



## Thematic Discussion Paper – *Rural Smallholdings*

### Zoning Comparison

The Table below lists the proposed **new** Land Use zones (left column) and the zones which make up the **new** zone from the existing Wingecarribee LEP 1989 (right column).

WLEP 2006 Zones	WLEP 1989 Zones
RU4 Rural Smallholdings	1C Rural Smallholdings
E4 Environmental Living	1C Rural Smallholdings

- Subdivision Controls

The current subdivision controls for Rural Small Holdings are contained in DCP 16, however under the new Shire-wide LEP these minimum subdivisions will be indicated on the LEP maps.

Subdivision sizes for the RU4 Rural Smallholdings zone will range between 2ha and 10 ha

Subdivision sizes for the E4 Environmental Living zone will range between 8000m<sup>2</sup> and 10 ha.

### Comparison Table of Residential Landuses

Key: **c** – Permissible with Consent      **o** – Permissible without consent  
**x** - Prohibited      **~** - No comparative use

Development for the Purpose of:	Proposed New Zones			Existing LEP Zones
	RU4 Rural Small Holdings	E4 Environmental Living		1(c) Rural Small Holdings
<b>Rural Activity</b>				
<b>Agriculture</b>				
Animal boarding & training	<b>x</b>	<b>x</b>		<b>x</b>
<b>Aquaculture</b>	<b>c</b>	<b>c</b>		<b>c</b>
Natural water-based aquaculture	c	c		c
Pond based aquaculture	c	c		c
Tank based aquaculture	c	c		c
<b>Extensive agriculture</b>	<b>o</b>	<b>o</b>		<b>o</b>
Dairy (pasture based)	o	o		o
<b>Intensive livestock agriculture</b>	<b>x</b>	<b>x</b>		<b>x</b>
Restricted dairy	x	x		x
Feedlot	x	x		x
Horticulture	<b>c</b>	<b>c</b>		<b>o</b>
Turf farming	<b>x</b>	<b>x</b>		<b>x</b>
<b>Farm building</b>	<b>c</b>	<b>c</b>		<b>c</b>
<b>Forestry</b>	<b>c</b>	<b>c</b>		<b>c</b>
<b>Rural workers' dwelling</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Uses authorised under the Forestry Act</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Residential Activity</b>				
<b>Exhibition homes</b>	<b>x</b>	<b>x</b>		
<b>Home based child care</b>	<b>o</b>	<b>o</b>		<b>o</b>
<b>Home business</b>	<b>c</b>	<b>c</b>		<b>c</b>
<b>Home industry</b>	<b>c</b>	<b>c</b>		<b>c</b>
<b>Home occupation</b>	<b>o</b>	<b>o</b>		<b>o</b>
<b>Home occupation (sex services)</b>	<b>x</b>	<b>x</b>		
<b>Residential accommodation</b>				
Boarding house	<b>x</b>	<b>x</b>		<b>x</b>
<b>Dual occupancy</b>				
Dual occupancy (attached)	<b>c</b>	<b>c</b>		<b>c</b>
Dual occupancy (detached)	<b>x</b>	<b>x</b>		<b>x</b>
Dwelling house	<b>c</b>	<b>c</b>		<b>c</b>

Development for the Purpose of:	Proposed New Zones			Existing LEP Zones
	RU4 Rural Small Holdings	E4 Environmental Living		1(c) Rural Small Holdings
<b>Group home</b>	<b>x</b>	<b>x</b>		<b>~</b>
Permanent group home	x	x		~
Transitional group home	x	x		~
Hostel	<b>x</b>	<b>x</b>		<b>x</b>
Multi-dwelling housing	<b>x</b>	<b>x</b>		<b>x</b>
Residential flat building	<b>x</b>	<b>x</b>		<b>x</b>
<b>Seniors housing</b>	<b>x</b>	<b>x</b>		<b>C</b>
Residential care facility	<b>x</b>	<b>x</b>		<b>C</b>
Shop top housing	x	x		x
<b>Commercial Activity</b>				
<b>Advertisement</b>	<b>C</b>	<b>C</b>		<b>C</b>
<b>Advertising structure</b>	<b>C</b>	<b>C</b>		<b>C</b>
<b>Amusement centre</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Bulky goods premises</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Business Premises</b>	<b>x</b>	<b>x</b>		<b>x</b>
Funeral chapel	x	x		x
Funeral home	x	x		x
<b>Medical centre</b>	x	x		x
Health consulting room	<b>C</b>	<b>C</b>		<b>C</b>
<b>Entertainment facility</b>	<b>x</b>	<b>x</b>		<b>C</b>
<b>Function centre</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Landscape &amp; garden supplies</b>	<b>C</b>	<b>C</b>		<b>C</b>
<b>Office premises</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Registered club</b>	<b>x</b>	<b>x</b>		<b>C</b>
<b>Retail premises</b>	<b>x</b>	<b>x</b>		<b>x</b>
Cellar door premises	<b>C</b>	<b>C</b>		<b>x</b>
<b>Food &amp; drink premises</b>	<b>x</b>	<b>x</b>		<b>x</b>
Pub	x	x		x
Restaurant	x	x		x
Take away food or drink premises	x	x		x
Kiosk	x	x		x
Market	x	x		x
Neighbourhood shop	x	x		x
Restricted premises	x	x		x
Roadside stall	<b>C</b>	<b>C</b>		<b>C</b>
<b>Sex services premises</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Veterinary hospital</b>	<b>x</b>	<b>x</b>		<b>x</b>

Development for the Purpose of:	Proposed New Zones		Existing LEP Zones
	RU4 Rural Small Holdings	E4 Environmental Living	
<b>Tourist Activity</b>			
<b>Caravan park</b>	x	x	x
Camping ground	x	x	x
<b>Tourist &amp; visitor accommodation</b>			
Backpackers' accommodation	x	x	x
Bed and breakfast accommodation	C	C	C
Hotel accommodation	x	x	x
Serviced apartment	x	x	~
<b>Community &amp; Public Facilities</b>			
<b>Car park</b>	x	x	x
<b>Cemetery</b>	x	x	x
Crematorium	x	x	x
<b>Child care centres</b>	C	x	C
<b>Community facility</b>	C	C	C
<b>Correctional centre</b>	x	x	x
<b>Educational establishment</b>	C	C	C
School	C	C	C
<b>Hospital</b>	x	x	C
<b>Information &amp; education facility</b>	x	x	~
<b>Materials recycling or recovery centres</b>	x	x	x
<b>Places of public worship</b>	C	C	C
<b>Public administration building</b>	x	x	x
<b>Recreation area</b>	C	C	C
<b>Recreation facility (indoor)</b>	x	x	x
<b>Recreation facility (outdoor)</b>	C	C	x
<b>Recreation facility (major)</b>	x	x	x
<b>Other Activity</b>			
<b>Airport</b>	x	x	x
<b>Airstrip</b>	x	x	x
<b>Bushfire hazard reduction work</b>	O	O	O
<b>Electricity generating works</b>	x	x	x
<b>Environmental facility</b>	C	C	C
<b>Environmental protection works</b>	O	O	C
<b>Extractive industry</b>	x	x	C
<b>Freight transport facility</b>	x	x	x
<b>Helipad</b>	x	x	x

Development for the Purpose of:	Proposed New Zones			Existing LEP Zones
	RU4 Rural Small Holdings	E4 Environmental Living		1(c) Rural Small Holdings
<b>Heliport</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Mining</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Mortuary</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Passenger transport facility</b>	<b>x</b>	<b>x</b>		<b>x</b>
<b>Public utility undertakings &amp; installation</b>	<b>o</b>	<b>o</b>		<b>c</b>
<b>Roads</b>	<b>o</b>	<b>o</b>		<b>c</b>
<b>Telecommunication facilities</b>	<b>c</b>	<b>c</b>		<b>c</b>

### **Summary of Significant changes**

The following information provides a summary of the major changes in terms of zone amendments and minimum lot subdivision sizes within each of the rural small holding areas. Generally all pre-existing land zoned 1(c) Rural Small Holdings has been transferred to RU4 Small Holdings zone. The minimum allotment sizes on the maps have been transferred from DCP 16 unless otherwise mentioned below.

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#### **Alpine**

- No changes to the existing land zoned 1(c) or the minimum lot subdivisions.

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#### **Balmoral**

- No changes to the existing land zoned 1(c) or the minimum lot subdivisions which is in private ownership.
- Land zoned 1(c) owned by the crown has been zoned E2

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#### **Balaclava**

- Rezone land zoned 1(c) west of Campbell Street to R2 as part of the Renwick Development.
  - Rezone the land zoned 4(a) on the corner of Cardigan Street and Inkerman Road to RU4 (2ha) consistent with adjoining land.
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## Berrima

- Land between Oldbury Street and Wingecarribee River has been rezoned from 7(b) to RU4 (1ha).
- No changes to the existing land zoned 1(c) or the minimum lot subdivisions on the northern side of the town.

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## Bowral

- Land zoned 1(c) along Gibraltar Road to Merrigang Street rezoned to E4 Environmental Living (4ha) due to the sensitive nature of the landscape.
- Additional land formerly zoned 6(d) Proposed Future Open Space zoned RU4 (4ha) on Oxleys Hill Road.
- Land at the western end of Hopewood Road rezoned from 7(b) Environmental Protection (Cultural Landscape) to RU4 (2ha).
- Land formerly zoned 1(c) with a minimum 8000m<sup>2</sup> in East Bowral rezoned to R5 (8000m<sup>2</sup>).
- Land zoned 1(c) between Kangaloon Road and Boardman Road rezoned to E3 Environmental Management (4ha).

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## Braemar

- All existing 1(c) zoned land rezoned to R5 except for land immediately fronting Braemar Road and opposite the Industrial zoned land between the Mittagong Loop Line and Drapers Road.

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## Bundanoon

- Land zoned 1(c) with a minimum of 8000m<sup>2</sup> on either side of Greasons Lane rezoned to R2 2000m<sup>2</sup>.

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## Buxton

- Rezone land on the eastern side of the Railway Line from 1(c) 10 ha minimum subdivision to RU4 (4ha).

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## Colo Vale

- Rezone land at the northern end of Grevillea Road on the western side from 1(a) to RU4 (10ha) consistent with the land to the south.
- Rezone land on the western side of Beech Street from 1(c) with a minimum allotment size of 8000m<sup>2</sup> to R5 (8000m<sup>2</sup>).
- Rezone land on the western side of Ash Street and the northern side of Flora St from 1(c) to R5 (4000m<sup>2</sup>).
- Rezone land zoned 1(c) on the southern side of Ferndale Road and the western side of Wilson Dr to RU4 with a minimum subdivision reduced from 10ha to 2ha.
- Rezone Ebony Place from 1(c) to R5 (8000m<sup>2</sup>).

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### **Exeter**

- Rezone land zoned 7(b) south of Rockleigh Road to RU4 (8ha).
- Change the minimum subdivision on the property known as Blytheswood from 8ha to RU4 (2ha).
- Rezone land on the western side of Westgrove and Devon Road from 7(b) to RU4 (2ha).

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### **High Range**

- No changes to the existing land zoned 1(c) or the minimum lot subdivisions.

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### **Hill Top**

- Rezone land zoned 1(c) between Banksia Street, Wattle Street, West Pde and Pearse Street to R5 Residential.

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### **Mittagong**

- Rezone land zoned 1(c) between Webb Street and Mary Street to R5 Residential.
- Rezone land on the western side of Owen Street to IN1 General Industrial.
- Rezone land zoned 1(c) at the western end of Reservoir Street to R5 Residential.

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### **Moss Vale**

- Rezone land zoned 1(c) on Broughton Street to R2 Residential as part of the Urban Release Area.

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### **Yerrinbool**

- Rezone land zoned 1(a) on the northern side of Formosa Street to RU4 (10ha).