the north and Penrose and Wingello to the south. These villages have little retail capacity beyond essential services. Sutton Forest is a small village comprising heritage listed properties and surrounded by heritage listed larger rural properties. Similarly Exeter Village contains several heritage listed properties including the Exeter Railway Station. Penrose and Wingello are highly valued for their rural ambiance, also containing items of heritage.

Character Assessment

Contributory Elements

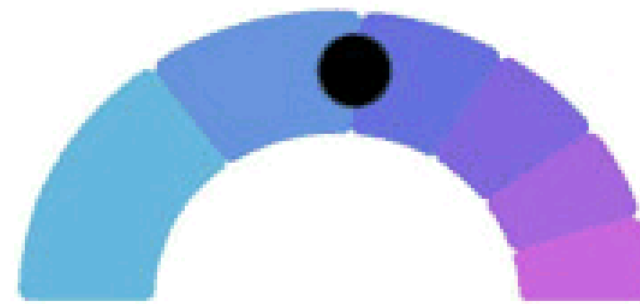
- Heritage & traditional charm
- Traditional main street
- Modest scale and fine grain built form
- Retail and business centre
- Green spaces along road reserves within the centre

Opportunities for improvement

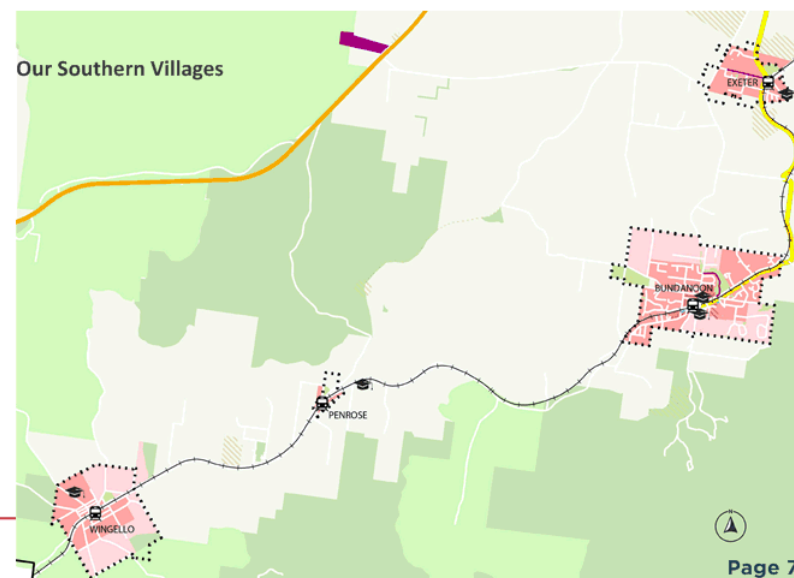
- Improved public spaces within the town centre
- Safe, walkable connections
- Increased retail / commercial frontages within the core
- Consolidated parking provisions
- Provide greater housing choice to allow residents to stay within their own community as they age
- Public transport infrastructure

Wingecarribee 2040

Sensitivity to change



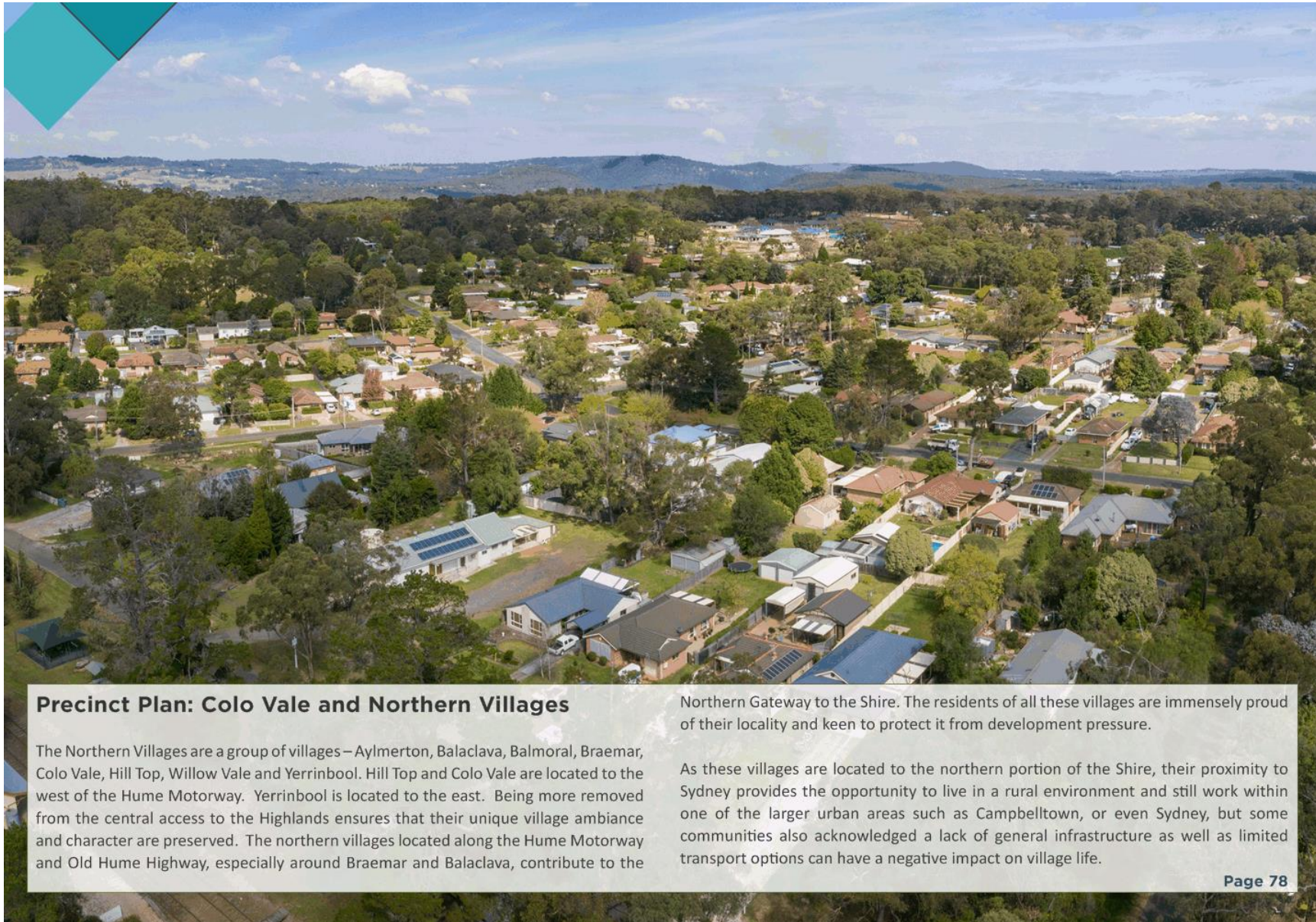
Way Forward
Enhance







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Precinct Plan: Colo Vale and Northern Villages

The Northern Villages are a group of villages – Aylmerton, Balaclava, Balmoral, Braemar, Colo Vale, Hill Top, Willow Vale and Yerrinbool. Hill Top and Colo Vale are located to the west of the Hume Motorway. Yerrinbool is located to the east. Being more removed from the central access to the Highlands ensures that their unique village ambience and character are preserved. The northern villages located along the Hume Motorway and Old Hume Highway, especially around Braemar and Balaclava, contribute to the

Northern Gateway to the Shire. The residents of all these villages are immensely proud of their locality and keen to protect it from development pressure.

As these villages are located to the northern portion of the Shire, their proximity to Sydney provides the opportunity to live in a rural environment and still work within one of the larger urban areas such as Campbelltown, or even Sydney, but some communities also acknowledged a lack of general infrastructure as well as limited transport options can have a negative impact on village life.



OUR PLACES

One key opportunity identified during community consultation for the 2015 Local Planning Strategy was for an enhanced local community retail centre to better serve the local community and surrounding villages and rural areas and reduce reliance to travelling to Mittagong for everyday needs. The draft Local Housing Strategy identifies a site in Colo Vale which could help achieve this objective, enabling Colo Vale to become a service centre for the Northern Villages and surrounding rural areas. One further priority from the Local Housing Strategy is to identify opportunities for the older residents of all villages to remain within their village through planning provisions to allow for some modest growth and appropriate housing choice. Such modest housing development would also underpin the economic viability of the village.

Character Assessment

Contributory Elements

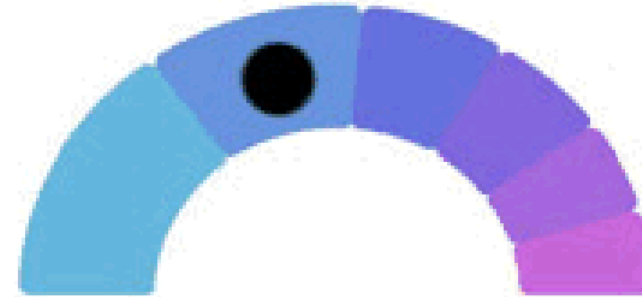
- Village ambiance & traditional charm
- Low scale commercial centre
- Low density development

Opportunities for improvement

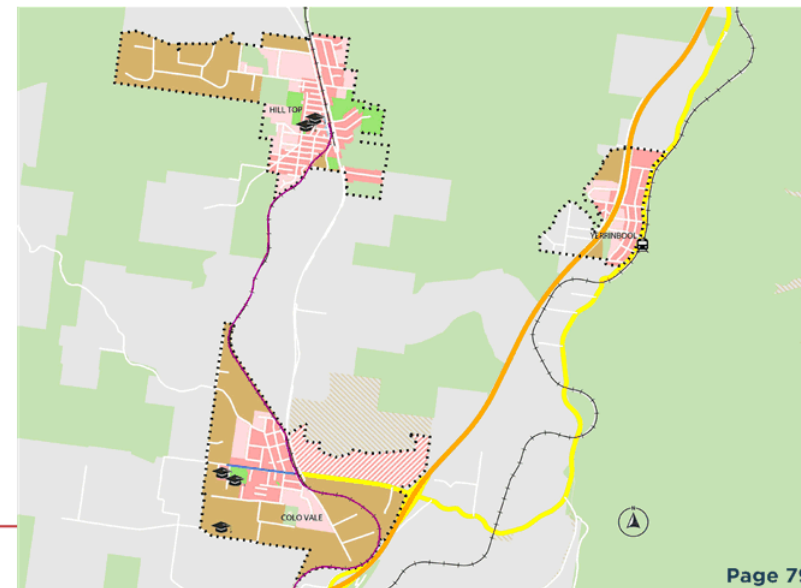
- Greater housing choice to allow residents to stay within their own community as they age
- Enhanced local centre in Colo Vale to provide a community focal point reduce the need to travel to Mittagong and beyond
- Public transport infrastructure

Wingecarribee 2040

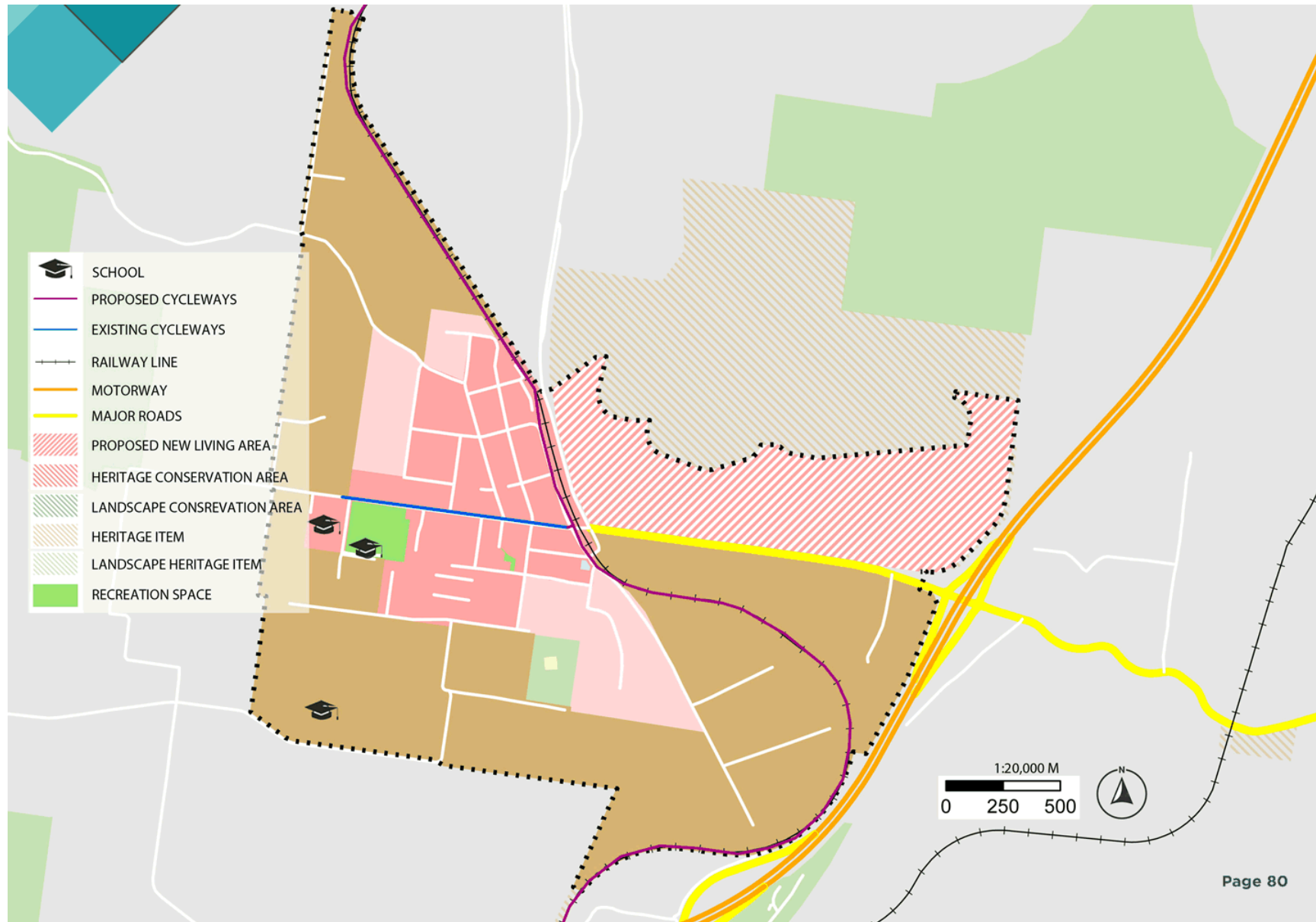
Sensitivity to change



Way Forward
Enhance



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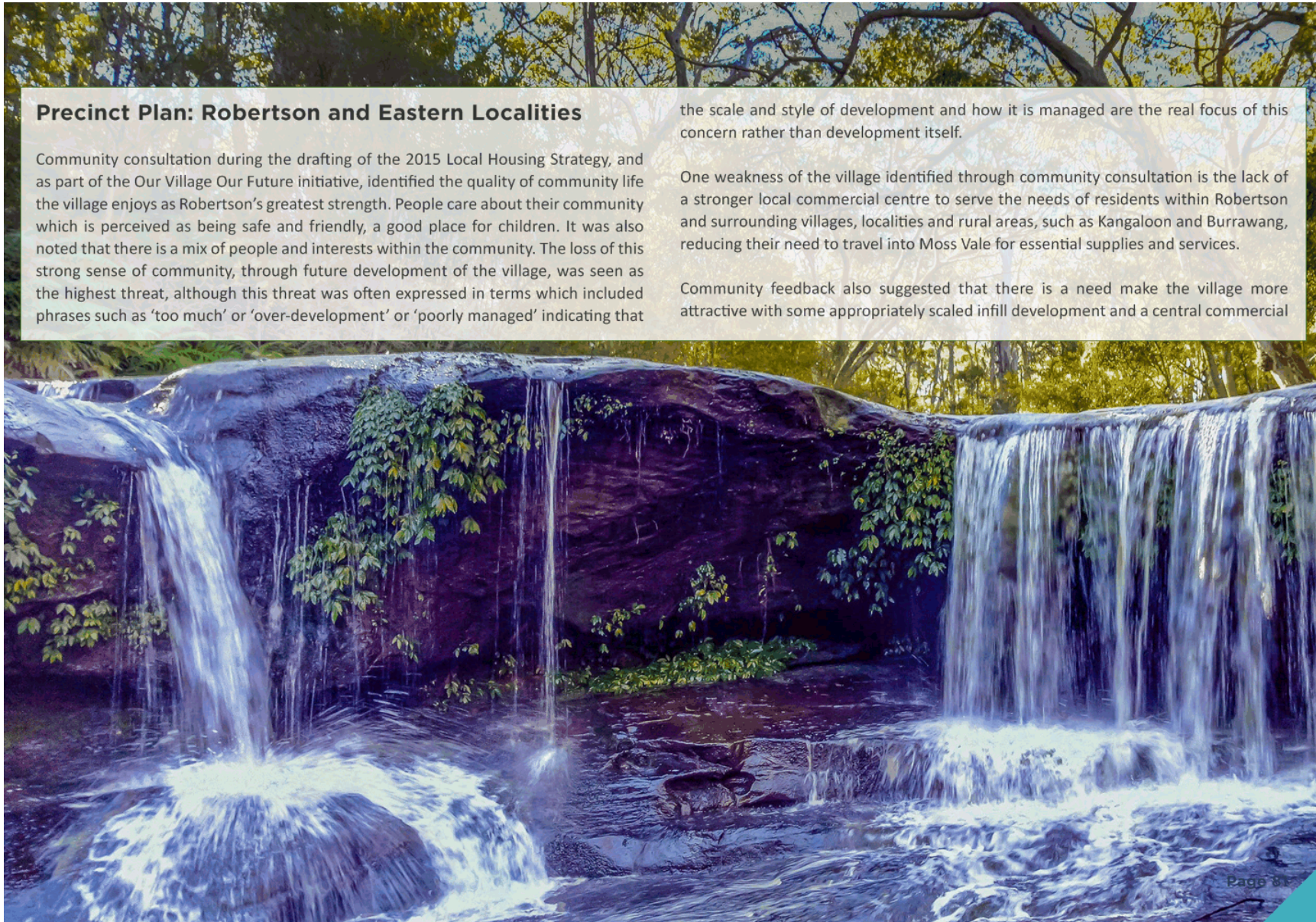
Precinct Plan: Robertson and Eastern Localities

Community consultation during the drafting of the 2015 Local Housing Strategy, and as part of the Our Village Our Future initiative, identified the quality of community life the village enjoys as Robertson's greatest strength. People care about their community which is perceived as being safe and friendly, a good place for children. It was also noted that there is a mix of people and interests within the community. The loss of this strong sense of community, through future development of the village, was seen as the highest threat, although this threat was often expressed in terms which included phrases such as 'too much' or 'over-development' or 'poorly managed' indicating that

the scale and style of development and how it is managed are the real focus of this concern rather than development itself.

One weakness of the village identified through community consultation is the lack of a stronger local commercial centre to serve the needs of residents within Robertson and surrounding villages, localities and rural areas, such as Kangaloon and Burrawang, reducing their need to travel into Moss Vale for essential supplies and services.

Community feedback also suggested that there is a need make the village more attractive with some appropriately scaled infill development and a central commercial





OUR PLACES

'focus'. This infill was also seen as providing a stronger population base to achieve a higher level of economic viability for more shops and businesses. Clearly this opportunity needs to be balanced against the perceived threat of loss of village atmosphere through future development of the village.

The draft Local Housing Strategy addresses this community feedback through the identification of a site which could provide appropriate development opportunities on the northern edge of the Village, as well as offering broader housing choice and a modest increase in population to provide additional support to the economic viability of local businesses. Any future infill development would be subject to detailed design controls to ensure that new development compliments and enhances the village character of Robertson.

Character Assessment

Contributory Elements

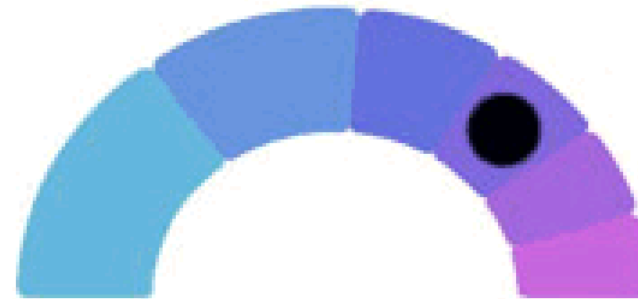
- Village ambience & traditional charm
- Low density development
- Low scale commercial centre
- Sense of community

Opportunities for improvement

- Greater housing choice to allow residents to stay within their own community as they age
- Enhanced local centre in Robertson to provide a community focal point and reduce

- the need to travel to Moss Vale and beyond
- Public transport infrastructure

Sensitivity to change



Way Forward Protect and Enhance

