



# Strategic Outcomes

Council Meeting  
15 May 2024



# Village Place Plan Program Place Continuum



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Wingecarribee  
SHIRE COUNCIL

# Bowral South New Living Area Progress Update







2030

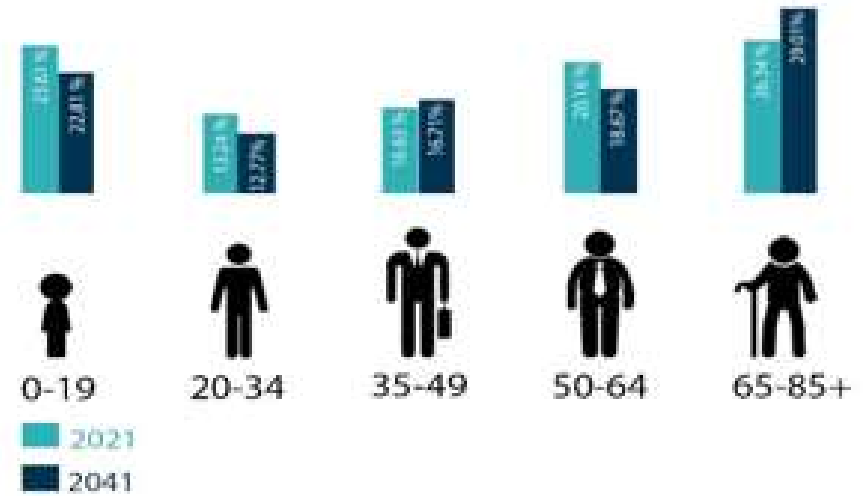
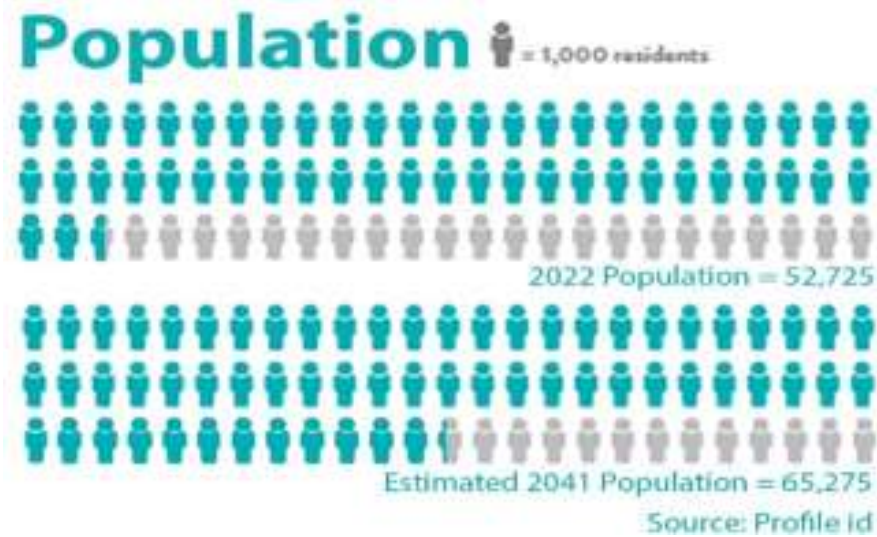
2040

**WINGECARRIBEE SHIRE**

2050+



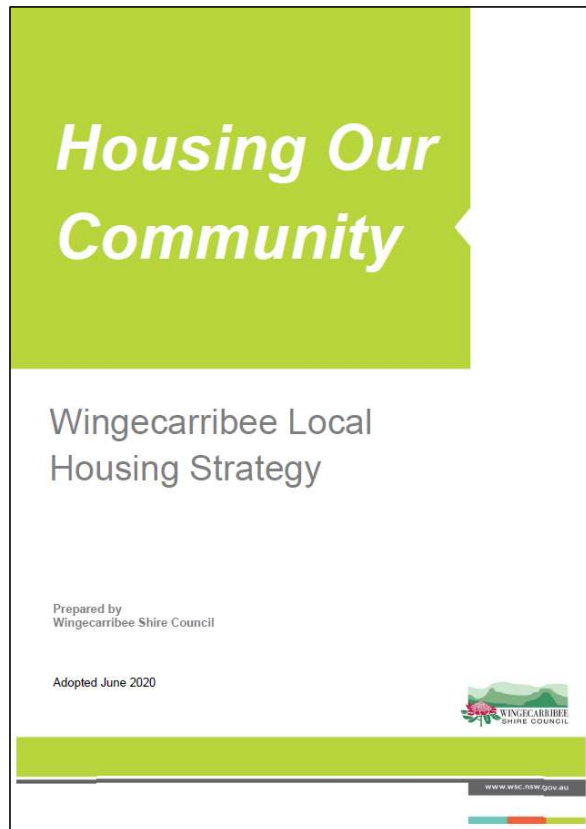
# Shirewide – The Big Picture



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# Shirewide – The Big Picture

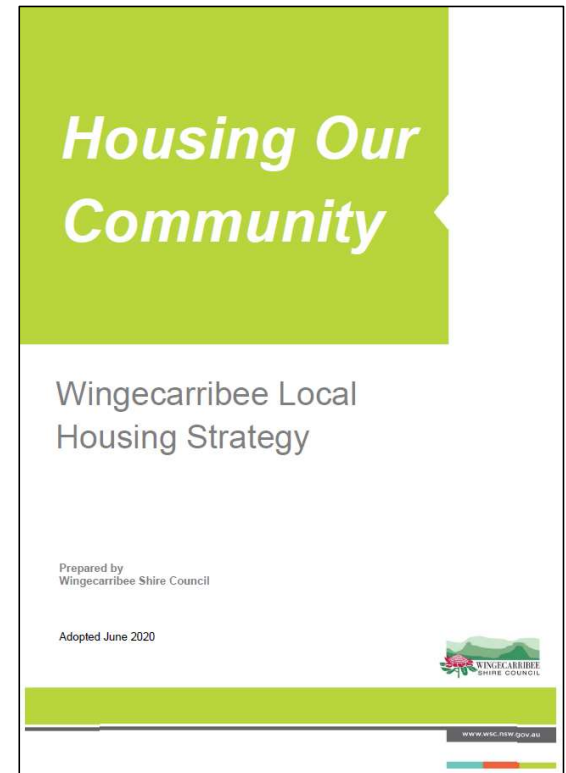


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# Our Housing Future

# 50 : 50

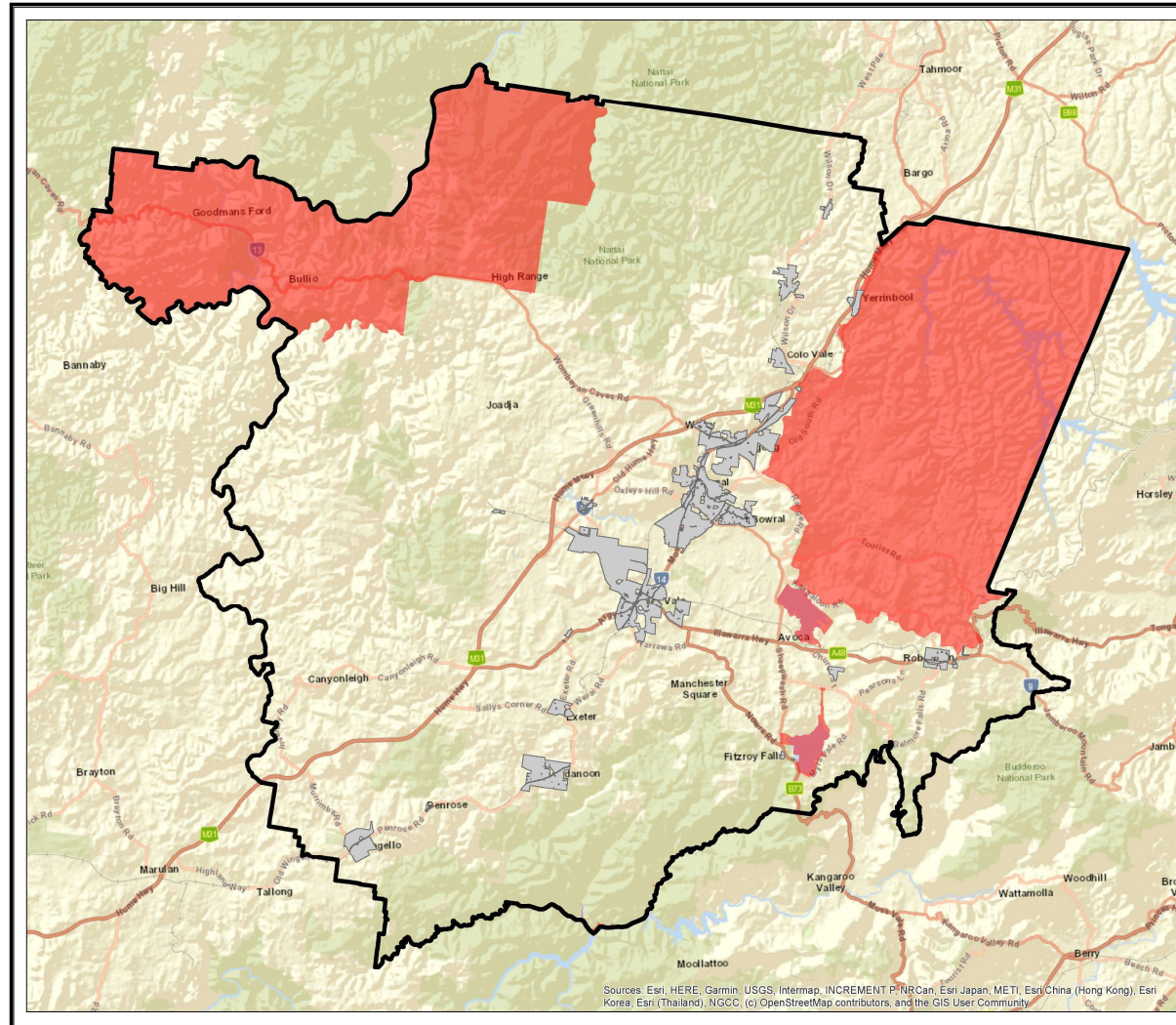


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# Constraints Mapping

## Sydney Water Catchment Area



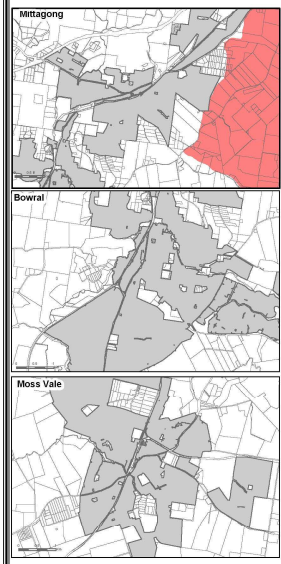
### Constraints Map - Sydney Water Catchment Area

- Legend**
- Shire
  - Parcels
  - Urban Areas
  - Sydney Water Catchment Area

Scale 1:250,000 (A3 size map)

0 3.75 7.5 15 Kilometers

Projection: GDA 1984 MGA Zone 56  
Created by GIS Department, Wingenabbee Shire Council, November 2019

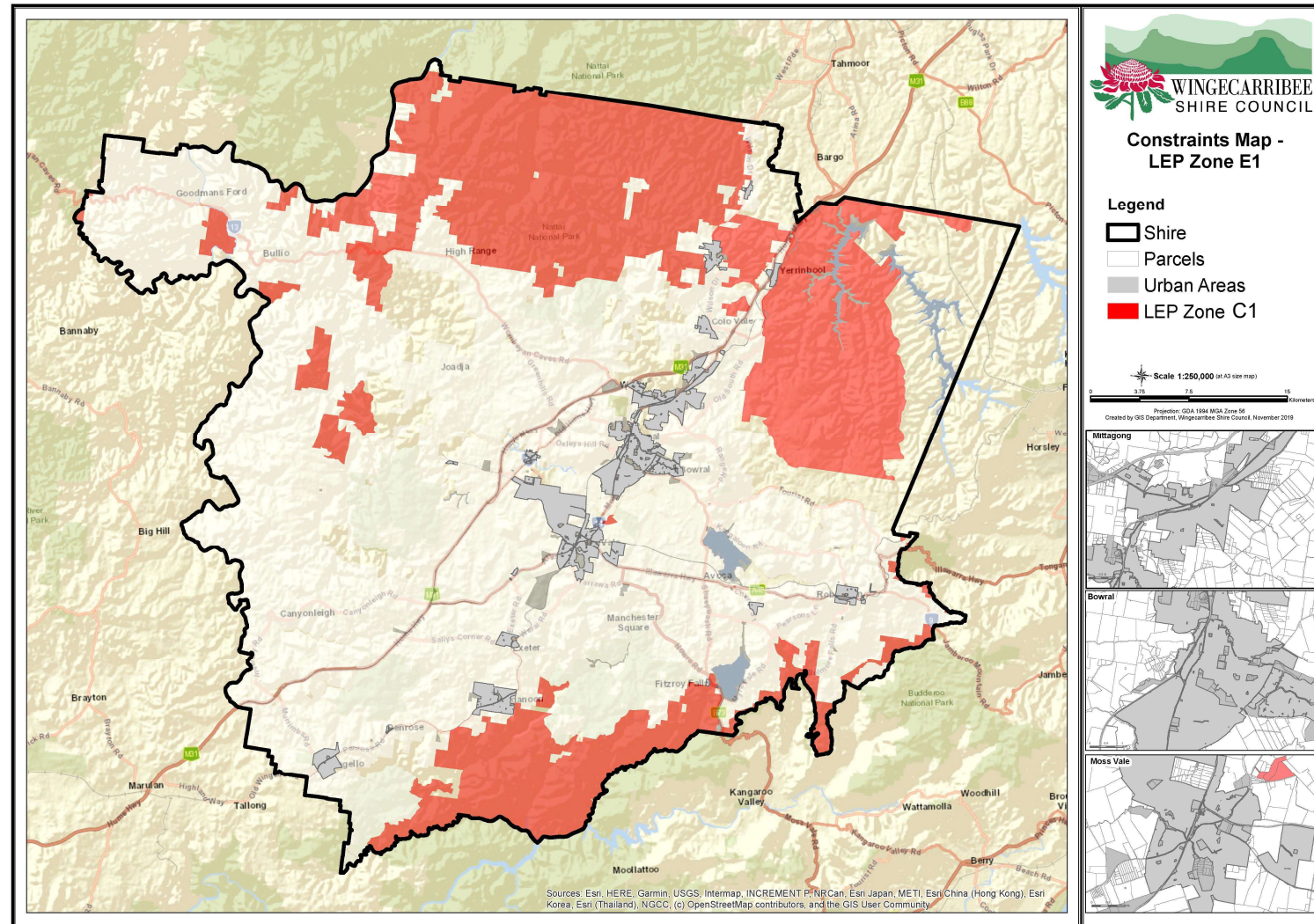


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



# Constraints Mapping

Excluding Zone  
C1 National Parks and  
Nature Reserves

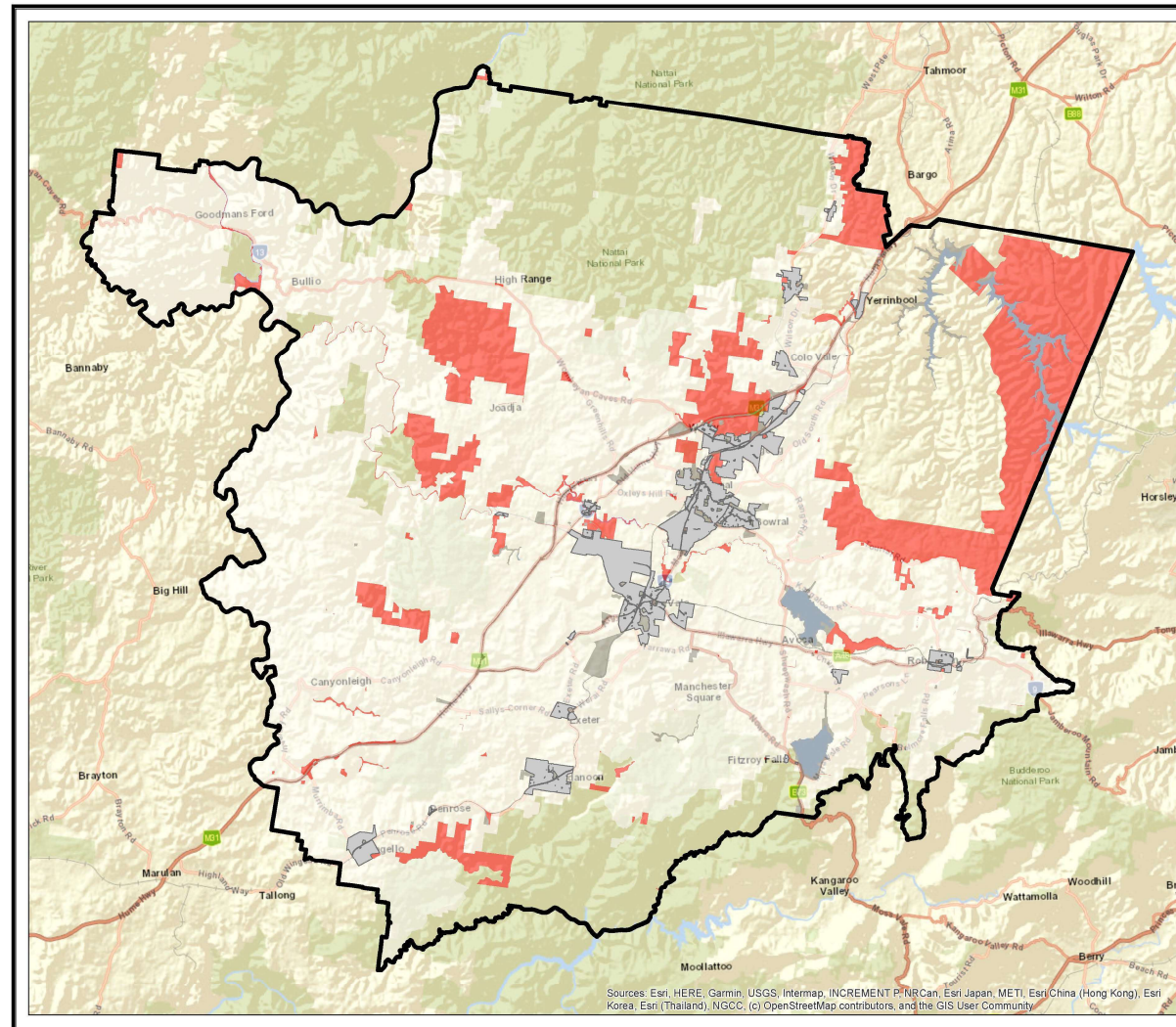


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# Constraints Mapping

Excluding Zone C2 Environmental Conservation

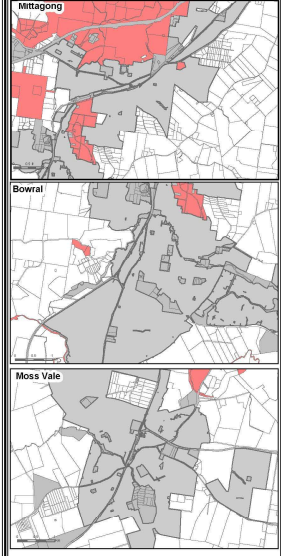


## Constraints Map - LEP Zone E2

- Legend**
- Shire
  - Parcels
  - Urban Areas
  - LEP Zone C2

Scale 1:250,000 (at A3 size map)

Projection: GDA 1984 MGA Zone 56  
Created by GIS Department, Wingecarribee Shire Council, November 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

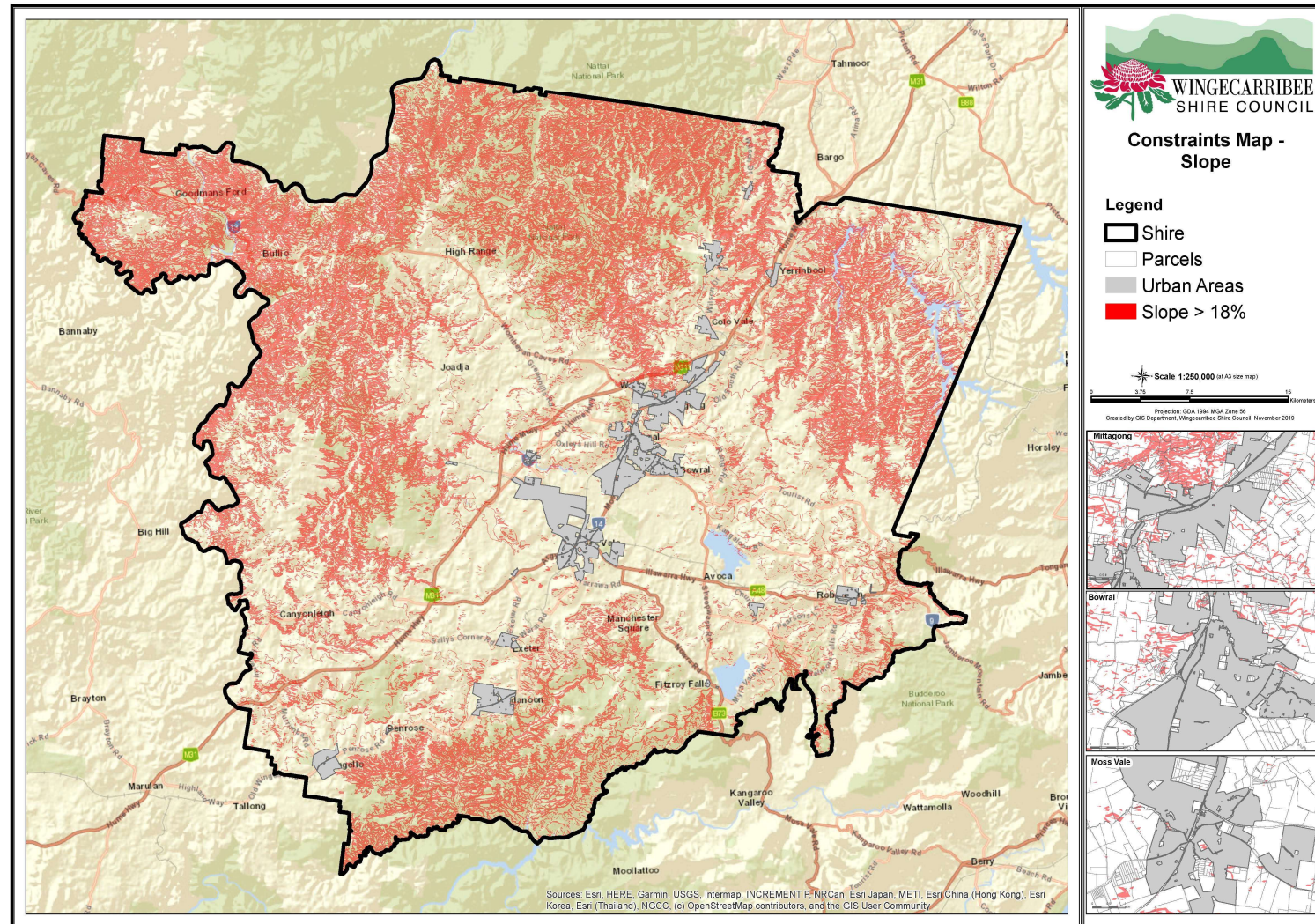


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# Constraints Mapping

Natural slope > 18%

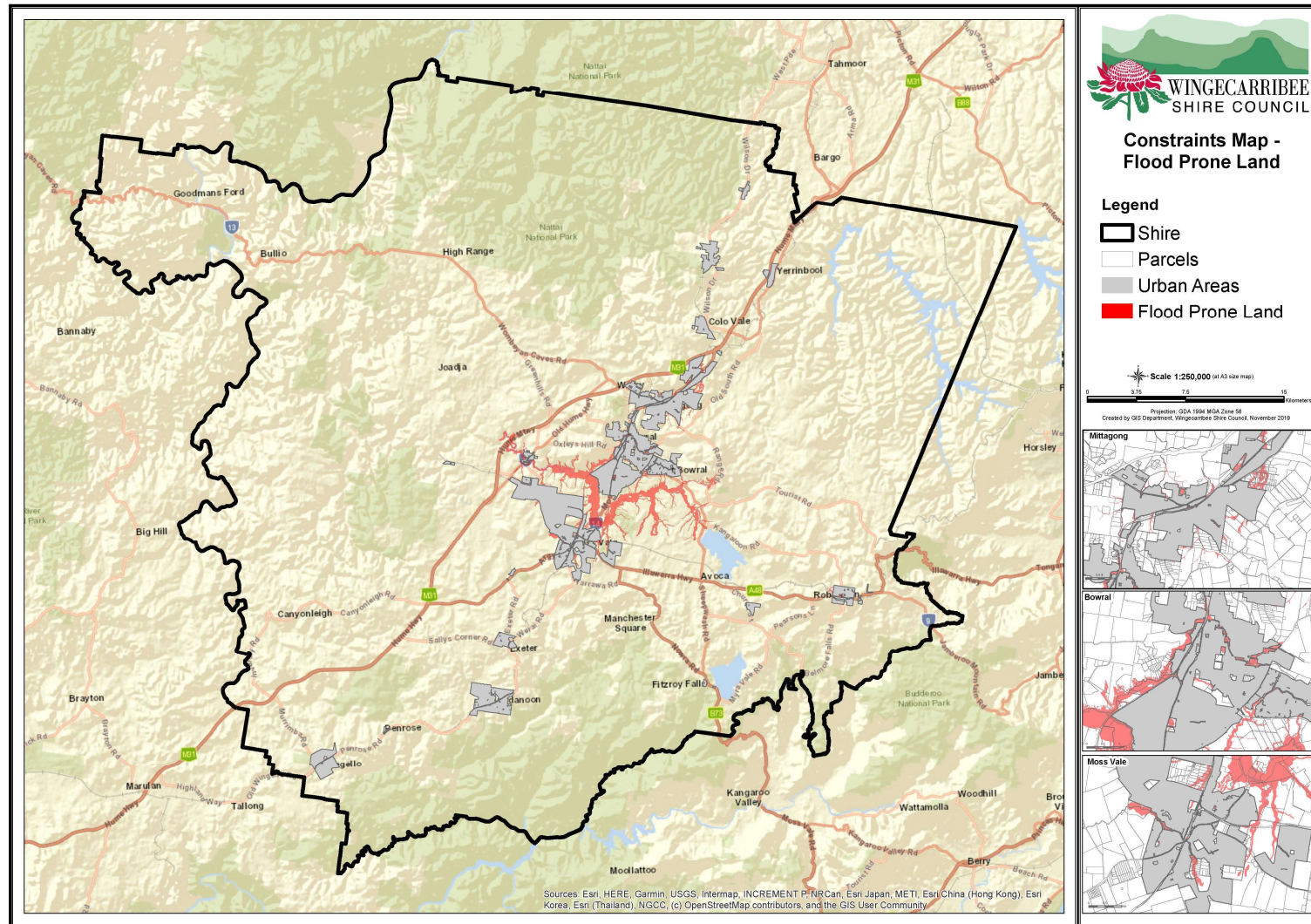


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# Constraints Mapping

## Flood Prone Areas

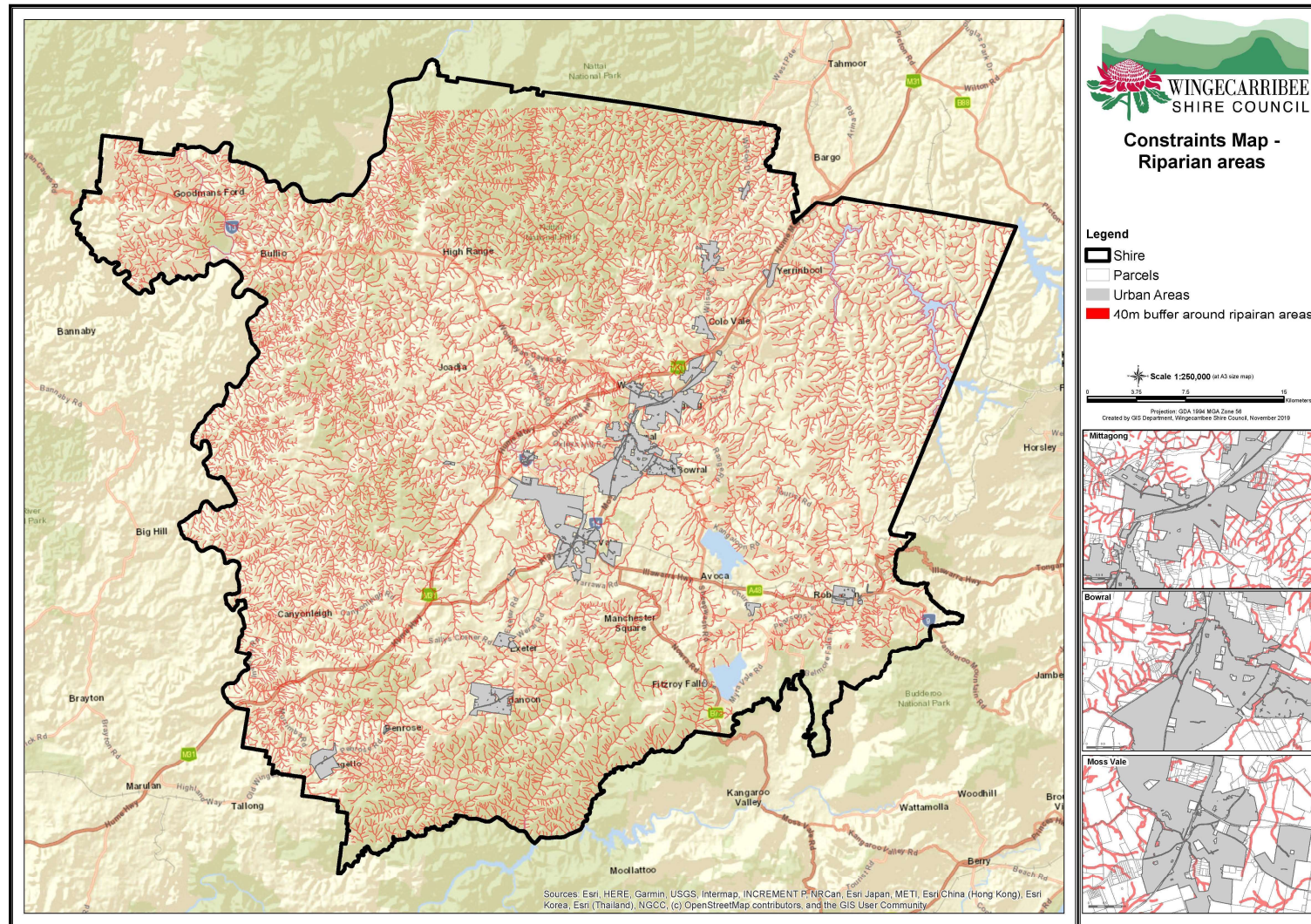


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# Constraints Mapping

40m buffer around mapped Riparian Corridors

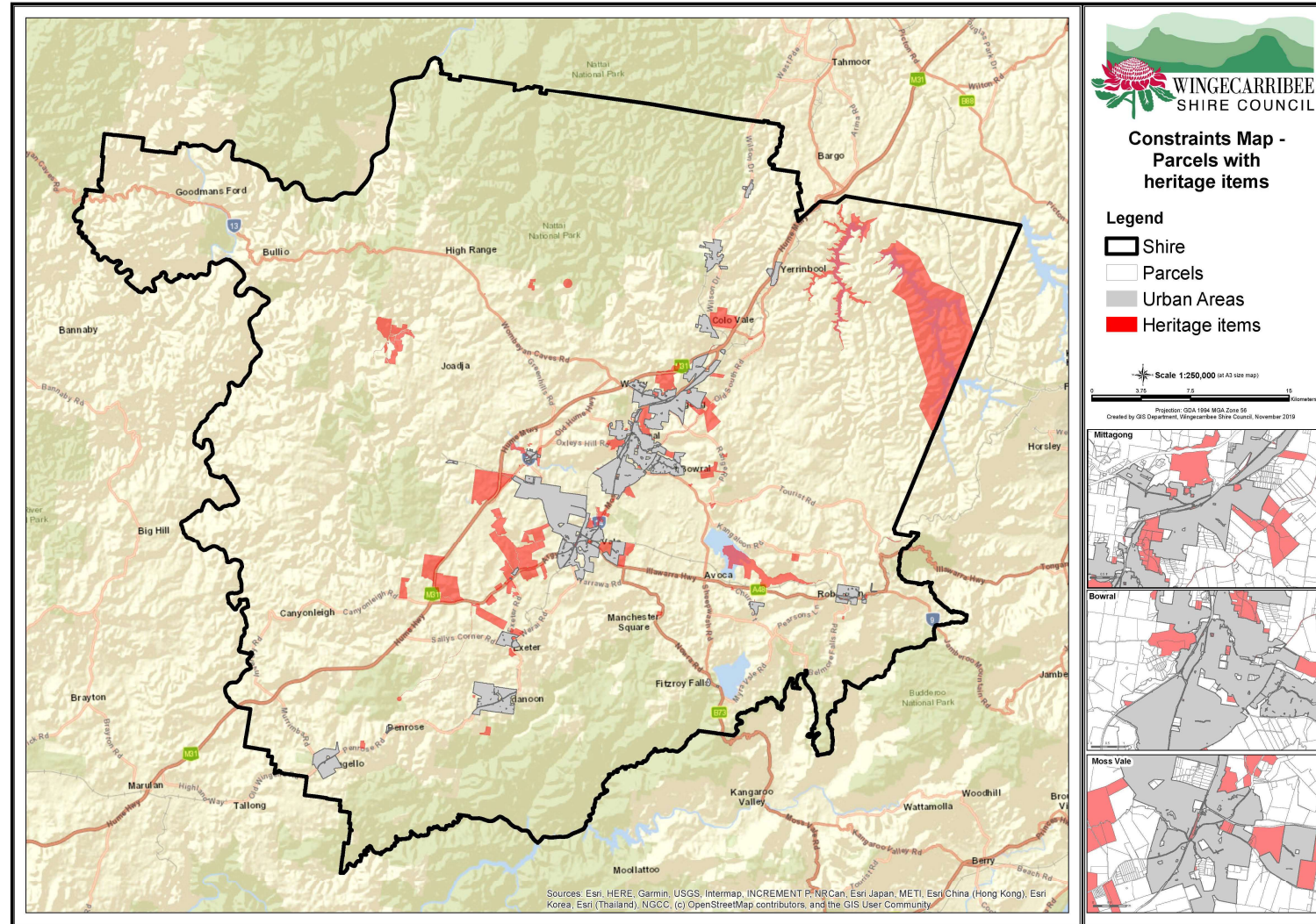


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# Constraints Mapping

## Mapped Heritage Items

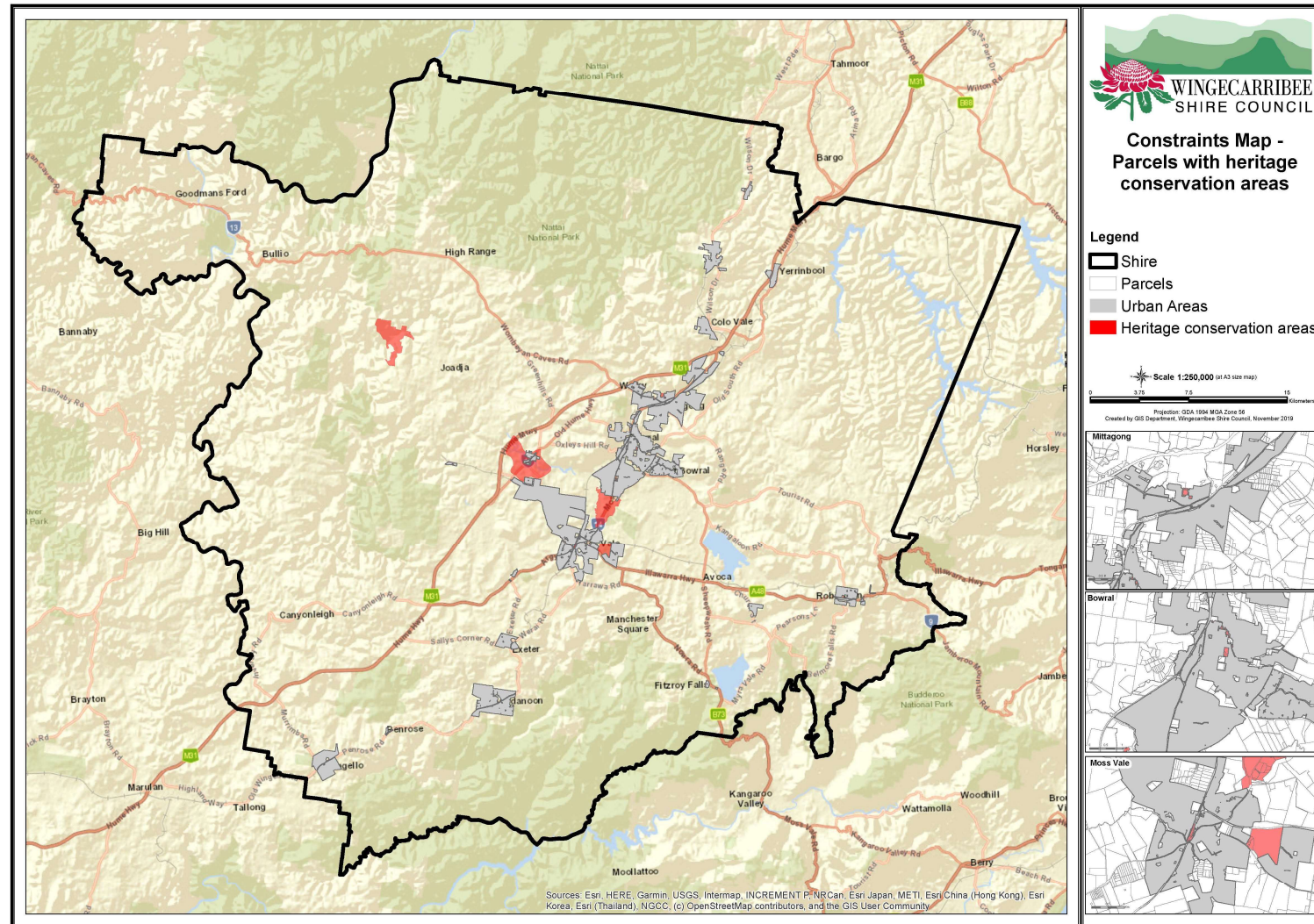


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# Constraints Mapping

## Mapped Heritage Conservation Areas

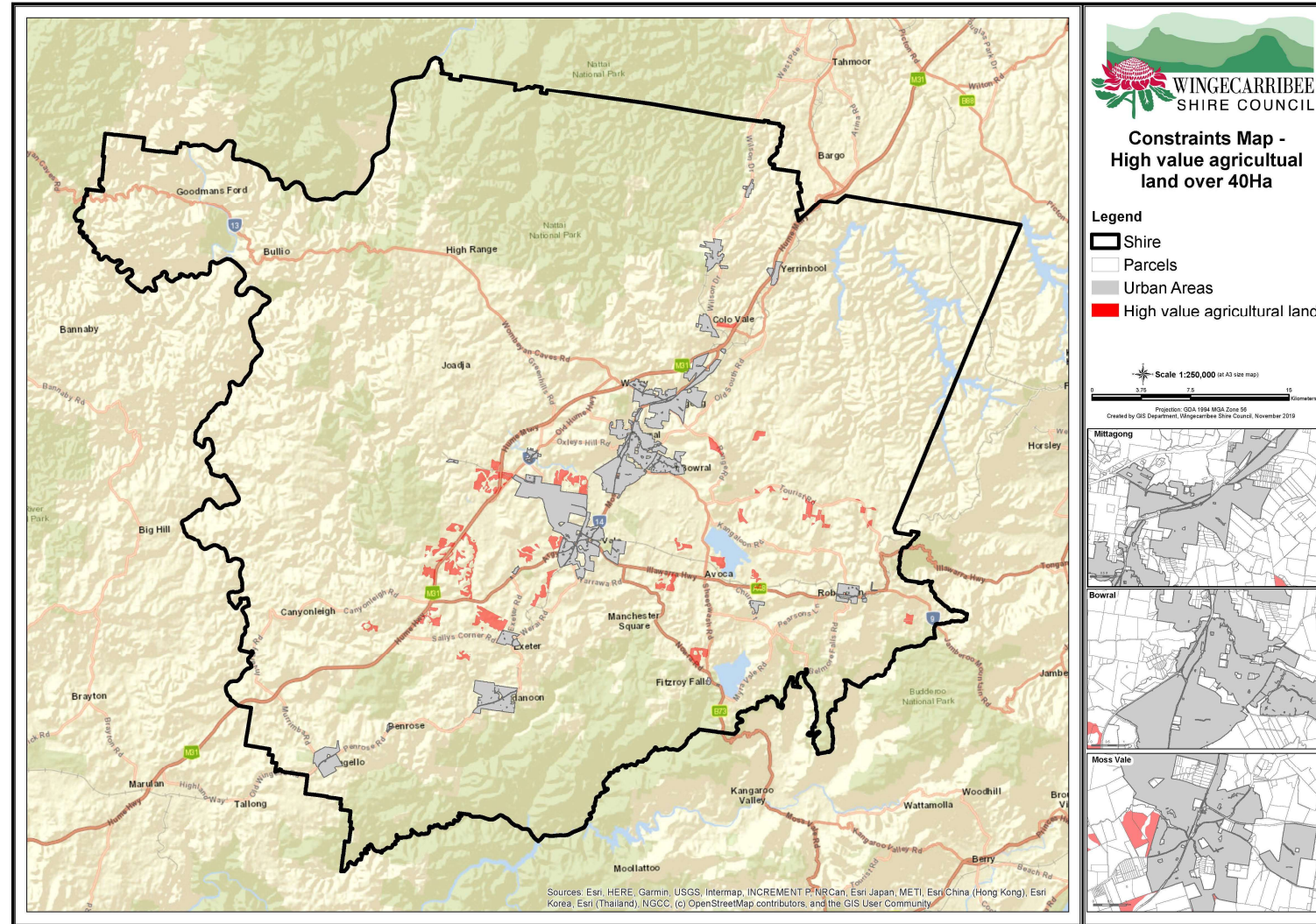


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# Constraints Mapping

## High Value Agricultural Land

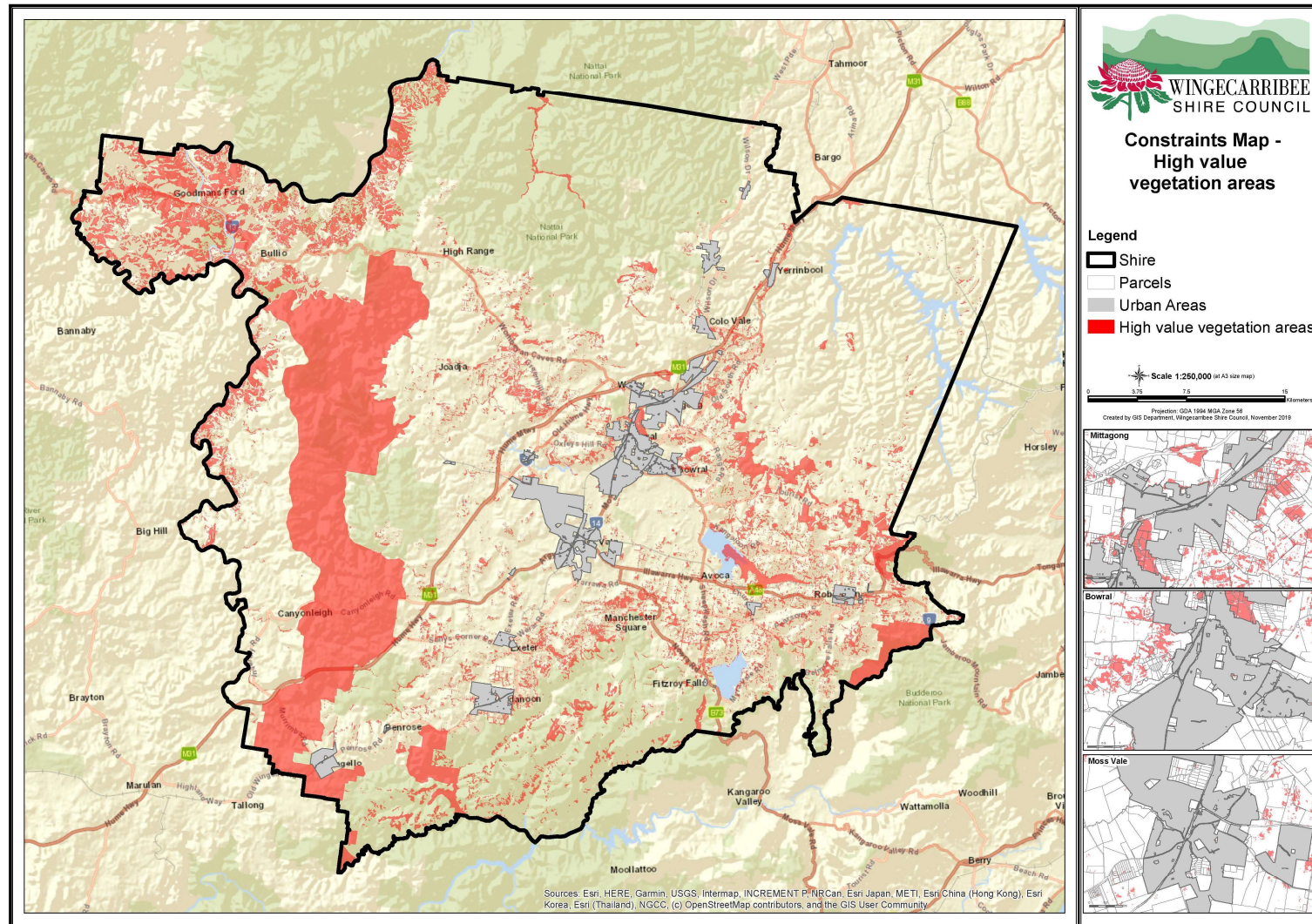


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# Constraints Mapping

## High Value Vegetation Areas

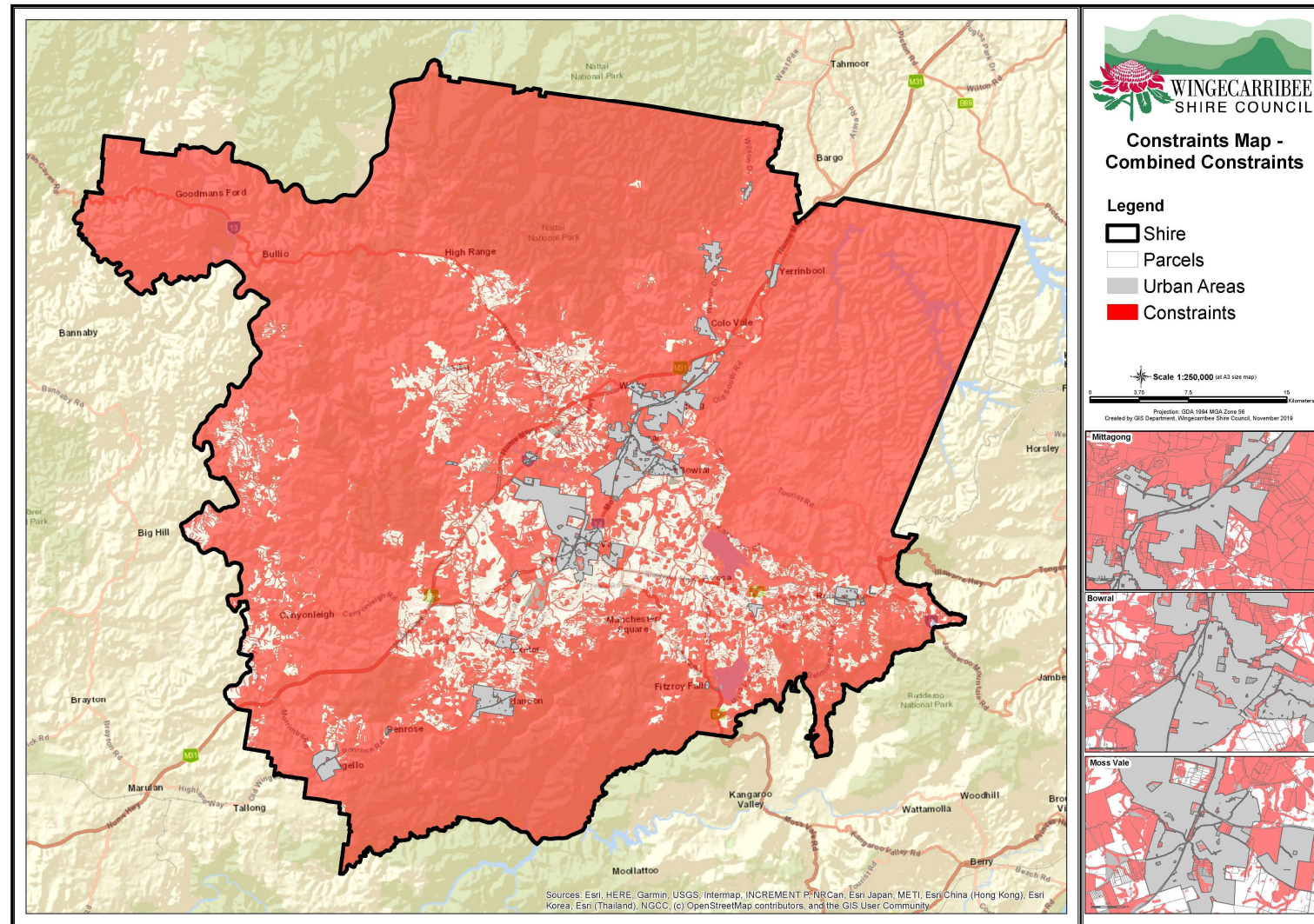


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# Constraints Mapping

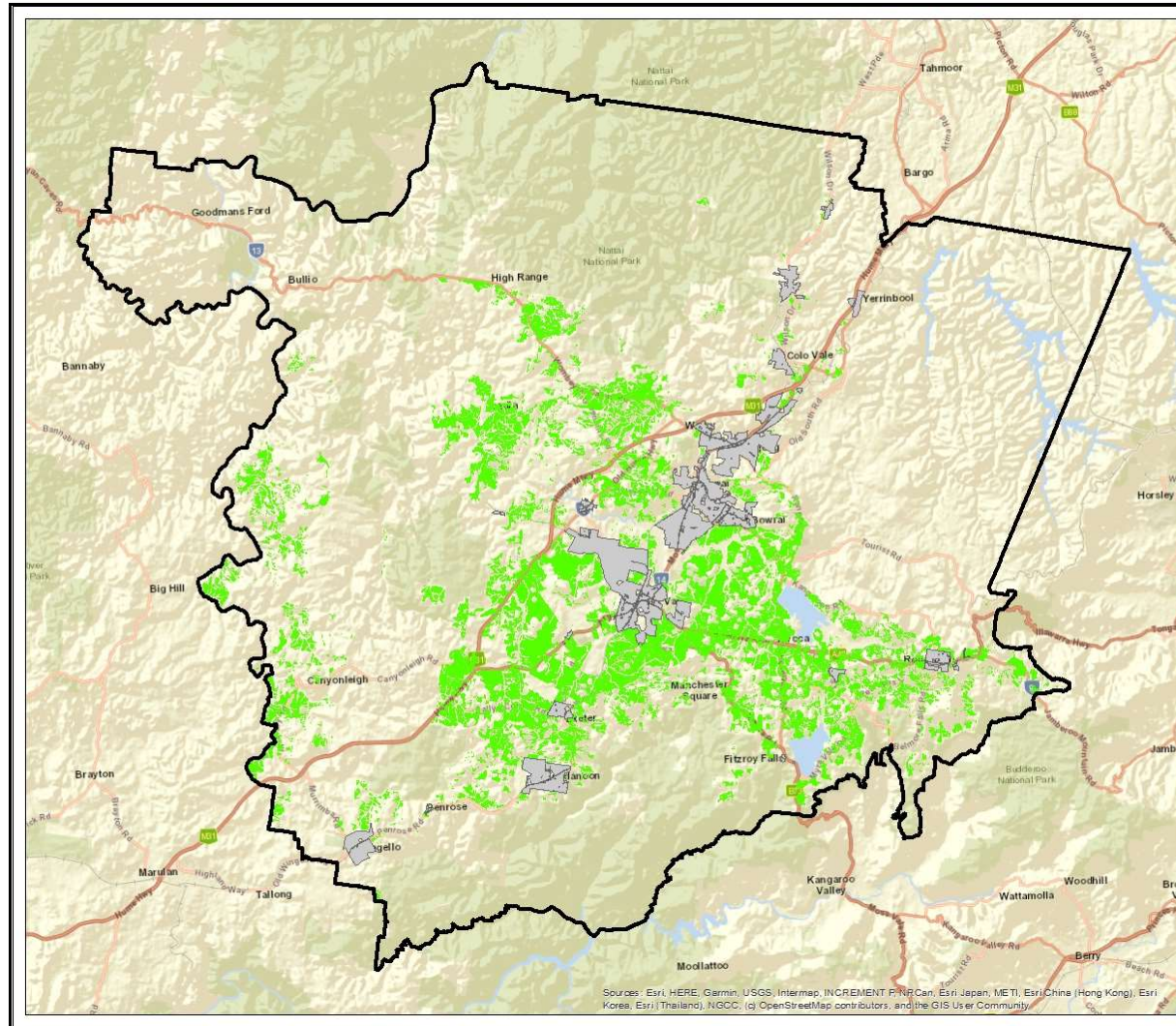
## The Big Picture (Shirewide)



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# Potentially Suitable Land



## Potentially Suitable Land

- Legend**
- Shire
  - Parcels
  - Urban Areas
  - Potentially Suitable Land

Scale 1:250,000 (at A4 size map)

Prepared: GIS Unit Wingecarribee Shire Council, November 2016  
 Created by: GIS Department, Wingecarribee Shire Council, November 2016  
 This information is provided as a general guide only. It is not intended to be used as a basis for any legal or financial decision. The Wingecarribee Shire Council is not responsible for any loss or damage arising from the use of this information. The Wingecarribee Shire Council is not responsible for any loss or damage arising from the use of this information.

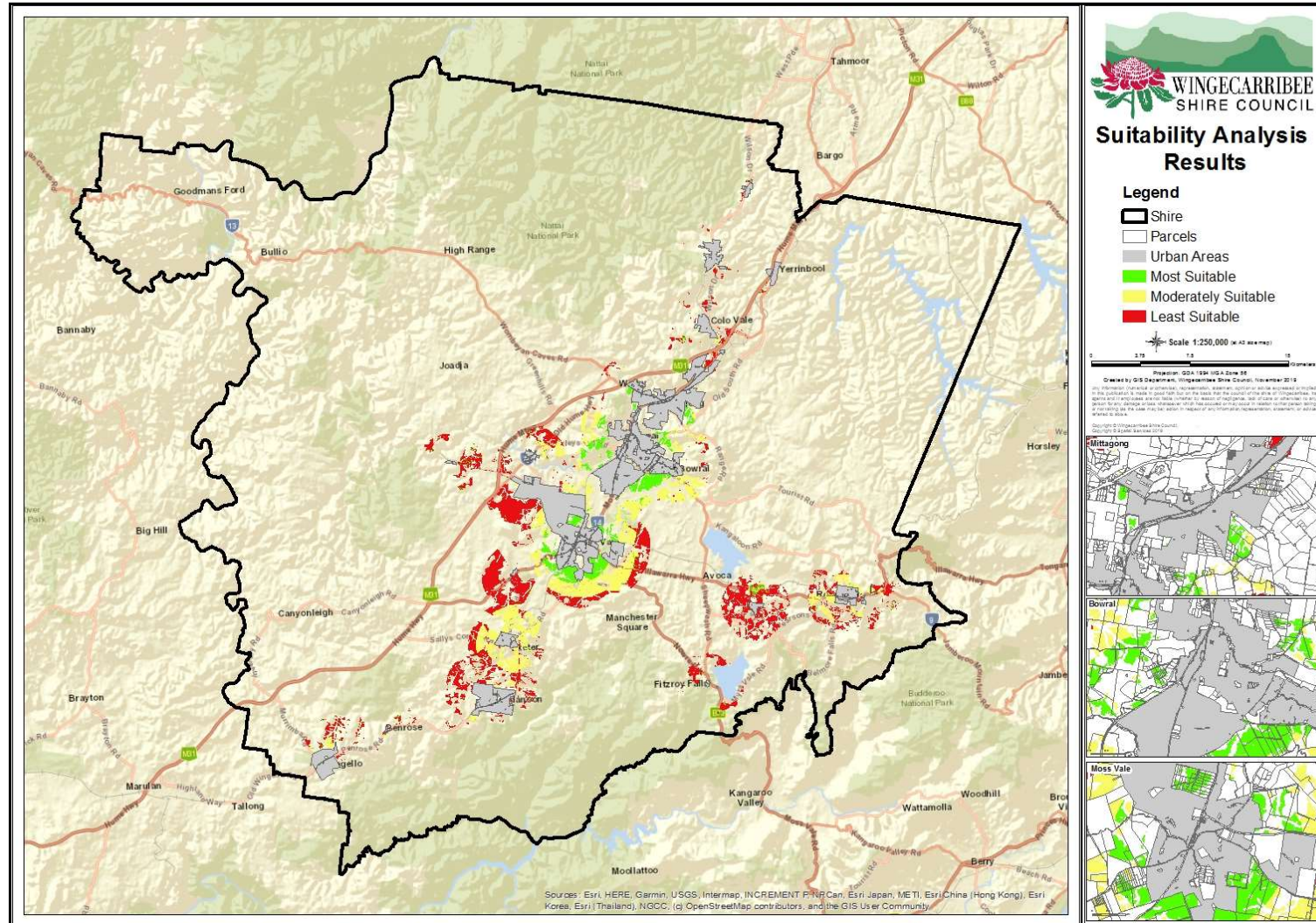


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





# Suitability Analysis Results



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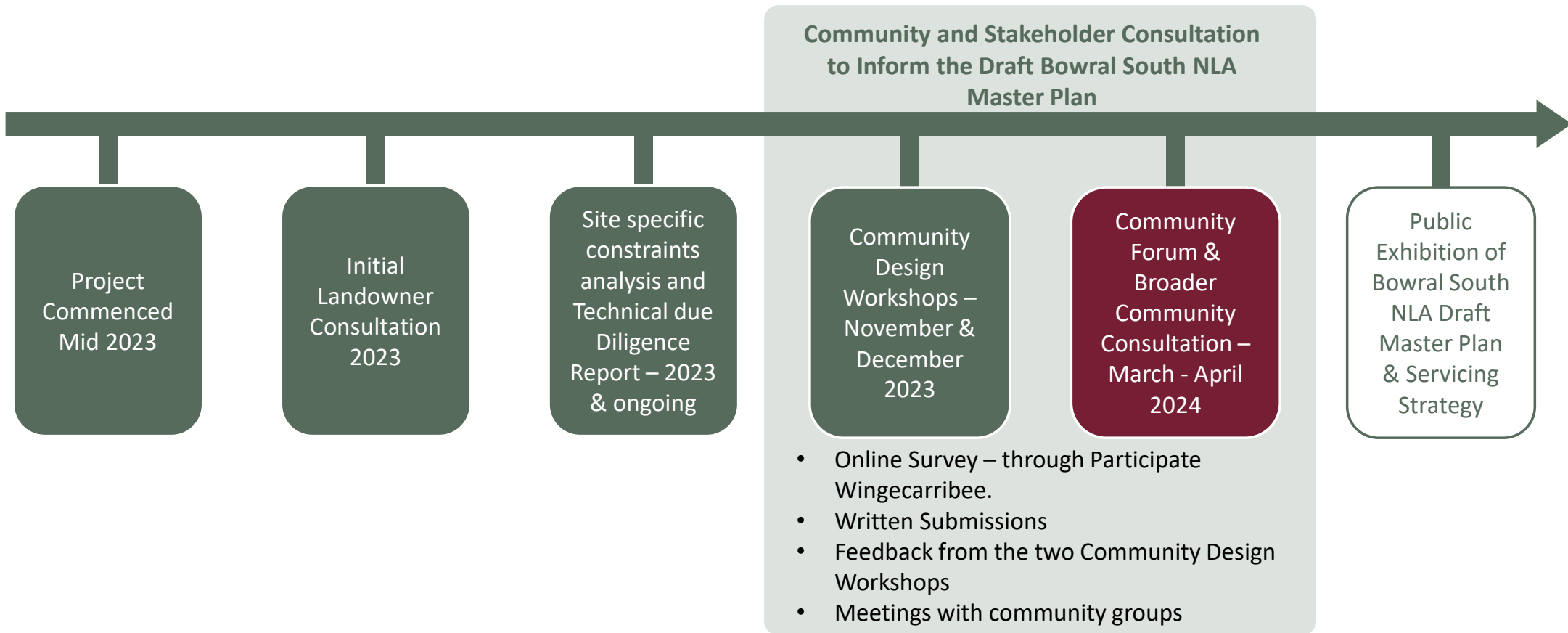


# Why **Bowral South NLA?**

- Adopted **Local Housing Strategy** 2021
- Bowral & Shirewide population **growing** modestly and **changing** (aging)
- Opportunity for **new village centre**
- Bowral STP Upgrade – **Infrastructure**
- Proximity to existing amenities and infrastructure



# Project Timeline



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# Site Specific Constraints & Technical Due Diligence mapping

## LEGEND

— Study Area





# Site Specific Constraints & Technical Due Diligence mapping



## LEGEND

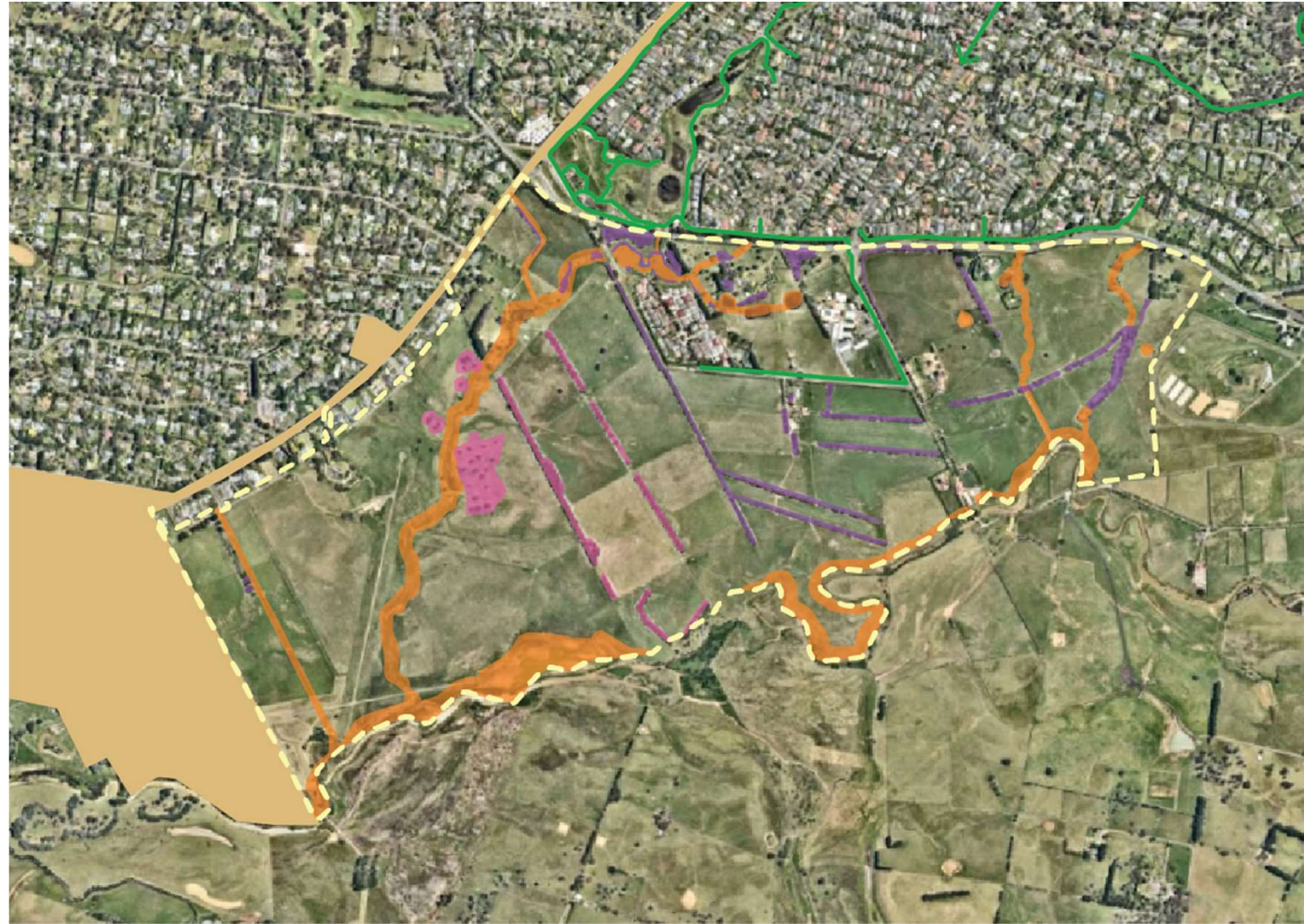
- Study Area
- Heritage Item
- Existing Footpath Network



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# Site Specific Constraints & Technical Due Diligence mapping



## LEGEND

- Study Area
- Heritage Item
- Existing Footpath Network
- Ecological Constraints Assessment**
  - High
  - Medium-High
  - Medium



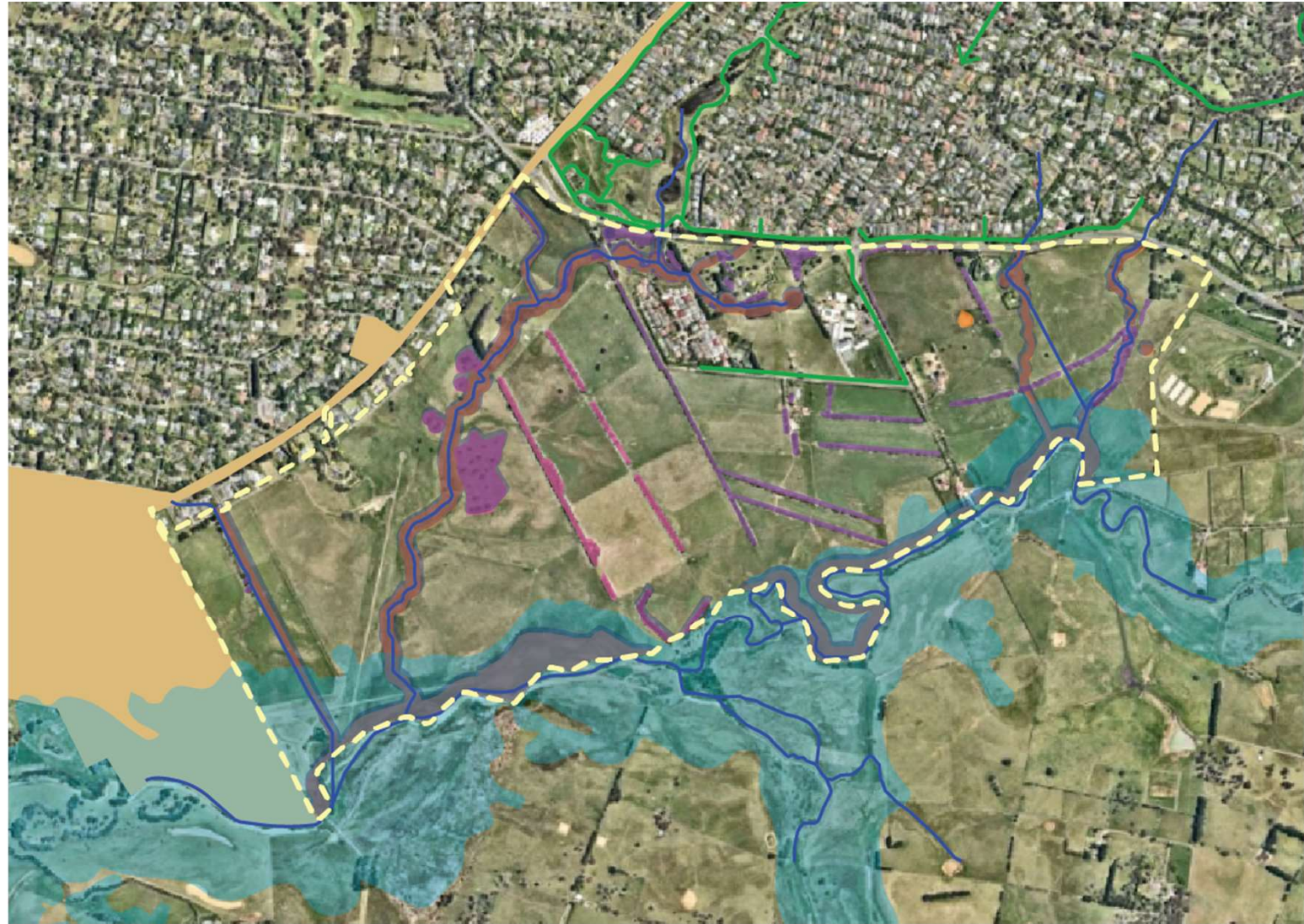
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# Site Specific Constraints & Technical Due Diligence mapping

## LEGEND

- Study Area
- Heritage Item
- Existing Footpath Network
- Ecological Constraints Assessment**
  - High
  - Medium-High
  - Medium
- Flooding Extent**
  - Flood Liable Land
  - Buffer Area
  - Riparian Corridor



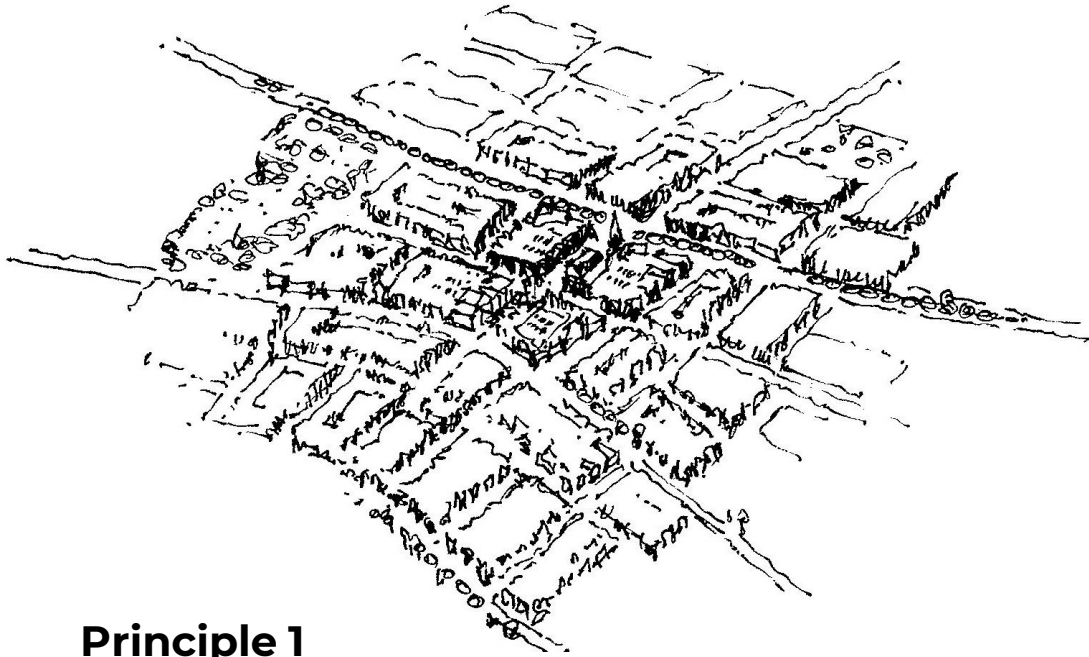
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# Urban (Town / Village) Design Principles

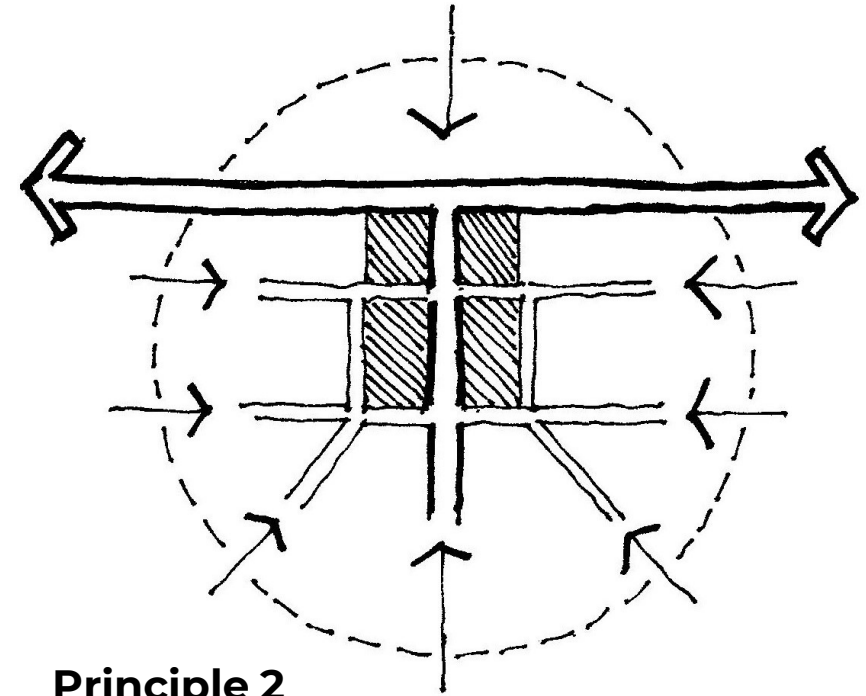


# Urban Design Principles



## Principle 1

**Compact** town/village structure focussed and supporting a village centre which provides residents with the widest possible range of services



## Principle 2

Village centre located on or near key movement corridors to **attract passing trade** as well as **serve the local population**



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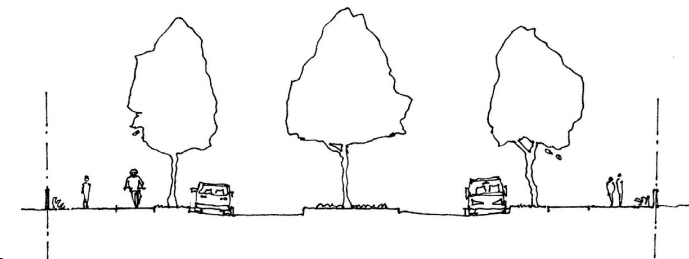
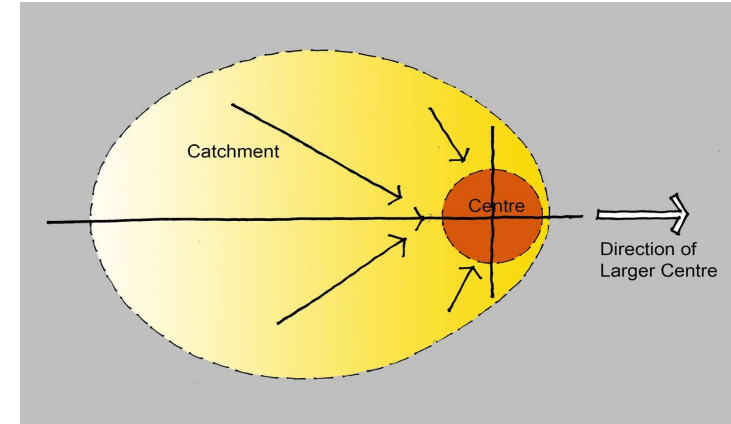


# Urban Design Principles



## Principle 3

Opening up the **Wingecarribee River** for public open space, walkways, cycle paths.



## Principle 4

Location of the **Village centre** to facilitate an **active** and **vibrant** centre.

# Urban Design Principles



## Principle 5

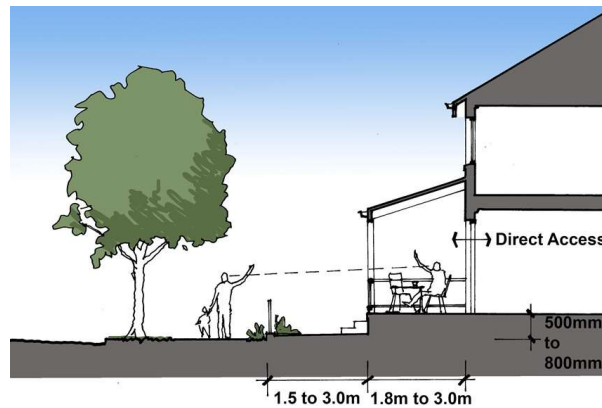
Increase residential density and housing variety for our growing community.

## Principle 6

Social Neighbourhood

Mixed use compact centre focus

Passive surveillance and casual connections between occupants and passers-by.



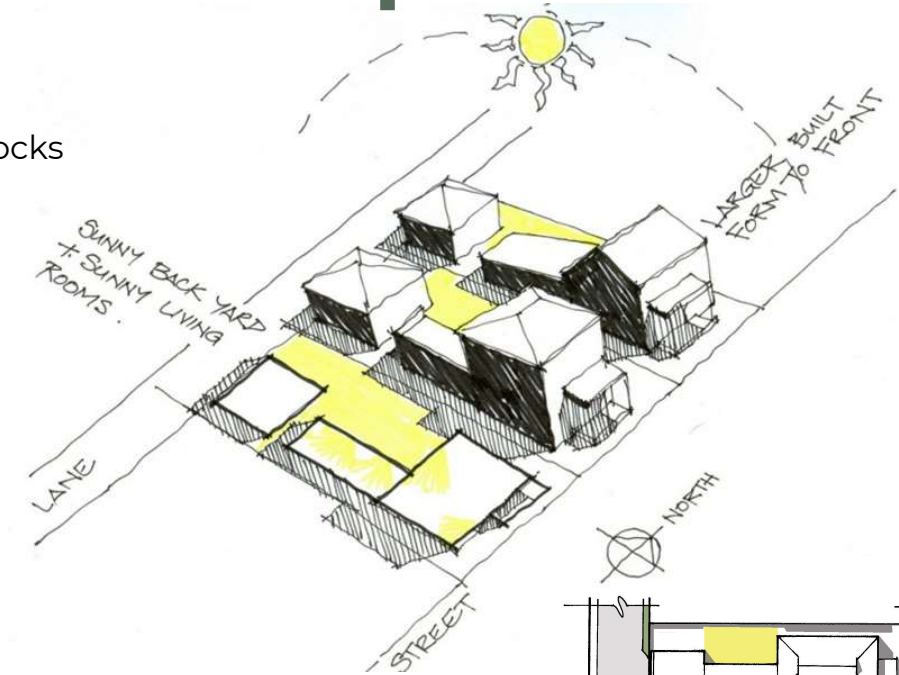
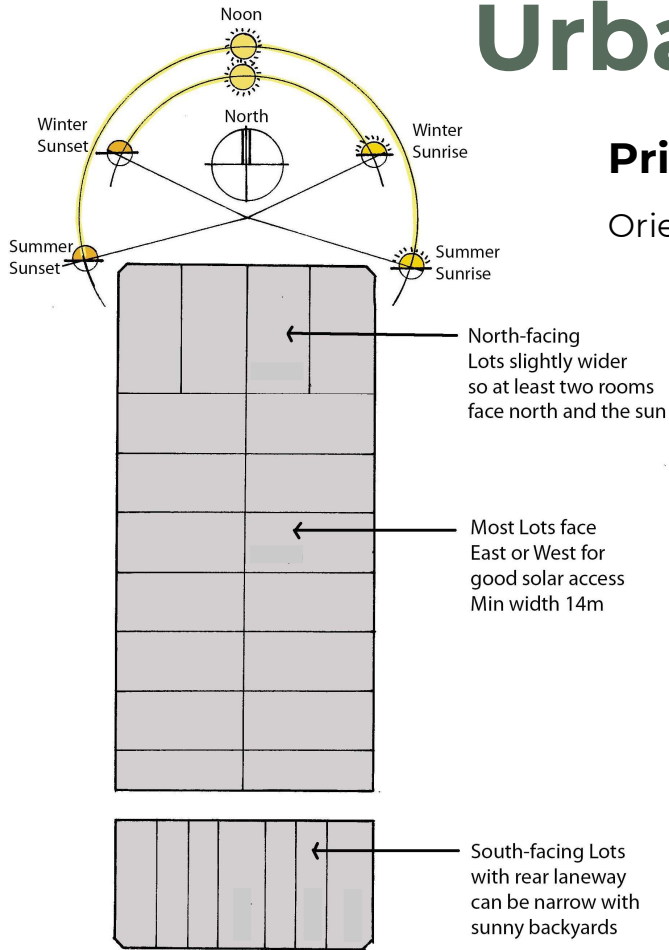
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# Urban Design Principles

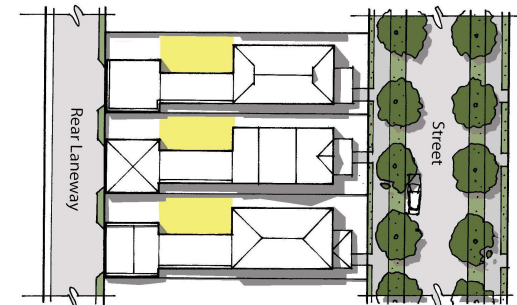
## Principle 7

Orientation of Streets and blocks



## Principle 8

Appropriate Solar Access



East-West oriented dwellings designed to allow sun into neighbouring backyards and private open spaces



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# Urban Design Principles



## Principle 9

Urban form and architecture is to reflect **local Bowral character**

## Principle 10

Access to **green open spaces** and amenities be available to every house within walking distance.



# Due Diligence Technical investigations

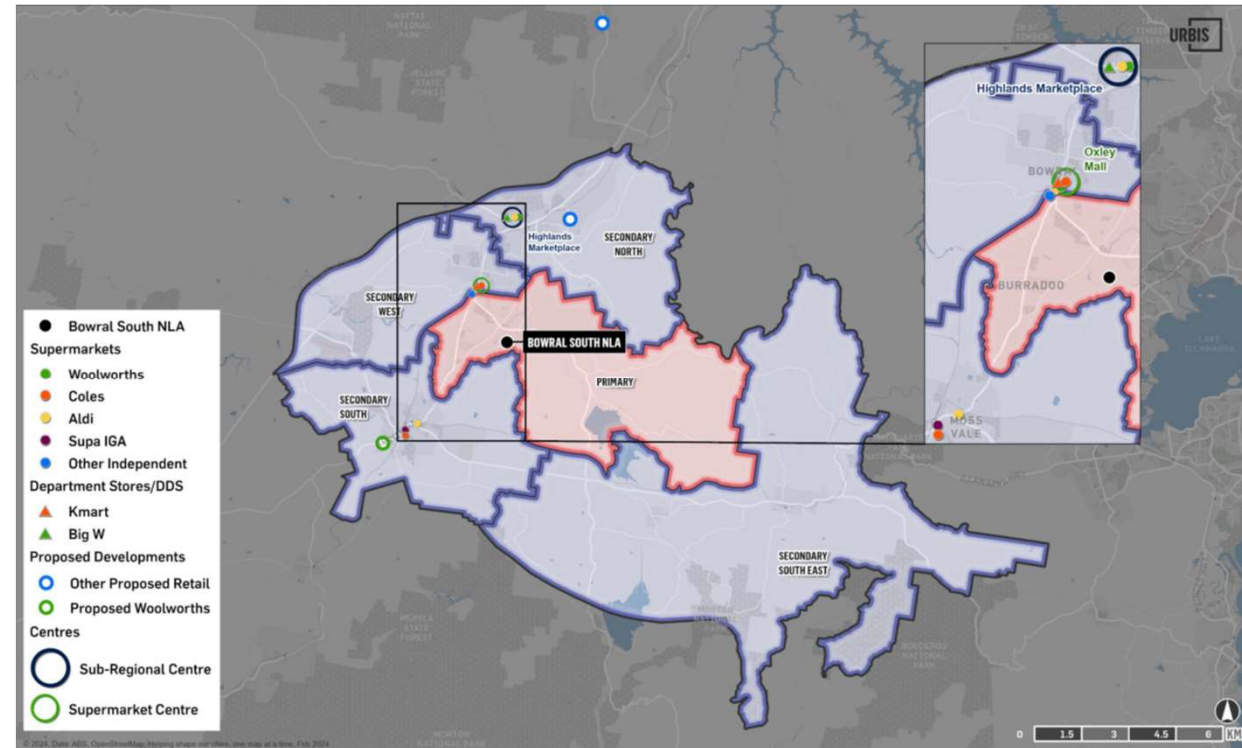
- **Ecological** Constraints and Opportunities
- Strategic **Heritage** Assessment
- **Sustainability** Strategy
- **Bushfire** Assessment
- **Traffic** Study
- **Retails** Needs Analysis
  
- Further detailed investigations at future DA Stages

# Retail Needs Assessment

## Small Village Centre

Local services (“milk & bread”)

- Bowral South
- East Bowral
- Burradoo



Trade Area & Competitive Context



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# Retail Needs Assessment



## Viability Outcome





More than 1000+ visitors on the project page



Landowner Consultations



Community Forums



60+ responses to the online survey

# Who we've heard from?



25 participants at the Community Design Workshop



Local Community Groups

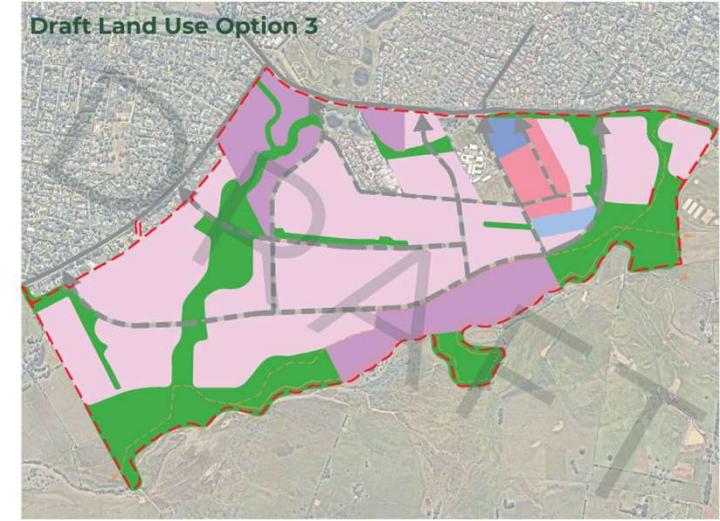
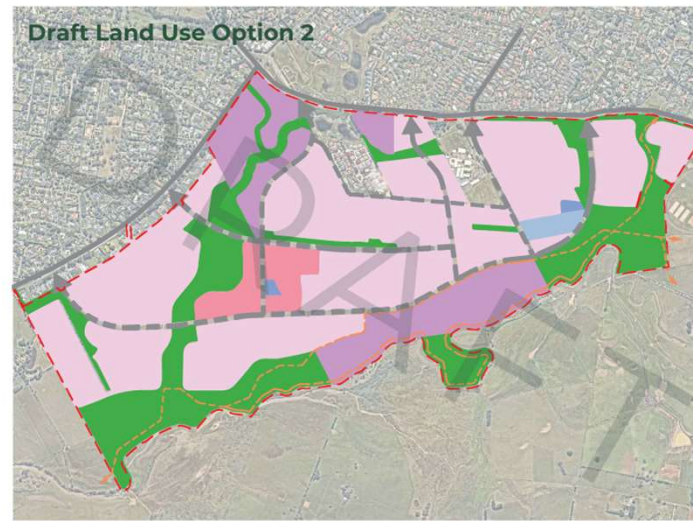
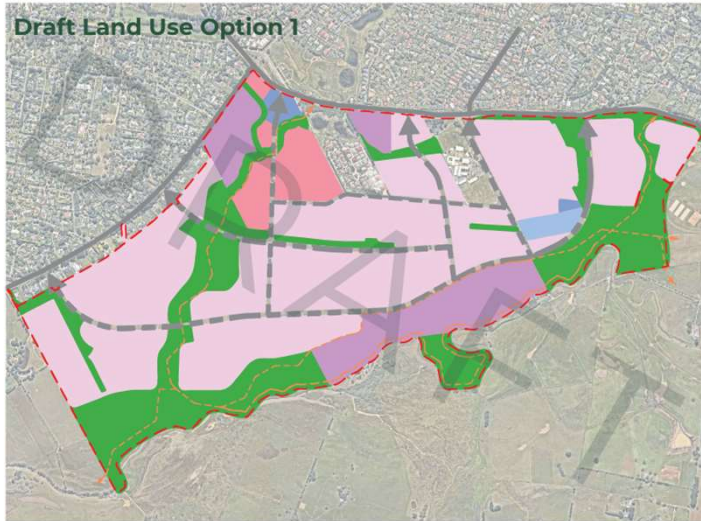


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# Where are we right now?

## Land Use Plans – Draft Options



### Legend

- Medium density residential
- General residential
- Large lot residential
- Village Centre
- Future Church
- Open Space
- Potential Roads
- Wingecarribee River Walking Track Link



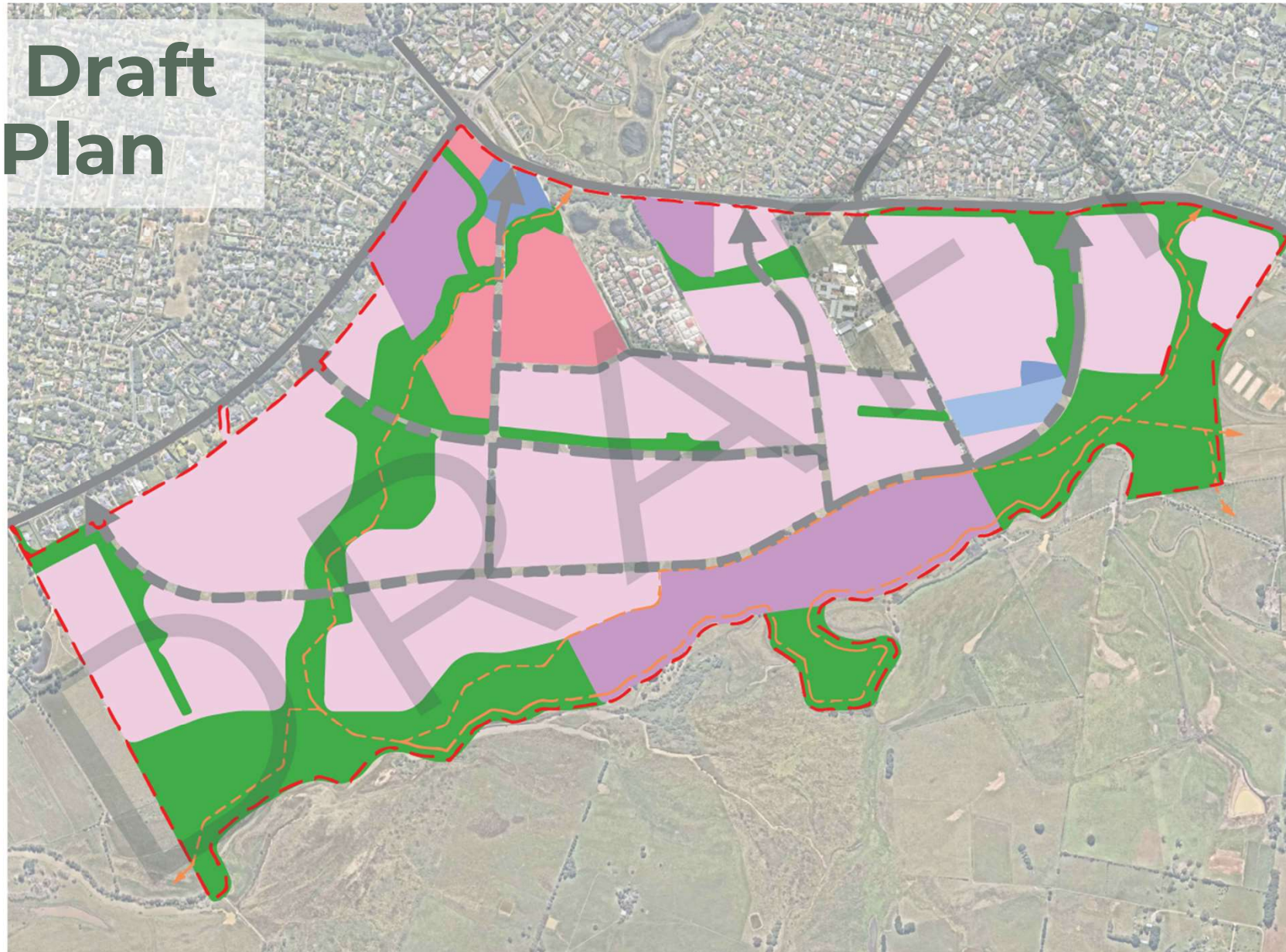
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# Emerging Draft Land Use Plan

## Legend

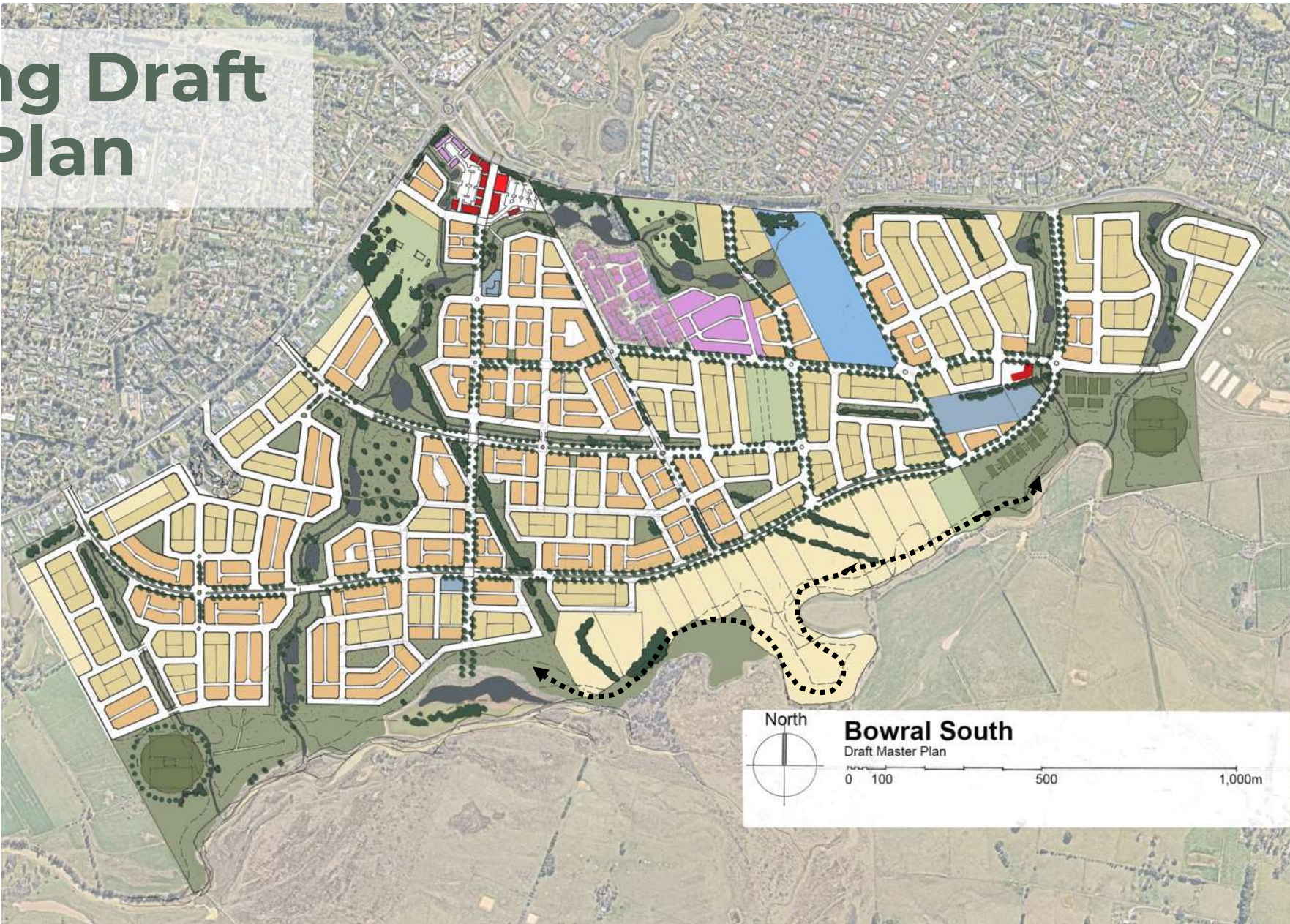
- Medium density residential
- General residential
- Large lot residential
- Village Centre
- Future Church
- Open Space
- Potential Roads
- Wingecarribee River Walking Track Link





# Emerging Draft Master Plan

- Green Open Space
- Existing Southern Highlands Christian School
- Future Church – DA Approved
- Pepperfield – Seniors Housing
- Village Centre – Commercial
- Medium Density Residential
- General Residential
- Large Lot Residential
- Existing Homesteads



North

**Bowral South**  
Draft Master Plan

0 100 500 1,000m



# Next Steps?

## Broader **Community Consultation**

- Meetings with Community Groups
- Consultation & Information sessions continue
- **Participate Wingecarribee**

## Technical Due Diligence Reports & Emerging Master Plan

## **Public Exhibition**

- Drop-in session
- Online Surveys
- Submissions











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**Wingecarribee**  
SHIRE COUNCIL