

# Mittagong Township Precinct Plan

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**MITTAGONG** is the third largest town in the Shire. The Sydney Canberra Corridor Regional Strategy (Regional Strategy) identifies Mittagong as a Major Town, noting that larger towns provide local and district services and facilities, comprising the general range of weekly and some higher order goods and business services. They contain well established town centres and the full range of housing types is generally provided.”

In relation to Bowral, “Mittagong and Moss Vale together function largely as one urban centre for the northern part of the Region. Mittagong will continue to have an important role as a local retail and service centre with Moss Vale maintaining its administrative and rural service centre role. All three centres should play a complementary role.”

## Community Profile

The 2011 census records a population for Mittagong, including some of the rural residential areas east of the Great Southern Railway but west of Old South Road, northwards to Alpine, due to Census collector district boundaries, as 5,722 persons, comprising 2,626 males and 3,096 females. A relatively high number of residents are school age due to the location of Frensham boarding school in the locality. Interestingly, only 3,080 residents, or 53.8% of the population were at the same address five years previously, with 1,452 residing elsewhere in NSW or interstate. Again, Frensham would account for some of this.

The census counted 2,315 residents aged 15 years and over representing the Mittagong workforce. Industries represented in order of significance were Health Care and Social Assistance, Retail Trade, Education and Training, Accommodation and Food Services, and Manufacturing. Retail trade would be well represented due to the growth of the Mittagong Market Place.

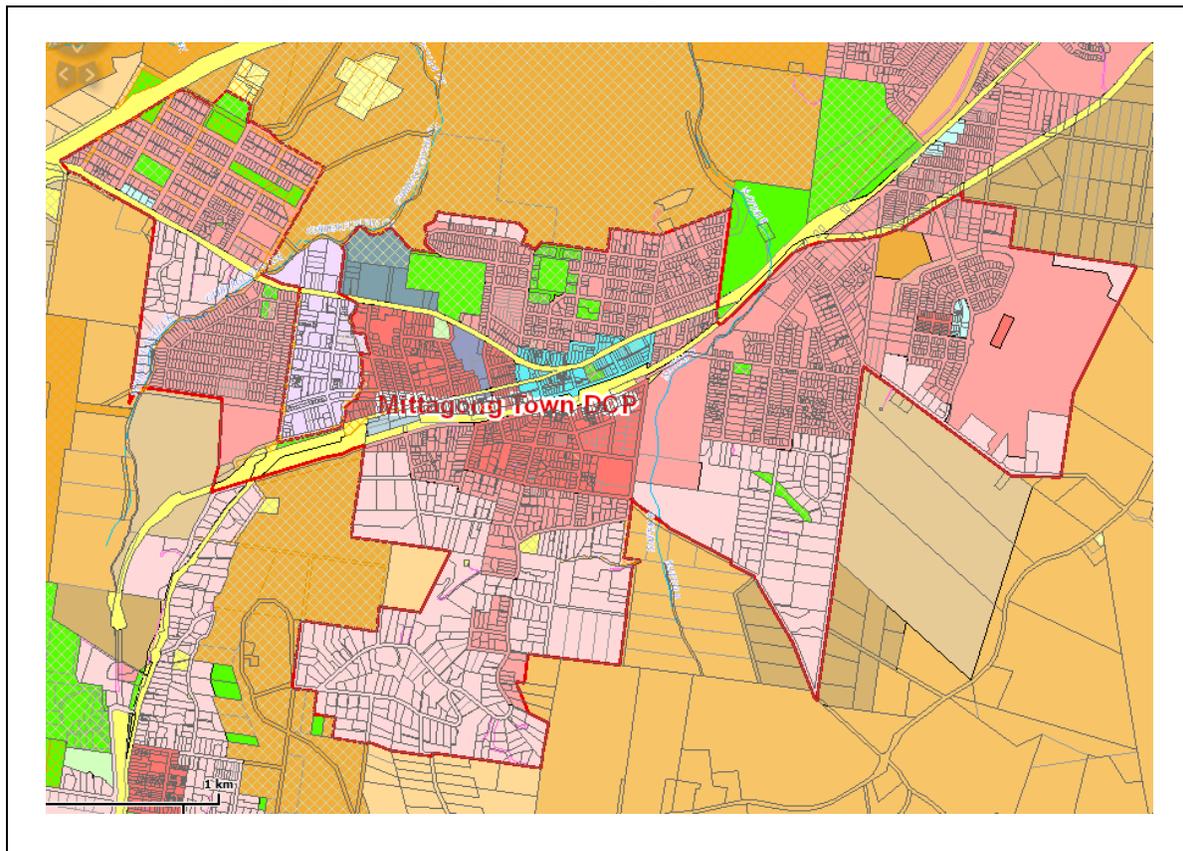
## Land Use Profile

The Mittagong urban area is contained within the red boundary shown on Map 1 following. The colours represent the various zonings across the town at the time of printing. A legend follows the map.

The most dominant zone is R2 Low Density residential zone comprising 43.5% of the township. The R3 Medium Density zone comprises some 19%. Some 10% of the township is zoned R5 Large Lot Residential. Public open space comprises some 5.3%.

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Map 1 – Mittagong Town Boundary and Zoning

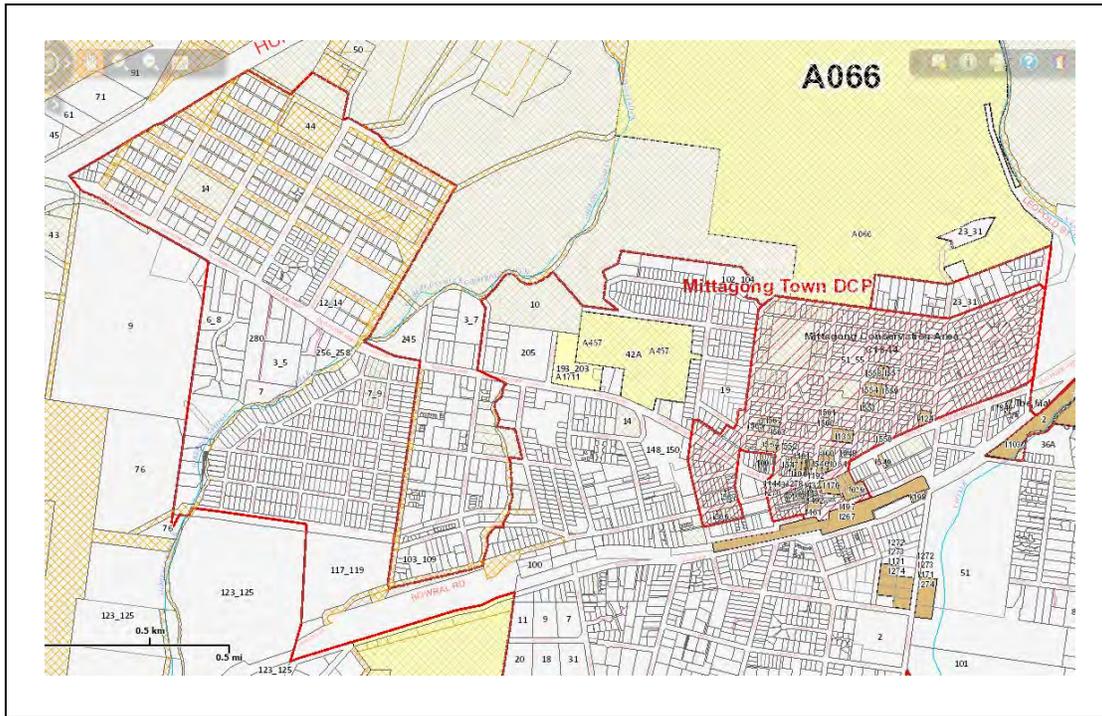


	B1 Neighbourhood Centre		R2 Low Density Residential
	B2 Local Centre		R3 Medium Density Residential
	B4 Mixed Use		R5 Large Lot Residential
	B5 Business Development		RE1 Public Recreation
	B7 Business Park		RE2 Private Recreation
	E1 National Parks and Nature Reserves		RU1 Primary Production
	E2 Environmental Conservation		RU2 Rural Landscape
	E3 Environmental Management		RU3 Forestry
	E4 Environmental Living		RU4 Primary Production Small Lots
	IN1 General Industrial		SP1 Special Activities
	IN2 Light Industrial		SP2 Infrastructure
	IN3 Heavy Industrial		SP3 Tourist

The Mittagong Conservation Area is located in the north east section of the township as indicated on Map 2 below. Further Items of Heritage are located throughout the town beyond the Conservation Area.

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Map 2 - Mittagong Conservation Area (diagonally shaded)



## Residential Lot Capacity

Council's estimate of vacant land potential as at 2012 indicates there is the potential for a further 1,663 dwellings in the Mittagong residential areas.

Mittagong		
Property Type	Renwick	Total
Vacant Single Lots	0	95
Vacant Multiple Lots	600	823
Occupied Single Lots	0	173
Occupied Multiple Lots	0	527
Dual Occupancy	0	45
<b>Total Potential</b>	<b>600</b>	<b>1663</b>
Existing Dwellings	0	2266
<b>Potential + Existing Total</b>	<b>600</b>	<b>3929</b>

Some lots have been developed since 2012 but there remains potential for at least 65% growth in dwelling supply within Mittagong township without any variation to current residential zones or minimum lot sizes and the same in surrounding rural residential land.

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There is further dwelling capacity in most of the business zones which total some 4% of all land within Mittagong township. These zones, together with the R3 Medium Density Residential zone, provide opportunity for redevelopment to provide more compact housing.

## Development Control Plans (DCPs)

Specific development controls for Mittagong, including Renwick, are contained within the Mittagong Township DCP with the exception of industrial zoned land which is covered by the Industrial Lands DCP. For development controls on land surrounding the Mittagong urban area, the Rural Lands DCP covers land zoned RU1 Primary Production, RU2 Rural Landscape and E3 Environmental Management. The Rural Living DCP covers land zoned RU4 Primary Production Small Lots and E4 Environmental Living. A review of all DCPs will occur in 2016 and Mittagong property owners will have the opportunity to contribute to that review.

## Local Planning Strategy Workshop

During 2010 and 2011 a series of workshops was held across the Shire involving all towns and villages. The purpose of the workshops was to obtain feedback from participants as to what they considered to be the current Strengths and Weaknesses of their locality and what they perceived to be the main Opportunities and Threats for the future. This type of analysis is known by the acronym SWOT.

Some 80 property owners attended the Mittagong workshop on 12 May 2011 at the Mittagong Anglican Church Hall. The table below summarises the key comments. Some comments may appear inconsistent, but are included to reflect the full range of opinions expressed. Council appreciates the contribution made by all workshop participants.

KEY ISSUE	CONSIDERATIONS
<b>STRENGTHS</b>	
Attractive rural environment	Beautiful mountains and autumn trees that attract tourists.
	Upper Holt – hidden wilderness in town.
	Surrounded by scenic and beautiful countryside.
	Avenue of trees along Old Hume Highway from Braemar to Mittagong.
	Open space around houses. Larger blocks provide green space. Maintain property values.
	Rural separation of Mittagong and Bowral.
	Lake and park offer tourist potential.
Sense of community with traditional values	Sense of community.
	Local people.
	Sense of belonging.
	Traditional values.
	Friendliness.

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KEY ISSUE	CONSIDERATIONS
Heritage	Heritage buildings and precincts. The old industrial precinct.
Affordability	Affordable subdivision.
<b>WEAKNESSES</b>	
Poor traffic management	No traffic study for Mittagong. No traffic lights or roundabout at Pioneer Street and Old Hume Highway. No traffic lights at Helena and Main Streets to control traffic flow on Hume Highway. Lack of commuter parking for future residents at railway. Too much development on eastern side of railway line. Insufficient access across railway.
Poor access over railway line. Bridge needs replacing or repairing	Bridge over railway at Range Road is a disaster. Dangerous pedestrian access over railway from Range Road to Fitzroy Street. Needs resurfacing.
Inadequate public transport	Insufficient bus transport to and from and around Mittagong. Need for public transport. Better local public transport to provide for future population.
Poor access between Mittagong and Bowral	Shared bike and walk path between Mittagong and Bowral has been promised for 30 years. Poor bus transport between Mittagong and Bowral. Poor road access to Bowral.
Poor track record on part of Council in previous development	Recent infill development has not resulted in improved roads or footpaths. Fragmented businesses development – Highlands Market Place separate from main centre of town. Results in empty shops in original business district. Council planning department should not impose unlawful conditions on individual home builders. This stops existing infill development. This is a big weakness. Council does not listen to residents – Big W development a disaster and Mittagong Central unfinished. Both were opposed by residents.
	No short-term accommodation, serviced apartments or function centres.
Lack of employment opportunities	Lack of job opportunities due to insufficient commercial/industrial land. Not enough employment opportunities.
Lack of facilities & services	Poor hospital care. No high school. No flood plain study for Mittagong.

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KEY ISSUE	CONSIDERATIONS
	Water pressure in some areas is already poor. Won't cope with infill development.
	No street sweeping at corner of Railway Crescent and Old Hume Highway.
Development is causing environmental & heritage damage	Too much scarring on the Gib. No more mountain development.
	Unique historical properties of Mittagong inadequately managed.
Law & Order issues	Need for stronger Police presence.
	Too many liquor outlets causing social issues, especially among youth.
<b>OPPORTUNITIES</b>	
Improve road network and accessibility, especially between Mittagong and Bowral	Provide exit from north and entrance to north on Hume Highway, Welby.
	Remove island turning bay on highway outside information centre which allows cars to turn to Sydney. Turning traffic is dangerous.
	Reduce traffic speeds along highway from Big W to the end of Welby.
	One entrance and one exit at Market Place.
	Improve traffic flows into and out of Highlands Market Place.
	Introduce 40km zones to slow traffic
	Need to improve Oxley Drive to cope with existing & proposed population expansion.
	Complete the pathway to the new shops
	Investigate options for redeveloping parking areas.
	Cycleway/walkway linking Mittagong to Bowral.
	Cycleway between Bowral and Mittagong
	More railway crossings across Shire.
	Widen existing roads or improve road edges to provide cycle ways.
	More footpaths.
Fix the Range Road bridge	New railway crossing at Range Road. Pedestrian access as well.
Improve public transport	Improved train timetable and more convenient departure and arrival times so people use the train instead of their car.
	Increased use of railway lines – Loop Line & Unanderra Line – for local passenger use.
	Additional local public bus services, particularly during off-peak hours.
Revitalise town centre & provide more employment opportunities	Revitalise town centre.
	Put the heart back into the centre of town.
	Upgrade to town to encourage smart, quality shops.
	More employment opportunities.

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KEY ISSUE	CONSIDERATIONS
	Finish Mittagong Central, or pull it down.
	Finish Mittagong Central – brilliant concept.
	Knock down Mittagong Central and extend Winifred West Park.
	Lobby for early installation of NBN broadband.
	Provide local crematorium.
	Redevelop The Maltings as a tourist facility.
Upgrade the pool.	Extensive upgrade of Mittagong swimming pool. It is a well use facility which has been allowed to fall into disrepair. It should be a heritage item and well maintained.
	Heritage list Mittagong pool & retain.
	Keep pool as a local icon.
	Cover Mittagong pool.
Upgrade & extend recreation & community facilities	Extend recreation areas around Lake Alexandra and maintain facilities.
	Return Alexandra Square to the people. It does not belong to the Council.
	More garbage bins at beauty spots provided by McDonalds.
	Convert Mittagong Playhouse car park into an Italian style piazza with outdoor eating, park benches and fountain.
	More facilities to engage, educate and employ young people.
	Build a high school.
	Develop Bowling Club for broad community use rather than just an art centre.
	More youth facilities.
	New lift at Mittagong Railway Station.
	Provide location for new fire brigade centre.
	New 24/7 staffed Police Station.
More housing variety & better design.	Better design guidelines for new development – more detail, more consultation, working closer with developers to get better outcomes.
	Encourage self-sufficiency housing design & lifestyle.
	Provide more rental properties.
	Good main road crossings.
	Reconsider right turn to Aldi supermarket.
	Maintain a green vista on road verges, especially in commercial areas.
	Smaller lots for smaller houses.
	New Strata Title Act to deal with current issues and deliver good outcomes for residents not just developers.
Improve protection of heritage & environmental features	Retention of rich heritage together with well-designed transport-oriented new development.
	Mittagong is the entry to the Highlands and should receive a beautification programme to include more trees and flowering bushes everywhere.
	Improve Rotary Park.
	New open space areas so that infill does not reduce the current ratio of residential development to open space.

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KEY ISSUE	CONSIDERATIONS
	Green garbage collection service to stop the dumping of green waste.
<b>THREATS</b>	
Poor planning controls & poor quality & inappropriate development	One size fits all approach to town centres not appropriate for Mittagong.
	Poor quality, developer-driven developments setting a poor precedent.
	Inappropriate high rise development.
	Destruction of beautiful trees on main street through electricity pruning.
	Further development of commercial areas away from main town centre.
Social problems associated with higher densities & infill development.	Loss of semi rural atmosphere caused by too much infill which is a euphemism for 'future slum'.
	Increased potential for social problems associated with increased population.
	Inappropriate infill causing low socio-economic residents to come to the area and bring social problems.
	Infill development & associated problems.
	Growth of Mittagong airfield.
Loss of rural amenity from increased population	Become like Campbelltown through destruction of semi-rural atmosphere.
Further reduction in level of services & infrastructure.	Inadequate water supply to service new population.
	Access to main road will be impossible with new population growth.

## SWOT Analysis

The key strength of Mittagong is its attractive rural environment particularly the rows of autumn trees and the traditional village character within a low density setting surrounded by rural landscapes. This was a strength recognised by virtually all town and village communities. The qualities and values of the local community were also recognised.

Its relative proximity to Sydney was also noted, although the lack of public transport was considered a weakness. Traffic issues seem a particular problem, especially lack of lights to improve access to the Old Hume Highway. The poor condition of the bridge over the railway line was also noted although there has been some recent work done by Council in this regard.

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Poor infrastructure in the form of public transport within the Shire, poor roads and footpaths, and lack of cycleways were the key weaknesses also reflected in one of the key opportunities being to redress this problem. The poor road infrastructure provides a key opportunity. With regard to the Market Place new traffic management measures are in place.

It was noted that previous developments have not resulted in supported infrastructure and that there has been a delay between completion of the development and provision of improved roads or footpaths. Recent medium density development in Colo Street is a more recent example of this.

Inadequate hospital and public education facilities are noted, but these are state matters beyond the control of Council. Council agrees that the heavy pruning of street trees to keep them away from electricity wires is often unsympathetically. Several respondents noted the need for better flood managed. A flood study based on Gibbergunya Creek and Nattai River has now been completed.

Several opportunities for revitalisation of the town centre were identified, including attention to Mittagong Central and the Maltings.

On the one hand, more housing choice was seen as a definite opportunity, but an equally concerning threat was the potential for increased density. Too much infill was considered to be 'future slum'. There was concern that Mittagong might 'become like Campbelltown'. The style and quality of housing was recognised as the key to addressing this potential conflict. It is noted that Council is about to undertake a review of all town and village DCPs to ensure that appropriate standards are in place.

A particular threat is that the rural land surrounding the town can be a target for residential development to the detriment of the landscape and the wider community. Rather, better use should be made of existing developed areas. It is noted that the draft Local Planning Strategy recommends not considering any redevelopment for residential purposes of rural or environmental land outside of existing towns and villages.

Improved use of community facilities was seen as an opportunity. Recent initiatives in this regard are contained in the Arts and Culture Strategic Plan.

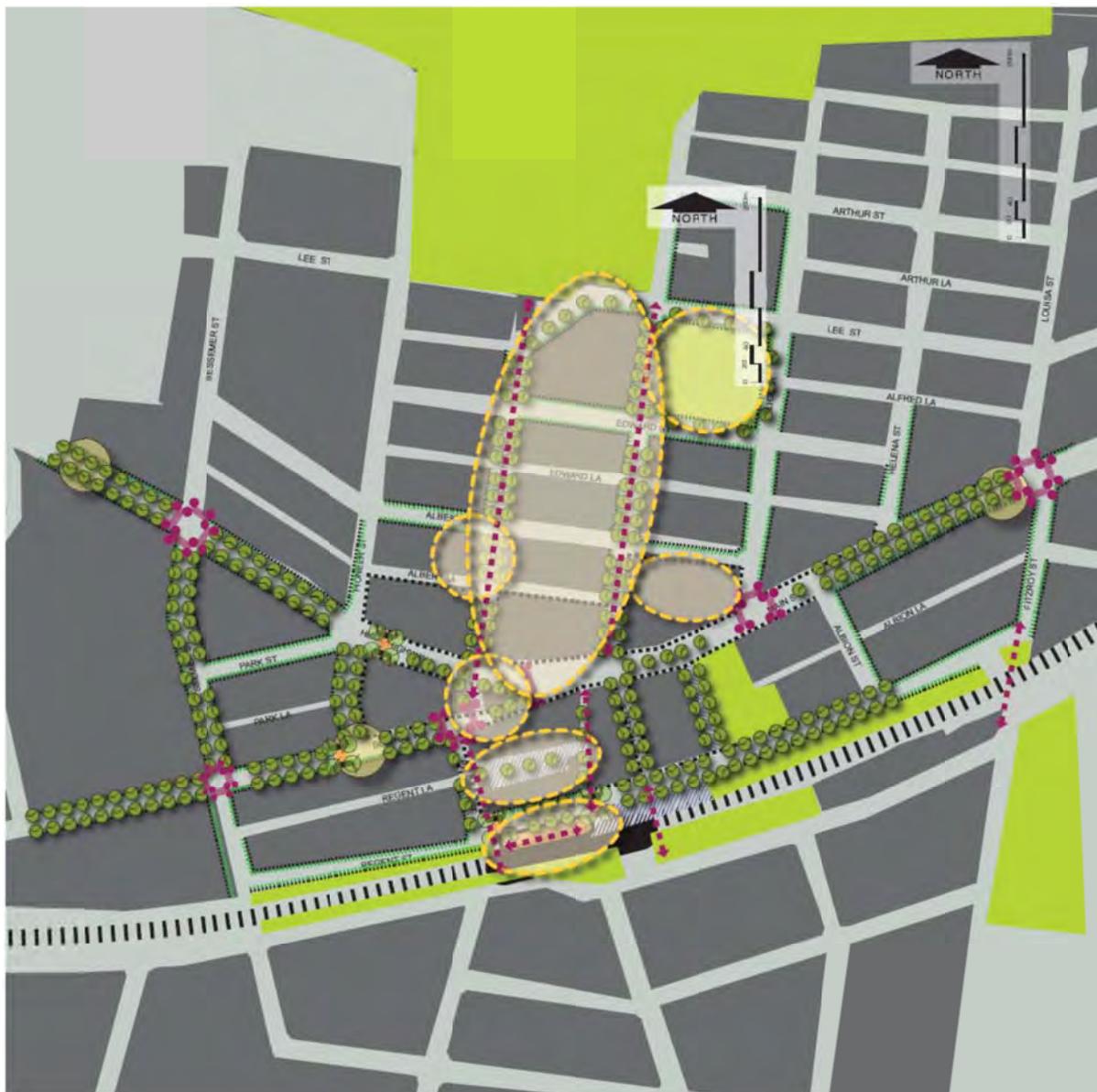
Tourism was seen as an opportunity to improve the economic base of the Shire generally and the town in particular. Improved pedestrian and cycleways were considered integral to encouraging local tourism. A corresponding threat was that tourism could be promoted at the expense of residents to the detriment of both.

Population growth was seen as both an opportunity and a threat. Which it is depends on proper management. It is noted that there is already sufficient capacity in the residential zones for anticipated population growth, offering opportunities for more housing choice, particularly redevelopment for compact housing in the R3 Medium Density zone.

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## Mittagong Town Centre Master Plan

The following Master Plan diagram demonstrates the type of strategic urban improvements that could be delivered through a series of catalytic projects over time. It is proposed that the Master Plan document will provide a guide that may be adapted to suit specific development opportunities and circumstances. The legend follows the diagram.



(Key over)



# Mittagong Township Precinct Plan



Further detail from the Mittagong Town Centre Master Plan may be viewed on Council's website under the 'Development' tab.



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## Submissions to Amend WLEP 2010

During the preparation of the Draft Local Planning Strategy 2015-2031, Council received and assessed several submissions to amend Wingecarribee Local Environmental Plan (WLEP) 2010. The assessment of all submissions was reported to the ordinary meeting of Council on 24 June 2015.

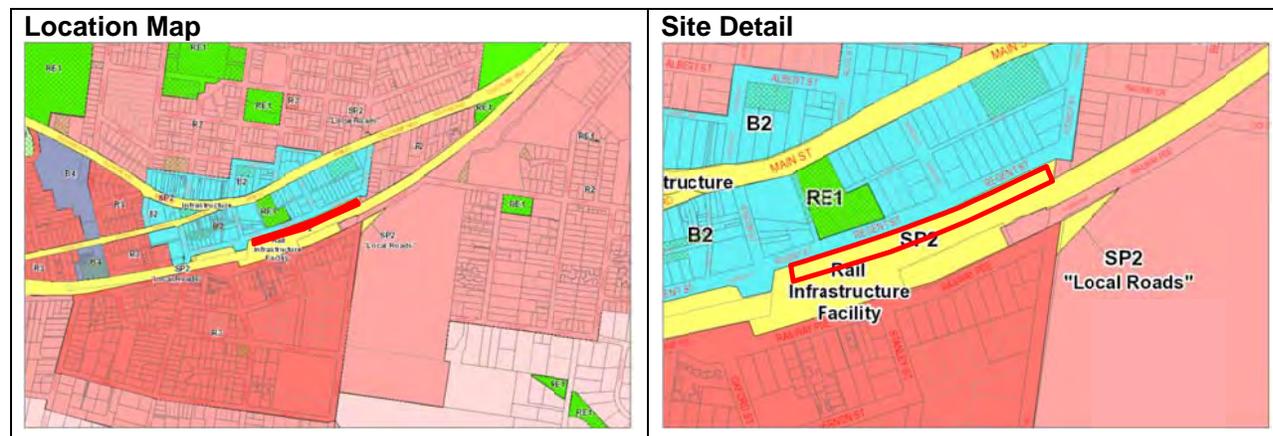
Those submissions supported for inclusion in the Berrima Precinct Plan prior to exhibition of the draft Wingecarribee Local Planning Strategy 2015-2031 are presented below. Each has been updated to reflect responses to the public exhibition of the draft Strategy with regard to these submissions.

All exhibited submissions were reported to the Ordinary Meeting of Council on 23 March 2016. Council's resolution from that meeting with regard to each submission is included in the summaries below.

# Mittagong Township Precinct Plan

## MITTAGONG - 1

ADDRESS: Mittagong Railway fronting Regent Street, MITTAGONG NSW 2575



## SITE ANALYSIS

The site is zoned SP2 Rail Infrastructure and represents some unwanted land leased to the applicant.

## SUMMARY OF REQUEST

Rezone to B4 enable the use of the site for outdoor, undercover markets.

## PLANNING ASSESSMENT

ESSENTIAL ASSESSMENT CRITERIA	ASSESSMENT
Proposed use is consistent with current State government policy or practice <ul style="list-style-type: none"> <li>Efficient use of land.</li> </ul>	Yes
Proposed use is consistent with current Local policy or practice: <ul style="list-style-type: none"> <li>Location within an existing town or village boundary.</li> </ul>	Yes
Proposed use is consistent with most relevant Precinct Plan.	Yes
Site is outside of any zone or infrastructure buffer.	Yes
Site is free of any Endangered Ecological Community.	Yes
Site is free of significant flood or bushfire affectation.	Yes
Site has access to reticulated water and sewer.	Yes
Site has no other constraints relevant to the proposed development.	Yes

The subject site is currently zoned SP2 Rail Infrastructure Facility under Wingecarribee LEP 2010. The submission seeks to rezone a delineated area to B4 Mixed Use zone under Wingecarribee LEP 2010 to permit the use of that part of the site for outdoor undercover markets.

The area is used for the storage of railway infrastructure materials. The submission generally complies with Council's Essential Assessment Criteria however since the initial assessment was done, flood studies have identified that the site is flood affected.

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Council has no objection to the proposal proceeding to Gateway Determination and the applicant being invited to submit a detailed Planning Proposal, however the use of public land by private individuals, even for a public purpose, would only proceed with the concurrence of the Australian Rail Track Corporation Limited (ARTC). The use of surplus railway land for alternative purposes is an efficient use of public land.

Support for any proposed amendment to the Wingecarribee LEP 2010 would be subject to a detailed Planning Proposal being submitted to Council and consideration of the impacts assessed by way of the Gateway process.

## CONCLUSION

The use of surplus railway land for the purpose of outdoor undercover markets has merit from a strategic perspective.

## RESOLUTION OF COUNCIL 24 JUNE 2015

***THAT the rezoning to B4 Mixed Use under WLEP 2010 of the leased portion of the SP2 Rail Infrastructure land at Mittagong Railway Station be supported and included in Mittagong Precinct Plan prior to public exhibition of the draft Local Planning Strategy 2015-2031.***

## POST EXHIBITION ASSESSMENT

No submissions were received for this property during the exhibition of the draft Local Planning Strategy, therefore it is RECOMMENDED:

***THAT*** the rezoning to B4 Mixed Use under WLEP 2010 of the leased portion of the SP2 Rail Infrastructure land at Mittagong Railway Station be supported and included in Mittagong Precinct Plan prior to public exhibition of the draft Local Planning Strategy 2015-2031.

## RESOLUTION OF COUNCIL 23 MARCH 2016

***THAT*** the rezoning to B4 Mixed Use under WLEP 2010 of the leased portion of the SP2 Rail Infrastructure land at Mittagong Railway Station be supported and included in Mittagong Precinct Plan prior to public exhibition of the draft Local Planning Strategy 2015-2031.

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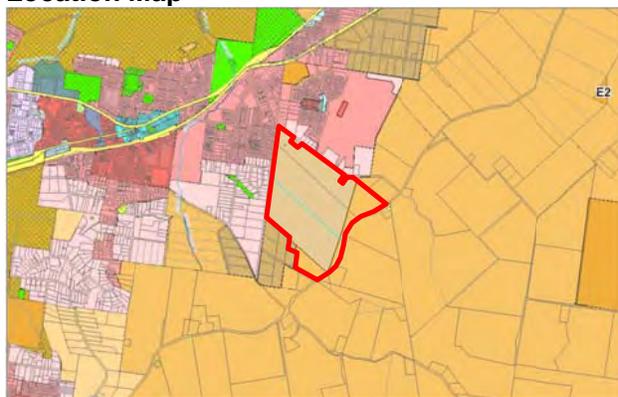
MITTAGONG - 2

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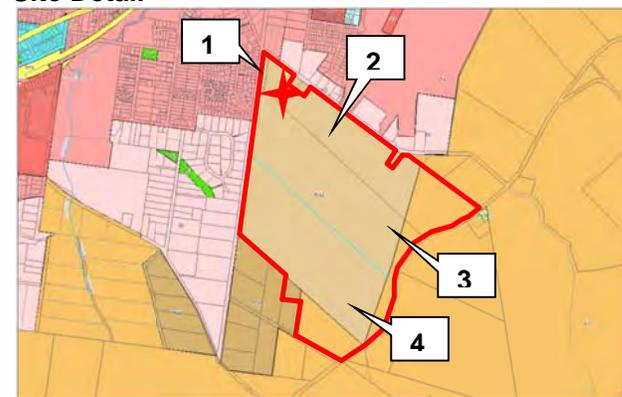
## ADDRESSES:

- 1 Huntington Lodge, Lot 2 DP 157625, 19 Mary Street MITTAGONG NSW 2575
- 2 Willow Run, Lot 115 DP 1067955, 105-119 Bong Bong Road, MITTAGONG NSW 2575
- 3 Rushford Barton, Lot 1 DP 1140914, 21 Mary Street, MITTAGONG NSW 2575
- 4 Lynwood, Lot 11 DP 1067256, 949 Old South Road MITTAGONG NSW 2575

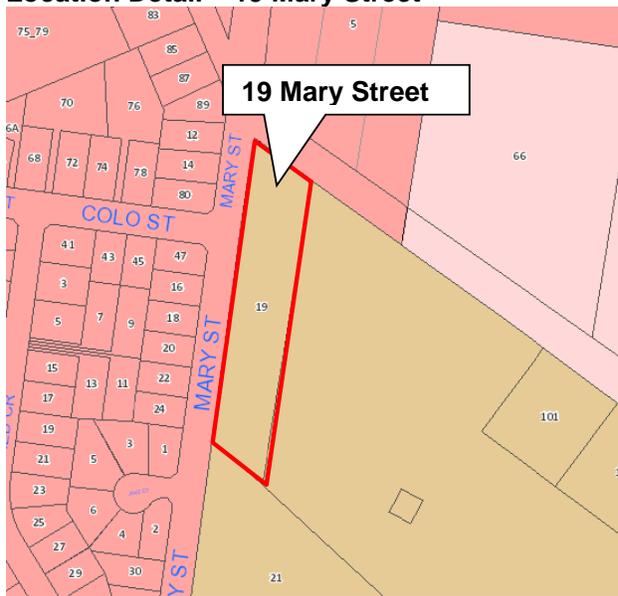
Location Map



Site Detail



Location Detail – 19 Mary Street



Site Detail – 19 Mary Street



## SITE ANALYSIS

The site comprises four properties, one of which (1) is zoned RU2 Rural Landscape and three (2, 3 & 4) of which are zoned part RU2 Rural Landscape and part E3 Environmental Management. A minimum lot size of 40 ha applies across all properties. A water tower is located on the highest point of Property 2, indicated on the map above with a red star. This position marks a ridge line across the three larger properties. Endangered Ecological Community covers virtually all of Property 1 with a smaller portion in the north eastern corner of Property 2.

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## SUMMARY OF REQUEST

The report to Council following the public exhibition of the 2007 and 2009 draft LEPs recommended that a portion of the subject site from the north west corner to the top of the ridge line be considered for residential development as part of the Local Planning Strategy. This portion only was identified due to potential adverse impacts on rural amenity on the other side of the properties. This portion would include all of Property 1 and some of Properties 2 and 3, but none of Property 4. The following planning assessment applies to this portion of the site only.

## PLANNING ASSESSMENT

ESSENTIAL ASSESSMENT CRITERIA	ASSESSMENT
Proposed use is consistent with current State government policy or practice <ul style="list-style-type: none"><li>Efficient use of residential land.</li></ul>	No
Proposed use is consistent with current Local policy or practice: <ul style="list-style-type: none"><li>Location within an existing town or village boundary.</li></ul>	No
Proposed use is consistent with most relevant Precinct Plan.	No
Site is outside of any zone or infrastructure buffer.	Yes
Site is free of any Endangered Ecological Community.	No
Site is free of significant flood or bushfire affectation.	No
Site has access to reticulated water and sewer.	Yes
Site has no other constraints relevant to the proposed development. <ul style="list-style-type: none"><li>Slope</li></ul>	No

The report regarding this submission presented to Council following the public exhibition of the 2007 and 2009 draft LEPs recommended only a portion of the subject site from the north west corner to the top of the ridge line (in proximity to the red star above) be considered for residential development as part of the Local Planning Strategy. This limited portion was preferred for residential development due to potential adverse visual impacts on rural amenity from development of the exposed areas of the site at higher levels which comprised the remainder. This planning assessment applies to the preferred portion of the site only.

The subject site slopes from 630 (AHD) at Bong Bong Road to 720 (AHD) up towards the intersection of Old South Road and Argyle Street (at the top of the RU4 Zoning). This is an increase in altitude of 90 metres. The elevation of the slope therefore has a visual prominence on the prominent and iconic feature of the Southern Highlands landscape.

The presence of dwelling houses on hill sides that can be viewed from a considerable distance will have a visual impact on the landscape setting of the Shire. The lower levels of the site (at around 630 AHD) will have a lesser visual impact on the setting as these areas would not be visible to the observer. This is the reason an amendment to the development potential of land on a limited portion of the lower slopes is supported. Conversely, retaining the existing zoning and minimum lot size of the balance of the subject sites will not have an impact on the agricultural viability of the properties.

Support for any proposed amendment to the Wingecarribee LEP 2010 would be subject to a detailed Planning Proposal being submitted to Council and consideration of the impacts assessed by way of the Gateway process.

# Mittagong Township Precinct Plan

## CONCLUSION

There is EEC coverage on Property 1, but there is also a residential flat development already located on the site. Property 1 is adjacent to R2 Low Density residential development across both Mary Street and Bong Bong Road so it is suggested that the site be rezoned to R5 Large Lot Residential with a minimum lot size of 4000m<sup>2</sup> which would allow for one additional lot.

## RESOLUTION OF COUNCIL 24 JUNE 2015

***THAT Lot 115 DP 1067955, 105-119 Bong Bong Road and Lot 1 DP 1140914, 21 Mary Street, Mittagong, remain zoned part RU2 Rural Landscape and part E3 Environmental Management under WLEP 2010, AND THAT Lot 2 DP 157625, 19 Mary Street, be rezoned to R5 Large Lot Residential with a minimum lot size of 4,000m<sup>2</sup> under WLEP 2010.***

## POST EXHIBITION ASSESSMENT

No submissions were received for these properties during the exhibition of the draft Local Planning Strategy, although the proponent for Lot 11 DP 1067256 noted that this property was omitted from the recommendations and resolution.

It is noted that Lynwood, Lot 11 DP 10672569, 49 Old South Road Mittagong has been omitted from the above recommendation and resolution. The intention of the assessment and recommendation is that Lot 11 remain zoned part RU2 Rural Landscape and part E3 Environmental Management under WLEP 2010. This will be confirmed in the report back to Council at the end of the public exhibition period. Therefore, it is RECOMMENDED:

***THAT Lot 115 DP 1067955, 105-119 Bong Bong Road and Lot 1 DP 1140914, 21 Mary Street, Mittagong, and Lot 11 DP 1067256, 949 Old South Road remain zoned part RU2 Rural Landscape and part E3 Environmental Management with a minimum lot size of 40 hectares under WLEP 2010, and THAT the rezoning of Lot 2 DP 157625, 19 Mary Street, Mittagong to R5 Large Lot Residential with a minimum lot size of 4,000m<sup>2</sup> be supported for inclusion in the Mittagong Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.***

## RESOLUTION OF COUNCIL 23 MARCH 2016

***THAT Lot 115 DP 1067955, 105-119 Bong Bong Road and Lot 1 DP 1140914, 21 Mary Street, Mittagong, and Lot 11 DP 1067256, 949 Old South Road remain zoned part RU2 Rural Landscape and part E3 Environmental Management with a minimum lot size of 40 hectares under WLEP 2010, and THAT the rezoning of Lot 2 DP 157625, 19 Mary Street, Mittagong to R5 Large Lot Residential with a minimum lot size of 4,000m<sup>2</sup> be supported for inclusion in the Mittagong Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.***

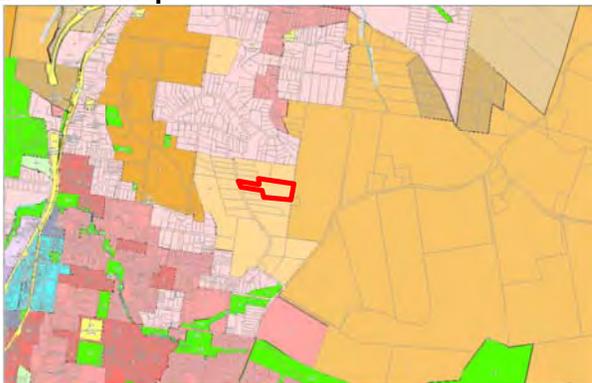
# Mittagong Township Precinct Plan

**MITTAGONG - 3**

**PN: 578200**

**ADDRESS: Lot 107 DP 15496 15 Gibraltar Road, MITTAGONG NSW 2575**

**Location Map**



**Site Detail**



## SITE ANALYSIS

Zoned E4 Primary Production Small Lots with a minimum lot size of 4 ha. The site covers an area of approximately 6.5 ha with a frontage consistent with the street pattern. The site contains two separate dwellings.

## SUMMARY OF REQUEST

Reduce minimum lot size to 2 ha to permit subdivision of property for two existing dwellings, one retaining the 4 ha minimum.

## PLANNING ASSESSMENT

ESSENTIAL ASSESSMENT CRITERIA	ASSESSMENT
Proposed use is consistent with current State government policy or practice.	No
Proposed use is consistent with current Local policy or practice: <ul style="list-style-type: none"> <li>Location within an existing town or village boundary.</li> </ul>	No
Proposed use is consistent with most relevant Precinct Plan.	No
Site is outside of any zone or infrastructure buffer.	Yes
Site is free of any Endangered Ecological Community.	Yes
Site is free of significant flood or bushfire affectation.	Yes
Site has access to reticulated water and sewer.	Yes
Site has no other constraints relevant to the proposed development.	Yes

The subject site has an existing Minimum Lot Size of Z2 (4 Ha). The request is to reduce the Minimum Lot Size to Z1 (2 Ha). The separation by subdivision of the two existing dwellings on the property would have minimal impact on the locality or surrounds because there would be no physical works associated with the change in lot size. The delineation of any fencing required for the physical separation would also have minimal impact on the locality or surrounds.

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Support for any proposed amendment to the Wingecarribee LEP 2010 would be subject to a detailed Planning Proposal being submitted to Council and consideration of the impacts of the amendment to the WLEP 2010 assessed by way of the Gateway process.

## CONCLUSION

Although the site is zoned RU4 and Council would normally not support further subdivision in this zone, the fact that the frontage reflects the existing street pattern and two dwellings already exist on the site, in this case the request is considered to have merit.

## RESOLUTION OF COUNCIL 24 JUNE 2015

***THAT the reduction in minimum lot size to 1ha of Lot 107 DP 15496, 15 Gibraltar Road, Mittagong, be supported for inclusion in the Mittagong Precinct Plan prior to public exhibition of the draft Local Planning Strategy 2015-2031 AND THAT as part of any subsequent Planning Proposal additional lots in the vicinity of the subject site also be considered for a reduction in minimum lot size to 1ha.***

## POST EXHIBITION ASSESSMENT

No submissions were received for this property during the exhibition of the draft Local Planning Strategy, therefore it is RECOMMENDED:

***THAT the request to reduce the minimum lot size of Lot 107 DP 15496 15 Gibraltar Road, Mittagong, to 1 Hectare be supported for inclusion in the Mittagong Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031 AND THAT as part of any subsequent Planning Proposal additional lots in the vicinity of the subject site also be considered for a reduction in minimum lot size to 1ha.***

## RESOLUTION OF COUNCIL 23 MARCH 2016

***THAT the request to reduce the minimum lot size of Lot 107 DP 15496 15 Gibraltar Road, Mittagong, to 1 Hectare be supported for inclusion in the Mittagong Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031 AND THAT as part of any subsequent Planning Proposal additional lots in the vicinity of the subject site also be considered for a reduction in minimum lot size to 1ha.***