

Welby Village Precinct Plan

WELBY is a small neighbourhood extension of Mittagong located on the town's western edge. It is separated from the Mittagong town area by Gibbergunyah Creek and is located on a gentle slope rising from the Creek to a flatter area in the vicinity of the Welby sports fields and the freeway interchange.

It is flanked to the north west by the Hume Highway (freeway) The north eastern boundary of the neighbourhood adjoins a substantial area of natural bushland rising up from Gibbergunyah Creek. Ninety Acre Hill provide a visually stunning landscape backdrop to the south western boundary of the neighbourhood. The Old Hume Highway dissects Welby running from east to west.

Although the landscape setting of Welby is quite well defined, the landscape character of the place itself could be described as generally 'open' with some remnant eucalypts scattered throughout as both street trees and garden specimens. There is a mature stand of pines along the Old Highway at Welby Park Manor, a property of some historical significance.

Community Profile

The 2011 census records a population for Welby of 736 persons comprising 352 males and 384 females. The 5-14 age group was most represented, followed by 55-64 years.

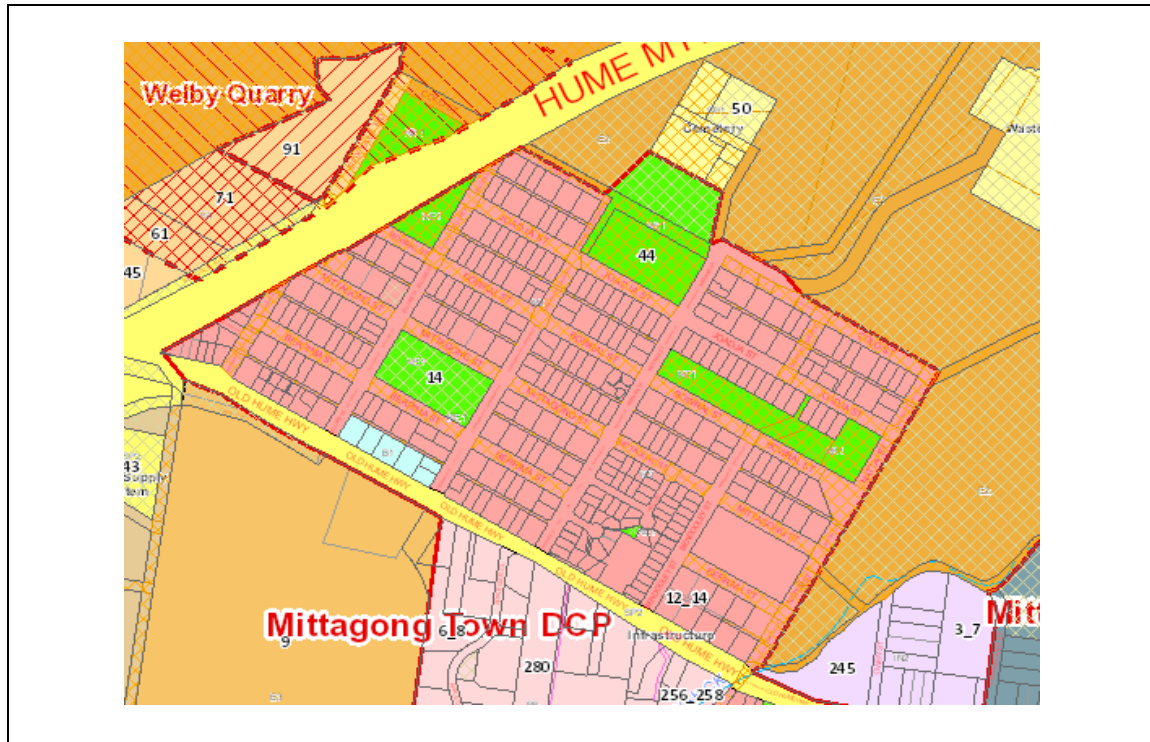
Land Use Profile

The Welby urban area is contained within the red boundary shown on Map 1 following. The colours represent the zonings within the village at the time of printing. Yerrinbool contains three zones - R2 Low Density Residential (dark pink), a small B1 Neighbourhood Centre business zone fronting the Old Hume Highway (pale blue) and a number of public open space areas (green).



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Map 1 – Welby Boundary and Zoning



Residential Lot Capacity

Council's estimate of vacant land potential as at 2012 indicates there is the potential for a further 153 dwellings in the Welby residential zone, representing a potential growth in dwelling supply of 50% within the village without any variation to current residential zones or minimum lot sizes.

Welby	
Property Type	Total
Vacant Single Lots	7
Vacant Multiple Lots	31
Occupied Single Lots	47
Occupied Multiple Lots	58
Dual Occupancy	10
Total Potential	153
Existing Dwellings	296
Potential + Existing Total	449

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Development Control Plans (DCPs)

Specific development controls for Welby are contained within the Mittagong Township DCP. For development controls on rural and environmental land surrounding the Welby 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 during 2016 and Welby 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.

On 24 May 2011 a workshop was held at Welby Hall attended by some 65 residents from the villages of Welby, Alymerton, Balaclava, Braemar and Willow Vale. The table below summarises the key comments with regard to Welby. 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
STRENGTHS	
<ul style="list-style-type: none">• Surrounds & Ambience (12)	<ul style="list-style-type: none">• Rural Aspect• Lovely bushland to walk through• Wonderful bush land surrounding Welby• Green Belt• Proximity to Bushland• No dumping please
<ul style="list-style-type: none">• Environment (1)	<ul style="list-style-type: none">• Wildlife Corridor
WEAKNESSES	
<ul style="list-style-type: none">• Surrounds & Ambience (4)	<ul style="list-style-type: none">• Complacency• More trees need to be planted on Council land in streets (W).• Don't develop Gibbergunyah!• Great place to live – are we going to become another Campbelltown?

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KEY ISSUE	CONSIDERATIONS
<ul style="list-style-type: none"> Facilities, Infrastructure & Access (33) 	<ul style="list-style-type: none"> Access to Major Roads (ie, high speed entry points 80+ kmh) Poor Lighting Lack of footpaths & connecting cycleways Poor roads maintenance. Needs Speed Humps at Soccer Fields . Drone of cars every night and Saturday at Meranie Street is frustrating. With extra people here <ul style="list-style-type: none"> How many extra hospital beds? How many more train services? How many more GP places? Speed humps in Mittagong Street Welby Inadequate train service, not frequent enough. Bus Old Hume Highway Berrima Lane southern end land has piped drain as far as Jellore St. Can Council make a drain from the end to the highway and allow residents to fill in drain – at the moment the drain is stopping a sale and potential development. Land between railway Terrace and railway line needs to be managed better – used for illegal motorbikes and rubbish dumping at present. Too few train services to Sydney & Goulburn Traffic movement through Welby. Need on/off ramp south of Welby to remove movement via Welby & Mittagong to Freeway. Room for improvement to street drains curb and gutter etc.
<ul style="list-style-type: none"> Community (5) 	<ul style="list-style-type: none"> Council does not have funds available to service community now – how will they service even larger population? Rubbish dumping We need a Police Station to the north of Bowral.
<ul style="list-style-type: none"> Environment (1) 	<ul style="list-style-type: none"> Signs for slowing down to reduce impact on wildlife
OPPORTUNITIES	
Surrounds & Ambience (3)	<ul style="list-style-type: none"> Preserve surrounding bushland Preserve Mount Alex Reserve Beautify Entrance off F'Way
Facilities, Infrastructure & Access (13)	<ul style="list-style-type: none"> Encouragement of local transport operations – small public vehicles at frequent intervals. Extend cyclepath / footpath with covered drainage Old Hume Highway Bushland mountain space would be good for young boys who want to have excitement (& risk) – must be accessible to young people.

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KEY ISSUE	CONSIDERATIONS
	<ul style="list-style-type: none"> • Bus stop Jellore Street Welby, Hume Highway, Gibbergunyah Bus Stops •
Community (2)	<ul style="list-style-type: none"> • Stop this 'Sydney-Canberra Corridor'. • Revert to original name of Fitzroy for Welby (W)
Environment (1)	<ul style="list-style-type: none"> • Get people involved in plantings etc (Ba)
THREATS	
Surrounds & Ambience (6)	<ul style="list-style-type: none"> • Rezoning to Med Density smaller lot sizes. • No Gibbergunyah development. • No development for Gibbergunyah – Welby is full • No more development in Welby • Excessive infill. • Don't think of touching Gibbergunyah Reserve
Facilities, Infrastructure & Access (7)	<ul style="list-style-type: none"> • Old rubbish tip – what plans? • Reserve between Joadja St & Bowral St needs to be better maintained – Bushfire Threat. • Too many traffic lights. • There is a turning lane off the Old Hume Highway into Badgery St but it is also a bus stop. This is extremely dangerous when entering & leaving Badgery St.
Community (3)	<ul style="list-style-type: none"> • Area developing quickly more people using & requiring services that are just not available – Threat is losing a diverse section of our community due to lack of basic facilities such as footpaths & decent roads. • Have the traditional owners been consulted about the Sydney Canberra Corridor?
Environment (4)	<ul style="list-style-type: none"> • Keep bushland no new houses. • Increase in traffic = impacts on wildlife

SWOT Summary

The ambience of the village and its surroundings was seen as its greatest Strength. Of greatest concern was the standard existing facilities, including infrastructure & access, particularly footpaths and motor vehicle access to the Old Hume Highway. Of greatest concern in this regard were increases in traffic volume, speed and noise. Suggestions included the installation of speed humps in residential areas to slow traffic down, however balanced against this was the concern with traffic noise when vehicles go over these devices. These general concerns also provided the greatest Opportunity for improvement.