



WILTON - A GREAT TOWN OR NO TOWN AT ALL...

BRIEFING PAPER



State and Federal Issues Briefing Paper

Title: Wilton and Greater Macarthur Growth Areas

Date: July 2018

Key issues (*What problem/issue needs to be resolved?*)

- Wilton Priority Growth Area (16,600 houses)
- Greater Macarthur Growth Area (18,000 houses)
- The rezoning of the Allen's Creek Koala Corridor (April 2018)
- Appeal in the Land and Environment Court (July 2018)
- DA for first 700 lots in the South East Precinct (June (2018)
- Lack of public transport infrastructure and the need for electrified passenger rail services
- Local employment generation
- The need for a site for a future Hospital / integrated health care precinct
- Lack of public schools
- Mining coexistence
- Need for new local contributions infrastructure scheme
- Need for a new Development Control Plan for Growth Areas
- Need for a revised Growth Management Strategy
- Need for new Council Administrative Building to housing additional staff
- Need for a new place-based master plan for Picton
- Picton By-pass (Wilton Park Road to Remembrance Driveway)
- Water and Sewer Servicing Strategy
- Urban heat island impact
- Provision of affordable housing for low income earners
- Smart City and Innovation

Action sought	Timeframe
<ul style="list-style-type: none"> • The provision of infrastructure investment and greater autonomy and transparency for planning within the Wilton Priority Growth Area. • The establishment of a business case for public transport infrastructure early investment in the Wilton Priority Growth Area. • The protection of critical local Koala habitat throughout the Wollondilly Shire, in particular at Allen’s Creek. • No further release of land at or around Appin while there remains sufficient land supply available at Wilton. • Improved strategic planning pathway and precinct planning process with greater autonomy for rezoning, development control preparation and plan preparation generally. • Community awareness of the issues • The review of Council's Growth Management Strategy to reflect the communities Rural Living vision and establish where greenfield growth should occur (Wilton and possibly Appin post 2036) subject to infrastructure investment and demand. 	Now and ongoing

Contact for telephone discussion (if required)

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PURPOSE

The purpose of this briefing paper is to give an overview the growth related issues facing the Wollondilly Shire and document the NSW Government-led plans for Wilton and Greater Macarthur Growth Areas and Council’s current position.

EXECUTIVE SUMMARY

- The NSW Government's housing supply agenda will see Wollondilly Shire expected to accommodate approximately 35,000 homes over the next 50 years.
- Council originally supported the NSW Government's Potential Homesites Program (PHP) housing supply agenda and gave 'in-principle support' for the release of land for housing at Wilton Junction in December 2012.
- Council however does not support other PHP proposals for Appin Vale or Brooks Point, Appin or generally anywhere south of Rosemeadow given the lack of infrastructure and the planned supply for land at Wilton Junction
- Council released its *Wilton a GREAT new Town or NO Town at all* campaign in June 2017 to advocate for greater infrastructure investment to support growth at Wilton Junction. Found at:
<https://www.wollondilly.nsw.gov.au/assets/Documents/Planning-and-Development/Growth/Wilton-A-GREAT-new-town-or-NO-town-at-all-Advocacy-Paper.PDF>
- Council withdrew its in principle support for the release of land for housing at Wilton Junction on 30 April 2018. This was due to concerns over lack of public transport infrastructure, hospital and education facilities and lack of local employment opportunities.
- Council lodged an appeal against the rezoning of the South East Precinct by the Minister for Planning in the Land and Environment Court on 13 July 2018.
- It is recommended that Council continues to lobby for better infrastructure investment and greater autonomy and transparency for planning within the Wilton Priority Growth Area.
- It is recommended that Council continues to work with the Greater Sydney Commission through the Western Sydney City Deal to establish a business case for public transport infrastructure investment in the Wilton Priority Growth Area.

BACKGROUND

In response to the NSW Government's Potential Homesite's Program in 2012, Council supported three (3) sites for urban release at Wilton Junction if planned as an integrated new community.

Council's vision for Wilton Junction included providing housing, employment, all supporting infrastructure and services, and a full range of complimentary land uses to support liveability and sustainability.

By supporting land release at Wilton, Council had intended to preserve its "Rural Living" vision throughout the Wollondilly Shire while focusing housing and infrastructure investment within a targeted growth area.

Importantly, several other proposals, including proposals for "Appin Vale" and "Brooks Point, Appin" were not supported by Council.

Council subsequently wrote to the Minister for Planning conveying Council's position and requesting that the NSW Department of Planning lead planning for Wilton which commenced in early 2013.

However, in September 2015, the Department released the Greater *Macarthur Land Release Investigation – Preliminary Strategy and Action Plan*. Contrary to Council's well established position, West Appin was identified for potential urban release of approximately 18,000 houses beyond 2036.

Subsequent resolutions of Council in August and October 2016 upheld Council's opposition to the release of any land around Appin citing that no development south of Rosemeadow should be undertaken prior to the upgrade of Appin Road and the provision of a by-pass for the existing Appin Village. Submissions were made to the Department on the Preliminary Strategy to this effect.

Council, having made little progress with the Department and Transport for NSW resolving key infrastructure issues, in June 2017 released its *Wilton A GREAT New Town or NO Town at all* campaign. The purpose of this campaign was to advocate for better public transport, health and education infrastructure and local employment opportunities to support growth at Wilton.

In April 2018, the Minister for Planning rezoned the Wilton South East Precinct for Walker Corporation, including part of the Allen's Creek Koala corridor, despite several issues remaining unresolved.

This promoted Council to call an Extraordinary Council Meeting on 30 April 2018 where Council resolved to formally withdraw its in-principle support for Wilton. Council also resolved to commence a petition for the NSW Legislative Assembly which has attracted over 12,000 signatures.

On the same day, the Department held a meeting with developers with interests in developing land around Appin soliciting for development proposals.

Council later on 13 July 2018 lodged an appeal against the decision by the Minister for Planning to rezone the Wilton South East Precinct.

WHAT COUNCIL IS ADVOCATING FOR:

- **Public Transport**

Expedite a business case for the delivery of electrification and duplication of the main southern line south of Macarthur to Picton and complete the 3 kilometre section of the Maldon-Dombarton Rail Line from Maldon to Wilton New Town.

- **Health**

Identify through the Land Use and Infrastructure Strategy a 6-10 hectare site integrated within the masterplan for an integrated health care facility initially ahead of a tertiary level hospital to service Wilton and the Wollondilly Shire over time.

- **Employment**

Enshrine a minimum 1:1 job to housing target in the SEPP and LUIPP to ensure that adequate investment in employment generation is secured in line with delivery of housing.

- **Education**

Early deliver of a public high school to accommodate the immediate shortfall of 2,700 high school places within the Wollondilly Shire.

- **Protection for our disease free Koala population**

The immediate repeal of the rezoning of the portion of Allen's Creek Koala Corridor running through the South East Precinct.

- **Local Infrastructure**

The cessation of any further rezoning of land until an adequate local infrastructure contributions framework or local infrastructure Voluntary Planning Agreement are in place. Immediate amending legislation in the SEPP to create a retrospective satisfactory arrangements provisions to ensure that development consent cannot be granted until a local contributions framework or local infrastructure Voluntary Planning Agreement are in place.

- **Greater Macarthur Release Area**

Abandon any plans for release of lands for urban development in Appin while there remains 50 years land supply at Wilton and significant infrastructure issues unresolved there.

CURRENT STATUS

The NSW Government' housing supply agenda which will see the Wollondilly Shire undergo rapid urbanisation as approximately 35,000 additional houses accommodated in Wollondilly over the next 50 years.

The NSW Government is planning to accommodate additional housing supply within two main growth areas; the *Wilton Priority Growth Area (WPGA)* and the *Greater Macarthur Growth Area (GMGA)* which includes West Appin.

The WPGA will deliver 16,600 homes over the next 20 years while the GMGA at West Appin will deliver 18,000 houses beyond 2036.

This represents a doubling of the Shire's current housing stock of approximately 17,000 houses. This will see our existing population grow from about 50,000 people to over 150,000 over the same horizon.

By the end of 2018 the Department of Planning intends to have rezoned land for 11,000 additional houses at Wilton Junction.

COMMUNITY VIEWS ON THE ISSUE

Council's Community Strategic Plan outlines the vision for the Shire as "Rural Living".

There is strong community support for Council's strong opposition to growth around its small rural villages including Appin.

There is also strong community support for Council's position to advocate for better public transport, health and education infrastructure and protection for our local Koala colonies.

LOBBYIST'S/SUBMITTERS' VIEWS ON THE PROPOSAL

The Wilton Action Group (WAG) has formed to advocate for better planning for the Wilton Priority Growth Area and protection of our natural habitat Koala colonies. Council has formed a positive relationship with WAG and sees merit in working closely with interested community groups such as WAG.

Council's decision to withdraw its support for the WPGA has drawn strong criticism from Alan Jones on the Macquarie radio network who has longstanding links to Walker Corporation.

Council's decision to withdraw its support for the WPGA has drawn strong criticism from the Urban Taskforce's Chris Johnson. The Urban Taskforce refers to itself as "*a non-profit organisation representing Australia's most prominent property developers and equity financiers*".

STATE GOVERNMENT VIEW ON THE ISSUE

The NSW Government' housing supply agenda which will see the Woillondilly Shire accommodate approximately 35,000 additional houses in Wollondilly over the next 50 years.

The NSW Government has released media indicating that all required infrastructure is being provided and that they have worked with Wollondilly Shire Council.

POSSIBLE ALTERNATIVE SOLUTIONS, OPTIONS AND RECOMMENDATIONS

- Continue to lobby for better infrastructure investment and greater autonomy and transparency for planning within the Wilton Priority Growth Area.
- Work with the Greater Sydney Commission through the Western Sydney City Deal to establish a business case for public transport infrastructure early investment in the Wilton Priority Growth Area.
- Continues to advocate for the protection of critical local Koala habitat throughout the Shire, and at Allen's Creek.
- Oppose any further release of land at or around Appin while there remains sufficient land supply available at Wilton.
- Improved strategic planning pathway and precinct planning process with greater autonomy for rezoning, development control preparation and plan preparation generally.
- Continue with the Wilton Advocacy campaign and Trax to the Future campaign to maintain focus the issue and draw wider community and political support.
- Council as a priority reviews its Growth Management Strategy to reflect its Rural Living vision and establish where greenfield growth will be allowed (Wilton and possibly Appin post 2036) subject to infrastructure investment and demand.