

# Colo Vale Village Precinct Plan

---

**COLO VALE** is a large rural village located on a small plateau/widened ridge area, just to the west of the Hume Highway (freeway) some 6.5 kilometres north of Mittagong. The main village area sits adjacent to the Mittagong-Picton Loopline (only operational for recreation purposes). The village is laid out on a typical 'grid' road pattern. Rural residential development surrounds the village in all but the north east direction. These areas have a different ambience compared with the core of the village.

Colo Vale's landscape character ranges from semi enclosed in the central core of the village near to the old railway platform and community hall, to a more dense woodland character towards the western village fringe. There is significant remnant eucalypt vegetation within the village, both as street trees and trees in private gardens. They contribute to the sense of semi-enclosure.

The rural residential areas are generally located on land that 'falls way' from the village 'plateau'. The character here is one of more open woodland with instances of cleared pasture. This is particularly the case in the vicinity of Wilson Drive, Alpine Close, Colo Road, and Grevillea Place.

More extensive vegetation occupies the rural residential areas on the western fringe in areas like Azaela Street and Drapers Road. The village drains to the Nattai River (Sydney drinking water catchment) to the west via Drapers Creek and Sheepwash Creek. Land to the east of the railway line drains to the Bargo River catchment.

Colo Vale is described in the Sydney Canberra Corridor Regional Strategy as a 'Village'. Villages are described as "small centres with local retail and specialty tourism retail within the Region. Villages contribute to the Region's character and to tourism".

## Community Profile

The 2011 census records a population for Colo Vale of 1,719 persons comprising 857 males and 862 females. Of these residents only 962 or 56% were at their same residence five years previously. 161 were at a different residential address within Wingecarribee while a further 391 were located elsewhere in NSW.

## Land Use Profile

The Colo Vale 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. Colo Vale contains three zones - R2 Low Density Residential (dark pink), R5 Large Lot Residential (pale pink) on the north western edge and in the south eastern corner, and RE1 Public Recreation (green) including the main park on Wattle Street and a small reserve on Jasmine Street.





# Colo Vale Village Precinct Plan

Colo Vale	
Property Type	Total
Vacant Single Lots	17
Vacant Multiple Lots	60
Occupied Single Lots	16
Occupied Multiple Lots	92
Dual Occupancy	0
<b>Total Potential</b>	<b>185</b>
Existing Dwellings	382
<b>Potential + Existing Total</b>	<b>567</b>

## Development Control Plans (DCPs)

Specific development controls for Colo Vale are contained within the Northern Villages DCP. For development controls on rural and environmental land surrounding the Colo Vale 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 Colo Vale 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 Colo Vale Community Hall on 20 September 2010 attended by some 50 property owners. 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.



# Colo Vale Village Precinct Plan

KEY ISSUE	CONSIDERATIONS
<b>STRENGTHS</b>	
Surrounds & Ambience.	<ul style="list-style-type: none"> <li>• Rural Environment &amp; Atmosphere</li> <li>• Variety of housing</li> <li>• Relaxing Lifestyle</li> <li>• Small Community in Forest</li> <li>• Large Land Size</li> <li>• Rural Tranquil Community</li> <li>• Closeness to Freeway</li> <li>• Diverse Block size in Colo Vale</li> <li>• Small Blocks have Dual Occupancy Right</li> <li>• Why make smaller blocks smaller when there is plenty of land available to subdivide</li> <li>• No paling fences</li> <li>• Village feeling/atmosphere</li> <li>• Security</li> </ul>
Community.	<ul style="list-style-type: none"> <li>• Small Community (3)</li> <li>• Growing Community Involvement (2)</li> <li>• Good neighbours (2)</li> <li>• Community Association</li> <li>• Security with neighbours</li> <li>• Community Mix</li> <li>• Safe Environment</li> </ul>
Environment.	<ul style="list-style-type: none"> <li>• Clean Air &amp; Environment (6)</li> <li>• Bushland (3)</li> <li>• We are a small satellite</li> <li>• Small School</li> </ul>
Facilities, Infrastructure & Access	<ul style="list-style-type: none"> <li>• Access to Sydney, Wollongong and Hume Highway (4).</li> <li>• School (2)</li> <li>• Large Public Park</li> <li>• Sewerage connected to most of Colo vale</li> </ul>
<b>WEAKNESSES</b>	
Facilities, Infrastructure & Access	<ul style="list-style-type: none"> <li>• Transport (Train and Bus Services extended) (9)</li> <li>• No police presence (5)</li> <li>• Access to Medical facilities (nearest are Hill Top) (3)</li> <li>• Lack of infrastructure (2)</li> <li>• Lack of facilities for young generation (2)</li> <li>• Drainage (2)</li> <li>• No/poor footpaths (2)</li> <li>• Bad roads (2)</li> <li>• Gas supply (2) provider appears able to supply or not piped gas at their option</li> <li>• Limited parks for families and teenagers</li> </ul>



# Colo Vale Village Precinct Plan

KEY ISSUE	CONSIDERATIONS
	<ul style="list-style-type: none"> <li>• Limited activities for children</li> <li>• No cycleway to Mittagong</li> <li>• Lack of Skate park &amp; recreational area</li> <li>• Traffic speed in 50 zones</li> <li>• Shared pathway or cycleway network</li> <li>• Lack of design and planning of block sizes in existing property</li> <li>• Church Street no walk ways</li> <li>• Very Fast Train?</li> <li>• No kerb and gutter</li> <li>• Shops</li> <li>• If Council permission is required should have opportunity to mandate on reticulation</li> <li>• No Council rubbish collection bins. This would help eliminate the disgraceful condition of Draper Road &amp; Church Street where everything goes out the window alternatively Council should arrange to keep tidy.</li> <li>• Phone lines – broadband</li> </ul>
Community	<ul style="list-style-type: none"> <li>• Lack of shopping (3)</li> <li>• No retirement housing or townhouses (2)</li> <li>• Many existing large (2000m2) &amp; House Lots are unable to be developed into 1000m2 blocks.</li> <li>• Could associate a small supermarket &amp; doctors, chemist &amp; general store.</li> <li>• Limited number of vacant 1000m2 lots</li> <li>• Council so slow doing anything which means by the time they move there is a new Council and the process starts all over.</li> <li>• Lack of Community facilities</li> <li>• Lack of facilities</li> <li>• Lack of high schools</li> <li>• Lack of easements</li> <li>• Telstra coverage</li> <li>• Lack of funds for Mums &amp; Dads to subdivide</li> </ul>
Surrounds and Ambience.	<ul style="list-style-type: none"> <li>• Bush burning by RFS in Spring (3).</li> <li>• Loss of potential country living</li> <li>• Over development</li> <li>• Loads of rubbish to welcome people into Colo Vale</li> <li>• Security</li> </ul>
Environment.	<ul style="list-style-type: none"> <li>• Birds and Wildlife</li> </ul>



# Colo Vale Village Precinct Plan

OPPORTUNITIES	
Surrounds and Ambience	<ul style="list-style-type: none"> <li>• Provision of senior and disability accommodation (3)</li> <li>• Keep the railway station maintained for visitors (2)</li> <li>• Subdivision potential (2)</li> <li>• Keep the village atmosphere</li> <li>• Parkland</li> <li>• Tourism</li> <li>• To retain ambience of Semi-Rural lifestyle</li> <li>• LEP 2010 Develop Commercial</li> <li>• Opportunity for small business</li> <li>•</li> </ul>
Facilities, Infrastructure & Access.	<ul style="list-style-type: none"> <li>• Bigger school</li> <li>• Better Community Facilities</li> <li>• Better Communications</li> <li>• Closeness to freeway</li> <li>• Need proper infrastructure in Mittagong before go to Colo Vale eg, High School.</li> <li>• Should radiate from centre (Mittagong)</li> <li>• Opportunity for cemetery</li> <li>• Opportunity for Child Care Centre (Full Time)</li> </ul>
Community	<ul style="list-style-type: none"> <li>• We have our say</li> <li>• Real estate potential for capital gains</li> <li>• Better shop</li> </ul>
Environment.	<ul style="list-style-type: none"> <li>• Minimum pollution</li> </ul>
THREATS	
The greatest Threat is in Facilities, Infrastructure & Access	<ul style="list-style-type: none"> <li>• Petrol prices</li> <li>• Government housing</li> <li>• Traffic to Sydney</li> <li>• Sewerage</li> <li>• Water pressure and availability</li> <li>• Wilson Drive needs less traffic</li> <li>• Church Avenue too narrow</li> <li>• Failure to provide allow for open space and parks</li> <li>• How can you put more people here if there is no infrastructure in the main town –school hospital water and sewerage.</li> </ul>
Community	<ul style="list-style-type: none"> <li>• Crime</li> <li>• Youth violence and crime</li> <li>• Over planning</li> <li>• Vandalism Policing</li> <li>• Wensleydale development Don't zone for Housing. It is good land for sporting facilities or park. There is more than sufficient land that is rougher but quite suitable for housing in the village.</li> <li>• Threat to hospital – too small</li> </ul>



# Colo Vale Village Precinct Plan

KEY ISSUE	CONSIDERATIONS
Environment	<ul style="list-style-type: none"><li>• Misuse of arable land (3)</li><li>• Destruction &amp; threat to Flora &amp; Fauna (2)</li><li>• Loss of village climate</li></ul>
Surrounds and Ambience	<ul style="list-style-type: none"><li>• Bushfire – Fire bunkers Mandatory</li><li>• Wensleydale development too big must be modified</li><li>• Loss of village atmosphere</li><li>• Over development</li></ul>

## SWOT Analysis

The ambience of the village and its rural setting were seen as its greatest strengths along with its relatively close location to Sydney. The lack of general infrastructure, transport options and movement paths was seen as the greatest weakness and a significant one at that. Greatest opportunities were for rectifying the lack of infrastructure and movement networks with the greatest threat being that these issues are not addressed and that inappropriate development overtakes the village.

## Submissions to Amend WLEP 2010

During the preparation of the Draft Local Planning Strategy 2015-2031, Council received and assessed several submissions to amend Wingecarribee Local Environmental Plan (WLEP) 2010. The assessment of all submissions was reported to the ordinary meeting of Council on 24 June 2015.

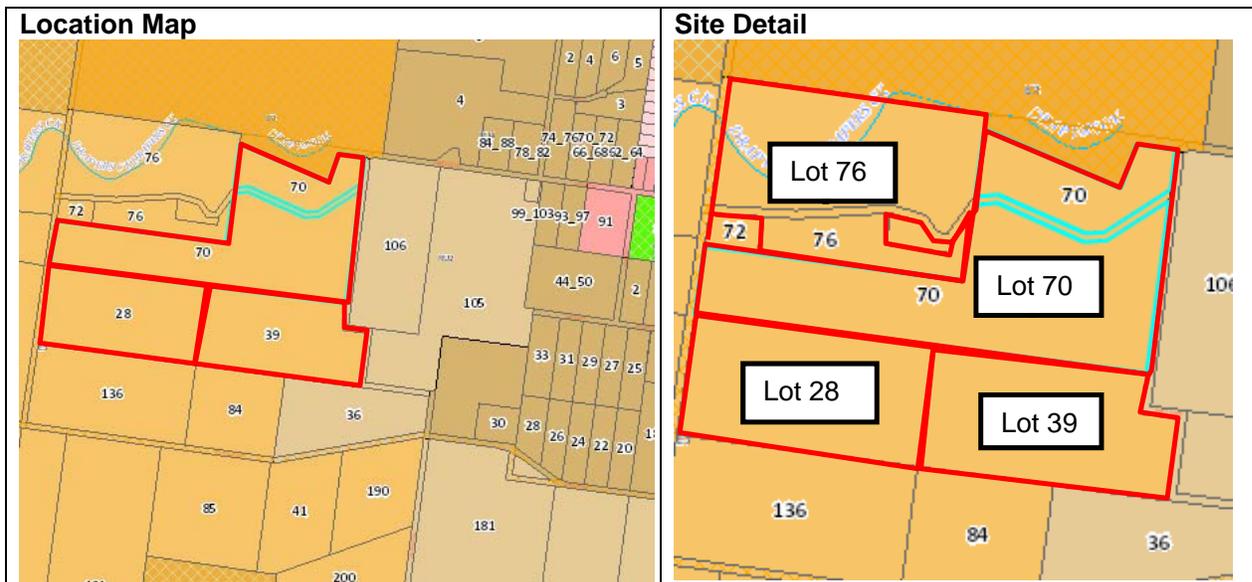
The submission supported for inclusion in the Colo Vale Precinct Plan prior to exhibition of the draft Wingecarribee Local Planning Strategy 2015-2031 is presented below. All exhibited submissions were reported to the Ordinary Meeting of Council on 23 March 2016. Council's resolution from that meeting with regard to the Colo Vale submission is included in the summary below.

# Colo Vale Village Precinct Plan

COLO VALE - 1

PN: 452400, 906200, 452300

ADDRESS: Lots 19, 27 & 28 DP 751267, 28, 39 & 70 Drapers Creek Road COLO VALE NSW 2575



## SITE ANALYSIS

Zoned E3 Environmental Management with a minimum lot size of 40 ha. The sites range in area from approximately 17ha (Lots 28 & 39) to 33 ha (Lot 70) and therefore do not have a dwelling entitlement under the current minimum lot size provisions. Lots in the vicinity are in this same range, but for historical reasons do have dwellings located on them. All sites are heavily vegetated but each has a vegetation free portion which could serve as a dwelling site. Each has a portion of Endangered Ecological Community. As is most land in the vicinity, each of the sites is bushfire prone.

Lot 70 adjoins Lot 76 which was the subject of a Planning Proposal to reduce the minimum lot size to 20 ha. This amendment came into force on 11 July 2014 as Amendment 11 to WLEP 2010. In responding to the Planning Proposal the Department of Planning suggested that Council consider reducing the minimum lot size of all land in the vicinity of the subject site (Lot 76) on the basis that most lots are already at or below the 20 ha standard being sought for Lot 76.

## SUMMARY OF REQUEST

Reduce the minimum lot size to 20 ha to permit a dwelling entitlement.

# Colo Vale Village Precinct Plan

PLANNING ASSESSMENT	
ESSENTIAL ASSESSMENT CRITERIA	ASSESSMENT
<ul style="list-style-type: none"> <li>Proposed use is consistent with current State government policy or practice.</li> <li>Protection of rural lands.</li> </ul>	No
<ul style="list-style-type: none"> <li>Proposed use is consistent with current Local policy or practice:</li> <li>Location within an existing town or village boundary.</li> </ul>	No
<ul style="list-style-type: none"> <li>Proposed use is consistent with most relevant Precinct Plan.</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Site is outside of any zone or infrastructure buffer.</li> </ul>	Yes
<ul style="list-style-type: none"> <li>Site is free of any Endangered Ecological Community.</li> </ul>	No
<ul style="list-style-type: none"> <li>Site is free of significant flood or bushfire affectation.</li> </ul>	No
<ul style="list-style-type: none"> <li>Site has access to reticulated water and sewer.</li> </ul>	No
<ul style="list-style-type: none"> <li>Site has no other constraints relevant to the proposed development.</li> </ul>	Yes

This submission requests the reduction in the minimum lot size to allow consideration of a development application for construction of a dwelling. The existing Minimum Lot Size is 40 Hectares under Wingecarribee LEP 2010 (WLEP 2010). The request is to reduce this Minimum Lot Size to 20 Hectares. Erection of a dwelling can then be considered under Clause 4.2A of the Wingecarribee LEP 2010, provided the subject land is less than the minimum lot size. Lot 28 has an area of approximately 31.3 Hectares. Lot 19 and Lot 27 have areas of approximately 16.7 Hectares. A future application for construction of a dwelling on the undersized Lots of 19 and 27 would also require an application under Clause 4.6 Exceptions to development standards under WLEP 2010.

There are suitable areas on each of the nominated lots to locate a residence on the properties with minimal disturbance to existing vegetation (including areas of Endangered Ecological Communities). This means that there is a capability for any development enabled by this amendment to be consistent with the objectives of the E3 Environmental Management zone. There are also some existing structures on the Lots 27 and 28 indicating a further degree of site disturbance. That is, the subject Lots are not unaltered and development of the sites should not be unreasonably constrained by existing planning controls.

The proposed amendment would only allow consideration of a future development application. Any future development application would still be required to satisfy the objectives of the E3 Environmental Management zone and the Rural Lands Development Control Plan applicable to the zone.

An important point is that Lot 76, located adjacent to Lots 27 and 28, has recently been amended to permit construction of a dwelling on that Lot by way of a similar amendment. It is considered that there have been no adverse impacts from that amendment and subsequent construction of a dwelling.

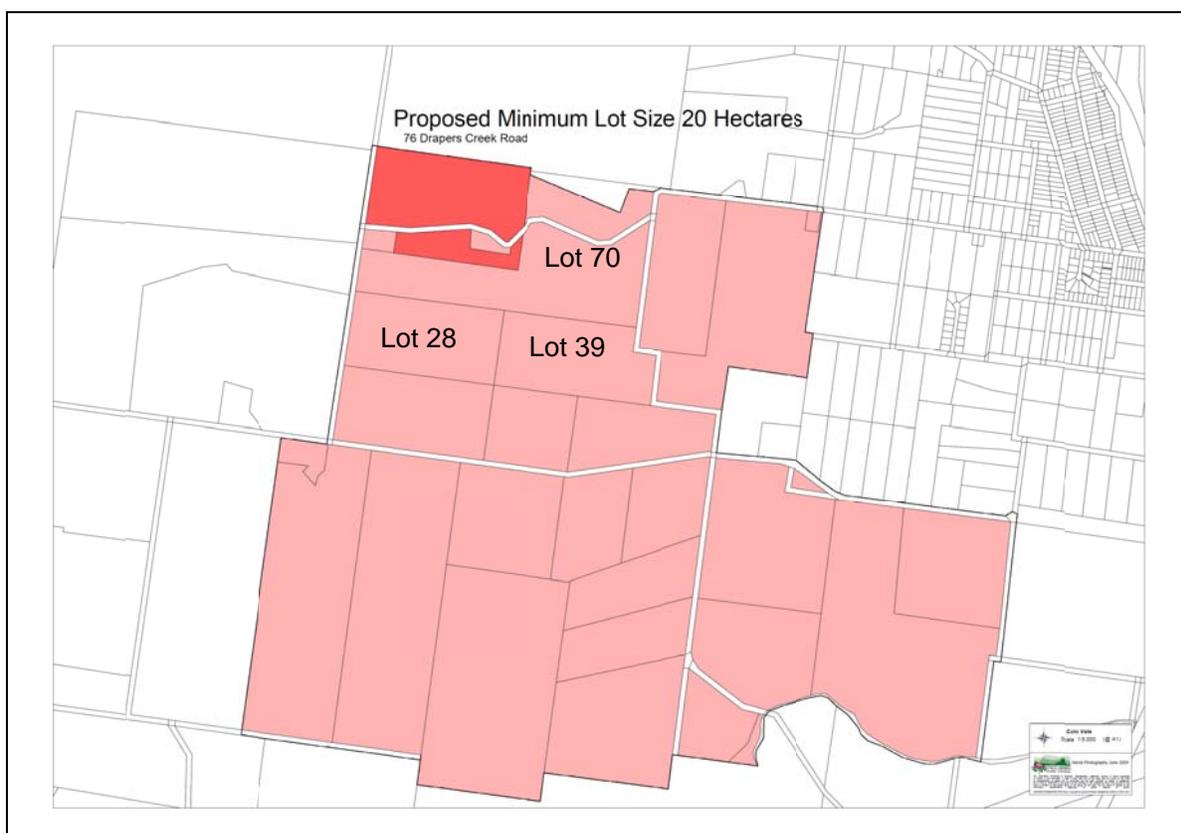
The reduction of the Minimum Lot Size on the subject lots does not establish a precedent across the Shire because they do not have a significant impact on the existing dwelling density. A reduction in the Minimum Lot Size for other properties that do not have a dwelling entitlement would not be consistent with the Precinct Plans for Colo Vale, or with the objectives of the Rural Lands SEPP because it would be increasing the density of dwelling construction in the rural area.

# Colo Vale Village Precinct Plan

Support for any proposed amendment to the Wingecarribee LEP 2010 would be subject to a detailed Planning Proposal being submitted to Council for consideration of the impacts to be assessed by way of the Gateway process.

## CONCLUSION

Council would normally not support a variation to the minimum lot size of land zoned E3 Environmental Management. In this case, the Department of Planning & Environment has indicated support for reducing the minimum lot size of land in the vicinity of the subject site to 20 Hectares because most of those sites are already at or below that minimum. The area identified for potential reduction to 20 Hectares is indicated below.



If the reduction in minimum lot size for this proposed is supported, two of the subject sites would still be below the 20 Hectares minimum (Lots 28 & 39) being 17 Hectares each, but the 20 Hectares minimum would provide the opportunity for 4.6 of WLEP 2010 to be considered, as the variation between 17 and 20 Hectares is not as great as between 17 and 40 Hectares. There was strong support for permitting a dwelling house on these lots during exhibition of the Planning Proposal for Lot 76.

# Colo Vale Village Precinct Plan

---

## RESOLUTION OF COUNCIL 24 JUNE 2015

***THAT the reduction in the minimum lot size to 20 hectares of certain land, including Lots 19, 27 & 28 DP 751267, 28, 39 & 70 Drapers Creek Road, Colo Vale, be supported for inclusion in the Colo Vale Precinct Plan prior to public exhibition of the draft Local Planning Strategy 2015-2031.***

## POST EXHIBITION ASSESSMENT

No submissions were received during the exhibition of the draft Local Planning Strategy, therefore it is RECOMMENDED:

***THAT the reduction in the minimum lot size to 20 hectares of the area identified in the map contained in the Assessment Report be supported for inclusion in the Colo Vale Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.***

## RESOLUTION OF COUNCIL 23 MARCH 2016

***THAT the reduction in the minimum lot size to 20 hectares of the area identified in the map contained in the Assessment Report be supported for inclusion in the Colo Vale Precinct Plan of the adopted Wingecarribee Local Planning Strategy 2015-2031.***

