

Fitzroy Falls Village Precinct Plan

FITZROY FALLS is a very small rural village located on the edge of the Morton National Park at the south eastern gateway to the Shire. Most development either straddles the Nowra Road giving an impression of ribbon development interspersed with areas of natural bushland (Morton National Park) or concentrated in a small cluster of relatively new houses just west of the Fitzroy Falls Visitor Centre/Fitzroy Falls lookouts. It is a village which:

- enjoys a strong natural bushland environmental character, that adds value to a sense of landscape enclosure created along the Nowra Road 'corridor' as well as in the small housing neighbourhood in the vicinity of Casuarina Crescent
- has a definite sense of informality as expressed by an absence of 'hard' urban 'edges' and the intrusion of bushland into the village areas
- proudly boasts a primary tourist facility – the Fitzroy Falls Lookouts and Visitor Centre operated by the National Parks and Wildlife Service
- has very limited facilities
- adjoins the Fitzroy Falls Reservoir operated by the Sydney Catchment Authority, which offers opportunities for recreation. (The reservoir cannot be readily seen from most locations within the village area)
- generally demonstrates a discrete architectural character of mixed building styles.

Community Profile

The 2011 census records a population for Fitzroy Falls of 208 persons comprising 105 males and 103 females. The largest represented age group is 35-44 years, followed by 55-64 years and 5-14 years. Only 60% of the resident population were at the same residence five years previously. Five residents were located elsewhere within Wingecarribee with a further 48 having been elsewhere in NSW beyond Wingecarribee. Retail Trade was the industry with highest representation among the workforce followed by Agriculture.

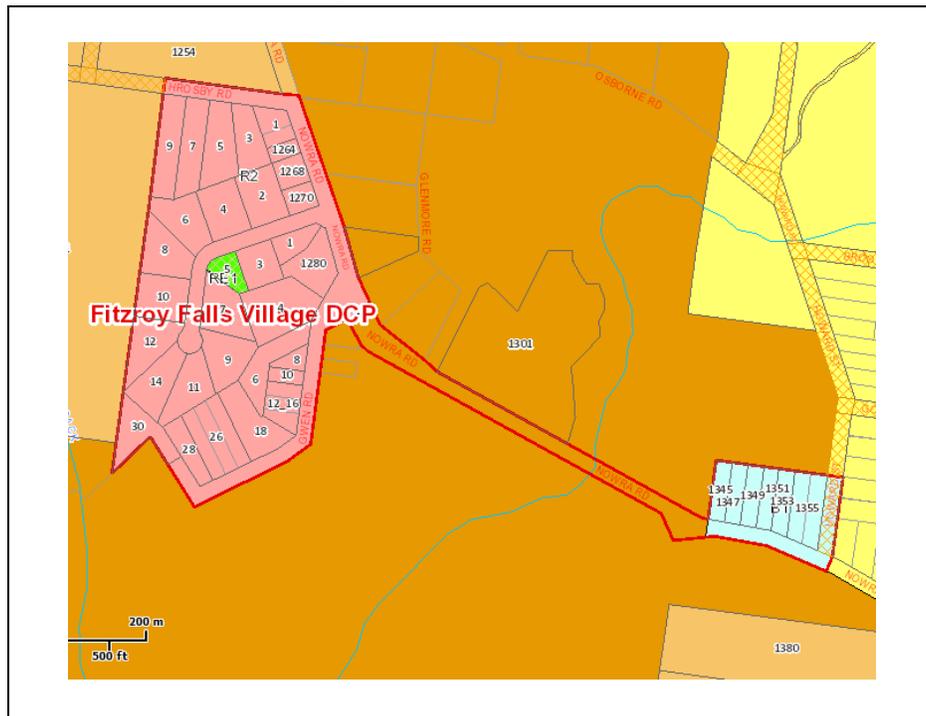
Land Use Profile

The Fitzroy Falls urban area is contained within the red boundary shown on Map following. The colours represent the zonings within the village at the time of printing. Fitzroy Falls contains only three principal zones - R2 Low Density Residential, B1 Neighbourhood Centre, and the RE1 Public Recreation zone. The village layout is different from the usual in that the B1 business zone is separated from the residential area which contains the public recreation zone at its centre.



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Map 1 - Fitzroy Falls Village Boundary and Zoning



Residential Lot Capacity

Council's estimate of vacant land potential as at 2012 indicates there is the potential for a further 8 dwellings in the Fitzroy Falls residential zone. Some lots have been developed since 2012 but there remains potential for over 25% growth in dwelling supply within the village without any variation to current residential zones or minimum lot sizes.

Fitzroy Falls	
Property Type	Total
Vacant Single Lots	1
Vacant Multiple Lots	0
Occupied Single Lots	4
Occupied Multiple Lots	3
Dual Occupancy	0
Total Potential	8
Existing Dwellings	27
Potential + Existing Total	35

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Development Control Plans (DCPs)

Specific development controls for Fitzroy Falls are contained within the Fitzroy Falls Village DCP. For development controls on rural and environmental land surrounding the Fitzroy Falls urban area, the Rural Lands DCP covers land zoned RU1 Primary Production, RU2 Rural Landscape and E3 Environmental Management. The Rural Living DCP covers land zoned RU4 Primary Production Small Lots and E4 Environmental Living. A review of all DCPs will occur in 2016 and Fitzroy Falls property owners will have the opportunity to contribute to that review.

Local Planning Strategy Workshop

During 2010 and 2011 a series of workshops was held across the Shire involving all towns and villages. The purpose of the workshops was to obtain feedback from participants as to what they considered to be the current Strengths and Weaknesses of their locality and what they perceived to be the main Opportunities and Threats for the future. This type of analysis is known by the acronym SWOT.

A Local Planning Strategy workshop was held in the Sutton Forest Hall on 28 July 2011 attended by some 25 property owners from Fitzroy Falls and Sutton Forest. The table below summarises the key comments. Some comments may appear inconsistent, but are included to reflect the full range of opinions expressed. Council appreciates the contribution made by all workshop participants.

KEY ISSUE	CONSIDERATIONS
STRENGTHS	
Surrounds & Ambience	<ul style="list-style-type: none">• Rural ambience & amenity• Village size & ambience• Low density• As it is• Rural views, rural enclosure of village• Peace and quiet• Streetscape• Heritage of Sutton Forest• Proximity to Moss Vale & Bowral
Facilities, Infrastructure & Access	<ul style="list-style-type: none">• No kerb and guttering• No sewerage
Community	<ul style="list-style-type: none">• Village sense of community• Still room to create housing for elderly & pathways
WEAKNESSES	
Facilities, Infrastructure & Access	<ul style="list-style-type: none">• Poor public transport
Community	<ul style="list-style-type: none">• No provision for retirement villas/cluster housing• High real estate costs

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KEY ISSUE	CONSIDERATIONS
OPPORTUNITIES	
Surrounds & Ambience	<ul style="list-style-type: none">• To preserve our historic heritage
Facilities, Infrastructure & Access	<ul style="list-style-type: none">• Walking trails around the village
THREATS	
Surrounds & Ambience	<ul style="list-style-type: none">• Overdevelopment could spoil village atmosphere and rural visual amenity• Loss of heritage protection around Sutton Forest
Community	<ul style="list-style-type: none">• Over development• Over engineering• Over population

SWOT Analysis

The character and ambience of the village were seen as its greatest strength and over-development was seen as the greatest threat to this strength. Surrounding rural landscapes are also highly valued. The low key scale and informal nature of development in density and unformed pathways was also appreciated. Overdevelopment was seen as the greatest threat, spoiling the current ambience and style of the village.

