

# AGENDA

of the

**Local Planning Panel**

held in

**Council Chambers,**

**Wingecarribee Shire Council Civic Centre,**

**68 Elizabeth Street, Moss Vale**

on

**Wednesday 24 July 2024**

The meeting will commence at **2:00 pm**

**AGENDA OF THE WINGECARRBIEE LOCAL PLANNING PANEL  
WEDNESDAY 24 JULY 2024**

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## **Our Mission, Our Vision, Our Values**

### **OUR MISSION**

To create and nurture a vibrant and diverse community growing and working in harmony with our urban, agricultural and natural environments

### **OUR VISION**

**Leadership:** *'An innovative and effective organisation with strong leadership'*

**People:** *'A vibrant and diverse community living harmoniously, supported by innovative services and effective communication with Council'*

**Places:** *'Places that are safe, maintained, accessible, sympathetic to the built and natural environment, that supports the needs of the community'*

**Environment:** *'A community that values and protects the natural environment enhancing its health and diversity'*

**Economy:** *'A strong local economy that encourages and provides employment, business opportunities and tourism'*

### **OUR VALUES**

Integrity, trust and respect

Responsibility and accountability

Communication and teamwork

Service quality

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The meeting must not be recorded by others.

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**The Council Chamber has 24 Hour Video Surveillance.**

## **1 OPENING OF THE MEETING**

The Chairperson opened the meeting and welcomed members of the public and the press.

## **2 ACKNOWLEDGEMENT OF COUNTRY**

The Chairperson acknowledged country:

“Wingecarribee Shire Council acknowledge the Gundungurra and Tharawal people as the traditional custodians of this land we now call the Wingecarribee Shire. I pay my respect to Elders both past, present and emerging. I would also like to extend that respect to all Aboriginal and Torres Strait Islanders present here today.”

## **3 APOLOGIES**

Nil at time of print.

## **4 DECLARATIONS OF INTEREST**

The provisions of Chapter 14 of the Local Government Act 1993 regulate the way in which nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest and the reasons for declaring such interest must be disclosed as soon as practicable after the start of the meeting.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussions or voting on that matter and further require that the member vacate the meeting.

Council’s Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

## **5 PLANNING PROPOSALS**

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### **5.1 Project Briefing: Southern Highlands Innovation Park**

<b>Report Author:</b>	<b>Coordinator Strategy &amp; Place</b>
<b>Authoriser:</b>	<b>Executive Manager Strategic Outcomes</b>

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#### **PURPOSE**

The purpose of this briefing report is to provide the Panel with a briefing and progress update on the Draft Master Plan, Governance Strategy and Strategic Positioning Paper for the Southern Highlands Innovation Park precinct.

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#### **OFFICER'S RECOMMENDATION**

**THAT the Local Planning Panel notes this briefing report about the Southern Highlands Innovation Park.**

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#### **BACKGROUND**

The Southern Highlands Innovation Park (SHIP) is a regionally significant employment precinct comprising some 1,053 hectares of industrial zoned land between Moss Vale and New Berrima. The precinct is strategically located in close proximity to Sydney, Canberra, Wollongong and the new Western Sydney Airport and Aerotropolis. This Precinct provides a unique opportunity to attract sustainable and innovative industries and become a major employer and economic driver for the Shire and the broader region.

The SHIP precinct was originally recognised as a 'Future Industrial Corridor' in the Interim Development Control Map 1979 and later identified as an employment precinct under the 1989 Wingecarribee Local Environmental Plan (LEP). However, due to a number of constraints and the lack of a clear vision and strategic direction, the precinct, which was formerly known as the Moss Vale Enterprise Corridor, remained largely undeveloped. In more recent years development has been largely piecemeal and proposed State Significant Development is fundamentally compromising the Draft Master Plan and more appropriate market-driven innovation land uses.

Council completed the first phase of a Master Planning process for the SHIP in 2021, which included contextual and constraints analysis, high-level land use and competitor analysis and feasibility modelling, an emerging Vision and high-level Structure Plan for the precinct. This initial master planning phase recognised key challenges in the provision of enabling infrastructure to unlock the potential of this regionally significant employment precinct (e.g. roads, sewer, water, electricity and data bandwidth).

Council secured grant funding from the Department of Regional NSW to complete the second phase of the Master Planning process for the SHIP, which includes the development of a Master Plan for the precinct, as well as a detailed Governance Strategy. At the meeting of 15 February 2023, Council considered a report seeking to prepare a brief for a suitably qualified and experienced consultant to prepare a Master Plan and Governance Strategy for the SHIP. In May-June 2023, tenders were

sought in accordance with Council's adopted Procurement Guidelines and a total of eight (8) tender responses were submitted to Council. The Tender Evaluation Panel unanimously determined that Architectus Australia Pty Ltd to be recommended to enter into a contract for completion of the project and at the Ordinary Meeting of Council 19 July 2023 the tender was accepted.

A report was presented to the 15 May 2024 Ordinary Meeting of Council and later to the 22 May 2024 Local Planning Panel, to provide an update on the progress of the Draft SHIP Master Plan and Governance Strategy and provide a timeline for the completion of the project. Following a briefing of the Panel by Council staff on the progress update report, the Panel provided the following advice:

***The Local Planning Panel noted the progress of the Southern Highlands Innovation Park Master Plan, Governance Strategy and the Strategic Positioning Paper and provided the following advice:***

- 1. The planning process for the SHIP at all stages and levels must keep sight of the vision of it being a high technology innovation park.***
- 2. The goal of the planning framework must be to ensure that future development is compatible with the character of the area and result in a high quality built environment. It should therefore include development controls in respect to building design and estate landscaping reflective of this aspirational goal.***
- 3. The Masterplan should ensure that the major road servicing the SHIP is designed as an industrial boulevard with a separated road corridor incorporating a high quality landscape design. All other streetscapes should also be designed so as to reflect high quality landscape outcomes consistent with the vision of the estate and character of the area.***
- 4. Controls should be incorporated into the planning framework to ensure that the prominent ridgelines are protected from unsympathetic development.***
- 5. That priority is given to ensuring that enabling infrastructure design is advanced so Council is in a position to take advantage of grant funding as it becomes available, and so that appropriate development contributions can be calculated and applied to future development in order to fund the required infrastructure.***
- 6. That the Masterplan ensures that land uses are separated as required so as not create land use conflict.***
- 7. That Council financial planning ensure ongoing maintenance of landscaped public areas to meet a high standard consistent with the vision for the SHIP.***

***The Panel was also briefed on the proposed plastics recycling facility at 74-76 Beaconsfield Road, Moss Vale. It was noted that the proposed facility was to be located adjacent to a sensitive medical research facility. The Panel was concerned that this has potential to lead to significant land use conflict and was an example of needing to ensure land uses were appropriately located within the SHIP. For this reason, the panel considers that Council should carefully assess the proposal and make representations to the IPC.***

Following the previous project update, a subsequent report was presented to the Local Planning Panel on 28 June 2024 to seek their advice on the endorsement of the Draft SHIP Master Plan, Governance Strategy and Strategic Positioning Study for the purpose of commencing public exhibition. The Panel were briefed by Council staff and the minutes of the agenda item are provided below.

**PANEL ADVICE**

- 1. The Draft Southern Highlands Innovation Park Master Plan, Governance Strategy and Strategic Positioning Study be endorsed for public exhibition.***

2. *The Draft Southern Highlands Innovation Park Master Plan, Governance Strategy and Strategic Positioning Study be placed on Public Exhibition for a period of eight (8) weeks commencing 29 July 2024 and concluding on 23 September 2024.*
3. *The Panel receives and notes the Engagement Outcomes Report.*
4. *The Draft Southern Highlands Innovation Park Master Plan and Governance Strategy be reported back to the Panel and then Council at the conclusion of the exhibition period, outlining a summary of the outcomes of the public exhibition.*

**REASONS:** *The Panel generally agrees with the Council Officer’s report.*

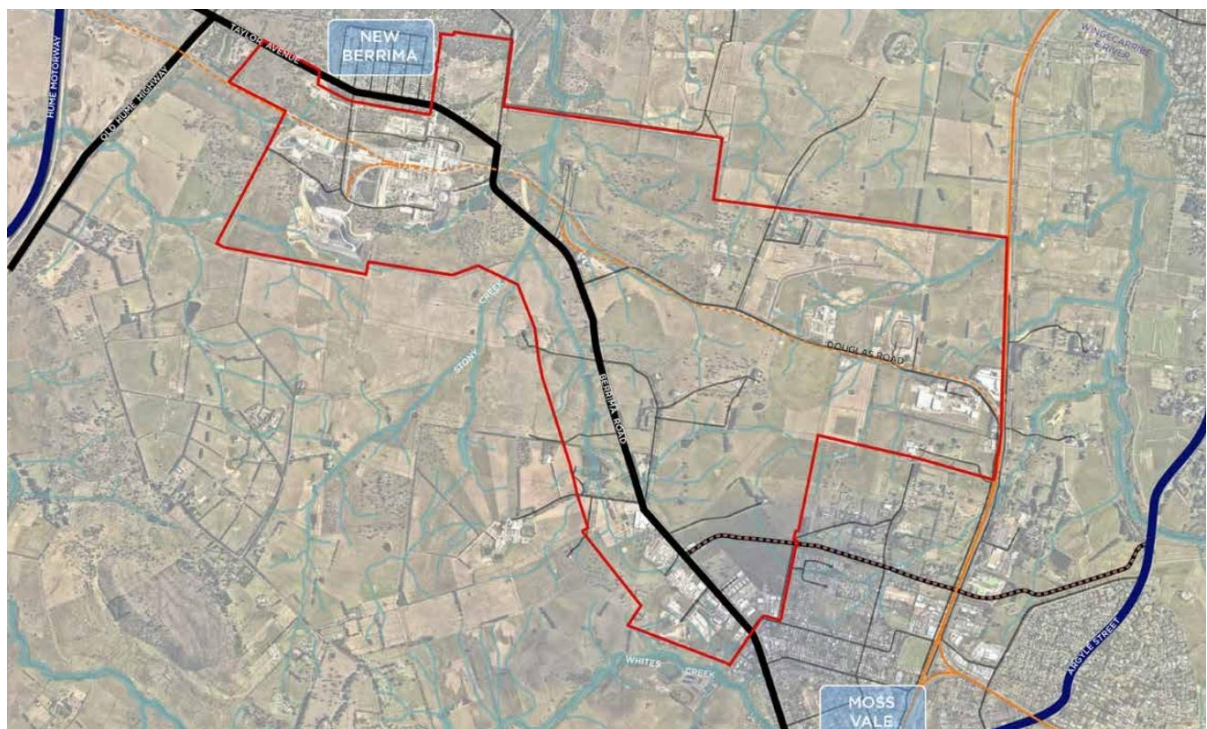
Council staff noted the advice of the Panel and later presented a report to 17 July 2024 Ordinary Meeting of Council to recommend the commencement of the public exhibition of the Draft Master Plan and all supporting documentation.

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## REPORT

### *Introduction*

The Southern Highlands Innovation Park (SHIP) is a long-term employment precinct that presents an opportunity to become a major economic driver for the Shire and the broader region, providing future employment opportunities and stimulating investment in enabling infrastructure.



**Figure 1 – Southern Highlands Innovation Park (Red Outline)**

Council previously secured \$270,000 in grant funding under the NSW Government’s Business Case and Strategy Development Fund from Regional NSW to facilitate the completion of the second phase of the master planning process for the SHIP. Following a tender process, Council engaged Architectus in mid-2023 to develop a Draft Master Plan for the precinct, which forms **Attachment 1** to this report. The Draft Master Plan has been developed alongside a Draft Governance Strategy (**Attachment 2**) by subconsultants Astrolabe Group and a Strategic Positioning Study (**Attachment 3**) by SGS Planning and Economics.



The development of this body of work is crucial to ensuring that the vision of the SHIP is reflective of the unique character and function of the Southern Highlands and that it is in keeping with the broader strategic framework, including priority actions within the Local Strategic Planning Statement (LSPS).

### ***Project Framework***

This holistic long-term plan for the SHIP precinct supports Council's transition to a better place-based planning framework and has been developed through a collaborative consultation process with the community and key stakeholders. This strategic body of work consists of three components and their individual purpose, as well as the relationship between each document, is detailed below:

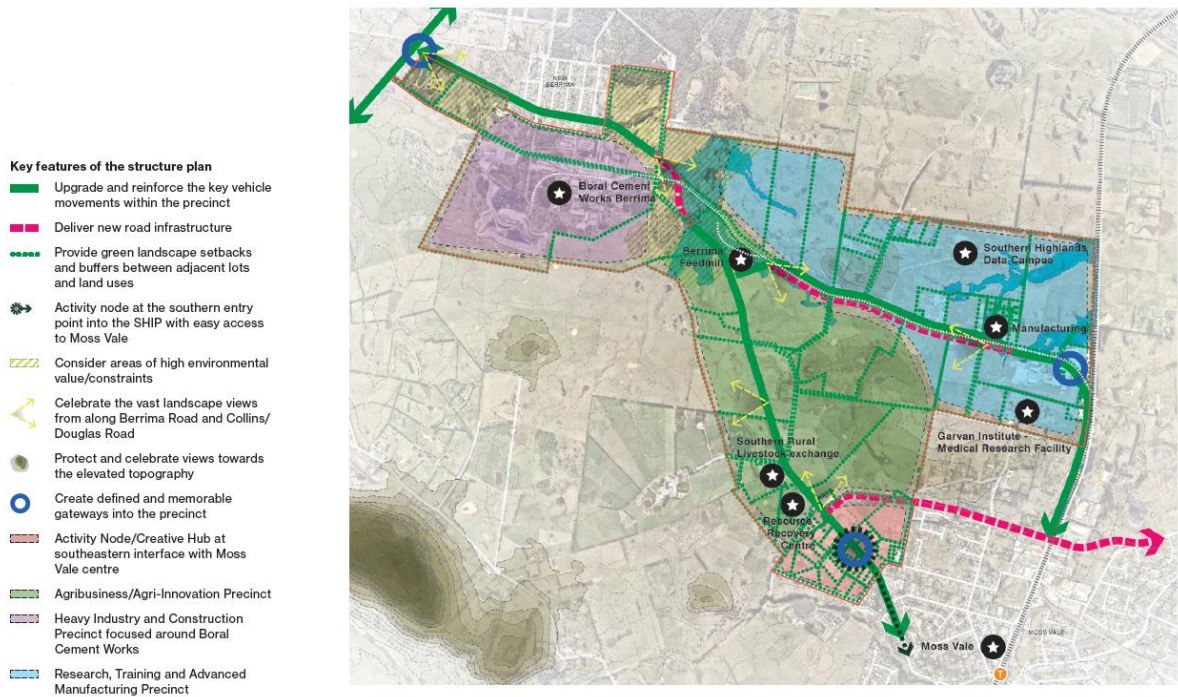
- Draft Master Plan (**Attachment 1**) - Builds on from Phase 1 which identified an initial vision and structure plan for the SHIP, to develop a Master Plan that provides clear strategic direction and guides future land use, urban structure, built form and infrastructure.
- Draft Governance Strategy (**Attachment 2**) - Identifies an overarching governance framework that is intended to guide the implementation of the vision of the Draft Master Plan.
- Strategic Positioning Study (**Attachment 3**) - Recognises strategic drivers, industrial land use demands and anchor asset requirements. This assessment identifies key opportunities and constraints, as well as broader and site-specific advantages and disadvantages, which has directly informed the development of the Draft Master Plan.

### ***Components of the Draft Master Plan and Proposed Implementation***

The Draft Master Plan identifies a future vision for the precinct that speaks to targeting long-term attractions, harnessing economic strengths and celebrating the unique attributes of the Southern Highlands. In order to achieve this overarching vision, the Draft Master Plan identifies character precincts that collectively aspire to champion innovation in the agribusiness, resources and manufacturing space. The four (4) proposed character precincts that were developed in collaboration with the community and stakeholders include:

- Activity Node/Creative Hub
- Agribusiness/Agri-Innovation
- Research, Training and Advanced Manufacturing
- Heavy Industry and Construction

In addition, the identification of these key precincts leverages our regional economic advantages identified in the Strategic Positioning Study (**Attachment 3**). The following map outlines the location of each of the proposed precincts within the SHIP (Figure 2).



**Figure 2 – Draft Structure Plan (Page 32 of Draft Master Plan, Attachment 1)**

The Draft Master Plan makes recommendations to amend the Wingecarribee Local Environmental Plan 2010 (WLEP 2010) and the Development Control Plan (DCP) to support the realisation of the emerging vision and four (4) character precincts for the SHIP. The Draft Governance Strategy, which was prepared concurrently to the Draft Master Plan, will further guide the implementation phase of the project. The below diagram highlights the governance roadmap that is proposed to foster innovation and development opportunities in the SHIP precinct (Figure 3).



**Figure 3 – Draft Governance Strategy (Page 55 of Draft Master Plan, Attachment 1)**

**Engagement Strategy**

All three (3) components of the project, being the Draft Master Plan, Governance Strategy and Strategic Positioning Study, were directly informed by community and stakeholder engagement. The purpose of conducting targeted engagement with Council, the community, industry representatives and key agencies, was to access local and industry knowledge to facilitate the identification of strengths, constraints and long-term opportunities for the SHIP precinct. A summary of the previous engagement opportunities that have directly informed the development of this body of work is detailed below:

Landowner Engagement	
Activity	Overview
Survey	A landowner and tenant survey was provided online via

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	Participate Wingecarribee. The survey was targeted to capture insights into existing attractors, constraints, future industries and governance framework. Eight (8) survey responses were submitted.
Landowner and Tenant Workshop (7 February 2024)	Testing of the emerging vision, design principles and land use concepts. A design exercise and discussions were conducted to identify preferred land uses, desired future character and built form. Initial horizon and governance strategy process discussions occurred, and feedback was captured from Q&A. Nine (9) attendees participated in the workshop.
<b>Community Consultation</b>	
Community Consultation Workshop (10 April 2024 at 5:30-7:30pm)	The session consisted of interactive activities and group discussions that were focused on the emerging vision and design principles, land use concepts, desired future character and governance strategy. Approximately 17 people attended the workshop.
Survey	A community and stakeholder survey was available online via Participate Wingecarribee. The survey aimed to capture insights into key opportunities, existing barriers and desired future character, importance of attracting new businesses and industries. 22 survey responses were submitted.
<b>Targeted Consultation</b>	
WS Economic Reference (21 September 2023)	Feedback was sought from panel members as to the emerging vision and governance framework. The Panel provided a number of suggestions, including the Master Plan seeking to support education industries, the meaning behind innovation, housing provisions for future employees, infrastructure constraints and broader industry collaboration opportunities.
State and Federal Government Agencies	Consultation with Regional NSW and Regional Development Australia (Southern Inland) was conducted to understand the role that State Government Agencies play in the establishment and development of regional precincts. Feedback was additionally sought in relation to the governance approach expectations and recommendations.
Local Government Counterparts	Engagement with City of Ryde, Albury City Council and Penrith City Council was conducted to gain insight into their experience in establishing precincts and the evolution of the applied governance framework.
Wingecarribee Shire Council	Internal consultation with Council staff was conducted at different stages of the project to seek feedback and understand stakeholder expectations in establishing and

	championing the SHIP.
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As an overview, a summary of key themes that were raised during the engagement process which informed the development of this body of work included, but were not limited to:

- Infrastructure constraints and upgrade requirements.
- Review of land use zoning.
- Consideration of existing environmental assets.
- Local education and research opportunities.
- Housing and social infrastructure.
- Ways to minimise land use conflict.
- Creative and artisan uses as key attractors.

A more detailed overview of the engagement process and outcomes are available in the Engagement Outcomes Report, which forms **Attachment 4** to this report.

### ***Public Exhibition***

A report was presented to the Local Planning Panel on 28 June 2024 to seek their advice on the endorsement of the Draft Master Plan and supporting documents to proceed to public exhibition. Council staff noted the advice of the Panel and subsequently presented a report to 17 July 2024 Ordinary Meeting of Council to recommend the commencement of an eight (8) week public exhibition period. Further detail regarding the proposed exhibition period is provided in the consultation section below.

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## **CONSULTATION**

The Draft Master Plan and Governance Strategy was developed through a collaborative process with the community, landowners and key stakeholders. A detailed overview of the engagement opportunities and feedback received is provided in the Engagement Outcomes Report (**Attachment 4**).

### ***Community and Stakeholder Engagement***

Several engagement activities were available at various stages of the project to capture feedback on existing constraints and identify key opportunities with the community, landowners and tenants. This included:

- Economic Community Reference Panel Workshop Session.
- Landowner and Tenant Consultation Session (Wednesday, 7 February 2024).
- Community and Stakeholder Engagement Session (Wednesday, 10 April 2024 between 5:30-7:30pm).
- Online landowner and community survey via Participate Wingecarribee.

The outcomes of each engagement activity are included in the Engagement Outcomes Report which forms **Attachment 4** to this report.

### ***Public Exhibition*** [Type text](#)

A report was presented to 17 July 2024 Ordinary Meeting of Council to recommend the endorsement of the Draft Master Plan, Governance Strategy and Strategic Positioning Study for the purpose of proceeding to public exhibition for a period of eight (8) weeks, once endorsed by Council. It is anticipated that this will occur from Monday, 29 July to Monday, 23 September 2024.

The following engagement opportunities have been identified to occur during the public exhibition period:

- Draft Master Plan and supporting documents will be available online via the 'Document Library' on Participate Wingecarribee.
- Physical copies of the Master Plan and supporting documents will be available at Customer Service in the Civic Centre, WSC Mobile Library and Moss Vale, Bowral and Mittagong Libraries.
- Engagement activities will be available online through the project page on Participate Wingecarribee.
- Drop-in sessions will be conducted to encourage the community and stakeholders to ask questions and submit their feedback.
- Written submissions will be accepted during the exhibition period and can be submitted to [mail@wsc.nsw.gov.au](mailto:mail@wsc.nsw.gov.au).

All proposed engagement opportunities will be advertised through Participate Wingecarribee and Council's communication platforms, such as Facebook, LinkedIn and E-News. Following the exhibition period, a review of the Draft Master Plan and Governance Strategy will ensue, and a post-exhibition report will be presented to the Local Planning Panel and to Council for consideration.

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## **SUSTAINABILITY ASSESSMENT**

- **Environment**

The Draft Master Plan addresses environmental considerations and several key principles have additionally been recognised in the Draft to guide the emerging structure of the precinct. For example, the Green in Between Principle is intended to celebrate the SHIP's natural assets by protecting existing ridge lines, mature vegetation and riparian corridors.

- **Social**

There is a recognised opportunity to strengthen social and public infrastructure in the Shire via the realisation of the emerging SHIP precinct vision, therefore the Draft Master Plan identifies key initiatives that seek to support the broader community, such as exploring research and education, employment and innovation opportunities.

- **Broader Economic Implications**

The SHIP is a regionally significant employment generating precinct. Planning for this precinct will generate compounding economic benefits for the Shire and the broader region, by providing an opportunity to work and live within the Shire.

- **Culture**

There are no cultural issues in relation to this report.

- **Governance**

The governance framework is referenced in the Draft Governance Strategy (**Attachment 2**), which will guide the successful implementation of the emerging long-term vision of the SHIP in collaboration with key stakeholders.

The Draft Governance Strategy will also be reported to ARIC. Validation workshops were additionally conducted between Council and State stakeholders to ensure alignment prior to public exhibition.

### **COUNCIL BUDGET IMPLICATIONS**

Council received \$270,000 in grant funding under the Business Case and Strategy Development Fund from the Department of Regional NSW, to develop a Master Plan, Governance Strategy and Strategic Positioning Study for the SHIP. There are no additional budget implications, as the management of the engaged consultant has been conducted by utilising internal resources within the Strategic Outcomes team.

### **RELATED COUNCIL POLICY**

The Draft Master Plan and Governance Strategy has been prepared in response to priority actions identified in the Wingecarribee Local Strategic Planning Statement (LSPS), specifically:

- Planning Priority 3.1 (iv): Ensure our planning framework facilitates new and innovative business opportunities.
- Planning Priority 3.1 (v): Promote the Southern Highlands as a place to work, live and visit, to increase the working population and encourage new business to the Shire.
- Planning Priority 3.1 (vii) 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.
- Planning Priority 3.2 (ii) Improve collaboration between Council and the business industry to support economic development within our Shire

### **CONCLUSION**

The SHIP precinct has been recognised as a unique opportunity to attract sustainable and innovative industries and become a major employer and economic driver for the Shire and the broader region. The Draft SHIP Master Plan, Governance Strategy and Strategic Positioning Study have therefore been developed to collectively guide the realisation of the long-term vision for the precinct, which has been developed through a collaborative process with the community and key stakeholders.

The briefing report provides a progress update on the development of this strategic body of work, which is currently progressing towards public exhibition. Further feedback received through landowner, community and stakeholder engagement during this time will directly inform the finalisation of the Draft Master Plan and Governance Strategy for this regionally significant employment precinct. exh

### **ATTACHMENTS**

1. Draft SHIP Master Plan [5.1.1 - 56 pages]
2. Draft SHIP Governance Strategy [5.1.2 - 33 pages]
3. SHIP Strategic Positioning Study [5.1.3 - 49 pages]
4. SHIP Engagement Outcomes Report [5.1.4 - 33 pages]

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## **5.2 Bowral South New Living Area - Briefing Report**

**Report Author:**

**Senior Strategic Planner**

**Authoriser:**

**Executive Manager Strategic Outcomes**

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### **PURPOSE**

The purpose of this briefing report is to provide a briefing and progress update on the Draft Master Plan and Servicing Strategy for the Bowral South New Living Area.

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### **OFFICER'S RECOMMENDATION**

**THAT the Panel notes this briefing report and progress update of the Draft Bowral South New Living Area Master Plan, draft Servicing Strategy and supporting due diligence studies.**

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### **REPORT**

#### **BACKGROUND**

The Wingecarribee Local Housing Strategy (LHS) and the Local Strategic Planning Statement (LSPS) were adopted by Council at its Ordinary Meeting of 14 July 2021. The LSPS and LHS form a long-term planning framework, guiding residential growth across our Shire; and sets a target of a 50/50 split between infill and greenfield or New Living Area development to meet the housing needs of our community. The Bowral South New Living Area (NLA) is one of the six (6) new living areas, identified in the adopted LHS, as a residential development precinct.

At the Ordinary Council Meeting of 16 March 2022, Council approved a works program of key strategic planning projects to implement the priority actions outlined in the LSPS and LHS. These two strategies and the approved strategic works program commit Council to undertake several key planning processes prior to any land being rezoned for residential purposes, to ensure that new residential developments are well-planned, well-designed and supported by essential infrastructure. The LHS also requires Master Plans and Servicing Strategies to be prepared for each of the New Living Areas prior to rezoning, in order to deliver good design outcomes and provide greater certainty to the community, landholders, investors and Council.

Planning for the New Living Area also provides an opportunity to make provisions for diversity in housing typology, that caters to the needs of our community at different stages of life. The housing shortage across the State and across our rural Shire requires careful long-term strategic planning, well-considered design and broad community consensus for moving forward.

Council secured a sum of \$250,000 in a grant funding under the Regional Housing Strategic Planning Fund – Round 1, from the then NSW Department of Planning and Environment (now Department of Planning, Housing and Infrastructure), to complete the Master Plan and Servicing Strategy for the Bowral South New Living Area.

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At the 15 May 2024 Ordinary Meeting of Council and 22 May 2024 Local Planning Panel meeting, a report was presented to provide an update on the progress of the Bowral South New Living Area Master Plan and Servicing Strategy. Following a site visit and briefing of the Panel by Council professional staff on the progress update report, the Panel provided the following advice:

***The Panel noted the progress of the Bowral South New Living Area Master Plan and Servicing Strategy project and commended the use of Tradition Neighbourhood Design principles in the Masterplan. The Panel provided the following advice:***

- 1. Council should liaise early with the Department of Planning, Housing and Infrastructure regarding their policy requirements for development proposed to be located between the Flood Planning Level and the PMF.***
- 2. That Council adopt a Design with Country philosophy in the Masterplanning process to ensure that Aboriginal culture is respected and celebrated as part of the future South Bowral community.***

### **Staff response:**

1. Council is currently liaising directly with Water NSW, the NSW Department of Climate Change, Energy, the Environment and Water (DCCEE), and the NSW Department of Planning, Housing and Infrastructure (DPHI), for matters relating to technical and environmental concerns including flooding and ecological impacts. The proposed Draft Master Plan is sympathetic to flood planning and Water Sensitive Urban Design (WSUD) solutions have been proposed in the Draft Master Plan. Consultation with relevant State Agencies will continue, including technical considerations, through to the finalisation of the project. Any necessary additional studies relating to flood planning will be undertaken prior to the preparation and lodgement of a draft Planning Proposal in accordance with statutory requirements of the NSW Department of Planning, Housing and Infrastructure.
2. The due diligence studies undertaken during the preparation of the Draft Master Plan and Servicing Strategy have identified one (1) Scar Tree within the site. The area where the Scar Tree is located has also been identified as being 'High Ecological Value' and is being proposed as public open space, in the Draft Master Plan, to respond to both the cultural and ecological value of that area. The Bowral South NLA is an opportunity to bring areas of high cultural and ecological value from private ownership into public ownership to better protect these areas and recognise the First Nations heritage and ecological values. Council is also currently in the process of consulting with the Illawarra Local Aboriginal Land Council (ILALC) and local First Nations communities to better understand how the Draft Master Plan can ensure connection with country, in a way that is respectful and culturally responsive.

Following the project update, a subsequent report was presented to the Local Planning Panel on 28 June 2024 to seek their advice on the endorsement of the Draft Bowral South NLA Master Plan, Servicing Strategy and all supporting documentation for the purpose of commencing public exhibition for a period of eight (8) weeks. The Panel were comprehensively briefed by Council professional officers and the Panel subsequently provided the following advice:



**PANEL'S ADVICE**

- 1. The Draft Bowral South New Living Area Master Plan and Servicing Strategy package proceed to Public Exhibition for a period of eight (8) weeks.**
- 2. All supporting due diligence and technical reports also be placed on Public Exhibition for the above period of eight (8) weeks.**
- 3. A further briefing report be provided, and advice sought from the newly appointed Local Planning Panel from July 2024.**
- 4. The Draft Bowral South New Living Area Master Plan and Servicing Strategy be reported to the Panel and then Council at the conclusion of the public exhibition period, outlining a summary of the outcomes of the public exhibition and any changes made to the draft Master Plan and Servicing Strategy.**

**The panel was in receipt of correspondence prior to the meeting from a number of residents seeking that the panel defer consideration of this matter for reasons including;**

- a) The consultation period to date was not six weeks as required by the initial funding agreement between Council and the Department of Planning**
- b) The draft Master Plan has not adequately considered the issue of flooding.**

**The Panel does not propose to defer the provision of advice on this matter for the following reasons;**

- a) The consultation period will be eight weeks and will commence following the consideration of this matter by the Council at a forth coming meeting.**
- b) Further work will be done in relation to flooding, in particular a Flood Impact Risk Assessment and to comply with the planning circular PS 24-001 dated 1 March 2024 "update on addressing flood risk in planning decisions".**
- c) The Panel notes that the process of rezoning this land is in the early stages and a Council request for a pre gateway determination is likely to be at least twelve months away.**
- d) Should a gateway determination be granted there will be further public consultation and an opportunity to lodge submissions.**

**The Panel notes the oral submission from Bob Morgan. The Panel is advised that the draft Master Plan has been informed by a Strategic Heritage Assessment addressing both Aboriginal and European heritage. The various consultation periods will provide an opportunity for further engagement in respect of Aboriginal and European heritage in the study area.**

**REASONS:**

**Council has adopted a Housing Strategy to meet the needs of a growing population. The Strategy identified the Bowral South New Living Area as one of six new green field sites for additional dwellings.**

**This process continues those investigations and engagement with the Community and relevant Stakeholders.**

Council professional officers noted the advice of the Panel. A report was subsequently presented to the 17 July 2024 Ordinary Meeting of Council to recommend the commencement of the public exhibition of the Draft Master Plan and Servicing Strategy, along with all the supporting due diligence documentation.

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The Panel also advised Council to present a briefing report to the newly appointed Local Planning Panel from July 2024. Council professional officers have noted and actioned this advice through this report to the newly appointed Panel meeting of 24 July 2024.

Council professional officers further note the advice of the Panel in relation to the Draft Bowral South NLA Master Plan and Servicing Strategy proceeding to public exhibition for a period of eight (8) weeks. The advice has been considered and a response is provided below.

At the request of the Chair, the Council professional officer also provided information and clarifications during the Public Forum of the Local Planning Panel meeting on 28 June 2024.

Some community representations that called for deferring this matter on the grounds of community consultation demonstrated a clear misunderstanding of process. Formal community consultation was the subject of the report to the Panel on 28 June 2024 and to Council on 17 July 2024. It is established practice to seek advice from the Panel and seek a Council resolution prior to proceeding to formal public exhibition period. An 8-week public exhibition period is proposed. All exhibition material was made available as attachments to the Panel and Council Meeting reports and via the project page on the [Participate Wingecarribee](#) platform.

All consultation undertaken to date was informal and upfront, and were not formal statutory community consultation events, and included community design workshops and public information forums, collectively attracting over 200 people. Further, a presentation published online was viewed by over 400 people. These engagement events demonstrate the iterative, consultative and transparent nature of the master planning process, widely recognised as best practice.

The Panel also advised Council to undertake further work in relation to flooding, in particular to prepare a Flood Impact Risk Assessment and to comply with the planning circular PS 24-001 dated 1 March 2024 “update on addressing flood risk in planning decisions”. Council has been continuously liaising with NSW DPHI, Water NSW and DCCEEW, for matters relating to environmental considerations including flooding. A Flood Impact Risk Assessment is intended to be prepared as part of the Planning Proposal process, along with any additional studies, to satisfy all statutory requirements and Departmental expectations for a Gateway Determination.

On the matter of heritage, due diligence investigations were undertaken with a Strategic Heritage Assessment report addressing both Aboriginal and European heritage. The upcoming community consultation period offers further opportunities for engagement in relation to heritage.

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### **REPORT**

#### ***Introduction***

The Bowral South NLA is one of six (6) new living areas, identified in the Local Housing Strategy (LHS), to be master planned to accommodate new homes, public open spaces and a small village centre. The NLA is expected to become Bowral’s main greenfield growth front for the next 20-30 years. The Master Plan and Servicing Strategy aligns with the priority actions identified in the LSPS and LHS, as specified in the ‘Related Council Policy’ section, further discussed in this report.

The Bowral South NLA is located to the south-east of Bowral and is bound by Kangaloon Road, Eridge Park Road, the Wingecarribee River to the south and the Bong Bong Racecourse to the east, together forming the long-term town boundaries. The map below shows the boundaries of the Bowral South NLA.



**Figure 1 – Bowral South New Living Area Boundary**

At the Ordinary Council Meeting of 19 April 2023, after a comprehensive procurement process, Council engaged Maker ENG and their associated sub-consultants, to prepare the Draft Master Plan and Servicing Strategy for the Bowral South New Living. Council has been working with Maker ENG, to develop a Master Plan and Servicing Strategy for Bowral South New Living Area and a draft has been developed in collaboration with the community, key stakeholders and government agencies through an extensive consultation process.

Given the large area of the site, an opportunity to incorporate a small village centre within the new living area, has been identified, which will support the day to day needs of the emerging local community within the NLA, as well as the existing residents in broader East Bowral and Burradoo. Council also appointed a separate consultant to undertake a Retail Needs Assessment (**Attachment 11**), to understand the economic needs and viability of a village centre within the Bowral South NLA.

The Bowral South NLA is defined by the Wingecarribee River to the south. Therefore, the Master Plan explores the unique opportunity to bring the entire riverfront into public ownership, contributing positively to the amenity and liveability of Bowral and the broader Shire. This further supports one of Council's long-term aims of providing a cycleway and public open space along the Wingecarribee Riverfront to connect with the existing cycleway networks in East Bowral to the Bowral Town Centre and throughout the Shire; and considers linking Bong Bong Common and Cecil Hoskins Nature Reserve to Bowral South NLA, with a riverfront active transport route.

The project aims to provide a holistic, strategic and coordinated approach to residential development and infrastructure delivery across the site and ensure that new development contributes equitably to the infrastructure upgrades that are required, within and around the NLA, to support new residential development. The Master Plan and Servicing Strategy will promote best practice in relation to good design outcomes and sustainability, by informing a site-specific Development Control Plan, and ultimately promoting a New Living Area with excellent liveability outcomes.

### ***The Framework***

Bowral South NLA is one of the six (6) new living areas, identified in the adopted LHS, for greenfield residential development. The project aims to holistically plan for the NLA, to promote best practice in relation to design, sustainability and infrastructure provisions. The NLA additionally aims to deliver a diverse mix of housing sizes and typologies to meet the changing needs of the local community. To achieve these, the following strategies have been prepared:

1. **Draft Master Plan**, which will directly inform a site-specific Development Control Plan (DCP); and
2. **Draft Servicing Strategy**, which will directly inform a new Contributions Plan for the New Living Area.

The Draft Master Plan and Servicing Strategy Report is provided as **Attachment 1** to this report. Once finalised and adopted, the Master Plan and Servicing Strategy, along with supporting studies, reports and plans, will ultimately support the rezoning of the subject land via the Planning Proposal process seeking Gateway Determination. Once the Draft Master Plan and Servicing Strategy are adopted, a separate body of work will be undertaken, to prepare a site-specific Development Control Plan (DCP) and the development of a specific Contributions Plan, prior to any land being rezoned. Following the completion of the Master Plan, Servicing Strategy, Contributions Plan and site-specific DCP, and any additional studies, a Planning proposal will be prepared to appropriately rezone the land for residential, commercial, public recreation (open space) and conservation purposes.

#### ***Development of the Master Plan***

The Local Housing Strategy commits Council to develop a Master Plan and Servicing Strategy for each of the New Living Areas, prior to the consideration of land rezoning. The initial development of a Master Plan for the Bowral South NLA, commenced with a site visit by Council professional officers and the appointed consultants in June 2023. The site visit was followed by individual meetings with all landowners as the NLA is entirely under private ownership. Given the congested nature of the existing Bowral Town Centre (Bong Bong Street), and a missed opportunity in East Bowral, the Draft Master Plan further explores a new village centre, one which complements the existing Bowral Town Centre, rather than competing or compromising the primacy of the existing town centre.

The initial phase of preparing the Draft Bowral South NLA Master Plan included an analysis of all the known environmental constraints and preparing due diligence reports to inform the master planning exercise. The due diligence reports undertaken to inform the Draft Master Plan, are listed below. The Draft Master Plan has been informed by the recommendations provided in the due diligence reports. The draft due diligence reports listed below are provided as **Attachments 5-8** to this report.

1. Ecological Constraints and Opportunities
2. Strategic Heritage Assessment
3. Sustainability Strategy

In addition to the above-mentioned studies, Council's Wingecarribee River Flood Study, adopted in February 2022, informed the Draft Master Plan for Bowral South NLA. Further studies have also been conducted that inform the Draft Master Plan and the Servicing Strategy, which are detailed out in the following '**Servicing Strategy**' section of this report.

Following the completion of the constraints analysis, a set of thirteen (13) Urban Design Principles (**Attachment 4**) were developed, by the Urban Designer. These Urban Design principles aim for a sustainable, social neighbourhood; and highlight specific principles for the Village Centre. The application of these key urban design principles assisted in planning for the Bowral South NLA, with

the intention to develop a master plan which displays best practice sustainable, mixed-use and compact residential development.

The Draft Master Plan was developed through a collaborative process with the community and key stakeholders to ensure that the Master Plan is supported by the community. In order for the community to contribute their ideas and feedback, three (3) Community Design Workshops were conducted, at different stages of the project. To make it convenient for all members of the community to attend these workshops, they were held on the weekends. The workshops were designed to have continuity, by having the same group of people attend these workshops, and provide feedback on the progress of the project, based on the discussions in the previous workshop.

The first Community Design Workshop was held on 11 November 2023. The purpose of the first workshop was to discuss the Urban Design Principles with the participants and encourage them to provide feedback on four (4) different themes, to inform the Master Plan. These themes are list below:

- Connections and access,
- Green Spaces and Corridors,
- Village Centre; and
- Residential Densities and dwelling types.

A combination of the feedback received during the first workshop, outcomes of the constraints analysis and implementation the Urban Design Principles, resulted in three (3) Draft Land Use Plan options for the NLA. The main distinction between the three (3) land use options, was the location of the Village Centre. The below image shows the three options, prepared following the first Community Design Workshop.



**Figure 2 – Three Draft Land Use Options**

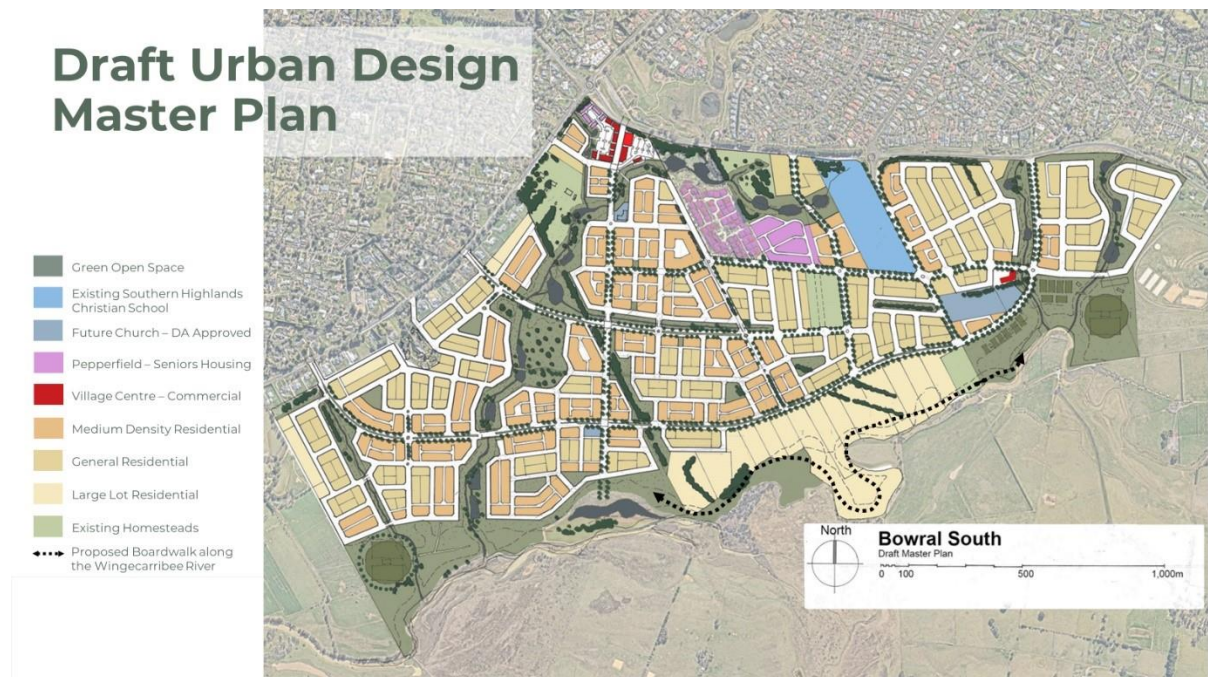
The second Community Design Workshop was held on 09 December 2023, which was attended by the same participants as in the first workshop. The three (3) Draft Land Use Options were presented to the participants, along with a summary of feedback captured from the first workshop and a description of how the feedback was applied to develop the three (3) land use options. The land use options were then analysed, and the participants were asked to provide a score against the four (4) themes discussed in the first workshop. The Draft Land Use Option 1 scored the highest amongst all four (4) themes, collectively. However, the participants requested additional information regarding the economically derived size of the Village Centre and mix of uses in the village centre. A detailed summary of the first two Community Design Workshops is provided as **Attachment 3** to this report.

Reflecting on the feedback received during the workshops and listening to the community, URBIS, a nationally recognised consultancy, were engaged by Council, to prepare a Retail Needs Assessment, to provide an evidence base for the location, size and land use mix of the Village Centre. The Retail Needs Assessment is provided as **Attachment 11** to this report. The assessment recommended the Village Centre to be located at the corner of Kangaloon Road and Eridge Park Road, to capture passing trade through these two main roads, consistent with Land Use Option 1 and community feedback. The assessment also provided recommendations for different commercial land uses, as supporting uses and their floor space requirements, within the Village Centre.

Based on the Retail Needs Assessment, feedback received from Community Design Workshops and outcomes of the due diligence reports, a Draft Urban Design Master Plan for the Bowral South NLA was prepared. Below are some of the drivers and benefits of the Draft Master Plan:

- Opening up the Wingecarribee River as public open space for recreational purposes and environmental conservation for native flora and fauna.
- Large public open spaces along the riparian corridors and linear parks along the main transport links, providing for new community recreational facilities and parks.
- The Village Centre is located at the corner of Kangaloon Road and Eridge Park Road, to capture passing trade, be more visible and accessible to residents in East Bowral and parts of Burradoo.
- Accommodate medium density residential closer to the village centre and open spaces, so most future residents can walk to shops, and have easier access to amenities and open spaces.
- Diverse housing types for the various needs of our aging and growing community.

The below image shows the Draft Urban Design Master Plan.



**Figure 3 – Draft Urban Design Master Plan**

Further feedback and refinement were relayed to the consultants, on the Draft Urban Design Master Plan, to reduce the extent of large lots proposed along the river, to open the entire length of the Wingecarribee riverfront for public use; and provide appropriate land uses in areas where there are existing homesteads, for master planning purposes. This feedback is represented in the Draft Landscape Master Plan (**Attachment 12**) and Draft Indicative Subdivision Layout Plan (**Attachment 18**).

The Master Plan will guide future development across the site, directly inform site-specific provisions within the Wingecarribee Local Environmental Plan 2010 (WLEP 2010), such as land zoning, minimum lot sizes, floor space ratios, height of buildings etc., and form the basis of a site-specific Development Control Plan (DCP).

### ***Servicing Strategy***

The Servicing Strategy aims to identify key infrastructure requirements to support the New Living Area, both within and around the NLA. The cost of key infrastructure requirements will be factored into a site-specific Contributions Plan for the NLA, which will be prepared after the finalisation and adoption of the Draft Master Plan and Servicing Strategy of the Bowral South NLA.

Based on Retail Needs Assessment and the feedback received from Community Design Workshop I and II, additional studies and modelling were conducted for the preferred Land Use Option 1, to prepare with the Servicing Strategy, as listed below. These draft studies are provided as **Attachments 2 and 8-10** to this report.

1. Water Cycle Management and Strategy
2. Preliminary Traffic Analysis
3. Sewer Modelling Report
4. Water Modelling Report

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The Draft Servicing Strategy identifies infrastructure upgrades (both on and off site) that are required to support development within the NLA and facilitate a coordinated approach to infrastructure delivery across the site. The Servicing Strategy is intended to:

- Identify infrastructure upgrades required to support development within the NLA (including sewer, water, stormwater, traffic and transport etc)
- Consider opportunities to provide community, social and recreation facilities on the site based on the outcomes of the Community and Recreation Facilities Strategy
- Identify the staging of the development based on infrastructure requirements, to support development within the NLA.

The Draft Servicing Strategy includes feedback from Endeavour Energy. However, feedback from NBN or State Government Authorities (including Transport for NSW, Department of Education and NSW Health), has not yet been incorporated in the Draft Servicing Strategy. These State Agencies usually require a draft package or suite of documents prior to offering any meaningful advice. Consultation with relevant State Agencies will therefore continue during the public exhibition period, to consider the need for upgrades to the State infrastructure networks and especially social infrastructure, to consider and resolve any further requests from State Agencies.

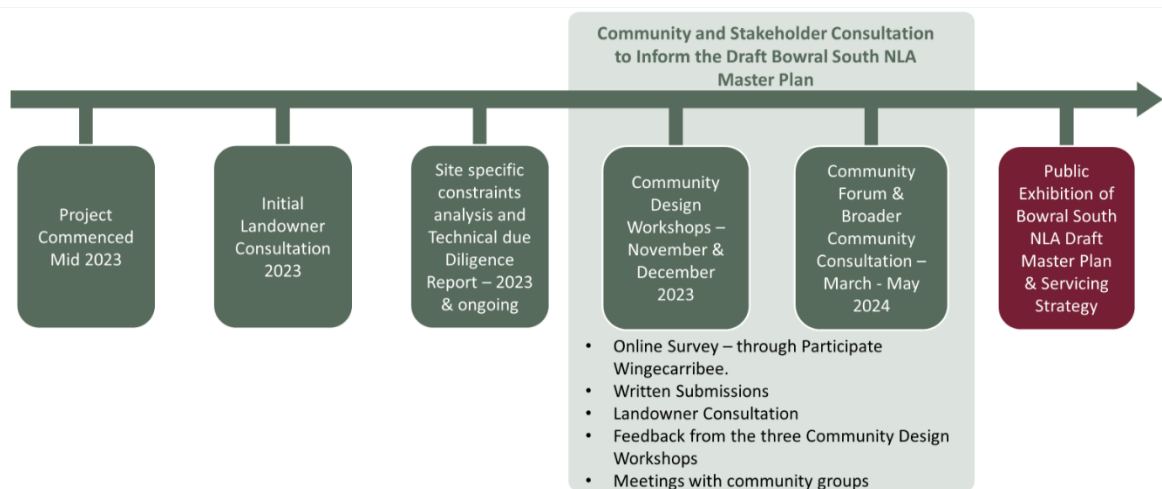
### **Further Engagement**

At the request of the Design Workshop participants, a third workshop was held on Saturday, 25 May 2024. The aim of this workshop was to report the outcomes of the draft technical studies and due diligence reports and understand how these informed the Draft Master Plan and Servicing Strategy. Discussions were based on the four topics listed below:

- Village Centre
- Movement & Open Space (Riparian Corridors + Riverfront)
- Water Sensitive Urban Design & Flood Planning
- Architecture (Housing)

### **Timeline**

Below is a diagram showing the timeline of the project.



**Figure 4 – Project Timeline**

The Draft Master Plan and Servicing Strategy Report, provided as **Attachment 1** to this report, is to be read in conjunction with the following Annexures, provided as **Attachments 2 and 4-8**; and a set of plans provided as **Attachments 12-20**, to this report.



*Annexures*

- Water Cycle Management Strategy
- Bowral South Urban Design Principles
- Ecological Constraints and Opportunities Report
- Strategic Heritage Assessment
- Bowral South NLA Sustainability Strategy
- Preliminary Traffic Analysis

*Plans*

- Draft Landscape Master Plan
- Draft Typical Road Cross Sections
- Draft Sewer Catchment Plan
- Draft Water Catchment Plan
- Draft Road Hierarchy Plan
- Draft Open Space & Public Domain Plan
- Draft Indicative Subdivision Layout Plan
- Draft Infrastructure Satisfactory Arrangement Plan
- Draft Indicative Subdivision Staging Plan

***Bowral Riverfront Greenway***

The Bicycle Strategy for Mittagong, Bowral and Moss Vale (Bicycle Strategy) 2008 strategically identifies opportunities for improved walking and cycling networks throughout the Shire in order to strengthen broader connectivity. This comprehensive plan recognises that in realising the objectives of the Bicycle Strategy, it will in turn support physical activity, active living, active ageing and active tourism in the Shire.

The adopted Bicycle Strategy builds on existing strengths, including Bong Bong Common, Cecil Hoskins nature Reserve and Cherry Tree Walk, and identifies key missing links in the current walking and cycling network. One of the recommendations of the Bicycle Strategy includes a proposed walking and bicycle networks along the Wingecarribee River, which is intended to facilitate the development of an informal 'Riverfront Greenway' around Bowral to strengthen connectivity between key attractors.

In addition, the Draft Bowral South NLA Master Plan (***Attachment 1***) further provides an opportunity to realise this medium-long term 'Bowral Riverfront Greenway' vision by connecting existing footpath networks and extending them through the NLA along the Wingecarribee River. The paths within Bowral South NLA are expected to be delivered by landholders/developers as the precinct is developed, all regulated by a site-specific Contributions Plan or Planning Agreements.

A report was presented to the Extraordinary Meeting of Council on 26 June 2024, in regard to the 'Bowral Riverfront Greenway' to initiate due diligence and cost analysis to inform landowner consultations to realise this long-term Strategy.

**CONSULTATION**

The Draft Bowral South NLA Master Plan and Servicing Strategy have been developed in consultation with the community, landowners, relevant State Government agencies and internal Council staff.

***Community Consultation***

Council has conducted various types of engagements with the community at various stages of the project and feedback received has informed the development of the Draft Master Plan. Three (3) Community Design Workshops were conducted in November-December 2023 and May 2024, which were attended by a number of community representatives. Further community consultation was undertaken through community forums, community group meetings and community engagement sessions, during March–May 2024. The table below details the engagement opportunities that were facilitated by Council, during the development of the Draft Master Plan.

<b>Engagement Type</b>	<b>When?</b>	<b>Description</b>
Initial Landowner Consultation	June 2023	The Bowral South NLA is privately owned, with multiple landowners. Council has consulted with the landowners at various stages of the project, however, being agnostic to ownership boundaries within the NLA, when preparing the Draft Master Plan.
YSW Community Survey	06 October – 13 November 2023	Participants were asked to provide their ideas and comments about what they would like to see in the Bowral South NLA and how the future of Bowral town centre. A total of 64 survey responses were received.
Community Design Workshop I	Saturday, 11 November 2023	The purpose of the first workshop was to discuss the Urban Design Principles (prepared by the Urban Designer) with the participants and encourage them to provide feedback on four (4) different themes, in order to inform the Master Plan. These themes are list below: <ul style="list-style-type: none"> <li>• Connections and access,</li> <li>• Green Spaces and Corridors,</li> <li>• Village Centre; and</li> <li>• Residential Densities and dwelling types.</li> </ul>
Community Design Workshop II	Saturday, 09 December 2023	Three (3) Draft Land Use Options were prepared based on feedback received during the first workshop. These were presented to the participants, along with a feedback summary from the first workshop and a description of how the feedback was applied to develop the three (3) land use options. The three (3) land use options were then analysed, and the participants were asked to provide a score,

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		against the four (4) themes discussed in the first workshop.
WinZero Event – Futures Forum	Tuesday, 26 March 2024	A broader community consultation was held in the Moss Vale Services club, at an event organised by WinZero and chaired by Ms Judy Hannan, Member for Wollondilly. Over 160 community members attended the event. Council was one of the guest speakers at the event and presented the Bowral South NLA project as well as the broader strategic overview of opportunities and constraints in the Shire.
Meetings with Community Groups and Residents	Multiple	At the request of local community groups, the Council project team has met with various community groups and local residents to understand their concerns, at the Master Planning stage; and implement as much as possible, within the Draft Master Plan.
Broader Community Consultation	Friday, 12 April and Saturday, 13 April 2024	Council’s project team conducted two (2) community consultation sessions, held outside of regular working hours/weekend, to make it easier for working members of the community to attend these sessions. The community was presented with presented with the Shire-wide picture detailing broader opportunities and constraints, the Urban Design Principles and the three (3) Land Use Options prepared for the Bowral South NLA. The two (2) sessions combined, were attended by 60 Community Members.
Community Design Workshop III	Saturday, 25 May 2024	At the Community Workshop II, participants expressed a desire to have a third workshop, to provide further feedback once the due diligence reports and Retail Needs Assessment have been completed and implemented in the Draft Master Plan. The purpose of the third workshop was to provide the participants with the outcomes of the due diligence reports, such as the Sustainability Strategy, Strategic Heritage Assessment, Traffic Study, Sewer & Water Modelling etc.; and clarify a few concerns regarding flooding. Concept plans for the proposed Village Centre were also discussed during the workshop. Participants were encouraged to provide feedback on the four (4) themes listed below: <ul style="list-style-type: none"> <li>• Botanic Village Centre</li> <li>• Architecture</li> </ul>

		<ul style="list-style-type: none"><li>• Water Sensitive Urban Design &amp; Flooding</li><li>• Movement &amp; Open Spaces (Wingecarribee River &amp; Riparian Corridors)</li></ul>
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***External Consultation***

Consultation with the State Agencies, including Transport for NSW, Department of Education and NSW Health, Endeavour Energy and NBN, will continue during the public exhibition period, at this early stage of planning, to consider the need for upgrades to State infrastructure networks and social infrastructure, to consider satisfactory arrangement requirements.

Council has been continuously liaising with Department of Planning, Housing and Infrastructure (DPHI), Water NSW and Department of Climate Change, Energy, the Environment and Water (DCCEEW), for matters relating to environmental concerns like flooding. In addition, Council is consulting with the Illawarra Local Aboriginal Land Council (ILALC) and local First Nations communities to understand how the Draft Master Plan can ensure connection with country.

***Internal Consultation***

A Project Control Group (PCG) was established during the initial phases of the project and included representation from various sections of Council. An internal workshop was conducted with the members of the PCG, in October 2023. The aim of the workshop was to steer the Master Plan towards achieving various actions identified in Council’s internal strategies. The project Control Group included representation from the below sections of Council:

- Strategic Outcomes
- Parks and Building Assets
- Traffic Engineering
- Water and Sewer Services
- Community Development
- Environment & Sustainability
- Development Assessment

A high-level Structure Plan was discussed during the workshop. Combined feedback from all sections of Council was sent to the consultants, which further refined the development of the Draft Master Plan and Servicing Strategy.

***Public Exhibition***

The Draft Bowral South NLA Master Plan and Servicing Strategy are proposed to be placed on public exhibition for a period of eight (8) weeks, subject to a resolution of Council. It is anticipated that this body of work will be placed on public exhibition from **29 July to 23 September 2024**. The exhibition period is a further opportunity for the community to provide constructive feedback on the Draft Master Plan and Servicing Strategy.

It is intended that the following engagement activities will be made available to the community during the exhibition period:

- The Draft Master Plan and Servicing Strategy and supporting documents will be available on the Project Page, through on Council’s Participate Wingecarribee website.
- Physical copies of the Draft Master Plan and Servicing Strategy will be made available at the Civic Centre reception, Moss Vale, Bowral and Mittagong Libraries and the Wingecarribee Mobile Library as well.
- A drop-in session will be conducted, to allow the community to meet with Council staff in-person to discuss their views on the Draft Master Plan and Servicing Strategy.
- Written submissions will be accepted during the public exhibition period, via [mail@wsc.nsw.gov.au](mailto:mail@wsc.nsw.gov.au) and [strategic.outcomes@wsc.nsw.gov.au](mailto:strategic.outcomes@wsc.nsw.gov.au).

Submissions received during the exhibition period will be taken into consideration for any amendments and refinements to the Draft Master Plan and Servicing Strategy for Bowral South New Living Area.

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## **SUSTAINABILITY ASSESSMENT**

- **Environment**

The Draft Bowral South NLA Master Plan and Servicing Strategy are informed by technical due diligence reports as part of the project, which include environmental studies for the area. The environmental studies include, but are not limited to:

- Ecological Constraints and Opportunities
- Strategic Heritage Assessment
- Sustainability Strategy

- **Social**

There is an opportunity to provide for social and public infrastructure through a holistic Master Plan for Bowral South NLA, which will benefit Bowral Town and the Shire. For example, the Draft Master Plan identifies opening up the Wingecarribee riverfront for public recreation, providing for community sports facilities and help improving social connections within the community. The Draft Master Plan additionally explores the opportunity to contribute positively to the amenity and liveability of Bowral and achieve one of Council’s long-term aims of providing a cycleway along the Wingecarribee River to connect with the Bong Bong Common and existing cycleway networks in Bowral.

- **Broader Economic Implications**

Given the large area of the site, there is an opportunity to incorporate a small village centre within the new living area, which will support the day to day needs of the local community, as well as the broader East Bowral catchment area and strengthen the economy of the precinct. This opportunity has been explored in the Draft Master Plan. A main Village Centre and a secondary commercial area have been proposed in the Draft Master Plan.

- **Culture**

There are no cultural issues in relation to this report.

- **Governance**

There are no governance issues in relation to this report.

### **COUNCIL BUDGET IMPLICATIONS**

Council received a sum of \$250,000 in grant funding from the then Department of Planning and Environment. Council committed to add another \$100,000 towards the preparation of the Master Plan and Servicing Strategy of the Bowral South NLA. This was allocated in the previous financial year and hence there are no budget implications in this financial year.

### **RELATED COUNCIL POLICY**

The Bowral South New Living Area, is one of the six (6) new living areas, identified in the Local Housing Strategy (LHS). The Master Plan and Servicing Strategy is being prepared in response to specific priority actions identified in the LSPS and the LHS, as listed below:

#### **Local Strategic Planning Statement Actions:**

- Planning Priority 4.3 (iii): Achieve a mix of housing types and lot sizes in new living areas to ensure that new development meets the needs of our community.
- Planning Priority 4.3 (viii): Develop master plans for our new living areas, prior to rezoning, to provide for well planned, highly liveable communities into the future
- Planning Priority 4.3 (ix): Develop infrastructure plans and servicing strategies for new living areas prior to rezoning
- Planning Priority 5.2 (ii) - Develop infrastructure plans and servicing strategies for new living areas prior to rezoning.

#### **Local Housing Strategy Planning Priority:**

- 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.

#### **Bicycle Strategy for Mittagong, Bowral and Moss Vale (2008):**

- 5.1 Bicycle Network Route Function – Proposed shared path from Mittagong to Moss Vale (Map 2 – Proposed Bicycle Network and Major Trip Generators)

The Bicycle Strategy for Mittagong, Bowral and Moss Vale (2008), strategically identifies an active transport link between Bong Bong Common to connect to East Bowral, through the emerging Bowral South NLA, along the Wingecarribee Riverfront.

#### **Bowral Parking, Traffic and Transport Strategy:**

- 5.4 Provisions for Cyclists – Identifies that cycling is a sustainable form of active transport in the Shire and recommends that enhancements to the network be explored.

### **CONCLUSION**

The Bowral South New Living Area (NLA) is one of the six (6) new living areas, identified in the LHS and is the first to undergo a master planning process to respond to residential growth in the Shire. It is additionally one of the first master plans of such type, initiated by Council, to have a holistic strategic plan for the area, which supports Council's transition to a better place-based planning framework.

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The Bowral South NLA, has the potential to accommodate two thousand plus new dwellings, housing a population upwards of approximately five thousand people, addressing the housing shortage across our Shire and more broadly across the State, while also providing for a diversity of housing, that caters to the needs of our community at different stages of their life. The Draft Master Plan further aims to provide community benefit by opening up the Wingecarribee riverfront as public land and identifies the opportunity to establish a connected active transport network between Bowral and other towns.

The Draft Master Plan will form the basis of a site-specific Development Control Plan, to ensure that new development is in keeping with the community's expectations and respects local character. The Draft Servicing Strategy will highlight the infrastructure costs required to provide the new residential area with appropriate, best practice and practical infrastructure provisions, to ensure equitable development and overall community benefit.

The purpose of this briefing report is to provide the Panel with a project update on the Bowral South New Living Area Draft Master Plan and Servicing Strategy, which is currently progressing towards public exhibition for a period of eight (8) weeks. Any feedback received from the community, landowners, key stakeholders and State Government agencies during the exhibition period will be incorporated in the final Master Plan and Servicing Strategy for Bowral South NLA and reported back to the Local Planning Panel and Council, prior to being adopted.

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### **ATTACHMENTS**

1. Draft Bowral South NLA Master Plan and Servicing Strategy Report [5.2.1 - 26 pages]
2. Draft Water Cycle Management Strategy [5.2.2 - 28 pages]
3. Community Consultation Report - Workshop I & II [5.2.3 - 90 pages]
4. Bowral South - Urban Design Principles V 4 [5.2.4 - 21 pages]
5. Ecological Constraints and Opportunities [5.2.5 - 71 pages]
6. Bowral South NLA Strategic Heritage Assessment [5.2.6 - 36 pages]
7. Draft Bowral South NLA Sustainability Strategy [5.2.7 - 33 pages]
8. Bowral South NLA Preliminary Traffic Analysis [5.2.8 - 18 pages]
9. Bowral South NLA Sewer Modelling Report [5.2.9 - 57 pages]
10. Bowral South NLA Water Modelling Report [5.2.10 - 64 pages]
11. Bowral South NLA Retail Needs Assessment - v2 [5.2.11 - 31 pages]
12. Draft Landscape Master Plan [5.2.12 - 6 pages]
13. Draft Typical Road Cross Sections [5.2.13 - 7 pages]
14. Draft Sewer Catchment Plan [5.2.14 - 1 page]
15. Draft Water Catchment Plan [5.2.15 - 1 page]
16. Draft Road Hierarchy Plan [5.2.16 - 1 page]
17. Draft Open Space & Public Domain Plan [5.2.17 - 1 page]
18. Draft Indicative Subdivision Layout Plan [5.2.18 - 1 page]
19. Draft Indicative Satisfactory Arrangement Plan [5.2.19 - 1 page]
20. Draft Indicative Subdivision Staging Plan [5.2.20 - 1 page]

**6 DEVELOPMENT APPLICATIONS**

**7 MEETING CLOSURE**