



Future Foundations Community Forum WinZero

Bowral South New Living Area



Strategic Outcomes



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Strategic Outcomes

Master Plans
Village Place Plans
Planning Proposals (Rezoning)
Planning Certificates

Heritage Study
LEP & DCP Reviews
Medium Density Study
Low Density DCP Review



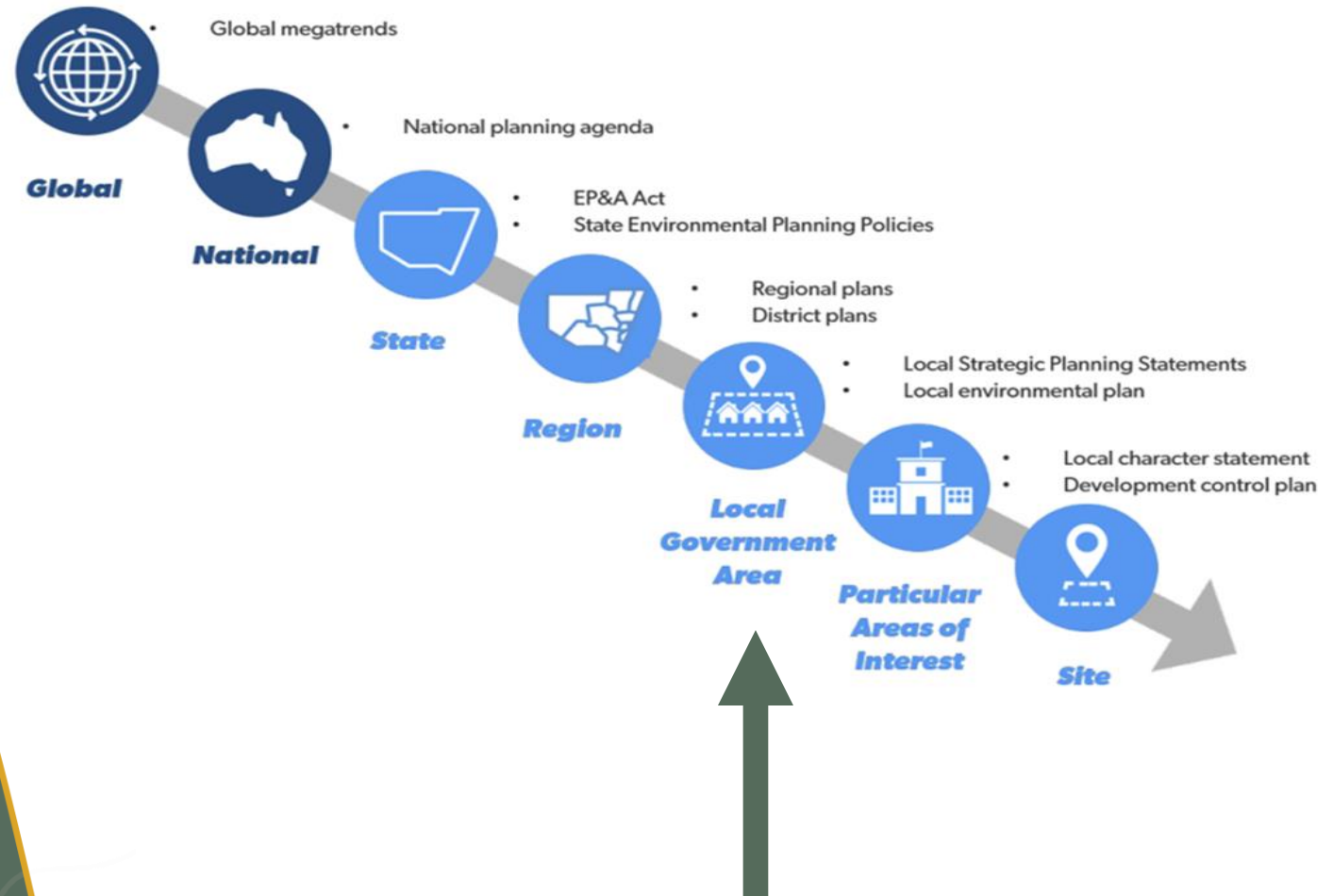
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Wingecarribee
SHIRE COUNCIL

Where do we stand?

Local Government



Wingecarribee Shire Council



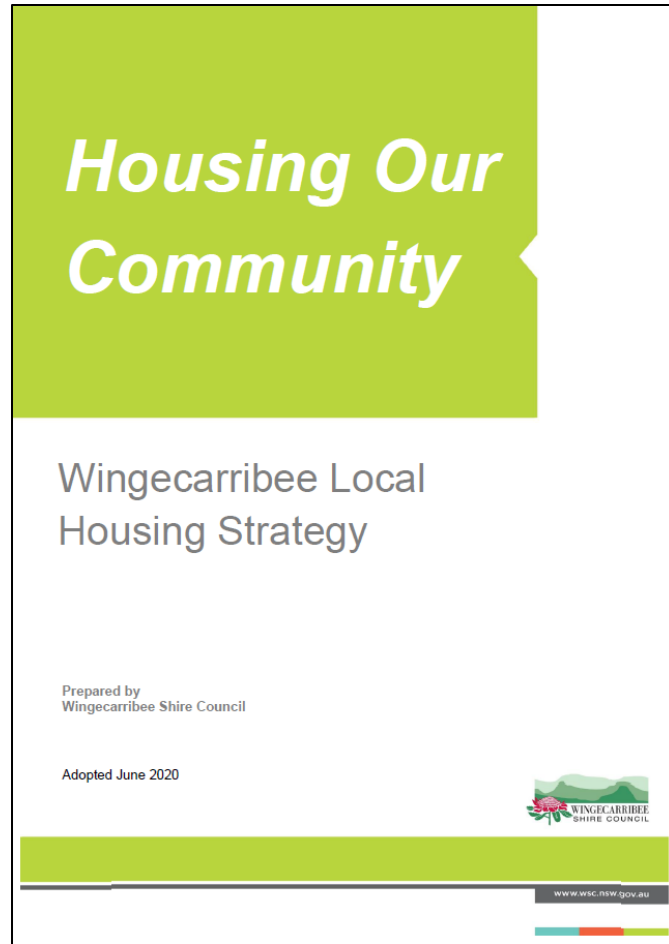
2030

2040

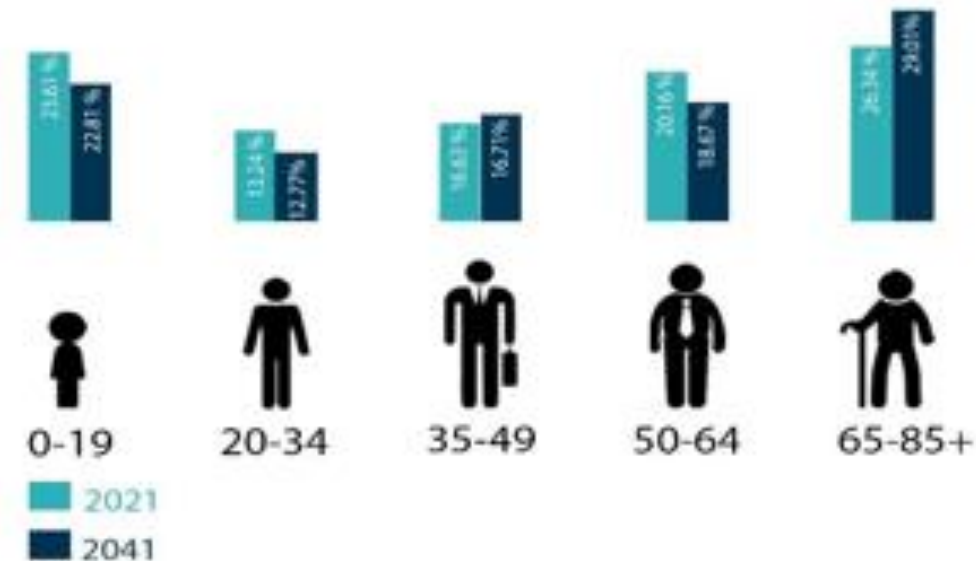
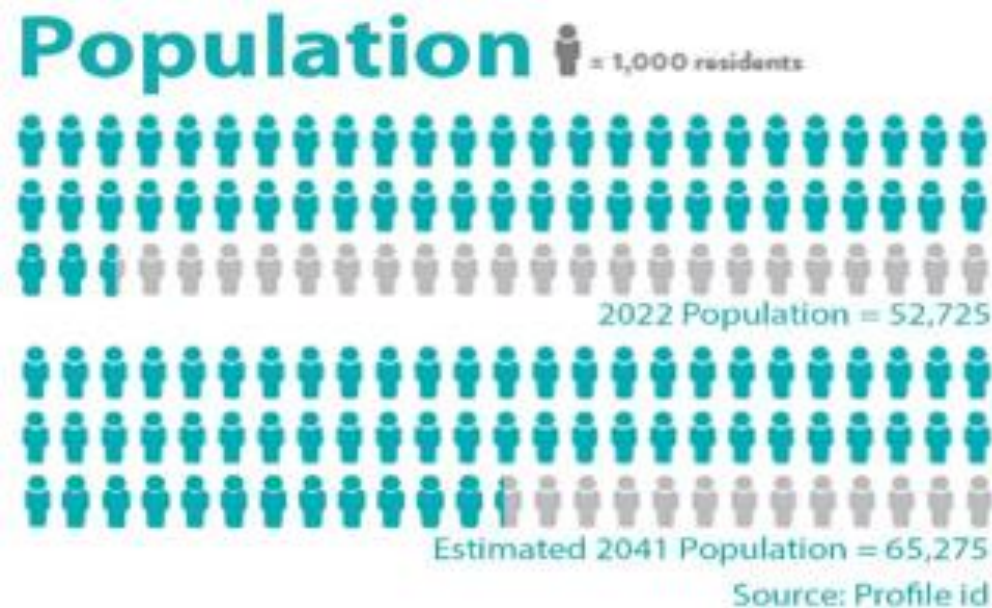
2050+

WINGECARRIBEE SHIRE

Shirewide – The Big Picture



Shirewide – The Big Picture



Our Housing Future

50 : 50

Housing Our Community

Wingecarribee Local Housing Strategy

Prepared by
Wingecarribee Shire Council

Adopted June 2020



www.wsc.nsw.gov.au



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So then, why
Bowral South
New Living Area?



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So then, why
Bowral South
New Living Area?

Shirewide

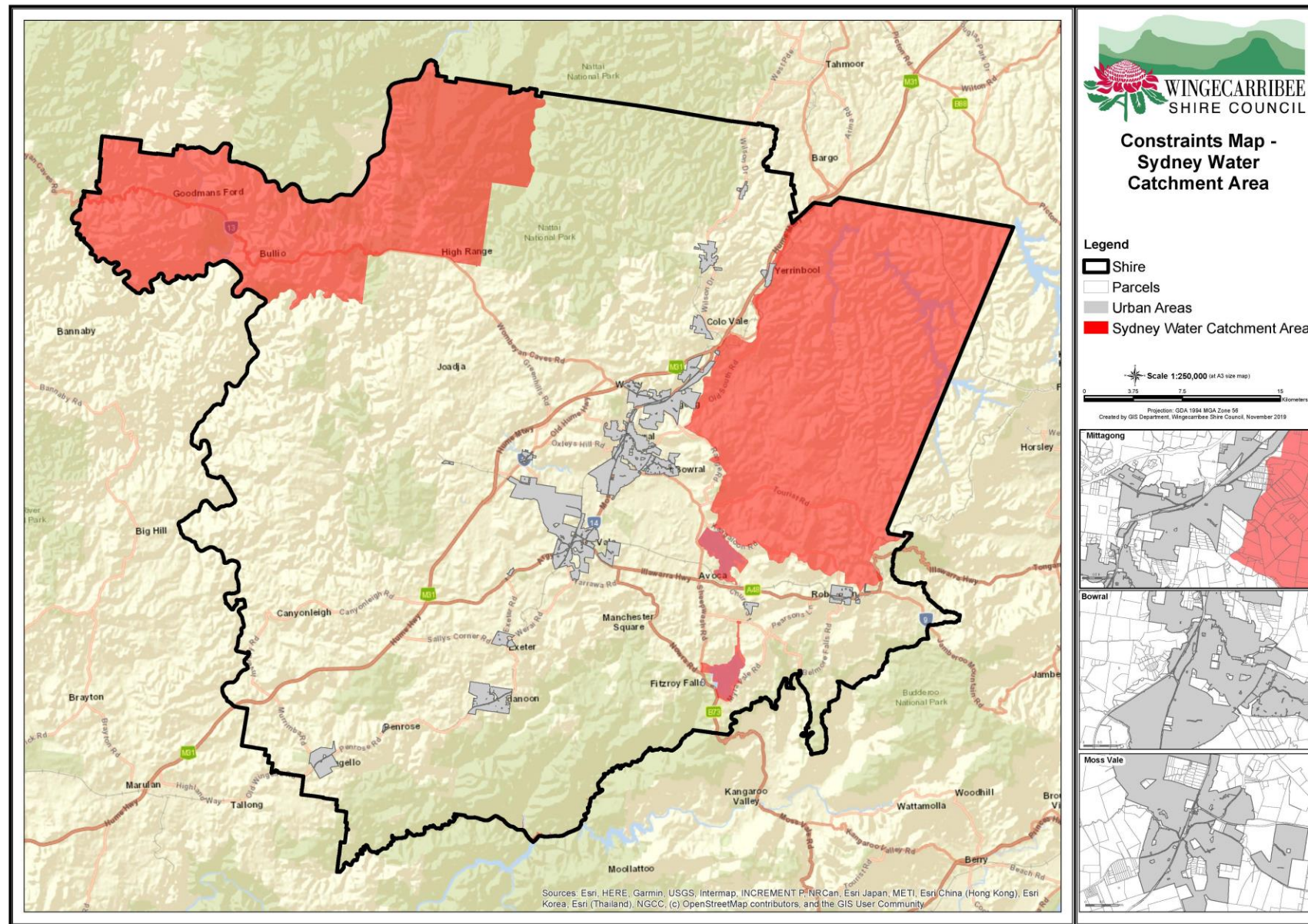
The Big Picture



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Constraints Mapping

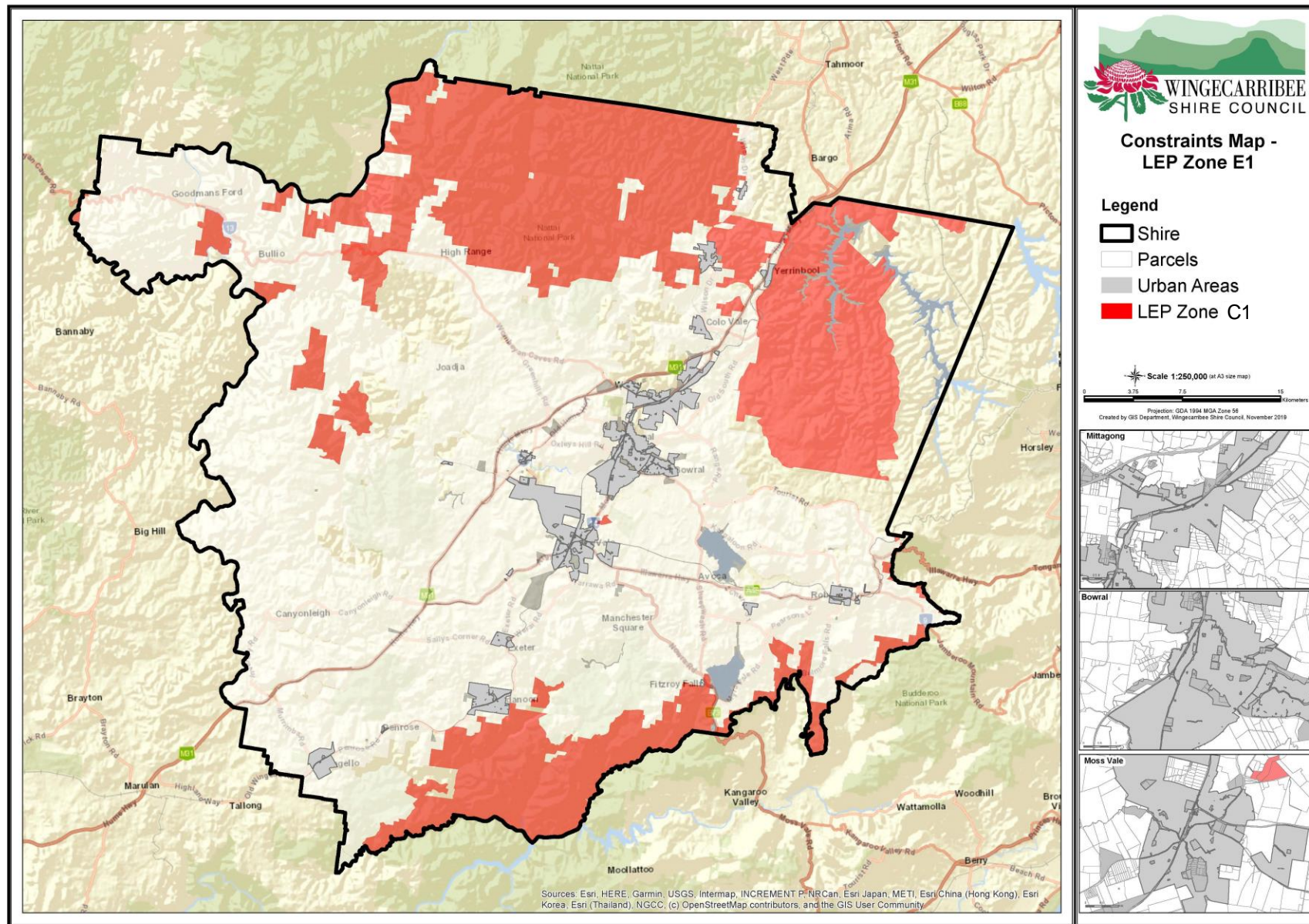
Sydney Water Catchment Area



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Constraints Mapping

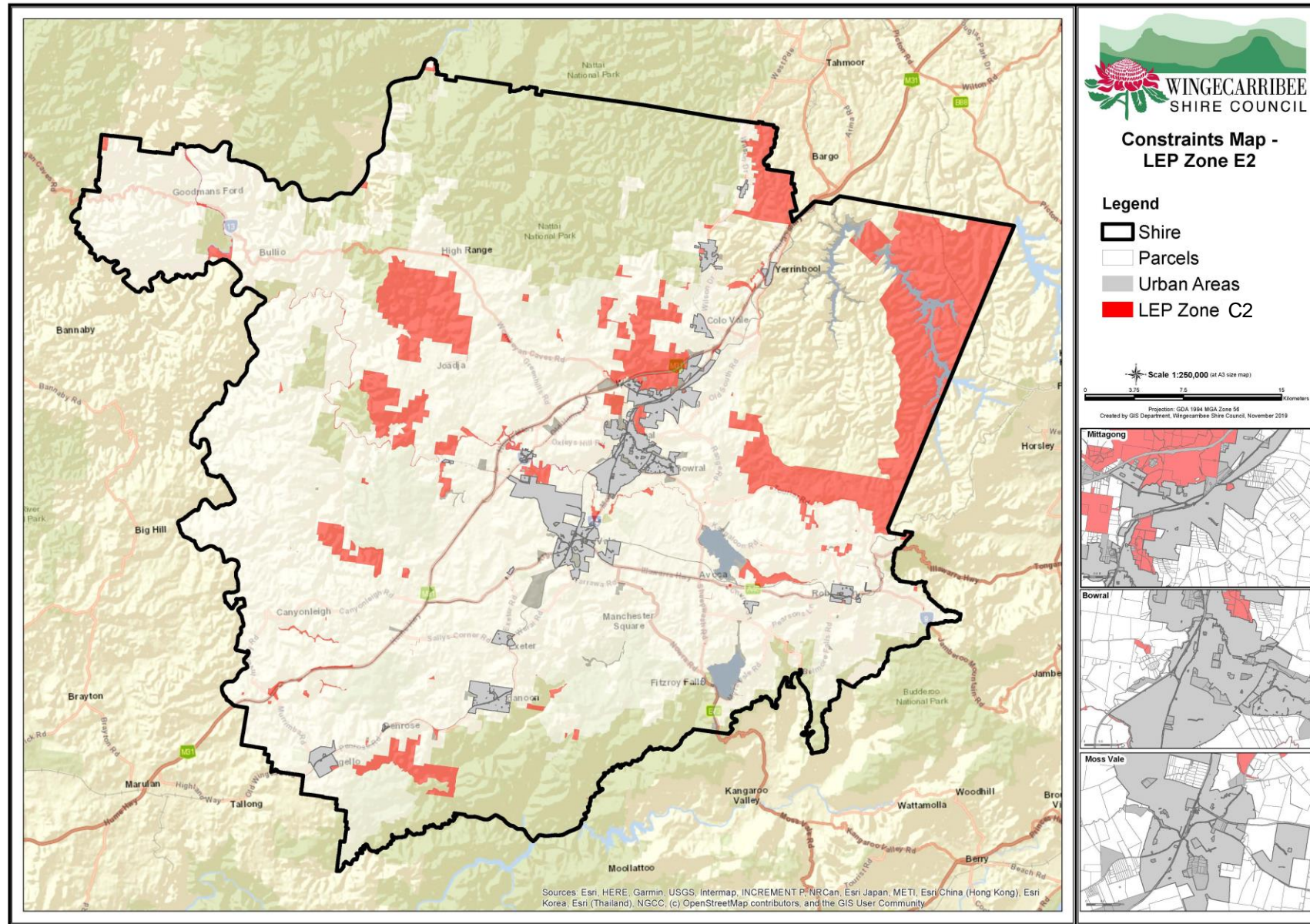
**Excluding Zone
C1 National Parks and
Nature Reserves**



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Constraints Mapping

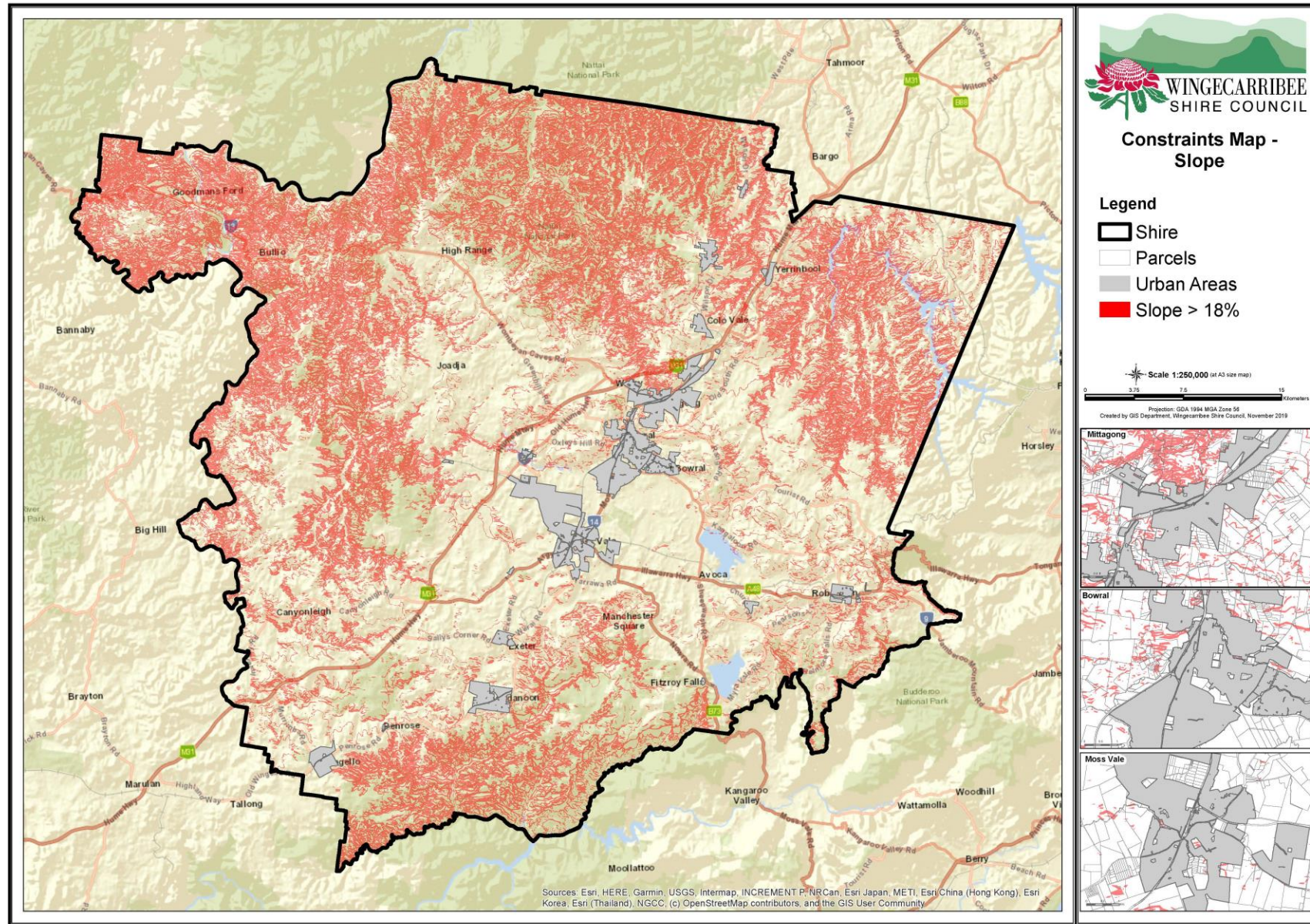
Excluding Zone
C2 Environmental
Conservation



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Constraints Mapping

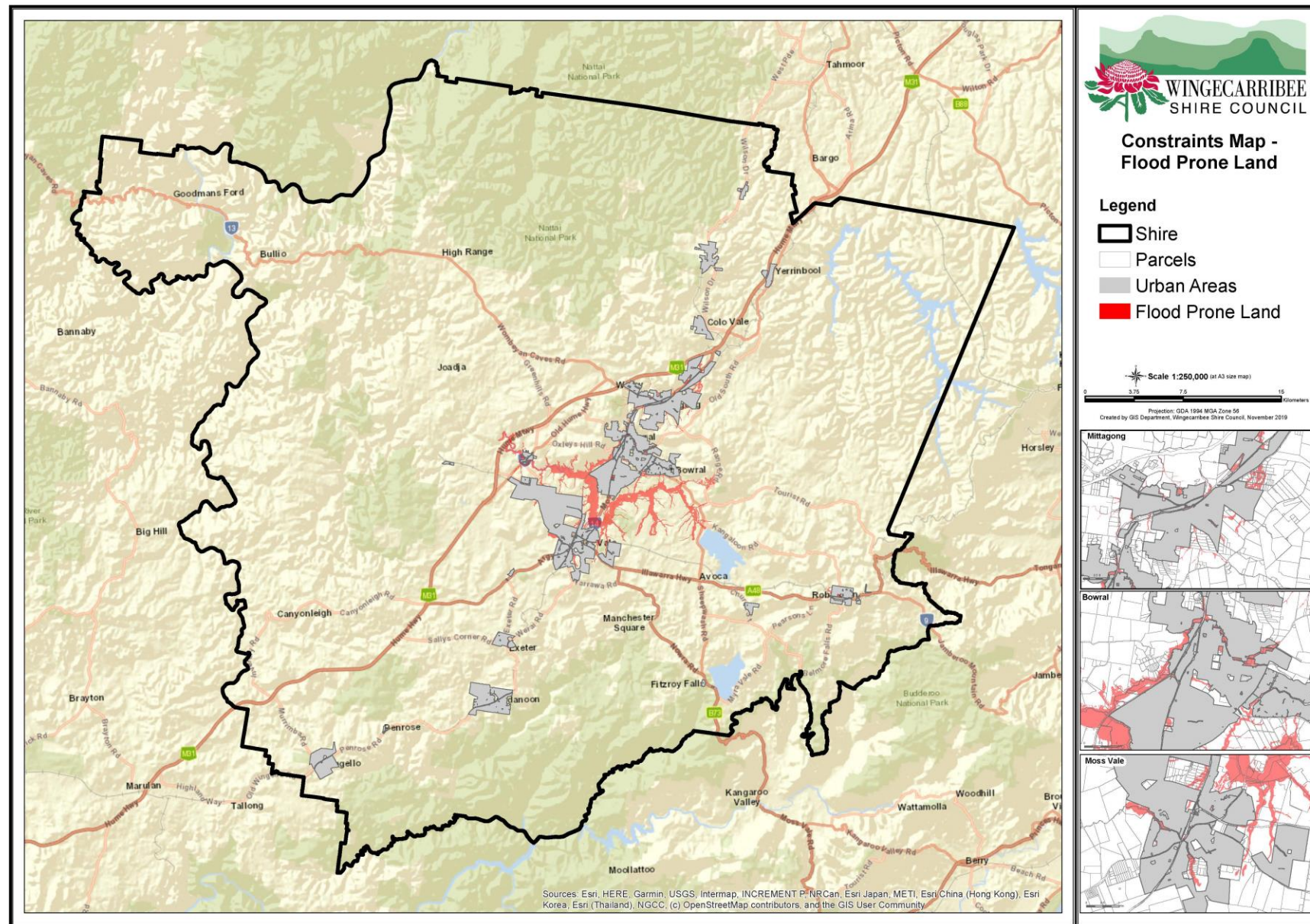
Natural slope > 18%



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Constraints Mapping

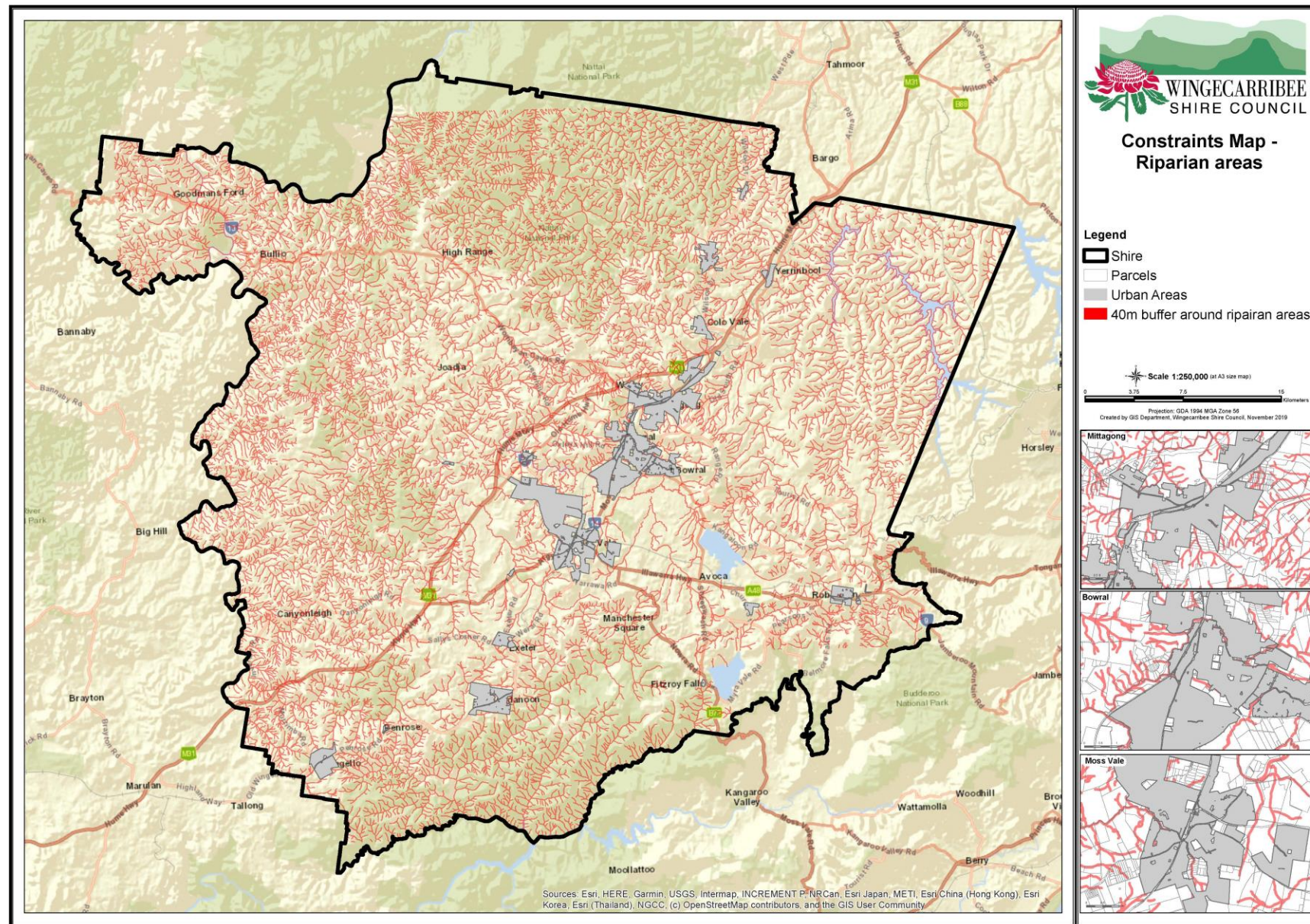
Flood Prone Areas



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Constraints Mapping

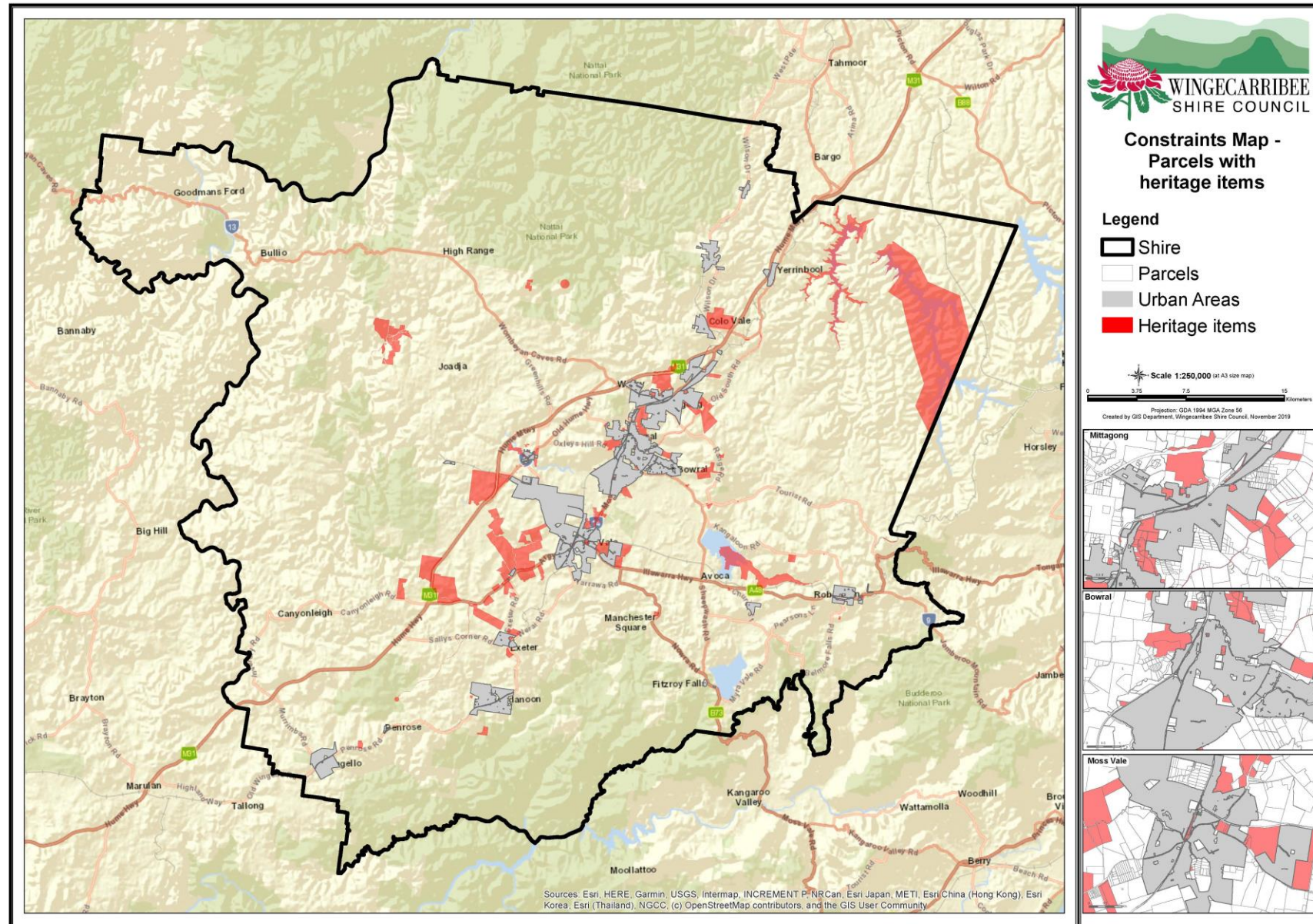
40m buffer around mapped Riparian Corridors



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Constraints Mapping

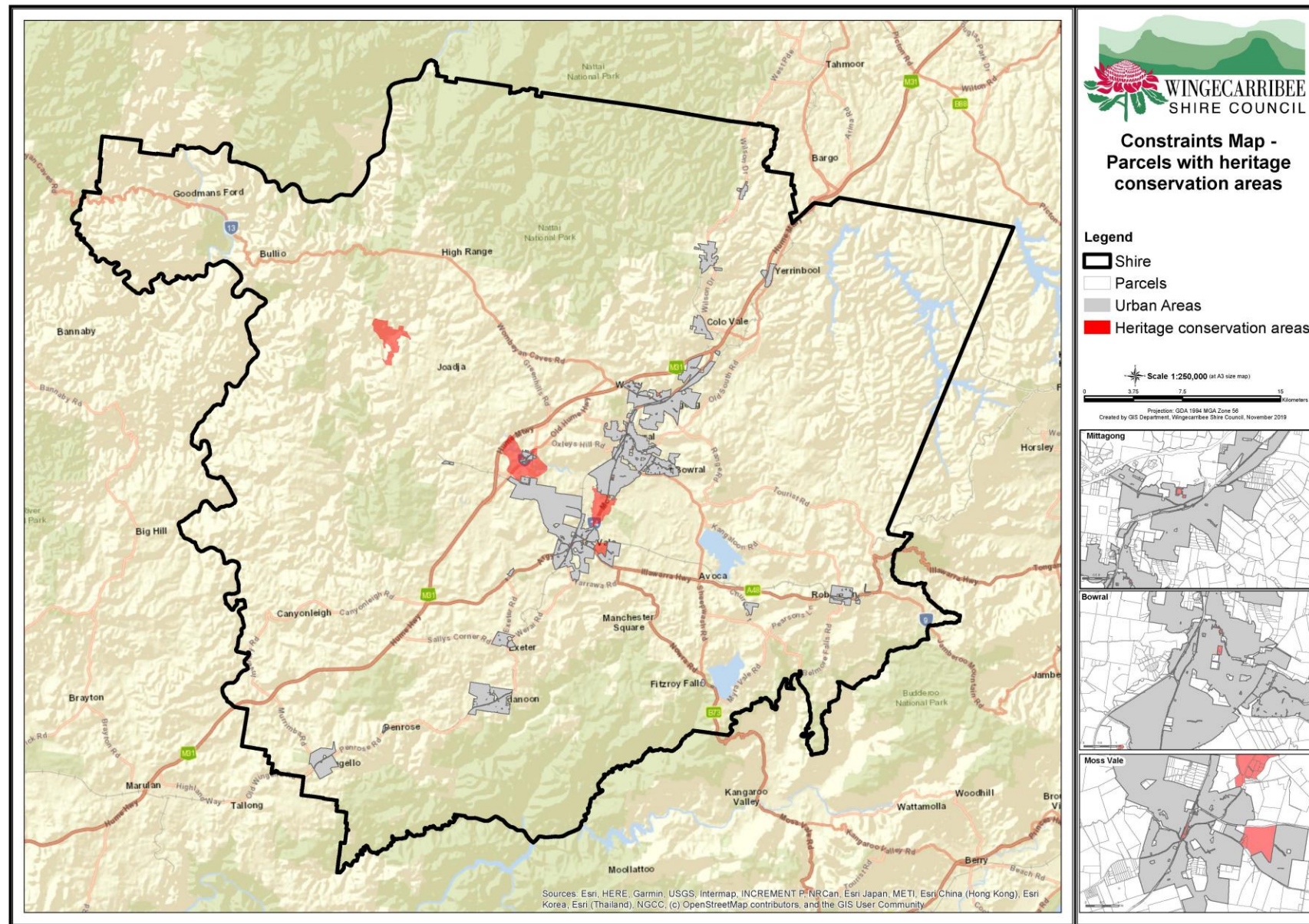
Mapped Heritage Items



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Constraints Mapping

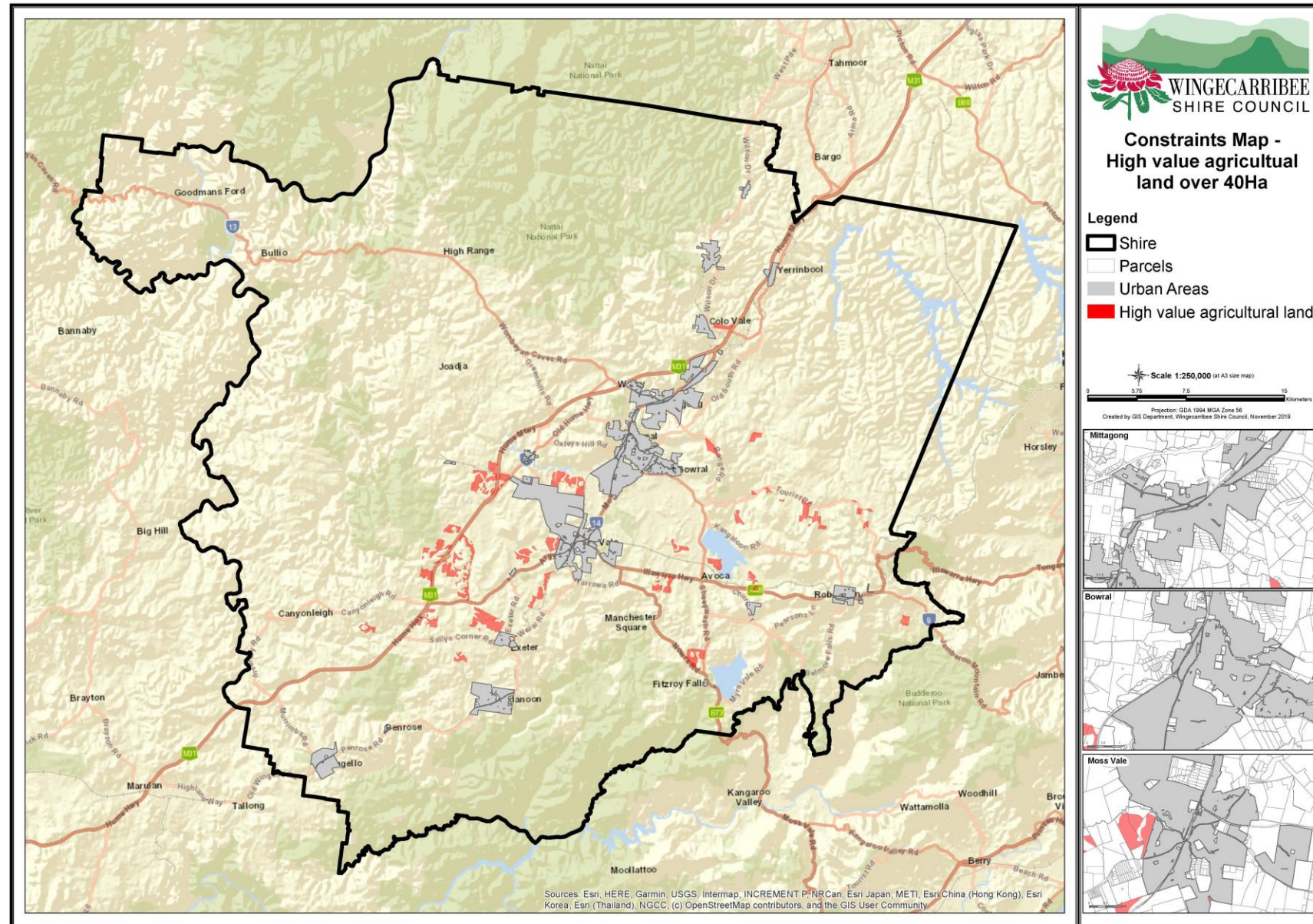
Mapped Heritage Conservation Areas



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Constraints Mapping

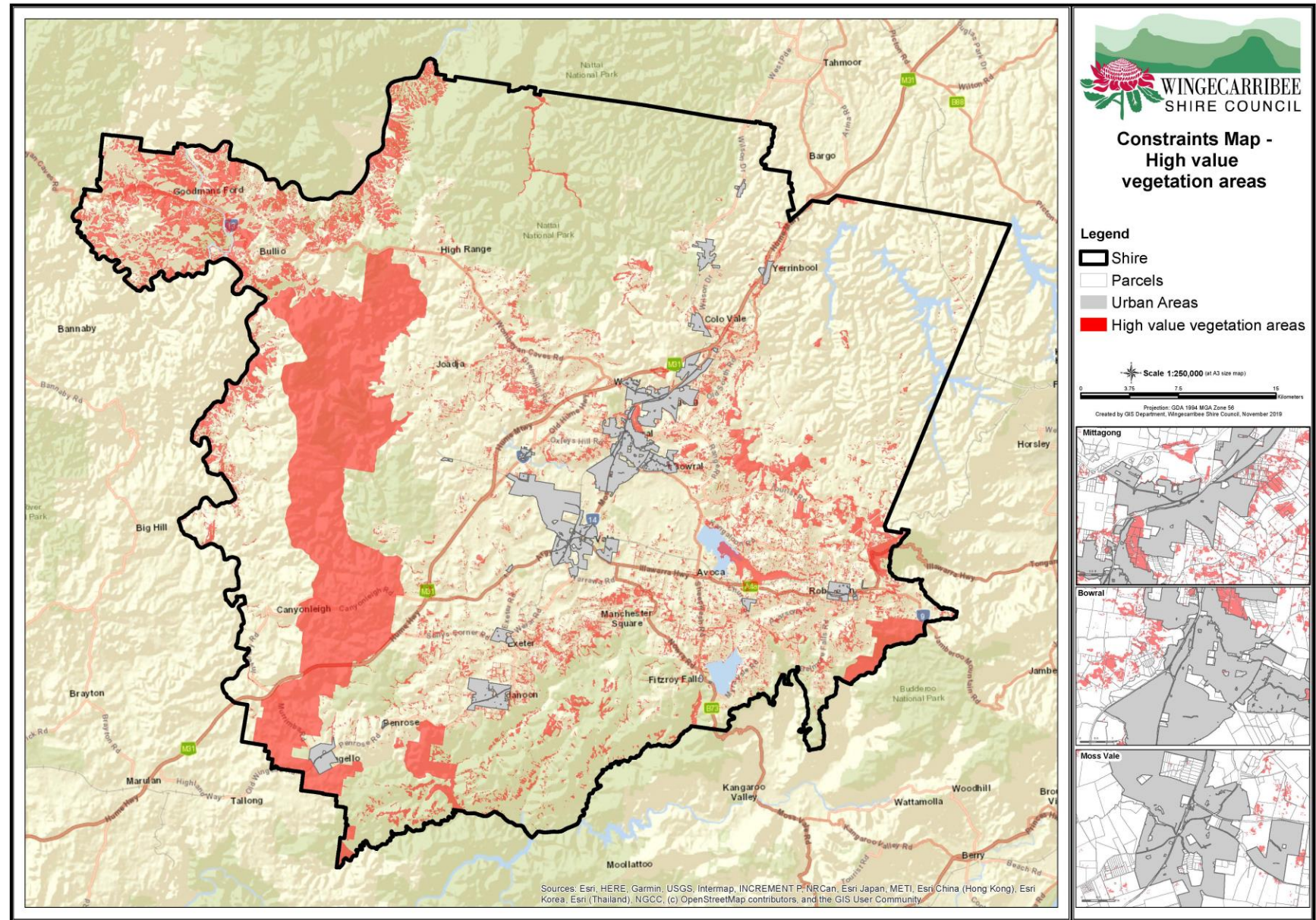
High Value Agricultural Land



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Constraints Mapping

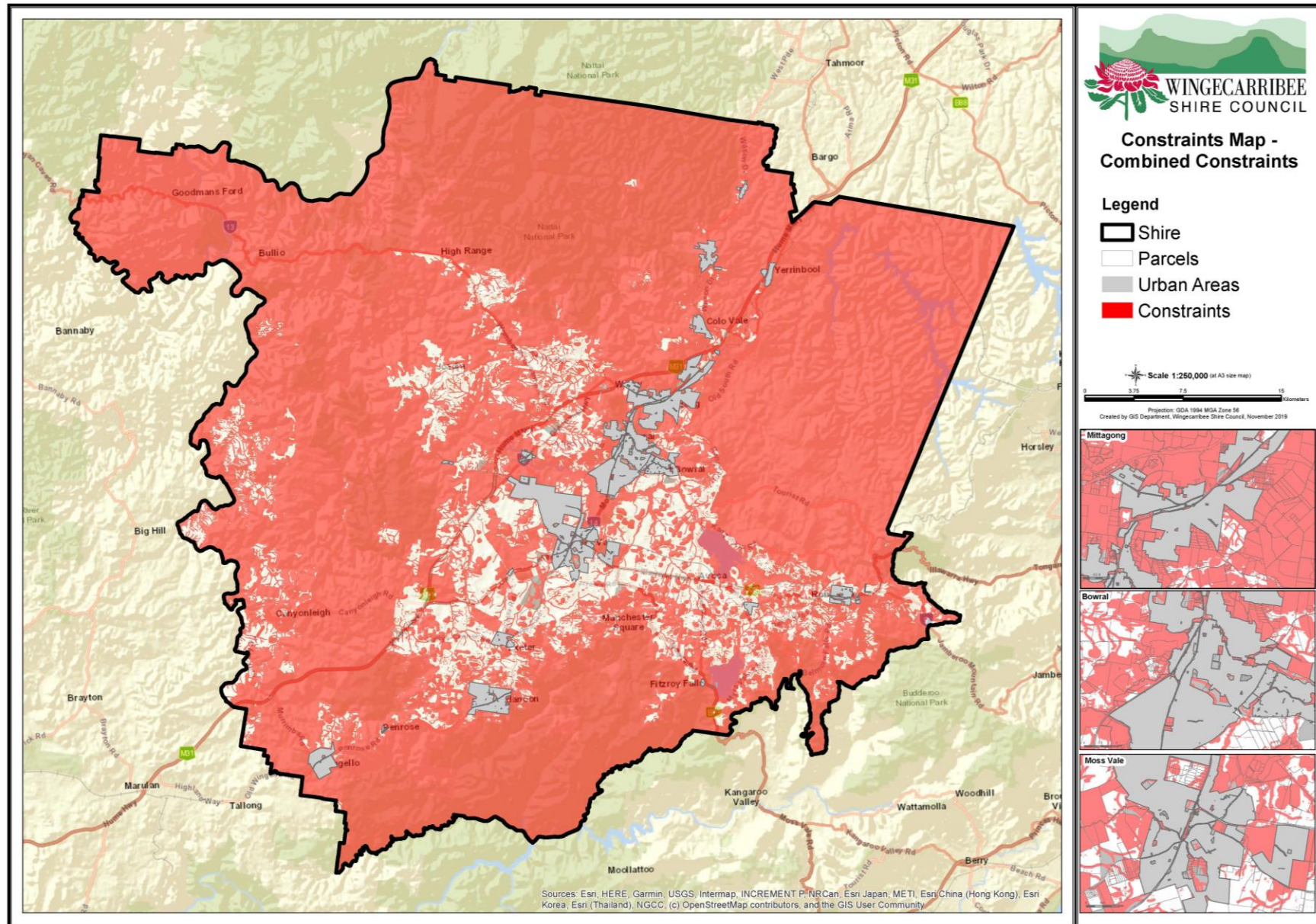
High Value Vegetation Areas



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Constraints Mapping

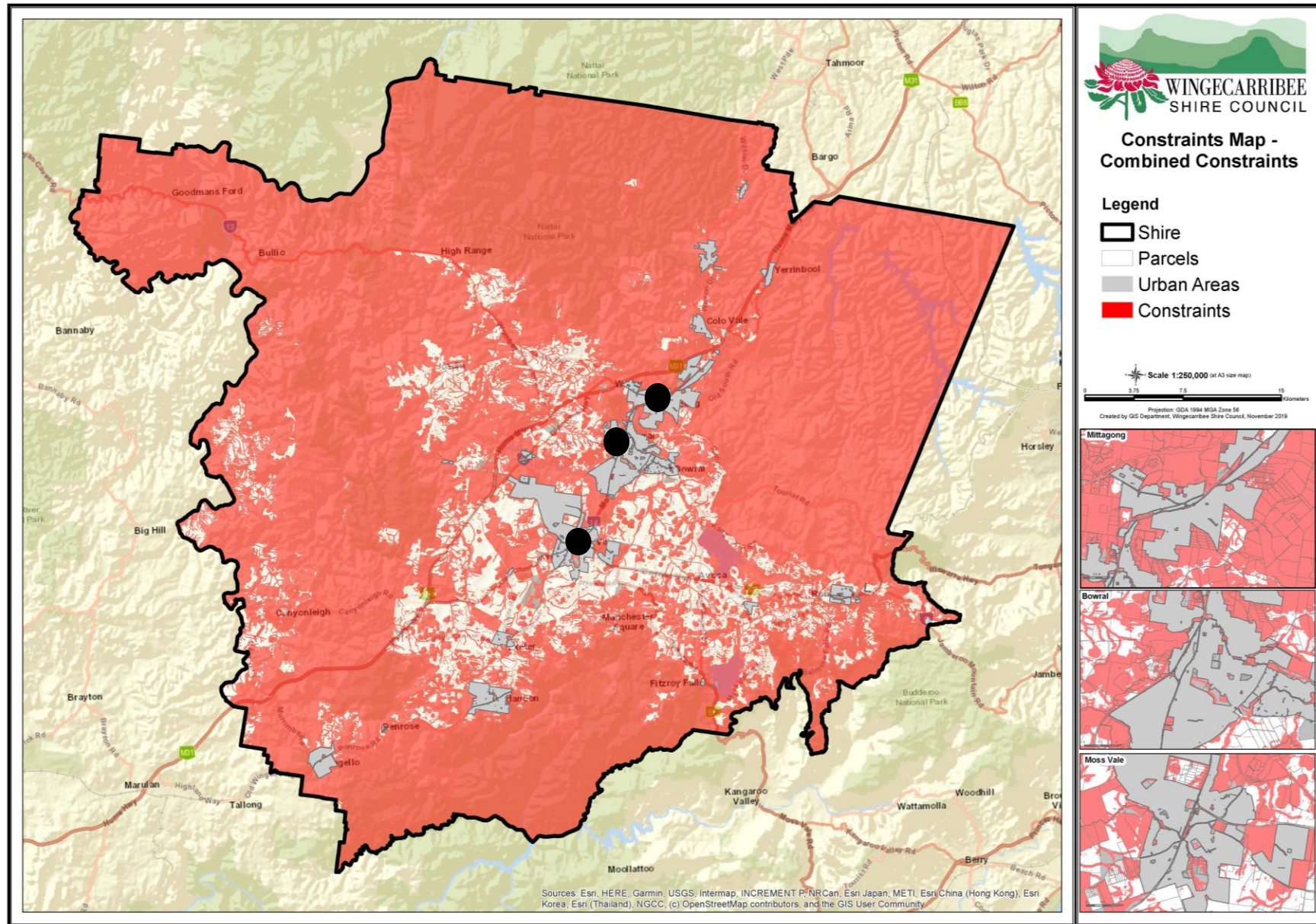
The Big Picture (Shirewide)



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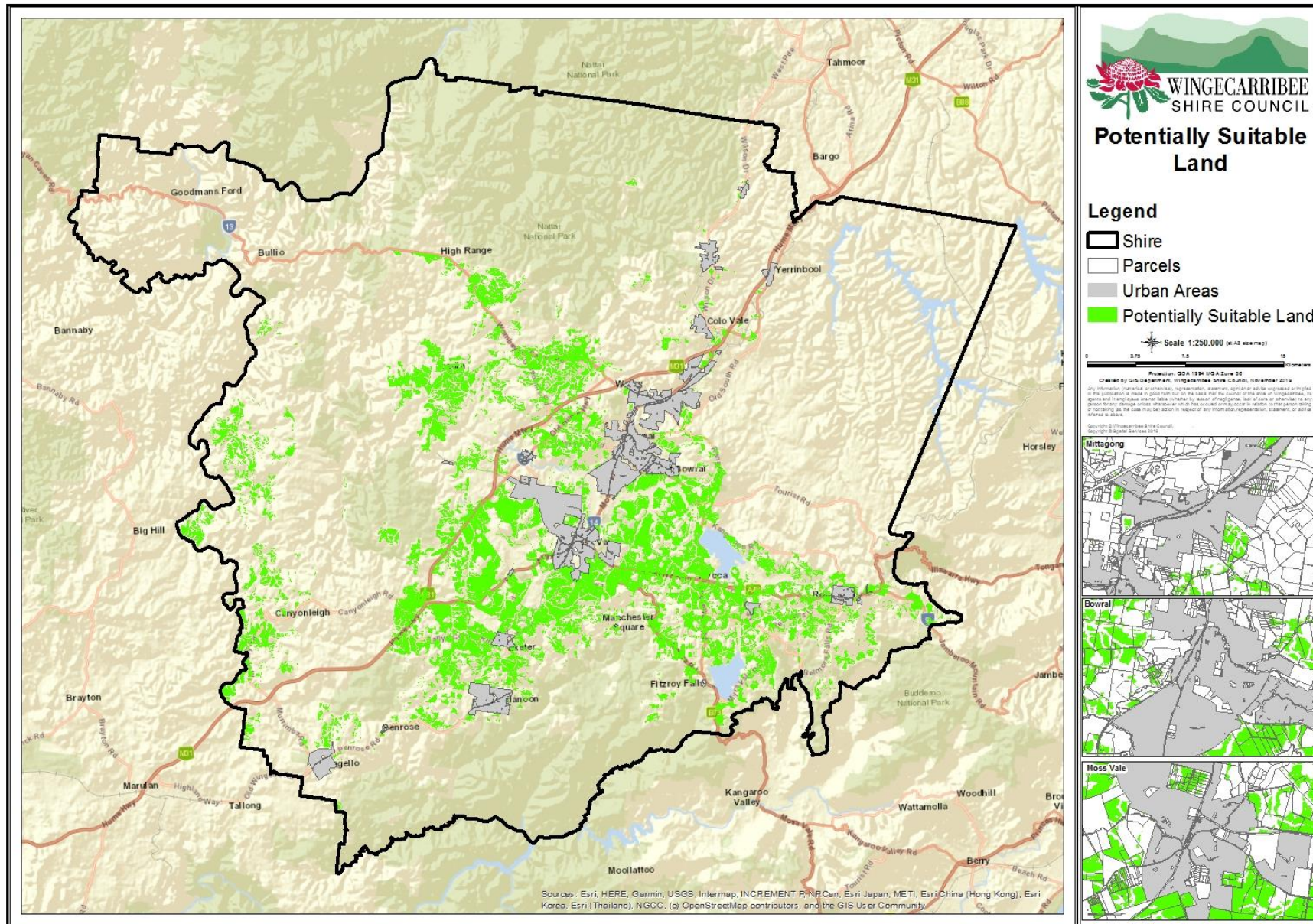
Constraints Mapping

The Big Picture (Shirewide)



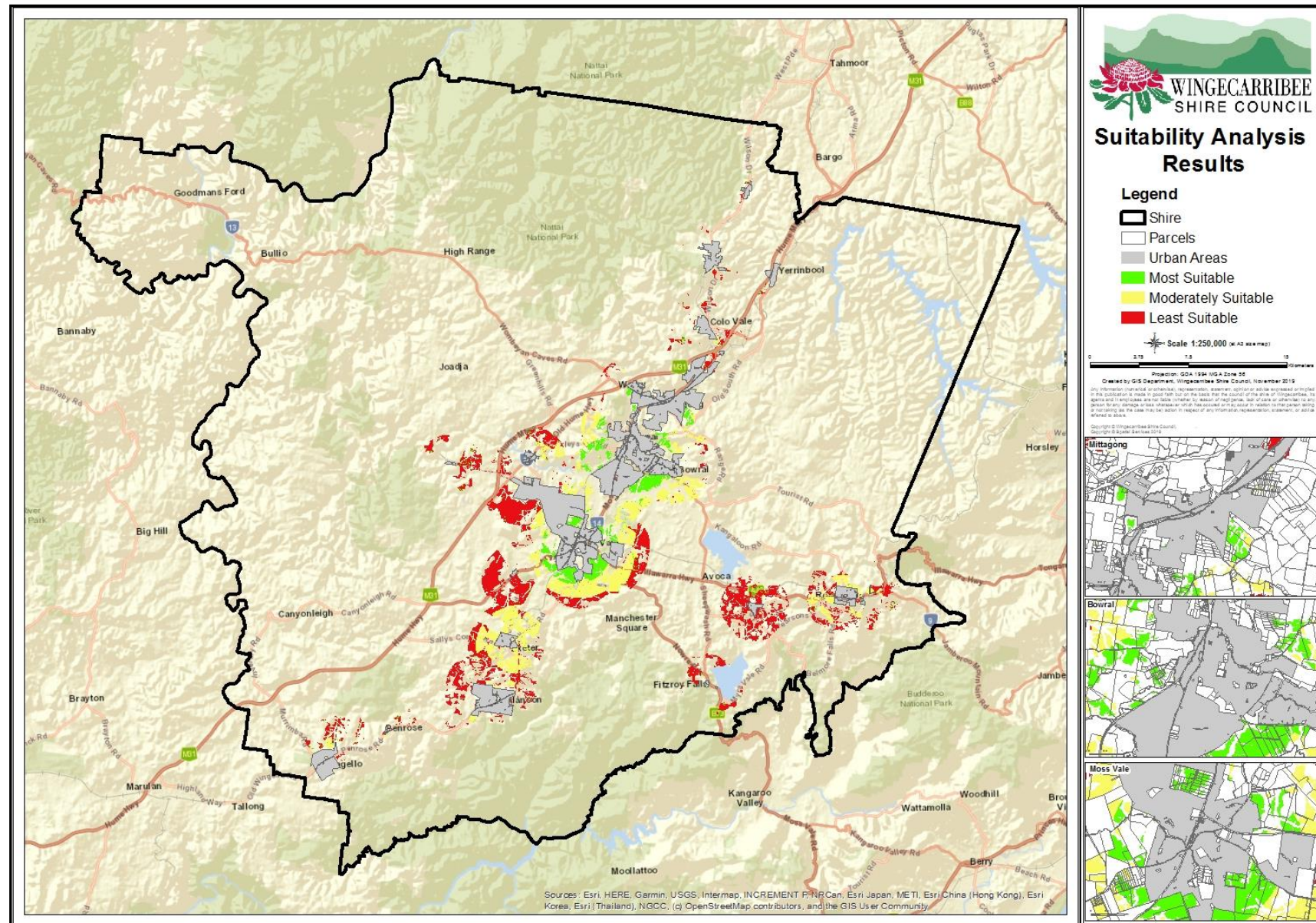
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Potentially Suitable Land



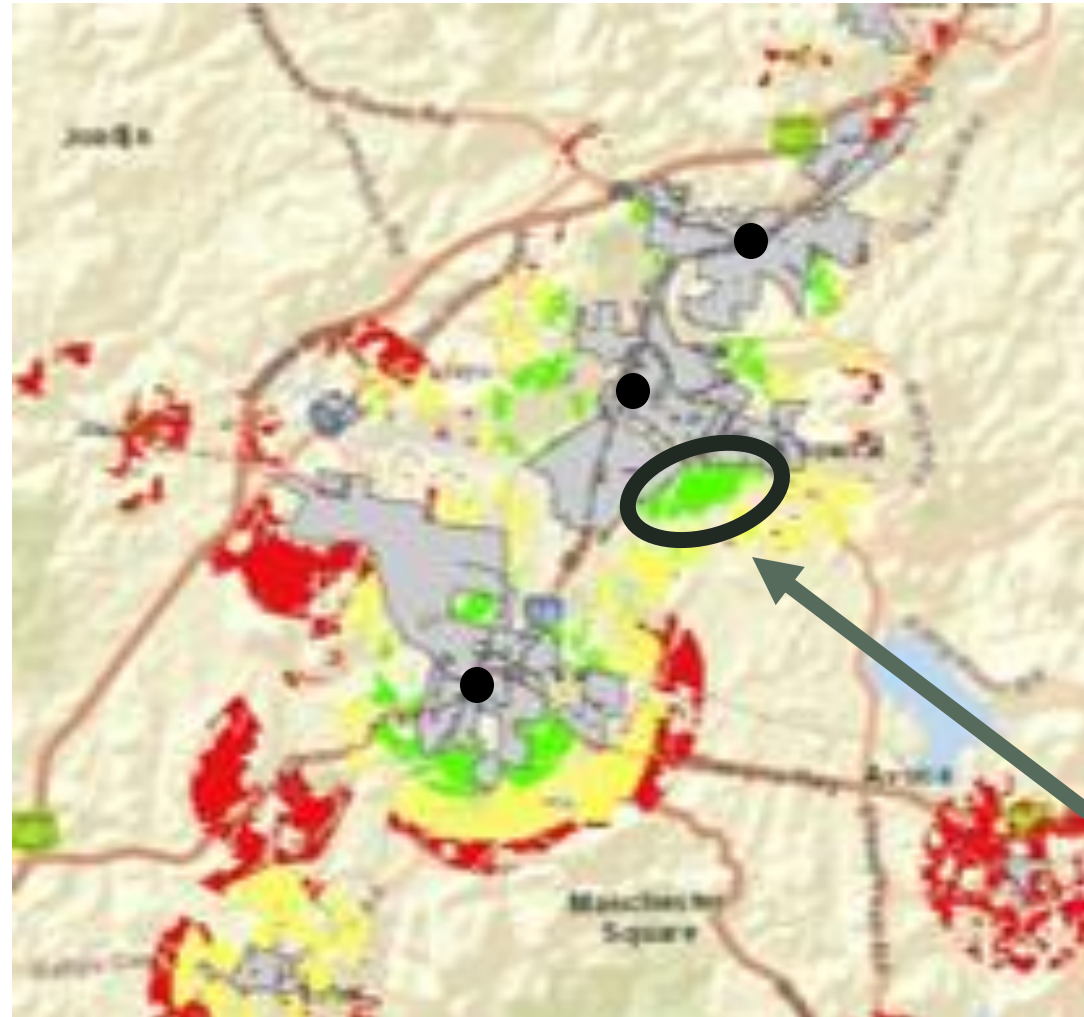
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Suitability Analysis Results



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Town Centres & 50 : 50 Ratio

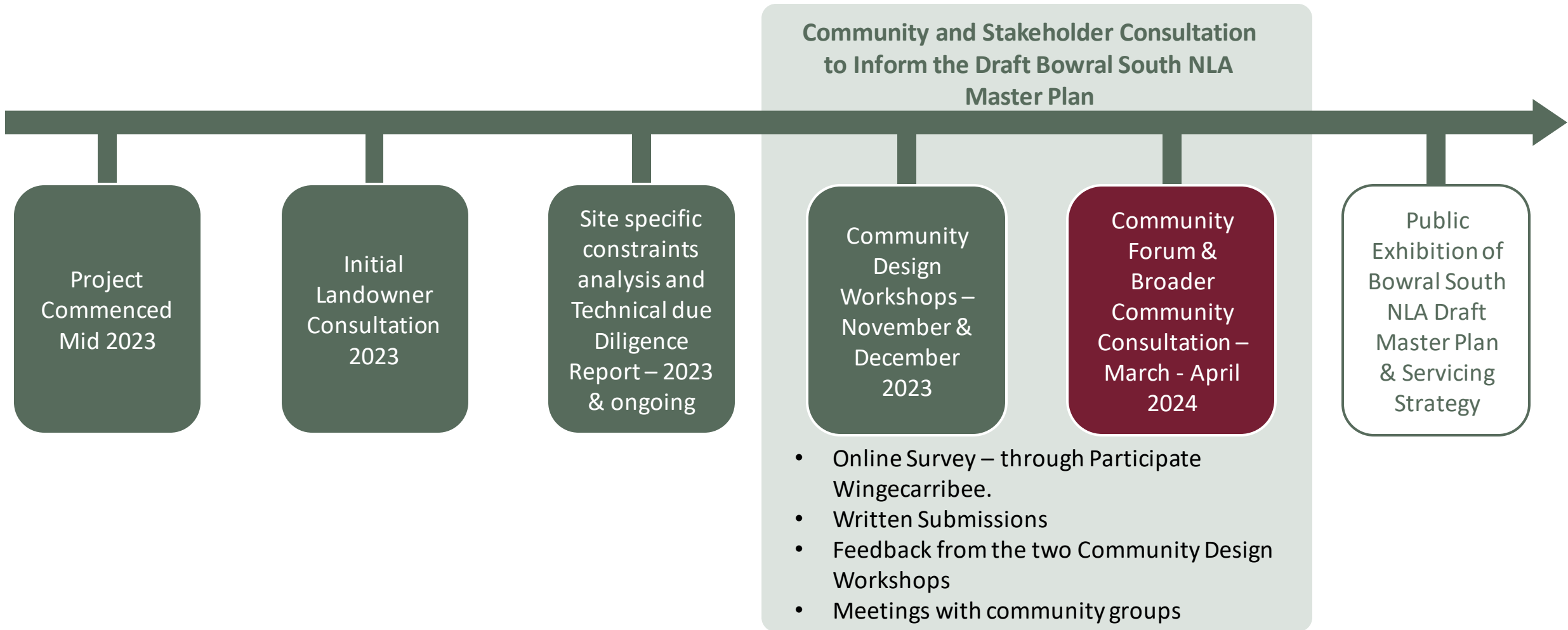


Why **Bowral South NLA?**

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



Project Timeline



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Site Specific Constraints & Technical Due Diligence mapping

LEGEND

— Study Area



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Site Specific Constraints & Technical Due Diligence mapping



LEGEND

- Study Area
- Heritage Item
- Existing Footpath Network



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Site Specific Constraints & Technical Due Diligence mapping

LEGEND

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



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Site Specific Constraints & Technical Due Diligence mapping

LEGEND

Study Area

Heritage Item

Existing Footpath Network

Ecological Constraints Assessment

High

Medium-High

Medium

Flooding Extent

Flood Liable Land

Buffer Area

Riparian Corridor



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Site Specific Constraints & Technical Due Diligence mapping

LEGEND

Study Area

Heritage Item

Existing Footpath Network

Ecological Constraints Assessment

High

Medium-High

Medium

Flooding Extent

Flood Liable Land

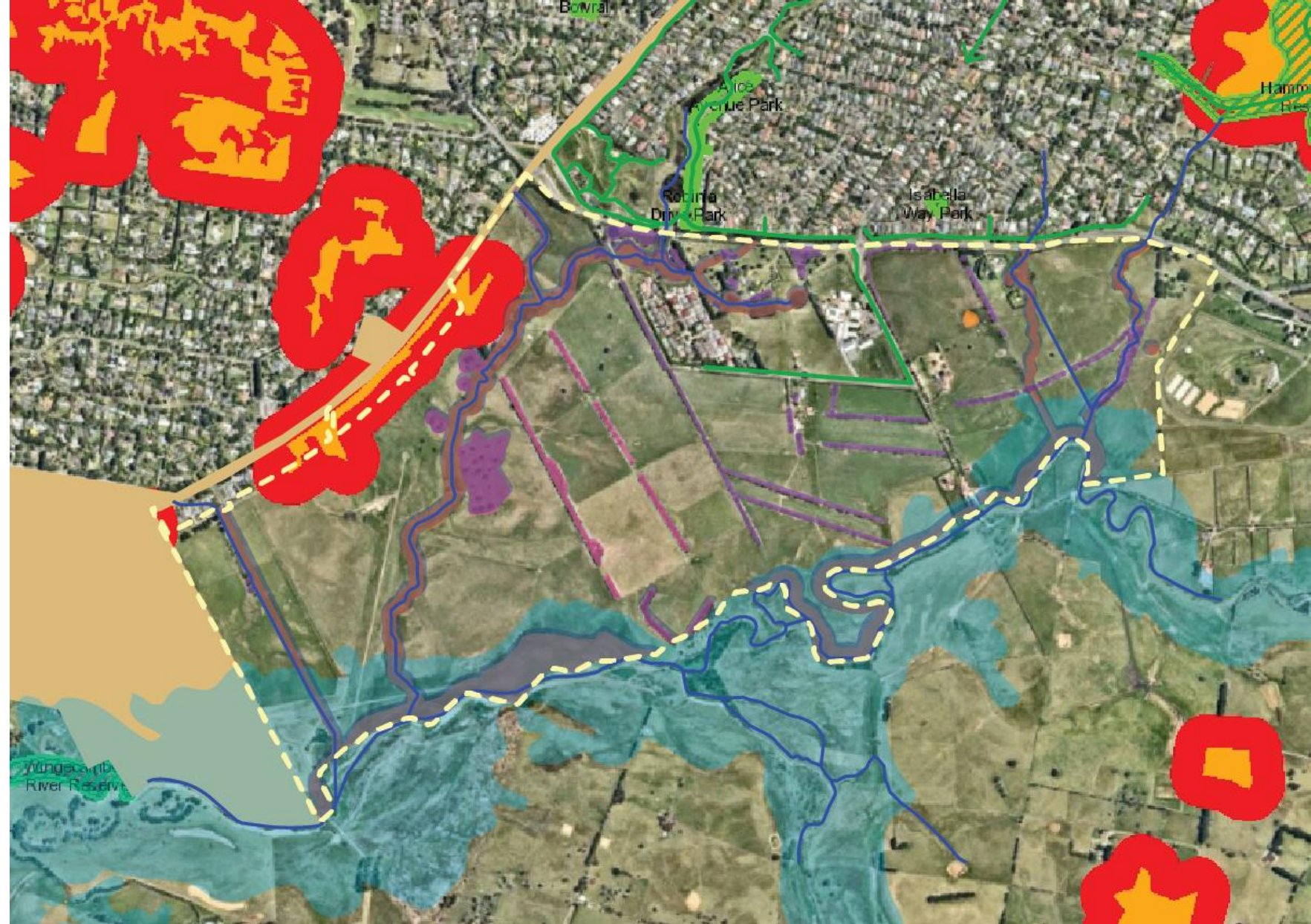
Buffer Area

Riparian Corridor

Bushfire Prone Land

Vegetation Category 1

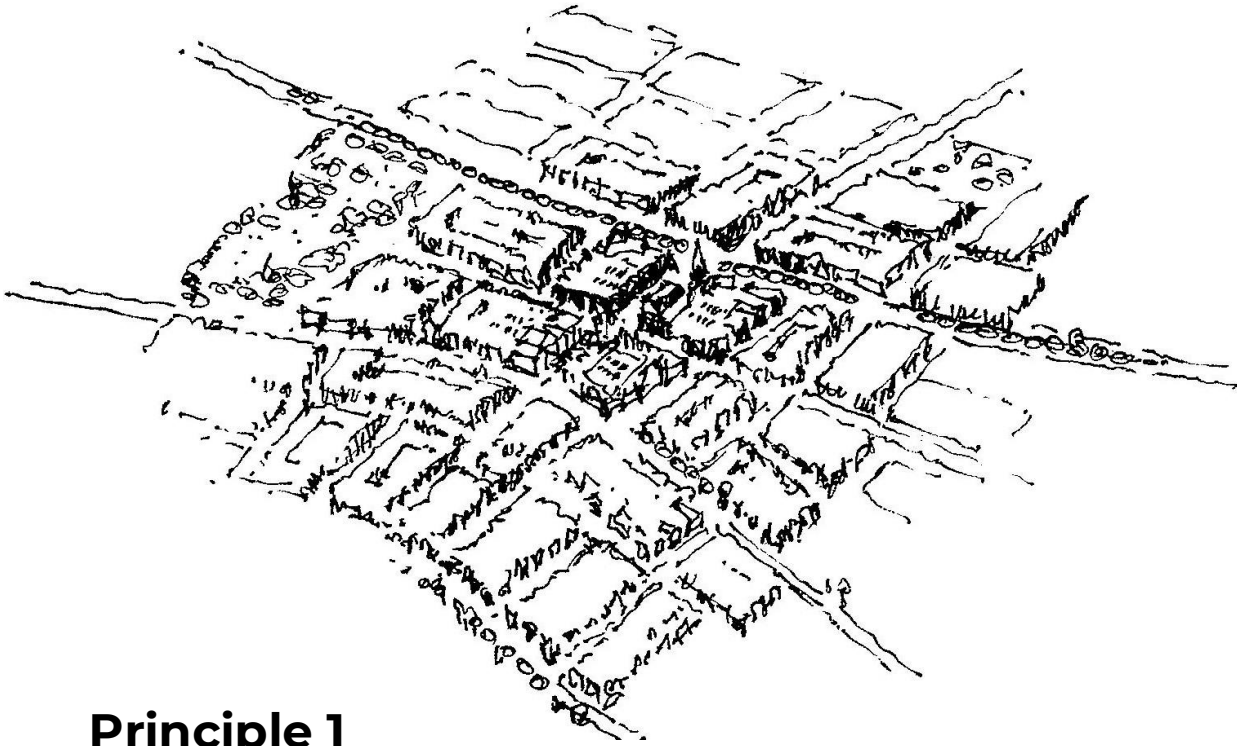
Vegetation Buffer



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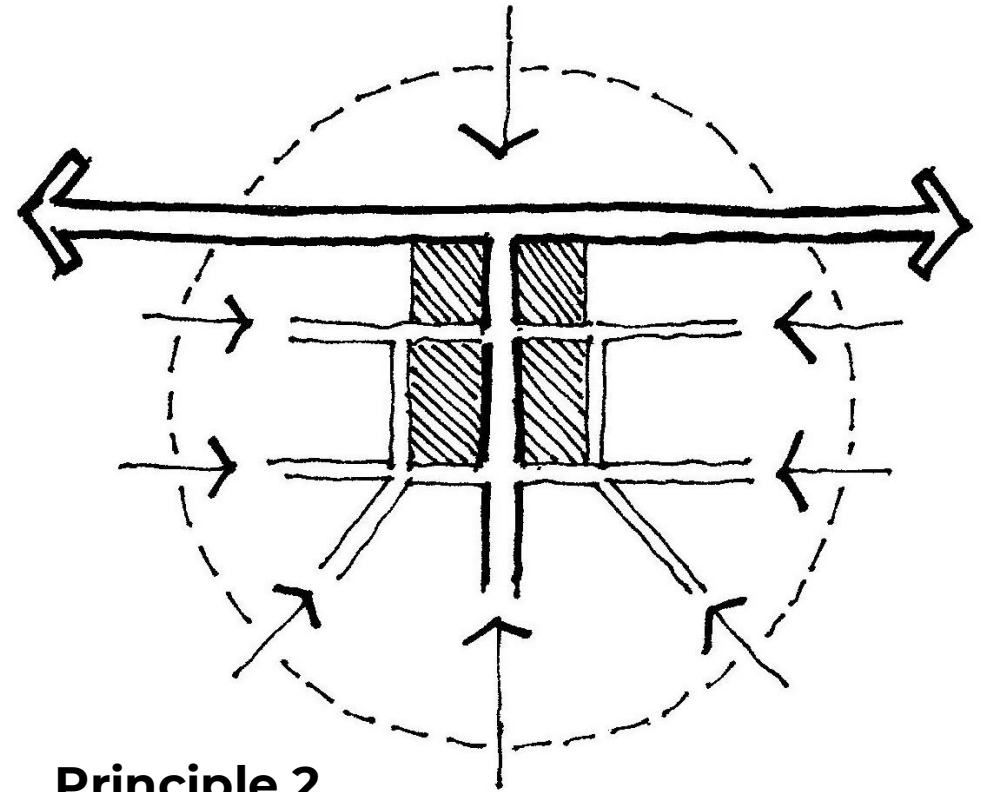
Urban (Town / Village) Design Principles

Urban Design Principles



Principle 1

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



Principle 2

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



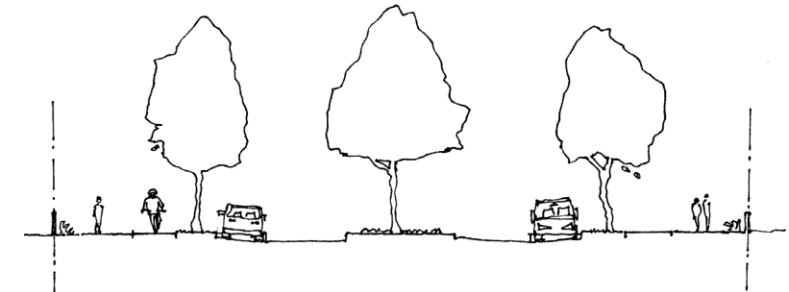
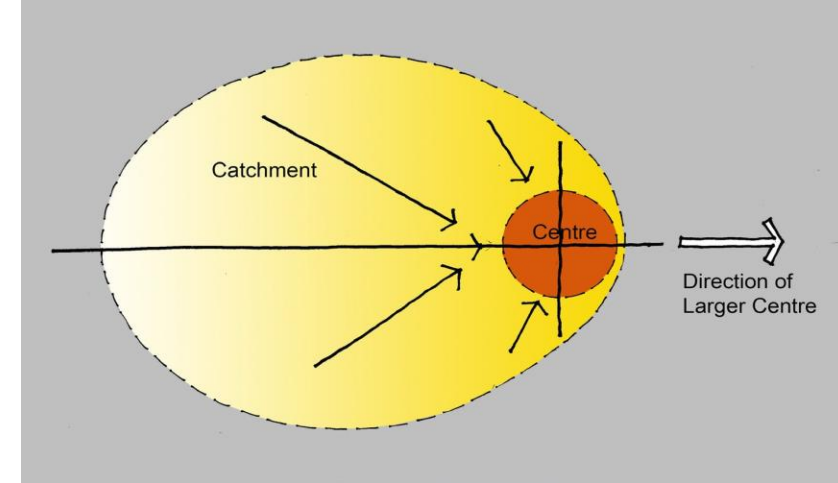
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Urban Design Principles



Principle 3

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



Principle 4

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



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Urban Design Principles



Principle 5

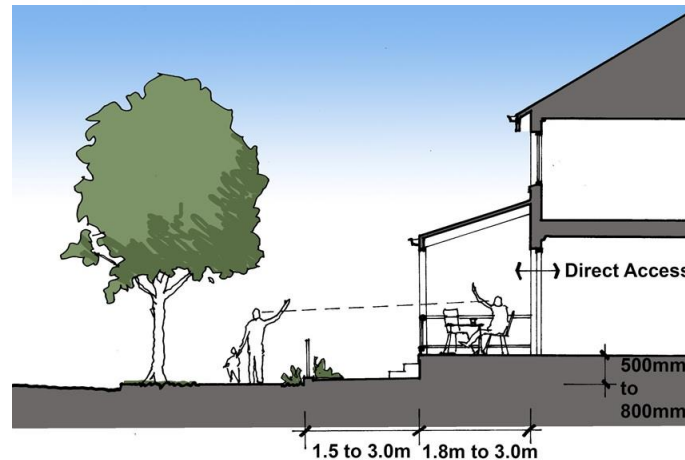
Increase residential density and housing variety for our growing community.

Principle 6

Social Neighbourhood

Mixed use compact centre focus

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

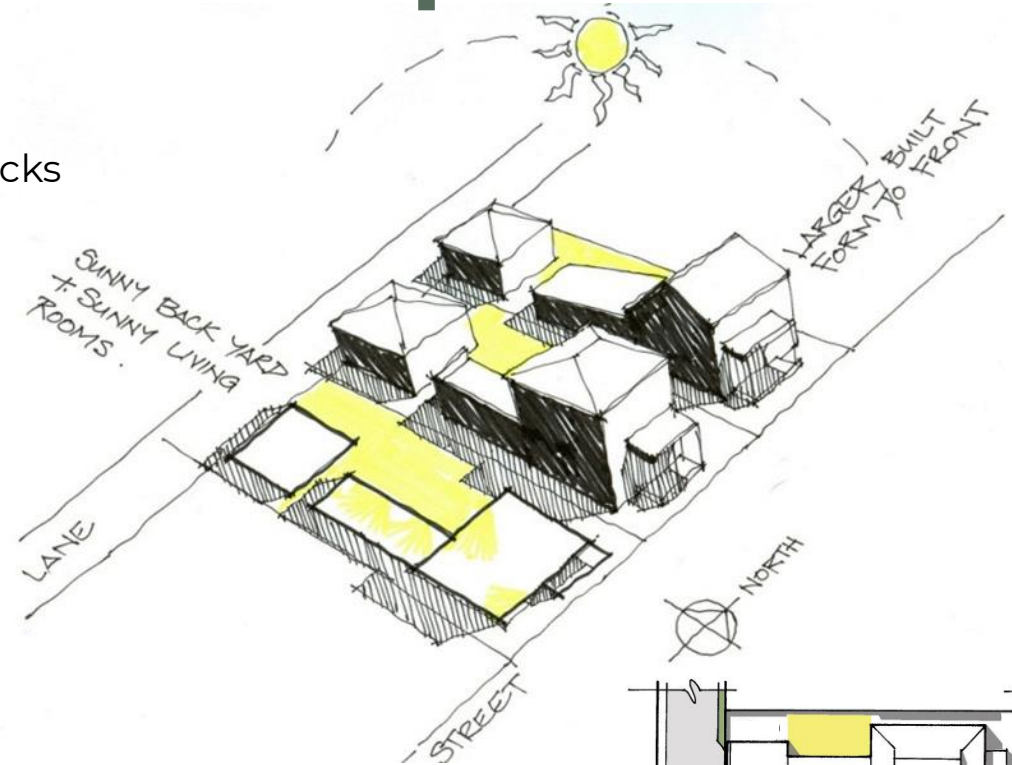
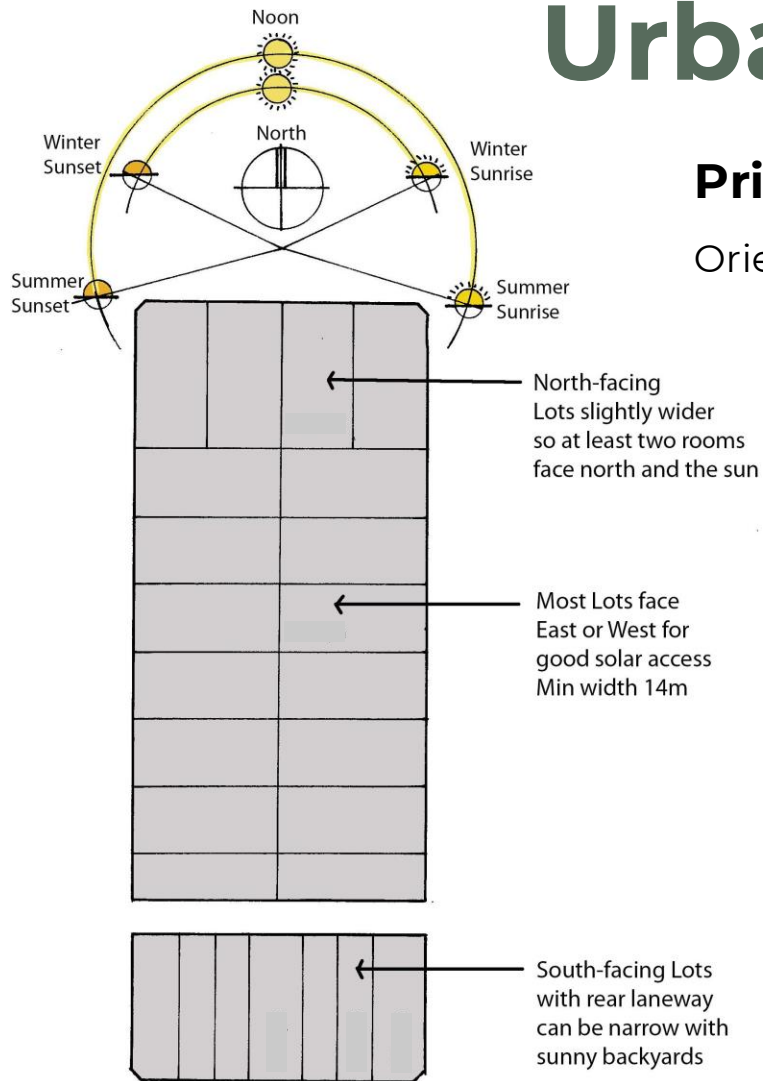


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Urban Design Principles

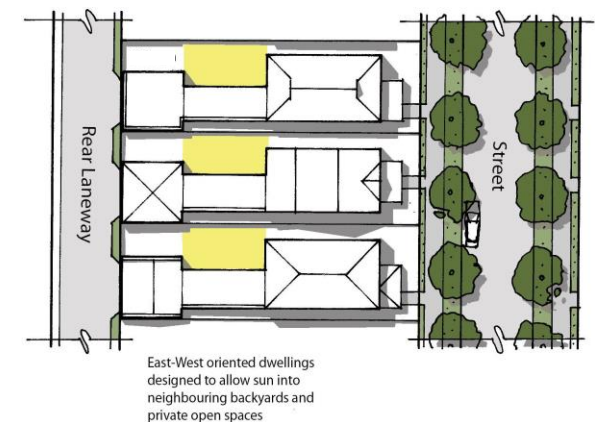
Principle 7

Orientation of Streets and blocks



Principle 8

Appropriate Solar Access



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Urban Design Principles



Principle 9

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

Principle 10

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

Due Diligence Technical investigations

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



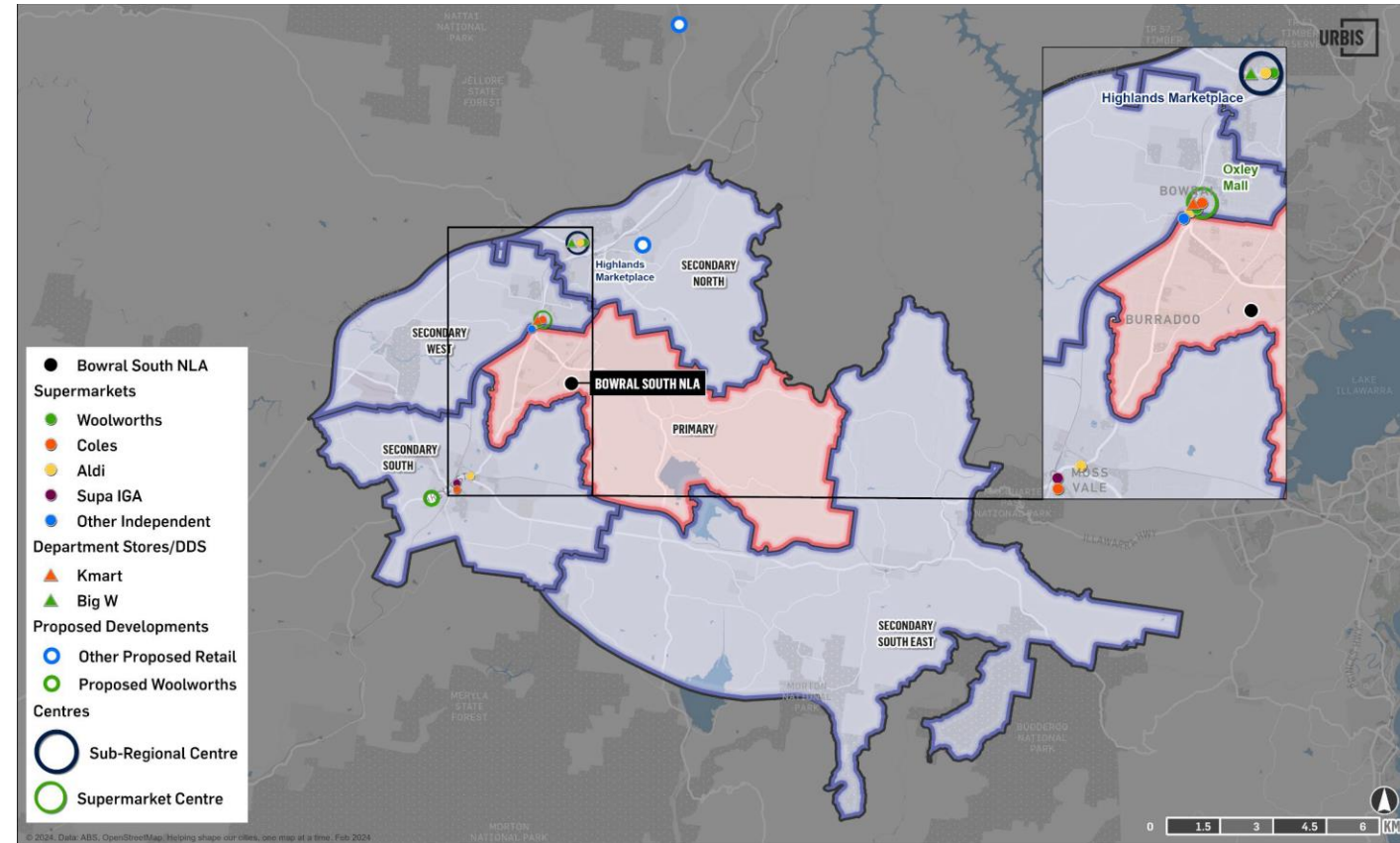
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Retail Needs Assessment

Small Village Centre

Local services (“milk & bread”)

- Bowral South
- East Bowral
- Burradoo



Trade Area & Competitive Context



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Retail Needs Assessment



Viability Outcome



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More than 1000
visitors on the
project page



Landowner
consultations



Now at open
Community Forum



55 responses to
the online survey
- reopened

Who we've heard from?



25 participants at
the Community
Design Workshop



Local Community
Groups



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What we've heard so far?

- Online Survey
- Community Design Workshops
- Meetings with Community Groups
- Landholder Communication
- Community Forum

Proximity to shops,
transport options and
healthcare facilities

Proximity to Parks
and Open Space is
important

Green space
and trees, not
roofs.

Well planned spacious blocks.
Plenty of public green space
maintaining the rural feeling.

Green space, native planting,
shared pathways, walking tracks,
local small shops eg cafes; water
features

Mixed used walkable
neighbourhoods, mix of
housing types and affordability
in general. Family friendly
cycling infrastructure. Possible
nightlife in Main Street. Multiple
green spaces and parks.
Frequent public transport
service, connected with local
railways. Motorcycle parking.

More choice of
retail outside the
town centre

Mixed density development, local services and active transport links
to Bowral CBD, **reducing the need to drive into old Bowral** as much
as possible.

Plenty of **open space for recreation**
or sport. Consider terrace style
housing as well as traditional. Plans
for increased traffic.

Flooding!

Satellite Village

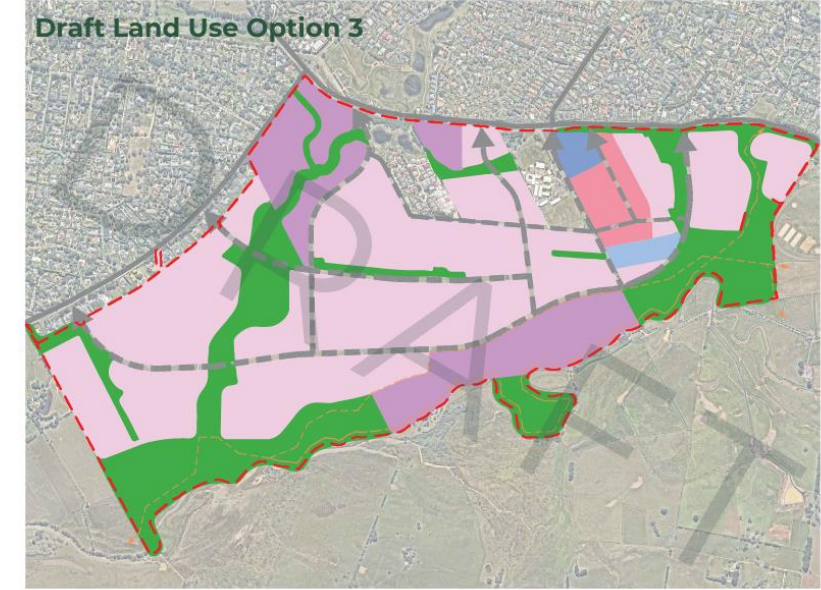
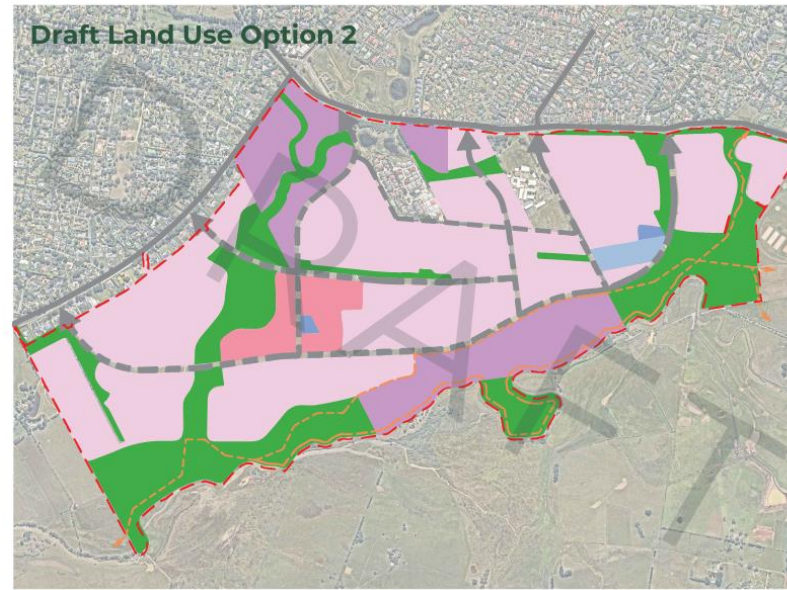
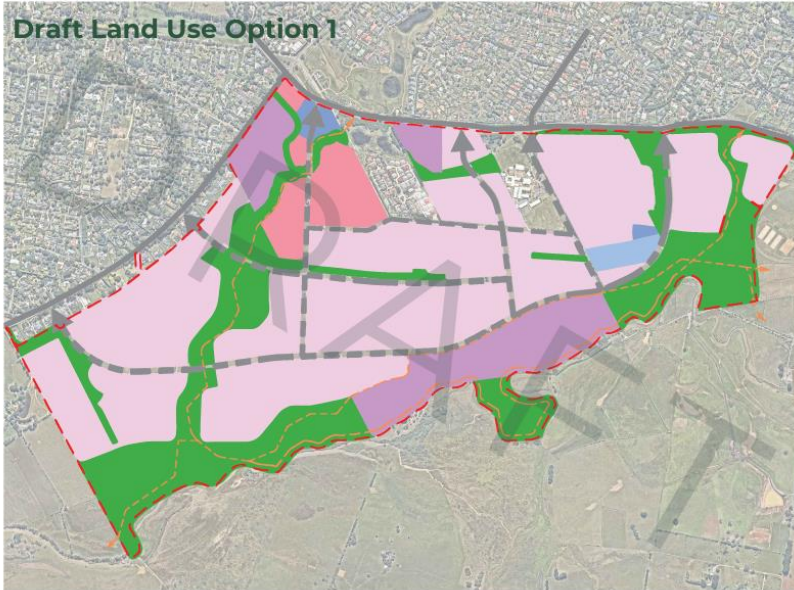
Plenty of open space, walkways,
cycleways, connection to the
Southern Highlands Botanic
Gardens. Safe access to the roads
circling the proposed development.



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Where are we right now?

Land Use Plans – Draft Options



Legend

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



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Next Steps?

Broader **Community Consultation**

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

Technical Due Diligence Reports & Emerging Master Plan

Public Exhibition

- Drop-in session
- Online Surveys
- Submissions



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Questions?



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