



Hon Tony Kelly MLC  
Minister for Planning  
Minister for Infrastructure  
Minister for Lands  
Deputy Leader of the Government in the Legislative Council  
Leader of the House in the Legislative Council

## MEDIA RELEASE

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### **NSW GOVERNMENT APPROVES PLANNING FUTURE OF WINGECARRIBEE**

The NSW Government has approved a new council-wide planning regime to support the housing and employment needs of local residents in Wingecarribee Shire whilst protecting the area's distinct rural character.

Minister for Planning, Tony Kelly, said the plan represents a decade of effort by Wingecarribee Shire Council to update and modernise its existing local environmental plan (LEP), which is now more than 20 years old.

"The LEP reinforces the role of Bowral, Mittagong and Moss Vale as the Shire's commercial centres by concentrating new housing and an additional 29 hectares of commercial land near these centres," the Minister said.

"By doing this, it helps support continuing green breaks of rural and environmental resource land between these townships which are a defining aspect of the Wingecarribee Shire.

"Through appropriate zoning, the plan also protects the Shire's valuable natural assets— including key rock and extractive resources, agricultural lands as well as Sydney's drinking water catchment, which covers 90 per cent of the local area.

"The LEP also zones 570 hectares of land for industrial purposes in the Moss Vale Enterprise Corridor, which will help to attract new industries and investment to the Shire and jobs for local residents."

The NSW Government has previously provided \$50,000 in funding to help council plan for the enterprise corridor and a further \$230,000 for the entire LEP.

In addition, the Government in January provided a \$2.65 million interest-free loan from the Local Infrastructure Fund to assist road access and sewage provision to the enterprise corridor.

The plan builds on council's strategic planning work to date, including the Wingecarribee Our Future Strategic Plan, which has been endorsed by the Department, and implements the objectives of the Government's Sydney-Canberra Corridor Regional Strategy.

In particular, it contributes toward achieving the target for Wingecarribee Shire of 8,700 new dwellings to 2031 as outlined in the regional strategy, by:

- Providing for around 2,800 new infill dwellings across the Shire; and
- Reflecting the recent rezoning of land at Renwick and Broughton Street in Mittagong to deliver up to 1000 dwellings for short term housing needs.



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Mr Kelly said the plan also identifies the Chelsea Gardens site at Moss Vale, which is currently the subject of a separate LEP being considered by council, as future urban land consistent with council's strategic plan.

"Additionally, council has advised it intends to prepare a new planning strategy to establish how it will, in the future, meet the dwelling targets in the regional strategy, which are of course long-term goals to be met over the course of the next two decades," the Minister said.

"The provision of infill development in council's plan will also provide a range of housing options, including smaller dwellings to meet the needs of the shire's expected ageing population."

The Shire's population over 65 years of age is expected to increase by more than 140% to 2031, or 11,100 people.

The Minister also amended the plan prior to approval to include seniors housing as allowable development at the Our Lady of the Sacred Heart site at Bowral.

This reflects the fact the Department has declared a seniors living application for the site as a major project, although it is still under assessed and no decision has yet been made.

The plan also:

- Retains the existing 40 hectare minimum lot size, consistent with the council's Rural Lands Study;
- Protects the Shire's rich cultural and Aboriginal heritage, including 40 State heritage listed items, 16 heritage conservation areas and seven archaeological sites; and
- Reflects the mapped regional wildlife corridors through the Shire.