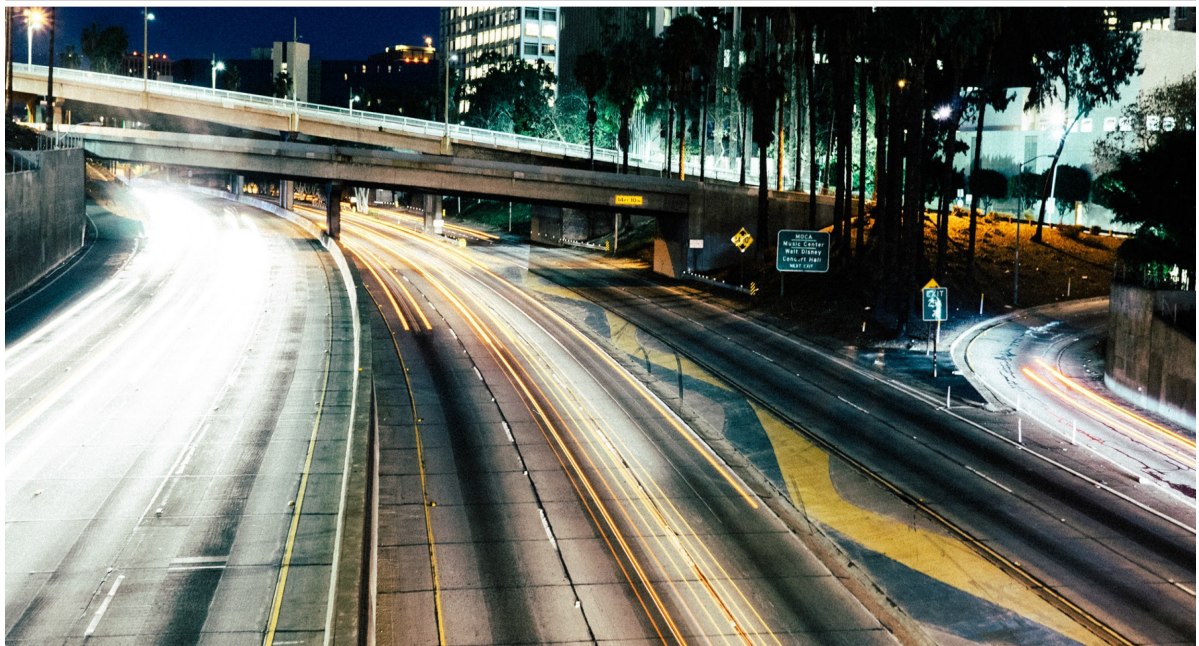




THE M-9 OUTER ORBITAL PROPOSAL

BRIEFING PAPER



State and Federal Issues Briefing Paper

Title: Sound planning and consultation processes in the M9 Outer Sydney Orbital proposal

Date: August 2018

Key issues

- Corridors should be aligned with current planned growth in Greater Macarthur
- Passenger rail services connecting the Shire is the preferred alternative to the M9
- Need for community drop in sessions within Wollondilly
- Need for meaningful local consultation
- Need for input from Council staff and relevant authorities and parties into process
- The announced corridor serves and benefits developers
- Land will be unlocked for rezoning at the cost to the local community
- Need for the correct statutory planning process to be followed
- Need to minimise impacts to local landowners
- Need for more information to understand
 - financial implications for local government
 - impacts on local and regional road networks
 - impacts on the natural and built environment
- Call to release all options prepared by Government

The Orbital Corridor map can be found at:
www.collaborativemap.com.au/WesternSydneyCorridors

Action sought	Timeframe
Agree to support a business base for Passenger Rail for the Shire north to Campbelltown and the future Western Sydney Airport; and	Immediate
Agree not announce a final corridor until all of the key issues have been actioned and resolved, including undertaking a new meaningful consultation process	Ongoing

Contact for telephone discussion (if required)

Name	Position	Telephone		Suggested first contact
		direct line	after hours	
Stephen Gardiner	Manager Sustainable Growth	02 4677 9624	040 999 9934	✓
Chris Stewart	Director Planning	02 4677 9559	048 825 4429	

Purpose of briefing

To provide an overview on the key issues surrounding the Outer Sydney Orbital Corridor Identification and the consultation process, and Councils current position.

Executive Summary

- Council made a submission strong submission on 1 June 2018 advocating on the key issues, with emphasis placed on the need for better meaningful consultation prior making any further announcements and which advocated on behalf of its residents.
- That council is supportive of improving connections to support planned growth, HOWEVER it is critical considering growth planned for the Wilton Priority Growth Area within the next 20 to 30 years that passenger rail services connecting the Shire north to Campbelltown and the future Western Sydney Airport be established as a priority and as an alternative to the M9.
- That the NSW Government set up clear details of how it is going to compensate those under the blue line, near the blue line and effected by the blue line. That premium market values, taking into account unrealised future values, be paid whenever the landowner wants to sell.
- Consideration should be given to realignment of the corridor to minimise impacts to local landowners as a priority.
- The Orbital Corridor map can be found at:
www.collaborativemap.com.au/WesternSydneyCorridors

Background to Outer Sydney Orbital Announcement

- In 2015, a consultation process was carried out by Transport for NSW for the 'Outer Sydney Orbital Corridor Preservation Study'. Consultation occurred between 6 June 2015 and 7 August 2015. No Consultation sessions were carried out within Wollondilly.
- On 28 August 2015, Council made a submission to Transport for NSW.
- In response to concerns raised by Council, the (former) Parliamentary Secretary for Transport and Roads, advised that the Corridors team within Transport for NSW would *"identify suitable locations within the Wollondilly local government area for future community consultation"*.
- On 26 March 2018, the NSW Government announced four 'Corridor Projects' including the Outer Sydney Orbital Corridor Identification, Bells Line of Road - Castlereagh Connection Corridor Identification, North South Rail Line and South

West Rail Link Extension Corridor Identification and the Western Sydney Freight Line Corridor Identification.

- On 1 June 2018, Wollondilly Council made a submission to the State Government to cover:
 - Outer Sydney Orbital identification; and
 - Discussion Paper about proposed protection in parts of Western Sydney.
- The Council submission advocated the concerns on behalf of 327 residents (the later submission included late submission totalling 361 submissions).
- On 22 June 2018, the NSW Government announced changes to the Outer Sydney Orbital including a future tunnel of approximately 10 kilometres from north of Cobbitty Road, Cobbitty to south-east of Cawdor Road has been announced.
- The state government has continually indicated that a final decision and announcement on the corridor would be made by the end of 2018.

Key Issues raised by Council

- Immediate planning for corridors and public transport is required for new State led growth in Greater Macarthur as a first priority.
- Based on the announced corridor, within Wollondilly Shire there are approximately:
 - 33 houses within the corridor;
 - 197 houses within 500 m of the corridor; and
 - 361 houses within 1000 m of the corridor.
- Passenger rail services connecting the Shire north to Campbelltown and the future Western Sydney Airport should be established as a priority, and as an alternative to the M9.
- Need for a comprehensive, tailored, proper, meaningful local consultation process to be carried out, including community drop in sessions and consultation within Wollondilly LGA with an appropriate time for people to understand and make submissions.
- The State Government should undertake a planning process which includes meaningful input from Council staff and relevant authorities and parties.
- There is strong perception that the corridor serves and benefits developers and unlocks land for rezoning at the cost to the local community and private land owners.
- Concern was raised whether the correct statutory planning process was followed in announcing a draft State Environmental Planning Policy.

- Recommended route should minimise impacts to local landowners.
- Inadequate information provided by the state Government to understand
 - the financial implications for local government
 - impacts on local and regional road networks
 - impacts on the natural and built environment
- Call for the Government to release all options that were developed or considered for the Outer Sydney Orbital, including the analysis, viability *and due process* that was carried out for each option

Council Resolutions (*regarding the issue*)

127/2017; 36/2017; 92/2018; 66/2018

Community views on the issue (CSP)

- Council received a copy of 361 individual submissions which were made by residents to Transport for NSW.
- A summary of all concerns raised by residents is provided as an attachment to the Council submission.
- Council's Community Strategic Plan outlines the vision for the Shire as "Rural Living":
 - there is community concern that inappropriate land will be unlocked and rezoned by State Government in and around the existing towns and villages;
 - there is community concern over the loss and impact of rural character, views and setting; and
 - there is strong community support for Council's position to advocate for better public transport.

Lobbyist's/Submitters' views on the proposal

- Outer Sydney Orbital Macarthur Action Group (the Group) formed shortly after the corridor alignment announcement in March 2018 and currently has over 4,900 facebook members.
- The Group provides a forum for residents and interested people to share information, views and concerns, and advocates for better communication with the Government.
- The group does NOT support to alignment as proposed, it does not support the type and method of consultation carried out.

- It has been reported in the local and Sydney media that major international companies are purchasing or placing options on land in and surrounding the corridor, anticipating the alignment outcome.

State Government view on the issue

- The State Government (Transport for NSW and Department of Planning and Environment) are seeking to finalise the proposed corridor and rezone the preservation of the corridor by the end of 2018.
- The views of the Australian Government are unknown.

Possible alternative solutions, options and/or recommendations

- Commitment to undertake an immediate business case for providing corridors and public transport links to the current planned growth in the Greater Macarthur Area.
- Commitment to NOT announce a preferred or final corridor alignment until a further, meaningful, comprehensive consultation and engagement process has been undertaken with residents, Council staff and other relevant agencies.
- A meaningful consultation process be carried out physically within Wollondilly Shire.
- Any future re-alignment of the corridor benefit the local landowners as far as possible.
- Any future meetings with Government regarding the alignment occur with a focus on residents, Council and agencies rather than developers.
- That all relevant information including the business case and assessment of corridor options be made publically available as part of any future consultation.

Next steps...

Implementation

- Transport for NSW arrange an Executive Working Group with relevant Council staff to provide open and transparent exchange of information
- Transport for NSW and the Department of Planning and Environment arrange meaningful drop-in sessions within Wollondilly Shire and appropriately consider the views of affected residents in assessing corridor options
- A public commitment that no further announcements on the alignment of corridor will be made until further consultation has been carried out.