



Ms Lisa Miscamble
General Manager
Wingecarribee Shire Council
PO Box 141
MOSS VALE NSW 2577

By email: council@wingecarribee.nsw.gov.au

Dear Ms Miscamble

Wingecarribee Local Housing Strategy 2021

I refer to your request that the Secretary of the Department of Planning, Housing and Infrastructure endorse the Wingecarribee Local Housing Strategy 2021 (The Strategy).

I would like to acknowledge and commend Council on its efforts and commitment to strategic planning for the Wingecarribee Local Government Area in preparing and implementing the Wingecarribee Local Housing Strategy 2021.

I note that since Council adopted The Strategy, the Department has prepared and exhibited the Draft South East and Tablelands Regional Plan 2041 (Draft Regional Plan). The Draft Regional Plan estimates an additional 9,500 dwellings will be required in the Wingecarribee LGA by 2041.

Additionally, as you are aware, through the National Housing Accord, local councils and the NSW Government agreed to work together to look at every opportunity to address the housing crisis. NSW has committed to completing 377,000 new homes between 1 July 2024 and 30 June 2029 with Regional NSW allocated a minimum target of 55,000 new homes over the next 5 years. This target aligns with the forecast demand for new homes and includes a significant number of homes already planned for and being delivered. While the target is not specific to individual local government areas, it is expected the majority of new homes will be built in high-growth regional areas with existing and planned amenities, infrastructure and services.

Therefore, as delegate of the Secretary, I am pleased to endorse the Wingecarribee Local Housing Strategy 2021 subject to future updates of The Strategy, as well as planning proposals being required to:

- consider the latest NSW Government population projections and housing targets such as those made in the NSW Housing targets, 2022 population projections and regional plan released by the Department;
- ensure dwelling targets in infill areas are flexible to avoid long-term dependency on greenfield development;

- strategy updates are to demonstrate how '50% of future development as infill development' will be implemented based on population growth; and
- demonstrate infrastructure capacity requirements to service housing provision.

While I note that The Strategy identifies six new residential living areas to be developed over 30 years, the Department would like to work with Council to identify additional growth opportunities to support housing needs as housing targets change over time.

Council is also encouraged to use the scoping proposal process and engage with State agencies at an early stage for any planning proposal for the investigation areas to ensure issues and requirements for studies are identified.

In relation to the Bowral (South) investigation area, as the Wingecarribee River is located on its boundary it will be important to consider flood impacts in any future planning proposal. WaterNSW has also identified that the impacts from the release of water from Wingecarribee Dam must be considered.

Should you have any enquiries about this matter, I have arranged for Mr Graham Towers, Manager, Southern, Western and Macarthur Region to assist you. Mr Towers can be contacted on telephone 42471821.

Yours sincerely



27/8/2024

Chantelle Chow
Acting Director, Southern, Western and Macarthur Region
Local Planning and Council Support