

Planning Options Australia Pty Ltd

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10th November 2011

Ref: 7022

The General Manager
Wingecarribee Shire Council
PO Box 141
MOSS VALE NSW 2571

Dear Sir

WINGECARRIBEE SHIRE COUNCIL		
Class:	MIXED	
Doc No:		
Doc No:	PN/448400	
	18 DEC 2012	5821
NAME	ACTION	INFO
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Submission of a Planning Proposal – Rezoning of Land Lot 33 DP 1081026 No. 7360 “Goondi” Illawarra Highway Sutton Forest NSW

- 1 The above site was owned by Mrs Elbourne who recently passed away and the property is now in the hands of her son Mr Roy Elbourne and his five (5) siblings. Mr Roy Elbourne is the owner of the adjoining lot, 12 DP 802572, to the north of the site.
- 2 Planning Options Australia Pty Ltd has been requested to seek to have the site rezoned from the present E3 Environmental Management to R5 Large Lot Residential and to request that the minimum lot size for subdivision be reduced from 4,000m² to 2,000m² for land zoned R5 Large Lot Residential within the immediate area to create a new village environment.
- 3 The subject site is located on the western side of the Illawarra Highway approximately 120 metres to the south of the intersection of Golden Vale Road and the Illawarra Highway at Sutton Forest. The site is situated between the Sutton Forest Public School site and three lots to the north which have a frontage to Golden Vale Road. These sites, school and other lots, which adjoin the subject land are zoned R5 Large Lot Residential and are used for a school and residential purposes. The subject site has an area of 1.287 hectares. The location of the site is shown on Figure 1 and the site itself is shown on Figure 2 following.



FIGURE 1 – Location Plan

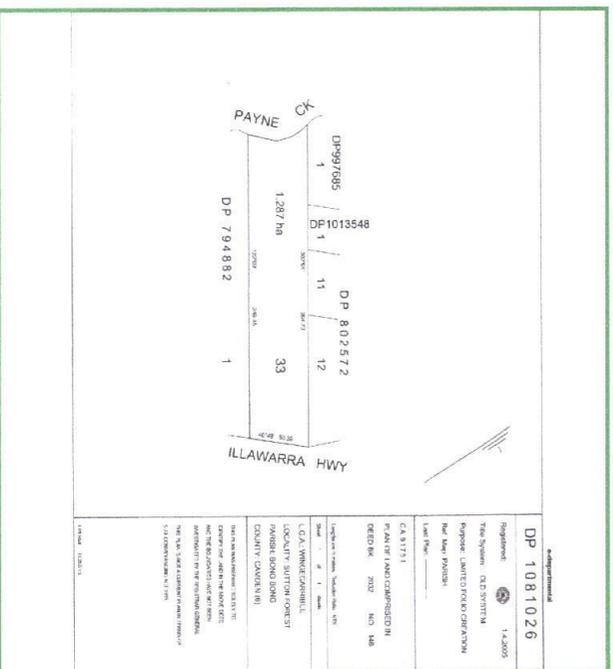


FIGURE 2 – Subject Site

- 4 In making this request it is the case that the subject site is located between two lots zoned R5 Large Lot Residential and the present E3 zone would seem to be totally inconsistent with the zoning of adjoining lots to the north and south. It is also the case that the objectives of the E3 zone designation can never be achieved under the current circumstances because:
 - a the site and the area within which it is located is not one which has been identified with special ecological, scientific, cultural or aesthetic values;
 - b development on the lot in its present form will not have any adverse impact on any special ecological, scientific, cultural or aesthetic values within the site or on land adjacent to it;
 - c there is no evidence within the site which would or should require retention as remaining evidence of any historical significance or social values that have been specifically identified as existing within the existing landscape and land use pattern;
 - d the site has not been identified as being located within or forming part of any sensitive landscape area that should be protected from further building;
 - e the site is not of sufficient area or dimension to provide for a range of development and land use activities that would provide for rural settlement, sustainable agriculture, employment development, recreation or community activities; and
 - f the site has not been identified nor is the site of sufficient area and dimension to warrant its protection as a significant agricultural resource.

- 5 For these reasons and the fact that the site is adjoined by land zoned R5 it is considered that the zoning of the site should be amended and reallocated to provide for an R5 zone which would maintain consistency and continuity with the adjoin and adjacent land holdings. In addition it is also requested that Council consider an amendment to the minimum allotment size within the Sutton Forest Village to allow the subdivision of the land zoned R5 in lots having a minimum area of 2,000m². By providing the requested zoning change the site will be suitable for the provision of:
 - a residential housing in a rural setting which will preserve and minimise impacts on the locality;

- b residential lots that do not hinder the proper and orderly development of urban areas in the future;
- c development that does not unreasonably increase the demand for the existing public services or public facilities that are located in this specific area;
- d development opportunities that will not be in conflict with land uses within the R5 zone and the E3 zone which would adjoin to the west; and
- e future development opportunities which would not unreasonably or significantly detract from:
 - i the primary residential function, character and amenity of the neighbourhood; and
 - ii the quality of the natural and built environments of this locality.

6 In consideration of this area of Sutton Forest which is presently zoned R5 Large Lot Residential it is the case that the area to the west of the Illawarra Highway and immediately to the north and south of Golden Vale Road consists of a range of allotments which, in their current configuration, provide limited opportunities for further subdivision and ultimate development for residential purposes. Under these circumstances the current restriction on the development of lots with an area of 4,000m² or more is unnecessarily restrictive and operates and applies to the point of inconsistency with the zone objectives that are sought to be achieved. It is my submission that a minimum allotment size of 2,000m² would be more appropriate. Under the present circumstances it is my submission that the present zone and minimum allotment size of 4,000m²:

- a unnecessarily restricts opportunities for the provision of residential housing within this specific Sutton Forest "village" environment which ultimately the zone objectives seek to promote;
- b does not provide for the future development of the locality in a proper and orderly manner that would promote future urban development options and enhance opportunities for further population growth that will ensure the retention of the Sutton Forest School over future years;
- c results in conflicts within the present R5 zone with a range of land holdings being too large to accommodate single dwellings which can be satisfactorily maintained in the future but too small to subdivide in order to realise reasonable return on a long term investment; and
- d significantly restricts opportunities for future residential development within an area that would be suitable for the promotion and support of a range of suitable development that would support the natural environment of the area.

7 Having regard to the above it is my submission that the request for a zoning review and amendment of the subdivision area options for this site and the land zoned R5 Large Lot Residential within this immediate village area, has been justified and should be supported by the Council. It is my further submission that any change to the minimum allotment size for subdivision, from 4,000m² to 2,000m², should specifically relate to the area bounded by to the east by the Illawarra Highway, Payne Creek to the west, and Medway Rivulet to the north and by the existing Sutton Forest School site to the south. By providing further opportunities for residential subdivision the previous village environment and vistas enjoyed by the residents of this particular locality can be reintroduced to encourage and enhance further opportunities for the recreation of the village environment of this specific locality. Accordingly, this planning proposal is submitted for Councils consideration and assessment.

- 8 Should you require any further information or assistance regarding this application please do not hesitate to contact the undersigned.

Yours faithfully

Planning Options Australia Pty Ltd



Spencer Buchanan
Director – Planning Services