



WINGECARRIBEE 2040 LOCAL STRATEGIC PLANNING STATEMENT

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Wingecarribee
SHIRE COUNCIL

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.

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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 actions within the LSPS are identified as being either ‘High’, ‘Medium’ or ‘Low’ priority actions. High priority actions are intended to be commenced within 2 years. Medium priority actions will be commenced within 2-4 years, and low priority actions will be commenced after 4 years.

The LSPS will provide localised input into 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 LSPS will also inform future infrastructure planning and investment decisions by Council, State Government agencies and service providers.

Monitoring and Reporting

The LSPS provides a long-term planning framework for the Shire. This Statement is intended to be a living and adaptable document, and will be revised on an ongoing basis so that the Statement remains responsive, relevant and local. It is intended that the statement will be reviewed, as a minimum, every four-year Council cycle in line with the Community Strategic Plan, to ensure the Statement continues to reflect community values and expectations. Revisions to the LSPS may also be required in response to significant changes within the Shire, such as significant infrastructure investment and employment opportunities or significant changes in projected population growth.

Council will monitor, review and report on its LSPS to ensure that its planning priorities are being achieved, on an annual basis, using the existing Integrated Planning & Reporting framework (IP&R). Monitoring and reporting will only occur for ‘High’ and ‘Medium’ priority actions that are proposed to be commenced in the four-year Council cycle. Where an action is not directly related to land use (marked NL in the LSPS), it will not be reported through the LSPS reporting process.

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:



Fig.1: Wingecarribee Shire in State Context

INTRODUCTION

South East and Tablelands - Regional Plan - Planning Priorities	
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

Table 1: South East and Table lands - Regional land - Planning Priorities

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



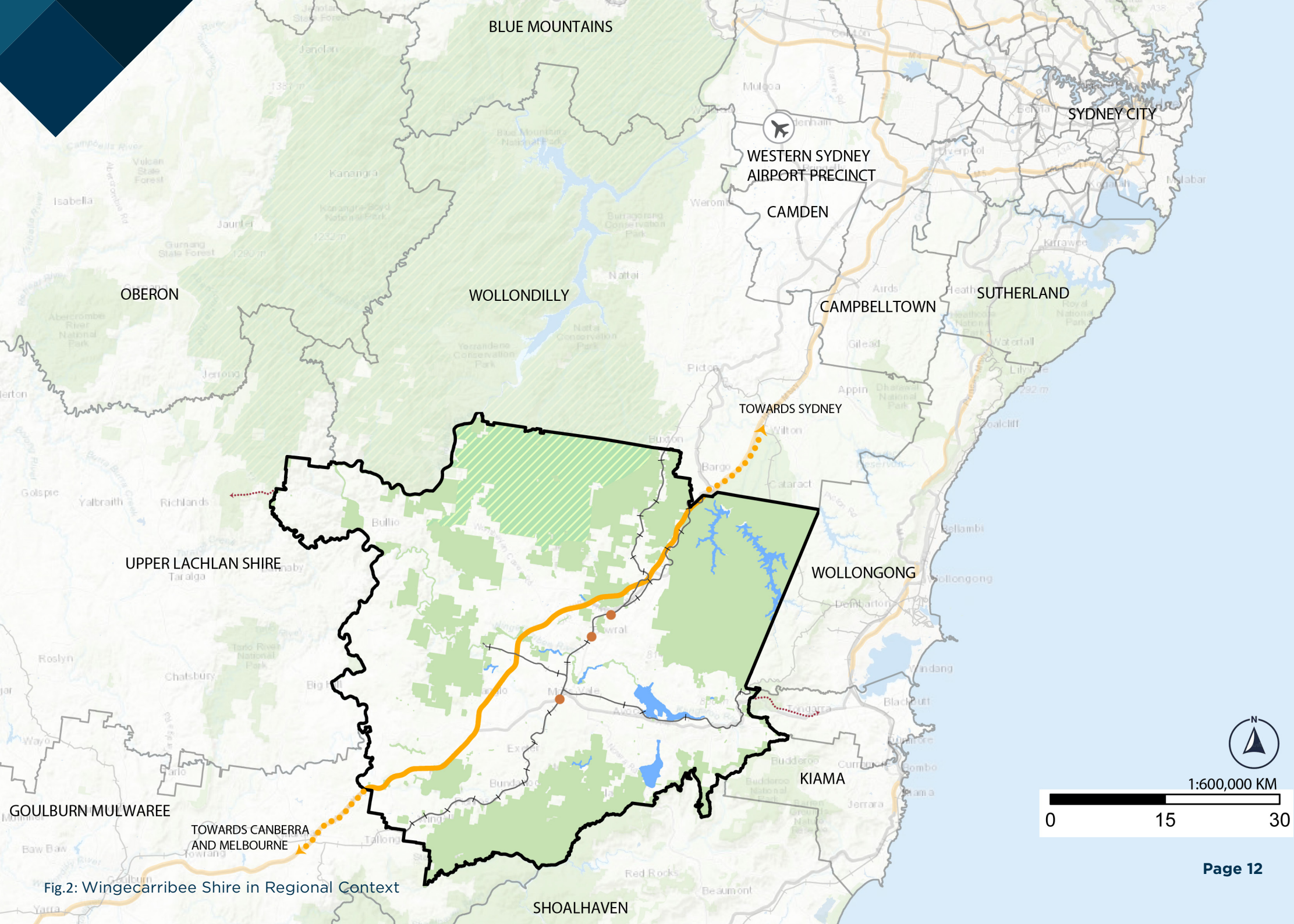


Fig.2: Wingecarribee Shire in Regional Context

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.



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.

SOUTHERN HIGHLANDS CONTEXT

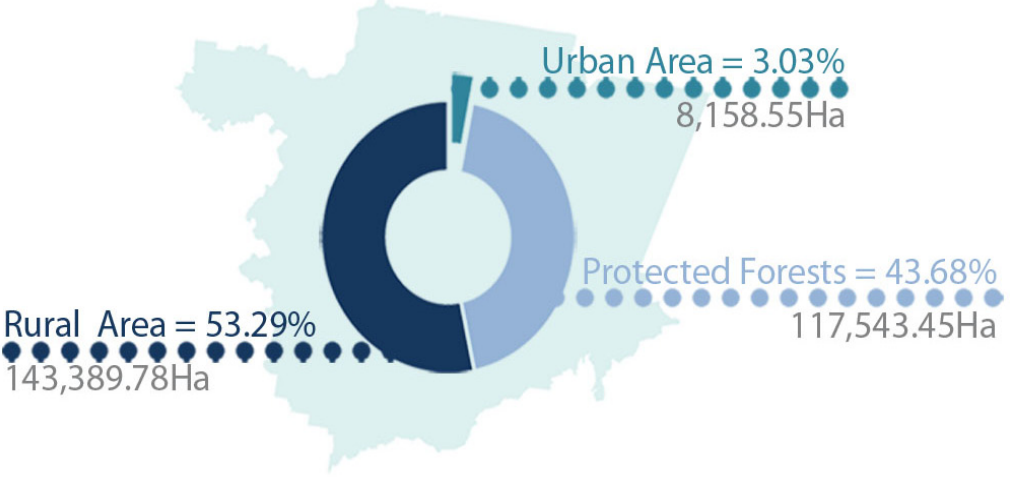


Fig.3: Land Use Type (%)

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.

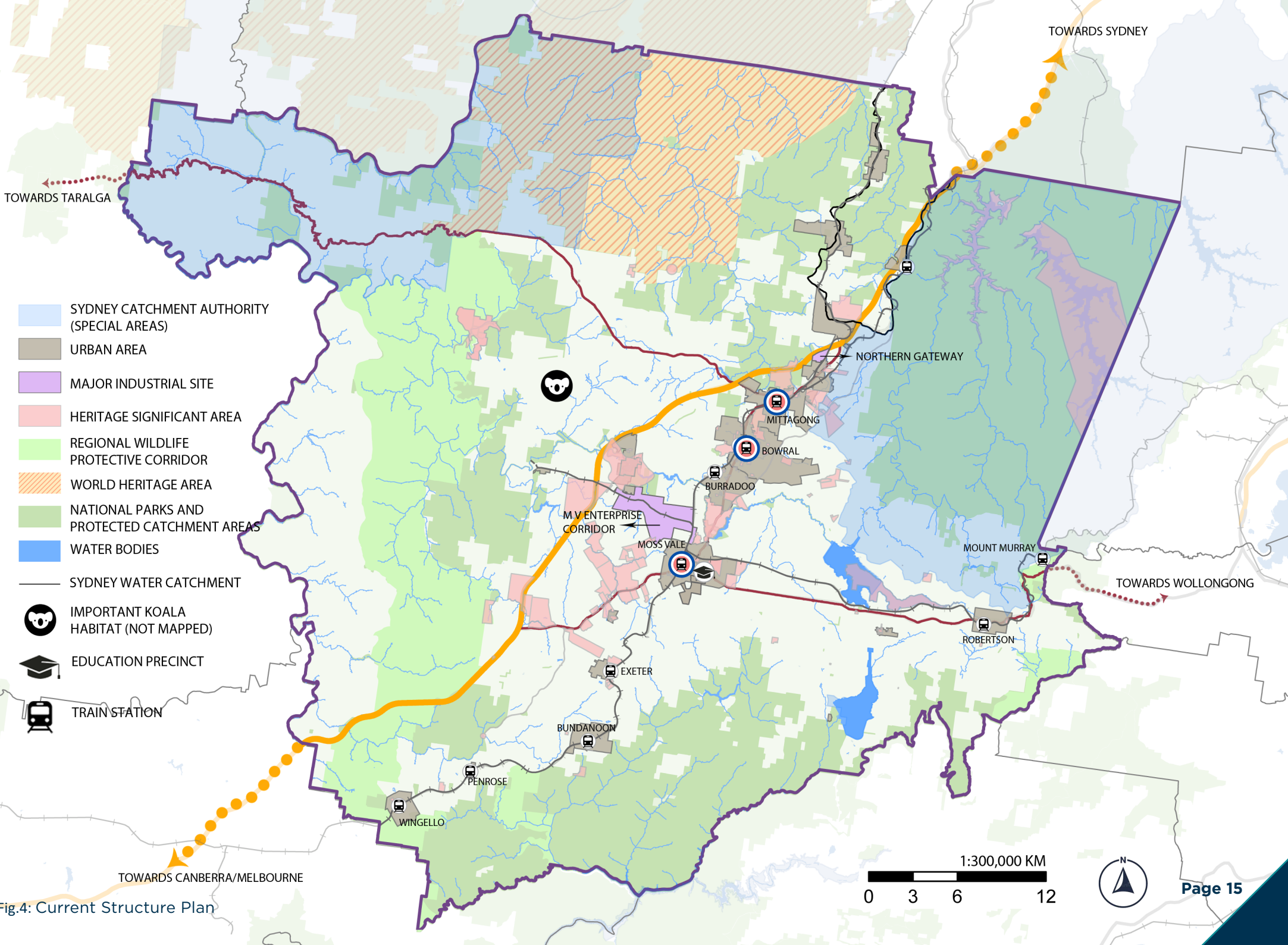


Fig.4: Current Structure Plan

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%. Alarminglly, 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.

SOUTHERN HIGHLANDS CONTEXT

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 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 intact koala habitat, and Council is 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/or 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 threatened species and ecosystems, improve biodiversity corridor connectivity, conserve and protect our waterways and mitigate, adapt and build resilience to climate change over the next 20 years.

Population = 1,000 residents

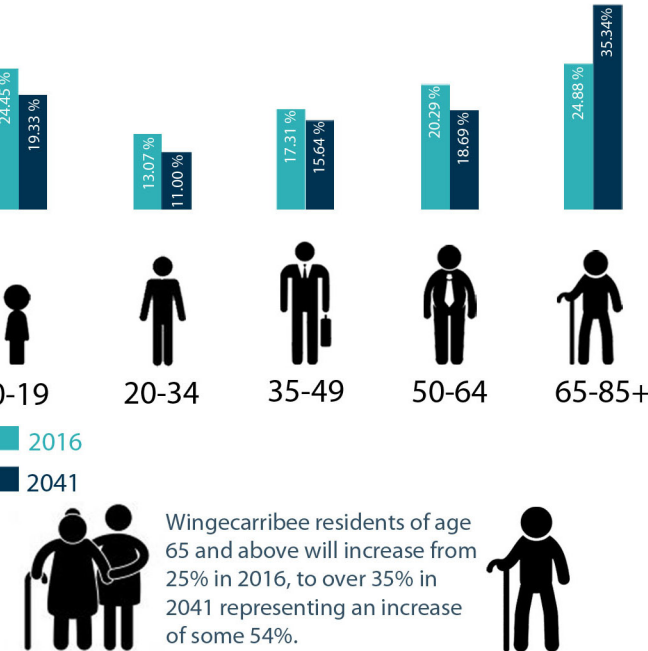
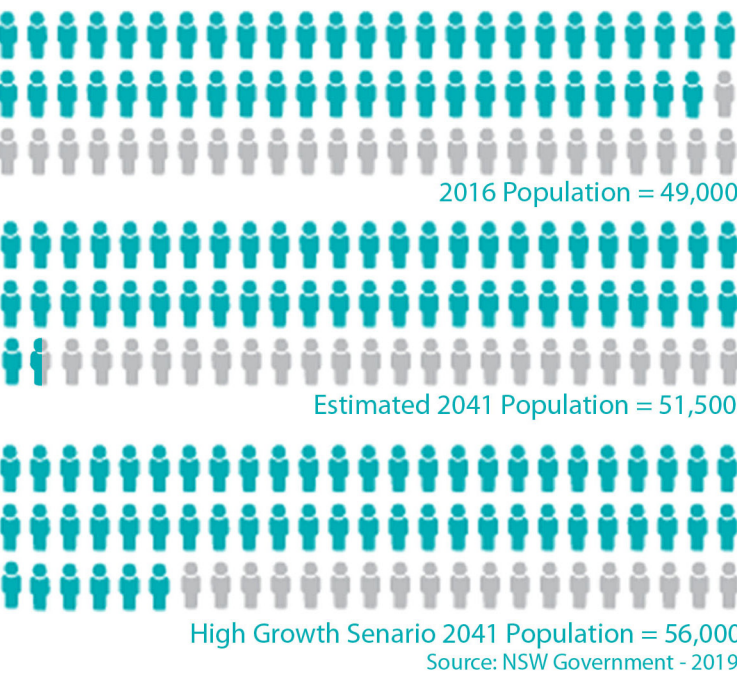
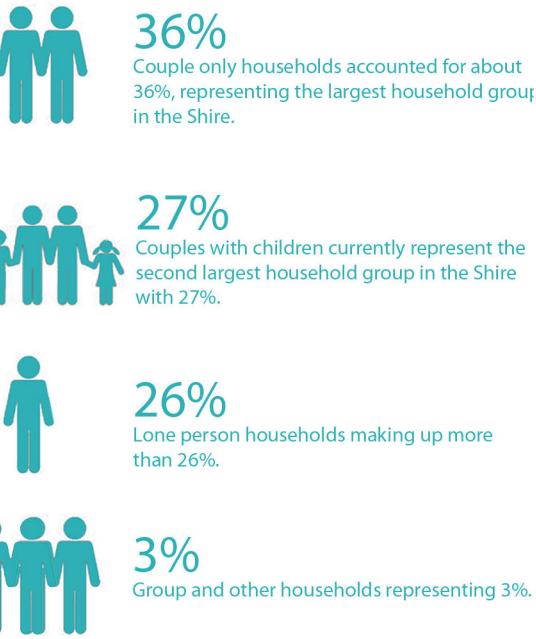
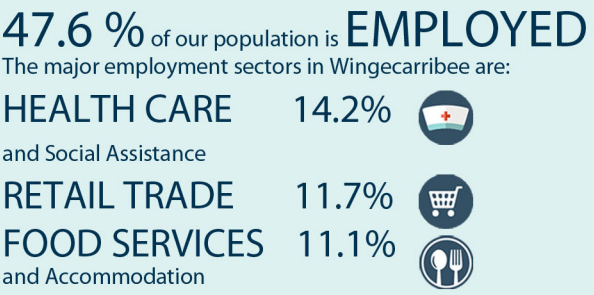
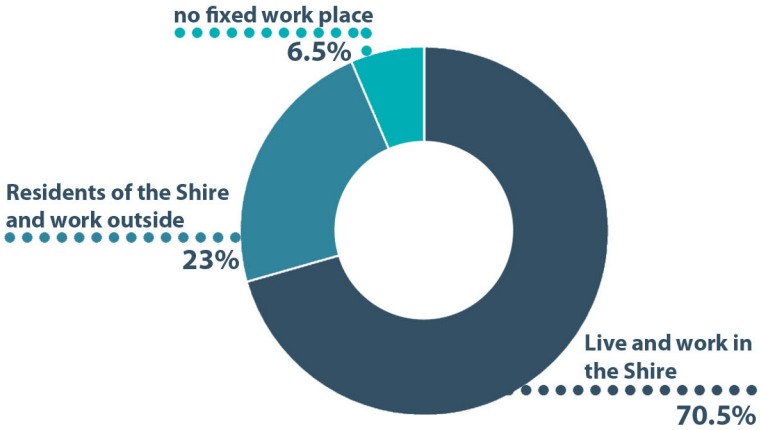
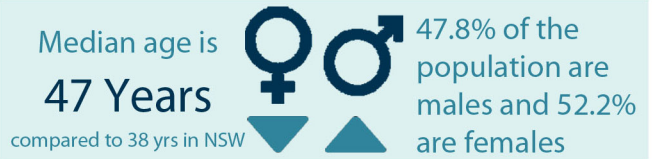
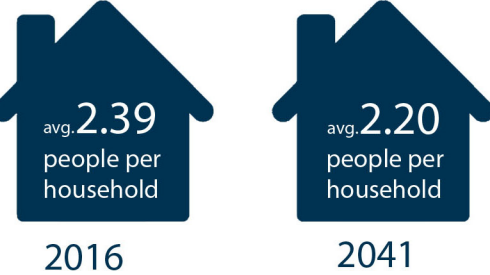
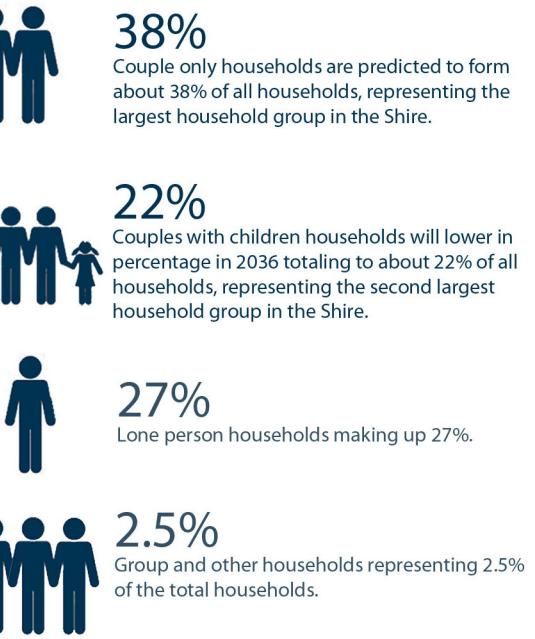


Fig.5: Demographic Profile

2016



2041





OUR 2040 VISION

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 separated by rich natural areas and rural landscapes. 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 town centres, unique character, rural landscapes and natural areas attract and retain people to live, work, learn and play within our Shire!

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 a 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.

OUR 2040 VISION

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

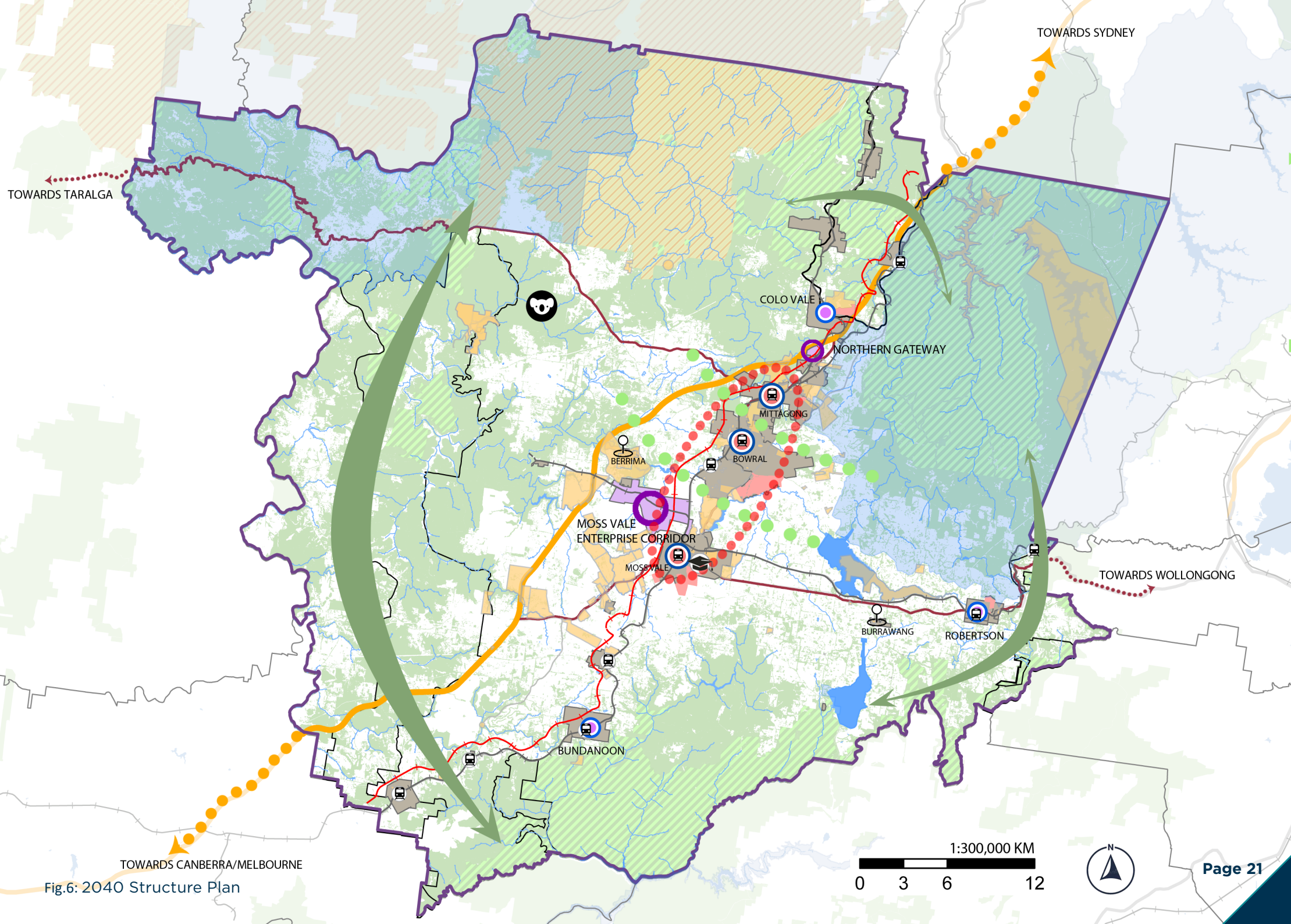


Fig.6: 2040 Structure Plan



1. 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 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 high energy consumption and 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 a 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. 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.

OUR ENVIRONMENT

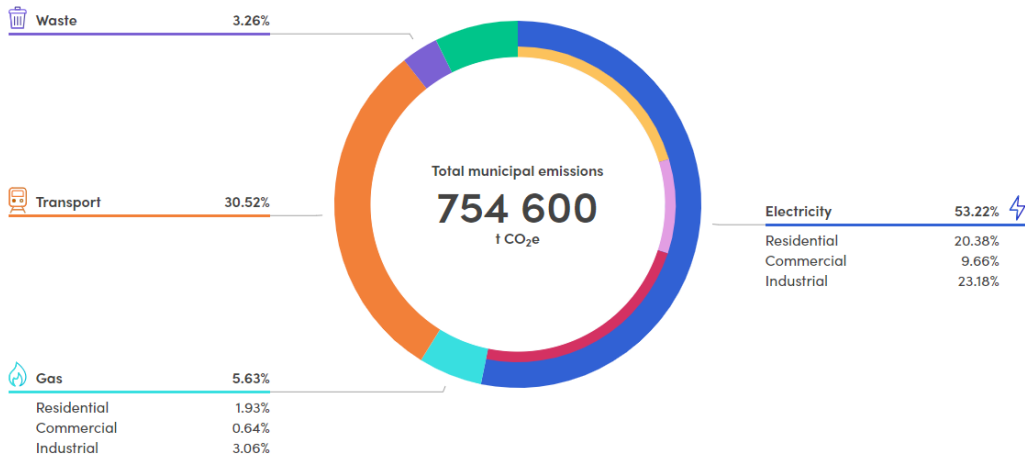


Fig.7: WSC Community Emission Profile 2017

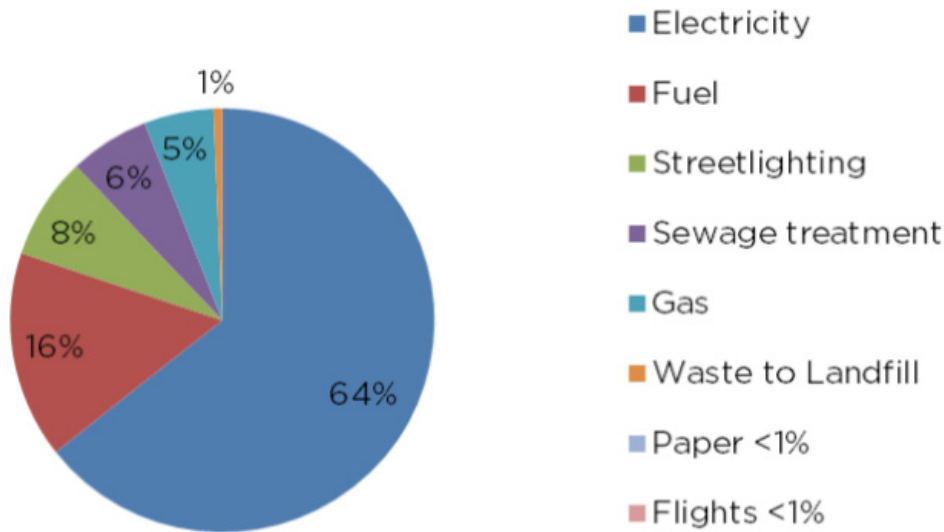


Fig.8: Council Emissions Inventory 2018/19
Source: Wingecarribee Shire Council

Reducing carbon emissions and increasing energy, water and waste efficiencies needs 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 (H)
- Assess LGA wide carbon emissions and establish emission reduction targets in consultation with our community (NL)
- 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 (H)
- Establish evidence-based greenhouse gas emissions reduction targets required to achieve a net zero emissions community (M)
- Increase the uptake of renewable energy and storage solutions (NL)
- Continue to consider updated climate change information and monitor and report to the community on progress against climate resilience and net zero goals (NL)
- Build community capacity to reduce greenhouse gas emissions and respond to the impacts of climate change (NL)
- Monitor and report on community progress to achieving net zero emissions and identify key steps to achieving a carbon neutral Council (NL)

OUR ENVIRONMENT

Planning

- Ensure that new developments and alterations and additions to existing developments demonstrate improved building standards with high efficiency in energy, water and waste (H)
- Support suburb scale efficiency initiatives (NL)
- 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 (H)
- 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 (H)

Waste

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

Water

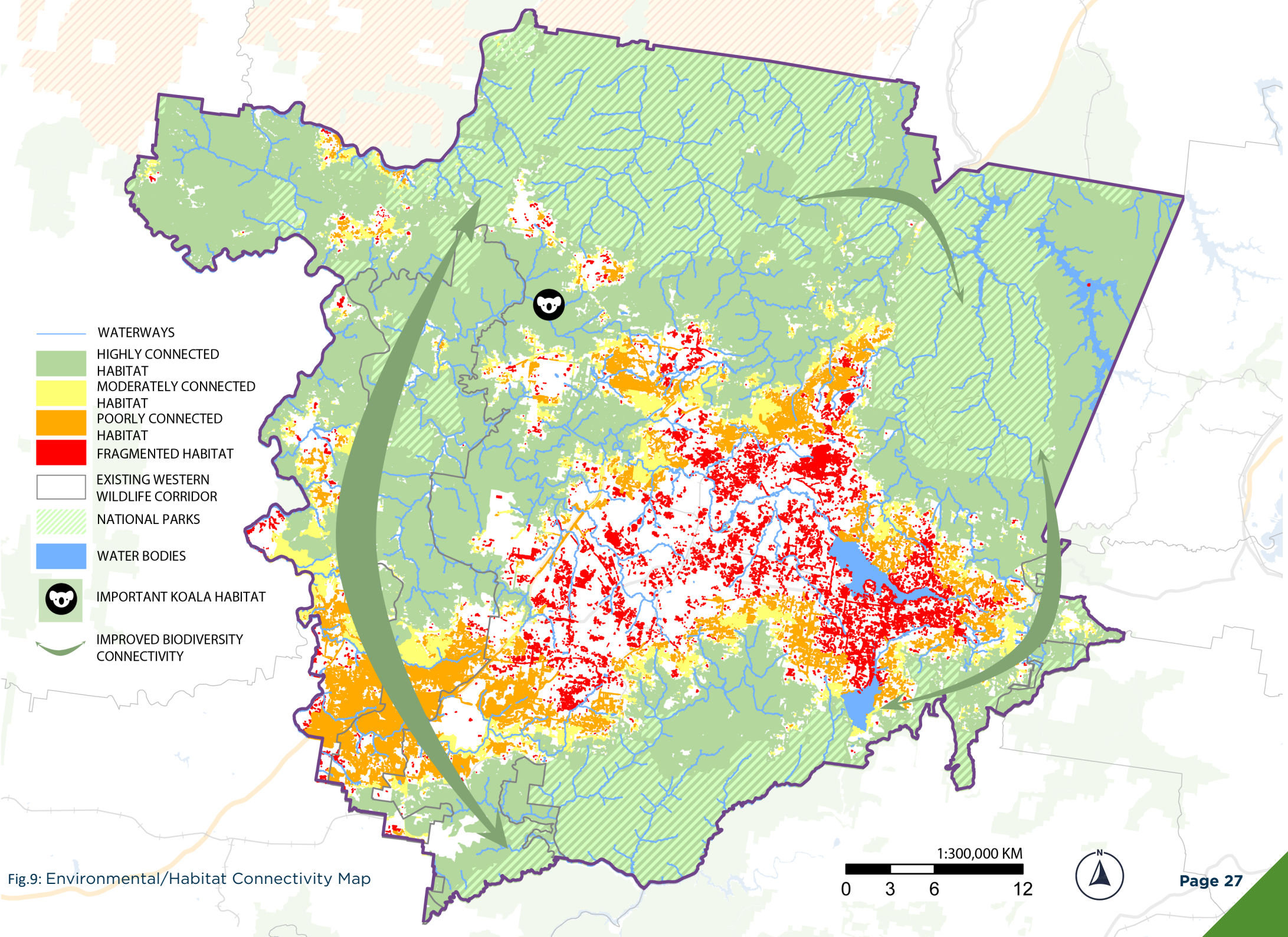
- Increase alternative water supplies to decrease dependency on distributed water (NL)
- Increase the uptake of rainwater tanks and dual reticulation of recycled water in new developments and alterations and additions to existing developments (M)
- Reduce potable water used for non-potable uses (NL)

Transport

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

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:**
- i. Implement and monitor Council’s Climate Change Adaptation Plan & integrate into business planning (NL)
 - ii. Continue to manage the impacts of climate change (such as heat, floods, storms and drought) on Council’s assets and services (NL)
 - iii. 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 (NL)
 - iv. 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 (NL)
 - v. 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 (M)
 - vi. Prepare and implement Bushfire Management Plans for Council bushland reserves to optimise biodiversity while still protecting life and property (L)
 - vii. 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 (L)
 - viii. 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 (M)
 - ix. Incorporate climate change predictions into local planning instruments and documents (M)
 - x. Factor ecosystem adaptation into strategic planning and land protection (L)
 - xi. 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 (M)
 - xii. Advocate the State and Federal Government for better climate change preparedness strategies such as improving building standards to cater for warmer conditions. (NL)



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:

- i. 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 (M)
- ii. Finalise, refine and improve the Green Web Corridor project and products to form part of the planning framework against which decisions must be made. (H)
- iii. 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). (L)

OUR ENVIRONMENT

Planning Priority 1.4

To minimise the impact of land use planning and change on threatened species and the 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 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 intact koala habitat, and Council is 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 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 adaption 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:

- i. Maintain and improve native vegetation and threatened species and ecological community datasets to facilitate evidence-based decision making (M)
- ii. Ensure Councils planning framework minimises the impact of land use and development on threatened species and avoid key threatening processes such as habitat loss and fragmentation (M)

- iii. Continue to work with State and Federal Government agencies, and local landowners to protect and enhance koala habitat within our Shire (H)
- iv. Refer significant impacts on matters of national environmental significance to the federal Environment agency (H)
- v. Refer concerns about new or emerging threatened species to the NSW Threatened Species Scientific Committee (H)
- vi. Develop and implement a Koala Plan of Management for the Shire. (H)
- vii. Develop and implement a Biodiversity Monitoring Strategy (M)



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:

- i. Continue to protect sensitive water catchments to maintain and improve water quality (H)
- ii. Waterways continue to be protected and managed in accordance with the stream categorisation in the Wingecarribee LEP (H)
- iii. Work collaboratively with other agencies, partners and the community to monitor and manage waterways and wetlands (H)

- iv. Review environmental assessment processes to minimise impact of Council projects (M)
- v. 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 (L)
- vi. Policies and procedures developed to protect waterways and wetlands, including mandatory set-backs and riparian land restoration (L)
- vii. 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. (M)

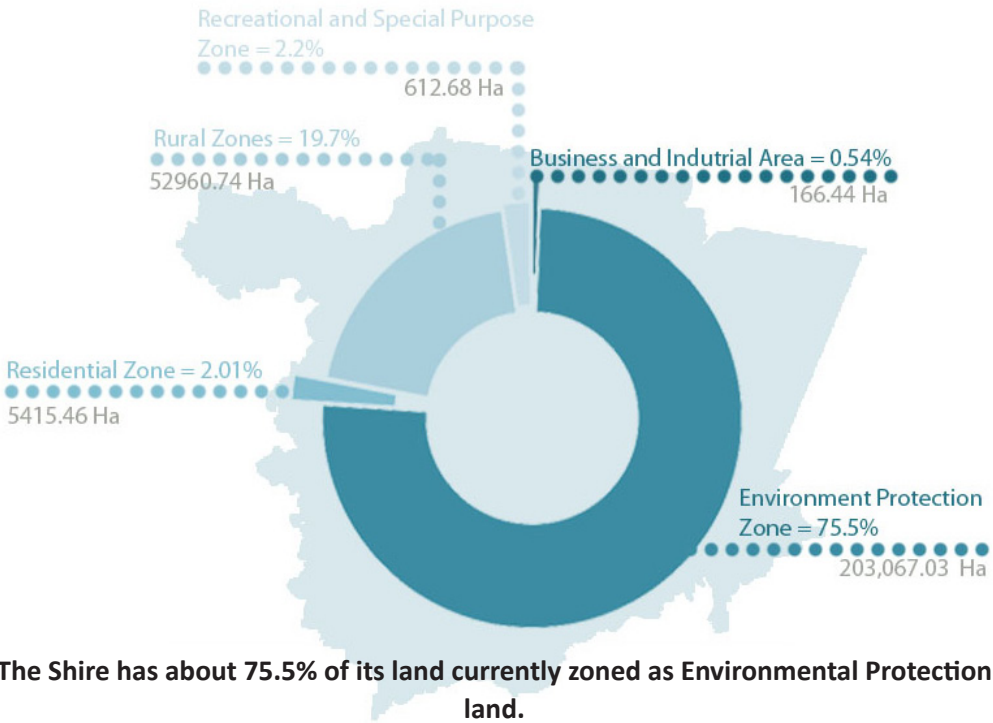


Fig.10: Zone Distribution (%) - Environmental Protection Land





2. OUR 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

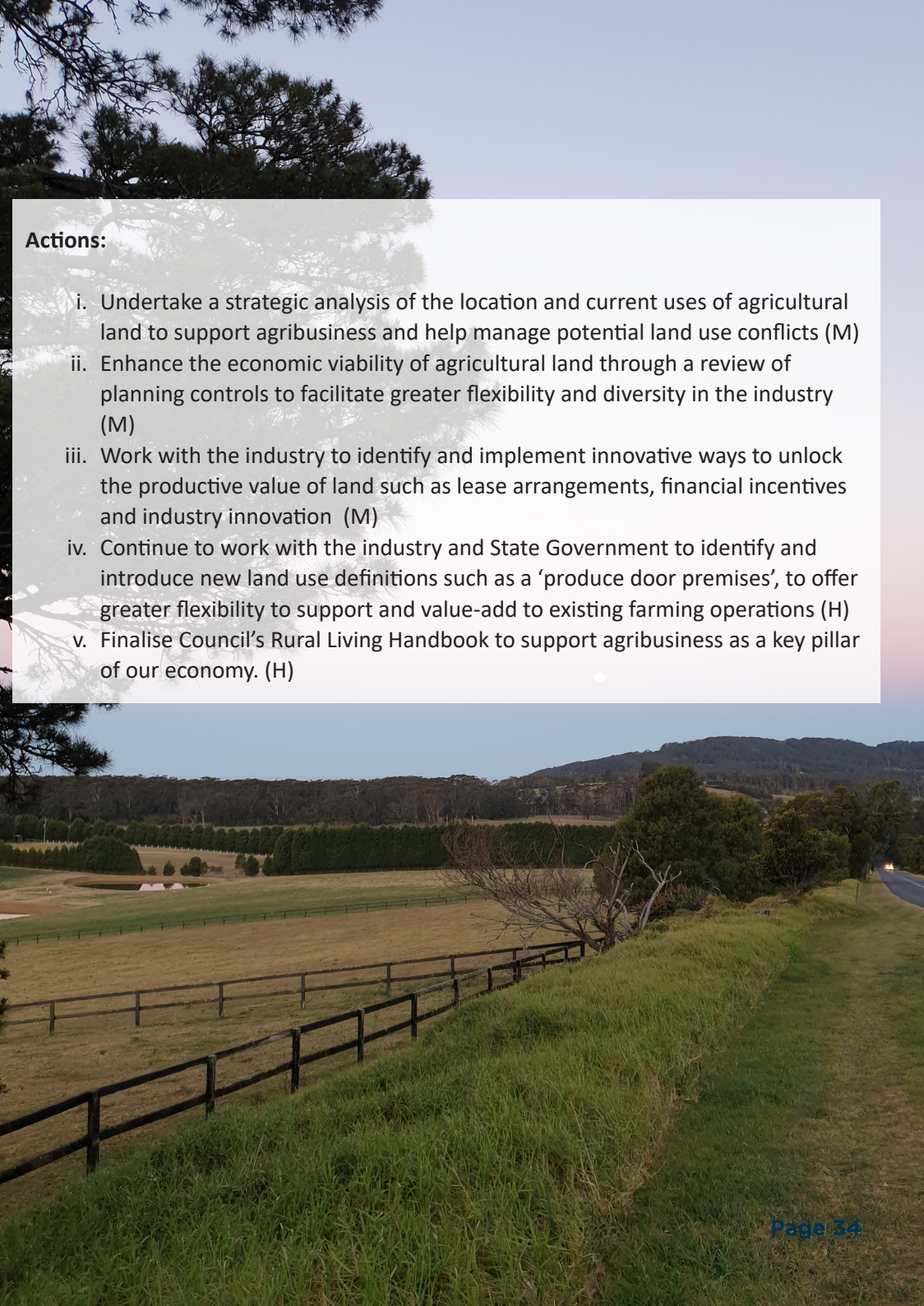
Rationale:

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.

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:

- i. Undertake a strategic analysis of the location and current uses of agricultural land to support agribusiness and help manage potential land use conflicts (M)
- ii. Enhance the economic viability of agricultural land through a review of planning controls to facilitate greater flexibility and diversity in the industry (M)
- iii. 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 (M)
- iv. 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 (H)
- v. Finalise Council’s Rural Living Handbook to support agribusiness as a key pillar of our economy. (H)

RURAL LANDS

Planning Priority 2.2

Maintain and enhance our connection with our rural landscapes

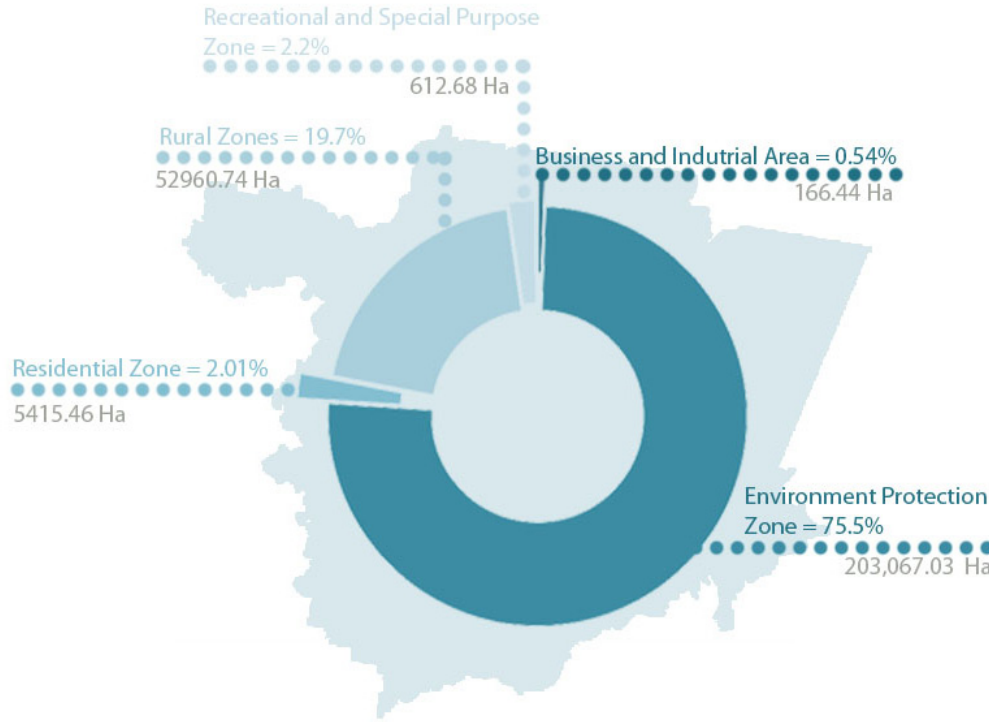
Rationale:

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. Dwellings and farm buildings located within our rural areas should be appropriately located and recessive to reduce their visual impact on our rural landscapes.

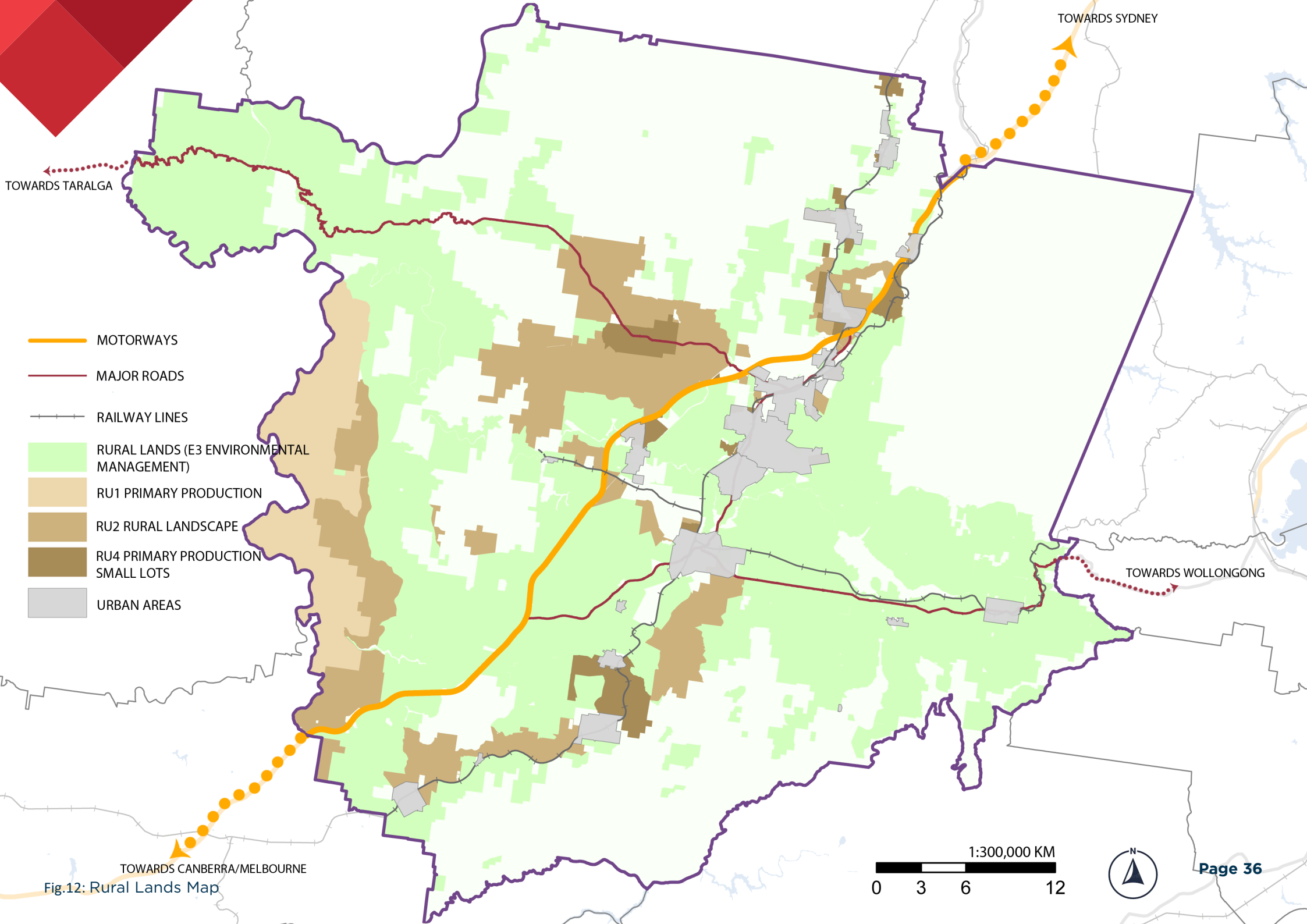
Actions:

- i. Ensure that urban growth in managed is a way that reflects the communities’ values and maintains the current visual and physical separation between our towns and villages (H)
- ii. 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 (M)
- iii. 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 (H)
- iv. Ensure our planning framework and policies reflect our communities’ values in ensuring that Wingecarribee remains a coal mining free Shire. (H)



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

Fig.11: Zone Distribution (%) - Rural Land



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 (H)
- 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 (NL)
- 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. (H)



3. OUR ECONOMY



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.

OUR 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 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:

- i. Finalise, implement and monitor the ‘Destination Plan’ for the Shire (H)
- ii. Undertake a review of our employment lands to ensure our planning framework facilitates the outcomes of the Destination Plan (H)
- iii. Broaden and promote the range of business and industry sectors (NL)
- iv. Ensure our planning framework facilitates new and innovative business opportunities (H)
- 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 (NL)
- vi. 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 (NL)
- 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 (H)
- viii. 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 (H)
- ix. Promote the Southern Highlands’ unique brand identity (NL)

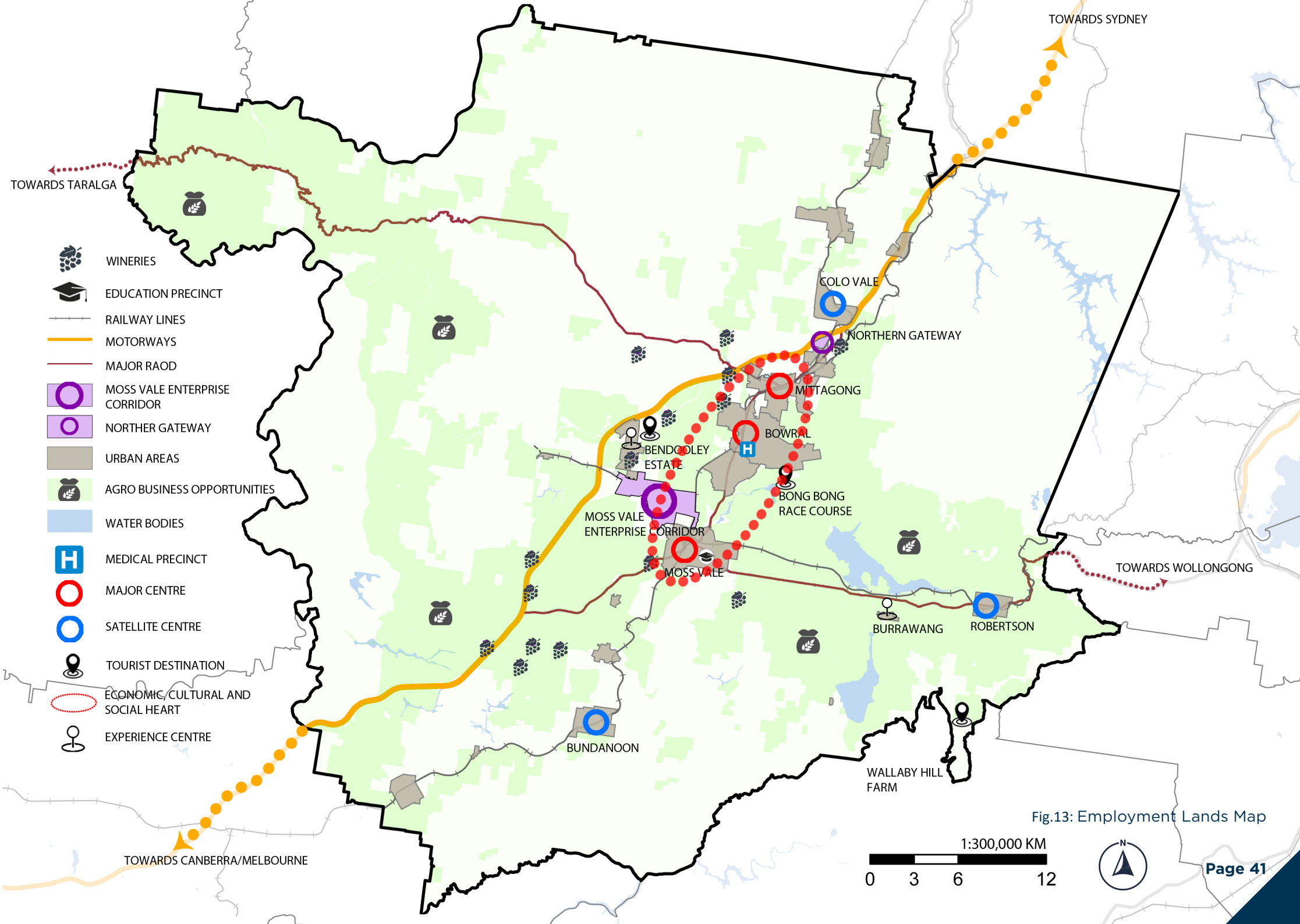


Fig.13: Employment Lands Map

OUR ECONOMY

Priority 3.2

Local business is supported through a connected community

Rationale:

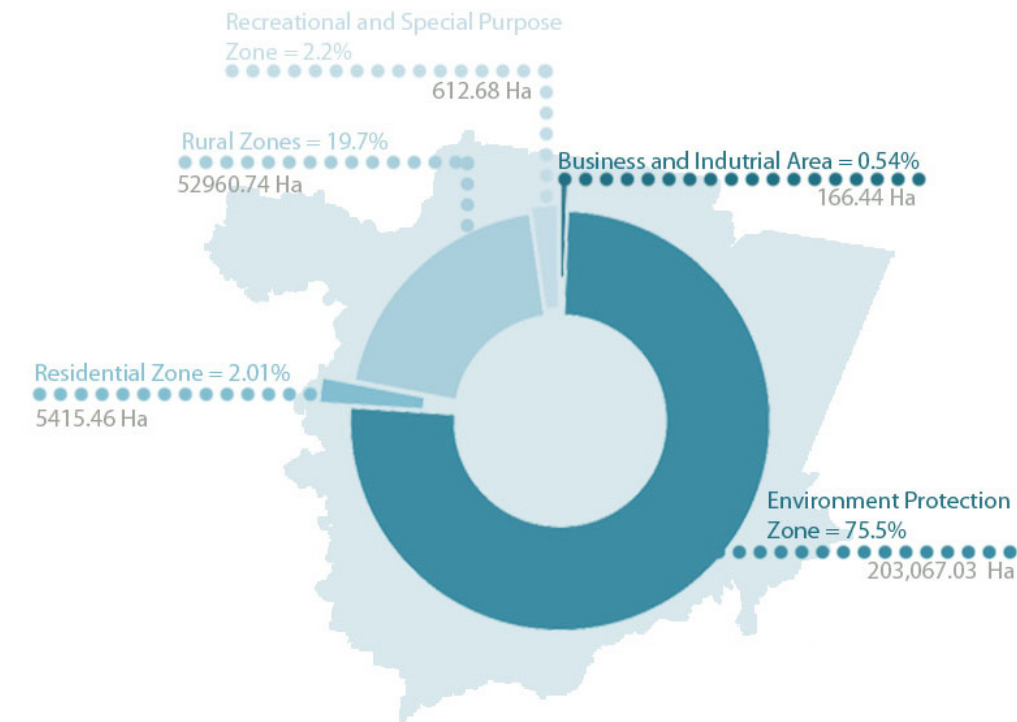
A strong community forms the foundation on which to build a sustainable local economy.

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



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

Fig.14: Zone Distribution (%) - Employment Lands

4. OUR HOUSING



OUR HOUSING

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.

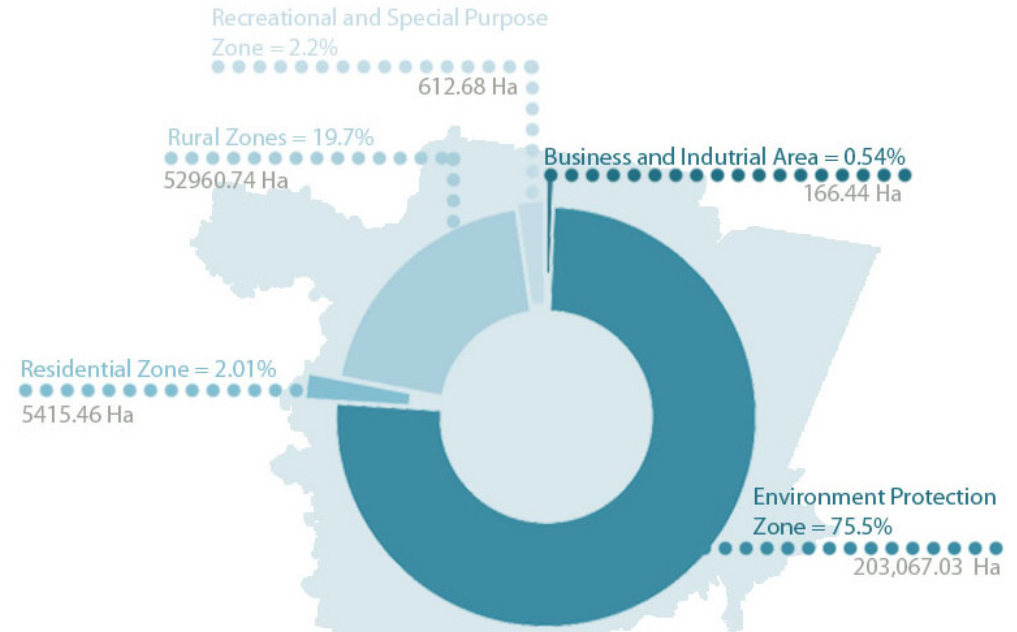
To ensure that our housing stock meets the requirements of our community into the future, there needs to be a significant shift in housing diversity, and an increase in medium density and small lot residential housing as a proportion of all private dwellings. Further, increases in aged care places, seniors 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 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.



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

Fig.15: Zone Distribution (%) - Residential Lands

OUR HOUSING

Actions:

- Provide a diverse mix of housing types and choice to meet the needs of our community both now and into the future (M)
- 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 (M)
- Provide a 50/50 split of infill and greenfield development to meet our housing needs (M)
- Develop and maintain a Wingecarribee housing monitor to track and measure housing supply and diversity (H)
- Facilitate ageing in place by increasing housing choice and adaptable housing options, and provide seniors housing in appropriate locations close to transport and services (H)
- Promote good design that reflects the values of our communities and respects and enhances the character of our towns and villages (M)
- Ensure the Wingecarribee planning framework facilitates a mix of housing types and lot sizes and provides certainty to the community and development industry (M)
- 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 (M)
- Review Council's LEP and DCP provisions and remove any unnecessary barriers to achieving our planning priorities (H)
- Manage the release of new greenfield development areas to ensure greenfield land does not compromise infill development (M)
- Introduce new development controls that ensure medium density development is in keeping with the desired future character of our towns and villages. (H)



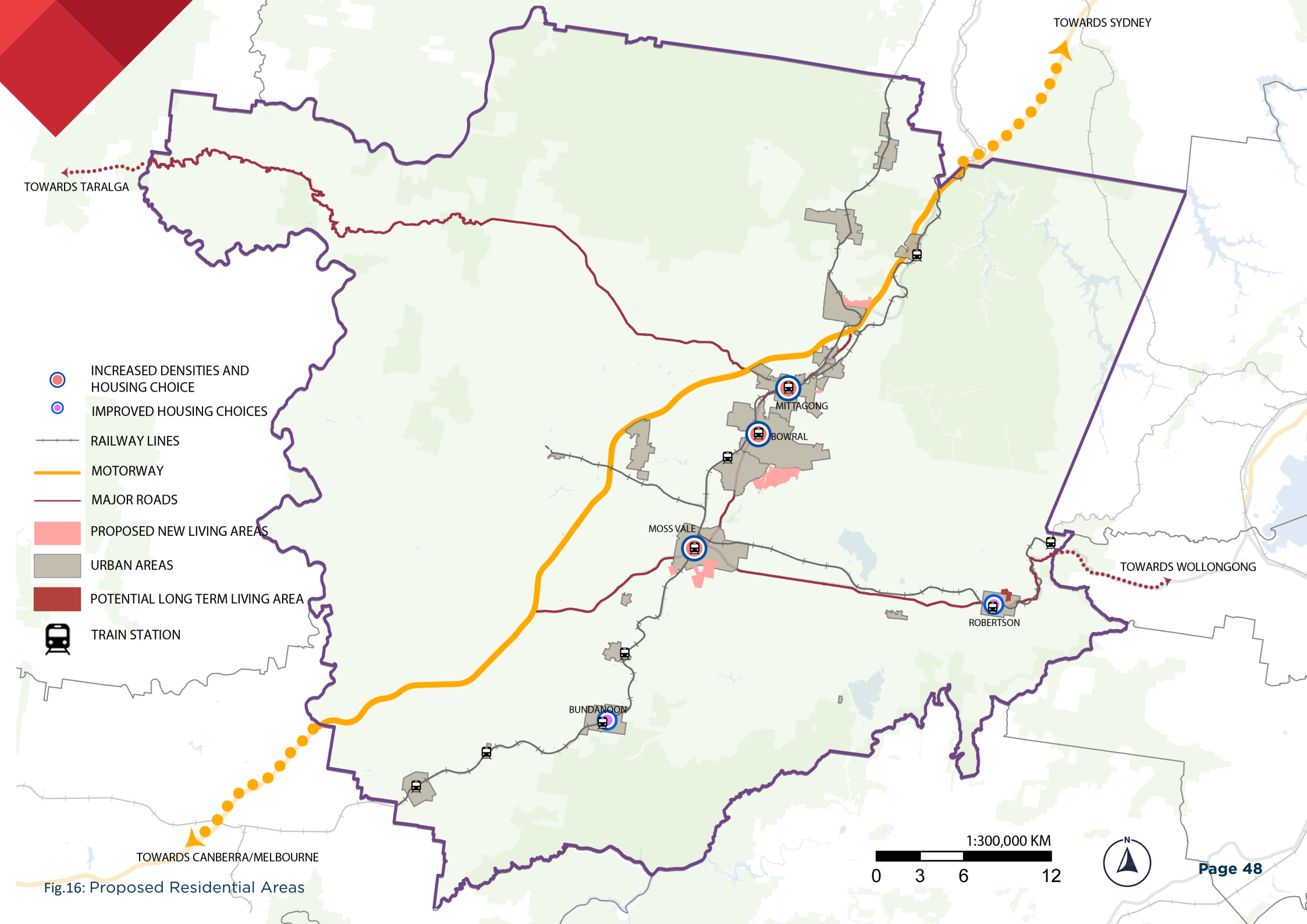


Fig.16: Proposed Residential Areas

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.



Fig.17: Housing Continuum in the Shire (Source: GSC, 2019)

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 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.

Actions:

- i. 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 (M)
- ii. 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 (M)
- iii. Engage community housing providers in the planning and provision of affordable and social housing (H)
- iv. Engage Aboriginal Land Councils to ensure housing needs of the Aboriginal community are met (H)
- v. 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 (M)
- vi. Ensure Council processes support streamlined approval for housing, particularly special needs housing. (M)
- vii. 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 (H)
- viii. Develop an affordable housing strategy for the Wingecarribee Shire. (M)

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.



Wingecarribee 2040

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:

- i. Provide land and housing development opportunities to meet the needs of our community (M)
- ii. Promote sustainability through the appropriate location and design of new living areas (M)
- 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 (M)
- iv. Develop a land and housing monitor that tracks the supply of greenfield and infill development supply (H)
- v. 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 (H)
- vi. Identify priority release areas and align infrastructure delivery to unlock the development potential of our priority release areas (M)
- vii. Regularly review the staging plan and land and housing monitor to ensure that greenfield land release does not compromise infill development (M)
- viii. Develop master plans for our new living areas, prior to rezoning, to provide for well planned, highly liveable communities into the future (M)
- ix. Develop infrastructure plans and servicing strategies for new living areas prior to rezoning (M)
- x. Formalise a value capture system to fund a portion of the cost of providing new or augmented infrastructure to support new development (M)
- xi. Review Development Contribution Plans and Development Servicing Plans to ensure commensurate contributions are charged for greenfield development (H)
- xii. Ensure Council can provide the community infrastructure support needed for planned growth (NL)
- xiii. 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 (H)



An aerial photograph of a town, likely in New Zealand, showing a railway line running through the center. The town is surrounded by lush greenery and trees, with mountains visible in the background. The sky is clear and blue. A semi-transparent white box with the text '5. OUR INFRASTRUCTURE' is overlaid on the left side of the image.

5. OUR INFRASTRUCTURE

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 Plan 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)
- 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 (M)
- Where possible, undertake detailed planning of infrastructure projects to ensure projects are 'shovel ready' (H)
- Work with the State and Federal Government to secure funding for key enabling infrastructure (H)
- 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. (H)

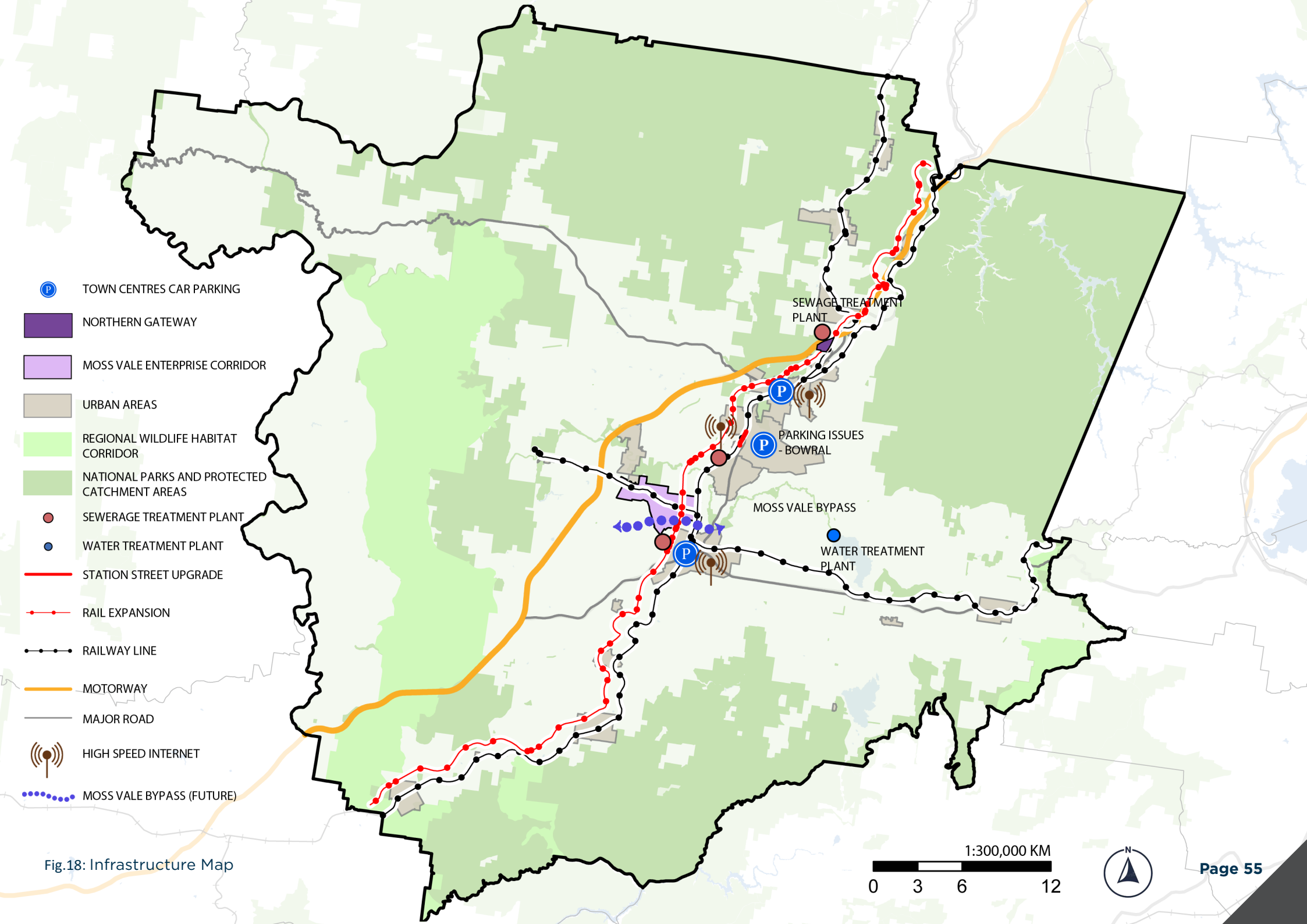


Fig.18: Infrastructure Map

Planning Priority 5.2

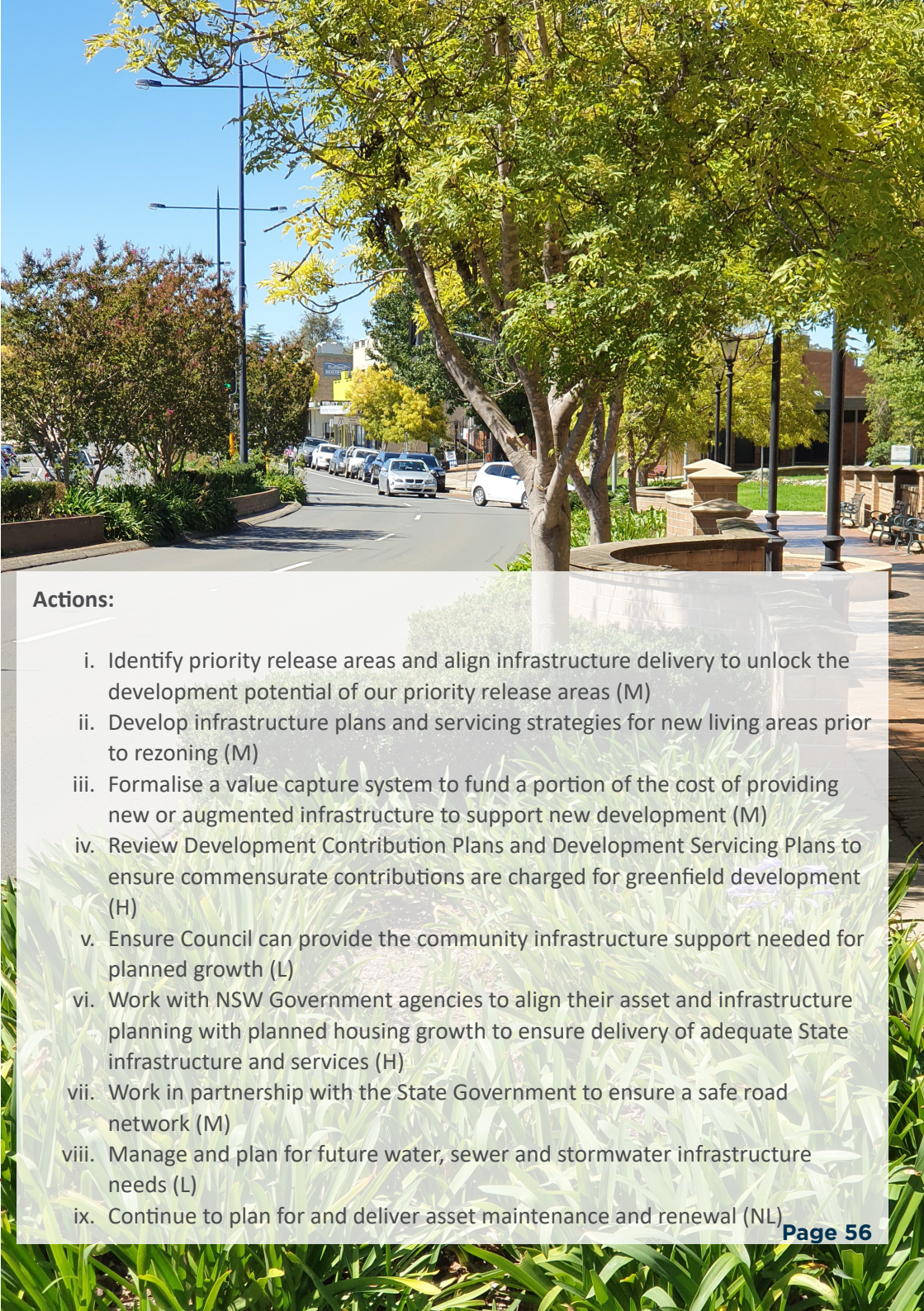
Ensure our growing communities are supported by essential infrastructure

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:

- i. Identify priority release areas and align infrastructure delivery to unlock the development potential of our priority release areas (M)
- ii. Develop infrastructure plans and servicing strategies for new living areas prior to rezoning (M)
- iii. Formalise a value capture system to fund a portion of the cost of providing new or augmented infrastructure to support new development (M)
- iv. Review Development Contribution Plans and Development Servicing Plans to ensure commensurate contributions are charged for greenfield development (H)
- v. Ensure Council can provide the community infrastructure support needed for planned growth (L)
- vi. 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 (H)
- vii. Work in partnership with the State Government to ensure a safe road network (M)
- viii. Manage and plan for future water, sewer and stormwater infrastructure needs (L)
- ix. Continue to plan for and deliver asset maintenance and renewal (NL)





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:**
- i. Adopt a place-based approach to planning in local towns and villages to ensure that their special character is preserved (H)
 - ii. 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 (H)
 - iii. 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 (M)
 - iv. Undertake a review of the town centre Master Plans for Bowral, Mittagong and Moss Vale and ensure the outcomes of the Master Plan reviews are reflected in the Development Control Plans (M)
 - v. 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 (H)
 - vi. Prepare streetscape Master Plans for our three main centres of Bowral, Mittagong and Moss Vale (M)
 - vii. 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 (M)
 - viii. 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 (M)

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:**
- i. Continue to implement best practice management and assessment of both Aboriginal Cultural Heritage and Non-Aboriginal Heritage sites in collaboration with the community (H)
 - ii. Review and maintain heritage listings in Wingecarribee LEP to facilitate the conservation of the Shire’s heritage (M)
 - iii. 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 (H)

- 
- iv. Actively promote Council’s Heritage Assistance Grants, Heritage Advisory Service, Heritage and Urban Design Awards, Heritage Exemption Process and other initiatives that contribute to the conservation of the Shire’s heritage. (NL)
 - v. Undertake a comprehensive review of heritage and landscape conservation areas within the Shire, including potential new conservation areas (M)
 - vi. Prepare and implement more detailed design controls for our heritage conservation areas and development within the vicinity of significant heritage sites (M)
 - vii. Continue to provide information and education to the community and development industry on heritage matters and processes (NL)
 - viii. Investigate opportunities to undertake an Aboriginal Cultural Heritage Landscape Mapping project in partnership with the Local Aboriginal Land Council and community. (L)

Planning Priority 6.3

Enhance the liveability 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:

- i. Engage with local communities and business owners to understand their priorities for each town and village (NL)
- ii. Improve our network of safe, accessible and interconnected shared pathways to encourage people to be active, and build social connections within our community (L)
- iii. Facilitate and provide opportunities for the delivery of integrated, inclusive and accessible services and programs that contribute to community wellbeing (NL)
- iv. Continue to plan for and deliver community infrastructure to meet the changing needs of our community (M)
- v. Finalise and implement the draft Wingecarribee Play Space Strategy (H)
- vi. Continue to promote small, medium and large-scale events and festivals within the Shire (NL)
- vii. Review Council's planning and policy framework to facilitate opportunities for events and festivals within the Shire. (H)



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 centre's 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 ight.

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.



OUR PLACES

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

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

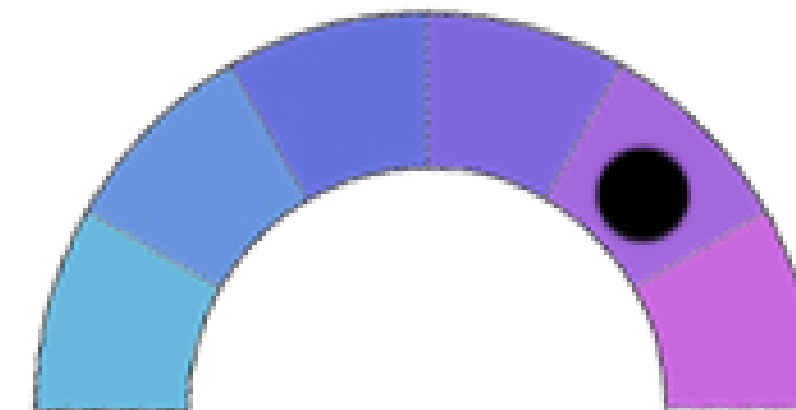
Opportunities for improvement

- 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

Wingecarribee 2040

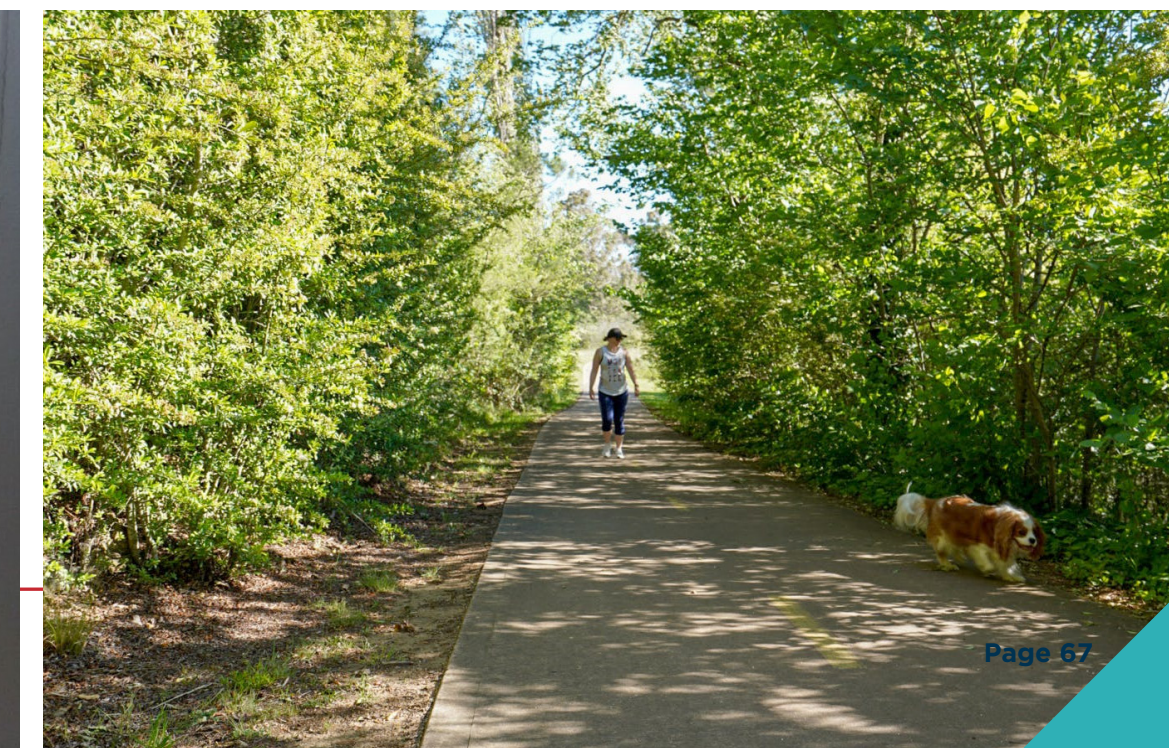
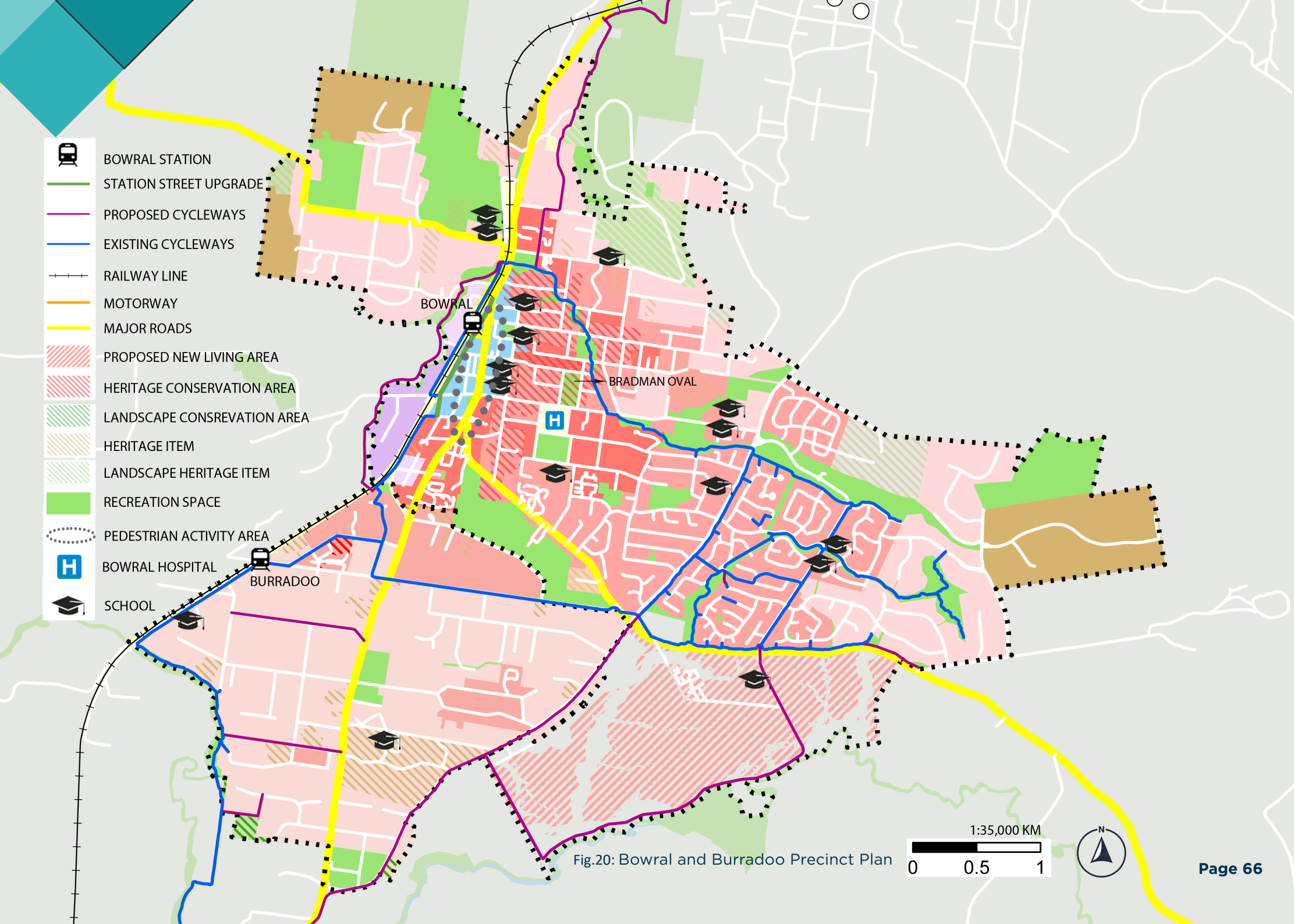
- Activated Corbett Plaza
- Southern entrance into the centre
- Evening economy
- Increased densities and housing choice around the railway station and town centre
- Detailed design controls to ensure that infill development retains existing character
- Improved Cycleways and active transport infrastructure

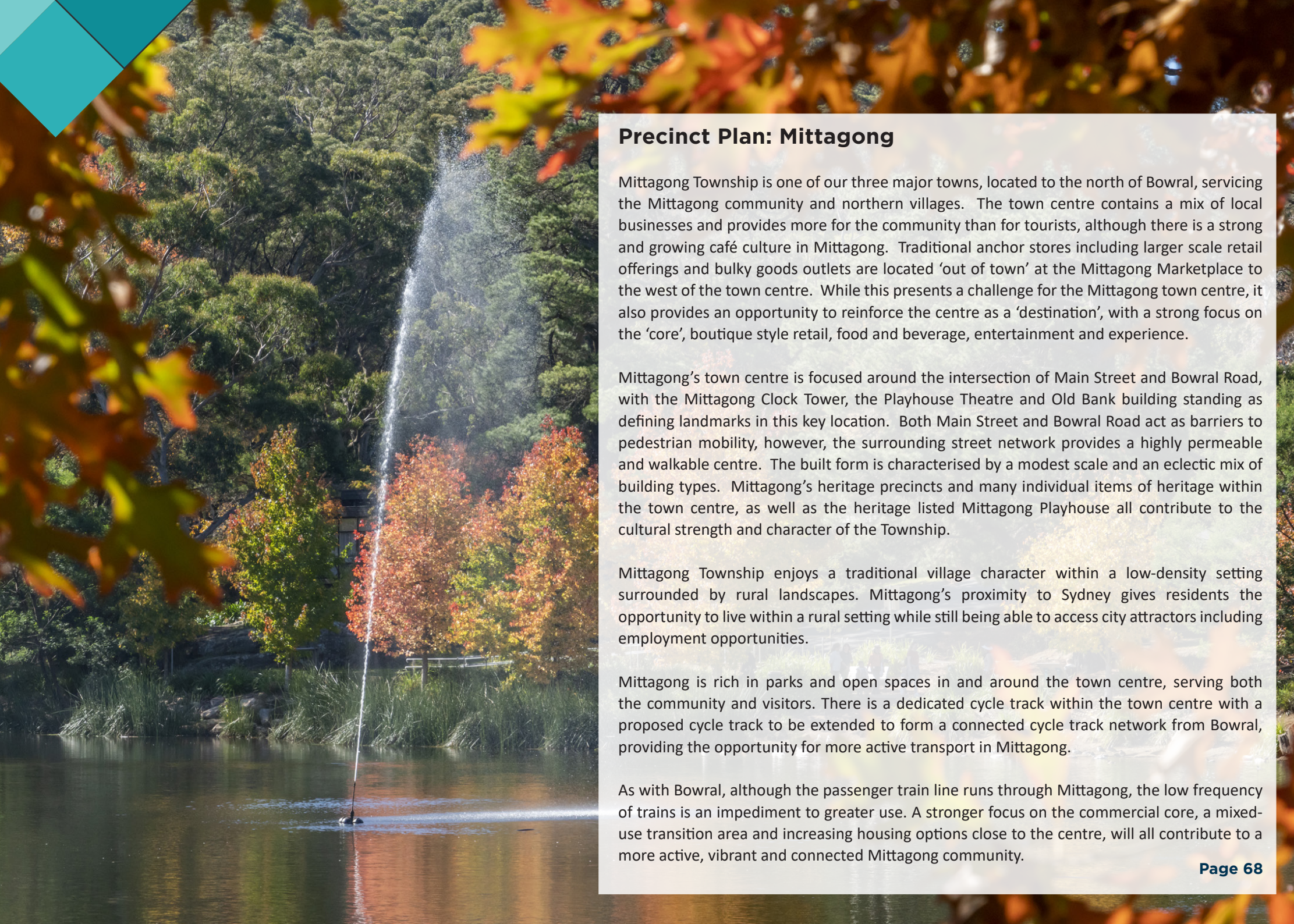
Sensitivity to change



Way Forward Protect and Enhance

Fig.19: Sensitivity to Change - Bowral





Precinct Plan: Mittagong

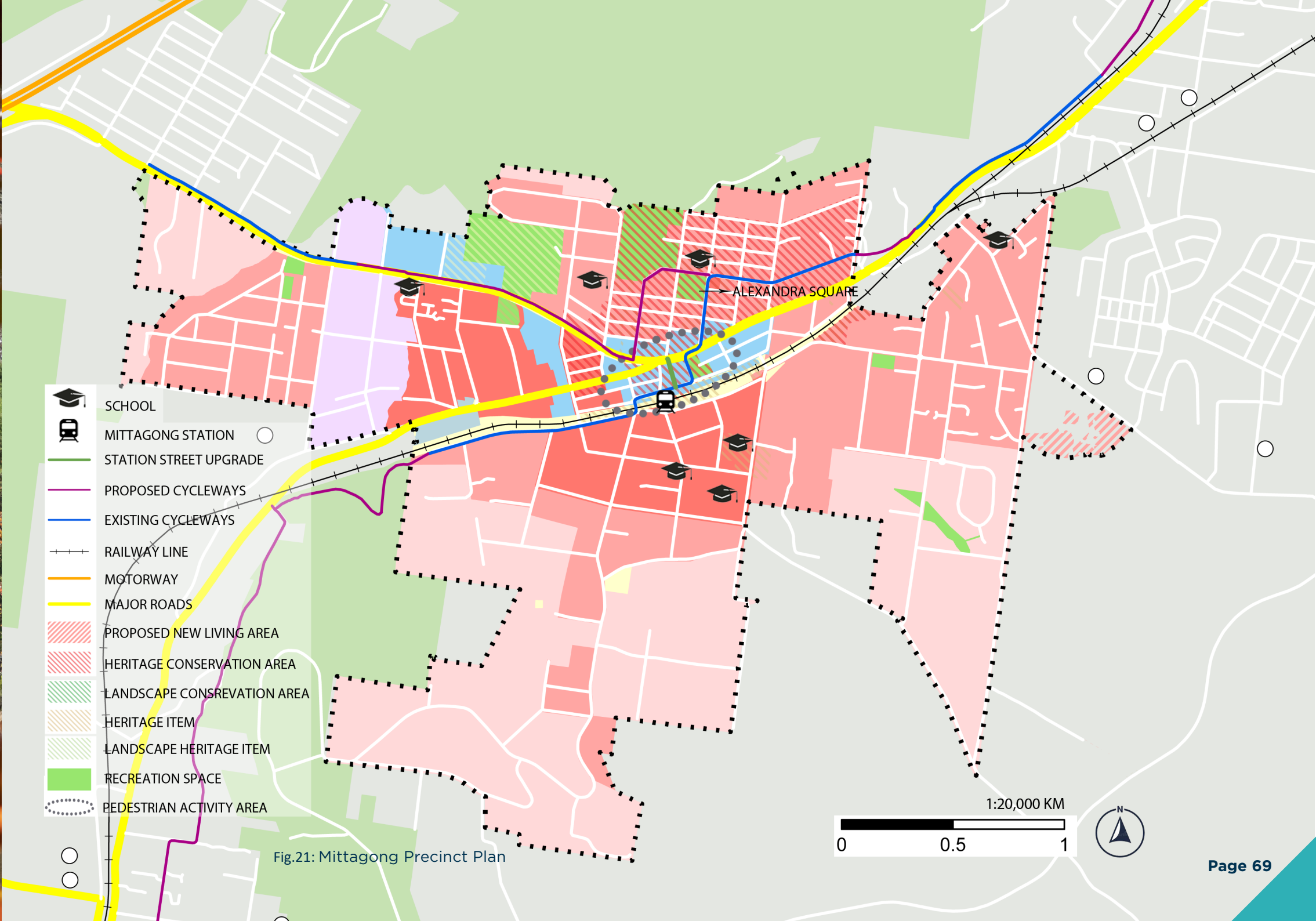
Mittagong Township is one of our three major towns, located to the north of Bowral, servicing the Mittagong community and northern villages. The town centre contains a mix of local businesses and provides more for the community than for tourists, although there is a strong and growing café culture in 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.



Character Assessment

Contributory Elements

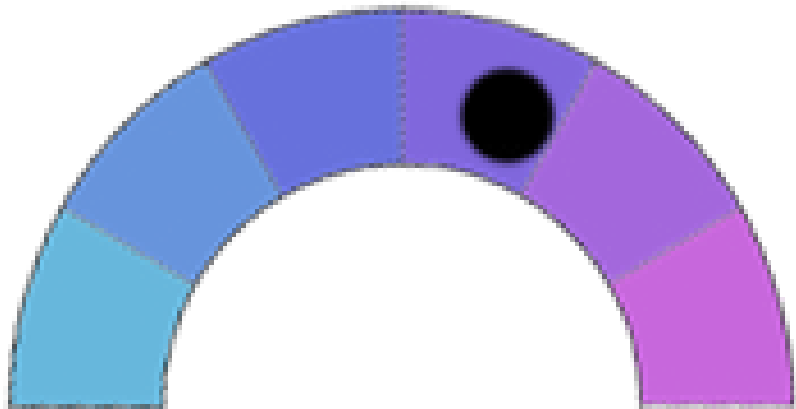
- Parks and open spaces
- Boutique retail and café culture
- Heritage precincts and individual items of heritage
- Urban structure and permeable street network
- Strong connection to the rail line

OUR PLACES

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

Fig.22: Sensitivity to Change - Mittagong



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.

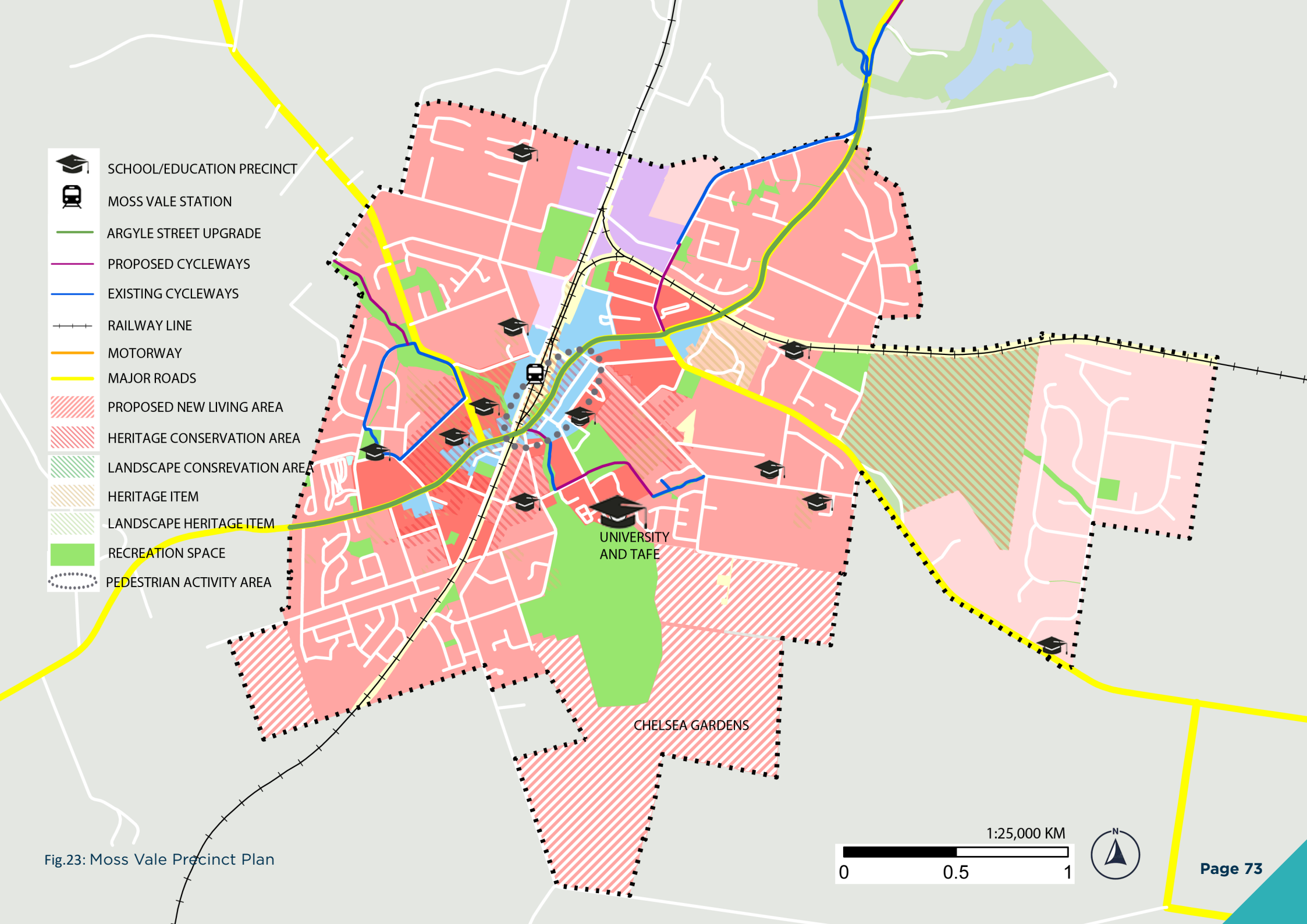


Fig.23: Moss Vale Precinct Plan

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.

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

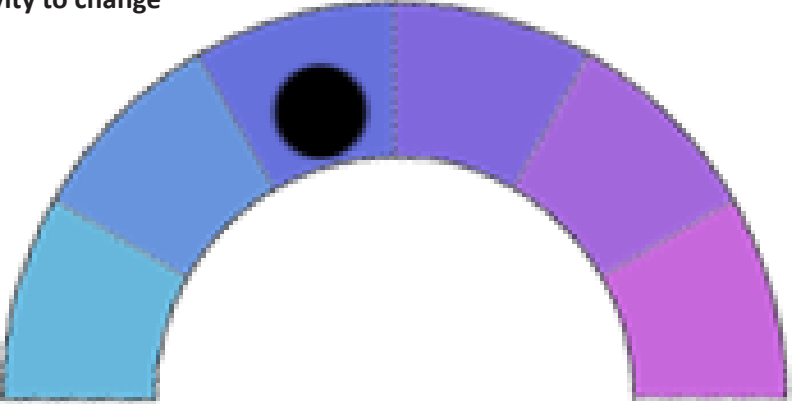
- Parks and Open Spaces
- Mature vegetation in the town centre and broader township
- Town-centric character providing for the daily needs of the community.
- Meandering walkway throughout Moss Vale – Whites Creek
- Civic Precinct including Civic Centre, Aquatic Centre, TAFE, University of Wollongong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

OUR PLACES

Sensitivity to change



**Way Forward
Enhance**

Fig.24: Sensitivity to Change - Moss Vale



OUR PLACES



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

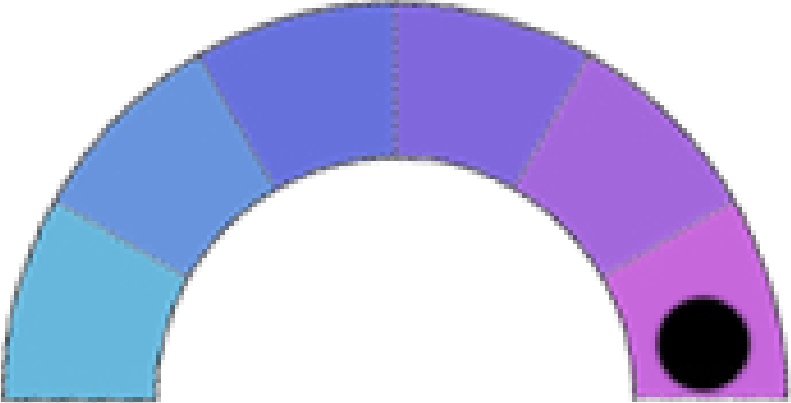
Contributory Elements

- Existing Heritage listed items and conservation areas (National/State/local significance)
- High standards of development relevant to an area of significant heritage
- Rustic village character like soft road edges and pathways
- Rural landscapes, undeveloped 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
- Review and strengthen development controls for the village and surrounds

Sensitivity to change

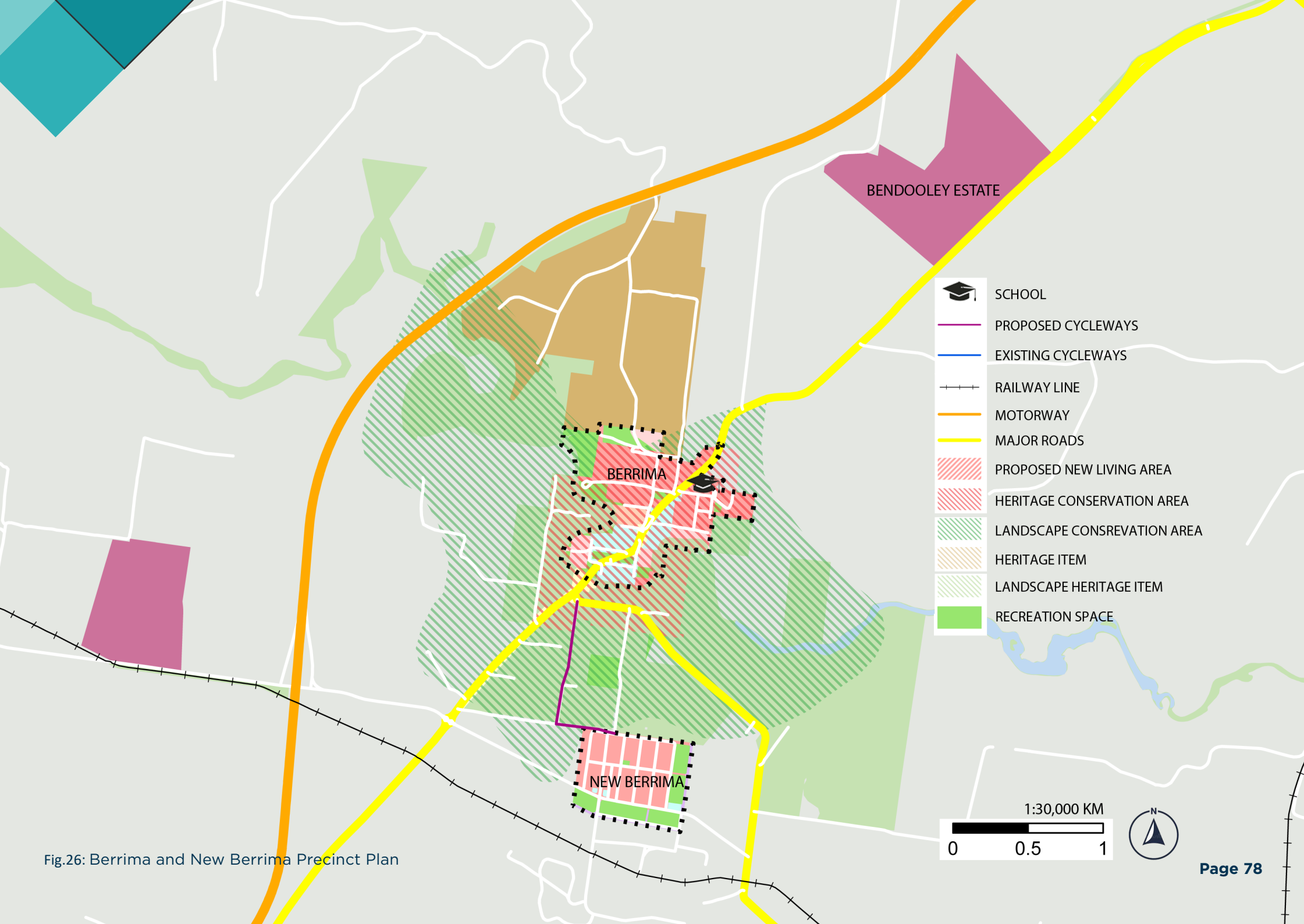


Way Forward
Protect

Fig.25: Sensitivity to Change - Berrima



Fig.26: Berrima and New Berrima Precinct Plan



OUR PLACES





Precinct Plan: Bundanoon and Southern Villages

Bundanoon is located within the southern portion of the Shire and has retains 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.

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

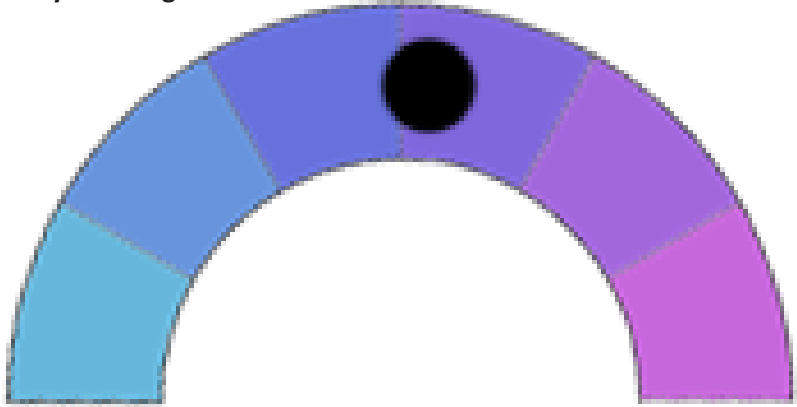
Contributory Elements

- 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

Sensitivity to change



Way Forward Enhance

Fig.27: Sensitivity to Change - Bundanoon

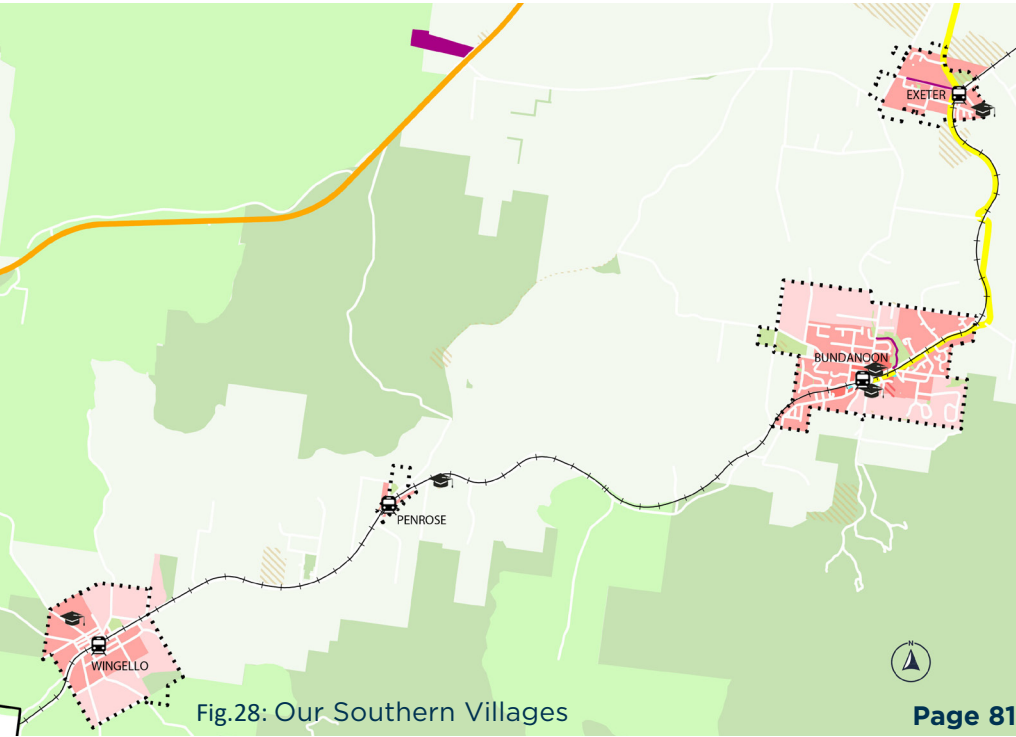
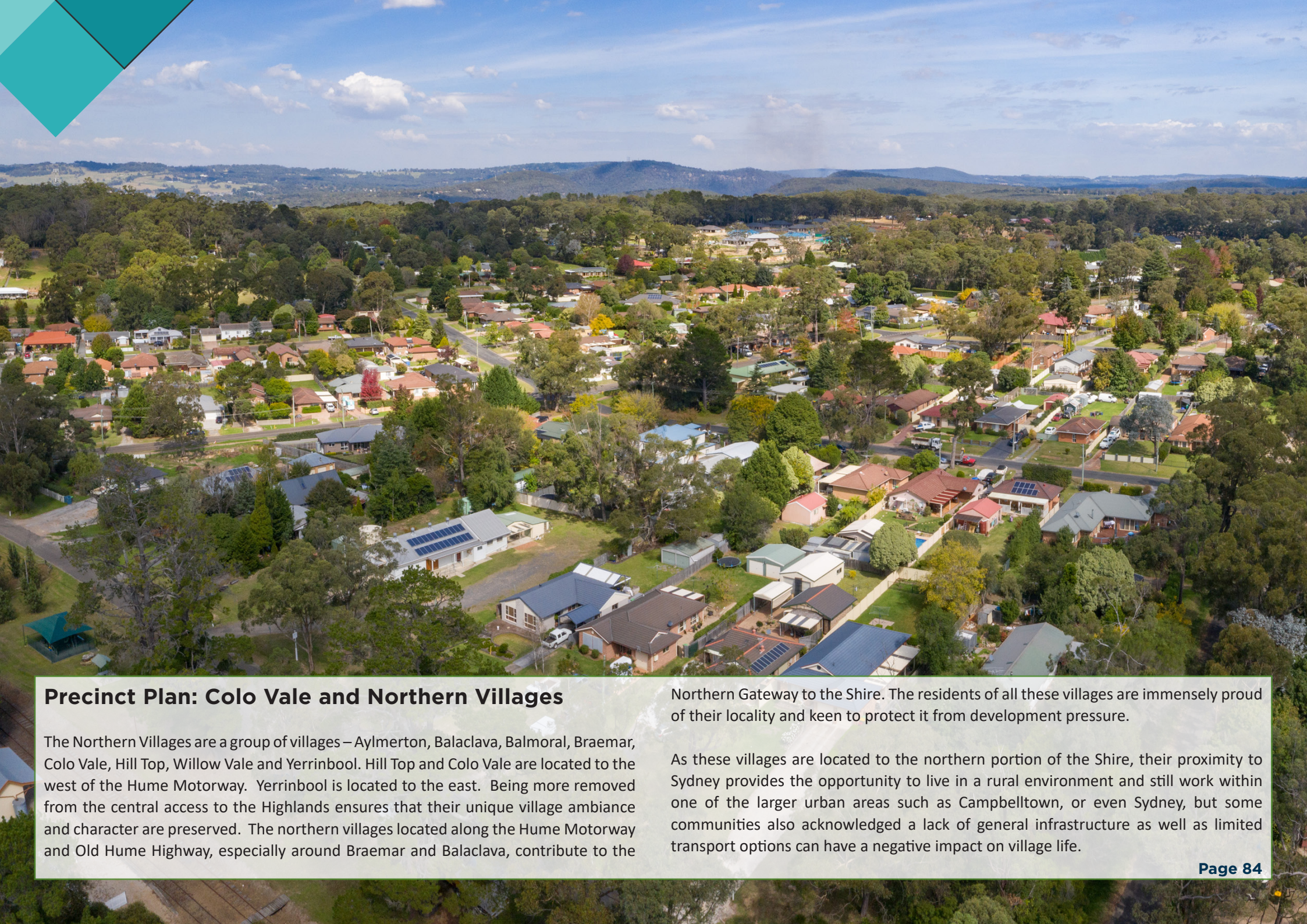


Fig.28: Our Southern Villages





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 ambiance 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.

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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 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.

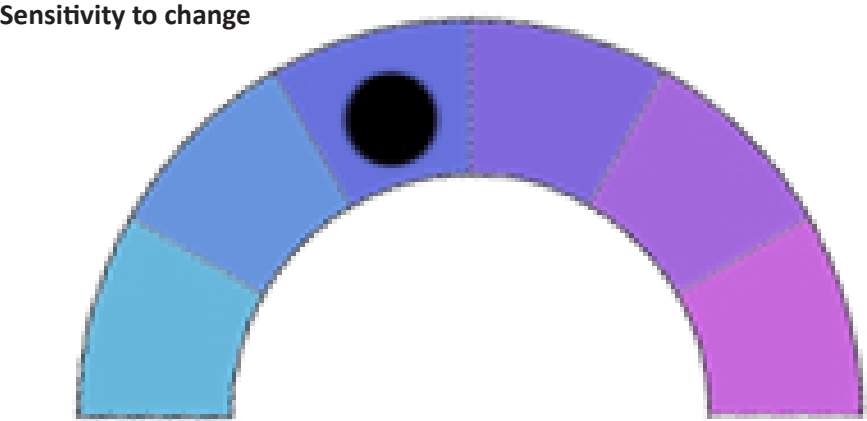
Character Assessment

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



Way Forward Enhance

Fig.30: Sensitivity to Change - Colo Vale

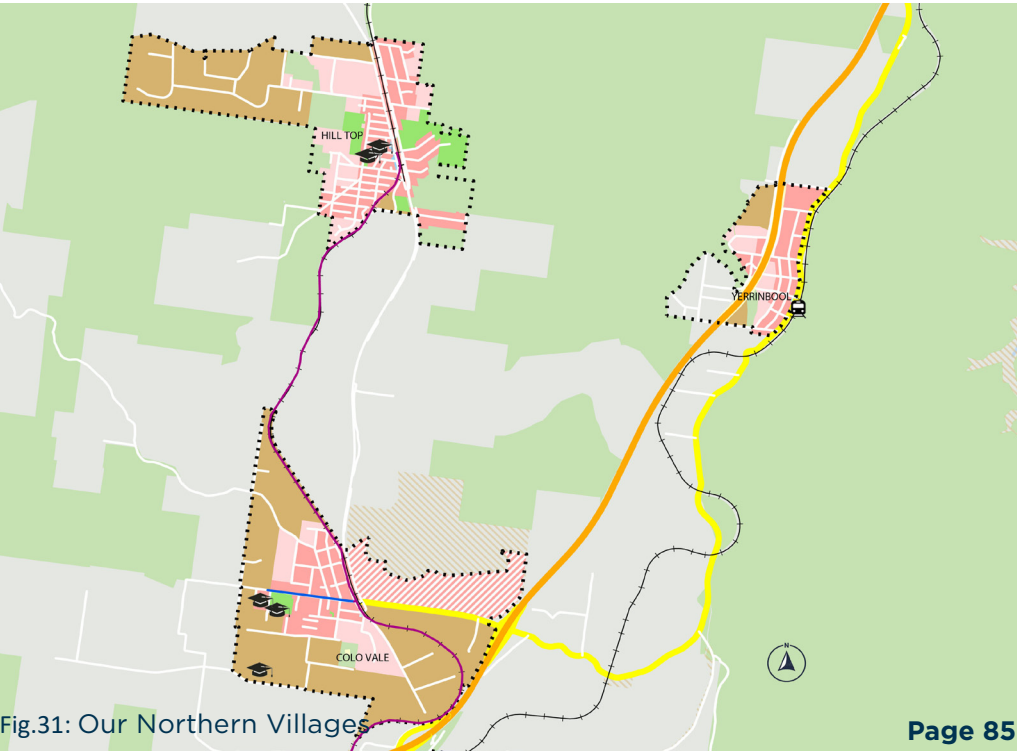


Fig.31: Our Northern Villages

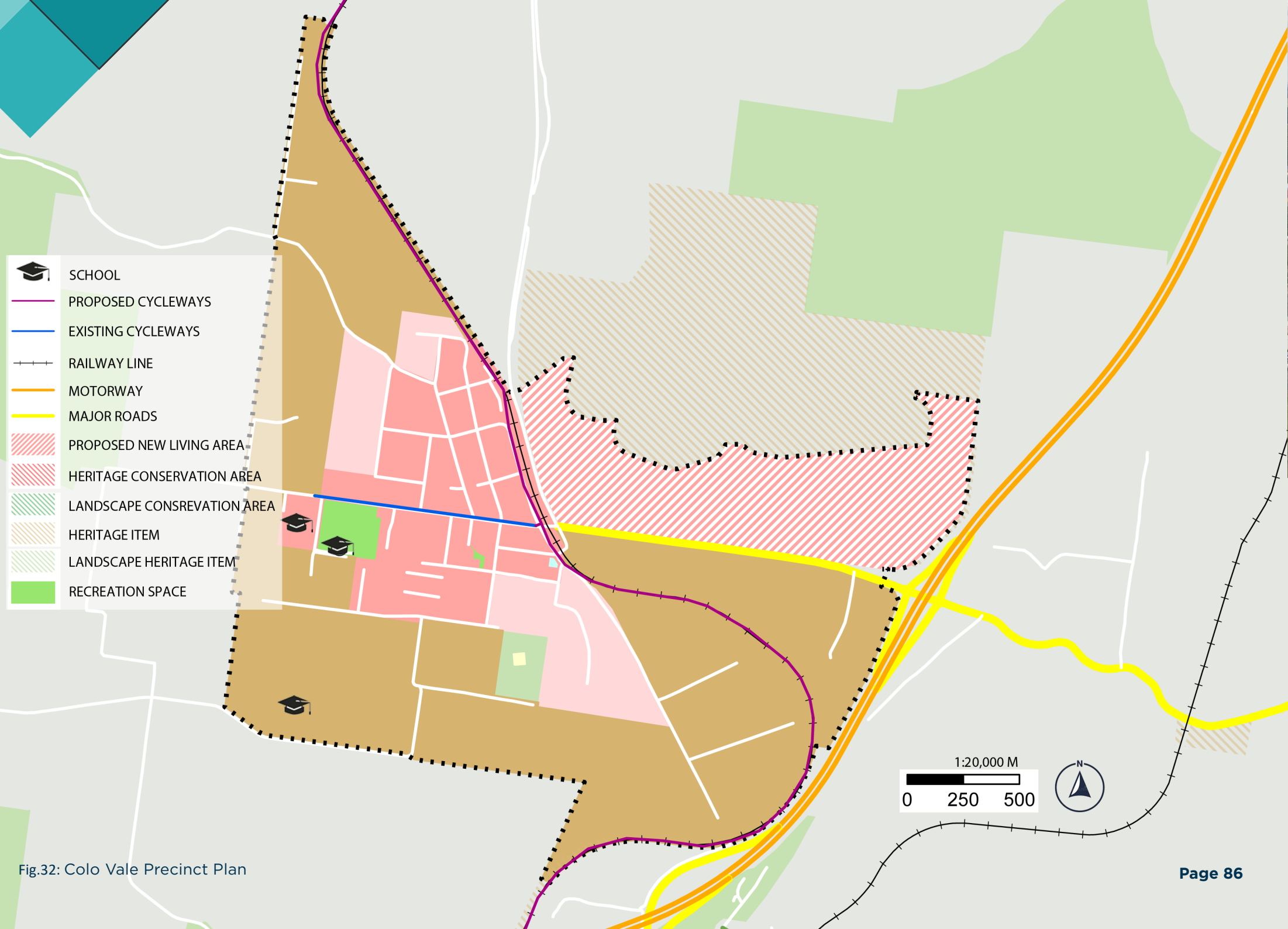


Fig.32: Colo Vale Precinct Plan



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 ‘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 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

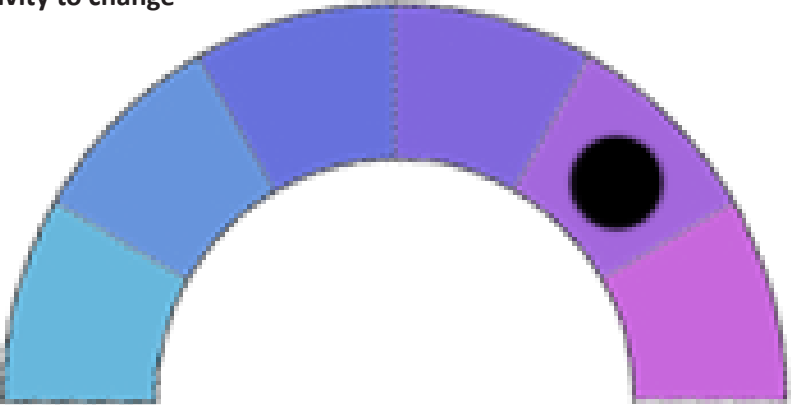
Contributory Elements

- Village ambiance & 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

Fig.33: Sensitivity to Change - Robertson

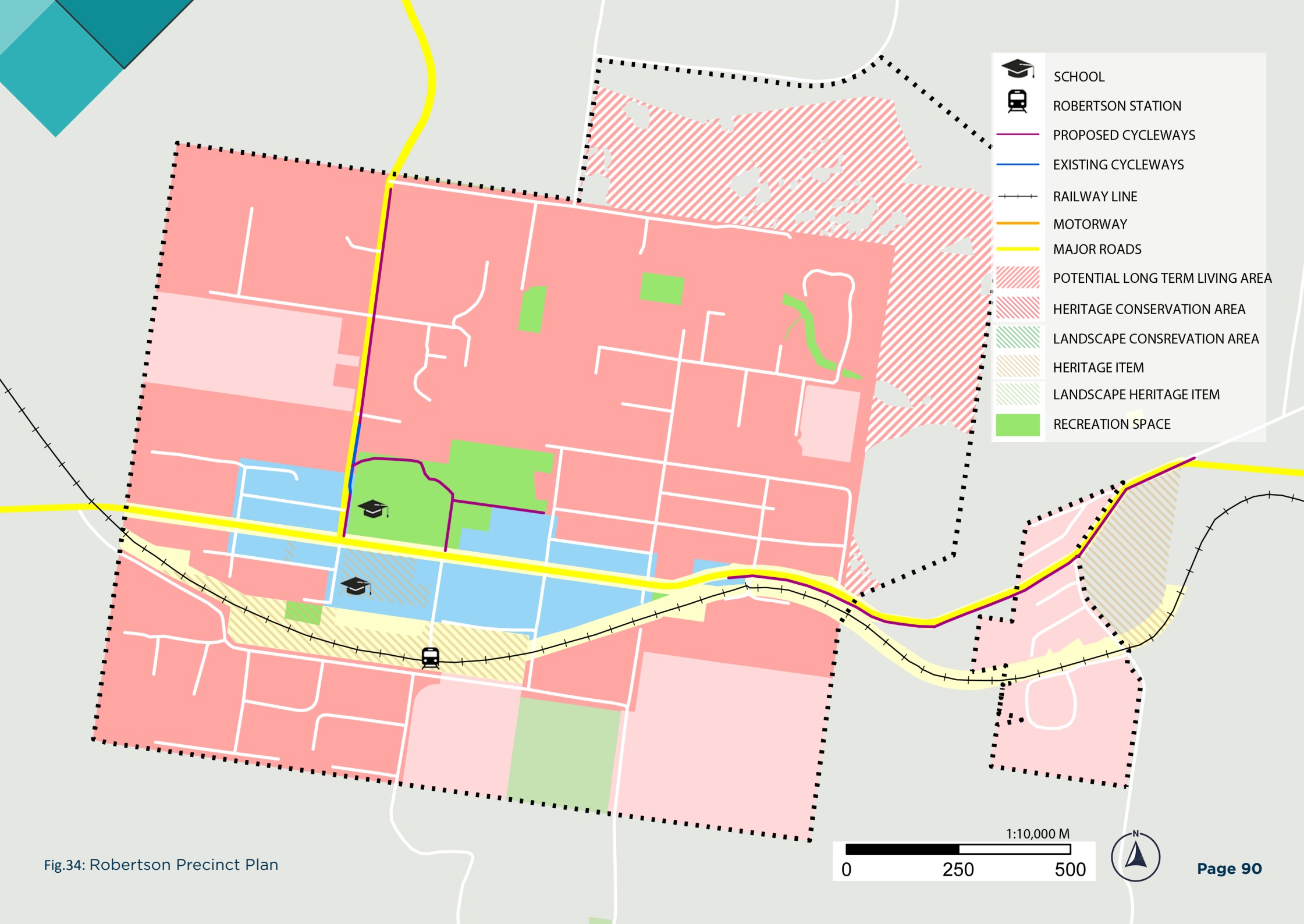


Fig.34: Robertson Precinct Plan



