Wingecarribee Local Government Area

Final Report 2015

09 November 2015
Executive Summary

LGA Overview

Wingecarribee Local Government Area

Wingecarribee Shire is located 75 kilometres from the south western fringe of Sydney and 110 kilometres from Sydney central business district. The Shire lies within the Sydney – Canberra – Melbourne transport corridor on the Southern rail line and Hume Highway. The M5 motorway provides rapid access to Campbelltown, Liverpool and other key metropolitan centres within Sydney.

Wingecarribee is also referred to as the Southern Highlands due to its position on a spur of the Great Dividing Range some 640 to 800 metres above sea level. Wingecarribee Shire is predominantly rural in character with agricultural lands separating towns and villages characterised by unique landscape and aesthetic appeal. Development pressures are significant and include subdivision for residential and lifestyle purposes, infrastructure, industry and agriculture.

The Southern Highlands forms part of Gundungurra tribal lands and preservation of Aboriginal heritage is significant. European settlement dates back to the early 1800s with first contact between Aboriginal people and Europeans occurring in 1798. Settlement followed in 1821 at Bong Bong.

The Shire is rich in biodiversity with large areas of high conservation value including part of the World Heritage Greater Blue Mountains area and two declared wilderness areas. Environmental features include cold climatic conditions, rugged topography and significant areas of state forest, national park and other protected lands that form part of the Sydney water catchment area. Eastern parts of the Shire are bounded by the Illawarra escarpment and Morton National Park. The north abuts Nepean and Avon dam catchments and is rugged eucalypt bushland. In the west, the Wollondilly and Wingecarribee rivers flow through deep sandstone valleys which form part of the Warragamba dam catchment. Southern reaches of the Shire are bounded by Uringalla Creek and comprise sandstone plateau dissected by deep gorges.
### Number of properties values this year and the total land value in dollars

**Changes since previous General Valuation (2012)**

<table>
<thead>
<tr>
<th>District</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone / Component</strong></td>
<td>Properties Valued</td>
</tr>
<tr>
<td>Totals for B1 - Neighbourhood Centre:</td>
<td>111</td>
</tr>
<tr>
<td>Totals for B2 - Local Centre:</td>
<td>509</td>
</tr>
<tr>
<td>Totals for B4 - Mixed Use:</td>
<td>99</td>
</tr>
<tr>
<td>Totals for B5 - Business Park:</td>
<td>38</td>
</tr>
<tr>
<td>Totals for B7 - Business Development:</td>
<td>8</td>
</tr>
<tr>
<td>Totals for E1 - National Parks and Nature Reserves:</td>
<td>36</td>
</tr>
<tr>
<td>Totals for E2 - Environmental Conservation:</td>
<td>79</td>
</tr>
<tr>
<td>Totals for E3 - Environmental Management:</td>
<td>2,173</td>
</tr>
<tr>
<td>Totals for E4 - Environmental Living:</td>
<td>52</td>
</tr>
<tr>
<td>Totals for IN1 - General Industrial:</td>
<td>146</td>
</tr>
<tr>
<td>Totals for IN2 - Light Industrial:</td>
<td>198</td>
</tr>
<tr>
<td>Totals for IN3 - Heavy Industrial:</td>
<td>7</td>
</tr>
<tr>
<td>Totals for R1 - Low Density Residential:</td>
<td>11,757</td>
</tr>
<tr>
<td>Totals for R3 - Medium Density Residential:</td>
<td>1,524</td>
</tr>
<tr>
<td>Totals for R5 - Large Lot Residential:</td>
<td>2,782</td>
</tr>
<tr>
<td>Totals for RE1 - Public Recreation:</td>
<td>322</td>
</tr>
<tr>
<td>Totals for RE2 - Private Recreation:</td>
<td>26</td>
</tr>
<tr>
<td>Totals for RU1 - Primary Production:</td>
<td>48</td>
</tr>
<tr>
<td>Totals for RU2 - Rural Landscape:</td>
<td>710</td>
</tr>
<tr>
<td>Totals for RU3 - Forestry:</td>
<td>10</td>
</tr>
<tr>
<td>Totals for RU4 - Rural Small Holdings:</td>
<td>934</td>
</tr>
<tr>
<td>Totals for SP1 - Special Activities:</td>
<td>28</td>
</tr>
<tr>
<td>Totals for SP2 - Infrastructure:</td>
<td>90</td>
</tr>
<tr>
<td>Totals for SP3 - Tourist:</td>
<td>17</td>
</tr>
<tr>
<td><strong>Grand totals for WINGECARRIBEE:</strong></td>
<td>22,404</td>
</tr>
</tbody>
</table>
Changes since previous Valuation (2014)

<table>
<thead>
<tr>
<th>District</th>
<th>WINGECARRIBE 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone / Component</td>
<td>Properties Valued</td>
</tr>
<tr>
<td>Totals for B1 - Neighbourhood Centre:</td>
<td>111</td>
</tr>
<tr>
<td>Totals for B2 - Local Centre:</td>
<td>509</td>
</tr>
<tr>
<td>Totals for B4 - Mixed Use:</td>
<td>99</td>
</tr>
<tr>
<td>Totals for B5 - Business Development:</td>
<td>38</td>
</tr>
<tr>
<td>Totals for B7 - Business Park:</td>
<td>8</td>
</tr>
<tr>
<td>Totals for E1 - National Parks and Nature Reserves:</td>
<td>36</td>
</tr>
<tr>
<td>Totals for E2 - Environmental Conservation:</td>
<td>79</td>
</tr>
<tr>
<td>Totals for E3 - Environmental Management:</td>
<td>2,873</td>
</tr>
<tr>
<td>Totals for E4 - Environmental Living:</td>
<td>52</td>
</tr>
<tr>
<td>Totals for IN1 - General Industrial:</td>
<td>146</td>
</tr>
<tr>
<td>Totals for IN2 - Light Industrial:</td>
<td>198</td>
</tr>
<tr>
<td>Totals for IN3 - Heavy Industrial:</td>
<td>7</td>
</tr>
<tr>
<td>Totals for R2 - Low Density Residential:</td>
<td>13,757</td>
</tr>
<tr>
<td>Totals for R3 - Medium Density Residential:</td>
<td>1,524</td>
</tr>
<tr>
<td>Totals for R5 - Large Lot Residential:</td>
<td>2,782</td>
</tr>
<tr>
<td>Totals for RE1 - Public Recreation:</td>
<td>322</td>
</tr>
<tr>
<td>Totals for RE2 - Private Recreation:</td>
<td>26</td>
</tr>
<tr>
<td>Totals for RU1 - Primary Production:</td>
<td>48</td>
</tr>
<tr>
<td>Totals for RU2 - Rural Landscape:</td>
<td>710</td>
</tr>
<tr>
<td>Totals for RU3 - Forestry:</td>
<td>10</td>
</tr>
<tr>
<td>Totals for RU4 - Rural Small Holdings:</td>
<td>934</td>
</tr>
<tr>
<td>Totals for SP1 - Special Activities:</td>
<td>28</td>
</tr>
<tr>
<td>Totals for SP2 - Infrastructure:</td>
<td>90</td>
</tr>
<tr>
<td>Totals for SP3 - Tourist:</td>
<td>17</td>
</tr>
<tr>
<td>Grand totals for WINGECARRIBE:</td>
<td>22,404</td>
</tr>
</tbody>
</table>

State & Local Government Legislation of LGA

Planning Controls & Instruments – Wingecarribee Shire Council utilises several planning & control instruments. They are:

- Wingecarribee Local Environmental Plan 2010
- Development Control Plan
- Local Planning Strategy 2015-2031
- Wingecarribee Strategic Plan 2002
- Development and Subdivision Engineering Standards and Planning Guidelines
- Illawarra Regional Environmental Plan No. 1
- Bowral Parking, Traffic and Transport Strategy
- Demographic and Housing Strategy
- Sydney Canberra Corridor Regional Strategy
- Building Sustainability Index (BASIX)
Sustainable Development

The Wingecarribee Shire Council has a growing concern over climate change and would like to encourage the community to minimise their ecological footprints.

The local electorate are opposed to mining under rivers, coal seam gas extraction and their associated impacts. The council aims for a wealth of native flora and fauna, healthy waterways, protected rural character and environmental heritage, working sustainable farms, well designed towns and villages, invigorated main streets, green space and recreational networks, integrated transport network and an integrated community.

The Australian Federal Government (2007) has produced a guide “Climate Change Adaptation Actions for Local Government” and includes actions such as strengthening profiles of climate change within local government, and combine the sustainability agenda, raise community awareness, establish communication channels, improve public sector capabilities through capacity building activities for local government staff, completing climate change risk assessments, and many more.

The council has created a “Shire Significant Development” framework that helps identify and prioritise proposed developments and fast track the application process. The framework has been designed to accommodate developments that are considered to have wide reaching benefits for the community.

The Wingecarribee Shire Council also released a “Sustainability & Design Criteria” strategy in May 2008 to help guide the sustainable development of the region. All new development applications made since the inception of the strategy must address the core objectives of document.

The strategy outlines the following key criteria;

- Infrastructure Provisions
- Diversification of Housing and lot sizes.
- Urban Design.
- Environmental Protection.
- Natural Hazards.
- Natural Resources.

A large portion of the Wingecarribee population is strongly opposed to the exploration and expansion of coal seam gas enterprise throughout the LGA. In 2012 the local council declared the LGA to be coal seam gas and long wall mining free.
Wingecarribee Shire 2031+

A collaborative economic, environmental and social plan created by Wingecarribee stakeholders for the future prosperity of the wider Wingecarribee LGA.

W2031+ is the blueprint for the future of the Shire as developed by the community. A number of methods were undertaken to gather feedback from a wide range of people in the community including residents, business owners, Councillors, Council staff and stakeholders.

More than 800 people participated in the development of the plan through various activities and processes which encouraged people to express what they value and think should be preserved, what should be created in terms of long term aspirations and how the council can achieve those goals for the future. Council asked independent experts in community engagement to review and guide the framework developed by Council staff to ensure wide and appropriate consultation with the community in development of W2031+.

Sydney-Canberra Corridor Regional Strategy 2006-31

The Sydney–Canberra Corridor Regional Strategy applies to the local government areas of Wingecarribee, Goulburn Mulwaree, Upper Lachlan, Yass Valley, Palerang and Queanbeyan, and is one of a number of regional strategies prepared by the Department of Planning. The Sydney–Canberra Corridor Regional Strategy builds on previous planning work, including the 1995 Sydney–Canberra Corridor Strategy as well as the Australian Capital Territory (ACT) and Subregion Planning Strategy.

The Regional Strategy represents an agreed NSW Government position on the future of the Sydney–Canberra Corridor. It is the pre-eminent planning document for the Sydney–Canberra Corridor Region and has been prepared to complement other relevant State and local strategies and planning instruments. Many parts of the Sydney–Canberra Corridor Region continue to experience significant growth given the strategic location of the Region between two capital cities, although in other parts of the Region there is less immediate demand for growth. The primary purpose of the Regional Strategy is to accommodate and manage growth while ensuring that the rural landscapes and environmental settings that define the Region’s character are not compromised. The strategy aims to ensure that land is available and appropriately located to sustainably accommodate the projected population growth and associated housing, employment and environmental needs over the period until 2031. The Strategy acknowledges the importance of a coordinated approach to settlement, whilst taking into account demand for different types of housing and the adequacy of supply. The broad elements of the Strategy are represented on the Regional Strategy Map, which identifies the overall structure of the Region.

The major retail centres within the LGA are Bowral, Mittagong and Moss Vale which service local, Shire and out of Shire visitors. Berrima has a high proportion of tourist type retailing. The remaining commercial areas within the towns and villages have more localised retailing outlets. Moss Vale Enterprise Corridor has been recognised as the major location for future industrial development within the Shire and is expected to develop within the life of the Wingecarribee 2031+ plan.
Market Overview and Sales of Particular Interest

Walsh and Monaghan have undertaken significant analysis of the property market within Wingecarribee Local Government Area (LGA) to provide an accurate and reliable basis of valuation. Below are the number of sales that have been analysed (YTD) to enable the establishment and verification of land values as at 1 July 2015. These analysed sales also support the grading across components and valuation quartiles therein;

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Total Sales</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>608</td>
</tr>
<tr>
<td>Commercial</td>
<td>46</td>
</tr>
<tr>
<td>Industrial</td>
<td>21</td>
</tr>
<tr>
<td>Rural</td>
<td>181</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>856</strong></td>
</tr>
</tbody>
</table>

Analysed sales reports (PDF format) are provided to Land and Property Information on a consistent basis throughout the year by way of weekly uploads. Market data files (all sales adjusted to current base date) are loaded with provisional and annual value recommendations. The added value of improvements are also analysed to enable the accurate deduction of land values. Walsh and Monaghan undertake this process using;

1. paired sales approach;
2. depreciated cost new approach; and to a lesser extent
3. replacement cost approach.

In analysing sales before or after 1 July it is necessary to adjust the analysed land value in terms of market movement. In the Wingecarribee LGA this year sales and resales of properties indicated considerable variance in values throughout the year with some significant but uneven market movement from late 2014 through to 1 July 2015 for properties zoned residential. Typical movement is represented graphically as follows;
Vacant land sales “Renwick Estate”

![Graph of Renwick Estate prices]

Vacant land sales “Darraby Estate”

![Graph of Darraby Estate prices]

Rural properties also exhibited a slight increase in values throughout the year with the greatest increases evident within the small lot rural home site market. Commercial analysis demonstrated a fairly inconsistent movement in values since last year, with most centres easing slightly and to a more significant degree in some of the smaller centres. Industrial analysis also demonstrated a similarly inconsistent movement in values since last year, with major centres showing some significant increases. Rental analysis in both commercial and industrial market sectors confirms that increases are generally confined to CPI only and yields have held firm. Feasibility studies and residual value analysis (hypothetical development) were carried out on residential, commercial and industrial development sites and although some significant increases in “end lot” selling prices may have occurred, the maintenance of relatively high associated development costs has tempered value increases across this market segment.

There has been an increase in the number of sales transacted over the years in various property zones, however, we note a more significant increase post GFC from 2013 to 2014 with a further increase from 2014 to 2015.
Some notable sales include:

- The sale of “The Rift” located at 8-10 Carlisle St, Bowral that was purchased for $5,000,000. This is a circa 1800 heritage property that has been sold recently following recent restoration. We note part of it is used for holiday accommodation.

- The sale of “Highland Arcade” 279 Bong Bong St, Bowral for $5,400,000.

- The sale of Lot 1 and 2/1100522 Douglas Road Moss Vale for $4,398,605 by AMP Capital Funds Management Limited. We understand this has been purchased as part of acquisitions within the fund and may not be an arms-length/open market transaction.

- 255 Bong Bong St Bowral for $5,200,000 which comprises a hotel/bar development

- 205 Old Hume Highway Mittagong which we understand to be a regional shopping centre called “Highlands Market Place” that sold for $24,500,000

- 372 Berrima Road, New Berrima purchased for $54,790,481 which is a highly capitalised industrial site. All three sales may not be an open market transaction.

- The sale of 391 Bong Bong St Bowral for $5,200,000 which is provisional at the time of writing however we believe to be an arms-length transaction.

- The sale of “Werai Park”, 506 Greenhills Road Werai for $4,400,000 which comprise a large rural residential dwelling, detached stable complex and other ancillary improvements.

- The sale of 71 Carters Lane, Sutton Forest for $3,700,000 which comprises a large residential dwelling and other ancillary improvements positioned on a 42.28 ha allotment.
Significant Issues and Developments

There have not been any significant developments or applications for developments outside of those that are permissible under the current zoning and no special consideration is required, however, pertinent items are identified as follows;

1. The future development and management of the major Wingecarribee town centres as per the master plan.

2. The continued evolution of the Renwick master planned community near Mittagong with a new development application approved in September 2015 for 108 residential lots.

3. The ongoing development of Darraby Estate on the southern side of Moss Vale with a new development application pending approval/ determination for 93 lots.

4. The ongoing consultation and assessment of proposed mining activity in the wider region, and the announcement from Hume Coal that it has plans to build a low impact and environmentally sensitive underground coal mine that will most likely extend from the vicinity of Hume Highway in Sutton Forest to Belanglo State Forest.

5. The purchase of several properties by S.F. Pastoral Holdings Pty Ltd, understood to be a shelf company owned by Hume Coal/ POSCO to facilitate coal mining activities. We understand some of them have been negotiated off market. Details of the acquisition are as follows;

   - 3711 Old Hume Highway, Berrima purchased for $1,859,400
   - 3651 Old Hume Highway, Berrima purchased for $2,582,500
   - Lot 200 Old Hume Highway, Berrima purchased for $1,733,546
   - “Mereworth” Old Hume Highway, Berrima purchased for $452,229
   - 80 Mereworth Road, Berrima purchased for $8,936,204
   - 337 Berrima Road, Moss Vale purchased for $661,120
   - 325 Berrima Road Moss Vale purchased for $1,312,900

6. We have also noted other purchases/ properties owned by Hume Coal or other shelf companies understood to be purchased for similar activities. They include:

   - Evandale, 11974 Hume Highway, Sutton Forest purchased for $11,634,000 in June 2014
   - Lot 3, 7, 20 and 21 Hume Highway, Sutton Forest purchased for $8,500,000 in 2011
   - Lot 2 Berrima Rd, Moss Vale (Industrial zoned) purchased for $2,169,300 in October 2014
   - Black Bob’s Creek, Belanglo Rd, Belanglo – license
7. NBN roll out

8. Bush Fire Risk Management

9. Flood Risk Management (Mittagong Creek, Whites Creek)

**Significant Value Changes**

Most significant value changes within the Wingecarribee LGA have resulted from the realignment of values (handcrafting) in line with the most recently analysed sales evidence, however, there have been wholesale increases noted in various locations.

A detailed description of value movements has been included in the body of this report.

**Summary of Valuation Changes to Residential Land**

**Changes since previous General Valuation (2012)**

The average value change, from the last General Valuation to the current valuation (2015), calculated across the aggregated residential zones is 26.23%.

The escalation in values is considered representative of the general market increase over this period of time, and more specifically the most recent increases (see below) as evidenced by analysed sales. Increases range from 13% up to 32%.

**Changes since previous Valuation (2014)**

The average value change calculated across the aggregated residential zones is 13%.

Growth has been evident in most residential markets since the last valuation in 2014, with the largest increases in smaller villages (Hilltop, Exeter) and some larger settlements (Moss Vale) in lower value areas which have increased from a low cost base driven by first home buyer and investor demand coupled with a relatively restricted supply. Most increases have been limited to 10% - 20% in the more developed areas, whereas, some of the smaller villages and lower values have exhibited increases up to 50%. The main growth centres around Bowral and Moss Vale, with a number of new residential estates undertaken in recent years and a good remaining supply of vacant land, have still exhibited some continued escalation due mainly to high demand for new housing and relative proximity to main employment centres such as Sydney. Despite escalated end lot selling prices and improved clearance rates, higher subdivision costs have offset increases for englobo land and values are considered to have remained static since the last valuation in 2014.

The greatest increase was for R2 Low Density Residential zoned properties (18.74%). R5 Large Lot Residential zoned property showed a more modest 8.41% increase, whilst the R3 Medium Density Residential sector recorded an increase of 11.76%.

Residential “englobo” and development sites have been thinly traded throughout the market place in previous years, however, we have noted an increase in sales activity for residential englobo or
development site sales during the current period, particularly in the suburbs of Mittagong and Moss Vale.

**Summary of Valuation Changes to Rural Land (including protection)**

**Changes since previous General Valuation (2012)**

The average value change, from the last General Valuation to the current valuation (2015), calculated across the aggregated rural and protection zones is negative 1.095%.

The largest decrease has been for environmental conservation lands (-20.87%) where values for retreat holdings (generally more remote and heavily timbered) can be adversely affected by environmental constraints such as bushfire. The predominantly “static” nature of these values is considered to be representative of the general market over this period of time, having regard to the most recent increases evident below.

**Changes since previous Valuation (2014)**

The average value change calculated across the aggregated rural and protection zones is 10.26%.

The Wingecarribee LGA is a highly regarded rural locality due to its temperate climate, rich soils, proximity to Sydney and its reasonably reliable rainfall. The most common genuine rural land uses in the LGA are commercial dairy operations in addition to grazing properties with a significant number of smaller rural home sites and hobby farms. Larger genuine grazing holdings tend to be well held, and the generally well-informed nature of these purchasers tends to limit market fluctuation. That is, the land value is wholly determined upon production capacity. The market for larger lifestyle holdings remains steadily traded, however, values tend to be somewhat uneven with higher purchase prices for those well located, with respect to the major centres, and with good access. More remote retreat holdings (generally heavily timbered) can be adversely affected by environmental constraints such as bushfire. The increase in the market for standard residential allotments has contributed to some flow on effect, with regards to demand, in the rural/residential market category. The market sector appears steadily traded and a modest increase is apparent for most small lot rural home sites across the broader LGA.

**Summary of Valuation Changes to Commercial Land**

**Changes since previous General Valuation (2012)**

The average value change, from the last General Valuation to the current valuation (2015), calculated across the aggregated business zones is 12.53%.

The escalation in values is considered representative of the general market increase over this period of time, and more specifically the most recent increases (see below) as evidenced by analysed sales.

**Changes since previous Valuation (2014)**

The average value change calculated across the aggregated commercial zones is 5.7%.
Commercial market activity has been characterised by escalated sales volumes, however, no significant movement is apparent in median purchase prices and/or underlying land values. The maintenance of historically low interest rates appear to have contributed to the overall volume of sales, however, general economic uncertainty continues to impact some market segments (retail). The diminution of returns from alternate forms of investment and changes to allow borrowing for self-managed superannuation funds has encouraged investment in property with the market driven by both owner occupiers and investors. Overall yields remain steady and rental increases are limited to CPI adjustments. Vacancy rates appear reasonably steady through most commercial centres. Values are largely determined by reference to improved properties in the absence of vacant sites.

Summary of Valuation Changes to industrial Land

Changes since previous General Valuation (2012)

The average value change, from the last General Valuation to the current valuation (2015), calculated across the industrial zones is 1.35%.

The “static” nature of values is considered representative of the general market increase over this period of time.

Changes since previous Valuation (2014)

The average value change calculated across the aggregated industrial zones is negative 0.83%.

Industrial market activity has been characterised by slightly escalated sales volumes, contributing to a modest negative movement in median purchase prices and/or underlying land values. The maintenance of historically low interest rates appear to have contributed to the overall volume of sales, however, general economic uncertainty continues to impact some smaller industrial precincts with limited development prospects. The diminution of returns from alternate forms of investment and changes to allow borrowing for self-managed superannuation funds has encouraged investment in property with the market driven by both owner occupiers and investors. Overall yields remain steady and rental increases are limited to CPI adjustments. Vacancy rates appear reasonably steady through most industrial centres.
Table of Contents

Executive Summary................................................................................................................................. 2
LGA Overview........................................................................................................................................ 15
State and Local Government Legislation for LGA ................................................................................. 30
Market Overview & Sales of Particular Interest .................................................................................... 33
Significant Issues and Developments..................................................................................................... 39
Significant Value Changes ......................................................................................................................... 42
Graphical overview of sales ratios .......................................................................................................... 43
Overview of the Quality Assurance Process ............................................................................................ 49
**LGA Overview**

**Location of the district**

Wingecarribee Shire is located in the Illawarra Region of New South Wales, about 110 kilometres south-west of the Sydney CBD. Wingecarribee Shire is bounded by Wollondilly Shire in the north, Wollongong City, Shellharbour City and the Municipality of Kiama in the east, Shoalhaven City and the Goulburn - Mulwaree Council area in the south, and Upper Lachlan Shire in the west.

Wingecarribee Shire is largely rural, with urban areas in numerous towns and villages. The main townships are Bowral, Mittagong and Moss Vale, with a smaller township at Bundanoon and many smaller villages and townships. The Shire encompasses a total land area of about 2,700 square kilometres. Rural land is used largely for sheep and cattle grazing with some timber production, fruit and vegetable growing, mining and viticulture. The Shire is an important water catchment area.

The original inhabitants of the Wingecarribee area were the Gundungurra Aboriginal people. European settlement dates from 1821 when a government settlement was established at Bong Bong. Population was minimal until the late 1800s, aided by the opening of the railway line in 1867. Land was used mainly for sheep and cattle grazing and timber-getting.

Growth continued through to the early 1900s, particularly in the townships of Bowral, Mittagong and Moss Vale, with some growth in the smaller settlements of Bundanoon, Burrawang and Exeter. Expansion continued in the townships during the interwar period. Gradual growth took place from the post-war years, with the population of the Shire growing from about 18,000 in 1954 to about 28,000 in 1986. The population continued to increase during the 1990s, rising from about 33,000 in
1991 to nearly 41,000 in 2001. Growth continued from 2001, although at a slower rate, with the population rising to nearly 44,000 in 2011. The estimated resident population for Wingecarribee Shire as of 30th June 2014 is 47,584.

Demographics

The Tables below summarises the Population and Demographic Statistics for Wingecarribee. The table has been sourced directly from the Australian Bureau of Statistics 2011 Census.

<table>
<thead>
<tr>
<th>Estimated Resident Population - As at 30 June</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Resident Population - Persons &lt; 14 years (%)</td>
<td>19.6</td>
<td>19.4</td>
<td>19.2</td>
<td>18.9</td>
<td>18.8</td>
</tr>
<tr>
<td>Estimated Resident Population - Persons 15-24 years (%)</td>
<td>11.4</td>
<td>11.4</td>
<td>11.1</td>
<td>11</td>
<td>11</td>
</tr>
<tr>
<td>Estimated Resident Population - Persons 25-34 years (%)</td>
<td>8.3</td>
<td>8.1</td>
<td>7.9</td>
<td>7.7</td>
<td>7.8</td>
</tr>
<tr>
<td>Estimated Resident Population - Persons 35-44 years (%)</td>
<td>12.7</td>
<td>12.5</td>
<td>12.1</td>
<td>11.8</td>
<td>11.5</td>
</tr>
<tr>
<td>Estimated Resident Population - Persons 45-54 years (%)</td>
<td>14.3</td>
<td>14.1</td>
<td>14.2</td>
<td>13.9</td>
<td>13.7</td>
</tr>
<tr>
<td>Estimated Resident Population - Persons 55-64 years (%)</td>
<td>14.2</td>
<td>14.2</td>
<td>14.1</td>
<td>14</td>
<td>13.9</td>
</tr>
<tr>
<td>Estimated Resident Population - Persons 65-74 years (%)</td>
<td>11</td>
<td>11.5</td>
<td>11.2</td>
<td>12.6</td>
<td>13.5</td>
</tr>
<tr>
<td>Estimated Resident Population - Persons 75 years and over (%)</td>
<td>6.2</td>
<td>6.4</td>
<td>6.6</td>
<td>6.9</td>
<td>7.1</td>
</tr>
<tr>
<td>Estimated Resident Population - Persons 85 years and over (%)</td>
<td>2.3</td>
<td>2.4</td>
<td>2.6</td>
<td>2.7</td>
<td>2.8</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Labour Force Statistics - Unemployed (no.)</td>
<td>--</td>
<td>--</td>
<td>843</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Labour Force Statistics - Unemployment rate (%)</td>
<td>--</td>
<td>--</td>
<td>4.2</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Labour Force Statistics - Participation rate (%)</td>
<td>--</td>
<td>--</td>
<td>56.2</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Approvals - Year ended 30 June</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Approvals - Total private sector houses (no.)</td>
<td>184</td>
<td>135</td>
<td>112</td>
<td>119</td>
<td>129</td>
</tr>
<tr>
<td>Building Approvals - Total new private sector houses (no.)</td>
<td>184</td>
<td>135</td>
<td>112</td>
<td>119</td>
<td>129</td>
</tr>
<tr>
<td>Building Approvals - Total dwelling units (no.)</td>
<td>355</td>
<td>146</td>
<td>176</td>
<td>179</td>
<td>144</td>
</tr>
<tr>
<td>Building Approvals - Value of total private sector houses ($m)</td>
<td>60</td>
<td>44</td>
<td>37</td>
<td>38</td>
<td>48</td>
</tr>
<tr>
<td>Building Approvals - Value of new private sector housing ($m)</td>
<td>54</td>
<td>35</td>
<td>30</td>
<td>35</td>
<td>40</td>
</tr>
<tr>
<td>Building Approvals - Value of new residential building ($m)</td>
<td>87</td>
<td>37</td>
<td>45</td>
<td>52</td>
<td>44</td>
</tr>
<tr>
<td>Building Approvals - Value of total residential building ($m)</td>
<td>94</td>
<td>46</td>
<td>52</td>
<td>55</td>
<td>52</td>
</tr>
<tr>
<td>Building Approvals - Value of total non-residential building ($m)</td>
<td>35</td>
<td>61</td>
<td>4</td>
<td>6</td>
<td>39</td>
</tr>
<tr>
<td>Building Approvals - Value of total building ($m)</td>
<td>126</td>
<td>114</td>
<td>57</td>
<td>61</td>
<td>91</td>
</tr>
<tr>
<td>Building Approvals - Average value of private sector houses ($’000)</td>
<td>323</td>
<td>326</td>
<td>333</td>
<td>322</td>
<td>370</td>
</tr>
</tbody>
</table>
Principal towns

Berrima - New Berrima

**General Description**

Berrima and New Berrima are named from an Aboriginal word meaning “to the south” or “southward” or “black swan”.

Berrima - New Berrima is bounded by the locality of Mandemar, Wombeyan Caves Road, the locality of High Range and Joadja Road in the north, Woodlands Road, the locality of Woodlands, Old Hume Highway, the locality of Bowral and the Wingecarribee River in the east, the localities of Moss Vale and Sutton Forest and the Medway Rivulet in the south, and the locality of Medway, the Wingecarribee River and the locality of Joadja in the west.

Settlement of the area dates from the 1820s, with land used mainly for grazing. Population was minimal until 1831 when the township of Berrima was established. Growth took place through to the 1860s. The population declined during the late 1800s, due to the railway bypassing the town. Cement works were established in the 1920s, with the village of New Berrima built for its workers. The population increased from the post-war years. The population continued to gradually increase from the early 1990s, a result of new dwellings being added to the area.

Major features of the area include the Berrima historic village, Berrima Court House Museum, Berrima Old Gaol, Berrima District Museum, Harper’s Mansion, Berrima Market Place Reserve, Berrima Reserve Camping Area, Goanna Falls Reserve, New Berrima Park, the Wingecarribee River, Berrima Scout Camp, Boral Berrima Cement Works, two wineries and two schools.

**Population**

The 2011 population for Berrima - New Berrima is 1,257, with a population density of 0.22 persons per hectare

**Market Demand and Activity**

Market Demand- market demand has been moderate during the valuation year with sales occurring in all natures of residential property.
Bowral

**General Description**

Bowral is thought to be named from an Aboriginal word meaning “high and large”. It was previously known as Burradoo and Wingecarribee.

Bowral is bounded by the localities of Woodlands and Mittagong in the north, Old South Road and the locality of Mittagong in the east, the locality of Glenquarry, the Wingecarribee River, the locality of Burradoo, Wiseman Road, Kangaloon Road, Burradoo Road, Links Road, Mittagong Creek and the Wingecarribee River in the south, and the locality of Berrima and the Old Hume Highway in the west.

Settlement of the area dates from the 1820s, with land used mainly for cattle and sheep grazing. Population was minimal until the 1860s when the township was established and the railway line was opened. Growth took place from the late 1800s into the early 1900s, with the area becoming a popular summer holiday retreat. The township developed as the largest in the Wingecarribee Shire. Expansion continued during the post-war years. Growth took place in the eastern section from the late 1980s. The population continued to increase from the early 1990s, a result of new dwellings being added to the area.

Major features of the area include the Bowral township (including Oxley Mall and retail areas along Bong Bong Street), The International Cricket Hall of Fame, Bowral Golf Club, Gibraltar Country Club, Wyeera Racecourse (Bong Bong Race Track), Mount Gibraltar Reserve, Bowral Lookout, Oxley Lookout, Bowral and District Hospital, Southern Highlands Private Hospital, Boardman Park, Bradman Oval, Centennial Park, Corbett Gardens, David Woods Playing Field, Foley Park, Gibbergunyah Reserve, Glebe Park, Hammock Hill Reserve, Loseby Park, Mansfield Reserve, Maynard Park, Remembrance Park, Robinia Drive Park, Settlers Park, Stanley Park, Stephens Park, Venables Park, Westwood Park, Bowral Swimming Centre, Peppers Craigieburn Resort & Golf Course, several wineries and numerous schools.

Bowral encompasses a township (commercial, industrial and residential land use) and some surrounding rural and rural-residential areas.

**Population**

The 2011 population for Bowral is 9,765, with a population density of 2.46 persons per hectare.

**Market Demand and Activity**

Market Demand- market demand has been moderate during the valuation year with sales occurring in all natures of residential property.
Bundanoon - Exeter

**General Description**
Bundanoon is named from an Aboriginal word meaning "place of deep gullies". Exeter is named after the Bringelly home of James Badgery, one of the first settlers in the area.

Bundanoon - Exeter is bounded by the locality of Sutton Forest in the north, the locality of Werai and Stonequarry Creek in the east, Bundanoon Creek and the locality of Wingello in the south, and the locality of Penrose, Teudts Road, Penrose Road, Paddys River, Old Argyle Road, Stingray Road and the Hume Highway in the west.

Major features of the area include Morton National Park (part), Glow Worm Glen, Broughton Park, Bundanoon Oval, Burgess Street Park, Buskers Avenue Park, Exeter Oval, Ferndale Reserve, Jensen Park, Nancy Kingsbury Park, Bundanoon Swimming Centre, Sunnaram Forest Monastery and two schools.

**Population**
The 2011 population for Bundanoon - Exeter is 3,495, with a population density of 0.33 persons per hectare.

**Market Demand and Activity**
Market Demand- market demand has been moderate during the valuation year with sales occurring in all natures of residential property.
Burradoo

**General Description**
Burradoo is named from an Aboriginal word meaning “many briga-low trees”. Burradoo is bounded by the locality of Bowral, Links Road, Burradoo Road and Old South Road in the north, Wiseman Road and the locality of Bowral in the east, the Wingecarribee River in the south and Mittagong Creek in the west.

Major features of the area include Bong Bong Common, part of Cecil Hoskins Nature Reserve, Burradoo Park, Eridge Park, Holly Park, Berrima District Pony Club, Chevalier College and Oxley College

**Population**
The 2011 population for Burradoo is 2,431, with a population density of 1.95 persons per hectare.

**Market Demand and Activity**
Market Demand- market demand has been moderate during the valuation year with sales occurring in residential and vacant lands.
Hill Top - Balmoral - Colo Vale

**General Description**
Hill Top - Balmoral - Colo Vale is bounded by Wollondilly Shire in the north, the Bargo River in the east, the locality of Yerrinbool, Crawford Road and the Hume Highway in the south, and the Nattai River in the west.

Settlement of the area dates from the 1830s, with land used mainly for grazing. Population was minimal until the 1860s, spurred by the opening of the railway line. Growth took place during the late 1800s and early 1900s. The population increased during the 1980s, particularly in Hill Top and Colo Vale. The population continued to increase from the early 1990s, a result of new dwellings being added to the area.

Major features of the area include Nattai National Park (part), Bargo State Conservation Area, Boronia Park, Jasmine Street Park, Jurd Park, Railway Park, Waratah Park and two schools.

**Population**
The 2011 population for Hill Top - Balmoral - Colo Vale is 4,579, with a population density of 0.19 persons per hectare.

**Market Demand and Activity**
Market Demand - market demand has been moderate during the valuation year with sales occurring in all classes of residential zoned property.
Mittagong District

General Description
Mittagong is thought to be named from an Aboriginal word meaning "little mountain" or "a companion" or "place of wild dogs".

Mittagong District is bounded by the Hume Highway, the localities of Aylmerton and Alpine and Chain of Ponds Creek in the north, the Nepean River and Doudles Folly Creek in the east, the localities of Glenquarry and Bowral in the south, and the locality of Woodlands in the west.

Settlement of the area dates from the 1820s, with land used mainly for grazing. Population was minimal until the 1860s, aided by the opening of the railway line and the establishment of industries, including iron smelting. Growth took place during the late 1800s. The population increased slightly from the early 1990s as new dwellings were added to the area.

Major features of the area include the Mittagong township, Highlands Marketplace, Highlands Homemaker Centre, Mount Alexandra Reserve, Mount Gibraltar Reserve, Jellore Lookout, Highlands Golf Club, Lake Alexandra, Mittagong Swimming Centre, Apple Gate Close Park, Colo Street Park, Cook Street Park, Edward Street Off Leash Park, Iron Mines Oval, Lake Alexandra Reserve, Memorial Park, Mittagong Oval, Orient Street Park, Rotary Park, Welby Heights Oval, Welby Oval, Winifred West Park, Frensham School and numerous other schools.

Population
The 2011 population for Mittagong District is 7,803, with a population density of 1.12 persons per hectare.

Market Demand and Activity
Market Demand- market demand has been buoyant during the valuation year with sales occurring in residential and vacant lands. Renwick residential development, to the north east of the Mittagong CBD experienced a steady increase in sales volume throughout the period.
Moss Vale

General Description
Moss Vale is named after Jeremy Moss, an early resident in the area.

Moss Vale is bounded by the Wingecarribee River in the north, Kellys Creek and the localities of Glenquarry and Avoca in the east, the localities of Fitzroy Falls, Manchester Square and Werai in the south, and the localities of Sutton Forest, New Berrima and Berrima in the west.

Development of the area dates from 1821 when a government settlement was established around the banks of the Wingecarribee River at Bong Bong. Land was used mainly for grazing. Population was minimal until the late 1860s when the railway line was opened and land was subdivided. Rapid growth took place during the late 1800s. The population generally increased from the early 1990s as new dwellings were added to the area.

Major features of the area include Cecil Hoskins Nature Reserve, Throsby Park Historic Site, Moss Vale Golf Club, Leighton Gardens, Moss Vale Saleyards, Moss Vale Basketball Stadium, Acacia Park, Argyle Street Park, Broulee Park, Cherry Tree Park, Church Road Playing Fields, Community Oval, Corlette Park, Coromandel Place Park, Cosgrove Park, Dengate Crescent Park, Goode Park, Henderson Park, Lackey Park, Moss Vale Showground, Ritchie Park, Rotaract Park, Seymour Park, Strode Park, Thwaites Park, Walton Park, Whites Creek Reserve, Yeo Park, Southern Highland Wines, TAFE NSW Illawarra Institute (Moss Vale Campus), University of Wollongong (Southern Highlands Campus, Moss Vale) and numerous schools.

Population
The 2011 population for Moss Vale is 7,806, with a population density of 0.98 persons per hectare.

Market Demand and Activity
Market Demand- market demand has been buoyant during the valuation year with sales occurring in residential and vacant lands.
North West District

General Description
North West District is bounded by Wollondilly Shire in the north, the Nattai River in the east, the Hume Highway, the localities of Mittagong, Bowral and Berrima, the Wingecarribee River, the Hume Highway, the locality of Berrima, the Medway Rivulet and the locality of Belanglo in the south, and the Wingecarribee River, the Wollondilly River, Guineacor Creek and Upper Lachlan Shire in the west.

Settlement of the area dates from the mid 1800s, with some growth during the late 1800s and early 1900s. Shale oil was mined at Joadja from the 1870s until the early 1900s. Coal mining commenced in Medway in the 1880s and continues today, with the coal transported to the nearby Berrima Cement Works. The population generally increased from the early 1990s as new dwellings were added to the area.

Major features of the area include Bangadilly National Park (part), Nattai National Park (part), Wombeyan Karst Conservation Reserve (part), Joadja Nature Reserve, Wollondilly River Nature Reserve, Jellore State Forest, Boral Berrima Colliery and several wineries.

North West District encompasses the localities of Bullio, Goodmans Ford, High Range, Joadja, Mandemar, Medway, Wombeyan Caves (part) and Woodlands.

Population
The 2011 population for North West District is 946, with a population density of 0.01 persons per hectare.

Market Demand and Activity
Market Demand- market demand has been steady during the valuation year. Properties within the North West district that have good access and utility have been better received by the market.
Robertson District

General Description
Robertson is named after Sir John Robertson, former Premier of New South Wales.

Robertson District is bounded by the localities of Bowral and Mittagong, the Nepean River, the Burke River and Dudewaugh Creek in the north, Wollongong City and Shellharbour City in the east, the Kangaroo River, the Municipality of Kiama, Shoalhaven City and Yarrunga Creek in the south, and the localities of Meryla, Manchester Square and Moss Vale and Kellys Creek in the west.

Settlement of the area dates from the mid 1800s. A government township was established at Robertson in 1865, with several other villages established at this time, spurred by the opening of the railway line and land subdivision. Gradual growth took place through to the early 1900s. Land was used mainly for grazing, farming and timber-getting. The population increased during the 1990s, and then was relatively stable from 2001, a result of some new dwellings being added to the area, but a decline in the average number of persons living in each dwelling.

Major features of the area include Budderoo National Park (part), Morton National Park (part), Macquarie Pass National Park (small part), Robertson Nature Reserve, Wingeecarribee Reservoir, Fitzroy Falls Reservoir, Belmore Falls, Meryla State Forest, Yarrawa State Forest, Burrawang Park, Hampden Park, Hoddle Street Playground, Mimosa Gardens, Tourist Road Oval, The Big Potato and numerous schools.

Robertson District encompasses the small township of Robertson and the localities of Avoca, Burrawang, East Kangaloon, Fitzroy Falls, Glenquarry, Kangaloon, Mount Murray, Upper Kangaroo Valley (part) and Wildes Meadow

Population
The 2011 population for Robertson District is 3,226, with a population density of 0.09 persons per hectare.

Market Demand and Activity
Market Demand- market demand has been moderate during the valuation year with sales occurring in all classes of residential property.
**Wingello - South West District**

**General Description**
Wingello is named from an Aboriginal word meaning "to burn".

Wingello - South West District is bounded by the Wingecarribee River in the north, the locality of Joadja, the Wingecarribee River, the Medway Rivulet and the localities of Berrima, Moss Vale and Fitzroy Falls in the east, Shoalhaven City and the Goulburn Mulwaree Council area in the south, and the Wollondilly River and Upper Lachlan Shire in the west.

Settlement of the area dates from the 1820s, with land used mainly for grazing and farming. Gradual growth occurred during the late 1800s, aided by the opening of the railway line. Further growth took place in the 1950s and 1960s as land was subdivided. The population increased between 1991 and 2006 as new dwellings were added to the area. The population declined slightly between 2006 and 2011, a result of few new dwellings being added and a decline in the average number of persons living in each dwelling.

Major features of the area include Bangadilly National Park (part), Morton National Park (part), Belanglo State Forest, Meryla State Forest, Penrose State Forest, Wingello State Forest, Mt Broughton Golf Club, Sylvan Glen Golf Course, Bill O'Reilly Oval, Casburn Park, Cunningham Park, Penrose Park, Pauline Fathers Monastery, the Wollondilly River, several wineries and a number of schools.

Wingello - South West District encompasses the township of Wingello and the localities of Belanglo, Canyonleigh, Manchester Square, Meryla, Paddys River, Penrose, Sutton Forest, Tallong (part) and Werai. This small area excludes the localities of Bundanoon and Exeter, which are located in the south-east.

**Population**
The 2011 population for Wingello - South West District is 1,677, with a population density of 0.02 persons per hectare.

**Market Demand and Activity**
Market Demand - market demand has been moderate during the valuation year with sales occurring in all classes of residential property.
Yerrinbool District

General Description
Yerrinbool is thought to be named from an Aboriginal word for the wood duck.

Yerrinbool District is bounded by Wollondilly Shire in the north, Wollongong City in the east, Dudewaugh Creek, the Burke River and the Nepean River in the south, and the localities of Mittagong, Balaclava, Braemar and Colo Vale and the Bargo River in the west.

Settlement of the area dates from the 1820s, with land used mainly for farming. Some growth took place during the late 1800s and early 1900s, aided by improved access. The population increased from the early 1990s, a result of new dwellings being added to the area.

Major features of the area include Lake Avon, Lake Nepean, Sydney Water Catchment Area, Aylmerton Reserve, Sunrise Road Park, Yerrinbool Oval and Yerrinbool Bahá’í Centre of Learning.

Yerrinbool District encompasses the township of Yerrinbool and the localities of Alpine, Avon (part), Aylmerton, Bargo (part) and Mount Lindsey.

Population
The 2011 population for Yerrinbool District is 1,459, with a population density of 0.04 persons per hectare.

Market Demand and Activity
Market Demand- market demand has been moderate during the valuation year with sales occurring in all classes of residential property.
Main industries

The region’s economy is founded on a strong base of industrial and agricultural activity, tertiary industries such as retail trade, tourism, property and business services and health and community services are becoming more dominant.

According to the Australian Bureau of Statistics Business Register, there were 5,218 business counts operating in the Wingecarribee LGA in 2011. Of these, 11.6% were agricultural, forestry or fishing enterprises. Traditionally, the area’s agricultural activity has comprised of dairy farming, cattle grazing, potato farming and mushroom farming. However, an increase in the value of rural land in recent years has led to the introduction of more intensive forms of agricultural land use such as berry farming, viticulture, organic vegetable production and horse breeding and training. 12.6% of businesses in the region were in the Professional, Scientific and Technical Services sector.

The area also has robust construction and retail sectors. In the year to September 2012, the total non-residential value of buildings approved for construction in the Wingecarribee was approximately $11.1 million, while residential building for the same time period contributed $13.3 million to the local economy. At the time of the 2011 Census, the Wingecarribee LGA had a total labour force of 20,104 of which 95.8% were employed. Over one third (35.1%) of the workforce is employed in either professional or managerial occupations and 26.0% are employed as tradespeople and labourers.
Significant retail centres

The Wingecarribee LGA’s retail sector is dominated by the regional township of Bowral with a number of major retail and supermarket chains. The commercial centre is focused around the historical retail strip along Bong Bong Street and extends to various fringe localities on either side. Bulky goods retail development is situated to the western fringe of Mittagong, in a newly constructed development, which also has a small strip retail centre providing supplementary services to those provided within the main centres. The villages of Berrima, Robertson and Moss Vale also have commercial centres with Berrima and Robertson being more tourism orientated, whilst the larger centre of Moss Vale provides a much wider variety of businesses. Moss Vale is the hub of the Southern Highlands motor vehicle dealerships.

Type of residential development

The Wingecarribee LGA contains a number of smaller village and rural settlements, with the majority of development located around the major centres of Bowral, Moss Vale and Mittagong. The region encompasses several types of residential developments. The majority of residential properties in the region are single residential dwellings located in towns or villages followed by a large number of such dwellings located in rural locations on both hobby and larger farms. Most larger centres have a number of small residential unit developments and townhouse style properties generally interspersed with the more standard development and mostly located close to town centres.

![Graph compiled by profile.id](image-url)
State and Local Government Legislation for
LGA

Planning Controls & Instruments – Wingecarribee Shire Council utilises several planning & control instruments. They are:

- Wingecarribee Local Environmental Plan 2010
- Development Control Plan
- Local Planning Strategy 2015-2031
- Wingecarribee Strategic Plan 2002
- Development and Subdivision Engineering Standards and Planning Guidelines
- Illawarra Regional Environmental Plan No. 1
- Bowral Parking, Traffic and Transport Strategy
- Demographic and Housing Strategy
- Sydney Canberra Corridor Regional Strategy
- Building Sustainability Index (BASIX)

Sustainable Development

The Wingecarribee Shire Council has a growing concern over climate change and would like to encourage the community to minimise their ecological footprints.

The local electorate is opposed to mining under rivers, coal seam gas extraction and their associated impacts. The council aims for a wealth of native flora and fauna, healthy waterways, protected rural character and environmental heritage, working sustainable farms, well designed towns and villages, invigorated main streets, green space and recreational networks, integrated transport network and an integrated community.

The Australian Federal Government (2007) has produced a guide “Climate Change Adaptation Actions for Local Government” and includes actions such as strengthening profiles of climate change within local government, and combine the sustainability agenda, raise community awareness, establish communication channels, improve public sector capabilities through capacity building activities for local government staff, completing climate change risk assessments, and many more.
The council has created a “Shire Significant Development” framework that helps identify and prioritise proposed developments and fast track the application process. The framework has been designed to accommodate developments that are considered to have wide reaching benefits for the community.

The Wingecarribee Shire Council also released a “Sustainability & Design Criteria” strategy in May 2008 to help guide the sustainable development of the region. All new development applications made since the inception of the strategy must address the core objectives of document.

The strategy outlines the following key criteria;

- Infrastructure Provisions
- Diversification of Housing and lot sizes.
- Urban Design.
- Environmental Protection.
- Natural Hazards.
- Natural Resources.

A large portion of the Wingecarribee population is strongly opposed to the exploration and expansion of coal seam gas enterprise throughout the LGA. In 2012 the local council declared the LGA to be coal seam gas and long wall mining free.

**Wingecarribee Shire 2031+**

A collaborative economic, environmental and social plan created by Wingecarribee stakeholders for the future prosperity of the wider Wingecarribee LGA.

W2031+ is the blueprint for the future of the Shire as developed by the community. A number of methods were undertaken to gather feedback from a wide range of people in the community including residents, business owners, Councillors, Council staff and stakeholders.

More than 800 people participated in the development of the plan through various activities and processes which encouraged people to express what they value and think should be preserved, what should be created in terms of long term aspirations and how the council can achieve those goals for the future. Council asked independent experts in community engagement to review and guide the framework developed by Council staff to ensure wide and appropriate consultation with the community in development of W2031+. 
Sydney-Canberra Corridor Regional Strategy 2006-31

The Sydney–Canberra Corridor Regional Strategy applies to the local government areas of Wingecarribee, Goulburn Mulwaree, Upper Lachlan, Yass Valley, Palerang and Queanbeyan, and is one of a number of regional strategies prepared by the Department of Planning. The Sydney–Canberra Corridor Regional Strategy builds on previous planning work, including the 1995 Sydney–Canberra Corridor Strategy as well as the Australian Capital Territory (ACT) and Subregion Planning Strategy.

The Regional Strategy represents an agreed NSW Government position on the future of the Sydney–Canberra Corridor. It is the pre-eminent planning document for the Sydney–Canberra Corridor Region and has been prepared to complement other relevant State and local strategies and planning instruments. Many parts of the Sydney–Canberra Corridor Region continue to experience significant growth given the strategic location of the Region between two capital cities, although in other parts of the Region there is less immediate demand for growth. The primary purpose of the Regional Strategy is to accommodate and manage growth while ensuring that the rural landscapes and environmental settings that define the Region’s character are not compromised. It will do this by ensuring that land is available and appropriately located to sustainably accommodate the projected population growth and associated housing, employment and environmental needs over the period until 2031. The Strategy acknowledges the importance of a coordinated approach to settlement, whilst taking into account demand for different types of housing and the adequacy of supply. The broad elements of the Strategy are represented on the Regional Strategy Map, which identifies the overall structure of the Region.

The major retail centres within the LGA are Bowral, Mittagong and Moss Vale which service local, Shire and out of Shire visitors. Berrima has a high proportion of tourist type retailing. The remaining commercial areas within the towns and villages have more localised retailing outlets. Moss Vale Enterprise Corridor has been recognised as the major location for future industrial development within the Shire and is expected to develop within the life of the Wingecarribee 2031+ plan.
Market Overview & Sales of Particular Interest

Residential

The Wingecarribee LGA contains a number of smaller village and rural settlements, however, the majority of residential development is located in and around the central area of the LGA and the major population centres of Moss Vale, Mittagong and Bowral.

The Wingecarribee region encompasses fairly diverse types of residential developments that have been constructed across many years. The majority of residential properties in the region are single detached dwellings located in the various towns or villages or in rural locations on both hobby and larger farms. Most of the larger centres and some villages have a number of small to medium residential unit developments and townhouse style properties interspersed amongst detached dwellings. Bowral and Moss Vale have some more significant medium density developments and retirement village accommodation.

Approximately 75% of properties in the region are owner occupied with the remaining 25% owned by investors. Of the rental properties approximately 21% are privately owned and 4% are government owned dwellings within the major population centres of Mittagong and Moss Vale.

Residential subdivision within the Wingecarribee Council area is primarily situated within the fringe areas of major population centres (Mittagong) where appropriately zoned land exists, however, some smaller infill developments are occurring on a sporadic basis as demand permits.

Wingecarribee villages and towns generally all have full utility service availability including a reticulated town water supply, reticulated sewerage and telecommunication services. The locality also has an extensive range of Government services including state and private high schools, primary schools, emergency services including Police, NSW Fire Brigade, Rural Fire Service, SES and ambulance, hospitals, council chambers and administrative offices for various government agencies. Additional community based facilities available within the LGA include various denominational churches, child care centres, various aged care facilities, sporting clubs, recreational playing fields, parks and reserves, public swimming pools, tennis courts and golf courses.

The Wingecarribee LGA also contains a number of smaller rural and village settlements, with the development located throughout the District and generally between larger town areas as service centres for areas where rural pursuits have been and are currently being undertaken.

Sales volumes have increased significantly in the last twelve months with residential values generally escalating over the past year in the major residential centres. This has seen a considerable increase in total reliable, market sales volume for residential property in the greater Wingecarribee LGA. This level of sales activity has coincided with an increased demand for residential property (both vacant and improved) across the LGA. Graphical illustration of market activity can be seen as follows;
Generally, the increased activity has occurred in both newly developed subdivisions on the fringe of the built environment while the more established areas of town continue to remain more tightly held, however, still well traded. Residential values and demand in the larger centres are underpinned by stable employment from major manufacturing employers, the public sector and service industries.
Total number of R2 vacant land sales

Total number of R2 improved sales
A large proportion of sales in the emerging estates are house and land packages, attracting both local owner occupiers and small numbers of investors from out of town. All major project home builders are active in the market. Sales within the main estates are as follows:

**Renwick Estate**

<table>
<thead>
<tr>
<th>Valuation Year</th>
<th>Number of Sales</th>
<th>Mean</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012 (LG)</td>
<td></td>
<td>$140,000</td>
<td>$145,000</td>
</tr>
<tr>
<td>2013</td>
<td></td>
<td>$150,000</td>
<td>$155,000</td>
</tr>
<tr>
<td>2014</td>
<td></td>
<td>$160,000</td>
<td>$165,000</td>
</tr>
<tr>
<td>2015</td>
<td></td>
<td>$170,000</td>
<td>$175,000</td>
</tr>
</tbody>
</table>

**Darraby Estate**

<table>
<thead>
<tr>
<th>Valuation Year</th>
<th>Number of Sales</th>
<th>Mean</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td></td>
<td>$140,000</td>
<td>$145,000</td>
</tr>
<tr>
<td>2014</td>
<td></td>
<td>$150,000</td>
<td>$155,000</td>
</tr>
<tr>
<td>2015</td>
<td></td>
<td>$160,000</td>
<td>$165,000</td>
</tr>
</tbody>
</table>
Villages

The past 12 months has seen widespread residential sales activity throughout most villages, including both vacant and improved sales in the residential components. The predominant sale type was improved residential properties with purchase prices generally reflective of the age, style and condition of the dwelling and any ancillary ground improvements. Vacant allotments tend to be in short supply throughout many village areas and physical constraints in many locations prevent expansion of village boundaries. Distinct trends appear in relation to increases of value in the various village areas. Yerrinbool, Hill Top, Robertson, Exeter and Bundanoon have all demonstrated significant escalation in land values derived from those analysed sales.

Commercial

Commercial market activity has been characterised by escalated sales volumes, however, no significant movement is apparent in median purchase prices and/or underlying land values. The maintenance of historically low interest rates appear to have contributed to the overall volume of sales, however, general economic uncertainty continues to impact some market segments (retail). The diminution of returns from alternate forms of investment and changes to allow borrowing for self-managed superannuation funds has encouraged investment in property with the market driven by both owner occupiers and investors. Overall yields remain steady and rental increases are limited to CPI adjustments. Vacancy rates appear reasonably steady through most commercial centres. Values are largely determined by reference to improved properties in the absence of vacant sites.
Industrial

Industrial market activity has been characterised by slightly escalated sales volumes, contributing to a modest negative movement in median purchase prices and/or underlying land values. The maintenance of historically low interest rates appear to have contributed to the overall volume of sales, however, general economic uncertainty continues to impact some smaller industrial precincts with limited development prospects. The diminution of returns from alternate forms of investment and changes to allow borrowing for self-managed superannuation funds has encouraged investment in property with the market driven by both owner occupiers and investors. Overall yields remain steady and rental increases are limited to CPI adjustments. Vacancy rates appear reasonably steady through most industrial centres.

Rural locations within the LGA

The Wingecarribee LGA is a highly regarded rural locality due to its temperate climate, rich soils, proximity to Sydney and its reasonably reliable rainfall. The most common genuine rural land uses in the LGA are commercial dairy operations in addition to grazing properties with a significant number of smaller rural home sites and hobby farms. Larger genuine grazing holdings tend to be well held, and the generally well informed nature of these purchasers tends to limit market fluctuation. That is, the lands value is wholly determined upon production capacity. The market for larger lifestyle holdings remains steadily traded, however, values tend to be somewhat uneven with higher purchase prices for those well located, with respect to the major centres, and with good access. More remote retreat holdings (generally heavily timbered) can be adversely affected by environmental constraints such as bushfire. The increase in the market for standard residential allotments has contributed to some flow on effect, with regards to demand, in the rural/residential market category. The market sector appears steadily traded and a modest increase is apparent for most small lot rural home sites across the broader LGA.
Significant Issues and Developments

Significant Developments – From Prior to Current Annual Valuation

There have not been any significant developments or applications for developments outside of those that are permissible under the current zoning and no special consideration is required, however, pertinent items are identified as follows;

1. The future development and management of the major Wingecarribee town centres as per the master plan.

2. The continued evolution of the Renwick master planned community near Mittagong with a new development application approved in September 2015 for 108 residential lots.

3. The ongoing development of Darraby Estate on the southern side of Moss Vale with a new development application pending approval/ determination for 93 lots.

4. The ongoing consultation and assessment of proposed mining activity in the wider region, and the announcement from Hume Coal that it has plans to build a low impact and environmentally sensitive underground coal mine that will most likely extend from the vicinity of Hume Highway in Sutton Forest to Belanglo State Forest.

5. The purchase of several properties by S.F. Pastoral Holdings Pty Ltd, understood to be a shelf company owned by Hume Coal/ POSCO to facilitate coal mining activities. We understand some of them have been negotiated off market. Details of the acquisition are as follows;

   - 3711 Old Hume Highway, Berrima purchased for $1,859,400
   - 3651 Old Hume Highway, Berrima purchased for $2,582,500
   - Lot 200 Old Hume Highway, Berrima purchased for $1,733,546
   - “Mereworth” Old Hume Highway, Berrima purchased for $452,229
   - 80 Mereworth Road, Berrima purchased for $8,936,204
   - 337 Berrima Road, Moss Vale purchased for $661,120
   - 325 Berrima Road Moss Vale purchased for $1,312,900

6. We have also noted other purchases/ properties owned by Hume Coal or other shelf companies understood to be purchased for similar activities. They include:

   - Evandale, 11974 Hume Highway, Sutton Forest purchased for $11,634,000 in June 2014
   - Lot 3, 7, 20 and 21 Hume Highway, Sutton Forest purchased for $8,500,000 in 2011
   - Lot 2 Berrima Rd, Moss Vale (Industrial zoned) purchased for $ 2,169,300 in October 2014
Black Bob’s Creek, Belanglo Rd, Belanglo – license


8. Flood Risk Management (Mittagong Creek, Whites Creek)

**Significant Developments – From Prior to Current Local Government Council Rating Valuation**

Renwick Estate was first released in 2011 as a 600 lot subdivision. We note there has been a strong demand for land sales in the estate. More recently, a DA has been approved in September 2015 for some 108 residential lots.

In 2012, Darraby Estate in Moss Vale was granted approval by the council for the initial land release and construction. Most of the available lots in this estate have been sold, with a large number in the later stages remaining unregistered. We also note a DA for 93 lots has been submitted to council for determination.

Nattai Ponds estate located in the suburb of Braemar located south of Old Hume Highway was granted approval for 252 lots in May 2013.

Coal seam gas exploration, extraction and its opposition provide a heated topic of discussion throughout the wider Wingecarribee LGA. Strong opinions are held on both sides of the argument with future water quality and environmental concerns held by many. There are a number of energy producers vying for the opportunity to establish their coal seam gas exploration and production capabilities across the region. With substantial gas extraction networks already in place, within the north of the Wollondilly LGA in the Camden gas field (circa 144 gas wells) and a large exploration project in ‘Burrogorang’, there is strong interest in establishing production in Wingecarribee LGA. In 2012 the Wingecarribee Local Council declared the LGA to be Coal Seam Gas and Long Wall Mining free, on the back of resounding input from the wider community. Several anti-coal seam gas groups have been established throughout the LGA including SHCAG (Southern Highlands Coal Action Group). Groups such as SHCAG are well organised and well supported and have provided an effective public voice to the opposition of environmental management issues such as coal seam gas exploration.

Several purchases within the Southern Highlands region were made by Hume Coal/POSCO’s shelf companies known as S.F. Pastoral Holdings, Alpaca Investments Pty Ltd, Cavalaire Rural Properties Pty Ltd and Aurelius Rural Properties Pty Ltd particularly in the Berrima, Sutton Forest and Moss Vale vicinity for coal related activities. We have not been able to obtain sufficient information to analyse these sales and understand some of them to be negotiated off market. Further information reveals that Hume Coal has plans to build a low impact and environmentally sensitive underground coal mine in the Southern Highlands that will most likely extend from the vicinity of Hume Highway in Sutton Forest to Belanglo State Forest. This is illustrated in the diagram below;
Significant Value Changes

Significant Value Changes – From Prior to Current Annual Valuation

Most significant value changes within the Shoalhaven LGA have resulted from the realignment of values (handcrafting) in line with the most recently analysed sales evidence.

Genuine market escalation has occurred within the residential sector with most increases limited to within 10% to 15% of previous value levels. The increased demand in some of the lower valued settlements coupled with a fairly limited supply is thought to be the main determinants of the increases evidenced above.

In the northern section of the LGA, Yerrinbool (30% increase) and Hill Top (56% increase) have escalated considerably whilst Robertson (50% increase) in the east of the LGA and Exeter (51 % increase) in the west have exhibited significant value changes. The established residential town of Moss Vale (45% increase) has increased from a low cost base driven by first home buyer and investor demand coupled with a relatively restricted supply and the newer development has increased by a greater margin (54%). The historic village of Bundanoon has also shown a significant increase (20% - 30%).

The rural market, in general, has been far steadier with increases generally limited to below 10%. Some greater increases have been apparent, generally on small lot rural home sites below 10 hectares as follows;

- Hill Top (22 %),
- Yerrinbool (35%)
- Wingello/Penrose (22%)
- Moss Vale (14%)
- Exeter/Bundanoon (20%)
- Berrima (20%)

Significant Value Changes – From Prior to Current Local Government Council Rating Valuation

As per above – The majority of escalation has occurred more recently in rural localities (2014 – 2015 base dates).
Graphical overview of sales ratios

Ratio of Values to Sales for WINGECARRIBEE.R2 (2015)

Ratio of Values to Sales for WINGECARRIBEE.R3 (2015)

Ratio of Values to Sales for WINGECARRIBEE:B4 (2015)
Ratio of Values to Sales for WINGECARRIBEE:E3 (2015)

Ratio of Values to Sales for WINGECARRIBEE:E4 (2015)
Overview of the Quality Assurance Process

LPI has been provided with a detailed Valuation Analysis Report, which details the Quality Assurance Process of Walsh & Monaghan and outlines that the Verification process and certified that Land Values meet all Statistical Measures and Component Data Analysis. In addition, a Quality Statement and lists of high value and high risk properties is also provided in the Valuation Analysis Report. Checks have been undertaken to ensure that all properties have been valued, land values are consistent with each other, land value basis have been correctly determined and all concessions and allowances have been supplied. Additionally, properties that had land values amended through the objection or re-ascertainment process were individually examined to reconcile surrounding land values and ensure accuracy of the grading of surrounding land values. Benchmarks and Reference Benchmarks are core elements of the quality assurance processes and are identified and individually valued in accordance with the Rating and Taxing Procedures Manual Version 6.6.2. Worksheets have been maintained on all properties where calculations are required. We have also ensured that adjustments and assumptions within the market analysis have been based on market evidence and have been fully documented and rationalised.

Report prepared by:

Adam Hopcroft AAPI
Registered Valuer 3683
Contract Services Manager.