

Wingecarribee Low-Density Residential Development Controls Review



Information Sheet

Explanation of Intended Effect

Wingecarribee Shire Council are undertaking a review of the low-density residential development controls for the Shire. The review aims to provide of a clear planning framework that is easy to use, understand and implement, without undermining the local character of our towns and villages. The review will not only streamline the assessment and approval process but ensure that new development is responsive to the Southern Highlands context and character.

The review focuses solely on the low-density housing controls contained within the Wingecarribee Development Control Plans and is not considering population growth generally, new zoning opportunities, housing needs/affordability or the desired future character of our towns and villages.

Ways to Participate Now!

The new low-density residential controls are currently on public exhibition, from **Friday 3rd May, 2024 to Monday 3rd June, 2024**. During this time, Council is calling for participation from the community and industry to shape the development controls for future low-density residential development in the Shire.

You can get involved by:

- Read through the draft Low-Density Controls via the Document Library on the right pane of the Participate Wingecarribee Project Page.
- Alternatively, access a hard copy available at Council's Customer Service Counter at the Civic Centre, Bowral Library, Moss Vale Library, Mittagong Library or the WSC Mobile Library.
- Write a submission and email to Strategic.Outcomes@wsc.nsw.gov.au or mail@wsc.nsw.gov.au.

Timeline



What is a Development Control Plan?

A Development Control Plan (DCP) provides specific planning and design guidelines to support the planning controls of the Wingecarribee Local Environmental Plan 2010. In Wingecarribee Shire Council area, the DCPs are broken down into suburb locality, with a general DCP for industrial lands and two rural DCPs. This review will investigate the low-density residential chapters of 15 applicable DCPs and make comparisons to a new low-density residential DCP that has been drafted.

What is the purpose of the review?

The purpose of this review is to provide clear planning framework that is easy to use, understand and implement, that does not undermine the local character of the towns and villages throughout the Shire. In doing so, Council can best streamline the assessment and approvals process and ensure that new low-density residential development is sympathetic to the Southern Highlands context and character.

A medium-density residential control review has also been conducted and is now in the post exhibition phase. This project intends to establish a clear suite of development controls that support a greater housing diversity while ensuring that medium-density development is responsive to the local character and communities' expectations.

The reviews respond to the Local Housing Strategy in ensuring that residential development controls support a greater availability and diversity within housing typologies. This will best ensure housing stock continues to meet the needs of the community now and into the future.

Where to next?

Following the public exhibition period, submissions will be analysed and collated into a post exhibition report. This report and the draft low-density residential controls will be presented to Council seeking adoption.

What is included in the review?

This review takes into consideration the low-density residential controls in place in 15 of the towns, villages and rural DCP's throughout the Shire. In doing so it comprises of 3 key documents, available in the document library on the Participate Wingecarribee Project page. These are the Draft low-density housing development control plan, a Development Application (DA) checklist and a Statement of Environmental Effects (SEE) checklist. The draft low-density chapter and this document also accompany the 3 documents in the document library on Participate Wingecarribee.

General Additions and Omissions

A summation of the changes being made per DCP has been provided on the Participate Wingecarribee project page. This compares controls within the current DCP for each Town and Village to the proposed controls. When reviewing, general additions and omissions between the DCP's were noted. These additions and omissions are broken down further below:

Town Development Control Plans:

General Additions:

- A summary of numerical/quantitative controls.
- Definitive low-density housing and ancillary housing descriptions and inclusions.
- Development application document submission checklist and compliance checklist.
- A site analysis section.
- Provision of controls for articulation zone within setbacks.
- Additional safety, security and entrances controls specific to low-density residential zones.
- A preservation of views and privacy section.
- Greater detail within controls for ancillary development, including swimming pools and spas.

General Omissions:

- Infill development on difficult lots.
- A signage section with relevant controls.
- References to strategies, SEPPs and sections of the LEP.

Village Development Control Plans:

General Additions:

- Detail provided in Dual Occupancies and Secondary Dwellings section.
- Definitive low-density housing and ancillary housing descriptions and inclusions.
- Additional safety, security and entrances controls specific to low-density residential zones.
- Greater detail within controls for ancillary development, including swimming pools and spas.

General Omissions:

- Universal design for adaptable housing section.
- Use of controls and design guidelines simultaneously.

Rural Development Control Plans:

General Additions:

- A Building Height section.
- Setback controls from property boundaries.
- A Solar Access section.
- An Open Space section.
- A Site Coverage section.
- A Site Analysis section.
- A Safety, Security and Entrances section, in a residential context.
- An Access and Parking section.
- A Roof Forms section.
- A Building Materials section.
- A dedicated section for detached habitable and non-habitable ancillary structures.
- Summary of numerical/quantitative controls.
- Greater detail within controls for ancillary development, including swimming pools and spas.

General Omissions:

- Information specific to rural living.