

Sutton Forest Village Precinct Plan

SUTTON FOREST is a small village of historical importance located to the west of Moss Vale. There is no commercial focus although there is an historic cluster of buildings at the intersection of commercial or community activity.

Community Profile

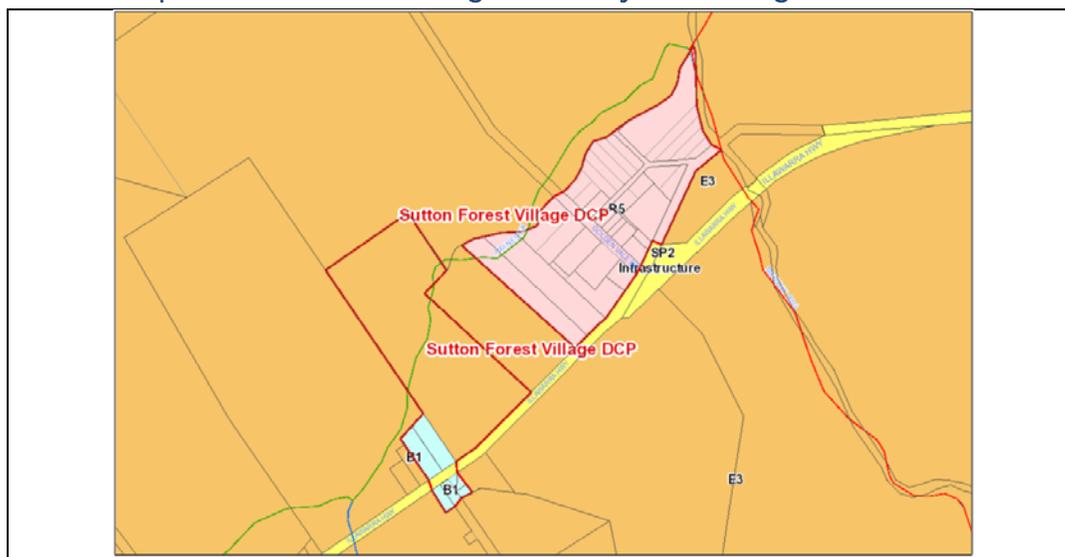
The 2011 census records a population for Sutton Forest of 579 persons comprising 305 males and 274 females. Some 36% of the population is aged 55 or over, but there is also a significant family-aged bracket comprising people aged 35-54 and children aged 5-14. Only some 56% of residents were at the same residential location five years previously. Of those, 30 were at another location within Wingecarribee with 159 elsewhere in NSW. Industries most represented are Construction, Agriculture and Manufacturing.

Land Use Profile

The Sutton Forest urban area is contained within the red boundary shown on Map 1 following. The colours represent the zonings within the village at the time of printing. The Sutton Forest residential area is zoned R5 Large Lot Residential (pale pink). The business zone is B1 Neighbourhood centre (pale blue) and contains several Items of Heritage. Between the two is an area of E3 Environmental Management zoned land focussed on Sutton Forest Inn Item of Heritage. The general locality of Sutton Forest contains several Items of Heritage including within the village as well as the rural properties beyond. Map 2 below indicates the location of those within the village and immediate vicinity (shown as brown).

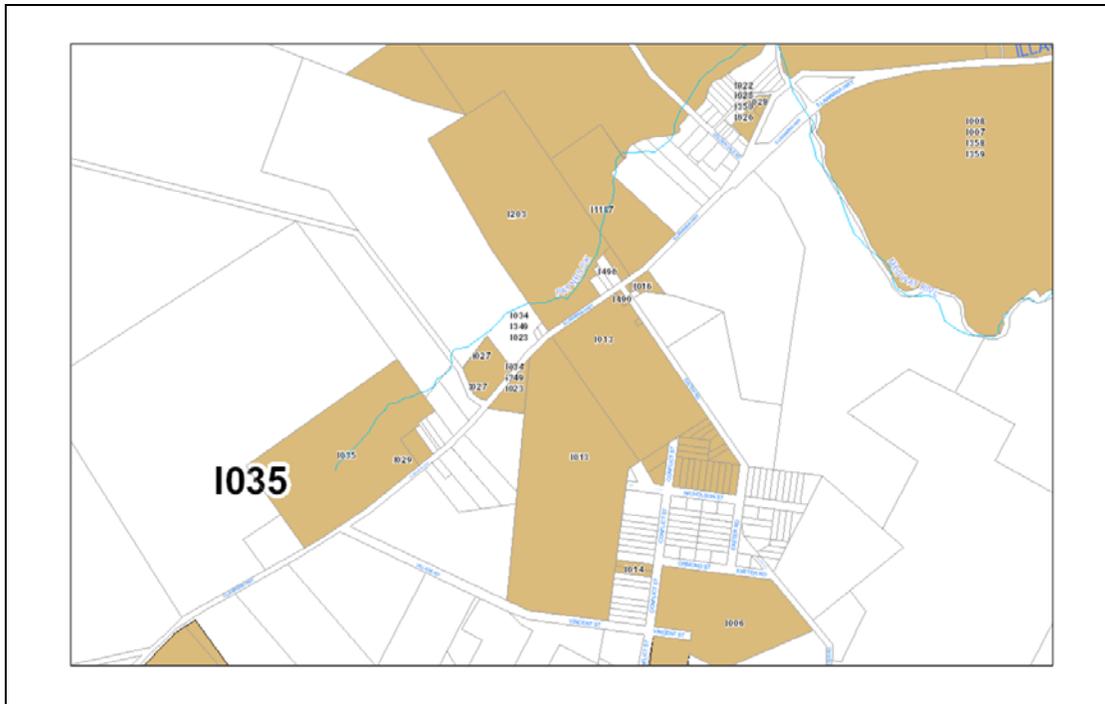
It is also noted that there is an area of rural residential development to the south of the residential zoned 'urban' area of Sutton Forest zoned E3 Environmental Management.

Map 1 - Sutton Forest Village Boundary and Zoning



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Map 2 - Sutton Forest Items of Heritage



Residential Lot Capacity

Council's estimate of vacant land potential as at 2012 indicates there is the potential for a further 10 dwellings in the Sutton Forest residential zone, indicating a potential for some 50% growth in dwelling supply within the village without any variation to current residential zones or minimum lot sizes.

Sutton Forest	
Property Type	Total
Vacant Single Lots	2
Vacant Multiple Lots	0
Occupied Single Lots	2
Occupied Multiple Lots	6
Dual Occupancy	0
Total Potential	10
Existing Dwellings	17
Potential + Existing Total	27

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Development Control Plans (DCPs)

Specific development controls for Sutton Forest are contained within the Sutton Forest Village DCP. For development controls on rural and environmental land surrounding the Sutton Forest urban area, including the 'rural residential' Sutton Forest 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 Sutton Forest 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 with regard to Sutton Forest. 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 villages 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 heritage values of Sutton Forest were particularly noted for protection. 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.

