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23 June 2021

Dear Panel Member,

You are kindly requested to attend the **Independent Advisory Planning Assessment Panel** of Wingecarribee Shire Council to be held in **Nattai Room, Civic Centre, Elizabeth Street, Moss Vale** on **Thursday 1 July 2021** commencing at **9.30AM**.

Yours faithfully

Marissa Racomelara  
**Acting Deputy General Manager**

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## **Business**

- 1. OPENING OF THE MEETING**
- 2. ACKNOWLEDGEMENT OF COUNTRY**
- 3. PRAYER**
- 4. APOLOGIES**  
Nil
- 5. DECLARATIONS OF INTEREST ..... 1**

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- 6. PLANNING PROPOSALS**
  - 6.1 Local Strategic Planning Statement and Local Housing Strategy -  
Landowner Nominated Sites .....2
  - 6.2 Local Strategic Planning Statement and Local Housing Strategy -  
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- 7. CLOSED COUNCIL**  
Nil
- 8. MEETING CLOSURE**

## Our Mission, Our Vision, Our Values

### OUR MISSION

To create and nurture a vibrant and diverse community growing and working in harmony with our urban, agricultural and natural environments

### OUR VISION

**Leadership:** *'An innovative and effective organisation with strong leadership'*

**People:** *'A vibrant and diverse community living harmoniously, supported by innovative services and effective communication with Council'*

**Places:** *'Places that are safe, maintained, accessible, sympathetic to the built and natural environment, that supports the needs of the community'*

**Environment:** *'A community that values and protects the natural environment enhancing its health and diversity'*

**Economy:** *'A strong local economy that encourages and provides employment, business opportunities and tourism'*

### OUR VALUES

Integrity, trust and respect

Responsibility and accountability

Communication and teamwork

Service quality

## **Council Chambers**

### **Recording and Webcasting of Independent Advisory Planning Assessment Panel Meetings**

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The meeting must not be recorded by others.

Please ensure that all electronic devices including mobile phones are switched to silent.

**The Council Chamber has 24 Hour Video Surveillance.**

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## **ACKNOWLEDGEMENT OF COUNTRY**

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“Wingecarribee Shire Council acknowledge the Gundungurra and Tharawal people as the traditional custodians of this land we now call the Wingecarribee Shire. I pay my respect to Elders both past, present and emerging. I would also like to extend that respect to all Aboriginal and Torres Strait Islanders present here today.”

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## **APOLOGIES**

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Nil at time of print.

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## **DECLARATIONS OF INTEREST**

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101/3, 101/3.1

The provisions of Chapter 14 of the *Local Government Act 1993* regulate the way in which Panel Members and nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest and the reasons for declaring such interest must be disclosed as soon as practicable after the start of the meeting.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussions or voting on that matter and further require that the member vacate the Meeting.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

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## 6 PLANNING PROPOSALS

### 6.1 Local Strategic Planning Statement and Local Housing Strategy - Landowner Nominated Sites

**Reference:** 5612/18  
**Report Author:** Coordinator Strategic Land Use Planning  
**Authoriser:** Acting General Manager

#### **PURPOSE**

To present to Council the outcomes of the public exhibition of the amended Wingecarribee Local Housing Strategy and Local Strategic Planning Statement, and specifically, to consider potential future living areas nominated by landowners during the public exhibition period.

#### **RECOMMENDATION**

**A recommendation for each landowner nominated site is contained within the body of the report, with a complete list of recommendations provided at the end of the report.**

#### **REPORT**

##### **BACKGROUND**

The Wingecarribee Local Housing Strategy and Local Strategic Planning Statement (LSPS) were adopted by Council on 24 June 2020. The LSPS provides a 20-year land use vision for the Wingecarribee Shire, and a planning framework to meet the economic, housing, social and environmental needs of the community.

The Local Housing Strategy provides a long-term plan for housing in the Shire, to ensure that our housing stock continues to meet the needs of the community both now and into the future. The Strategies take into account the State and regional planning framework, as well as our local and regional context, to ensure that growth can be managed in a way that is in keeping with the communities values and expectations.

The Local Housing Strategy was developed through an objective and evidence-based analysis to determine how and where the Shire will grow. The Strategy aims to provide greater certainty to the community, development industry and Council in the location of new development areas, to facilitate informed investment decisions, and build confidence in the decision-making processes of Council.

The Strategies are intended to provide localised input into the review of regional planning policies and provide a framework for future amendments to the Wingecarribee Local Environmental Plan (LEP) and Development Control Plans (DCP). The LSPS and Housing Strategy will also inform future infrastructure planning and investment decisions by Council, State Government agencies and service providers.

The strategies were developed through extensive consultation with the community and were ultimately adopted at the Ordinary Council meeting of 24 June 2020. A copy of the Local Housing Strategy and LSPS as adopted by Council will be made available to the Panel prior to the meeting.

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**DRAFT AMENDMENTS TO THE LOCAL HOUSING STRATEGY**

Following the adoption of the Strategies, a Notice of Motion was considered at the Council meeting of 12 August 2020 where it was resolved:

1. *THAT Council undertake a review of the Local Housing Strategy and Local Strategic Planning Statement to remove the Wensleydale property and include the two sites identified from the exhibition between March and May 2020 into the Local Housing Strategy and Local Strategic Planning Statement.*
2. *THAT Council write to the Department of Planning advising the intention to review both the Local Housing Strategy and Local Strategic Planning Statement documents as per point 1 above.*
3. *THAT Council write to the landowners of the 2 locations nominated in Colo Vale during the public exhibition period advising that Council is prepared to receive Planning Proposals for their land subject to the necessary amendments being adopted by Council to the Local Housing Strategy and Local Strategic Planning Statement for the inclusion of the subject locations to be shown as a potential long-term living area.*

In accordance with the above resolution, the LSPS and Local Housing Strategy were amended and publicly exhibited for a period of six weeks between 14 October – 27 November 2020 (inclusive).

Prior to the matter being reported back to Council, a further Notice of Motion was considered at the Council meeting of 9 December 2020 where it was resolved:

1. *THAT Council undertake consultation with the community of Robertson in regard to the Local Housing Strategy and Local Strategic Planning Statement in February 2021 to remove the identified North Eastern Land Release in Robertson.*
2. *THAT following the consultation, the outcomes of both the Colo Vale consultations and Robertson consultation be reported to Council.*

The Local Strategic Planning Statement and the Local Housing Strategy were further amended in accordance with the above resolution and publicly exhibited for a period of six weeks between 8 February – 19 March 2021 (inclusive).

While the draft amendments relate specifically to housing, all New Living Areas are mapped in the LSPS, and the resolutions of Council to remove and/or add New Living Areas required a formal amendment to the LSPS as well as the Housing Strategy.

It is noted that the draft amendments to the Strategies were based on the resolution of Council and were not underpinned by the objective analysis that formed the basis of the Strategies. A copy of the draft Local Housing Strategy as exhibited is provided as **Attachment 1** to this report.

**COMMUNITY CONSULTATION**

The draft amendments to the Wingecarribee Local Housing Strategy and LSPS were publicly exhibited for a total of 12 weeks across two (2) exhibition periods between 14 October – 27 November 2020 and 8 February – 19 March 2021. The exhibition was

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advertised in the Southern Highlands News, on Council's website, as well as through Council's email notification list (over 4,500 people). Further, individual notification letters were sent to all landowners in and within close proximity to the identified residential investigation areas.

The formal exhibition occurred online via Council's 'Your Say Wingecarribee' page, and hard copies of the exhibition material was available to view at Council's Civic Centre in Moss Vale and posted out to landowners on request.

The community consultation included a total of 19 face to face consultation sessions across the two (2) exhibition periods, including:

- Five (5) face to face consultation sessions in Colo Vale (1 hour each) over a single day
- Three (3) face to face sessions in Bowral (1 hour each) over a single day
- Eleven (11) face to face sessions in Robertson (1 hour each) over two (2) days

A total of 72 submissions were received across the two (2) exhibition periods including requests made by or on behalf of landowners seeking to have their land included in the Local Housing Strategy as a future residential area. In total, 32 properties across the Shire were nominated by or on behalf of landowners. Where multiple properties were nominated as a group, they have been considered as a single site for the purpose of this report.

This report considers the requests made by landowners and makes a recommendation for each site individually throughout the body of the report.

If Council resolve to incorporate any new sites into the Local Housing Strategy, a further exhibition period will be required to give the community an opportunity to provide input into the changes.

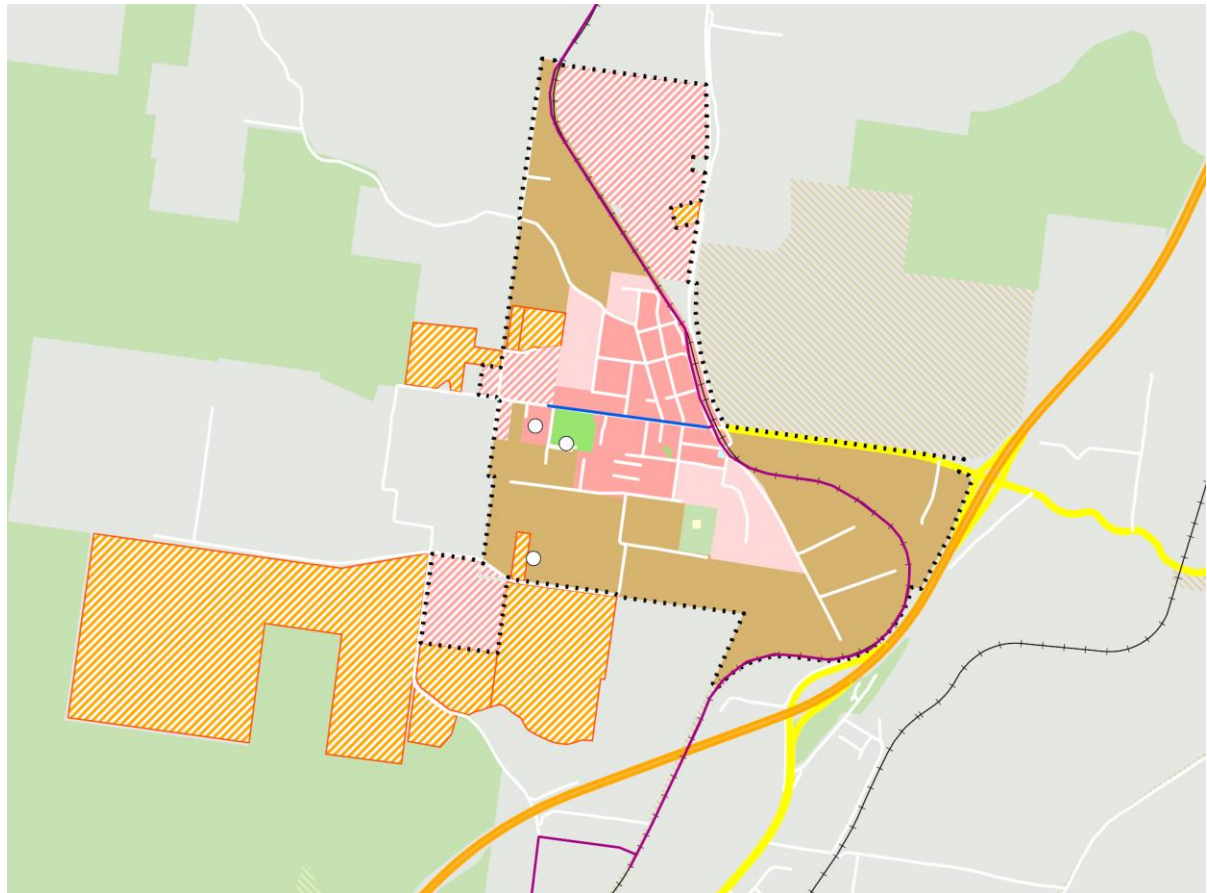
A separate report on the broader outcomes of the public exhibition period has been prepared for the Local Planning Panel meeting of 1 July 2021.

### **LANDOWNER NOMINATED SITES**

A total of 16 sites were nominated by or on behalf of landowners during the public exhibition period and an assessment of each site is provided below. It is noted that the Local Housing Strategy has identified more than enough land to meet the long-term housing needs (30+ years) of the community through an objective and evidence-based analysis. While many of the landowner nominated sites described below have some strategic and site-specific merit, they were not identified through the analysis, and are not required to meet the housing needs of the community within the life of the strategy.

Seven (7) sites were nominated in the Colo Vale area. **Figure 1** shows the landowner nominated sites in orange hatching, and the potential New Living Areas identified in the draft amendments to the Housing Strategy (also landowner nominated) in pink hatching.

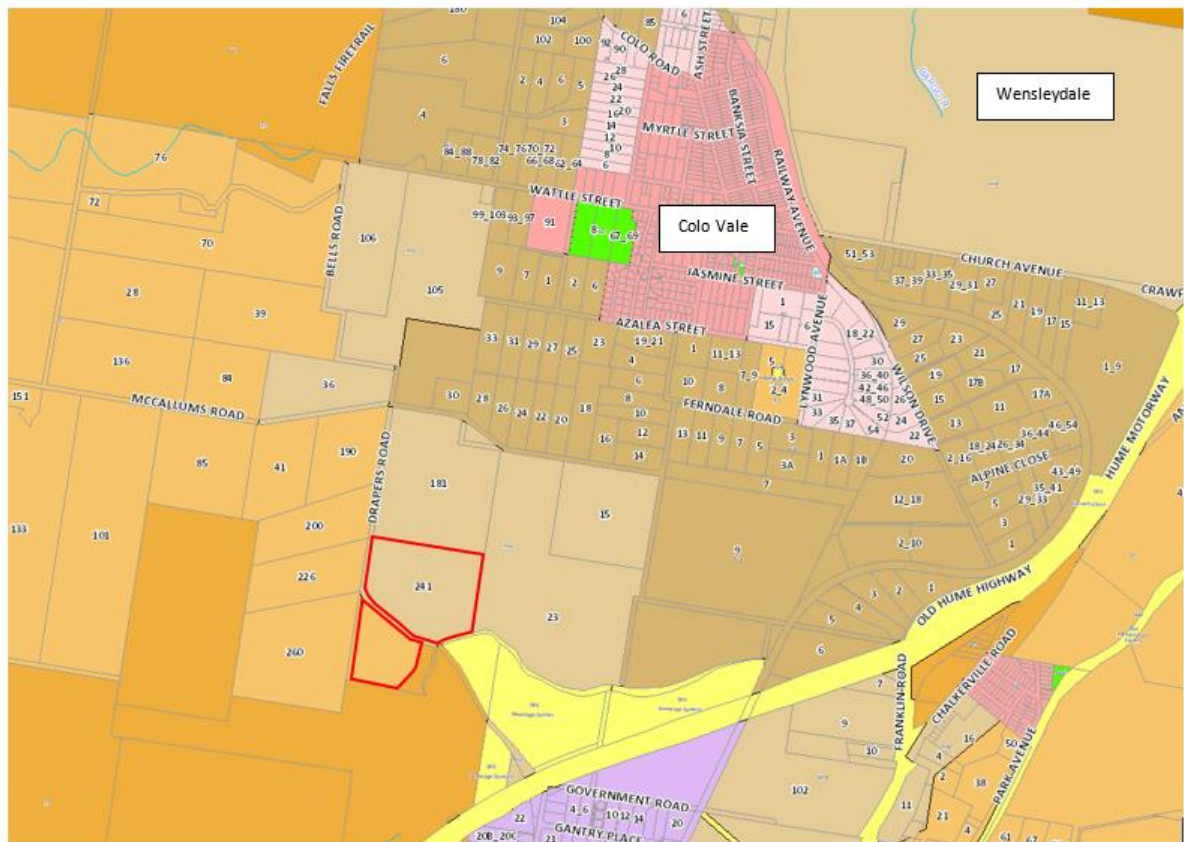




**Figure 1 – Colo Vale (landowner sites shown with orange hatching)**

**Landowner Site 1 – 241 Drapers Road, Colo Vale**

Site 1 is located at 241 Drapers Road, Colo Vale (Lot 183 DP 40842) as shown in **Figure 2**. The submission seeks to include the subject land within the Local Housing Strategy as a future large lot residential development area, as 'infill' development between existing RU2 Rural Landscape and E3 Environmental Management zones.



**Figure 2 – Landowner Site 1 Location of Subject Land**

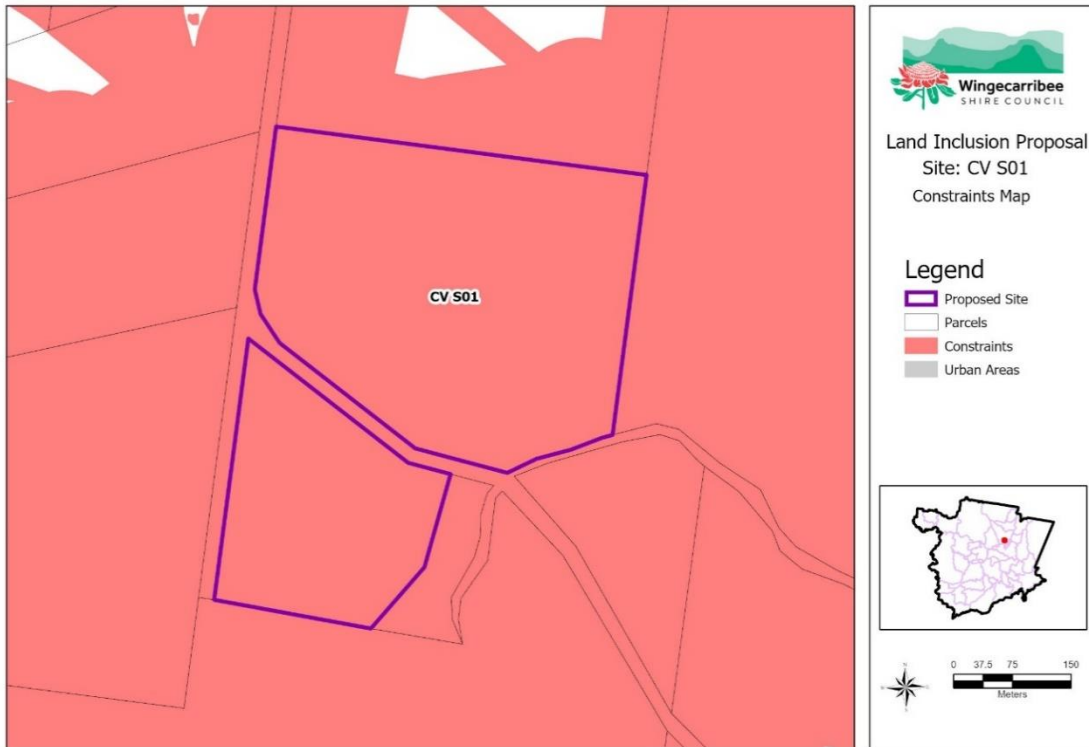
The subject land is located immediately south of the Drapers Road site that was identified as a potential long-term New Living Area in the draft amendments to the Housing Strategy. The submission acknowledges the subject land is constrained, and states that the inclusion of the site in the strategy would simply allow for a Planning Proposal to be lodged with the relevant studies, to determine the lands capability of accommodating residential development.

The submission argues that the current minimum lot size of 40 hectares is not appropriate for this precinct in Colo Vale, as the area has a strong existing character of rural lifestyle lots of various sizes.

### Staff Comments

The Shire has a significant supply of existing larger lots, as well as recently rezoned land that will facilitate a modest increase in rural lifestyle lots throughout the Shire. The housing gap analysis undertaken as part of the Local Housing Strategy highlighted the need to provide smaller housing options to meet the needs of our community, rather than continuing to supply large lots, and this proposal is considered inconsistent with this analysis.

The subject land is highly constrained, and not considered suitable for residential development. The site contains high value environmental lands, a number of mapped water courses and is wholly mapped as bush fire prone land. A detailed constraints analysis was undertaken to inform the development of the Local Housing Strategy, and the combined constraints analysis, as applies to this site, is shown in **Figure 3** below.



**Figure 3 – Landowner Site 1 Constraints Analysis**

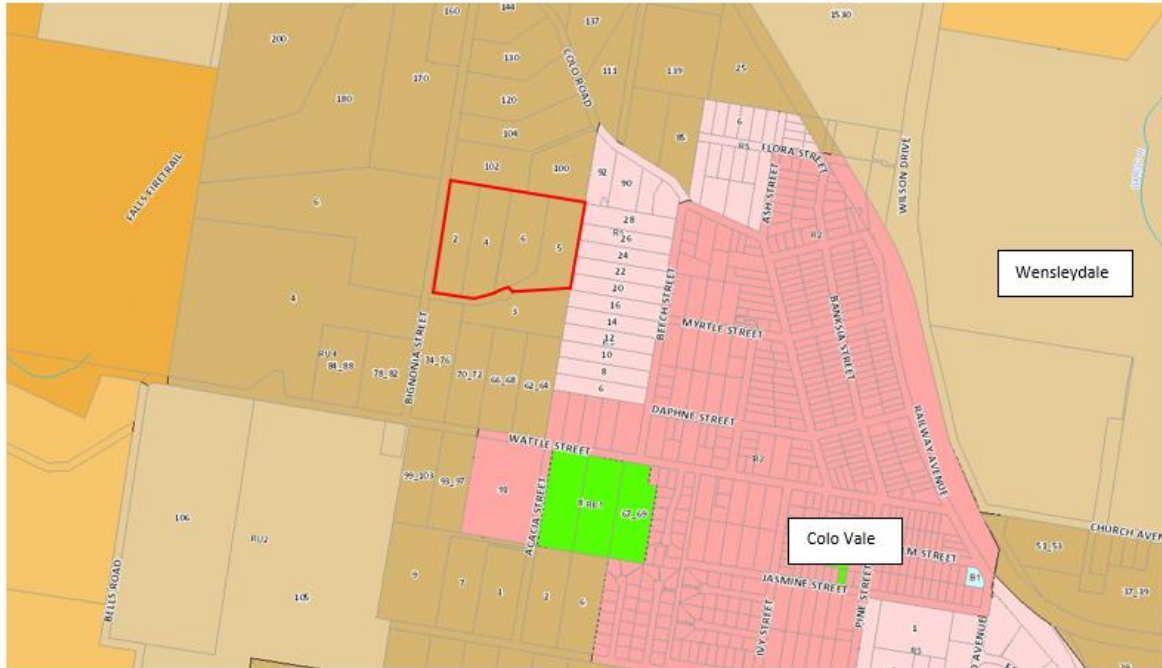
A key aim of the Local Housing Strategy and LSPS was to determine long term boundaries for our towns and villages, to ensure that we can manage urban sprawl and maintain the physical and visual separation between our towns and villages. This proposal would significantly extend the southern boundary of Colo Vale and compromise the 'green between' Colo Vale and Braemar / Mittagong.

**RECOMMENDATION**

**THAT Landowner Site 1 not be Included in the Local Housing Strategy**

### Landowner Site 2 – Kawana Place, Colo Vale

Site 2 is made up of four (4) separate allotments on Kawana Place, Colo Vale as shown in **Figure 4**. The individual landowners have collectively put in a submission to be included in the Local Housing Strategy and LSPS to facilitate a residential subdivision to provide smaller lots and housing types to meet the needs of the Colo Vale community.



**Figure 4 – Landowner Site 2 Location of Subject Land**

The subject land is located immediately north of the Wattle Street site that was identified as a potential long-term New Living Area in the draft amendments to the Housing Strategy. The submission seeks to have all lots north of Kawana Place including as part of the New Living Area.

The submission argues that the subject land has the same attributes as the Wattle Street properties, and that land on both sides of the Kawana Place cul-de-sac should be included in the Strategy.

The submission outlines several reasons for the land to be included as part of the New Living Area, including:

- The Kawana Place cul-de-sac is not a natural boundary for a New Living Area, and including the subject land will provide equitable valuation of all lots along the cul-de-sac
- There will be traffic Issues if only one side of the cul-de-sac is included
- If the subject land is not included in the New Living Area, properties will suffer loss of views and impacts of amenity and will result in inconsistency of density and housing types on either side of the cul-de-sac.

### Staff Comments

The proposal addresses some of the aims of the Housing Strategy in that it seeks to provide smaller housing options to meet the needs of our community and provide opportunities for people to access appropriate housing options and age within their own community.

The subject land is located close to a school, park and immediately adjoining the existing residential area in the village and is suitably located to accommodate smaller housing options.

However, as shown in **Figure 5** below, the majority of the subject land is constrained and is not considered suitable for urban development. The land is predominantly bushfire prone land, and contains high value environmental lands, which will limit the ability to clear vegetation and manage the bushfire threat appropriately.



**Figure 5 – Landowner Site 2 Constraints Analysis**

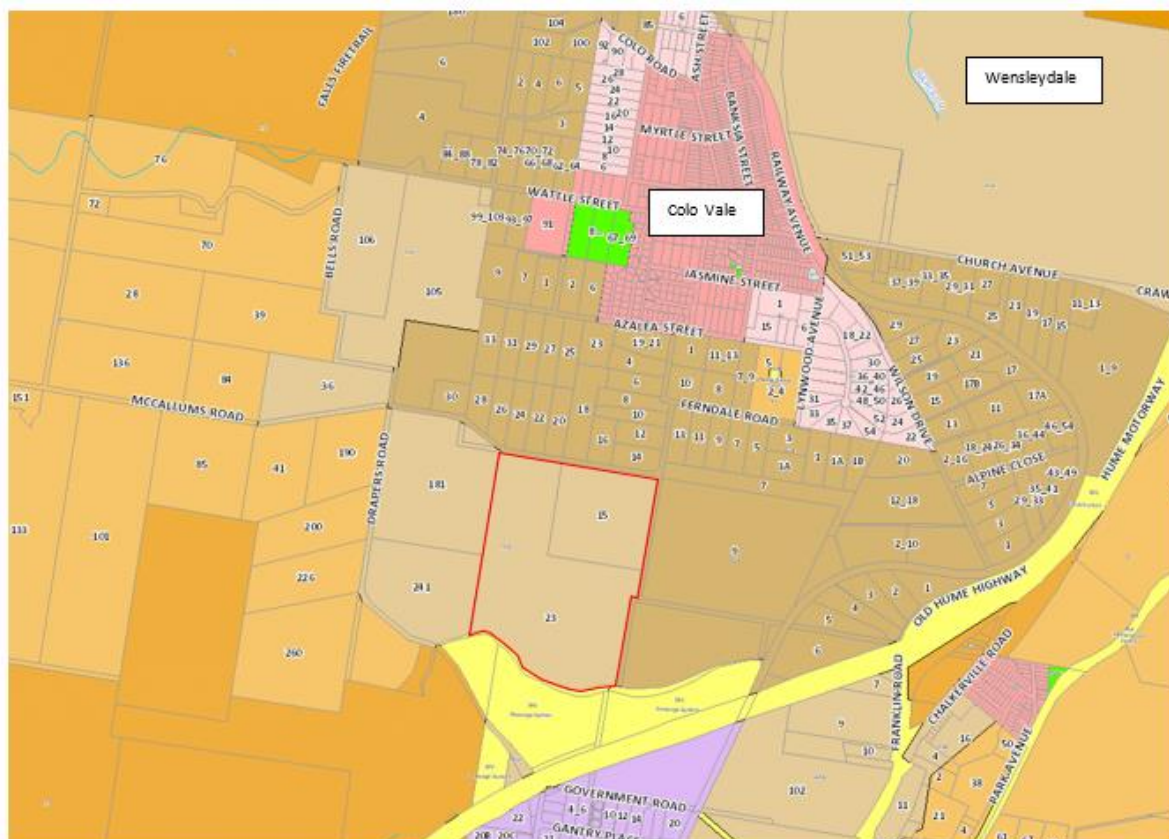
The existing infrastructure networks in Colo Vale (particularly the traffic network) are limited in capacity, and the proposal would increase the number of vehicles utilising the existing street network in the village.

### RECOMMENDATION

**THAT Landowner Site 2 not be Included in the Local Housing Strategy**

### Landowner Site 3 – 23 & 15 Drapers Road, Colo Vale

Site 3 is made up of two (2) separate allotments, 23 & 15 Drapers Road, Colo Vale, as shown in **Figure 6**. The submission seeks to include the subject land within the Local Housing Strategy as a future large lot residential development area.



**Figure 6 – Landowner Site 3 Location of Subject Land**

The subject land is located immediately east of the Drapers Road site that was identified as a potential long-term New Living Area in the draft amendments to the Housing Strategy.

The submission outlines several reasons for the land to be included as part of the New Living Area, including:

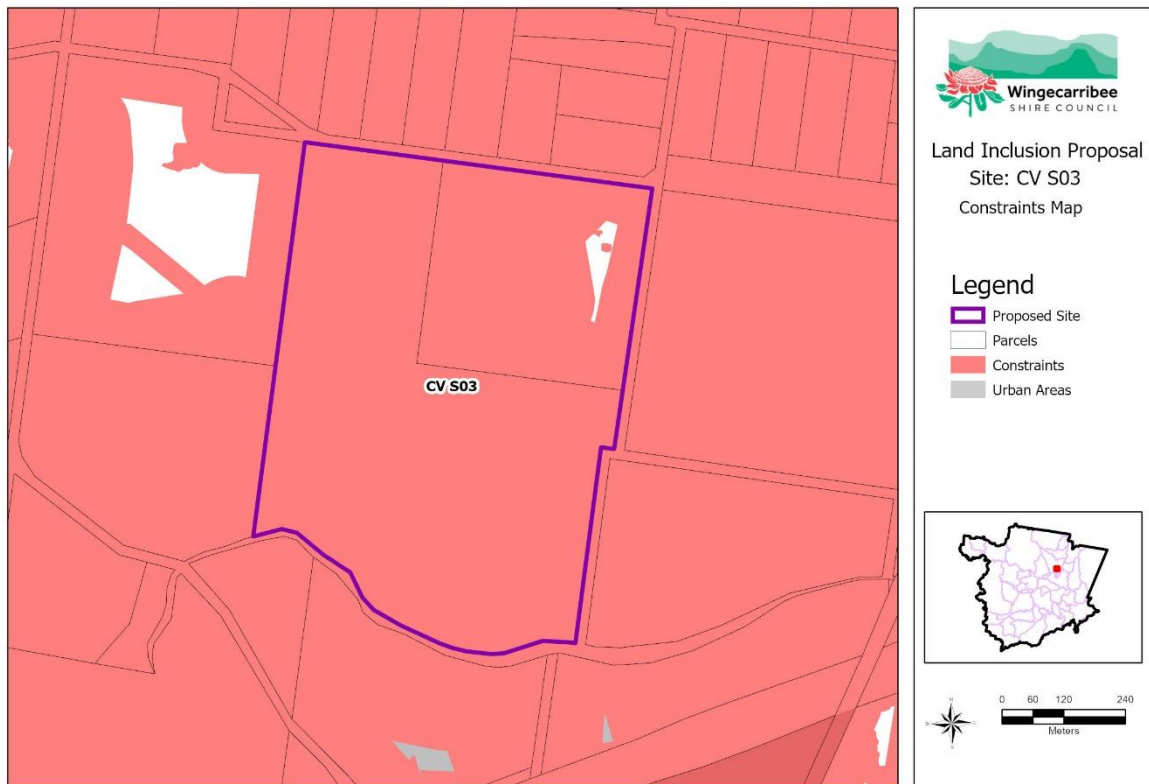
- Development of the subject land would not impact the village atmosphere of Colo Vale
- The site benefits from dual access
- Existing services are available along Drapers Road and sewer could be made available to the site
- The proposal is consistent with development on the northern side of Drapers Road
- The proposal would not result in traffic increases due to its location and access road via Church Street to the expressway
- The location of the land would limit the need for new roads.

### Staff Comments

The Shire has a significant supply of existing large lot residential and rural lifestyle lots, as well as recently rezoned land that will facilitate a modest increase in rural lifestyle lots

throughout the Shire. The housing gap analysis undertaken as part of the Local Housing Strategy highlighted the need to provide smaller housing options to meet the needs of our community, rather than continuing to supply large lots, and this proposal is considered inconsistent with this analysis.

As shown in **Figure 7** below, the majority of the subject land is constrained and is not considered suitable for urban development. The land is predominantly bushfire prone land, and contains high value environmental lands, which will limit the ability to clear vegetation and manage the bushfire threat appropriately.



**Figure 7 – Landowner Site 3 Constraints Analysis**

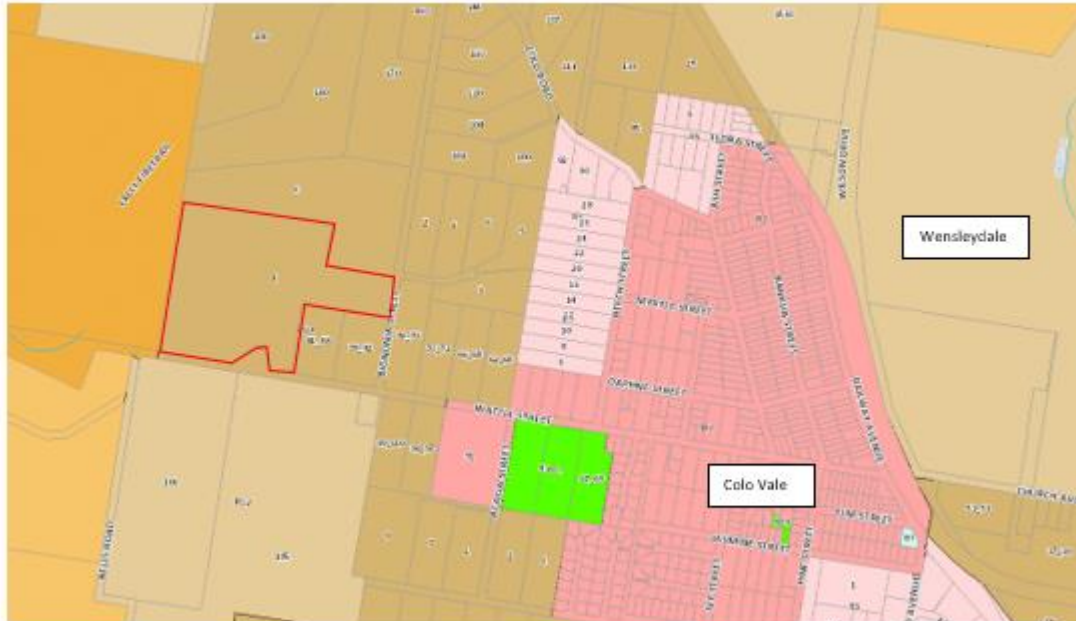
A key aim of the Local Housing Strategy and LSPS was to determine long term boundaries for our towns and villages, to ensure that we can manage urban sprawl and maintain the physical and visual separation between our towns and villages. This proposal would significantly extend the southern boundary of Colo Vale and compromise the 'green between' Colo Vale and Braemar / Mittagong.

**RECOMMENDATION**

**THAT Landowner Site 3 not be Included in the Local Housing Strategy**

### **Landowner Site 4 – 4 Bignonia Street, Colo Vale**

Site 4 is located at 4 Bignonia Street, Colo Vale (Lot 4 DP 1069390) as shown in **Figure 8**. The submission seeks to include the subject land within the Local Housing Strategy to facilitate a future residential subdivision.



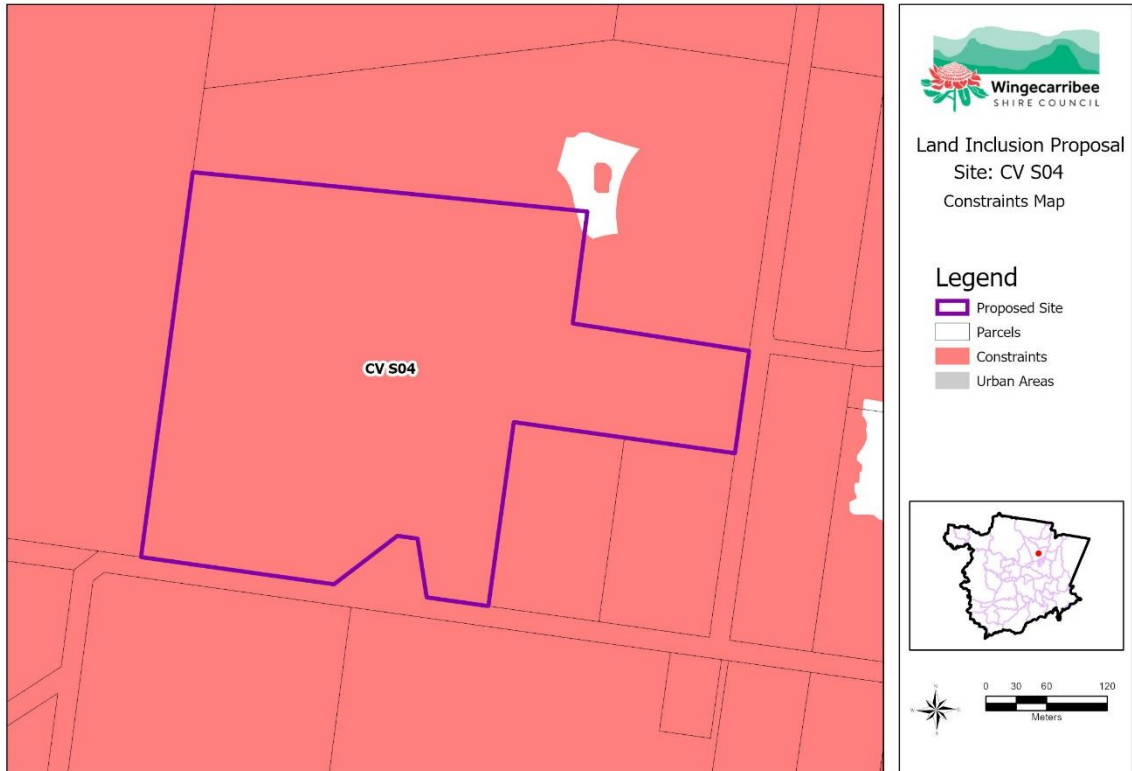
**Figure 8 – Landowner Site 4 Location of Subject Land**

The subject land is located immediately west of the Wattle Street site that was identified as a potential long-term New Living Area in the draft amendments to the Housing Strategy. The submission argues that the subject land is suitable for residential development and should be included in the Strategy.

#### **Staff Comments**

As shown in **Figure 9** below, the majority of the subject land is highly constrained and is not considered suitable for urban development. The land contains a mapped watercourse, is wholly bushfire prone land, and contains high value environmental lands, which will limit the ability to clear vegetation and manage the bushfire threat appropriately.





**Figure 9 – Landowner Site 4 Constraints Analysis**

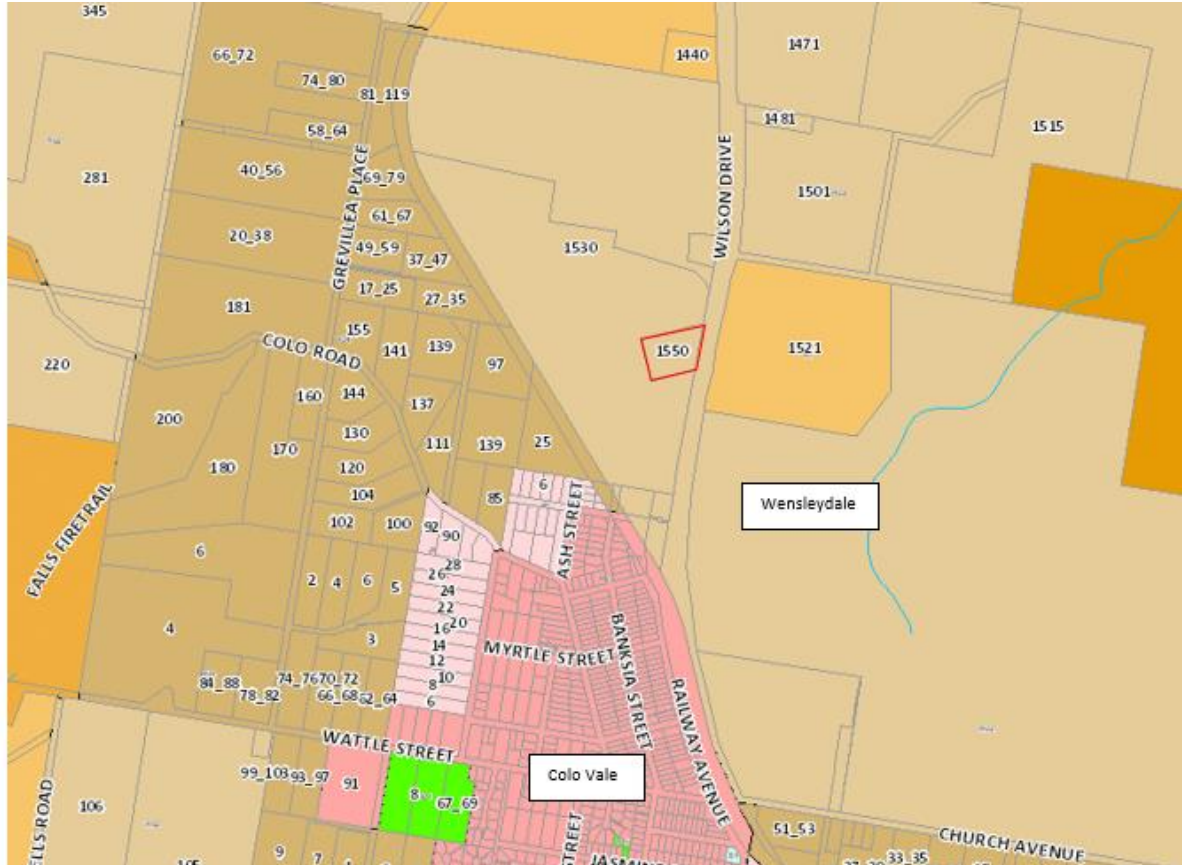
The existing infrastructure networks in Colo Vale (particularly the traffic network) are limited in capacity, and the proposal would increase the number of vehicles utilising the existing street network in the village.

**RECOMMENDATION**

**THAT Landowner Site 4 not be Included in the Local Housing Strategy**

### Landowner Site 5 – 1550 Wilson Drive, Colo Vale

Site 4 is located at 1550 Wilson Drive, Colo Vale (Lot 21 DP 830296) as shown in **Figure 10**. The submission seeks to include the subject land within the Local Housing Strategy as part of the already identified Wilson Drive New Living Area.



**Figure 10 – Landowner Site 5 Location of Subject Land**

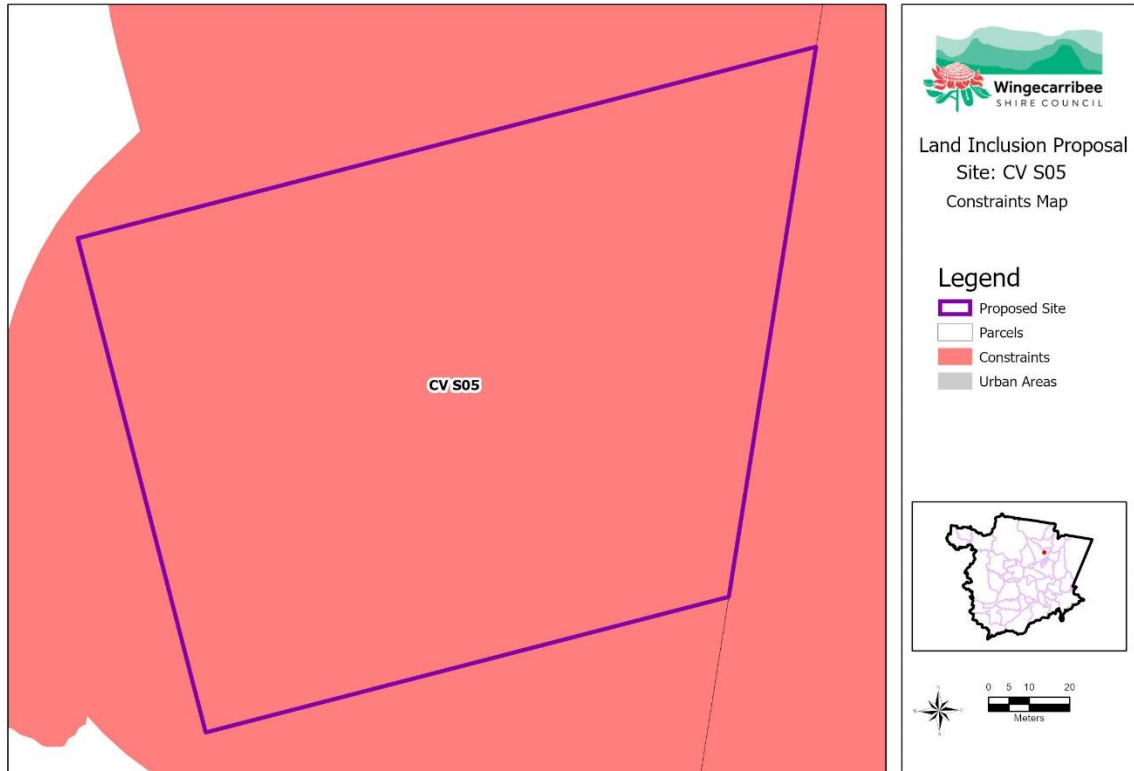
The subject land is located in the centre of the Wilson Street site that was identified as a potential long-term New Living Area in the draft amendments to the Housing Strategy. The submission states that inclusion of the subject land within the Wilson Street New Living Area would result in an improved urban outcome.

#### Staff Comments

The proposal has merit when considered in the context of the proposed North Colo Vale New Living Area and would logically be considered as part of any future rezoning, given the site is surrounded by the New Living Area.

It is noted that the North Colo Vale site was a landowner-initiated site, and the boundaries of the proposed New Living Area were put forward by the landowner, and not determined by Council as part of an assessment of the site.

While the site would logically be considered in any future rezoning, the land is wholly affected by bushfire hazard (see **Figure 11**), and measures to manage the bush fire threat would need to be determined before the land could be considered for residential development.



**Figure 11 – Landowner Site 5 Constraints Analysis**

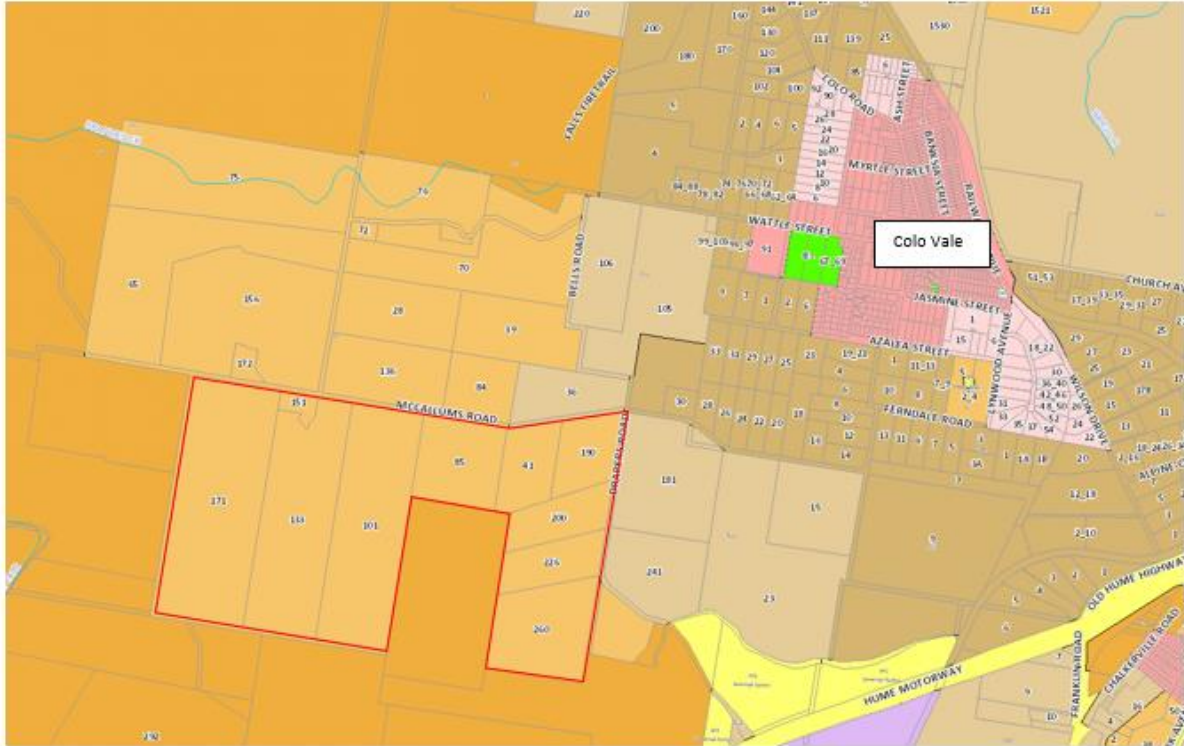
As the subject land is completely surrounded by the proposed North Colo Vale New Living Area, it is recommended that the land be considered for a rezoning should the New Living Area proceed. However, it is not considered necessary to amend the strategy to include the subject land, and the land should not proceed in isolation of the broader living area.

**RECOMMENDATION**

**THAT Landowner Site 5 not be Included in the Local Housing Strategy**

### Landowner Site 6 – McCallums Road, Colo Vale

Site 6 is made up of ten (10) separate properties on McCallums Road, Colo Vale, between Drapers Road and the Eastern Boundary of Mount Alexandria Reserve as shown in **Figure 12**.



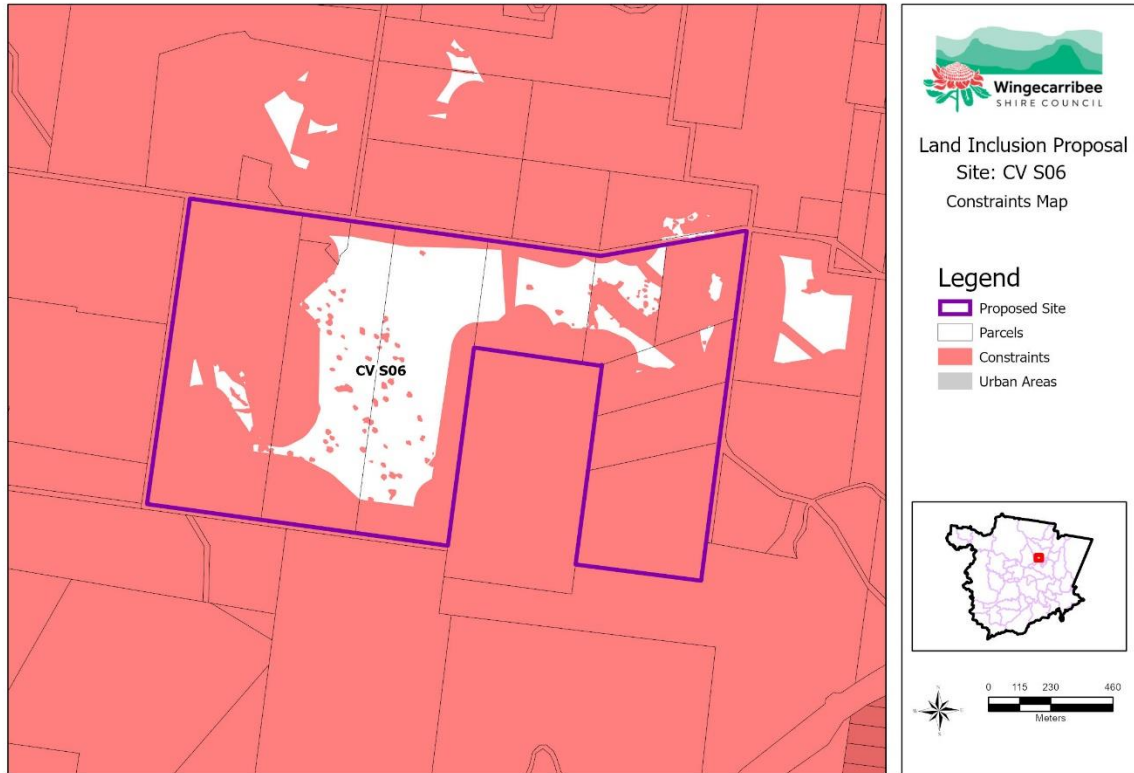
**Figure 12 – Landowner Site CV S06 Location of Subject Land**

The submission was made by an individual landowner and does not appear to be on behalf of the collective group of landowners in this area. The submission argues that the subject land should be included in any plans to rezone land to the south of Colo Vale, and could accommodate smaller rural lifestyle lots, allowing for horse riding trails, bush walking and other rural lifestyle activities.

#### **Staff Comments**

The Shire has a significant supply of existing large lot residential and rural lifestyle lots, as well as recently rezoned land that will facilitate a modest increase in rural lifestyle lots throughout the Shire. The housing gap analysis undertaken as part of the Local Housing Strategy highlighted the need to provide smaller housing options to meet the needs of our community, rather than continuing to supply large lots, and this proposal is considered inconsistent with this analysis.

As shown in **Figure 13** below, the majority of the subject land is constrained and is not considered suitable for urban development. The land immediately adjoins the Mount Alexandria Reserve to the west, posing a significant bushfire risk for the subject land. The site contains a number of mapped water courses, is predominantly bushfire prone land, and contains high value environmental lands, which will limit the ability to clear vegetation and manage the bushfire threat appropriately.



**Figure 13 – Landowner Site 6 Constraints Analysis**

A key aim of the Local Housing Strategy and LSPS was to determine long term boundaries for our towns and villages, to ensure that we can manage urban sprawl and maintain the physical and visual separation between our towns and villages. This proposal would significantly extend the southern boundary of Colo Vale and compromise the 'green between' Colo Vale and Braemar / Mittagong.

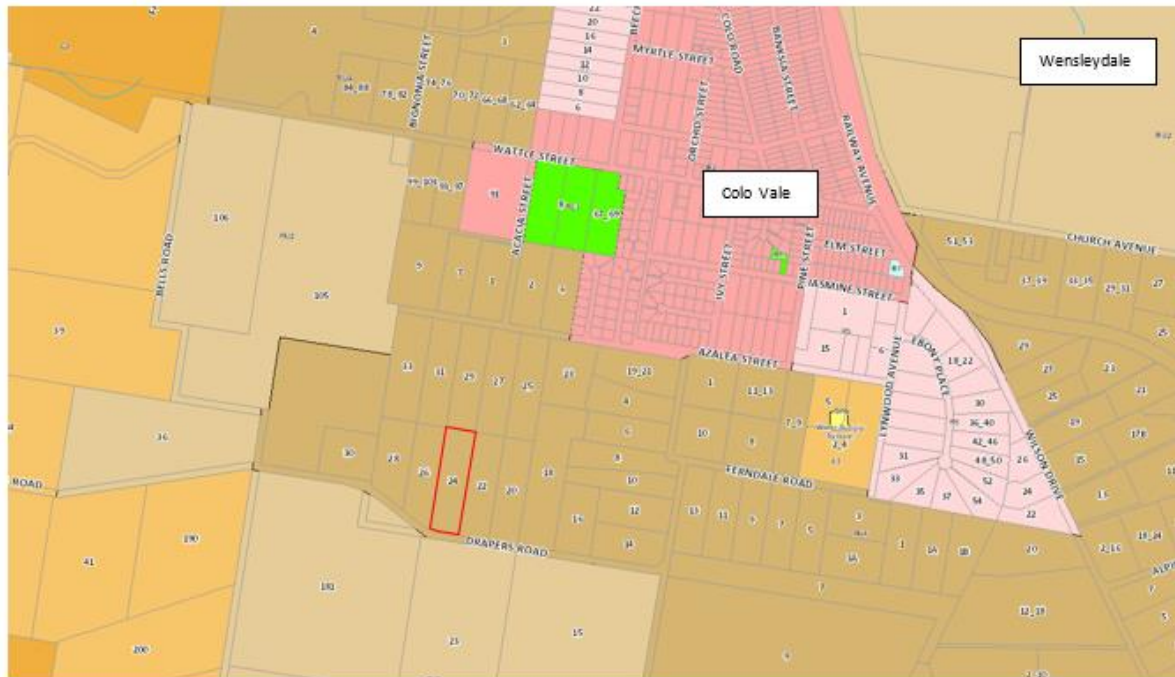
**RECOMMENDATION**

**THAT Landowner Site 6 not be Included in the Local Housing Strategy**

**Landowner Site 7 – 24 Drapers Road, Colo Vale**

Site 7 is located at 24 Drapers Road, Colo Vale (Lot 9 DP 815367) as shown in **Figure 14**. The submission seeks to include the subject land within the Local Housing Strategy to facilitate a large lot residential development on the site.

The submission argues that the subject land is currently underutilised and could accommodate smaller residential lots (4,000m<sup>2</sup>)



**Figure 14 – Landowner Site 7 Location of Subject Land**

**Staff Comments**

As shown in **Figure 15** below, the subject land is highly constrained and is not considered suitable for more intensive development. The land is wholly bushfire prone land, and contains high value environmental lands, which will limit the ability to clear vegetation and manage the bushfire threat appropriately.

**RECOMMENDATION**

**THAT Landowner Site 7 not be Included in the Local Housing Strategy**

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**Figure 15 – Landowner Site 7 Constraints Analysis**

**Landowner Site 8 – 9 Howard’s Way, Mittagong**

Site 9, being 9 Howard’s Way, Mittagong (Lot 2 DP 1089593), is located on the southern side of the Old Hume Highway. It adjoins the western edge of Mittagong township and is opposite Welby village, as shown in **Figure 16**. The submission seeks to include the subject land within the Local Housing Strategy for future urban development.



**Figure 16 – Landowner Site 8 Location of Subject Land**

The submission notes that site is cleared agricultural land with some vegetation and falls from the northern ridgeline at Ninety-Acre Hill in the west of the site at an elevation of approximately 690m AHD, eastwards to 622m AHD adjacent to the rear of lots fronting Apple Gate Close, with steeper grades of up to 20% on the western side of the subject property.

The site is currently zoned E3 Environmental Management with a minimum lot size of 40 hectares. The submission presents a development scheme with a range of lot sizes from 700m<sup>2</sup> standard residential lots up to at least 4,000m<sup>2</sup> rural lifestyle lots as indicated in the Concept Master Plan provided with the submission (see **Figure 17**).





**Figure 17 – Landowner Site 8 Concept Master Plan**

The submission explains that the Concept Master Plan is founded on three basic principles:

- Retention of regional rural vistas on the high ground
- Improved local amenity through landscaping and larger lot sizes along the Old Hume Highway and Apple Gate Close frontages
- Varied lot sizes responding to the site characteristics and market demand through a range of lot sizes inclusive of smaller more affordable lots and larger lifestyle lots.

The submission further explains that the Housing Strategy identifies the need for 3,300 additional dwellings to meet the Shire's housing needs up to 2036 and considers that the greatest demand for housing is likely to be in the northern part of the Shire, close to existing services and transport, to allow access to the rapidly increasing employment market of the South West Growth Centre. The submission observes that current housing supply in the Mittagong area is limited and that current New Living Areas identified within the Housing Strategy would not meet anticipated demand. The submission also notes that the Strategy appears to have made less provision for future housing supply in Mittagong compared with Bowral and Moss Vale.

The submission includes a site suitability assessment based on the criteria and processes utilised within the Local Housing Strategy which has determined the portion of the site without mapped vegetation to be in the 'most suitable' category of land for potential development.

The submission also responds to the relevant Regional and Local Strategies and concludes that the subject land can demonstrate strategic merit.

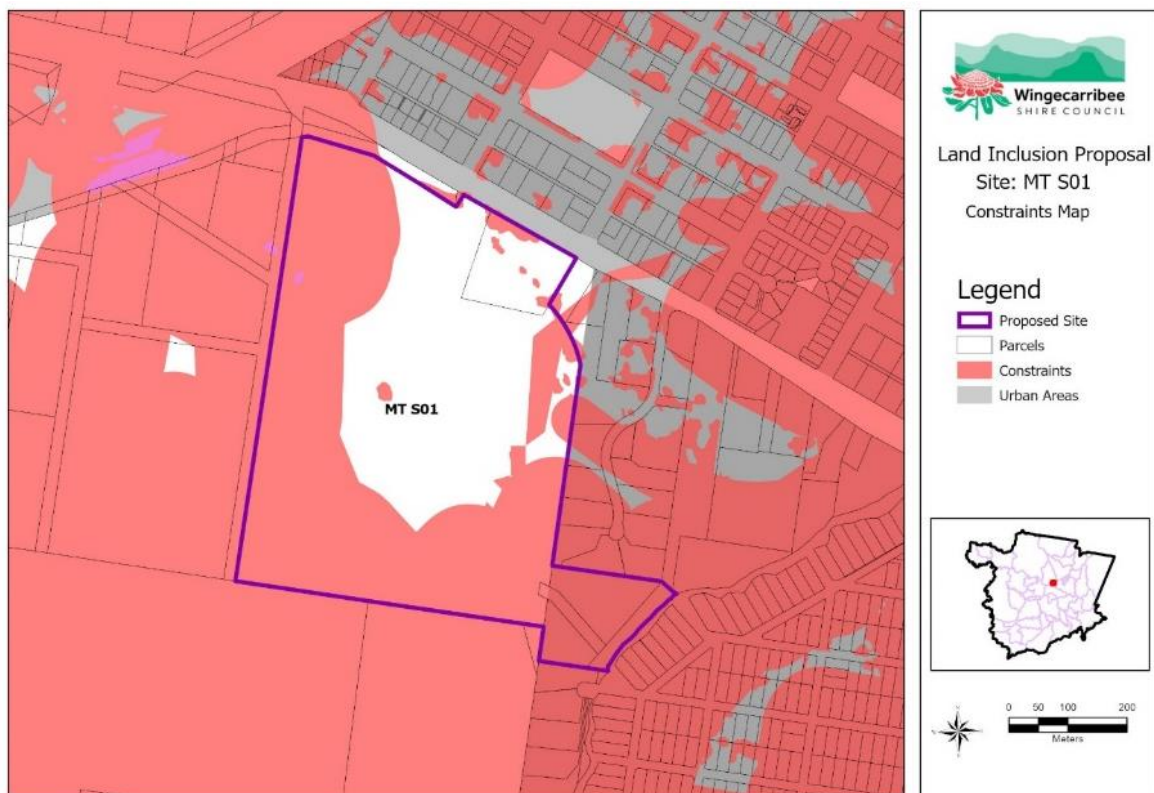
The submission does recognise the constraints of the site being bushfire affected due to the vegetation within the Gibbergunyah Reserve, and a riparian corridor that runs west to east in proximity to the southern boundary of the site. The proposal does not intend to clear the existing vegetation located around the boundaries and is intended to retain the area's character.

The submission also provides a preliminary constraints analysis in relation to visual assessment, landscape values and key vistas. Five viewpoints have been considered, namely Old Hume Highway near the industrial land in Mittagong, Mittagong Road near the railway line, Main Street in Mittagong and two points much closer to the site along Old Hume Highway. In addition, 3D renders with potential development on the site have been prepared. This analysis concludes that the proposed development would be partially visible from all viewing points other than when viewed from Old Hume Highway along the Northern frontage of the site.

### **Staff Comments**

The proposal is recognised as having locational merit in that it adjoins the western edge of the Mittagong Township and is located opposite Welby Village. The proposal specifically addresses some of the aims of the Housing Strategy in that it seeks to provide a mix of housing options and price points to meet the needs of our community. The site is located close to services and employment areas, and is suitably located to accommodate a mix of housing types and lot sizes.

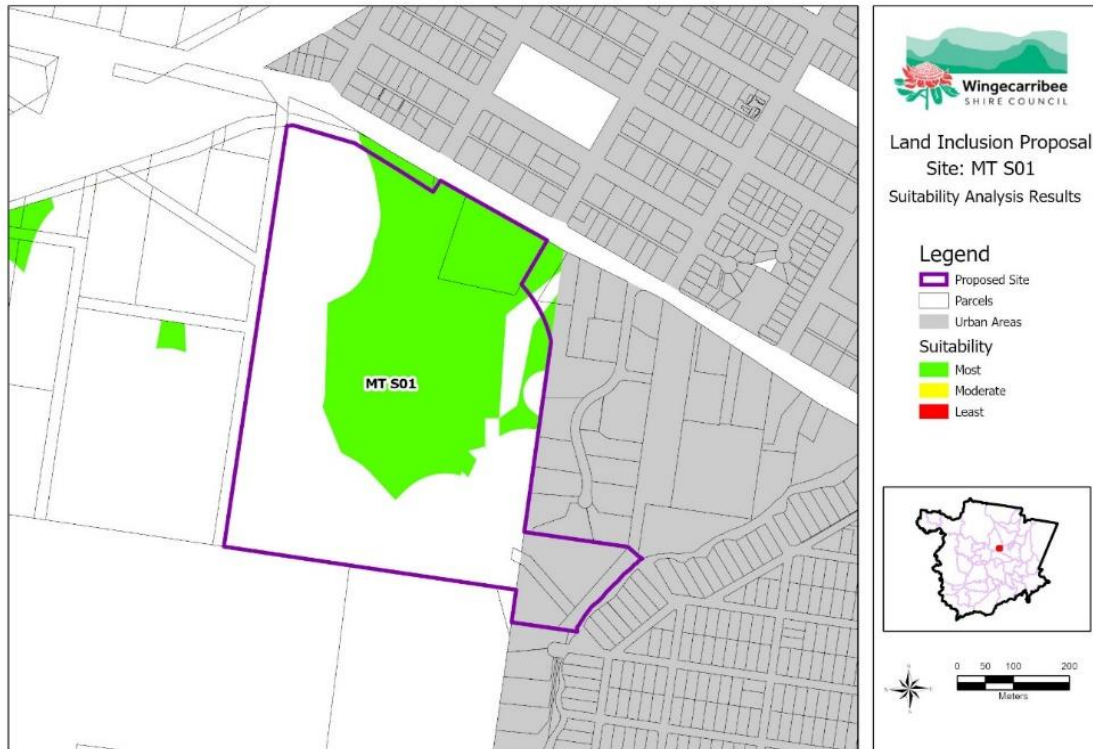
However, as outlined in the submission, the site is partially constrained, with bushfire hazard and native vegetation (see **Figure 18**).



**Figure 18 – Landowner Site 8 Constraints Analysis**

The unconstrained areas within the site were identified as 'highly suitable' for residential development based on the suitability criteria outlined in the Housing Strategy. However,

despite comments made in the submission, the Local Housing Strategy has identified more than enough land to meet the long-term housing needs (30+ years) of the community, and while the subject land may be suitably located, it is not needed for housing within the life of the Strategy.



**Figure 19 – Landowner Site 8 Suitability Analysis**

The submission acknowledges the high visibility of the site from various locations within the near and middle distance including Main Street Mittagong, Old Hume Highway, and Bowral Road. Photos reproduced from the submission are provided below indicating the location of the subject land from two of these points (**Figures 20 and 21**).



**Figure 20 - Looking west to the site from Old Hume Highway**



**Figure 21 - Looking west to the site from Bowral Road**

The photographs demonstrate that not only the vegetated areas, but also the more pastoral open grasslands through the middle and lower areas of the site are clearly visible from different points throughout the town.

The medium-distant views from Mittagong Township west towards the site contribute to the character of the town and its rural outlook, emphasising the fact that Mittagong is a regional town in a rural setting, a setting which comprises both native vegetation and the pastoral land holdings of the remainder of the subject land.

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The subject land effectively forms the western horizon to the Mittagong Township, and is an important characteristic of the town. It is acknowledged that the Concept Master Plan seeks to minimise the visual impact of proposed development of the site. However, apart from the existing dwelling, the subject land currently contains no structures, and any development will have an impact.

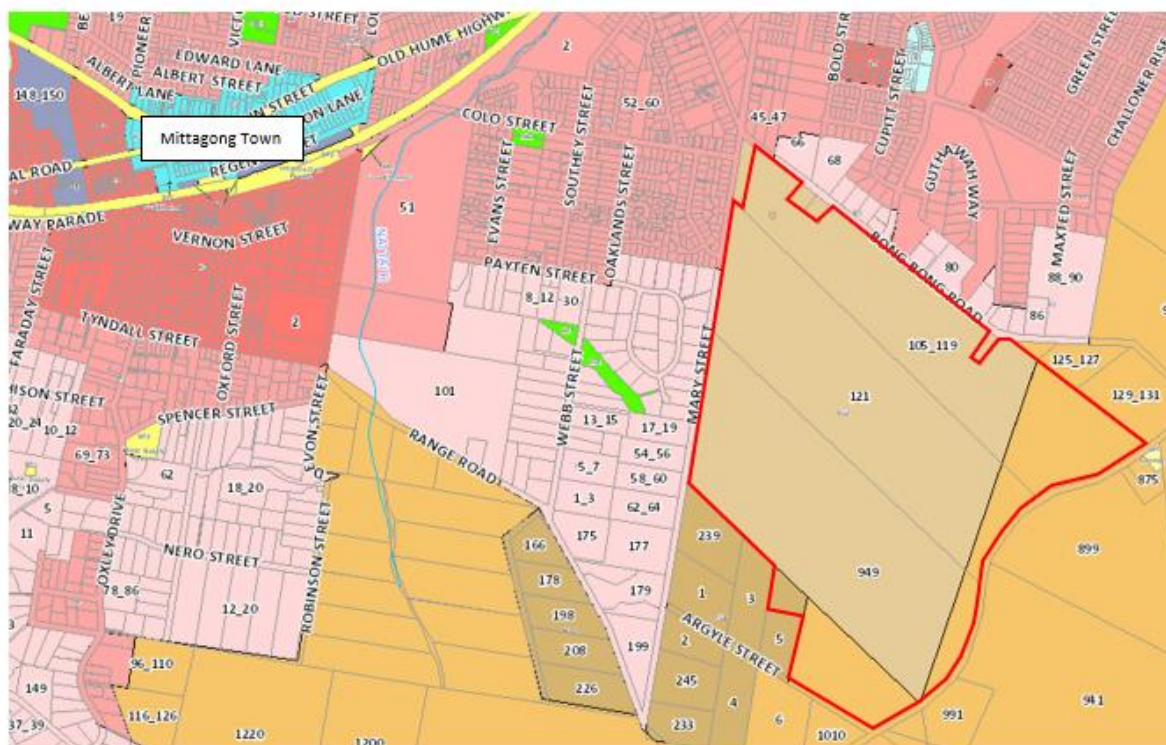
On the basis of the limited area of the site which is deemed suitable for consideration for development, and concerns about the high visibility of the site and any proposed development, it is recommended that the subject land not be included in the Local Housing Strategy.

**RECOMMENDATION**

**THAT Landowner Site 8 not be Included in the Local Housing Strategy**

### Landowner Site 9 – Bong Bong Road, Mary Street and Old South Road, Mittagong

Site 9 is located immediately south of Renwick between Old South Road to the east and May Street to the West. The site is made up of three (3) separate rural properties on the south-eastern edge of the Mittagong township as shown in **Figure 22** below.



**Figure 22 – Landowner Site 9 Location of Subject Land**

The subject land is included in the Local Housing Strategy as the Mittagong (East) Investigation Area, with a small portion of the land identified as a future living area. The subject land is currently zoned RU2 Rural Landscape, however, the submission argues that the land is unsuitable for agriculture and ‘economically sustainable primary production’.

The submission states that the subject land is the only suitable site for a new greenfield residential development around Mittagong and seeks to include the subject land as a New Living Area within the Local Housing Strategy, to provide a range of housing types and lot sizes, and deliver a variety of social, economic and environmental improvements.

The submission acknowledges that the subject land was identified as being highly suitable for residential development in the liveability analysis undertaken in the Housing Strategy and provides additional justification for the site’s inclusion in the Strategy.

The submission states that some 80% of the investigation area is free of ‘hard’ physical / environmental constraints, such as topography, slope, hazards and habitat.

The submission argues that there are limited visual impacts associated with development on the site, as the land is ‘largely obscured from view from public roads’. The only visual impacts would occur on Old South Road, however the submission states that a visual impact analysis could be completed as part of a future rezoning on the site to assess the level of overall impact.

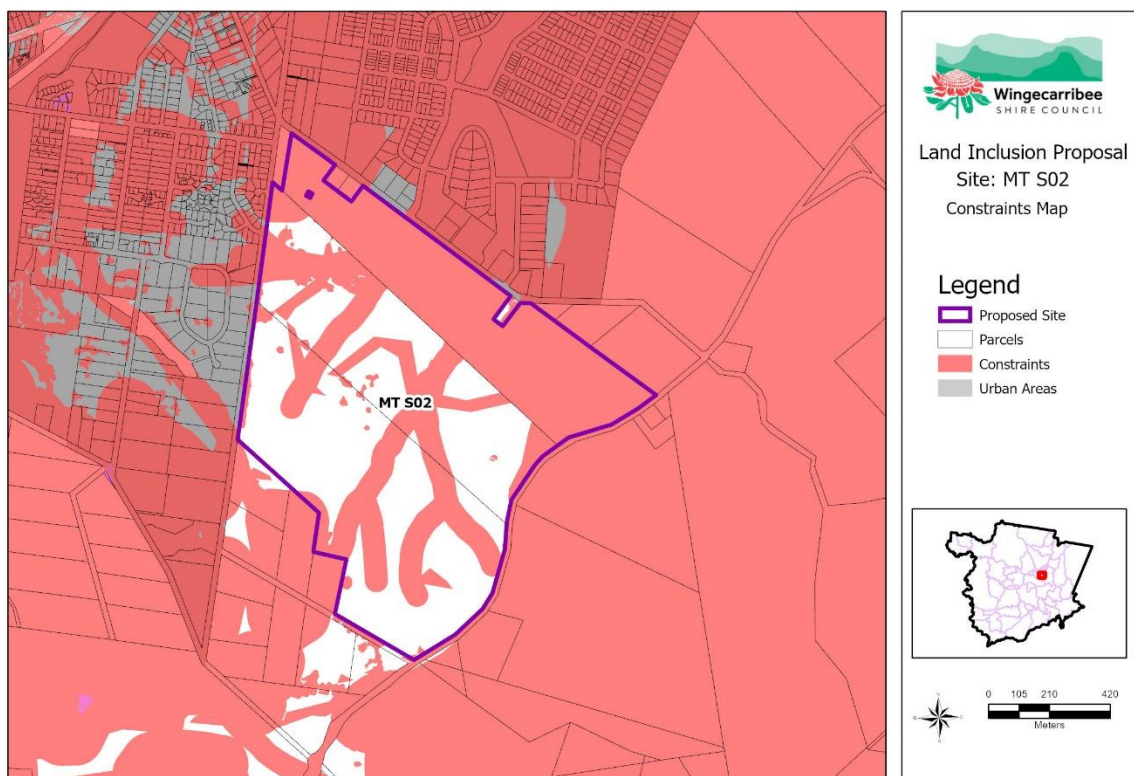
One of the subject lots contains a listed Item of Environmental Heritage under the Wingecarribee Local Environmental Plan 2010, and the submission states that heritage items should not be considered a 'hard' constraint and should be assessed separately as to whether they can 'co-exist' with future development rather than being grouped together with other constraints.

The submission acknowledges the concerns raised in the Housing Strategy in relation to the capacity of local infrastructure networks, and argues that any constraints in infrastructure networks, including the local road network, can be properly assessed, with potential upgrades determined prior to the land being rezoned. Further, the cost of infrastructure upgrades could be met by the landowners at the rezoning stage, who generate the demand for new and augmented infrastructure.

### Staff Comments

As outlined in the submission, the subject land was identified as 'highly suitable' for residential development based on the liveability criteria outlined in the Housing Strategy. However, an initial infrastructure analysis was undertaken which identified major limitations in the existing traffic and transport networks, and development of the area has the potential to create unacceptable impacts on the local road network and was not supported by Council's traffic engineers.

The subject land contains a number of mapped water courses, high value environmental lands, a small area of bush fire prone land and a listed heritage item (see Figure 23).



**Figure 23 – Landowner Site 9 Constraints Analysis**

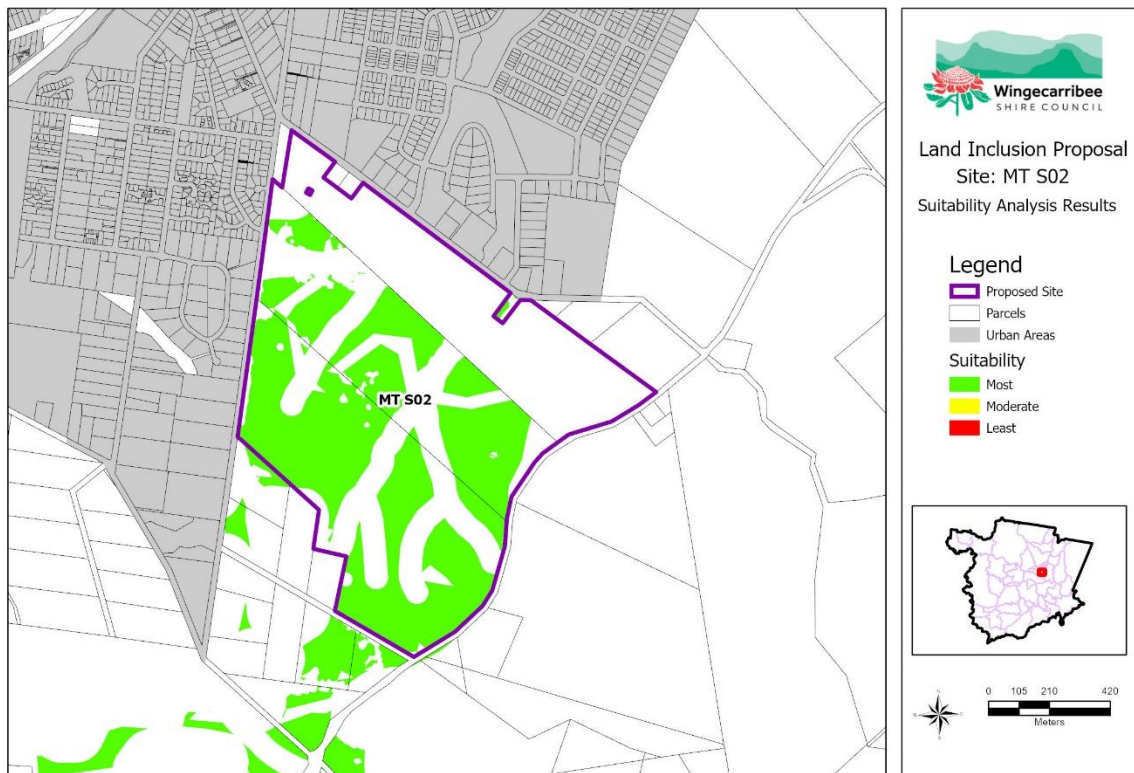
The subject land is highly visible from Old South Road (major arterial road), and the existing Renwick residential area. The site is located in close proximity to several heritage listed sites towards the north and east of the boundary and is highly visible from these areas. Further, one of the subject lots contains a heritage item, and any impacts on the heritage item would need to be assessed in more detail, prior to the land being rezoned for residential development.,

Based on the significant limitations in the infrastructure networks and highly visible nature of the site, the investigation area was ultimately deemed unsuitable as a future living area.

However, the site was considered highly suitable in the liveability analysis (**Figure 24**) and there are very limited opportunities for potential greenfield development sites around Mittagong, with the majority of land in the area being heavily constrained. Therefore, it is recommended that the investigation area be retained in the Local Housing Strategy and LSPS as exhibited, however, if population growth increases faster than expected, a more detailed assessment of this investigation should be undertaken to determine its suitability as a New Living Area. It is noted that this would be a long-term housing option and would be subject to more detailed consultation with the community prior to being considered for rezoning.

**RECOMMENDATION**

**THAT Landowner Site 9 not be Included in the Local Housing Strategy**



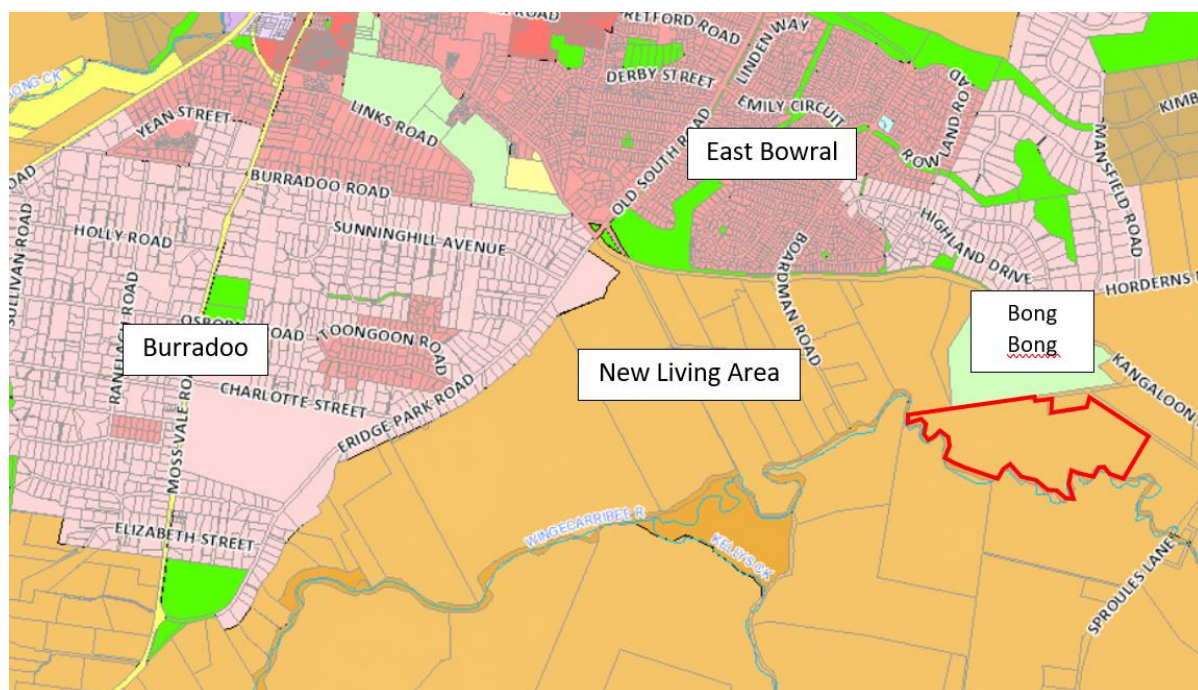
**Figure 24 – Landowner Site 9 Suitability Analysis**



### Land Owner Site 10 – Part 542 Kangaloon Road, Glenquarry

Site 10 is located at 542 Kangaloon Road, Glenquarry (Lot 1 DP 1120682) as shown in **Figure 25** below. The submission states that the subject land is partially located within the proposed Bowral (South) New Living Area (separate Lot and DP), and was identified as high-moderately suitable for residential development through the Local Housing Strategy process. The proposal is seeking to incorporate the entire allotment within the proposed New Living Area.

The Local Housing Strategy identifies the Wingecarribee River as the long-term southern edge of Bowral, and the subject land is still bound by the Wingecarribee River as per the remainder of the New Living Area. The development of the subject land would provide an additional 3km of riverfront land as public open space, and an opportunity to significantly improve pedestrian and cycleway linkages.



**Figure 25 – Landowner Site 10 Location of Subject Land**

The submission concludes that inclusion of the subject property with the already identified Bowral South New Living Area, would provide a better urban outcome and a longer riverfront for public use.

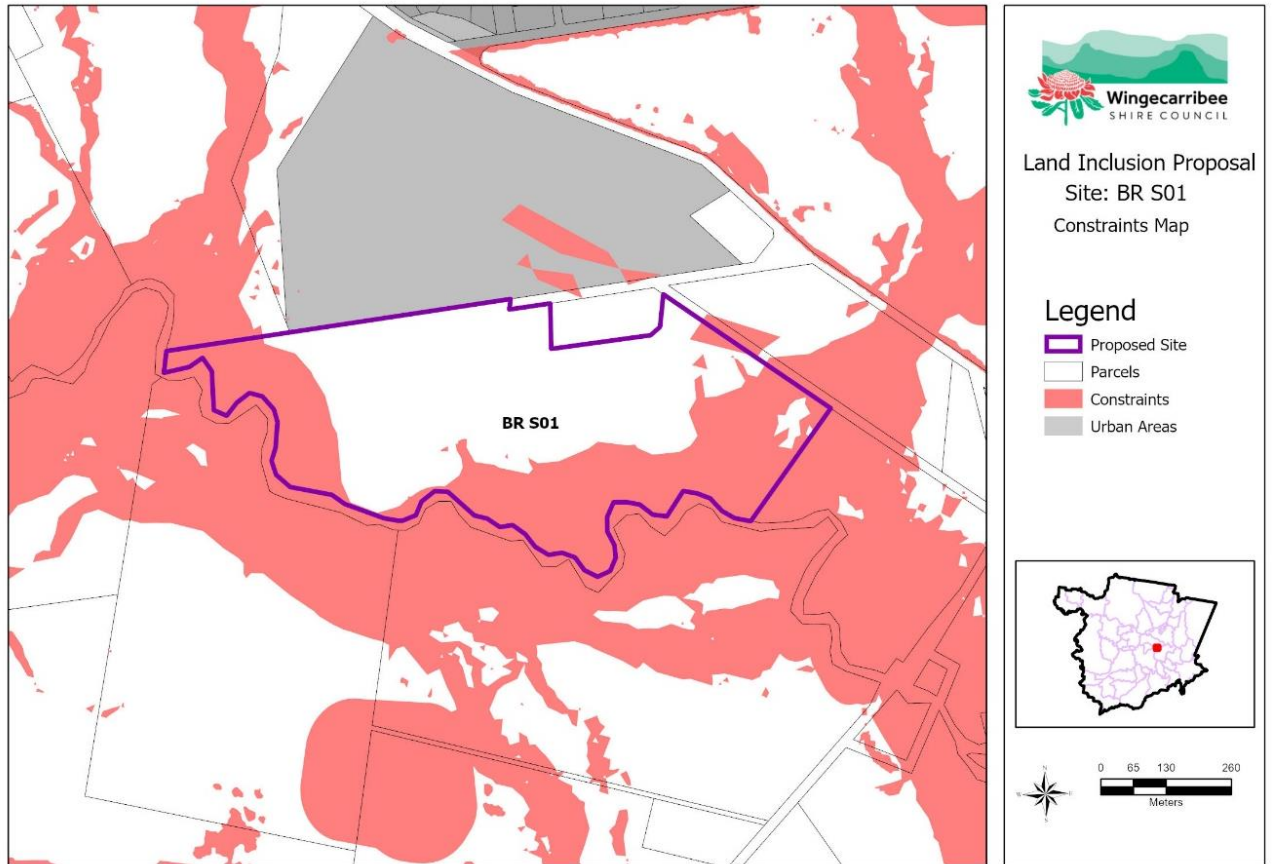
#### Staff Comments

As shown in **Figure 26** and **Figure 27** below, the subject land is relatively free of constraints (with the exception of flooding) and was identified as being highly suitable based on the suitability analysis outlined in the Local Housing Strategy.

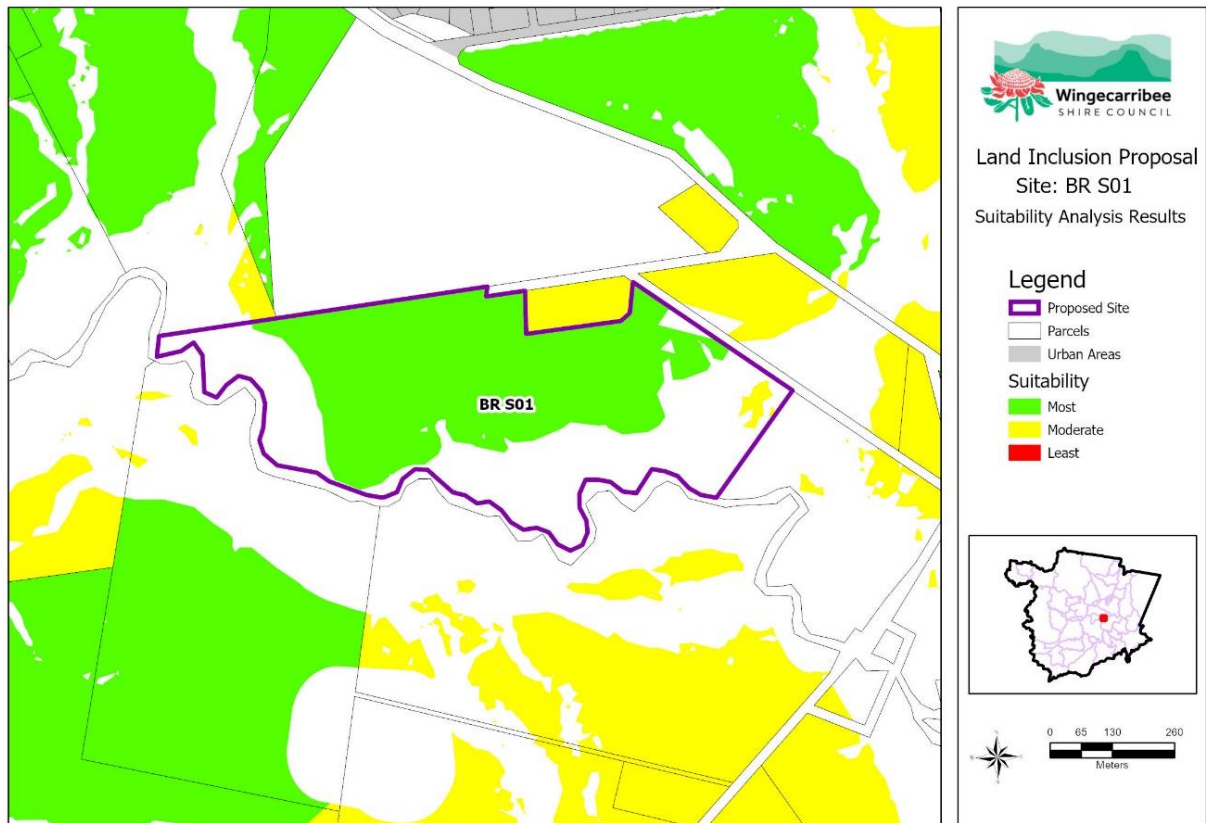
However, a key aim of the Local Housing Strategy and LSPS was to determine long term boundaries of our towns and villages, to ensure that we can manage urban sprawl and maintain the physical and visual separation between our towns and villages. The Wingecarribee River provides a logical southern boundary for Bowral, and the strategy identifies the Bong Bong Racecourse as the long-term eastern boundary for the town.

The proposal seeks to extend the New Living Area beyond the identified boundary, which is inconsistent with the aims of the strategies. Further, the identified New Living Area is anticipated to provide sufficient supply to meet the long-term housing needs of the

community, and there is no justification for including additional land over and above what is required over the next 30 years.



**Figure 26 – Landowner Site 10 Constraints Analysis**



**Figure 27 – Landowner Site 10 Suitability Analysis**

The subject land is somewhat isolated from the identified New Living Area by flood prone land. A road connection between the New Living Area and the subject land would be highly unlikely due to flooding, meaning the subject land would need to be accessed directly from Kangaloon Road to the east of the Bong Bong Racecourse, creating a separate and isolated residential area, and exceeding the identified eastern boundary of Bowral.

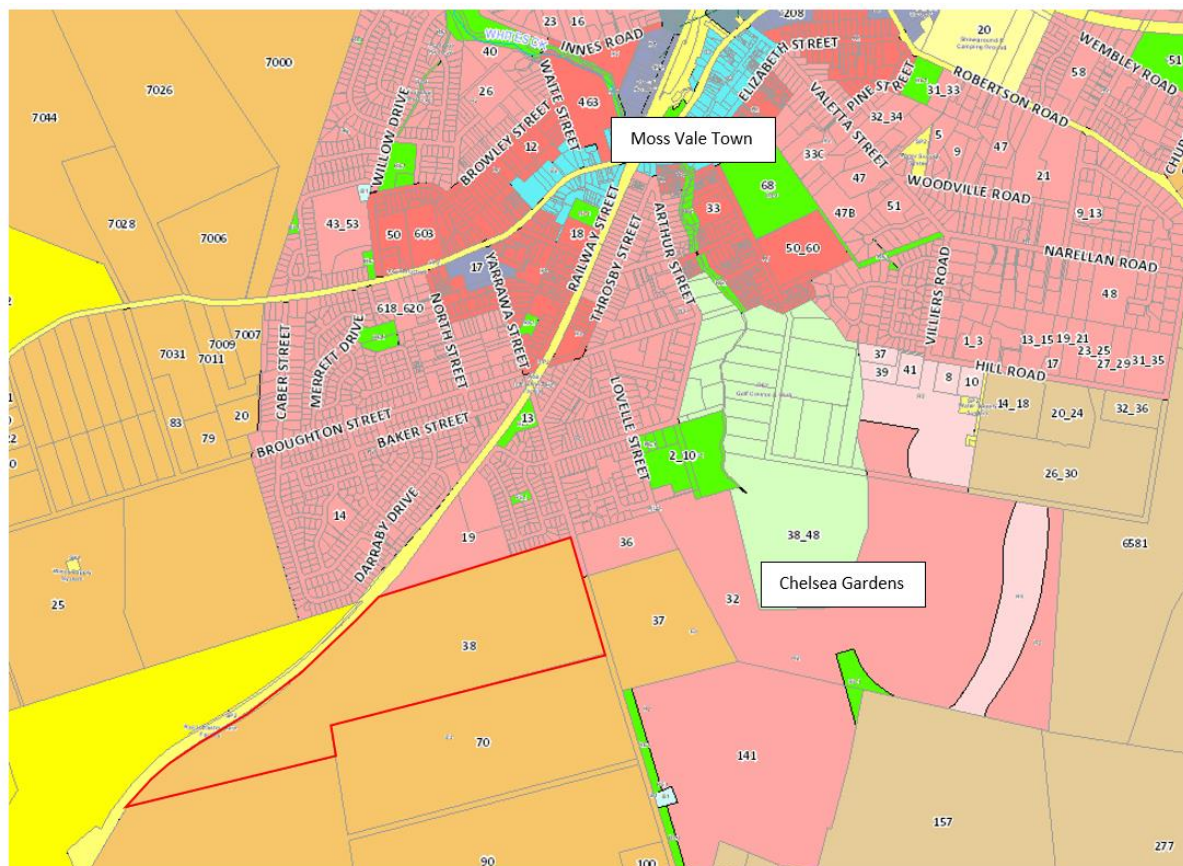
Therefore, despite the land being relatively unconstrained, and potentially suitable for residential development, it is not recommended that the proposal be incorporated into the Local Housing Strategy or LSPS.

**RECOMMENDATION**

**THAT Landowner Site 10 not be Included in the Local Housing Strategy**

### **Landowner Site 11 – 38 Yarrowa Road, Moss Vale**

Site 11 is located at 38 Yarrowa Road, Moss Vale (Lot 11 DP 790612) as shown in **Figure 28** below. The site is currently zoned E3 and is located to the west of the Chelsea Gardens New Living Area. The submission seeks to have the land included in the local Housing Strategy and rezoned to RE2 Private Recreation to facilitate the development of a manufactured housing estate for over 55's as a seniors living 'Lifestyle Community'.



**Figure 28 – Landowner Site 11 Location of Subject Land**

The submission provides an overview of the Shire's demographics and highlights the need for more affordable housing options for seniors. The submission argues that the proposed manufactured housing estate for over 55's specifically addresses a housing need within the community and provides greater housing choice for people seeking to downsize and live within a 'lifestyle community'.

The submission highlights that the site was identified as being 'highly suitable' in the liveability analysis that informed the Housing Strategy, however, was ultimately not supported due to traffic and infrastructure limitations, and the available supply of housing within the Chelsea Gardens New Living Area.

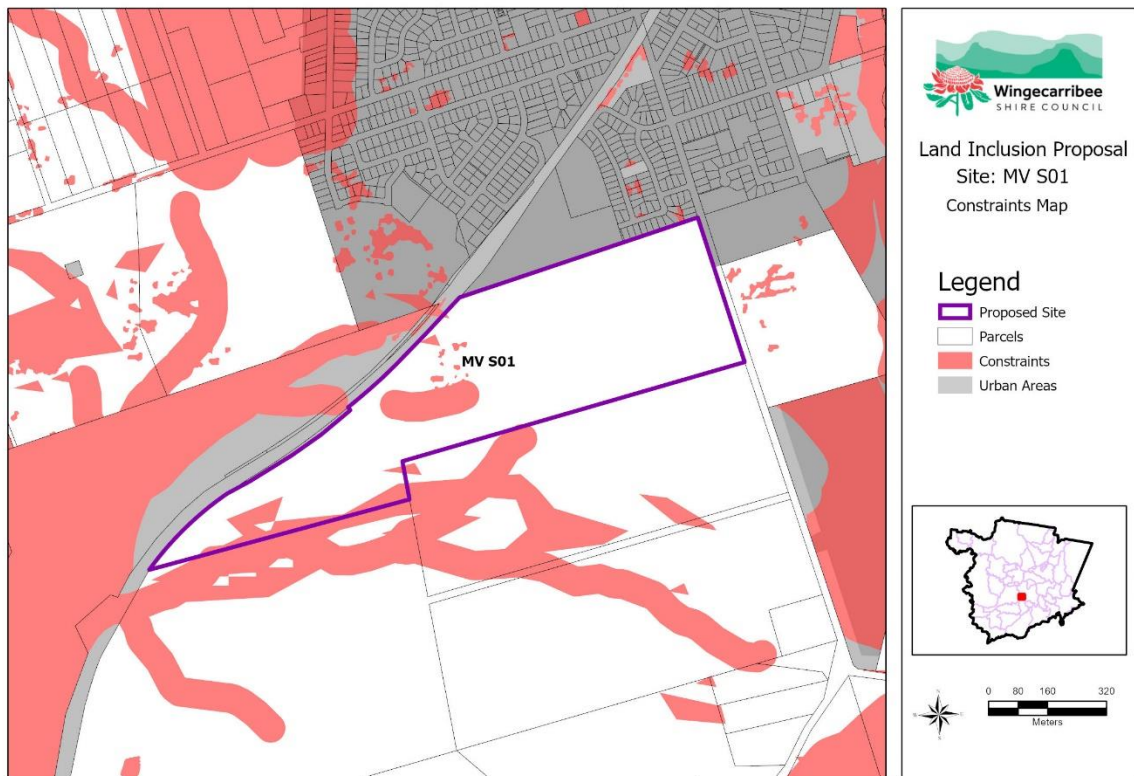
The submission argues that the Local Housing Strategy addresses housing choice and supply by increasing the provision of medium density housing, residential subdivisions and larger rural lots, however does not include mechanisms to deliver land for specialised forms of housing (specifically seniors housing).

The submission states that the proposal would increase housing diversity and choice in the Shire while reducing land fragmentation and providing a transition between the adjoining residential and rural areas.

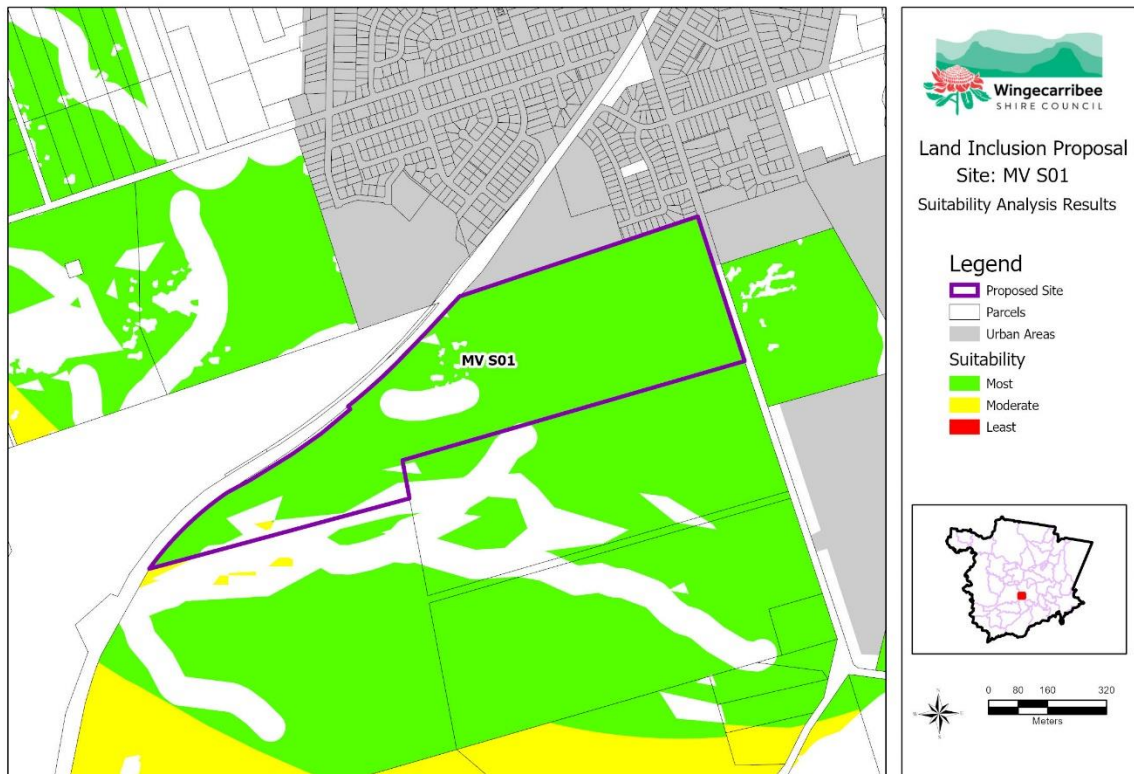
The proposed development model addresses this 'missing middle' for seniors housing by providing homes that are affordable with an emphasis on social networks, maintaining an active lifestyle in retirement and ageing in place before transitioning much later in life to a facility with onsite care. The proposed development would provide community and recreational facilities such as a clubhouse, pools and community buildings.

**Staff comments:**

As shown in **Figure 29** and **Figure 30** the land is largely free of constraints and was identified as being 'highly suitable' in the liveability analysis outlined in the Local Housing Strategy.



**Figure 29 – Landowner Site 11 Constraints Analysis**



**Figure 30 – Landowner Site 11 Suitability Analysis**

The proposal is recognised as having significant merit in that it specifically addresses some of the housing needs identified in the Local Housing Strategy. The proposal would provide smaller, more affordable housing options, and provide for a housing type and tenure model that is not common within the Shire. The site is located close to services and employment areas and is suitably located to accommodate residential development.

However, there are significant known limitations within the local infrastructure networks (particularly traffic) that cannot be easily resolved. It has become increasingly apparent as part of the assessment of the Chelsea Gardens Coomungie URA, that additional development to the west of Yarrawa Road would cause unacceptable impacts on the local and state traffic networks.

Further, a key aim of the Local Housing Strategy and LSPS was to determine long term boundaries for our towns and villages, to ensure that we can manage urban sprawl and maintain the physical and visual separation between our towns and villages. Yarrawa Road was identified in the strategy as the long-term western edge of Moss Vale, and the proposal is considered inconsistent with the aims of the strategies.

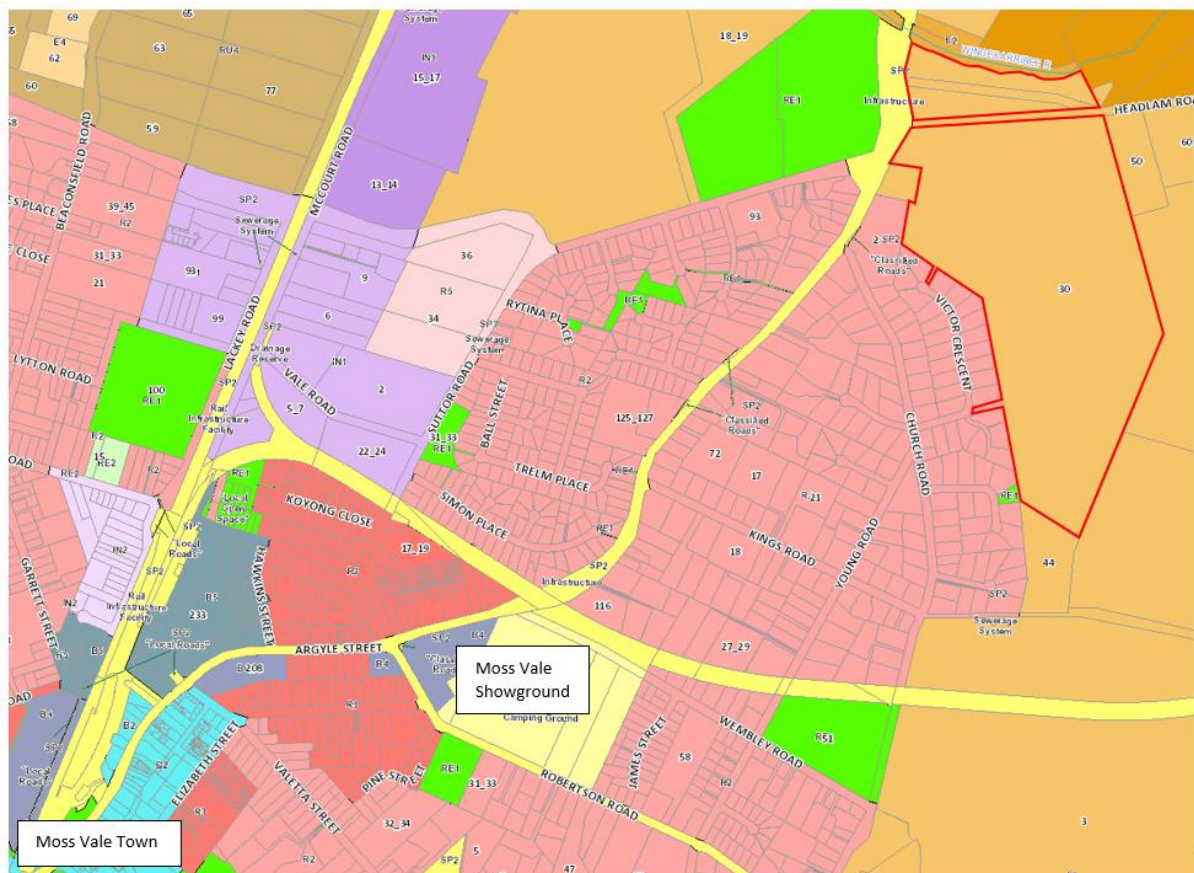
Therefore, despite the development model being highly suitable for the area, it is not recommended that the proposal be incorporated into the Local Housing Strategy for this site. However, Council could continue to work with the landowner to identify suitable sites for this form of development.

**RECOMMENDATION**

**THAT Landowner Site 11 not be Included in the Local Housing Strategy**

### Landowner Site 12 – 30 Headlam Road, Moss Vale

Site 12 is located at 30 Headlam Road, Moss Vale (Lot 22 DP 1770890) as shown in **Figure 31** below. The site is currently zoned E3 Environmental Management and is located immediately east of the Moss Vale township. The submission seeks to have the land included in the local Housing Strategy and rezoned to part R2 Low Density Residential and part RE1 Public Recreation.



**Figure 31 – Landowner Site 12 Location of Subject Land**

The submission provides an overview of land use on the site, which has historically been used for dairy farming. During settlement of Moss Vale, the subject land became important as the site of the Bong Bong Weir and pump house, which still stands in the north-east corner of the property.

The subject land fronts the Wingecarribee River to the north, with a tributary to the River running through the eastern portion of the site. The submission provides a concept development plan for the site, which includes a modest increase in residential land, a reengineered creek in the eastern portion of the site, with a large amount of public open space along the creek and the frontage to Wingecarribee River (**see Figure 32**). The proposal would bring the Wingecarribee River frontage, and historically significant weir and pump house into public ownership. Due to the location of the subject property, the development would create a northern gateway to the town.

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**Figure 32 – Landowner Site 12 Concept Plan**



The submission notes that large parts of the site are flood liable and proposes to zone the flood liable land to RE1 Public Recreation. The site is also dissected by high voltage powerlines running north-south through the site, and the submissions proposes to underground the powerlines in consultation with Endeavour Energy.

The proposed residential area would become an extension of the existing R2 Low Density Residential area, with a minimum lot size of 2,000m<sup>2</sup>, slightly extending the north-eastern boundary of Moss Vale.

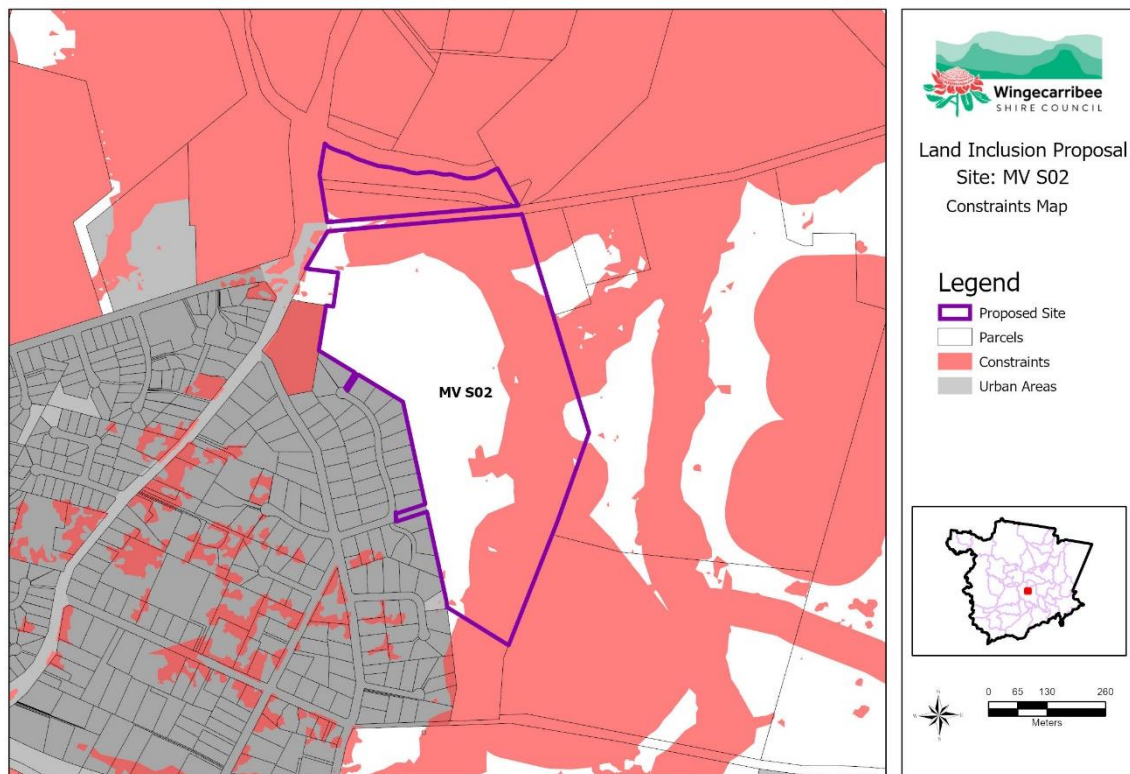
The submission argues that the proposal, including the dedication of the public waterfront and protection of the weir and pump house, improvements to water quality, and an improved northern gateway will provide a significant public benefit.

**Staff comments:**

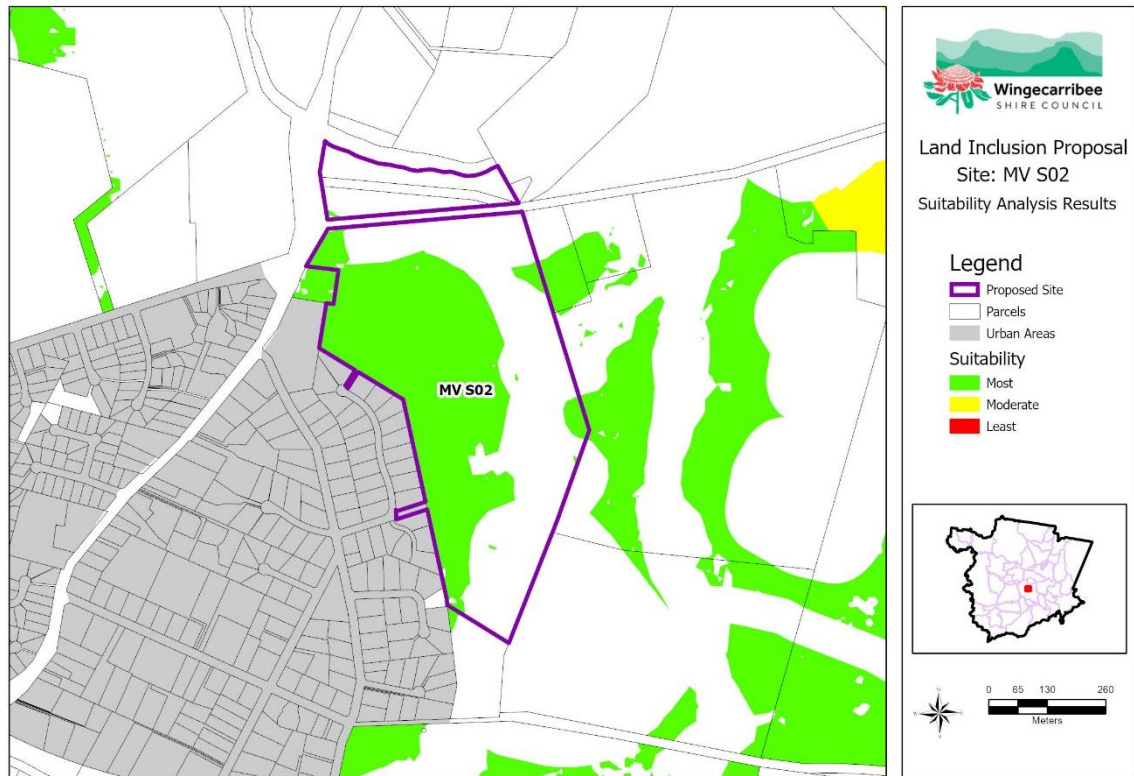
The proposal as presented would provide a substantial public benefit by bringing the Wingecarribee River frontage, and historically significant weir and pump house into public ownership, providing a unique community asset, and an improved northern gateway into Moss Vale.

As shown in **Figure 33**, large parts of the site are constrained, primarily by flooding, and are not considered suitable for urban development. The flood free land to the west of the site was identified as being 'highly suitable' in the liveability analysis (see **Figure 34**) outlined in the Local Housing Strategy and provides an opportunity to provide new housing in close proximity to services and employment.

However, while the land may be suitable for urban development, the Local Housing Strategy has identified more than enough land to meet the long-term housing needs (30+ years) of the community, including two (2) New Living Areas around Moss Vale.



**Figure 33 – Landowner Site MV 12 Constraints Analysis**



**Figure 34 – Landowner Site 12 Suitability Analysis**

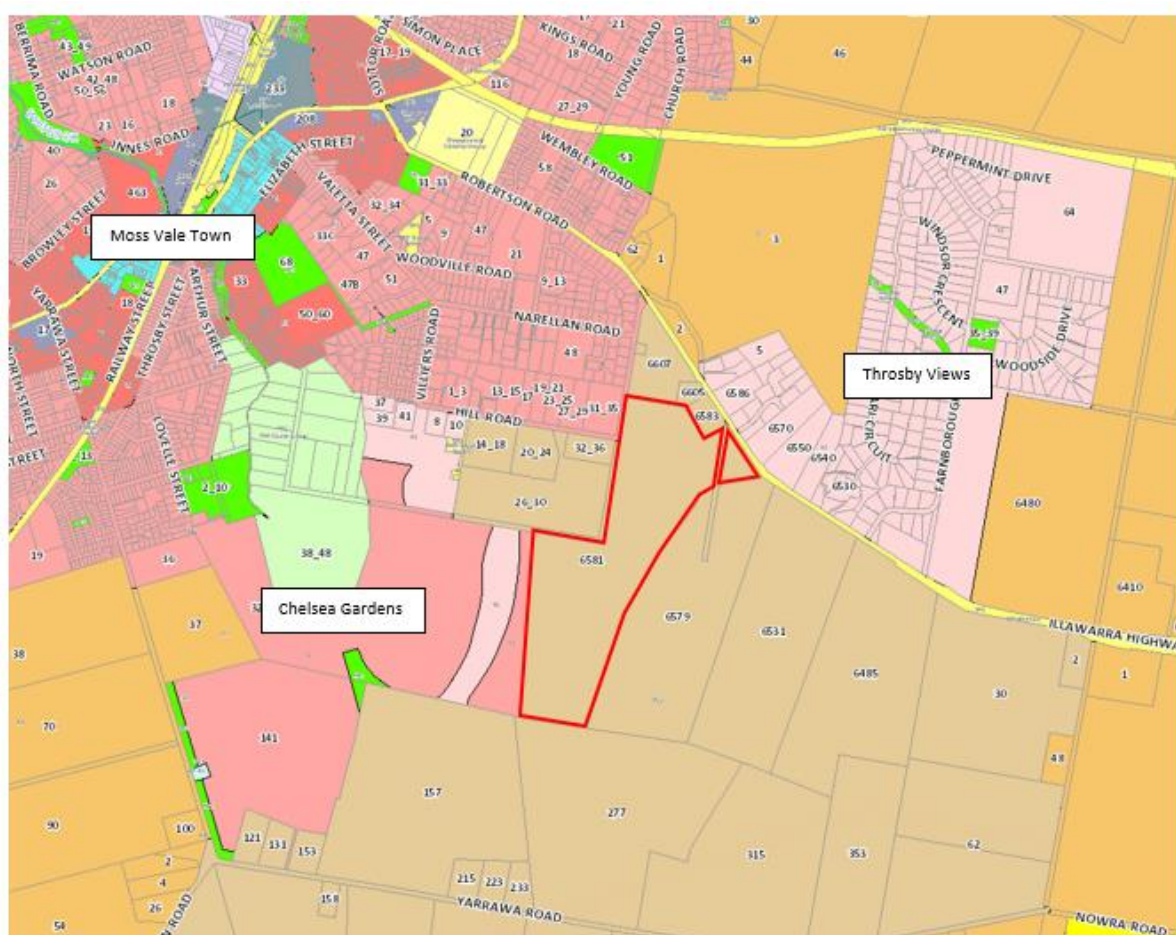
The submission is also predicated on the assumption that the high voltage powerlines could be relocated, the mapped water course re-engineered, and a significant amount of land being enhanced and dedicated as public open space. The proposal as presented would come at a significant cost and is unlikely to deliver the level of public benefit presented in the submission.

**RECOMMENDATION**

**THAT Landowner Site 12 not be Included in the Local Housing Strategy**

### Landowner Site 13 – 6581 Illawarra Highway, Moss Vale

Site 13 is located at 6581 Illawarra Highway, Moss Vale (Lot 13 DP 1161143) as shown in **Figure 35** below. The site is located immediately north-east of the Chelsea Gardens New Living Area and is currently zoned RU2 Rural Landscape. The submission seeks to have the land included in the Local Housing Strategy as part of the Chelsea Gardens New Living Area.



**Figure 35 – Landowner Site 13 Location of Subject Land**

The submission notes that the subject land was identified as being ‘highly suitable’ for residential development in the liveability analysis undertaken as part of the Local Housing Strategy and argues that the site should be considered for urban development in the short term (i.e. in the life of the strategy).

The submission states that the site is appropriately located for residential development and is within close proximity to services and employment areas, as well as public transport.

Further, the intensification of urban land uses adjoining the site has limited the agricultural productivity of the land, and the current RU2 Rural Landscape zone is not considered viable.

The submission notes that the subject land is largely free of constraints and suitable for urban development and argues that any traffic impacts can be appropriately managed given the sites direct access onto the Illawarra Highway.

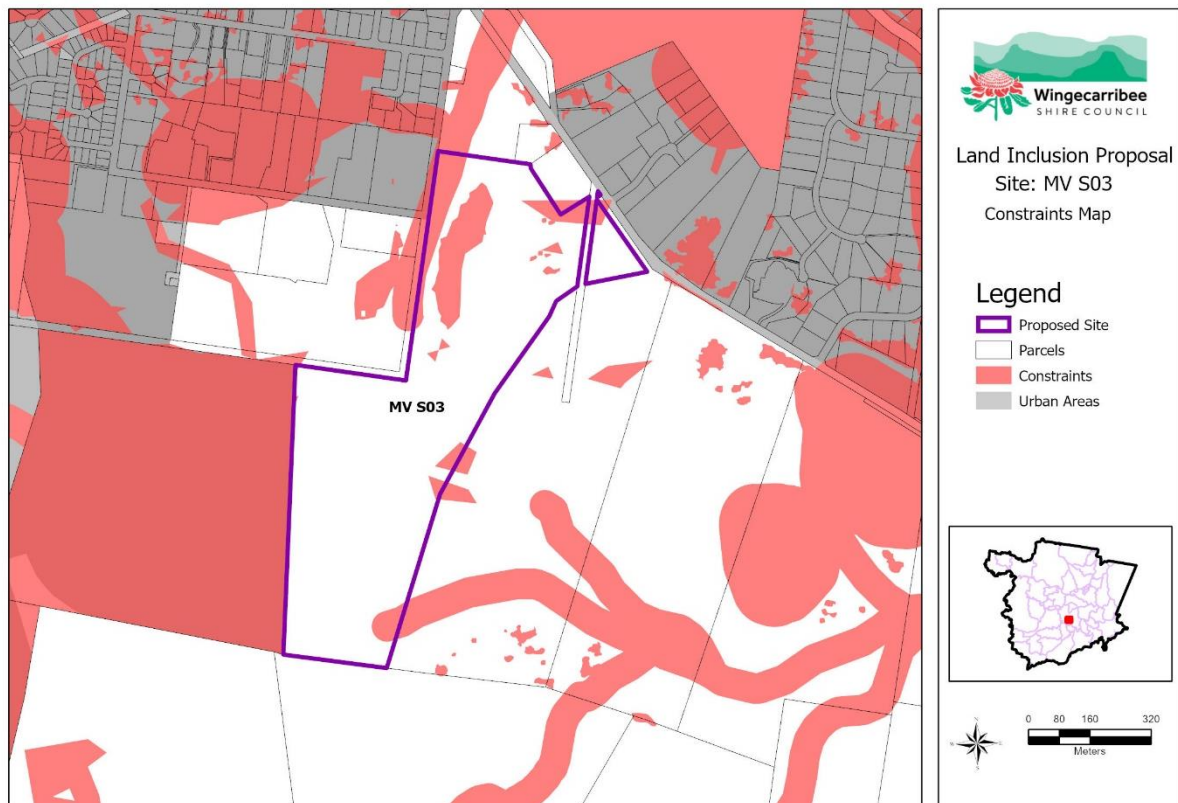
The submission argues that the site should be considered as part of the Chelsea Gardens New Living Area, as it would deliver an improved urban outcome, with greater integration

between the developments and coordination of traffic and environmental management solutions.

**Staff comments:**

As shown in **Figure 36** and **Figure 37** the land is largely free of constraints and was identified as being 'highly suitable' in the liveability analysis outlined in the Local Housing Strategy.

However, while the land may be suitable for urban development, the Local Housing Strategy has identified more than enough land to meet the long-term housing needs (30+ years) of the community, including two (2) New Living Areas around Moss Vale.



**Figure 36 – Landowner Site 13 Constraints Analysis**



**Figure 37 – Landowner Site 13 Suitability Analysis**

The subject land is largely free of environmental constraints, however, there are significant limitations in the local infrastructure networks. Recent traffic modelling studies have highlighted the significant limitations of the local traffic network, and development of the site in advance of a Moss Vale bypass would likely result in unacceptable impacts on the network.

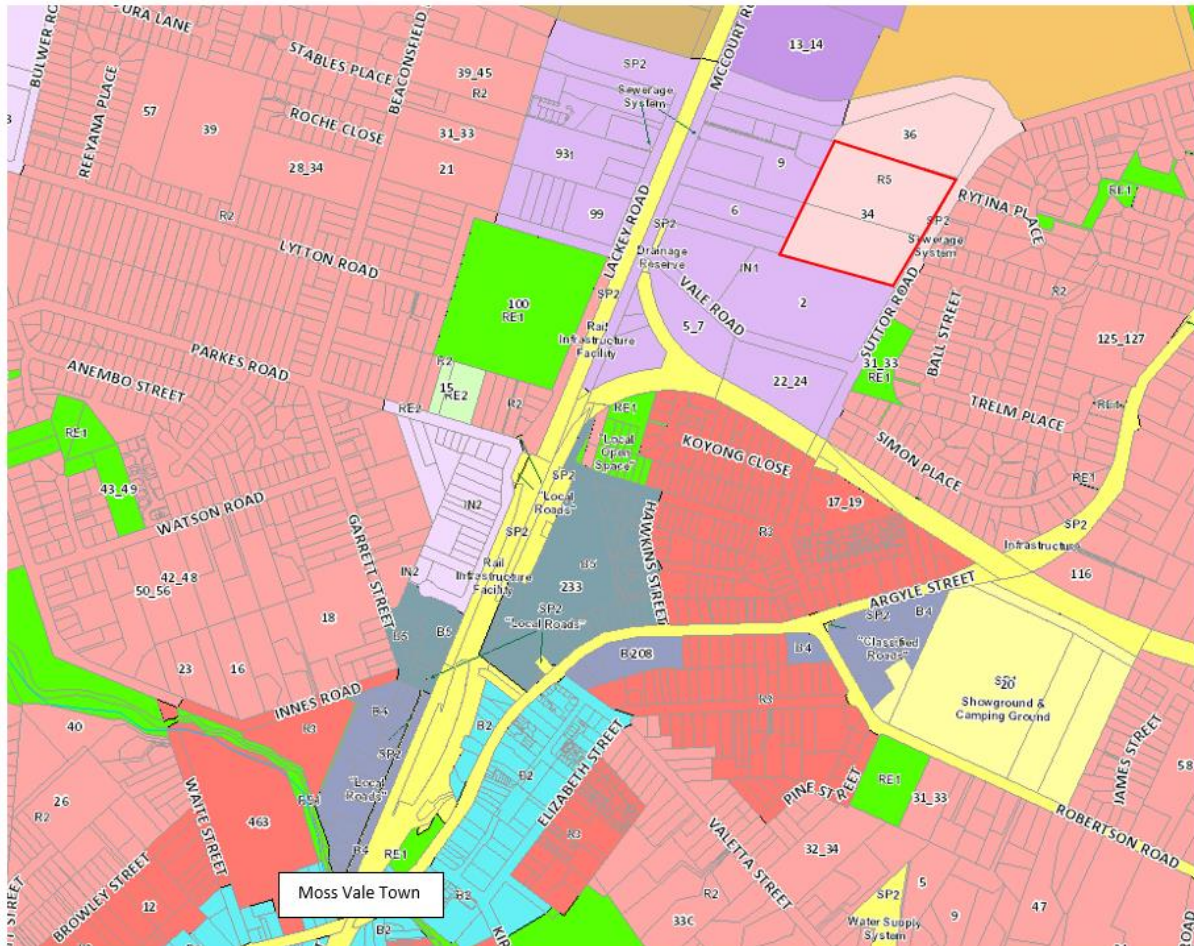
The Housing Strategy does identify the land to the east of Chelsea Gardens as a potential long-term urban expansion area (outside of the life of the Strategy) and, subject to a Moss Vale bypass being delivered, the land may be considered for residential development in the future. However, it is not recommended to include the site in the Local Housing Strategy at this time.

**RECOMMENDATION**

**THAT Landowner Site 13 not be Included in the Local Housing Strategy**

### Landowner Site 14 – 34 Suttor Road, Moss Vale

Site 14 is located at 34 Suttor Road, Moss Vale (Lot 25A DP 5284 Lot N DP 4860) as shown in **Figure 38**. The subject land is currently zoned R5 Large Lot Residential, and the submission seeks to have the land included in the Local Housing Strategy as a future low-density residential area.



**Figure 38 – Landowner Site 14 Location of Subject Land**

The submission argues that the proposal represents an infill development opportunity, located in close proximity to key amenities in the Moss Vale town centre and adjacent to an existing low-density residential area.

The submission notes that the site was previously subject to a formal Planning Proposal, which addressed a number of potential issues including the proximity of the site to the proposed Moss Vale by-pass, impacts on adjoining heritage items and potential land use conflicts with the adjoining heavy industry zone.

#### Staff Comments

The subject land is bound by existing industrial zoned land to the west and south of the site and acts as an appropriate transition between the industrial and low-density residential areas.

The eastern portion of the site is within the flood planning area (see **Figure 39**) and is not considered appropriate for more intensive residential development. Any rezoning over this

portion of the site to increase the development potential of the land would be inconsistent with the relevant Section 9.1 Ministerial Direction for flooding.



**Figure 39 – Landowner Site MV 14 Constraints Analysis**

The western portion of the land is largely unconstrained, however, is located immediately adjoining industrial zoned land. Increasing residential densities adjoining industrial lands has the potential to create land use conflicts with existing and future industrial uses in the area.

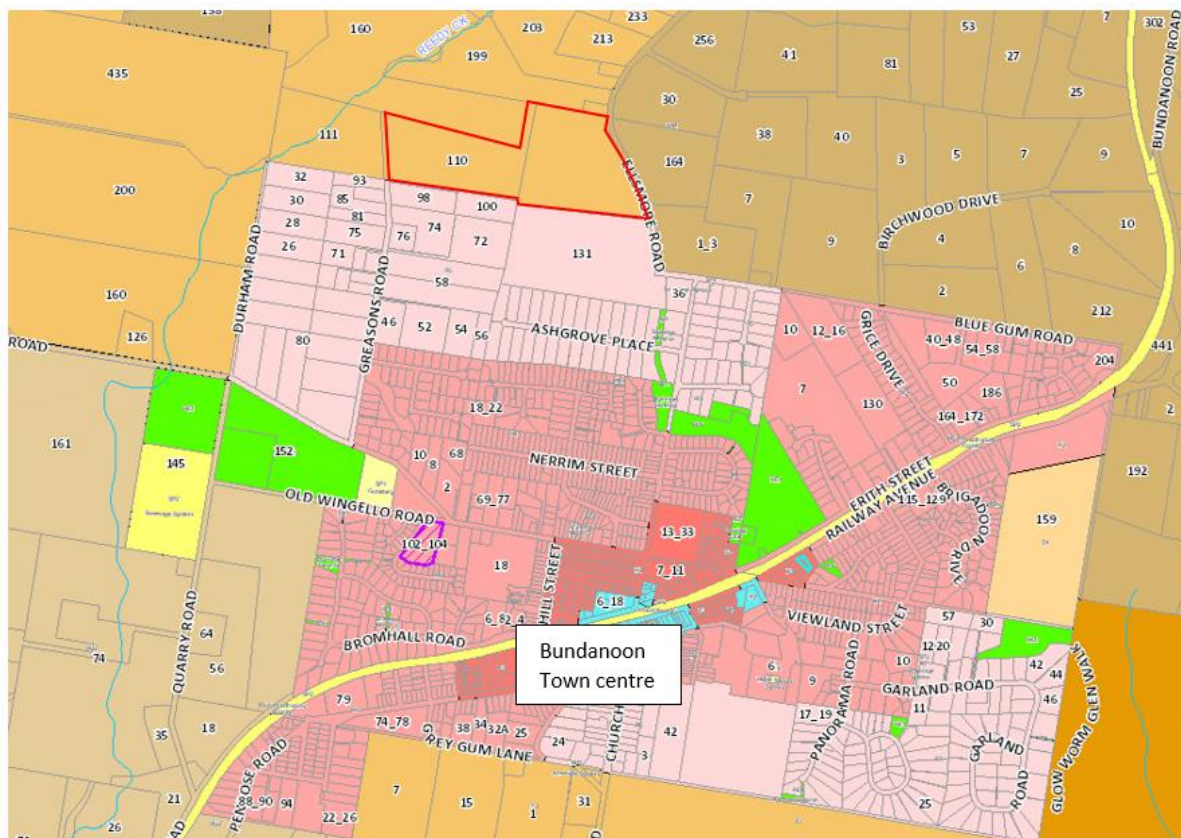
Give the sites constraints and proximity to industrial lands, it is not recommended that the site be included in the Local Housing Strategy.

**RECOMMENDATION**

**THAT Landowner Site 14 not be Included in the Local Housing Strategy**

### Landowner Site 15 – Greasons Road and Ellsmore Road, Bundanoon

Site 15 is made up of two (2) adjoining lots, being 110 Greasons Road and Lot 7 Ellsmore Road, Bundanoon as shown in **Figure 40**. The subject land is currently zoned E3 Environmental Management and the submission seeks to have the land included in the Local Housing Strategy as a future large lot residential area.



**Figure 40 – Landowner Site 15 Location of Subject Land**

The submission notes that the subject land immediately adjoins existing R5 zoned land, and the characteristics of the land are consistent with the adjoining large lot residential areas. Further, the site meets a number of the criteria outlined in the liveability analysis undertaken as part of the Local Housing Strategy and is suitable for residential development.

A mapped watercourse traverses the northern portion of the site, and the submission argues that the riparian corridor forms the logical northern boundary for the Bundanoon township.

The submission states that the adjoining land was zoned residential in 2010 when the comprehensive LEP was made and did not extend the residential zone to the subject land and align the town's boundary with a physical and environmental barrier in the North.

The submission argues that development of the subject land could improve traffic circulation in Bundanoon by providing a new connection between Greasons and Ellsmore Road.

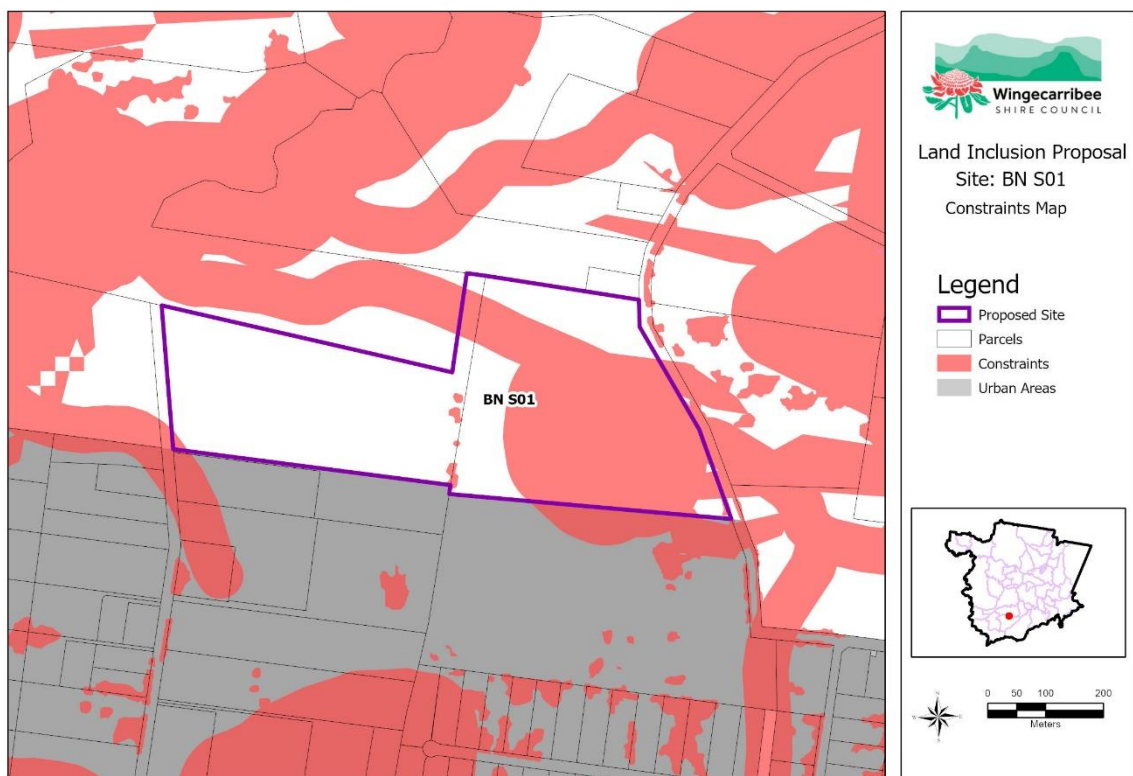
The submission states that there is no justifiable reason why the subject land could not be considered as a future living area, and Bundanoon has not been given enough consideration for additional housing within the two strategies.



### Staff Comments

There is a significant amount of capacity within the existing Bundanoon township for both residential and large lot residential development, without the need to zone additional land for development purposes. The residential capacity of Bundanoon was specifically considered in the development of the Local Housing Strategy, and it was determined that no additional land is required to meet the long-term housing needs of the community.

The Bundanoon township has significant limitations in the infrastructure network, particularly in relation to stormwater and traffic. The subject land is relatively free of constraints, however, does contain a mapped watercourse and an area of high value environmental lands (see **Figure 41**).



**Figure 41 – Landowner Site 15 Constraints Analysis**

The subject land is located outside of the service area for the Bundanoon Sewerage Treatment Plant, and Water NSW has advised that they will not support any rezoning which provides additional development potential in unsewered areas.

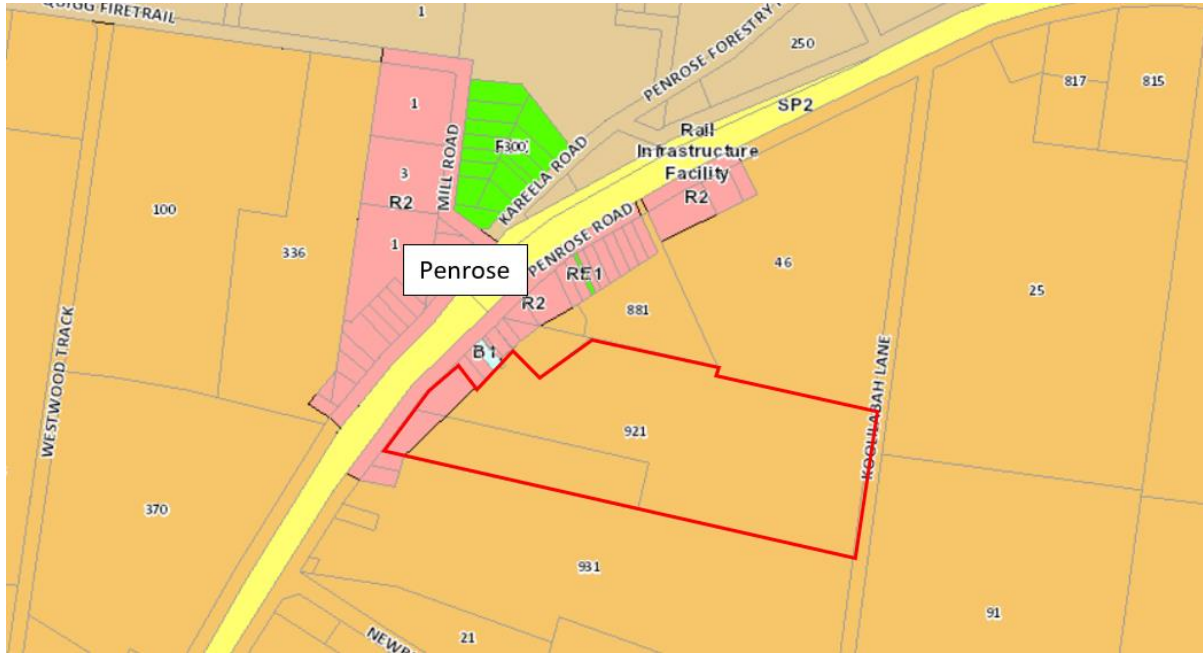
There is no strategic merit for the proposal and it is not recommended to be incorporated into the Local Housing Strategy or LSPS.

### RECOMMENDATION

**THAT Landowner Site 15 not be Included in the Local Housing Strategy**

### Landowner Site 16 – 921 Penrose Road, Penrose

Site 16 is located at 921 Penrose Road, Penrose as shown in **Figure 42** below. The subject land is currently zoned E3 Environmental Management and the submission seeks to have the land included in the Local Housing Strategy as a future residential area.



**Figure 42 – Landowner Site 16 Location of Subject Land**

The submission states that there is a need for modest population growth in the village of Penrose to maintain a sustainable population, to support the primary school and small commercial area within the village.

The submission argues that the proposal would provide an attractive option for first home buyers and young families and provides a more affordable housing option in Penrose. The subject land is in close proximity to the train station and village commercial centre and would remove a significant bushfire threat from Penrose.

The proposal includes a concept subdivision plan (**Figure 43**) and a land capability assessment demonstrating the land is suitable for residential development.



**Figure 43 – Landowner Site 16 Concept Subdivision Plan**

The submission acknowledges the existing site has a number of constraints, including bushfire hazard, traffic and access issues, no connection to sewer and water quality issues associated with any new development in the drinking water catchment. However, the land capability assessment provided with the submission argues that the land is suitable for residential development, and all site constraints can be managed appropriately. The submission states that the concept subdivision layout has been designed to allow for on-site effluent disposal, can achieve a Neutral or Beneficial Effect (NorBE) on water quality, and allows for a building envelope on all proposed lots with a BAL rating of BAL-29 or less.

The proposal would extend the existing village to the west, creating a more centralised and condensed village. Further, the development would not be visible from Penrose Road and would not impact on the physical and visual separation between Penrose and the surrounding towns and villages.

The Penrose community are generally supportive of additional housing in the local community, to improve the viability and sustainability of the community, and the submission is supported by a letter of support from the local community group.

The submission is also supported by a letter from Water NSW which states that residential development could be considered on the subject land.

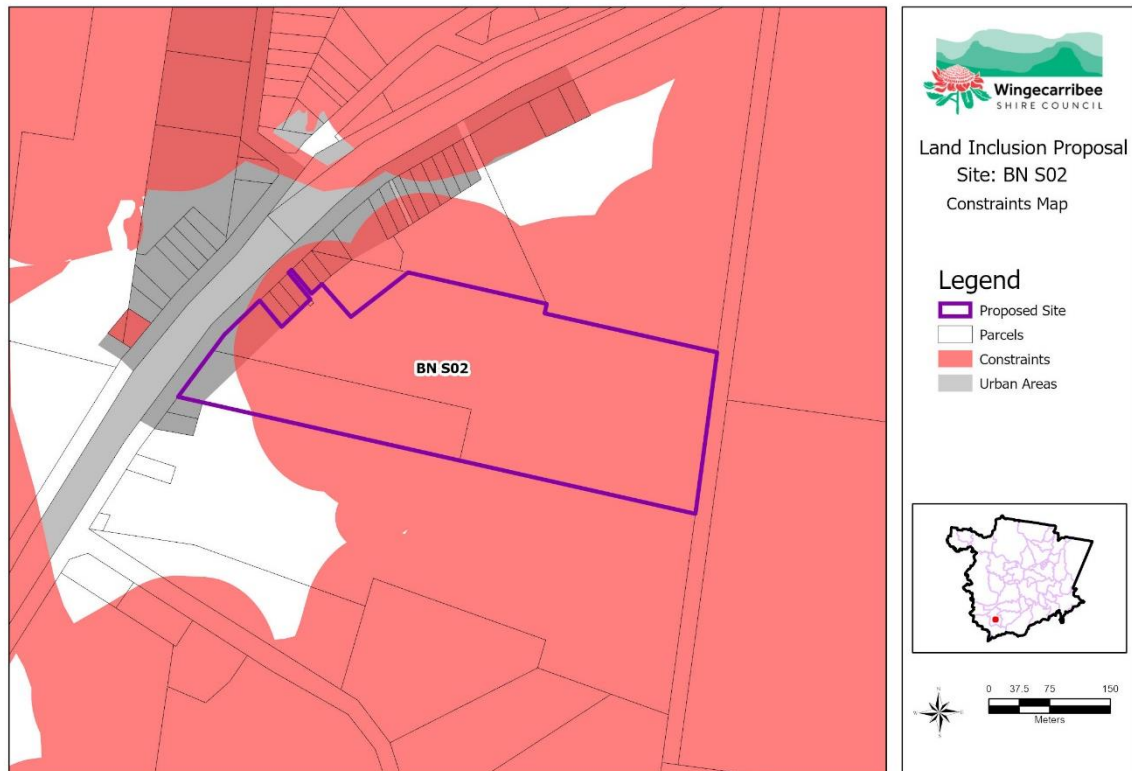
**Staff Comments:**

It is acknowledged that a modest increase in population in Penrose would support the viability and sustainability of the small existing commercial premises within the village and the local primary school. However, the proposal is considered inconsistent with the Section 9.1 Ministerial Directions which seek to locate new residential development areas in close proximity to services, employment and infrastructure.

Similarly, the Local Housing Strategy aims to ensure that new development is appropriately located, prioritising population growth close to existing services and employment areas and reducing reliance on private motor vehicles. The Penrose village is a relatively isolated

location, and a New Living Area in this location is inconsistent with the aims and objectives of the Local Housing Strategy.

The subject land is largely bushfire prone land (see **Figure 44**) which may limit the development potential of the site. The vegetation on the site does not appear to contain threatened ecological communities and may be able to be cleared to manage the bushfire threat. However, the Local Housing Strategy specifically sought to avoid allowing new development in areas subject to natural hazards, to ensure that more people are not at risk in future bushfires or floods.



**Figure 44 – Landowner Site 16 Constraints Analysis**

Water NSW have previously advised that they would not support any rezoning which provides additional development potential in unsewered areas. However, the submission is supported by a letter from Water NSW which states that residential development could be considered on the subject land. Nevertheless, increasing the development potential of unsewered areas within the Sydney drinking water catchment increases the risk to water quality within the catchment.

While a modest increase in population would support the commercial business and primary school in Penrose, the proposal does not contain sufficient strategic merit and it is not recommended to be incorporated into the Local Housing Strategy or LSPS.

**RECOMMENDATION**

**THAT Landowner Site 16 not be Included in the Local Housing Strategy**

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## **CONCLUSION**

The Wingecarribee LSPS and Local Housing Strategy provide a long-term planning framework to meet the economic, housing, social and environmental needs of our community. These important documents will provide certainty to the community in relation to how our Shire will plan for and manage growth over the next 20-30 years and will facilitate informed investment decisions for both Council and the development industry.

Draft amendments to the Strategies were publicly exhibited during 2020 and 2021 and this report considers 16 sites that were nominated by landowners across the two (2) exhibition periods, to be included in the Local Housing Strategy.

While a number of the nominated sites have strategic and site-specific merit, the Local Housing Strategy already identifies more than enough land to meet the long-term housing needs of the community, and it is not recommended to include any additional sites in the Strategy.

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## **RECOMMENDATION**

### **THAT**

- 1. Landowner Site 1 at 241 Drapers Road, Colo Vale not be Included in the Local Housing Strategy**
- 2. Landowner Site 2 at Kawana Place, Colo Vale not be Included in the Local Housing Strategy**
- 3. Landowner Site 3 at 23 & 15 Drapers Road, Colo Vale not be Included in the Local Housing Strategy**
- 4. Landowner Site 4 at 4 Bignonia Street, Colo Vale not be Included in the Local Housing Strategy**
- 5. Landowner Site 5 at 1550 Wilson Drive, Colo Vale not be Included in the Local Housing Strategy**
- 6. Landowner Site 6 at McCallums Road, Colo Vale not be Included in the Local Housing Strategy**
- 7. Landowner Site 7 at 24 Drapers Road, Colo Vale not be Included in the Local Housing Strategy**
- 8. Landowner Site 8 at 9 Howard's Way, Mittagong not be Included in the Local Housing Strategy**
- 9. Landowner Site 9 at Bong Bong Road, Mary Street and Old South Road, Mittagong not be Included in the Local Housing Strategy**
- 10. Landowner Site 10 at Part 542 Kangaloon Road, Glenquarry not be Included in the Local Housing Strategy**
- 11. THT Landowner Site 11 at 38 Yarrowa Road, Moss Vale not be Included in the Local Housing Strategy**
- 12. Landowner Site 12 at 30 Headlam Road, Moss Vale not be Included in the Local Housing Strategy**
- 13. Landowner Site 13 at 6581 Illawarra Highway, Moss Vale not be Included in the Local Housing Strategy**

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- 14. Landowner Site 14 at 34 Suttor Road, Moss Vale not be Included in the Local Housing Strategy**
- 15. Landowner Site 15 at Greasons Road and Ellsmore Road, Bundanoon not be Included in the Local Housing Strategy**
- 16. Landowner Site 16 at 921 Penrose Road, Penrose not be Included in the Local Housing Strategy**

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**ATTACHMENTS**

1. Wingecarribee Local Housing Strategy - Draft Amendments - *circulated under separate cover*

## 6.2 Local Strategic Planning Statement and Local Housing Strategy - Outcomes of Re-exhibition

**Report Author:** Coordinator Strategic Land Use Planning  
**Authoriser:** Acting General Manager

### **PURPOSE**

To present to Council the outcomes of the public exhibition of the amended Wingecarribee Local Housing Strategy and Local Strategic Planning Statement.

### **RECOMMENDATION**

#### **THAT**

1. draft amendments to the Wingecarribee Local Strategic Planning Statement and Local Housing Strategy NOT be adopted
2. land at 1-9 Lemmons Road, Robertson be removed from the Robertson New Living Area as per the initial exhibition of the Local Housing Strategy
3. Council continue to work with both the industry and community to implement the adopted Local Housing Strategy and Local Strategic Planning Statement
4. Council undertake periodic reviews of the Local Housing Strategy and Local Strategic Planning Statement every four (4) years in line with the Community Strategic Plan process to ensure the Strategies continue to meet the needs of the community
5. Council notify all submission makers of this resolution.

### **REPORT**

#### **BACKGROUND**

The Wingecarribee Local Housing Strategy and Local Strategic Planning Statement (LSPS) were adopted by Council on 24 June 2020. The LSPS provides a 20-year land use vision for the Wingecarribee Shire, and a planning framework to meet the economic, housing, social and environmental needs of the community.

The Local Housing Strategy provides a long-term plan for housing in the Shire, to ensure that our housing stock continues to meet the needs of the community both now and into the future. The Strategies take into account the State and regional planning framework, as well as our local and regional context, to ensure that growth can be managed in a way that is in keeping with the communities values and expectations.

The Local Housing Strategy was developed through an objective and evidence-based analysis to determine how and where the Shire will grow. The Strategy aims to provide greater certainty to the community, development industry and Council in the location of new development areas, to facilitate informed investment decisions, and build confidence in the decision-making processes of Council.

The Strategies are intended to provide localised input into the review of regional planning policies and provide a framework for future amendments to the Wingecarribee Local

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Environmental Plan (LEP) and Development Control Plans (DCP). The LSPS and Housing Strategy will also inform future infrastructure planning and investment decisions by Council, State Government agencies and service providers.

The strategies were developed through extensive consultation with the community and were ultimately adopted at the Ordinary Council meeting of 24 June 2020. A copy of the Local Housing Strategy and LSPS as adopted by Council will be made available to the Panel prior to the meeting.

### **DRAFT AMENDMENTS TO THE LOCAL HOUSING STRATEGY**

Following the adoption of the Strategies, a Notice of Motion was considered at the Council meeting of 12 August 2020 where it was resolved:

1. *THAT Council undertake a review of the Local Housing Strategy and Local Strategic Planning Statement to remove the Wensleydale property and include the two sites identified from the exhibition between March and May 2020 into the Local Housing Strategy and Local Strategic Planning Statement.*
2. *THAT Council write to the Department of Planning advising the intention to review both the Local Housing Strategy and Local Strategic Planning Statement documents as per point 1 above.*
3. *THAT Council write to the landowners of the 2 locations nominated in Colo Vale during the public exhibition period advising that Council is prepared to receive Planning Proposals for their land subject to the necessary amendments being adopted by Council to the Local Housing Strategy and Local Strategic Planning Statement for the inclusion of the subject locations to be shown as a potential long-term living area.*

In accordance with the above resolution, the LSPS and Local Housing Strategy were amended and publicly exhibited for a period of six weeks between 14 October – 27 November 2020 (inclusive).

Prior to the matter being reported back to Council, a further Notice of Motion was considered at the Council meeting of 9 December 2020 where it was resolved:

1. *THAT Council undertake consultation with the community of Robertson in regard to the Local Housing Strategy and Local Strategic Planning Statement in February 2021 to remove the identified North Eastern Land Release in Robertson.*
2. *THAT following the consultation, the outcomes of both the Colo Vale consultations and Robertson consultation be reported to Council.*

The Local Strategic Planning Statement and the Local Housing Strategy were further amended in accordance with the above resolution and publicly exhibited for a period of six weeks between 8 February – 19 March 2021 (inclusive).

While the draft amendments relate specifically to housing, all New Living Areas are mapped in the LSPS, and the resolutions of Council to remove and/or add New Living Areas required a formal amendment to the LSPS as well as the Housing Strategy.



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It is noted that the draft amendments to the Strategies were based on the resolution of Council and were not underpinned by the objective analysis that formed the basis of the Strategies.

### **COMMUNITY CONSULTATION**

The draft amendments to the Wingecarribee Local Housing Strategy and LSPS were publicly exhibited for a total of 12 weeks across two (2) exhibition periods between 14 October – 27 November 2020 and 8 February – 19 March 2021. The exhibition was advertised in the Southern Highlands News, on Council's website, as well as through Council's email notification list (over 4,500 people). Further, individual notification letters were sent to all landowners in and within close proximity to the identified residential investigation areas.

The formal exhibition occurred online via Council's 'Your Say Wingecarribee' page, and hard copies of the exhibition material was available to view at Council's Civic Centre in Moss Vale and posted out to landowners on request.

The community consultation included a total of 19 face to face consultation sessions across the two (2) exhibition periods, including:

- Five (5) face to face consultation sessions in Colo Vale (1 hour each) over a single day
- Three (3) face to face sessions in Bowral (1 hour each) over a single day
- Eleven (11) face to face sessions in Robertson (1 hour each) over two (2) days

A total of 72 submissions were received across the two (2) exhibition periods including requests made by or on behalf of landowners seeking to have their land included in the Local Housing Strategy as a future residential area.

Feedback on the amended strategies covered a broad range of issues and viewpoints, reflective of the diverse views of our community. The key issues raised in the submissions are addressed in the body of this report, and a summary of all submissions is provided as **Attachment 1**.

All submissions / requests made by landowners for land to be included in the Local Housing Strategy are considered in a separate report to the Local Planning Panel meeting of 1 July 2021.

### **KEY ISSUES**

#### **CHARACTER**

Many of the submissions received highlighted the importance of the local character of the Southern Highlands. The majority of the submissions were supportive of the documents and the attempt to identify and protect the important characteristics of our towns, villages, rural landscapes and natural areas.

However, a number of submissions raised concerns about the changing character of the Shire, and the potential for urbanisation and overdevelopment to negatively impact on our unique characteristics, natural areas and rural landscapes. There is considerable concern in the community about development pressures in the Shire, and the impact a growing Sydney will continue to have on population growth and development.

The community expressed strong views that the Shire should maintain its unique character, and not become an extension of the south-west Sydney growth areas. The community generally see the Shire as a collection of towns and villages, separated by rural landscapes and natural areas, and not a peri-urban area.

### **Staff Comments**

The LSPS and Local Housing Strategy seek to manage growth in a way that is in keeping with the communities expectations. A detailed analysis was undertaken to ensure that new development areas would not compromise the unique characteristics of the Shire, and would provide opportunities to define the long-term edges of our towns and villages.

The Shire is made up of a collection of separate towns and villages, separated by rich natural areas and rural landscapes. The Vision and character statements in the LSPS reinforce the importance of our rural landscapes and natural areas, and the physical and visual separation between our towns and villages.

The LSPS includes a character analysis for each of our towns and villages, and recommends a move towards a place-based planning system, to ensure that new development is in keeping with the desired future character of our towns and villages. There was strong support for better place-based development controls, and this should be made a priority of the Council moving forward.

### **INFRASTRUCTURE**

A number of submissions raised concerns about new development, and the ability of our infrastructure networks to cope with an increase in population.

Submissions noted that our roads, schools, sewer and stormwater networks were already operating at capacity, and new development would exacerbate the existing problems.

### **Staff Comments**

Planning a highly liveable shire relies on the coordination of public and private infrastructure, and it is important for Council to plan for a Shire supported by infrastructure. This is challenging in Wingecarribee given the dispersed nature of our towns and villages and the significant limitations within our existing infrastructure networks.

The location of new living areas has considered the capacity of our existing infrastructure networks, as well as Council's ability to plan for and fund new infrastructure to support new development. Where possible, the location of new living areas will utilise excess capacity in our existing infrastructure, to ensure infrastructure is used efficiently and to reduce the cost of new land release.

The Strategy commits Council to better planning for infrastructure as part of the strategic planning process, prior to land being rezoned, to ensure that infrastructure is planned for, delivered and funded in the most efficient way possible, and so that as our communities continue to grow, so too does the capacity of our infrastructure networks.

Planning for infrastructure as part of the strategic planning process will allow Council to stage the delivery of infrastructure and control the staging of greenfield development areas in accordance with a long-term staging plan for new living areas in the Shire. It will also provide certainty to the community and the development industry in the provision of infrastructure to support our growing communities, and the likely cost of servicing new greenfield development areas.

The Local Housing Strategy will also provide certainty to Council, the State Government and service providers in the location of new development and will allow for better planning for infrastructure and services to continue to meet the needs of the local community.

## **AMENDMENT PROCESS**

A number of submissions raised concerns about the process of amending the Local Housing Strategy, and the significant delays caused as a result of the amendments.

Concerns were also raised about the process of land being included in the Local Housing Strategy, despite not meeting the criteria outlined in the Strategy.

### **Staff Comments**

The concerns raised in the submissions are noted. The draft amendments to the Strategy were prepared and exhibited in accordance with the two (2) resolutions of Council.

It is noted however, that the Local Housing Strategy was adopted by Council in June 2020, and Council staff have continued to implementation the key priorities of the Strategy during this time.

## **PROPOSED NEW LIVING AREAS**

The draft Local Housing Strategy and LSPS provide a long-term planning framework to meet the housing needs of our community. The adopted Housing Strategy identified six (6) potential new living areas to be developed over a 30+ year period.

The proposed new living areas were identified through an objective, evidence-based analysis to determine how and where the Shire will grow, to ensure that we can continue to manage growth in keeping with the communities expectations. This process included detailed constraints mapping, suitability and desirability criteria assessments, an assessment against the identified housing principles, visual assessments and preliminary infrastructure assessments.

The six (6) New Living Areas would provide for over 3,150 dwellings and would be staged over the next 30 years to meet the housing needs of our community.

The draft amendments removed two (2) of the New Living Areas (in Colo Vale and Robertson), and added two (2) new landowner-initiated sites in Colo Vale into the Strategy.

An overview of the New Living Areas, and the feedback received is detailed below. It is noted that the draft amendments related specifically to Colo Vale and Robertson, and a number of the identified areas received no feedback during the recent exhibitions.

### **1. Chelsea Gardens Coomungie and Surrounds**

The Chelsea Gardens Coomungie Urban Release Area (URA) is located on the south eastern edge of the Moss Vale township. The land was rezoned in 2017 to a mix of primarily residential zones with minimum lot sizes ranging from 450m<sup>2</sup> to 2,000m<sup>2</sup>.

The liveability analysis undertaken in the Housing Strategy identified a number of sites around the Chelsea Gardens Coomungie URA as highly suitable for development from a land capability and desirability perspective. However, significant limitations in existing infrastructure networks, particularly on the local and State road networks, resulted in only a small area east of Yarrowa Road being considered for inclusion in the URA.

The proposed New Living Area is shown in **Figure 1** below and provides an opportunity to integrate the proposed areas into the broader Chelsea Gardens Coomungie URA to provide an improved urban outcome, a better rural interface in the north east and a logical southern edge of town along Yarrowa Road.

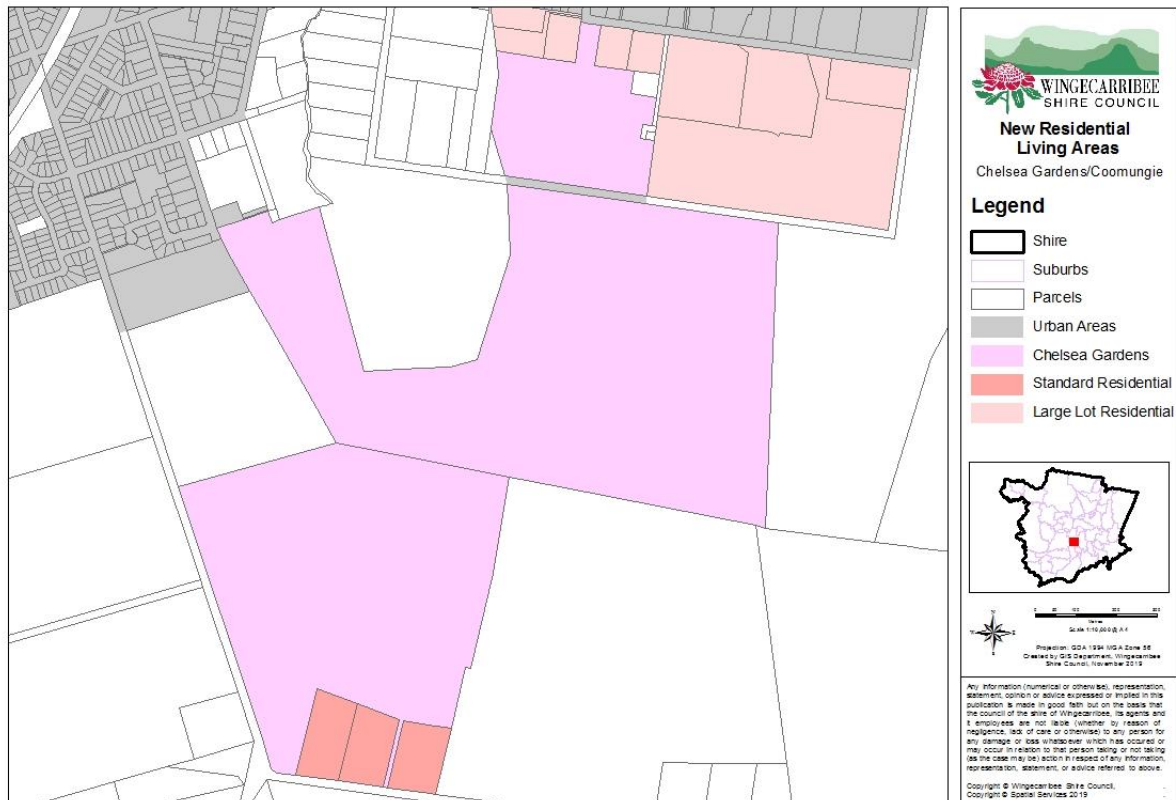


Figure 1 – Chelsea Gardens New Living Area

### Feedback on the Chelsea Gardens New Living Area

No submissions were received in relation to the Chelsea Gardens New Living Area, and no changes are proposed to the Local Housing Strategy in this regard.

## 2. Bowral South

The Bowral (South) investigation area is bounded by Kangaloon Road to the north, Eridge Park Road to the west, the Wingecarribee River to the south and the Bong Bong Race Course to the east as shown in **Figure 2** below. The area was identified as highly desirable through the liveability analysis and provides an opportunity to allow population growth in close proximity to a higher-level town centre, schools, medical and higher-level services. The site location and context will facilitate a high-quality urban outcome with a strong visual connection to the adjoining rural landscapes to the east. Further, the Wingecarribee River provides a definitive eastern edge of the Bowral township.

The site also provides an opportunity to contribute positively to the amenity and liveability of Bowral, and achieve one of Council's long-term aims of providing a cycleway and public open space along the Wingecarribee River to connect with the existing cycleway networks in Bowral. The size of the investigation area also provides an opportunity to incorporate a small neighbourhood centre within the future new living area, which will support the day to day needs of the local community, as well as the broader East Bowral area.

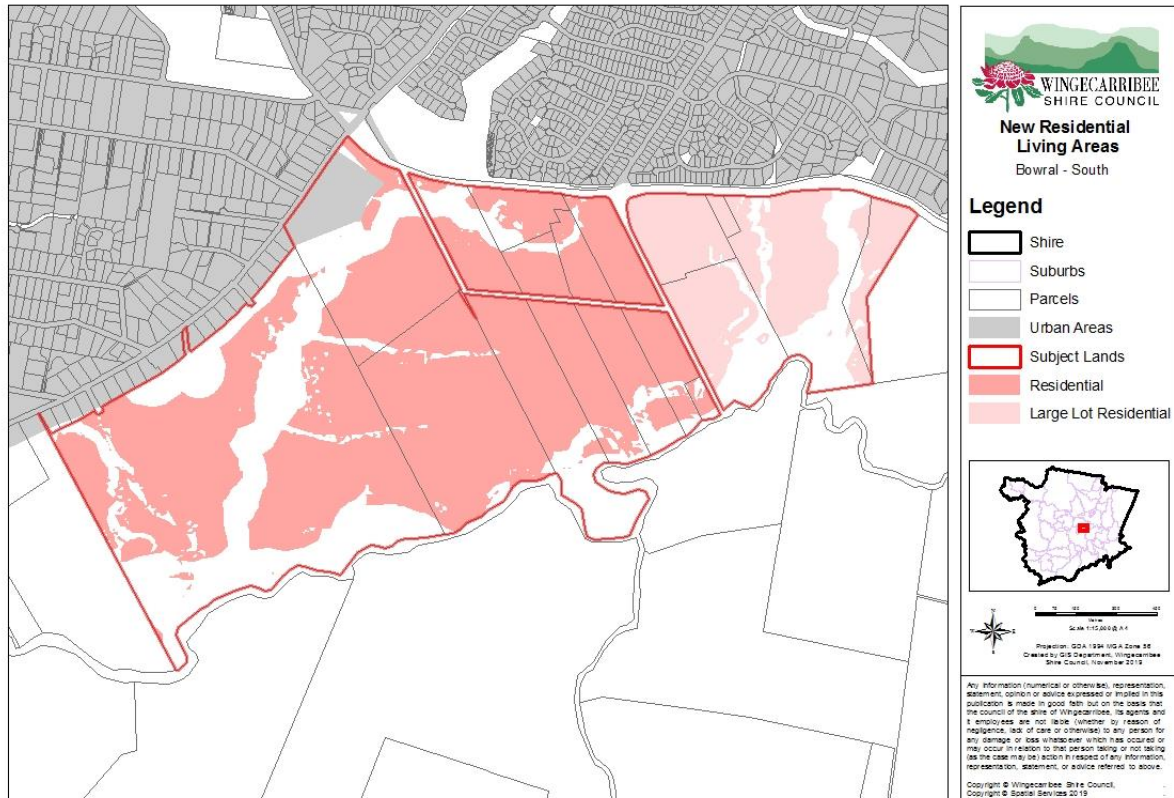


Figure 2 – Bowral (South) New Living Area

### Feedback on the Bowral (South) New Living Area

A total of seven (7) submissions were received in relation to the Bowral (South) New Living Area. Two (2) of the submissions support the New Living Area and the process outlined in the Strategy for the land to be rezoned, including the preparation a detailed infrastructure servicing strategy and masterplan for the site.

Five (5) submissions opposed the Bowral (South) New Living Area. Two (2) of the submissions were largely supportive of the analysis undertaken to inform the strategy, however, argued that Bowral was disproportionately affected by the identified New Living Area and that development should be better distributed throughout the Shire. The objections to the Bowral (south) New Living Area also raised concerns about flooding and water quality issues, loss of viable agricultural lands, impacts on views and vistas, impacts on amenity (particularly for lots fronting the New Living Area) and limitations in the infrastructure networks, particularly the local traffic network.

### Staff Comments

The proposed Bowral (South) New Living Area was assessed as being highly suitable as a New Living Area in the liveability analysis undertaken in the Local Housing Strategy. Parts of the site (shown white in **Figure 2**) are flood liable and are intended to form part of an open space network as part of any future development of the site.

The Strategy identifies the land as a New Living Area and outlines a process that is required to be followed prior to land being rezoned for residential development. This includes the preparation of detailed environmental studies (including flooding), an infrastructure servicing strategy and a masterplan for the site. This work will provide greater certainty to the

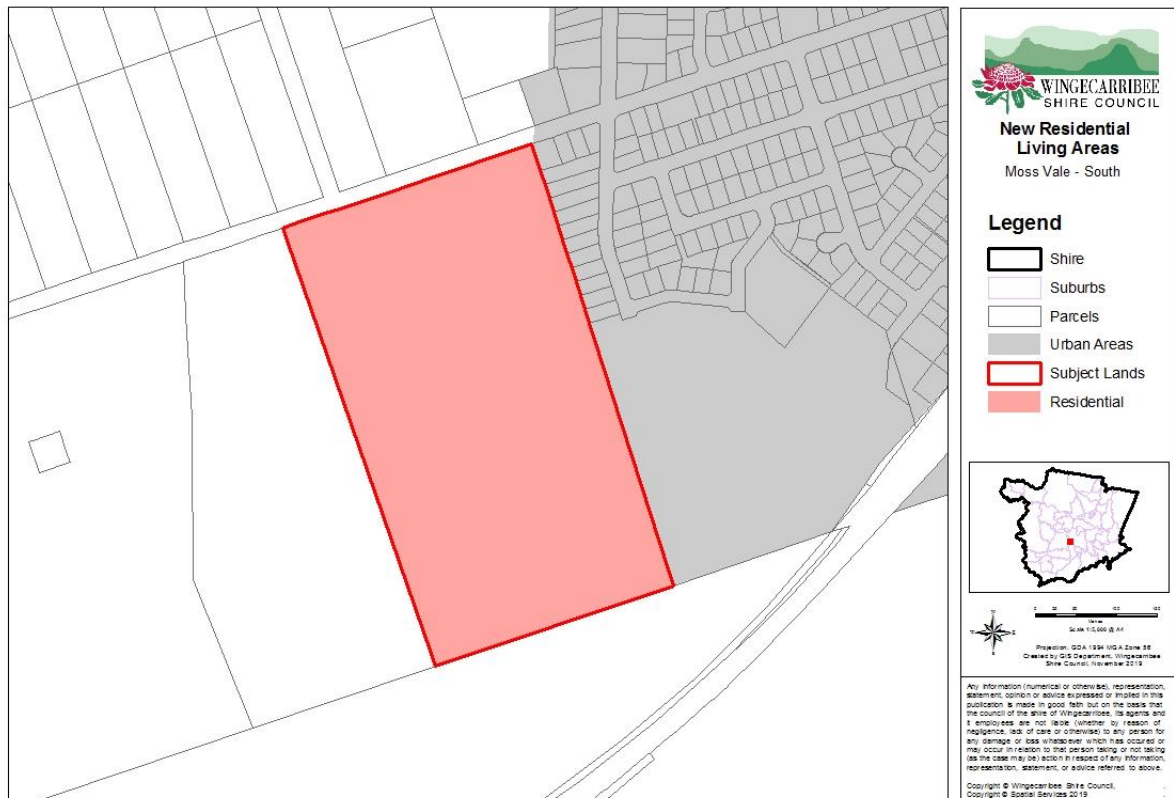
community in the development outcomes across the site, and ensure that the New Living Area is developed in a way that is consistent with the communities expectations.

It is recommended that the New Living Area be retained in the Local Housing Strategy and LSPS.

### 3. Moss Vale (West)

The Moss Vale (West) new living area is located on the south-western edge of the Moss Vale township adjoining the existing Darraby residential area as shown in **Figure 3** below.

The area was identified as highly desirable through the liveability criteria, and provides an opportunity to provide a mix of lot sizes and housing typologies in close proximity to the Moss Vale town centre, schools, higher education, medical and higher-level services. Part of the investigation area was previously identified for residential development through the Wingecarribee Local Planning Strategy, and the site provides an opportunity to improve on the existing urban / rural interface through a transition of lot sizes and appropriate interface treatments.



**Figure 3 – Moss Vale (West) New Living Area**

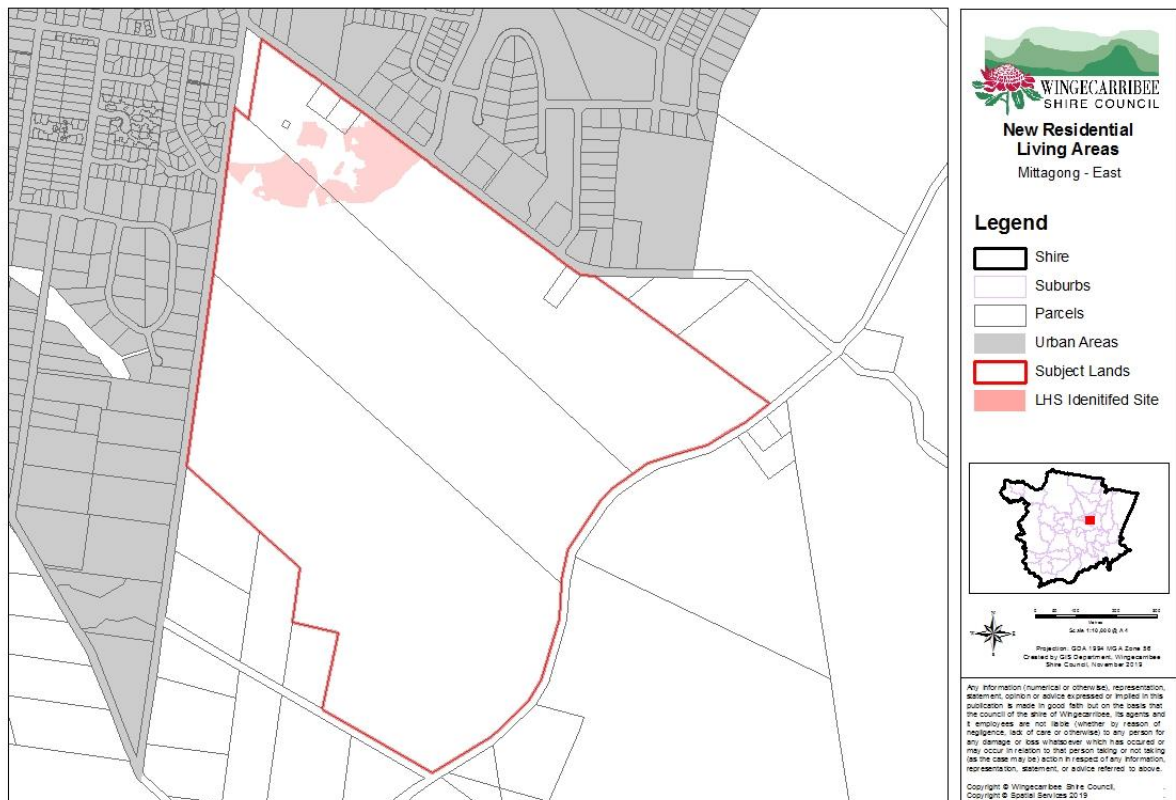
### **Feedback on the Moss Vale (West) New Living Area**

No submissions were received in relation to the propose Moss Vale (West) New Living Area and no changes are proposed in this regard.

### **4. Mittagong East**

The Mittagong (East) investigation area is located immediately south of Renwick between Old South Road to the east and May Street to the West. The investigation area incorporates three (3) separate rural properties on the south-eastern edge of the Mittagong township as shown in **Figure 4** below.

Based on significant limitations in the infrastructure networks and highly visible nature of the site, the investigation area was ultimately deemed unsuitable as a future living area. However, the north-western corner of the investigation area has previously been identified for residential development through the Wingecarribee Local Planning Strategy, and the Local Housing Strategy and LSPS maintain this area as a potential New Living Area.



**Figure 4 – Mittagong (East) New Living Area**

### **Feedback on the Mittagong (East) New Living Area**

One submission was received in relation to the Mittagong (East) New Living Area which was addressed in a separate report to the Panel. As the investigation area is the only potential greenfield development site around Mittagong, with the majority of land in the area being heavily constrained. It is recommended that the investigation area be retained in the Local Housing Strategy and LSPS as exhibited, however, if population growth increases faster than expected, a more detailed assessment of this investigation should be undertaken to

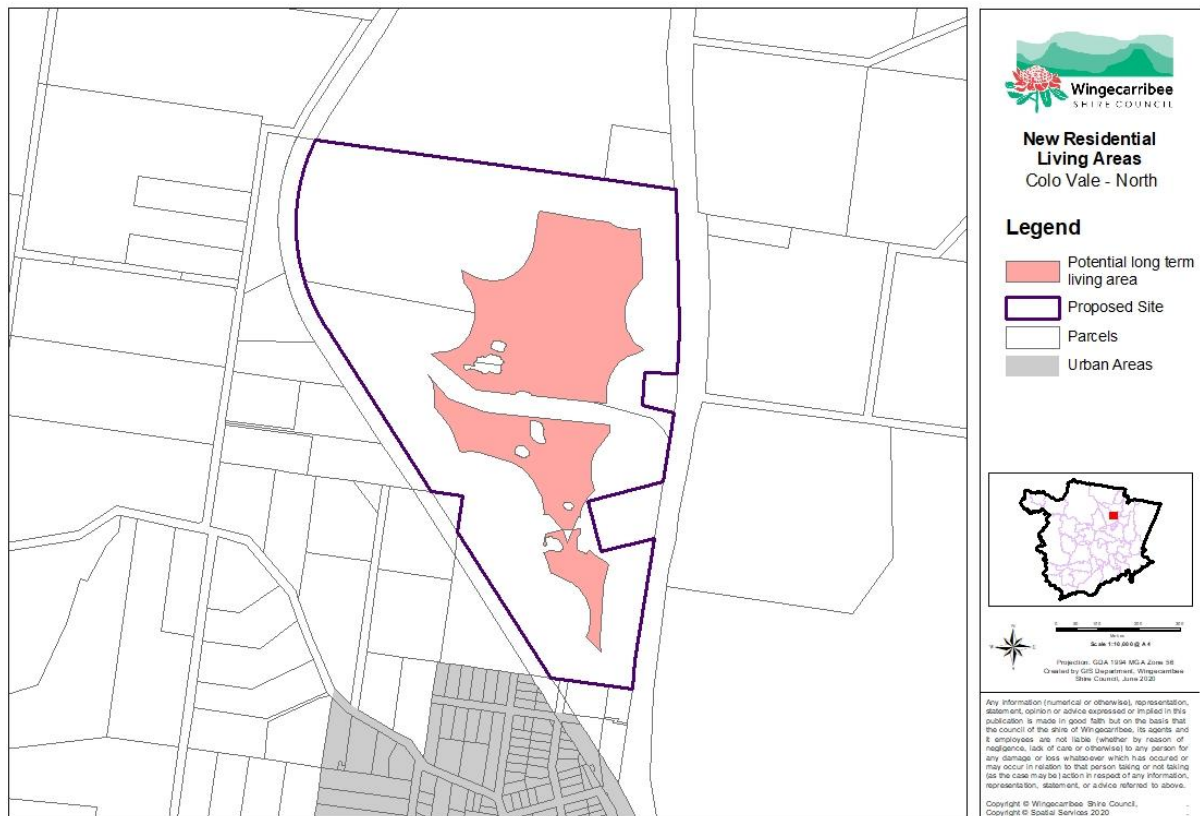
determine its liveability as a New Living Area. It is noted that this would be a long-term housing option (15+ years), and would be subject to more detailed consultation with the community prior to being considered for rezoning.

### **5. Colo Vale (North) – Landowner Initiated**

The Colo Vale (North) potential long-term living area is located on the northern edge of the Colo Vale village and is bound by Wilson Drive to the east, dense bushland to the north and the decommissioned Picton to Mittagong Railway to the east as shown in **Figure 5** below. The investigation area did not show up as highly desirable through the suitability analysis, primarily due to the lack of higher-level services within close proximity to the site (i.e. supermarket, medical etc).

However, this site presents an opportunity to provide a new living area in Colo Vale, as well as a small neighbourhood centre that could service the new community, the broader Colo Vale area and the surrounding northern villages and rural communities.

This site was not identified through the multi-staged analysis and is a landowner initiated site included in the Strategy as a potential long-term living area.



**Figure 5 – Colo Vale (North) Potential Long-Term New Living Area**

### **6. Colo Vale (South) – Landowner Initiated**

The Colo Vale (South) potential long-term living area is made up of two (2) landowner initiated sites.

The first site (Site 1) contains seven (7) lots located immediately south-west of the Colo Vale village. The site is bound by Kawana Place to the north, the Colo Vale Village to the east, and dense bushland to the south and west (**Figure 6**). The site is within close proximity to the local school and public open space and provides an opportunity for a modest extension of the existing Colo Vale village residential area.

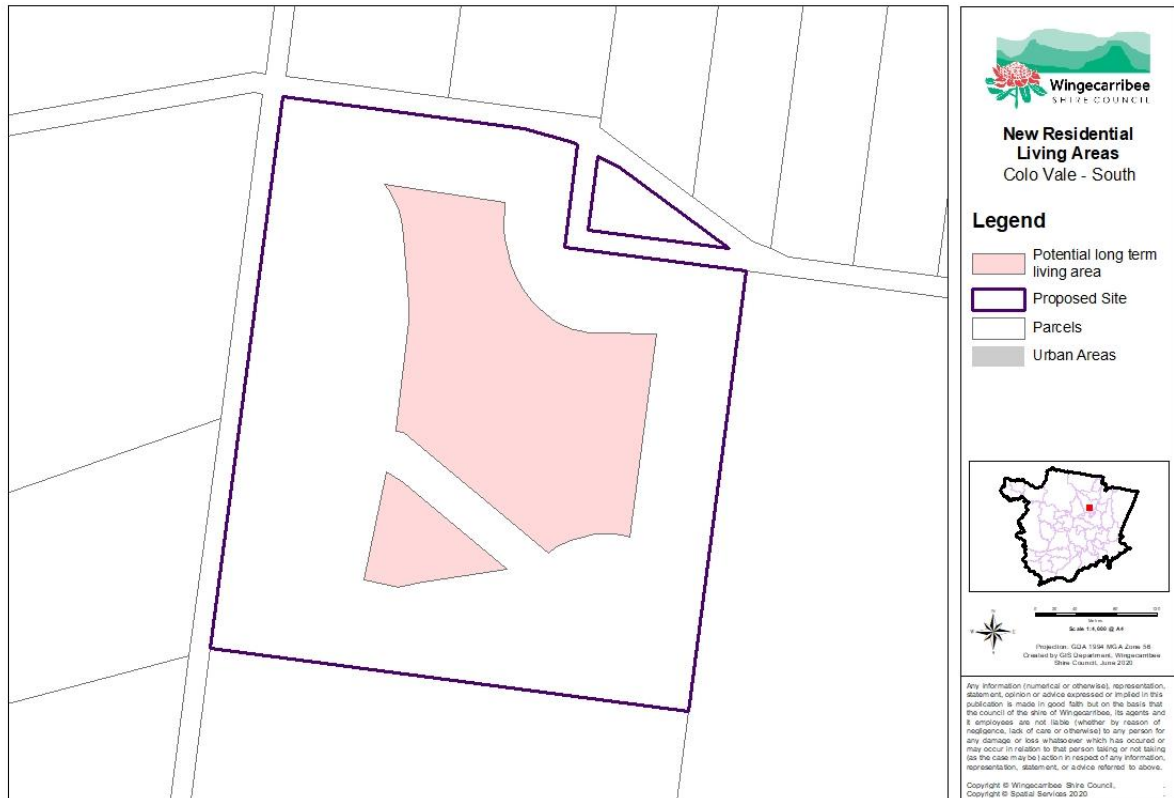




**Figure 6 – Colo Vale (South) Potential Long-Term New Living Area Site 1**

The second site (Site 2) is located south-west of the Colo Vale village in the rural landscape between Colo Vale and Mittagong. The site is bound by Drapers Road to the north and west and dense bushland to the south and east (**Figure 7**). This site presents an opportunity to provide an increase in small lot rural lifestyle lots in the longer term in the northern part of the Shire.

This Colo Vale South area was not identified through the multi-staged analysis, and is a landowner initiated site included in the Strategy as a potential long term living area.



**Figure 7 – Colo Vale (South) Potential Long-Term New Living Area Site 2**

### **7. Colo Vale (Wensleydale) – Removed in the Draft Amendment**

The Colo Vale (Wensleydale) investigation area is located on the eastern edge of the Colo Vale village and is bound by Wilson Drive to the west, Church Avenue to the South, and thick bushland and State Reserve to the north as shown in **Figure 8** below. The investigation area did not show up as highly desirable through the liveability analysis, primarily due to the lack of higher-level services within close proximity to the site (i.e. supermarket, medical etc).

However, this site presents a unique opportunity to provide a new living area in Colo Vale, as well as a small-scale neighbourhood centre that could service the new community, the broader Colo Vale area and the surrounding northern villages and rural communities. Further, the site has easy access onto the Hume Motorway, and is unlikely to have any significant impacts on the existing traffic and transport network of Colo Vale. The Wensleydale site was subject to a Council resolution to remove the site from the strategy and was not included in the exhibition material.

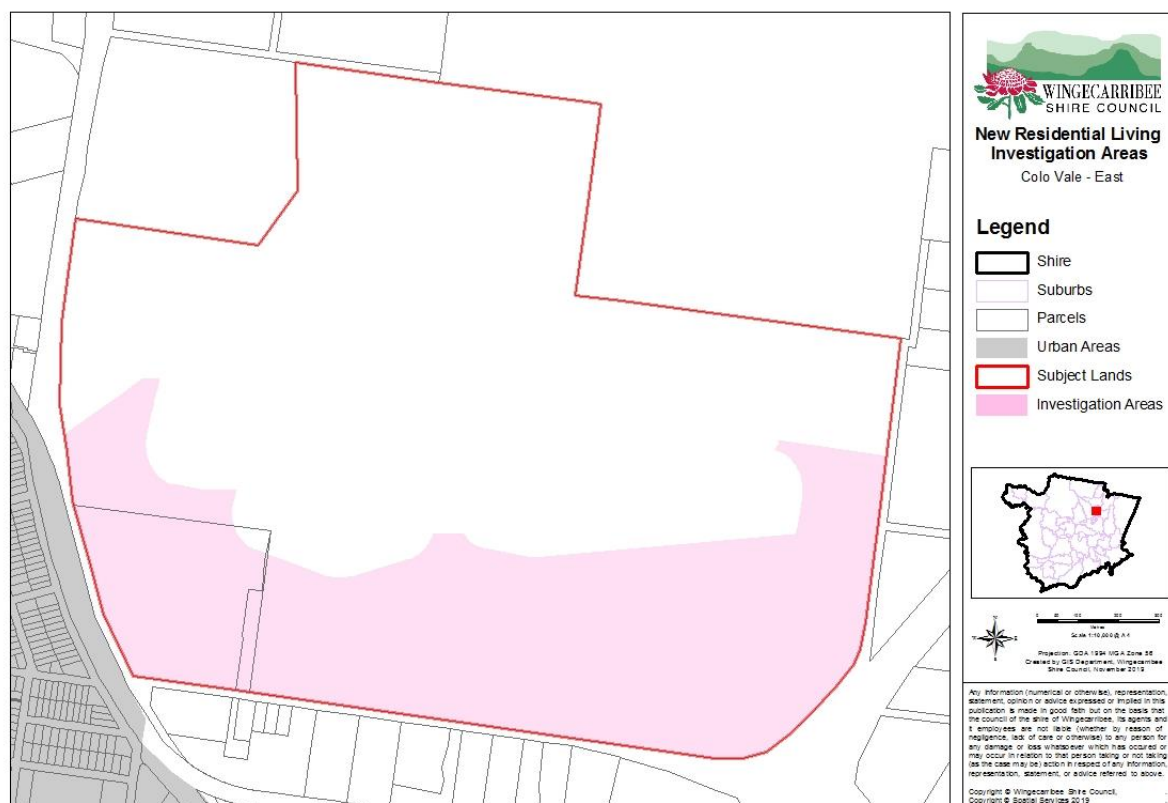


Figure 8 – Colo Vale (Wensleydale) New Living Area

### Feedback on Colo Vale New Living Areas

A total of 42 submissions were received in relation to Colo Vale across the two (2) exhibition periods, including nine (9) submissions by landowners seeking to have their land included in the Strategy (considered in a separate report).

There was broad range of issues and viewpoints presented in the submission, which are summarised in detail in **Attachment 1**. While the majority of submissions appear to support a modest amount of development and population growth within the village, concerns have been raised in relation to changes in character, loss of agricultural lands and rural landscapes, bushfire, flooding and environmental constraints, and four (4) submissions opposed any New Living Areas in the Colo Vale area.

The Wattle Street site received the most support during the exhibition period, with 16 submissions supporting future residential development on the site. The submissions argue that the site provides an opportunity to allow development in close proximity to the school and open space, without impacting on the character of Colo Vale.

A total of five (5) submissions supported the Drapers Road site and eight (8) opposed development in this area. While some submissions raised concerns about the loss of agricultural lands and rural landscapes, and undermining of the 'green between', other submissions argued that the proposal is more in keeping with the existing character of Colo Vale.

A total of six (6) submissions opposed the proposed Colo Vale (north) New Living Area, with concerns raised about overdevelopment, impacts on character, stormwater, traffic, bushfire and environmental constraints. Three (3) submissions supported the Wilson Drive site, as it

would provide much needed housing for the village in an appropriate location with easy access onto the freeway.

A number of submissions stated their preference for the Wensleydale site as the long-term New Living Area for the village. The submissions argue that the Wensleydale site provides a more strategic approach to land release with easy access to the freeway. The size of the site also provides opportunities to deliver new infrastructure and a neighbourhood centre to meet the day to day needs of the community.

### **Staff Comments**

The Colo Vale (North) and Colo Vale (South) New Living Areas were nominated by landowners during the initial consultation of the Local Housing Strategy. At that stage, the sites were assessed and determined not to have strategic or site-specific merit and were ultimately not included in the adopted Local Housing Strategy. Both New Living Areas were included in the amended strategies based on a resolution of Council, and the decision was not underpinned by the objective analysis that formed the basis of the Strategies.

There were a broad range of views expressed by the community during the exhibition periods, and while there was general support for modest population growth within the village, there was no clear consensus on where that growth should occur.

The originally identified Wensleydale site provides a unique opportunity to support a modest growth in population in the village, as well as provide a small neighbourhood centre that could service the new community, the broader Colo Vale area and the surrounding northern villages and rural communities. The size of the site provides an opportunity to deliver a master planned living area with services and amenities that do not currently exist in Colo Vale to provide a broader public benefit from the development.

A master planned living area also provides an opportunity to address the site constraints such as bushfire hazards, as well as concerns within the community such as visual impact and loss of character.

The Wensleydale site was identified through the objective analysis undertaken in the Housing Strategy and achieves the strategic intent of the LSPS in providing a focal point / neighbourhood centre for Colo Vale and the northern villages.

It is recommended that the Strategy be retained as adopted in June 2020, and the draft amendments to include two (2) additional New Living Areas not be adopted.

### **7. Robertson (North-East) – Removed in the Draft Amendment**

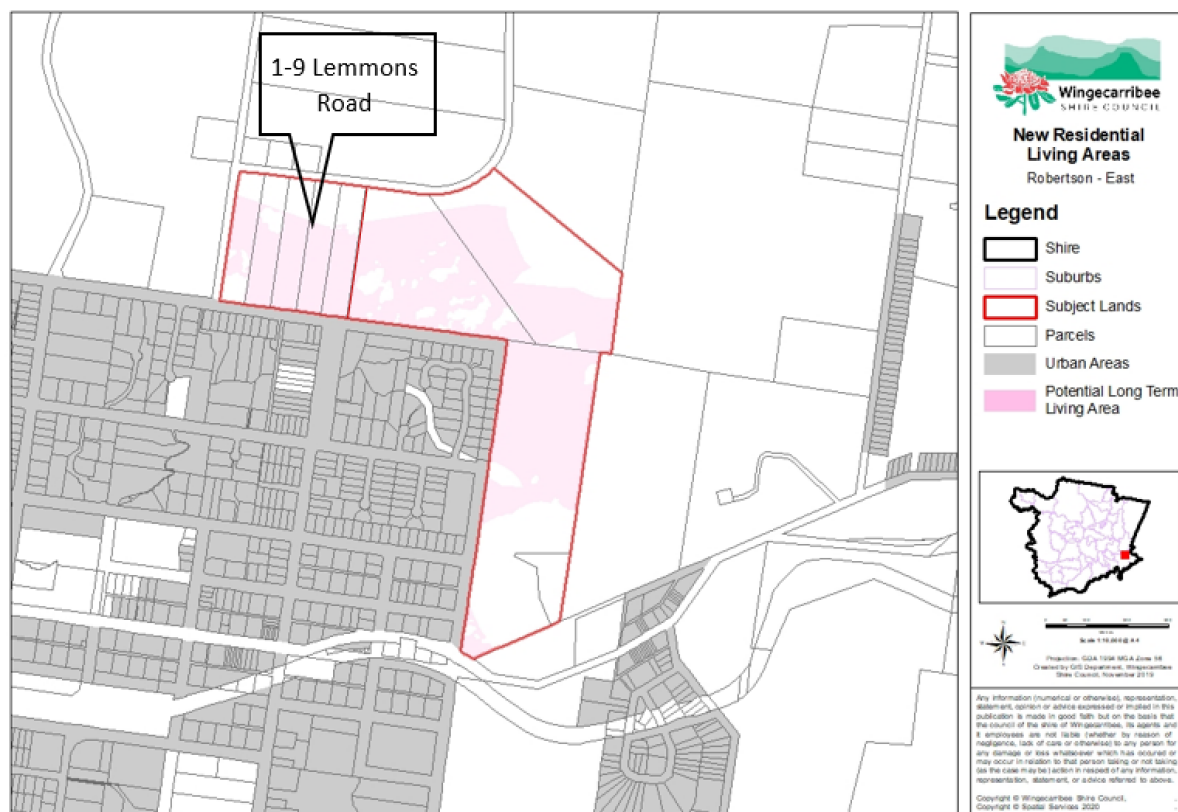
The Robertson (North- East) investigation area is located on the north-eastern edge of the Robertson village immediately east of the unformed East Street road reserve and north of the unformed High Street road reserve as shown in **Figure 9** below. Following the initial exhibition of the Strategies, additional lots were added to the investigation area (1-9 Lemmons Land). The Investigation area provides an opportunity to support a modest increase in population in the Robertson village in the longer-term, to address the housing needs of the community and reinforce the viability and sustainability of the village centre and existing services within Robertson.

There is excess capacity within the Robertson sewerage treatment plant, and where possible, the Local Housing Strategy and LSPS aim to efficiently utilise existing infrastructure networks to support population growth, and to reduce the cost of providing new housing to meet the needs of the community.

In addition to the investigation area, the strategies identify the opportunity to increase the mix of housing types, including smaller housing options, through infill development to

support a modest growth in population, and allow people to age within their communities, and support the viability of the village centre.

The Robertson Potential Long Term Living Area was subject to a Council resolution to remove the site from the strategy and was not included in most recent public exhibition.



**Figure 9 – Robertson (North-East) New Living Area**

### **Feedback on the Robertson Potential Long Term Living Area**

A total of nine (9) submissions were received in relation to Robertson across the two (2) exhibition periods, including submissions made on behalf of the Robertson Business Chamber, the Robertson Futures Group and a collective submission made on behalf of 23 local residents.

The Business Chamber is generally supportive of the Strategies and implore Council to prioritise the actions outlined for Robertson, including reviewing the LEP and DCP provisions, improving the housing mix through infill development, protecting local character and creating a walkable town. The Business Chamber support both infill development and the identified New Living Area to support population growth and maintain a sustainable commercial centre.

The Robertson Futures Group supports the recommendations of the Local Housing Strategy and LSPS, particularly in relation to providing smaller housing products to support ageing in place within the Village. The Robertson Futures Group argue that infill development should be prioritised, and do not support the New Living Area in the short term.

The group submission opposes the inclusion of the additional land at 1-9 Lemmons Road, Robertson within the long-term new living area of Robertson. The submission notes that the original Local Housing Strategy as exhibited did not include 1-9 Lemmons Road, but was included after the exhibition. The submission supports the New Living Area, with the

exception of the additional lots at 1-9 Lemmons Road and argues that it provides sufficient housing opportunities for the anticipated population growth of Robertson.

An additional four (4) submissions support the New Living Area to encourage population growth and improve the sustainability of the village, and a further three (3) submissions oppose the New Living Area, as it will remove viable agricultural land, contribute to urban sprawl and result in a loss of character for the Robertson village.

All submissions generally expressed support for infill development and an increase in smaller housing options for the village. The submissions generally argue that a reduction in the minimum lot size, and smaller housing options would provide greater housing choice for the community and support the viability of the village centre.

### **Staff Comments**

The Local Housing Strategy and LSPS built on the previous community consultation undertaken as part of the Local Planning Strategy process, where the community expressed a desire for a viable commercial centre, a stronger focal point for the village and improved housing choice for the community.

These community expectations have been reinforced through the exhibition period, with the vast majority of submissions supporting infill development and an increase in housing choices, as well as better place-based development controls for the village.

It is recommended that the Local Housing Strategy continue to prioritise infill development in Robertson in the first instance, reflective of the views of the community. It is acknowledged that a New Living Area may be required in the longer term, but the priority will continue to be to promote and support infill development within the existing village boundaries.

It is recommended that the 'Potential Long-Term Living Area' for Robertson be retained in the Strategy, with the exception of 1-9 Lemmons Road, that were added into the Strategy after the initial exhibition period. It is noted that this would be a long-term housing option, and would be subject to more detailed consultation with the community prior to being considered for rezoning.

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## **COMMUNICATION AND CONSULTATION**

### **Community Engagement**

The community engagement process is outlined in the body of this report.

### **Internal Communication and Consultation**

The draft LSPS and draft Local Housing Strategy were developed in consultation with Council's Environment and Sustainability teams, as well as the Assets team to ensure the planning priorities outlined in the LSPS were reflective of their respective teams' priorities. Council's GIS team provided critical input into the project, undertaking all spatial analysis and mapping work for both the LSPS and Local Housing Strategy.

A number of information sessions were held with Councillors during 2019 and 2020 with a detailed information session held on 4 March 2020 to provide an overview of the LSPS and Local Housing Strategy. The draft LSPS and Local Housing Strategy were also reported through the Demographics and Housing Committee in 2019 and 2020.

### **External Communication and Consultation**

The external communication and consultation process is outlined in the body of this report.

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**CONCLUSION**

The Wingecarribee LSPS and Local Housing Strategy provide a long-term planning framework to meet the economic, housing, social and environmental needs of our community. These important documents will provide certainty to the community in relation to how our Shire will plan for and manage growth over the next 20-30 years and will facilitate informed investment decisions for both Council and the development industry.

Draft amendments to the Strategies were publicly exhibited during 2020 and 2021 and this report considers the outcomes of the two (2) public exhibition periods.

The Strategies were developed through an objective and evidence-based process, to ensure that growth could be managed in a way that is in keeping with the communities values and expectations. The draft amendments to the Strategies were based on the resolution of Council and were not underpinned by the objective analysis that formed the basis of the Strategies.

This report ultimately recommends that the draft amendments to the Local Housing Strategy and LSPS **NOT** be adopted.

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**ATTACHMENTS**

1. Summary of Submissions



Attachment 1 – Summary of Submissions

GEN	General Submissions	
	Summary of Submission	Staff Response
GEN 1	<p>This submission commends the Strategy as it puts a stop to spot rezoning of rural lands and provides a certain level of certainty to property developers about future land release areas.</p> <p>As it is a public policy, it requires to be in keeping with the public's view and retain the rural character of the Shire and not treat it as a "peri-urban" area.</p> <p>The submission also states that the greenfield to infill ratio should not be fixed and should be reviewed on a yearly basis and land released only as required.</p> <p>Protection of our rural and natural environment also offers enormous economic opportunities as a recreation and tourist destination. It is in this potential that the Shire's strength, a much-needed green belt for Sydney, would be achieved by planting habitat corridors and protecting our native flora and fauna by limiting population growth.</p>	<p>These comments are noted and reflect the intent of the Strategy to limit spot rezonings and ensure that future development occurs in a planned and efficient manner in accordance with the Strategy.</p>
GEN 2	<p>This submission supports the two Strategies and stresses that this will be a step in the right direction as there will be planned release of residential land and Council can have control over population growth in different areas of the Shire, unlike State Government stepping in where they believe there is inadequate housing supply.</p> <p>With regard to the LHS, the submission notes that the initially identified six new living areas are generally 'greenfield infill' of the surrounding urban form within a natural boundary", or "a logical extension of the urban form, and none is at significant odds with Council's 'green in between' policy".</p>	<p>These comments are noted and reflect the intents of the Strategy.</p>





	<p>The submission also notes that while infill development must usually rely on existing infrastructure, greenfield development can provide infrastructure to a higher standard. Furthermore, the greenfield sites offer the opportunity for 'master planning' to provide the housing choice identified as a key component of the Strategy.</p> <p>With regard to the draft LSPS, the submission notes that it was led by the Community Strategic Plan and addresses the LHS. Priorities are "clear, measurable and achievable".</p>	
<p>GEN 3</p>	<p>This submission provides a comprehensive review of both Strategies, concluding that they are not 'fit for purpose' and should be withdrawn and redone to account for a post COVID scenario. The submission believes that the assumption of 'a growing population' is no longer valid. Instead the Strategies should address the impact of such an assumption on environmental sustainability, roads and traffic, public transport, context character of the Highlands, managing housing needs as household sizes are decreasing, and policy context.</p> <p>The submission is also concerned that increased greenfields development will adversely impact the Shire's agricultural land base and shrink the 'green between', thereby destroying the distinctive character of the Highlands. There is a lack of infrastructure in each town – sewage treatment plants, water treatment plants, roads, lack of flood control infrastructure, lack of pedestrian or cycle ways etc. It seems like the three main towns are being converted into another Campbelltown.</p> <p>The submission proposes an alternative approach of identifying an existing settlement, with good transport access, that could be redeveloped according to best design principles. It could be developed in stages to accommodate up to 4,000 residents.</p> <p>This new town would conform to the Shire's Climate Change objectives with a low</p>	<p>These comments are noted.</p> <p>With regard to post COVID population growth, regional areas generally and Wingecarribee Shire particularly appear to have grown in popularity and population. It is intended that the Local Strategic Planning Statement would be reviewed in conjunction with the Community Strategic Plan review within 12 months of the election of the new Council. The LHS would be reviewed on a five year basis.</p> <p>Some more frequent review of specific elements of either Strategy could be warranted under certain circumstances such as a significant demographic shift or change to infrastructure provision.</p> <p>New census data would also inform the Strategy in terms of identifying</p>



	<p>carbon footprint and would include genuine self-sufficiency with a renewable energy grid, rooftop solar and water collection, and environmental sewage disposal.</p> <p>It would also have a town square, civic centre, boutique retail and a local production light industrial zone for local production, beautiful parks, reserves and public spaces, and purpose built medium density and large detached housing. There would be genuine electric public transport options, cycle lanes, and easy access to the M5 so commuter traffic is siphoned away from the existing rural road network. The town could have a music shell, and WSC could commission sculptural works from local artists, and stamp the town as a centre for arts and culture.</p> <p>Such a town could become a showpiece of quality and design and could have enormous tourist potential as a destination in its own right. There are several existing settlements that suggest themselves as candidates for this sort of development. It is a far more preferable way to develop and would enhance the area and its businesses.</p>	<p>demographic and household trends</p> <p>The intent of the Strategies is to better align the costs of development with associated benefits.</p> <p>The identified new residential investigation areas have been identified taking into account infrastructure capacity, the need for additional housing in that locality and environmental constraints such as flood prone land and sensitive vegetation communities.</p>
<p>GEN 4</p>	<p>This submission refers to the housing section of the Strategies and appreciates the need for a variety of house sizes and lower prices to allow people to work and buy in the area. However, the submission states that smaller lot development as has occurred in the northern parts of the Shire are not the only solution. The submission suggests that duplexes and terrace housing would be a better outcome for housing choice.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p> <p>Housing choice is a key focus of the housing Strategy and concerns raised in the submission will be addressed through a review of Development Control Plan provisions and Local Character Statements where appropriate.</p>
<p>GEN 5</p>	<p>This submission does not support the Strategy generally. It questions how will infill vs greenfield be fairly measured and monitored on a yearly basis to ensure it is not just the bigger / easier greenfield sites that override and take priority and</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



	<p>how does a 50/50 split make it fair? Why are the greenfield developments that took place between 2016-2020 not part of the Strategies? There is the danger that the Shire will become a 'little Sydney'.</p> <p>Proposed residential development is also a threat to wildlife, ecological communities and heritage.</p> <p>With particular reference to the South Bowral site, additional studies, such as flooding, need to be done prior to confirming it as a residential area.</p>	<p>It is intended to establish a Housing Monitor to ensure that a balance between infill development and greenfields development is maintained.</p> <p>For each site proposed for rezoning, a Planning Proposal would need to be prepared and supported by Council for lodgement with the Department of Planning, Industry and Environment for a Gateway Determination. The Planning proposal would need to include all relevant studies including site constraints such as flooding or bushfire, potential impacts on vegetation and wildlife, provision of infrastructure and road access.</p> <p>If a Gateway Determination to proceed to exhibition is issued, referral to WaterNSW and NSW Rural Fire Service (as a minimum) would be required.</p>
<b>CV</b>	<b>Colo Vale and Northern Villages Submissions</b>	
	<b>Summary of Submission</b>	<b>Staff Response</b>
CV 1	This submission opposes all the new living areas proposed within Colo Vale as they are landowner initiated sites for self-gain within no public benefit. The small rural village feel of Colo Vale will not prevail if such development goes ahead.	These comments are noted and are more fully addressed in the Council report.
CV 2	This submission does not support any of the new living area sites in Colo Vale as housing supply has increased enough within the Shire in the past five years, and	These comments are noted and are more fully addressed in the Council report.



	<p>there is no need to provide for further housing beyond the approved Greenfield sites.</p> <p>The residents of Colo Vale are not in favour of an expansion by the creation of new dwelling rights in and around the village.</p>	
	<p>This submission objects to all the new living areas proposed in Colo Vale for the following reasons:</p> <ol style="list-style-type: none"> <li>1. New residential development is located in high Bushfire Risk areas. As stated in the LHS, the new living areas proposed in Colo Vale are not suitable as they are within high risk bushfire area with no plans to show how these would be managed. Natural Disaster report (October 2020) recommends that any new development or strategic planning shall consider present and future natural disaster risks when land-use planning.</li> <li>2. Colo Vale North is untested for its viability and suitability for a neighbourhood centre in terms of the needs of the villagers. The location of the proposed centre would require people to go out of their way. The submission recommends that testing and modelling the neighbourhood centre and what facilities would be included for the broader community and not be exclusively for the proposed housing.</li> <li>3. Figure 27 Colo Vale (north) Landowner Development Concept and all supporting reference should be removed from the LHS as it could be misconstrued as being an approved and/or council endorsed land zoning and/or layout for the site, regardless of any statements made in the LHS or at least made clear that this development is not approved or endorsed by Council even if the Strategy gets adopted.</li> <li>4. Colo Vale (South) - Site 1 - segregation of properties proposed as new living areas is not preferred. This proposal seems to be using the LHS to side step</li> </ol>	<p>These comments are noted and are more fully addressed in the Council report, specifically point 3 regarding the concept subdivision plan.</p> <p>It is further noted that the inclusion of any site within the Strategy does not 'side step' in any way the need for any rezoning to occur in strict accordance with legislative requirements under the Environmental Planning and assessment Act 1979 and associated Regulations and Guidelines.</p> <p>For each site proposed for rezoning, a Planning Proposal would need to be prepared and supported by Council for lodgement with the Department of Planning, Industry and Environment for a Gateway Determination.</p> <p>If a Gateway Determination to proceed to exhibition is issued, referral to WaterNSW and NSW Rural Fire Service (as a minimum) would be required.</p>

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	<p>existing planning controls to facilitate rezoning of two, possibly three land parcels for in-fill development rather than creating new living areas. Additionally the use of a potential neighbourhood centre should not be used to help justify a site that appears to be of doubtful strategic value.</p> <p>5. Colo Vale (South) - Site 2 - This site would be an 'outlier' development as land parcels are large enough for this type of development are in closer proximity to Colo Vale village. This proposal seems to be using the LHS to side step existing planning controls to facilitate spot rezoning of this specific land parcel for in-fill development of a housing supply which has not identified as being required to meet the current and future needs of the community. As an unneeded, outlier development that would create physical and visual separation of the village, it should be removed from the Strategy.</p>	<p>Community consultation would also occur with all submissions reported to the Planning Panel.</p>
CV 3	<p>This submission does not support the new living areas proposed in Colo Vale, as it may result in the area resembling the housing estates surrounding Campbelltown.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
CV 4	<p>This submission is, in principal, supportive of the new living areas proposed in Colo Vale, however it believes that some provisions need to be made before any rezoning takes place, specifically an infrastructure plan and servicing Strategy for the entire village including the proposed areas.</p> <p>It is notable that most other proposed changes in the Shire LHS include the requirement for an evaluation of the Infrastructure and Servicing requirements, yet it has been omitted for Colo Vale, despite recognition that the Northern Villages are already lacking in infrastructure and inadequately serviced for even the current population.</p> <p>Road development and maintenance - servicing of Church Avenue and Wilson Drive is already inadequate.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p> <p>It is confirmed that any future Planning Proposal for any site within the Strategy would need to address such site constraints as bushfire, flood, ecological community, infrastructure and access.</p>



	<p>Bushfire risk and resident evacuation plan is also required for the Colo Vale North site as it does not provide adequately for the safe egress for additional residents along Wilson Drive. The Banksia Street ingress and egress must be a condition of the development, and ideally a third entry and egress point being established on the north west margin of the development.</p> <p>To improve housing access and affordability, the development would ideally be zoned, conditioned and constructed in such a way as to ensure that all lots can be rated at no more than BAL 29 to avoid significant additional building costs; and small lots under 700 sqm should be dispersed throughout the development.</p>	
<p>CV 5</p>	<p>This submission raised concerns regarding the proposed living areas in Colo Vale as the village currently does not have internal access to Mittagong, and one needs to use the Highway to get to Mittagong for the shops, schools and other services. Hence, the increasing number of people in Colo Vale would require an internal access to services without the need to use the freeway. This requirement should be addressed prior to any further growth.</p> <p>The submission also mentions that the proposed development in the North of Colo Vale would change the character of the village and not for the better.</p> <p>However, the seven lots proposed at Kawana Place would be better suitable as it is much smaller in size.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p> <p>It is confirmed that any future Planning Proposal for any site within the Strategy would need to address such site constraints as bushfire, flood, ecological community, infrastructure and access.</p>
<p>CV 6</p>	<p>This submission objects to the current proposal for extensive housing development at Wensleydale which would effectively double the size of the village.</p> <p>The submission outlines a number of issues with the proposal, including traffic congestion within the village, on Wilson Drive and Church Ave; increased risk to people and property in the event of bushfires; ecological disturbance to fauna and flora; risk to the water table and importantly, loss of the village atmosphere which</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



	<p>the community love.</p> <p>The submission supports the other two smaller developments which might be feasible.</p>	
CV 7	<p>This submission supports the removal of Wensleydale from the LHS as it is a gateway to the Highlands, on prime grazing land and there are associated heritage impacts. Instead, all lots in Drapers Road should be included in the Strategy as they provide greater opportunity for multiple land owners to develop their land.</p> <p>The submission also opposes a community centre/retail centre in Banksia Street, as the village already has a community hall, a service station and a local general store.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
CV 8	<p>This submission objects to the proposed new residential areas in Colo Vale, as they would probably generate a lot of extra traffic along Church Ave and through Colo Vale.</p> <p>The Wensleydale new Living area was a better solution compared with the new areas, as it was located closer to the highway, convenient for Sydney workers and accessible for Alpine, Yerrinbool and Yanderra residents with the potential to develop a local retail area.</p> <p>The submission urges Council to rethink Wesleydale as the primary area for growth in this area and also include the Alpine area within the new growth corridor as there is ample large lot farms capable of subdivision lots.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p> <p>It is further noted that the adopted LHS includes the Wensleydale site.</p>
CV 9	<p>This submission strongly objects to the proposed new residential living areas in Colo Vale and requests Wensleydale be included in the Strategy as the preferred option.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



	<p>The submission states that development on Wensleydale site would not be so out of character within the surrounding village as the other sites, but rather than extension of the exiting village and so consistent with the predominant pattern of land subdivision.</p> <p>As Wensleydale is a larger site, there would be opportunity to plan for new roads and infrastructure instead of disturbing the rest of the village. Development of the Wensleydale site could retain a semi rural lifestyle ambiance and remain compatible with the scale of development of the established built environment and streetscape.</p> <p>The proposed new developments would create a patch of residential housing within a semi rural environment, potentially another “Nattai Ponds” look alike or high-density housing placed within the rural landscape. Many of us are asking why?</p> <p>The submission also expresses concerns about increased traffic issues, environmental issues and potential impacts on the Sydney Drinking Water Catchment.</p>	
CV 10	<p>This submission supports the proposed Wattle Street new living area in Colo Vale, as there is a potential to allow varying lot sizes for people in different stages of life. The site is in close proximity to the school and is a mini community hub. The submission also states that the proposed Wattle Street new living area provides an opportunity for development in Colo Vale without disrupting the village feel of the area.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
CV 11	<p>This submission supports the proposed Wattle Street new living area in Colo Vale.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
CV 12	<p>This submission supports the overall Strategies and in particular, the Wattle Street</p>	<p>These comments are noted and are more</p>





	<p>proposed new living area because:</p> <ul style="list-style-type: none"> <li>• There is currently an undersupply of residential land in Colo Vale.</li> <li>• Provides access to the highway for commuters to Sydney, Goulburn and Canberra etc. Extremely attractive for people on the move from Sydney.</li> <li>• Allows more families to reside near the public school and Jurd Park, at walking distance would be a welcomed outcome.</li> <li>• Creates a small commercial opportunity for the benefit of residents, within walking distance, to attend to small errands.</li> <li>• The proposed rezoning of Wattle Street/Bignonia St/Kawana Pl is tucked away and out of sight – keeping the scenery as you drive into Colo Vale that is in within what I suppose our Community is for and not against.</li> <li>• The school would benefit with more families moving in and would enjoy a larger student base.</li> <li>• There is an opportunity for housing availability for the senior members of the Southern Highlands community wishing to downsize.</li> <li>• Traffic impacts would be minimal as the new resident children could walk to the school.</li> <li>• The land in question is certainly not productive in any commercial or bespoke practice. Neither realistically profitable or suitably as pasturable or arable land, it is currently suited for backyard chickens and perhaps goats.</li> </ul>	<p>fully addressed in the Council report.</p>
<p>CV 13</p>	<p>This submission supports the proposed Wattle Street new living area as this is a good opportunity for residential land to be available closer to the school and allows families to relocate in the area. The submitter’s family resides in Colo Vale, and this would give them the option to relocate closer to family.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
<p>CV 14</p>	<p>This submission supports the Wattle Street site in Colo Vale and says, this land is useless except for housing and could offer affordable housing for young families in a young family community. The area is not a tourist destination, it is not scenic and its proximity to the freeway allows for commuting to Sydney.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>

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CV 15	This submission supports the Wattle Street site. No further comment is provided.	These comments are noted and are more fully addressed in the Council report.
CV 16	This submission supports the Wattle Street new living area in Colo Vale because it will bring in more families to Colo Vale helping to make the village more sustainable. The area is affordable, offers larger lots and has good access to Sydney. The location of the subject site is close to the school and so is good for young families. It also provides an opportunity to provide housing for seniors looking to downsize.	These comments are noted and are more fully addressed in the Council report.
CV 17	The submission supports the Wattle Street proposed new living area as it is a good location for people working in locations towards Sydney but want to live in the Shire and enjoy the rural living.	These comments are noted and are more fully addressed in the Council report.
CV 18	This submission supports the Wattle Street site as it offers smaller lots which is better suited for their family, who would like to move from Sydney taking advantage of the location of Colo Vale while still being able to commute to Sydney.	These comments are noted and are more fully addressed in the Council report.
CV 19	This submission supports the Wattle Street new living area as it would be a smaller development compared with Wensleydale and would not impact the entry to the village.	These comments are noted and are more fully addressed in the Council report.
CV 20	This submission supports the Wattle Street new living area. The submitter also notes that the Colo Vale Public School. If the Wattle Street area were developed, it would still maintain the village atmosphere that is enjoyed by the residents of Colo Vale.	These comments are noted and are more fully addressed in the Council report.
CV 21	This submission supports the Wattle Street proposed new living area as it is ideally located for commute to Sydney while enjoying all the benefits that the Southern Highlands has to offer. It will also have the option of smaller lots which the	These comments are noted and are more fully addressed in the Council report.



	<p>younger families can afford.</p>	
CV 22	<p>This submission supports the Wattle Street new living area being included in the Strategies as it would still be within the Colo Vale village area and not detached like Wensleydale or the Colo Vale North site new living area as proposed in the draft amended Strategies.</p> <p>The submission is also supportive of the objectives of the Housing Strategy, as it plans for the housing demands of a growing population now and in the future, as well as providing housing choice. The submission also cites the lack of housing choice outside the major towns, which forces the ageing population to move away from their communities.</p> <p>As Colo Vale has a high aged population, the Wattle Street new living could provide a modest growth in population with a housing choice, as it is within close proximity to the township, school and parks. The development will also allow people to age in place, attract young adults and first home buyers, create vibrant small scale focal point for activity.</p> <p>The risk analysis in the LHS seems to highlight bushfire risk, reducing the developable area. Any future Planning Proposal would need to be supported with a Bushfire Assessment, highlighting potential risk across the site.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p> <p>It is confirmed that any future Planning Proposal for any site within the Strategy would need to address such site constraints as bushfire, flood, ecological community, infrastructure and access.</p>
CV 23	<p>This submission supports the overall Strategies and provides comments regarding the 3 New Living Areas identified in Colo Vale:</p> <p><b>Wattle Street:</b> Supports the proposed residential area - the community could really use another small-medium housing release of 1,000 m2 blocks or so as there is no undeveloped land left, and not everybody desires acres of land, or the 'smaller size' blocks - Being in the middle of town makes good sense for many reasons.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



	<p><b>Drapers Road:</b> Supports the proposed residential area - ‘four or five acre’ blocks on such a site will have the potential to improve the general amenity of the village and thus improve it’s perceived ‘status’ within the Southern Highlands.</p> <p><b>Wilson Drive:</b> Does not support the proposed residential area - it is potentially too much too quickly for Colo Vale and might create a development like Nattai Ponds which will change the character of Colo Vale.</p>	
CV 24	<p>This submission objects to the proposed new residential release areas at Wattle Street and Drapers Road on the basis that the Shire has no need for increased housing, and the villages should be kept as small villages. This sort of incremental growth has no public benefit and merely encourages other landowners to further erode the small rural nature of the village.</p> <p>Development of the rural lifestyle lots proposed would create more infill between Colo Vale and Mittagong and would detract from the rural/bushland setting of the village.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p> <p>It is the intent of the Strategy to balance development on the edge of the towns and villages with an appropriate scale of infill within them.</p>
CV 25	<p>This submission opposes the proposed residential living area on Wilson Drive, Colo Vale for the following reasons:</p> <ol style="list-style-type: none"> <li>1. will disrupt the peace and quiet of the area.</li> <li>2. Increase traffic flow from the new residents and their visitors, community centre and childcare centre, which can possibly lead to accidents.</li> <li>3. Impact on the native wildlife in the area like</li> <li>4. Extra stormwater run-off through private land causing potential flooding issues.</li> <li>5. Disrupting the only fire escape root for the submitter's property.</li> </ol>	<p>These comments are noted and are more fully addressed in the Council report.</p>
CV 26	<p>This submission supports the new living areas on Drapers Road and Wilson Drive, believing that it is a positive path forward for the Colo Vale Village. The two</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



	<p>properties provide necessary housing growth without taking away from the village feel.</p> <p>This submission opposes the Wattle Street new living area. The submission suggests this site should be looked at as a longer term option and not as a preferred option, as it is likely to result in poor planning outcomes for the village.</p>	
<p>CV 27</p>	<p>This submission supports the new living areas proposed in Colo Vale at Drapers Road and Wilson Drive as large lots to remain in keeping with the surrounds and village feel.</p> <p>This area is also in close proximity to the town and has direct access to the freeway, and hence appears to be an appropriate location.</p> <p>The submission opposes the Wensleydale site as it would ruin the entry feel to a beautiful village.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
<p>CV 28</p>	<p>This submission supports excluding Wensleydale from the Strategy due to its history and its location within Colo Vale. The submission supports the Wilson Drive and Drapers Road sites for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The delivery of housing in the Shire needs to be strategically located to provide growth where it will not have a detrimental impact on the feel and traffic congestion within the Shire, Colo Vale and the northern villages provides.</li> <li>2. The delivery of a range of housing opportunities is represented by the Drapers Road and Wilson Drive sites will ensure a socio-economic mix and not a 'sameness' to all development, which is becoming apparent.</li> <li>3. It is evident that the Drapers Road and Wilson Drive sites are large sites in single ownership, which might be easier to develop compared with multiple landownership areas of small landholdings, to achieve a cohesive delivery outcome</li> </ol>	<p>These comments are noted and are more fully addressed in the Council report.</p>

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	<p>that is meaningful to the broader community.</p> <p>4. The delivery of a neighbourhood shopping centre for Colo Vale and the northern villages of the Shire would be most logically addressed through a strategic retail or economic analysis of the Shire, to ensure that the matter of retail delivery is undertaken holistically.</p>	
<p>CV 29</p>	<p>This submission does not support the Drapers Road proposed new living area, as a proposal of this kind is totally out of place and will affect the lifestyle of many residents who settled in this area for its current rural qualities.</p> <p>It will significantly alter the existing rural nature of the area going from zero buildings on 60 acres to 5 acre lots, or worse, to half acre lot development (potentially 120 building lots). Maybe a maximum of 5 acre lots might work yielding 16 building lots, close to a “natural” progression for the area however anything smaller than 5 acre lots is not in keeping with the area for it will create a “satellite suburb”. It does not have a direct access to a main road that’s not subject to flooding and there is insufficient infrastructure.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
<p>CV 30</p>	<p>This submission is made by an owner of land adjacent to the Wilson Drive site, purchased to protect valuable ecosystems including an area of Southern Highlands Shale Woodland that is a threatened ecological community. The submission therefore objects to any proposal that would add further pressure to this endangered area as well as adding to concerns about fire protection.</p> <p>The proposed development includes no provisions for fire risk management to neighbouring lands especially the endangered Southern Highlands Shale Woodland. There seems to be no provision for continued access to fire egress to the south. The submitter raises concerns regarding the proposed density especially considering fire asset protection zones.</p> <p>The submission also objects to this proposal because of the inadequacy and safety</p>	<p>These comments are noted and are more fully addressed in the Council report.</p> <p>It is further noted that any subsequent proposal to develop this site, or any other, would need to address bushfire, ecological community, wildlife impacts, infrastructure and access.</p>

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	<p>of the existing road infrastructure to cater for the increased population. There are limited alternative transport options to driving with only an infrequent bus service adding to car dependency in Colo Vale.</p> <p>Limitation in other facilities like medical and dental services as well as shopping, forcing Colo Vale residents to drive into neighbouring towns.</p> <p>There are also concerns about the wildlife that use the area to travel and feed. Increased population will threaten existing wildlife especially the koalas that are being encouraged to be protected within the Shire. Finally, the proposal to create such small blocks is not in keeping with the rural character of the Shire, creating excessive noise and visual pollution to the surrounding areas.</p>	
CV 31	<p>This submission supports the 181 Draper Road, Colo Vale site being larger lots in varying sizes from 2 acres to 10 acres as development within this area will not impact of the amenity of Colo Vale village.</p> <p>The submission also seeks to include 15 and 23 Drapers Road, Colo Vale as they adjoin the proposed lot and will result in better residential development. The submission notes that there is dual access in case of fires and services are available on Drapers Road.</p>	<p>This site-specific submission is considered more fully within the body of the Council report.</p>
	<p>This submission strongly objects to the proposed residential land at 181 Drapers Road, Colo Vale and requests Wensleydale be put back in the Strategy. The submitter believes that development on the Wensleydale site would allow for better planning for roads and infrastructure within the site as the area is larger and is within the surrounding village to provide consistency with the predominant subdivision pattern.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
CV 32	<p>This submission objects to the proposed development on 181 Drapers Road, Colo Vale. The property is currently in a rural zone and has, or is allowed, one dwelling</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



	<p>house. The proposed development would increase the number of buildings to anywhere between 12-120 dwellings, if the zoning allows that in the future, which equates to a higher density development than in Renwick or Nattai Ponds. This is not appropriate on the subject property as it is not located on a main road.</p> <p>Any development in the area is likely to adversely affect road safety at the 4-way intersection of Drapers, McCallums and Bell Roads which has already been identified by Hume Police as a problematic site for undesirable motor vehicle activity.</p> <p>The proposal would significantly increase the population in this area which would potentially encourage more anti-social behaviour, creating danger for the families residing in the area.</p> <p>During a heavy rain event, the Sheepwash Creek Culvert in proximity to the proposed development site, becomes impassable, creating problems and potential danger for the existing population. By increasing the population further, it is only going to adversely affect the existing residents and significantly extending commuter travel times.</p>	<p>It is confirmed that any future Planning Proposal for any site within the Strategy would need to address such site constraints as bushfire, flood, ecological community, infrastructure and access.</p>
CV 33	<p>This submission objects to the proposed development site at 181 Drapers Road, Colo Vale. A lot subdivision resulting in less than 5 acre lots is not in keeping with the area, and the plans show lots as small as half an acre. There is lack of infrastructure for development of this scale knowing that Drapers Road has safety issues and gets flooded and closed off, sometimes for days during heavy rainfall. A more densely populated area would increase the runoff from properties and further add to the existing flooding problem. Power and internet services are not adequate. A development that is not in keeping with the surrounding area and which would increase already existing problems is not supported.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
CV 34	<p>This submission supports the proposed new living areas in Colo Vale, in principal,</p>	<p>This site-specific submission is considered</p>





	and would like to include their property, 4 Bignonia Street, Colo Vale, to the Strategy as well.	more fully within the body of the Council report.
CV 35	<p>This submission seeks to have land at 241 Drapers Road, Colo Vale included as a New Living Area in the LHS.</p> <p>The submission states that the site is closer to the amenities of Mittagong than any of the proposed land currently in the Strategy. The subject site is divided by Drapers Road and so has two frontages to Drapers Road.</p> <p>The close link to the industrial land in Braemar, with town water available to the adjoining property, as well as sewer and electricity infrastructure, makes the subject lot an ideal location to be included in the future development with immediate access to the M5 through existing developed industrial land.</p>	This site-specific submission is considered more fully within the body of the Council report.
CV 36	<p>This submission seeks to have land at 15 and 23 Drapers Road, Colo Vale included as a New Living Area in the LHS.</p> <p>The subject land is located adjacent to 181 Drapers Road, Colo Vale, which is currently in the Strategy as a future residential area. The submission suggests minimum lot sizes to range from 2-10 acres, and states the following in support of their request:</p> <ol style="list-style-type: none"> <li>1. The village atmosphere of Colo Vale would remain unaffected as this is development in a small pocket.</li> <li>2. Dual access to Drapers Road (in case of fire) would remain unaffected.</li> <li>3. Services are available along Drapers Road and sewer could be made available.</li> <li>4. The proposal is in keeping with land on the northern side of Drapers Road which is developed 5-6 acre blocks with quality housing.</li> <li>5. Essentially no traffic increase due to being away from the Hill Top access road via Church Street to the expressway.</li> </ol>	This site-specific submission is considered more fully within the body of the Council report.

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	<p>6. New development located in the Drapers Road area would limit the necessity for new roads.</p>	
CV 37	<p>This submission seeks to have land at 24 Drapers Road, Colo Vale included as a New Living Area in the LHS.</p> <p>The submission argues that the land is currently not being used to its full potential and that it is adjacent to 181 Drapers Road, Colo Vale, which is included in the Strategy as land for future residential purposes.</p>	<p>This site-specific submission is considered more fully within the body of the Council report.</p>
CV 38	<p>This submission seeks to have all ‘five acre’ lots in Kawana Place, Colo Vale included in the LHS as a new residential living area, similar to the land identified in Wattle Street.</p> <p>The submission states that if the properties are not included, then they object to the proposed Colo Vale (South) Site 1 (Wattle Street) as it only includes the properties on one side of the cul-de-sac.</p> <p>The submission provides the following justification for land on Kawana Place to be included in the Strategy:</p> <ol style="list-style-type: none"> <li>1. A short cul de sac is not a natural boundary for a new living area. Including the proposed lots will provide equitable valuation of all lots along the cul de sac.</li> <li>2. Traffic Issues if only one side is included</li> <li>3. View loss for lots on the North of Kawana Place, once the new living area is developed, with only a narrow width of the existing cul de sac between the new development.</li> <li>4. Inconsistency of density and housing type on two sides of the cul de sac.</li> </ol>	<p>This site-specific submission is considered more fully within the body of the Council report.</p>
CV 39	<p>This submission seeks to have land at 4 Kawana Place, Colo Vale included as a New Living Area in the LHS and to be treated the same way as Colo Vale (South) site 1.</p>	<p>This site-specific submission is considered more fully within the body of the Council report.</p>

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	If that is not possible, they object to the proposed Colo Vale (South) Site 1 as it only includes the properties on one side of the cul de sac.	
CV 40	<p>This submission supports the Wilson Drive new living area rather than Wensleydale as it keeps the township as one. The submission also suggests that there is opportunity to create an open space area similar to Lake Alexandria in Mittagong to provide for more families coming in to Colo Vale.</p> <p>The submitter also would like add their land into the Strategy, being 1550 Wilson Drive Colo Vale, along with 1530 Wilson Drive, Colo Vale as otherwise it will be isolated within the development.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p> <p>This site-specific submission is considered more fully within the body of the Council report.</p>
CV 41	<p>This submission suggests that if there is a plan to rezone and subdivide South Colo Vale, it would be best if they are a minimum of 5 acre lots, to create a rural life style for many families, with areas designated for horse riding trails, bush walking with the opportunity to introduce many more life-style activities.</p> <p>The submission also recommends an additional new living area between the existing Sheep Wash up to the intersection of Drapers Road and McCallums Road for minimum five acre lot subdivision.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p> <p>This site-specific submission is considered more fully within the body of the Council report.</p>
CV 42	<p>This submission supports including all the 5 acre lots in Kawana Place, Colo Vale, in the Strategy and be rezoned similar to the proposed Colo Vale (South) Site 1. The submission also states that if these properties are not included, then they object to the proposed Colo Vale (South) Site 1 as it only includes the properties on one side of the cul de sac because:</p> <ol style="list-style-type: none"> <li>1. A short cul de sac is not a natural boundary for a new living area.</li> <li>2. Including the proposed lots will provide equitable valuation of all lots along the cul de sac.</li> <li>3. Traffic Issues if only one side is included</li> <li>4. View loss for lots on the north of Kawana Place, once the new living area is</li> </ol>	<p>This site-specific submission is considered more fully within the body of the Council report.</p>



	<p>developed, with only a narrow width of the existing cul de sac between the new development.</p> <p>5. Inconsistency of density and housing type on two sides of the cul de sac.</p>	
<b>MG</b>	<b>Mittagong Submissions</b>	
	<b>Summary of Submission</b>	<b>Staff Response</b>
MG 1	<p>The submission relates to the nominated New Living Area in Mittagong (Bong Bong Road), and argues the constraints, based on visual/landscape impacts and services need more site-specific investigation and Council should not, at this stage, discount the potential urban capability of the majority of the site.</p> <p>Furthermore, delivery of new and upgraded servicing, infrastructure and utilities is far more efficient and cost effective on a larger scale than by small scale incremental and infill development. It will also be an opportunity to provide for more housing for the growing population. The submission provides an analysis of the constraints of the three lots and argues they are suitable for development as a whole and not only a small portion of one of the lots as shown in the adopted LHS.</p>	<p>Infrastructure comments are noted.</p> <p>This site-specific submission is considered more fully within the body of the Council report.</p>
MG 2	<p>This submission seeks to have land at 9 Howards Way, Mittagong included within the LHS. The site is located on the southern side of the Old Hume Highway and adjoins the western edge of Mittagong township opposite Welby village.</p> <p>The submission notes that the site is cleared agricultural land with some vegetation and falls from the northern ridgeline at Ninety-Acre Hill in the west of the site at an elevation of approximately 690m AHD, eastwards to 622m AHD adjacent to the rear of lots fronting Apple Gate Close, with steeper grades of up to 20% on the west side of the subject property.</p> <p>The submission notes that the Strategy appears to have made less provision for future housing supply in Mittagong compared with Bowral or Moss Vale, even though it is located closer to South Western Sydney with good access to the Hume</p>	<p>This site-specific submission is considered more fully within the body of the Council report.</p>



	Motorway and with rail access nearby.	
<b>BOW</b>	<b>Bowral and Burradoo Submissions</b>	
	<b>Summary of Submission</b>	<b>Staff Response</b>
BOW 1	This submission supports the Bowral South New Living Area as it achieves a long term urban edge for Bowral, improving the ecological integrity and riparian lands in the area, creating walkable and self-supporting communities, providing improvements in infrastructure and utilities as required for the new development and enhancing the neighbourhood character.	These comments are noted and are more fully addressed in the Council report.
BOW 2	<p>This submission states that flooding could be a major issue for any kind of development on the Bowral South site, as during heavy rain the swales drains are at maximum now and any attempt to interfere with the flow will cause flooding to the local area.</p> <p>In view of this flood potential, this area would be suitable as a retention basin and community parkland or open space. A walk way could also be installed to link the river edge to Kangaloon Road in any development. It is also important to protect local habitat and agricultural land. The potential of a dam burst scenario must be given clear thought, as should sewer and water infrastructure.</p> <p>Eridge Park Road is not wide enough, even with the proposed widening, and traffic banks up at school times, so getting in and out would have to be given much thought. There is also a need for local shops in any development as well as parks and recreation space in order to reduce car movements in and out of the area.</p>	These comments are noted and are more fully addressed in the Council report.
BOW 3	This submission acknowledges that the Housing Strategy is a necessary tool for WSC to plan and control future growth. However, the submission opposes the Bowral new living area as it takes the 'lion's share' of the Strategy of 1100 homes.	These comments are noted and are more fully addressed in the Council report.

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	<p>The submission states that the area known as Sutherland Park is a flood zone and takes significant drainage from Burradoo during a high deluge. The submitter recommends delaying making a decision on the Bowral South New Living Area until the Wingecarribee River Flood Study is released for this area.</p>	
BOW 4	<p>This submission supports most of the Strategy but does highlight some concerns and studies that need to be completed before the South Bowral site is planned for residential use to achieve the desired outcome. Three major concerns are raised:</p> <ul style="list-style-type: none"> <li>• The capability of our infrastructure to reasonably deal with the increase in housing planned</li> <li>• The ambience and feel of the Southern Highlands and the impact on it from proposed development, especially the impact on Burradoo from the Bowral South proposal.</li> <li>• Hydrology issues and constraints within the Bowral South development and potential impacts on wildlife.</li> </ul> <p>The submission also noted that most home designs these days are 4-5 bedroom and unless there is a dwelling size cap by Council, the outcome of development on smaller lots might not achieve desired outcomes or enhance the character of the region.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
BOW 5	<p>This submission raises concerns in relation to the proposed South Bowral New Living Area, noting the area is subject to flooding and is next to the area's most significant river and water supply, requiring serious consideration as to what happens to hard surface water runoff as a result of further development. The combination of so many small blocks and an already swollen river during rain events will place increased pressure on any drainage basins.</p> <p>The submission also states that, as a community, we value the rural vistas and, as a community, we also acknowledge the value of local agriculture and food production. This land is prime food producing land and irrigates from a very</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



	<p>reliable water source. In a time when food miles and drought are significant concerns for food production in Australia, why is prime agricultural land being proposed for subdivision for housing development?</p> <p>Insufficient schools in the area are going to add pressure on existing ones which are almost at capacity. Please be very mindful that our area needs to cater for educating our children and with adequate facilities and resources. Future development will need to take this into consideration.</p>	
BOW 6	<p>This submission opposes the Bowral South development on the following grounds:</p> <ol style="list-style-type: none"> <li>1. History of flooding in the Sutherland Park flood zone.</li> <li>2. Disproportionate burden upon the Burradoo locale (33% of the intended additional housing requirements for the whole of WSC is proposed to be situated in Burradoo).</li> <li>3. Intolerable impact upon amenity and character currently enjoyed by Burradoo residents in general and the Sutherland Park area in particular. The addition of 1100 homes (on yet to be disclosed block sizes) could potentially devalue the assets of current residents.</li> <li>4. Adding 1100 new dwellings would over burden, if not break, the local Sutherland Park sewerage treatment infrastructure in particular and the existing WSC water and sewerage capacity in general.</li> <li>5. Potential negative impacts on the water quality for the Wingecarribee Dam and its articulation into the Greater Sydney Water Catchment could occur from the increased population.</li> <li>6. Traffic and Heavy Goods vehicle access arrangements to accommodate the development and ongoing access to any new residences would seriously compromise the amenity values and capacities of Eridge Park Road.</li> </ol>	<p>These comments are noted and are more fully addressed in the Council report.</p>
BOW 7	<p>This submission seeks to have part of Lot 1 DP1120682 included within the identified Bowral South new living area. The subject land is located south of Bong Bong Racecourse.</p>	<p>This site-specific submission is considered more fully within the body of the Council report.</p>



	<p>The submission endorses the logic that Wingecarribee River should serve as the natural southern boundary for Bowral. The submission also identifies the reasons for inclusion of this land and the potential constraints, primarily flooding. The land is not impacted by sensitive native vegetation</p> <p>The submission argues that including the land within the New Living Area would provide a longer public frontage to Wingecarribee River, increasing it by 0.6 Km. The submission states that the water and sewer servicing needs are to be considered in conjunction with the rest of the Bowral South area, with an assumption that the total planned increase to the Bowral STP can accommodate the requested increase to the New Living Area.</p> <p>With the Bong Bong Racecourse to the North and Wingecarribee River to the South, the site is locked between two established barriers, providing a physical and environmental limit to development. Therefore the inclusion of the subject land in the two Strategies should be seen as an opportunity to maximise potential housing and public recreation outcomes.</p>	
<b>MV</b>	<b>Moss Vale Submissions</b>	
	<b>Summary of Submission</b>	<b>Staff Response</b>
MV 1	<p>This submission seeks to include 38 Yarrowa Road, Moss Vale in the LHS for an Over 55's Lifestyle Community development and that a portion of the site be rezoned appropriately to allow such a use. The submission notes that the LSPS and LHS seek to address housing choice and supply by increasing the provision of medium density housing, residential subdivisions and larger rural lots, however there are no mechanisms to deliver land for specialised forms of housing (specifically seniors housing). The submission seeks to increase housing choice in the Shire and requests that a portion of the site be rezoned to RE2 Private Recreation, thereby reducing land fragmentation and providing a transition</p>	<p>This site-specific submission is considered more fully within the body of the Council report.</p>





	<p>between the adjoining residential and rural areas.</p> <p>The submission is based on the demographic studies in the LSPS highlighting predicting a reduction of younger families by 2041 and a high demand for affordable retirement housing with a consequent increase in demand for housing choice for people who would like to downsize. The submission suggests that this Shire is an ideal location due to its connections to Canberra and Sydney, access to facilities and its rural lifestyle.</p> <p>The submission notes that the site was considered in the previous report and was deemed to be highly suitable based on the suitability analysis, but the request was rejected due to traffic concerns and the availability of future housing supply in the Chelsea Gardens URA. This submission acknowledges that that there would need to be infrastructure studies prepared prior to any works being considered.</p>	
<p>MV 2</p>	<p>This submission supports the Strategies and acknowledges that they are necessary for urban growth in the area.</p> <p>The submission requests that land at 6581 Illawarra Highway, Moss Vale be incorporated into the Chelsea Gardens New Living Area within the LHS. It is noted in the submission that a portion of the site adjoins Chelsea Gardens and the subject site meets the liveability criteria outlined in the Strategy. A coordinated development of the site in conjunction with the Chelsea Gardens site would achieve a better urban outcome, coordinating traffic planning solutions, providing better housing mix, integration of riparian corridors forming part of Kelly’s Creek sub catchment, planned earthworks, staging construction and facilitating precinct wide infrastructure.</p> <p>The submission notes that the current RU2 Rural Landscape zone is no longer appropriate due to the intensification of urban uses on the adjoining sites and the changing character of surrounding land uses driven by increasing urbanisation of</p>	<p>This site-specific submission is considered more fully within the body of the Council report.</p>



	this area.	
MV 3	This submission seeks to include 30 Headlam Road, Moss Vale in the Strategy. The submission provides a concept development plan and addresses the flood constraints of the site through identifying opportunities for increased public benefit along the riparian corridor within the site.	This site-specific submission is considered more fully within the body of the Council report.
MV 4	<p>This submission seeks to include 34 Suttor Road, Moss Vale in the Strategy for potential infill residential development. The submission notes that property was the subject of a Planning Proposal in late 2018 which was not supported by Council due to its proximity to Industrial zoned land, potential flooding and potential adverse impact on the proposed Moss Vale by-pass.</p> <p>The submission argues that these constraints can be managed and notes that an urban zoning (R5 Large Lot Residential) already applies to the site. The submission further notes that the subject land can meet the planning priorities in the Housing Strategy, positively contributing to infill development adjacent to a low density residential area, contributing to housing diversity and affordability.</p> <p>The submission also provides a supporting site plan showing the potential lot subdivision under an R2 Low Density Residential zone, acknowledging that this would be determined at a Development Application stage in the future.</p>	This site-specific submission is considered in more detail within the body of the Council report.
<b>BN-P</b>	<b>Bundanoon and Southern Villages Submissions</b>	
	<b>Summary of Submission</b>	<b>Staff Response</b>
BN 1	This submission supports proposed infrastructure improvements in Bundanoon related to safe, walkable connections, greater housing choice, public transport and improved public spaces in the town centre. The submission also suggests a new commercial and retail area fronting Osborne Avenue.	



<p>BN 2</p>	<p>This submission proposes that 110 Greasons Road, Bundanoon (Lot 6 DP 9134) and Ellsmore Road, Bundanoon (Lot 7 DP 4646) be included in the Strategy. The properties are currently zoned E3 and adjoin R5 Large Lot Residential zoned land.</p> <p>The submission states that development of these properties could improve the connection between the Greasons Road/Bamburgh Place/Larkin Close residential area as well as to Ellsmore Road. Currently there is no northern route available to this area of Bundanoon.</p> <p>The submission also states that there is no justifiable reason why the subject properties should not be considered as a future living area and that Bundanoon has not been given enough consideration for the provision of additional housing within the two Strategies.</p>	<p>This site-specific submission is considered in more detail within the body of the Council report.</p>
<p>BN 3</p>	<p>This submission seeks to include land at 921 Penrose Road, Penrose as a New Living Area in the Housing Strategy with future rezoning from E3 Environmental Management to R2 Low Density Residential. The land is adjacent to the existing residential area and would create a more central core of residential development and would provide a modest increase in housing supply in Penrose. This proposal would support the viability and sustainability of the businesses in Penrose and improve the sustainability of the whole village.</p> <p>The submission includes a concept master plan of the proposed subdivision, an analysis of the site constraints and land capability, and an assessment against the guiding principles and planning priorities in the Strategies.</p> <p>The submission also states that the proposed rezoning of the site also satisfies the relevant Section 9.1 Ministerial Directions. The submission is supported by a letter from the Penrose Community Association. The submission also refers to a letter from Water NSW stating that a residential development can be considered on the property.</p>	<p>This site-specific submission is considered in more detail within the body of the Council report.</p>



ROB	Robertson and Eastern Villages Submissions	
	Summary of Submission	Staff Response
ROB 1	<p>This submission on behalf of the Robertson Business Chamber. The Business Chamber supports the Strategies for the following reasons:</p> <ul style="list-style-type: none"> <li>• There is a need for increased housing opportunity and choice for the ageing population.</li> <li>• There is a need for increased housing opportunities and choice for singles and small households.</li> <li>• There is a limited variety of housing choices in the Shire, and a need for more choice in future housing planning.</li> <li>• Commitment to infill development to fill void in housing choices</li> <li>• Acknowledgment of the need for growth in population to support business and employment opportunities in smaller towns like Robertson.</li> </ul> <p>The submission notes that there is a history of small business failure due to the size of the village and provides 'in principle' support for the Strategies and the new living area proposed in Robertson. But the submission also notes that, in order for the village to be economically viable and independent, catering to the daily needs of its residents and an ageing population, the additional 110 dwellings in the New Living Area should be complemented with another 200-300 dwellings within the existing square mile of Robertson.</p> <p>The Business Chamber also recommends a number of amendments to the Strategies including:</p> <ul style="list-style-type: none"> <li>• Priority given to housing development in smaller towns and villages and less emphasis on the larger centres.</li> <li>• Detailed and serious resources committed to identify impediments to infill development in Robertson.</li> <li>• Commitment and resources to develop Robertson as a walkable town offering diverse housing choices for all ages and stages of life.</li> </ul>	<p>These comments are noted and are more fully addressed in the Council report.</p>

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	<ul style="list-style-type: none"> <li>• Priority given to review of LEP and DCP affecting Robertson to allow and encourage infill development, particularly within the ‘town square mile’.</li> <li>• Development of a building design code to preserve and enhance the character of Robertson.</li> <li>• Review and development of population targets for Robertson with a view to support a sustainable local economy, and provide better environmental outcomes like car dependency, for residents.</li> </ul>	
<p>ROB 2</p>	<p>This submission is on behalf of the Robertson Futures Group and states that the LSPS has sensible proposals for the future and relevant actions to address these issues, however it lacks details and time-lines for actions.</p> <p>The submission supports part 4.1 and states that infill development and infrastructure upgrades will be required within the existing square mile.</p> <p>The submission argues that a minimum lot size 500m<sup>2</sup> or less would be required to increase housing within the square mile through infill development and does not necessarily agree with new development on the outskirts of the town. Smaller housing and infill development would support ageing in place instead of being ‘socially quarantined’ in an aged-care facility or a retirement village.</p> <p>The submission also refers to a presentation made by urban designer Steve Thorne, which, in their opinion, is what the community prefers.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
<p>ROB 3</p>	<p>This submission is a collective response from 23 residents, opposing the inclusion of additional land at 1-9 Lemmons Road, Robertson within the long-term new living area of Robertson.</p> <p>The submission notes that the original draft LHS as exhibited did not include 1-9 Lemmons Road, but at the time of adoption of the LHS, 1-9 Lemmons Road was included. The submission supports the original draft LHS (pre 1-9 Lemmons Road)</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>

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	<p>on the basis that it provided sufficient housing opportunities for the anticipated population growth of Robertson.</p> <p>The submission states that the inclusion of 1-9 Lemmons Road does not appear to be an evidence-based decision. Development in the additional proposed residential area could compromise the EEC vegetation on the land and affect the unique character of the village.</p>	
ROB 4	<p>This submission opposes the inclusion of land located at 1- 9 Lemons Road, Robertson, and the consequent increase in Robertson’s residential housing targets on the basis that the land is not suitable for development and will not provide any further benefit to the long-term vision for Robertson.</p> <p>The submission states that the 100 houses proposed in the initial LHS will meet the community's housing needs and any further needs can be fulfilled by infill development within the village boundaries. The land was an inclusion based on a submission and there is little assurance that it is an ‘evidenced based’ inclusion.</p> <p>The subject land contains vegetation which could be compromised by further fragmentation. Existing fauna habitats on the land contribute to the ecological value of the area and would be destroyed if any further development were to occur.</p> <p>The submission acknowledges that there needs to be some development in Robertson, however, removing 1-9 Lemmons Road from the Strategy would be the best outcome for Robertson</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
ROB 5	<p>This submission supports the Strategy with the exclusion of the 1-9 Lemmons Road proposed living area removed.</p>	<p>These comments are noted.</p>
	<p>This submission objects to the proposed removal of the Eastern Land Release in</p>	<p>These comments are noted and are more</p>



	<p>Robertson. The submission identifies some current key weaknesses with the town of Robertson, such as a lack of retail and other support services which means residents have to travel long distances for daily needs and grocery runs as local options are over-priced. Also housing options in Robertson are limited and do not cater for low income households resulting in lack of population diversity and seniors unable to age in place. Transport infrastructure is limited with lack of connectivity for vehicular and pedestrian networks with cul-de-sacs dominating the area.</p> <p>The submission notes that the first draft of the two Strategies had a logically defined significant steps to address these core issues in Robertson. Among the key points were:</p> <ul style="list-style-type: none"> <li>• increase in population of Robertson over 3,000 residents for a more competitive retail market,</li> <li>• reduce the 2,000 sqm minimum lot size to under 1,000 sqm and vary the zoning so as to foster more medium density residential areas closer to the town centre for affordability and downsizing options,</li> <li>• outline a long-term strategic expansion zone to the northeast of Robertson,</li> <li>• better address the problems of pedestrian and road connectivity in the town.</li> </ul> <p>These would give Robertson the population it needs to improve the lifestyle of its people without detracting from the special nature of the local area. In fact, in order to enhance this latter aspect, Council needs to consider implementing specific design controls that would ensure the creation of more sympathetic architectural forms to stop Robertson from losing what is left of its unique character, instead of stopping development all together.</p>	<p>fully addressed in the Council report.</p>
<p>ROB 6</p>	<p>This submission opposes the proposed new East Street living area in Robertson as it is incompatible with its existing rural nature and the proposed Strategy will</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



	<p>undoubtedly jeopardise the character of the Robertson village and compromise valuable agricultural land in Robertson which provides a green buffer to the town boundary.</p> <p>The proposed area is a highly fertile agriculture land which will be converted to smaller lots to accommodate 110 dwellings and would result in an increase in the size of the town square of Robertson of almost 25%.</p> <p>The submission argues that the remoteness of Robertson, the lack of public transport and lack of access to higher educational centres and medical facilities make the area unsuitable for new housing.</p> <p>The roads that lead out of Robertson are not safe. There have been many accidents in the recent past and it is not considered safe to increase the population in this area. The proposed new living area will also drop the property prices of the existing development within the town.</p> <p>In conclusion, the submission emphasizes the following reasons for not supporting a New Living Area in Robertson:</p> <ol style="list-style-type: none"> <li>1. Urban Sprawl: Increasing the town by 25%</li> <li>2. Impact on Rural landscape and lowering greenery</li> <li>3. Poor amenity - Public transport, health services, higher education</li> <li>4. Dangerous roads, traffic and parking issues</li> <li>5. Risk to Local economy and reduction in property prices.</li> </ol>	
<p>ROB 7</p>	<p>This submission does not support the proposed new residential living area fronting East Street Robertson on the basis that there are many blocks of land available now without allowing new greenfield development.</p> <p>The submission states that there are a number of small vested interest groups that have formed to push a specific agenda, however they do not represent the</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



**AGENDA FOR THE INDEPENDENT ADVISORY PLANNING ASSESSMENT PANEL**

Thursday 1 July 2021

**6.2 Local Strategic Planning Statement and Local Housing Strategy - Outcomes of Re-exhibition  
ATTACHMENT 1 Summary of Submissions**



	<p>majority of the Robertson community. These groups should not be taken by Council as being representative of our community.</p> <p>The proposed development does not fit with the village character of Robertson that has existed for almost 150 years and is the envy of many people from the built- up areas of Sydney and the Illawarra regions who relocate here because of the character of the village.</p>	
ROB 8	<p>This submission argues that any extension to the village boundary is unjustified and poses a significant threat to the characteristics and amenity of the Robertson village. The submission opposes the inclusion of the proposed land release area in the LHS, and recommends that it be removed, or at the very least re-exhibited, to allow full and meaningful engagement with the residents of Robertson.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>
ROB 9	<p>This submission objects to the proposed removal of the Eastern Land Release in Robertson. The submission argues that all areas of the Shire should accept their fair share of expected urban growth. If this does not occur, areas such as Bowral South have to take a disproportionate share of the growth. Removing Robertson's new living area sets a precedent and Bowral South should also be then considered for removal.</p>	<p>These comments are noted and are more fully addressed in the Council report.</p>



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Marissa Racomelara  
**Acting Deputy General Manager**

Wednesday 23 June 2021