

Our Ref: 8202015501-001-100:SP  
Contact:

13 July 2021

The General Manager Ms Lisa Miscamble  
Wingecarribee Shire Council  
PO Box 141  
**Moss Vale NSW 2577**

Attention: General Manager

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Dear Madam,

**REQUEST FOR CONSIDERATION OF AMENDMENT RE: ITEM 11.2 TO THE ORDINARY COUNCIL MEETING AGENDA OF WEDNESDAY 14 JULY 2021**

**INCLUSION OF COLO VALE (SOUTH) IN THE ADOPTED WINGECARRIBEE LOCAL HOUSING STRATEGY**

## 1 Introduction

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Cardno is acting on behalf of a cooperative group of landowners in Colo Vale – their site is known as Colo Vale (South) in the Agenda Item 11.2 to the upcoming Council Ordinary meeting scheduled for 14 July 2021.

## 2 Background

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The Colo Vale (South) site was included as an amendment to the originally exhibited version of the Draft Local Housing Strategy and exhibited in February to March 2021.

The site was considered by the Independent Advisory Planning Assessment Panel on 1 July 2021. It was the only land-owner initiated site to be recommended by the Panel for further investigation as suitable for infill development to support the growth of Colo Vale Village. Specifically the Minutes of the Planning Assessment Panel meeting state as follows (our emphasis added):

*"PANEL ADVICE*

*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. the Colo Vale South (Site 1) shown on page 66 of the draft Local Housing Strategy be considered as a future infill development opportunity in Colo Vale**
- 4. Council continue to work with both the industry and community to implement the adopted Local Housing Strategy and Local Strategic Planning Statement*
- 5. 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*
- 6. Council notify all submission makers of this resolution.*

*REASONS:*

1. *The panel generally agrees with the council officer's report.*
2. **The panel considered that Colo Vale South (Site 1) had merit for further investigation as an infill site in accordance with Planning Priority One of the Housing Strategy given its location close to existing residential development and the school.**

VOTING : UNANIMOUS"

We also note that the Recommendation of Agenda Item 11.2 is for none of the exhibited amendments to be adopted.

### 3 Our Request

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Our request is that the Colo Vale South site be acknowledged for further investigation in the final version of the Local Housing Strategy.

Specifically, we note that the Panel's REASONS quoted above recognise that the Colo Vale South site is aligned with Planning Priority One of the Local Housing Strategy.

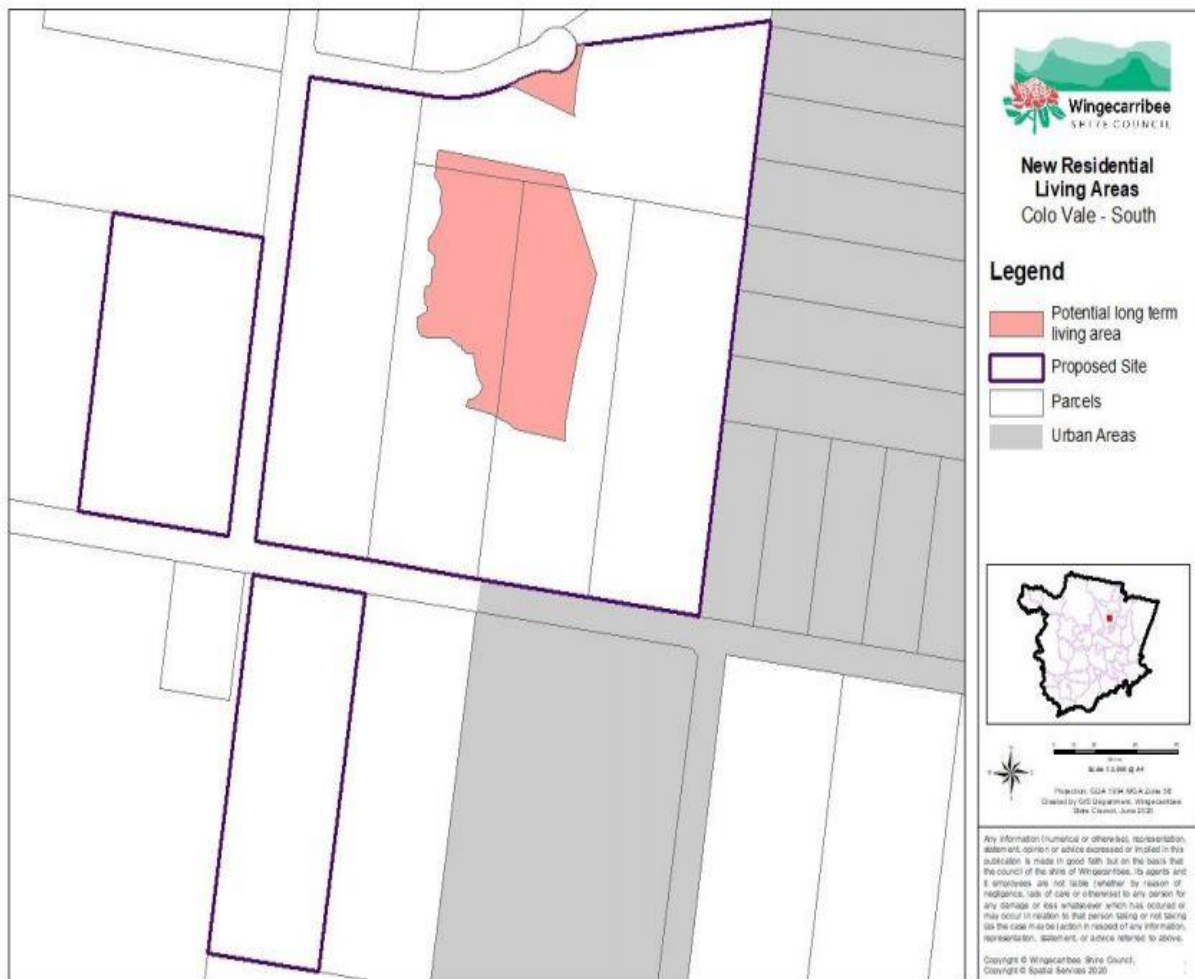
Therefore we request that the Colo Vale South site be included in the final version of the Local Housing Strategy by making a minor amendment to Page 21 of the Local Housing Strategy.

That is, we request the text in the section on 'Planning Priority One' on Page 21 of the Local Housing Strategy be amended as shown in bold text as follows:

*Infill development also provides an opportunity to reinforce the viability of some of our smaller town and village centres (i.e. Bundanoon and Robertson **and Colo Vale**), to ensure these communities continue to have access to important services into the future (i.e. supermarkets, doctors etc.). Both Bundanoon and Robertson are relatively isolated from our larger centres, and it is important for these centres to be economically sustainable, to meet the needs of the local population, reduce car dependency, improve liveability and promote a sense of community. **The land identified as Colo Vale (South) has merit for further investigation as an infill site (see map below).** Increasing housing choice in these areas will also provide an opportunity for residents to age in appropriate housing within their communities.*

And by inserting the map which identifies the Colo Vale (South) site following the abovementioned amended text:

Wingecarribee Local Housing Strategy – Housing Our Community



The requested amendment is considered crucial to the future assessment of a Planning Proposal application for the Colo Vale (South) site.

The Department of Planning, Industry and Environment DPIE publication 'A guide to preparing Planning Proposals' (2018) specifically requires a Planning Proposal to demonstrate:

- i) the Justification of the need for a Planning Proposal by addressing the question "Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?"; and
- ii) to explain the relationship between the Planning Proposal and the Strategic Planning Framework by addressing the question: "Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?" and "Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?"

Whilst we are thankful for Council strategic staff and their comments after the Panel meeting whereby staff advised that a Planning Proposal could be lodged without the Colo Vale (South) being included in the final version of the Strategy, any Planning Proposal application must address the abovementioned questions. Leaving the Colo Vale (South) site completely out of the Local Housing Strategy would mean a Planning Proposal application would not satisfy the abovementioned questions.

This would be entirely unreasonable when this site was the only landowner nominated site supported for further investigation by the Panel.

The site has genuine merit for rezoning and for providing a variety of positive outcomes for the Colo Vale community not just confined to a variety of new housing. The site received more submissions in support from the public exhibition than any other landowner nominated site.

The amendment as requested above will not set a precedent in any way in comparison to the other landowner nominated sites considered by the Local Panel and listed in Agenda Item 11.2.

The requested amendment is vital to these benefits being realised in the near future.

We strongly request this amendment be included in the final Local Housing Strategy.

Should you have any questions or require clarification of the content of this letter please contact me direct.

Yours sincerely,

Planning Team Lead  
for Cardno