

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 17 October 2016

PE10 - Wilton New Town Project

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Wilton New Town Project

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EXECUTIVE SUMMARY

- The purpose of this report is to brief the new Council on the progress of the Wilton New Town project and seek endorsement of the future direction of the project including:
 - Wilton Town Centre Workshop
 - New planning delivery pathway
 - Communications protocol and probity arrangements
 - Health services
 - Wood fire heaters.
- It is recommended that Council re-affirms its support for Wilton New Town.
- It is also recommended that Council, in regard to Wilton:
 - Lobby for passenger rail in the longer term and provision of buses at the start of development
 - Further consider the town centre location
 - Lobby for health services and dedication of land for them
 - Request the NSW Department of Planning, Chief Planner address Council
 - Request release of the Kruk report of mining co-existence
 - Call for a further report on probity once the probity plan is completed
 - Write to the Environment Protection Authority (EPA) in regard to air quality.

REPORT

CURRENT STATUS

BACKGROUND

Since the NSW Government's Potential Homesites Program was announced in 2011, Council has been working with 3 major landowners to facilitate a new master planned community at Wilton.

The high level masterplan was endorsed by Council in December 2012 (See Attachment 1) with the objective of delivering an integrated master planned community that provided access to employment and public transport opportunities.

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Council formally wrote to the NSW Department of Planning & Environment in January 2013 asking the State Government to support the project and facilitate its implementation through the Growth Centres SEPP. Council and the 3 major landowners have been working in partnership with the Department to resolve a range of planning matters since.

A more detailed background to the project is contained in Attachment 2.

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Wilton) 2016

On Friday 29 July 2016, the Minister for Planning gave notice of the gazettal of State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Wilton) 2016.

The SEPP included in the definition of “growth centre” the Wilton Priority Growth Area with boundaries as shown on the Wilton Priority Growth Area Precinct Boundary Map (see Attachment 3).

The SEPP now applies to development applications lodged with Council that are located within the Wilton Priority Growth Area. Clause 16 specifies matters ((Cl.16 (1) (a-g)) that Council must consider before granting development consent ahead of a Precinct Plan being adopted. These are:

- *whether the proposed development will preclude the future urban and employment development land uses identified in the relevant growth centre structure plan,*
- *whether the extent of the investment in, and the operational and economic life of, the proposed development will result in the effective alienation of the land from those future land uses,*
- *whether the proposed development will result in further fragmentation of land holdings,*
- *whether the proposed development is incompatible with desired land uses in any draft environmental planning instrument that proposes to specify provisions in a Precinct Plan or in clause 7A,*
- *whether the proposed development is consistent with the precinct planning strategies and principles set out in any publicly exhibited document that is relevant to the development,*
- *whether the proposed development will hinder the orderly and co-ordinated provision of infrastructure that is planned for the growth centre,*
- *in the case of transitional land—whether (in addition) the proposed development will protect areas of aboriginal heritage, ecological diversity or biological diversity as well as protecting the scenic amenity of the land.*

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This is a positive step forward in the Wilton new town project as it represents the formal designation of Wilton as a 'growth centre' by NSW Government and triggers the requirement for detailed precinct planning to occur.

It is expected that the Land Use and Infrastructure Strategy currently being developed will contain the principles which precinct plans will need to be consistent with. The Land Use and Infrastructure Strategy will be given statutory force through a Section 117 Ministerial Direction to ensure that any proposals achieve the intended outcomes of the Masterplan.

Wilton Town Centre

The high level masterplan provided for a new town centre strategically located along the Maldon-Dombarton railway corridor northwest of the Hume Highway/Picton Road interchange. The location of the town centre here is considered optimal in terms of providing better public transport access, vehicle and pedestrian circulation and general amenity.

The town centre would accommodate traditional retail services including food liquor and groceries (FLG), specialty retail and civic uses and would create a vibrant public domain and streetscape activation that would create a vibrant space for the community with shopping, entertainment and recreation activities.

In supporting the high level masterplan, Council also resolved to express its strong support for the provision of transport infrastructure and delivering an employment target of 1 job for each lot generated.

Wilton New Town will be capable of accommodating in excess of 16,600 dwellings (roughly 50,000 people) in Wilton over the next 30 years. Likewise the NSW Government's Macarthur Planning Strategy foreshadows a further 12,000 dwelling at West Appin.

It is therefore critical that access to public transport and local employment opportunities is provided given that the site is located approximately 23 kilometres from the nearest major employment and services hub – Campbelltown/Macarthur.

Without access to public transport, Wilton new town will evolve as a dormitory, automobile dependent, satellite settlement with significant implications for the physical and emotional health and wellbeing of future residents. This will impose significant financial costs to local and state government over time as health services struggle to cope with the higher prevalence of sedentary lifestyle related illness. Health is discussed in greater detail later in this report.

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Similarly, failing to provide sufficient local employment opportunities only further exacerbates the problems associated with lacking adequate public transport infrastructure as it consigns future residents to long automobile commutes for work.

Automobile dependency is a common problem faced by urban growth as they are characterised by highly dispersed, low-density suburban areas predominately linked to employment and retail centres by roads and motorways with little alternative public transport modes available.

Automobile dependency has been linked to a number of negative impacts including:

- Environmental degradation
- Social exclusion
- Reduced public health
- Economic inefficiency.

Modern approaches to urban planning seek to address the issues associated with urban growth by adopting principles of 'New Urbanism'. These principles include creating 'self-sustaining' communities where dwellings, jobs and public spaces are co-located to reduce dependency on travel.

New Urbanism proposes that "development outside existing urban boundaries (such as Wilton new town) should be organised as self-contained towns with their own urban edges, which achieve a balance of jobs and housing. Physical organisation of the region should be supported by a framework of transportation alternatives. Transit, pedestrian, and bicycle systems should maximise access and mobility throughout the region while reducing dependence upon the automobile.

These New Urbanism principles best capture Council's desired outcome for creating a sustainable and integrated community at Wilton with access to local employment opportunities and public transport.

Council staff have been working with the major landowners and the NSW Department of Planning & Environment on design concepts for the Wilton Town Centre. The Appin 8 mining licence owned by South 32 is a significant constraint on achieving a quality town centre outcome in this location.

In 2013, Robyn Kruk, a former senior public servant, was commissioned by the NSW Government to undertake an investigation of the potential for mining and urban development to co-exist at Wilton. The Kruk Report was submitted to the NSW Government in 2013 and is currently before Cabinet.

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Discussions with senior executives from the NSW Department of Planning & Environment suggest that the Kruk Report contains a number of potential pathways for mining and urban development to co-exist. However, the NSW Government has not yet made the findings of the Kruk Report publicly available. This is a significant challenge to planning for the town centre as we do not have all relevant information available to make well-informed decisions on land use and design.

Council staff have consistently expressed concern with DP&E officers that it is premature to commit to a concept for the town centre until the findings of this report are known.

The uncertainty is also shared by the landowners at Wilton who are exposed to expensive and potentially unnecessary commercial agreements with South 32 if the NSW Government does resolve mining co-existence in a timely manner.

Council will write to the Minister for Planning, to seek a commitment to resolving mining co-existence and public transport issues before any agreement on the Land Use Infrastructure Strategy is reached. The Draft District Plan for the South West District which incorporates Wollondilly is currently being prepared by the Greater Sydney Commission and will be placed on public exhibition later this year. It is important that the District Plan any commitments to public transport or services are reflected in the Land Use and Infrastructure Strategy for Wilton.

In the interim, it would be highly beneficial for Council to invite the NSW Department of Planning & Environment's Chief Planner, Mr Gary White, to attend and present to a council workshop. The purpose of such a presentation would be to share best practice examples of good town centre design nationally and imbed these principles into planning for the Wilton Town Centre.

Health and Wellbeing

Chronic diseases have overtaken infectious diseases as the leading causes of ill health in Australia. There is a growing consensus amongst planners and medical professionals that urban sprawl increases in the incidence of chronic diseases by encouraging sedentary lifestyle behaviours that contribute to poor health.

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A growing body of research suggests there is a positive association between physical activity and the built environment. Without access to public transport or local employment opportunities, Wilton is at risk of developing as an automobile dependent satellite suburb with significant implications for the physical and emotional health and wellbeing of its future residents. This in turn will impose significant financial costs to local and state government over time as health services struggle to cope as the growing population experiences higher incidences of sedentary lifestyle related illness.

Features of urban areas which are conducive to greater physical activity include:

- Closer proximity to public transport
- Compact, pedestrian friendly neighbourhoods
- Multiple destinations within walking or cycling distance, such as transport nodes, shops and recreational facilities
- Greater diversity in land use.

Good urban design is therefore very important in ensuring the health and wellbeing of the future inhabitants because it is preventative in nature. Healthy urban design can avoid some of the causes of poor health and therefore reduce the financial costs associated with treating poor health amongst the population.

Furthermore, demographic factors typical of new growth areas place additional pressure on existing health services compared to established urban areas. These include:

- Higher birth rates
- Greater cultural diversity
- Higher youth populations.

As a result, new growth areas increase demand for a unique range of services for including maternity, midwifery, early childhood and youth related services. These may not be adequately provided for within the region especially considering that the Department of Planning & Environment's Macarthur Planning Strategy plans to provide a further 35,000 homes by 2036.

Understanding the significant health related challenges that Wilton New Town would present, Council in partnership with South Western Sydney Local Health District and the University of NSW, undertook a Health Impact Assessment (HIA). This was completed in December 2014.

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The HIA contained a number of relevant recommendations aimed at ensuring good health outcomes for the community including the following:

- Ensure the early introduction of facilities and infrastructure that are planned in consultation with the community and stakeholder groups
- Develop a Social Plan to ensure the delivery of a healthy and active community that aligns with the principles of the Masterplan (December 2012) and addresses the emerging needs of the community as it develops
- Engage the community in the design, development and activation of public domain and space
- Engage with the community regarding land use mix and density to mitigate potential conflict
- Promote Wilton New Town as a healthy, active community
- Ensure that public spaces, facilities and activities are both safe and suitable for elderly people, children, people with disabilities and different population groups within the community.

The design of the town centre, early provision of public transport and health services will have a large influence on whether the above goals will be achieved. As discussed, good design is preventative in nature and will reduce pressure on the health system.

Equally, we acknowledge that new growth areas inherently place greater demand on health service provision through higher birth rates which are not influenced by urban design directly. A closer examination of health services is therefore necessary.

There are three streams of health care as identified on the following table:

Stream	Service
Primary	General practices / clinics Community nursing services Community health and wellness centres
Secondary	Specialist services e.g. radiology Allied health services Drug and alcohol services
Tertiary	Hospitals

Wilton New Town will need to be serviced across all three streams of health care at full development (approx. 50,000 people). The NSW Government's Macarthur Strategy indicates that growth centres at Menangle Park, Mt. Gilead and West Appin combined with Wilton New Town will potentially yield 35,000 additional dwellings by 2036 and a further 33,000 beyond that. This is potentially a further 200,000 people in the surrounding region.

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The nearest public hospitals are located at Campbelltown and Camden which are both over 20 kilometres north of Wilton New Town. The next closest public hospitals are located at Coledale and Bulli in the Illawarra approximately 26 kilometres to the east while the public hospital at Bowral to the south is 36 kilometres away.

A significant health care inequity may arise if 200,000 more people to move into the region and are expected to travel more than 20 kilometres for access to public hospital services.

Although the full extent of this growth will not occur within the immediate next 20 years, a range of health care services need to be delivered to meet the changing needs of the community over time.

A suitable site at Wilton needs to be identified and reserved for health care services across all three streams with the intention of delivering services over time as the community grows. In the short term, a combination of primary and secondary health care services including a private hospital and integrated health care should be provided.

Council could seek a meeting with the Minister for Planning and the Minister for Health to ensure that planning for Wilton and the broader Macarthur region does not overlook essential health care services.

Consideration by the Wollondilly Health Alliance

As noted in the previous section, Wilton New Town represents an enormous opportunity to deliver best practice approaches to planning for health and wellbeing outcomes. In order to achieve that goal, the planning and delivery of Wilton New Town needs to consider all determinants of health and wellbeing (social, economic, environmental) and then apply implementation strategies and actions in response.

The Department of Planning & Environment has engaged consultants to prepare a Social Infrastructure Assessment for Wilton New Town which includes health service related infrastructure. However, the scope of this study is broad in nature and focusses on hard social infrastructure such as schools and health infrastructure.

The Health Impact Assessment for Wilton New Town undertaken by Council in December 2014 identified the need for a social plan to ensure the delivery of a healthy and active community. Such a plan would set clear strategies and actions regarding health and wellbeing outcomes, and broader social outcomes.

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The Wollondilly Health Alliance, at its meeting of 21 September, considered these issues and resolved to:

- Commit to the objective of achieving the vision of a “healthy” Wilton New Town
- Endorse the need for all determinants of health and wellbeing (social, economic, environmental) to be considered in the planning and delivery of Wilton New Town
- Endorse the concept of a “Wilton Health and Wellbeing Plan” or “Social Plan” (containing implementation strategies and actions) as a key strategic tool in delivering these outcomes
- Write to the Department of Planning to express its view on these matters and to invite representatives from the Department (and GHD Consultants) to present to a future meeting of the WHA regarding their social planning strategies for Wilton New Town.

Council is currently undertaking a review of its Social Plan and it is considered appropriate that Wilton New Town be the focus of a new and separate Strategic Social and Health Plan. This Plan and the suite of strategies and actions contained within it should be used to ensure the ongoing health and wellbeing of future residents is considered.

Communications and Probity Arrangements

In 2013, the Council and the NSW Department of Planning & Environment agreed to a Probity Plan which outlined communications, conduct and meeting protocols to ensure accountability, transparency and impartiality.

The Probity Plan also accommodated the appointment by the landowner's group of a facilitator who acted as a single point of conduct for the landowner's group and facilitated meetings between the agencies and the community.

Although this process has worked well, with the gazettal of the SEPP on 25 July 2016, the landowner's group elected to end the engagement of the facilitator. The facilitator last official duty was chairing a Community Reference Group meeting at Council Chambers on Wednesday 17 August 2016.

The independent facilitator formally wrote to Council on 23 September 2016 (see Attachment 4) confirming that they are no longer represent the landowner's group but were available to undertake further services for the landowners individually and/or collectively, including community and stakeholder engagement, presentations to Council and other technical work, as required.

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Council staff have requested the Department hold urgent discussion to re-appoint an independent facilitator to continue to act as intermediary as further negotiations on key aspects of the project are ongoing. Council has already received advice from a probity advisor to ensure any engagement is compliant with all relevant probity policies and procedures.

This Probity Plan also outlined the agreed procedure for a State-led rezoning process through an Amendment to the SEPP. Council and the landowners both preferred this approach as it was considered the most effect way for issues such as mining co-existence and infrastructure coordination to be resolved.

The NSW Department of Planning & Environment in its correspondence dated 27 July 2016 advised Council that the Department was no longer supportive of this approach. The Department instead confirmed it had invited each landowner to lodge separate planning proposals to allow early release of land.

Following this advice, Council understands that Walker Corporation lodged a planning proposal with the NSW Department of Planning & Environment in July. However, despite several requests by Council staff, the Department has not yet formally referred the planning proposal to Council explaining the statutory and strategic planning framework by which it will be assessed. Council will continue to pursue this as a matter with the Department to ensure accountability and transparency is maintained.

Council staff have consistently stated that no rezoning should proceed until mining coexistence issues have been resolved and provision for employment, health, education and public transport has been made. Furthermore, the Land Use and Infrastructure Strategy and all the technical studies to support it are currently under development and so there is no strategic planning framework in place to assess individual planning proposals against.

Council staff have stated a clear preference for the Working Group to remain focussed on finalising the technical studies and developing a robust strategic planning framework to guide growth. Encouraging the landowners to lodge planning proposals has created a situation which is unnecessarily drawing focus away from completing the important investigations that support for Wilton was predicated upon.

However, these changes in the scope of the project have necessitated a review of the Probity Plan which Council is currently working with the Department on. The revised Probity Plan will potentially accommodate reappointment of an independent facilitator and provide greater certainty on the planning pathway for development to occur.

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A further report to Council will be provided once this has been finalised.

Air Pollution

Council staff met with officers from the NSW Environmental Protection Authority in August to discuss air pollution in Western Sydney, in particular smoke generated from Wood fire Heaters. They presented a case for Council to consider a ban on wood fire heaters in new growth areas based on the following:

- Wood smoke adversely impacts all of Sydney in winter
- Wood heaters adversely impact indoor air quality
- It is healthier to not live next to wood heater emissions
- Compliance issues with wood smoke impacts on neighbours in new release areas would be avoided
- Other forms of heating are easier for residents and council to manage
- Wood heaters are not a more sustainable than other heating sources

In terms of social impact, a ban on installation of wood heaters in new release areas:

- will not affect current the business of wood suppliers, as current users of wood heaters will still need wood
- will not affect the business of wood heater installers, as existing homes can still replace/ install new wood heaters
- preserves the current supplies of fallen wood for existing residents
- sends a message about what is healthy and sustainable.

The EPA will shortly be releasing a study on 15 years of air particulate samples in Sydney that demonstrates the impacts of wood heaters and will provide a copy to Council once complete. However, it is not expected that the report will propose a state-wide ban on wood fire heaters and any bans will likely be up to Council to consider.

The Sydney 'air shed' causes air pollution from across the City being carried by prevailing winds towards the Macarthur Region where it is trapped in a naturally occurring 'basin'. The result of this is that air quality is measured as being worse across the Macarthur Region more than other parts of Sydney from where the pollution is emitted. This is considered to be a leading cause of respiratory illness which is more prevalent in Western Sydney than inner City areas.

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These factors present a good case for taking action on wood fire heaters to prevent further reductions in air quality. However, a ban on wood fire heaters in Wollondilly Shire is not going to improve air quality as the air pollution is largely generated outside the Shire and is carried here. A more holistic approach to improving air quality improvement needs to be considered.

The number of wood fire heaters is inconsequential when compared to the number of extra automobiles on the Shire roads if the NSW Government does not provide adequate public transport infrastructure.

Council should write to the EPA and express our keen interest in receiving their report into air quality and the impacts of wood fire heaters.

Council should ask the Greater Sydney Commission to review the report and consider whether broader measures can be adopted in the District Plans to address the issue at a broader scale. This would better assist in addressing what is an inequitable transfrontier externality, where poor environmental choices made by people outside the LGA impose environmental and health related costs on people within the LGA.

Furthermore, Council should continue to lobby the NSW Government to ensure that public transport and health services are provided at Wilton New Town to avoid compounding air quality problems.

CONSULTATION

Further joint community consultation will be undertaken between the Council and the NSW Department of Planning & Environment once the draft Land Use and Infrastructure Strategy and Special Infrastructure Contributions Scheme is finalised.

FINANCIAL IMPLICATIONS

Council has borne significant costs in the management of the Wilton New Town Proposal. A draft agreement between the 3 main developers and the NSW government has been prepared and if adopted will provide a mechanism for Council to recoup these expenses and fund future expenses.

ATTACHMENTS

1. High level Masterplan (Council endorsed), December 2012
2. Background on Wilton New Town
3. Wilton Priority Growth Area Precinct Boundary Map
4. Letter from Elton Consulting dated 23 September 2016.

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RECOMMENDATION

1. That Council re-affirms its support for the release of land for Wilton new town occurring as a master planned community which integrates, housing, employment, transport infrastructure and community facilities and that the appropriate planning mechanisms be put in place to ensure that any staging of sub-precincts does not compromise this fundamental goal.
2. That Council continue to lobby NSW State Government for passenger rail to the Wilton Priority Growth Area. That Council also lobby for the early provision of the bus transport to Wollongong and Campbelltown-Macarthur to be provided until railway can be constructed.
3. That a further report be provided to a future Council Meeting regarding the town centre location and proposed thresholds linking housing to jobs supply and a planning mechanism to achieve these fundamentally important employment goals.
4. That in relation to the proposed new town at Wilton Junction, Council pursue the establishment of integrated health care facilities to service expected population growth ahead of the construction of a new hospital and health services precinct by completion of the Wilton Junction Proposal as presented to the Community and Council. A business case, which identifies an appropriately sized site for a medical facility capable of servicing the staged population growth predictions, shall be forwarded to the NSW Department of Planning, Greater Sydney Commission and relevant Parliamentary Members for their consideration
5. That Council write to the NSW Department of Planning's Chief Planner and requests a presentation to a Councillor workshop on best practice approaches to town centre design and establishment.
6. That Council write to the Minister for Planning, to request that the Kruk Report into mining coexistence be released so that the Land Use and Infrastructure Strategy can be finalised and also commit to providing adequate providing public transport and health services before the its finalisation. Considering the imminent release of the South West District Plan, finalisation of the Land Use and Infrastructure Strategy should be deferred until the District Plan is released to ensure that they both coordinate land use and infrastructure decision making together

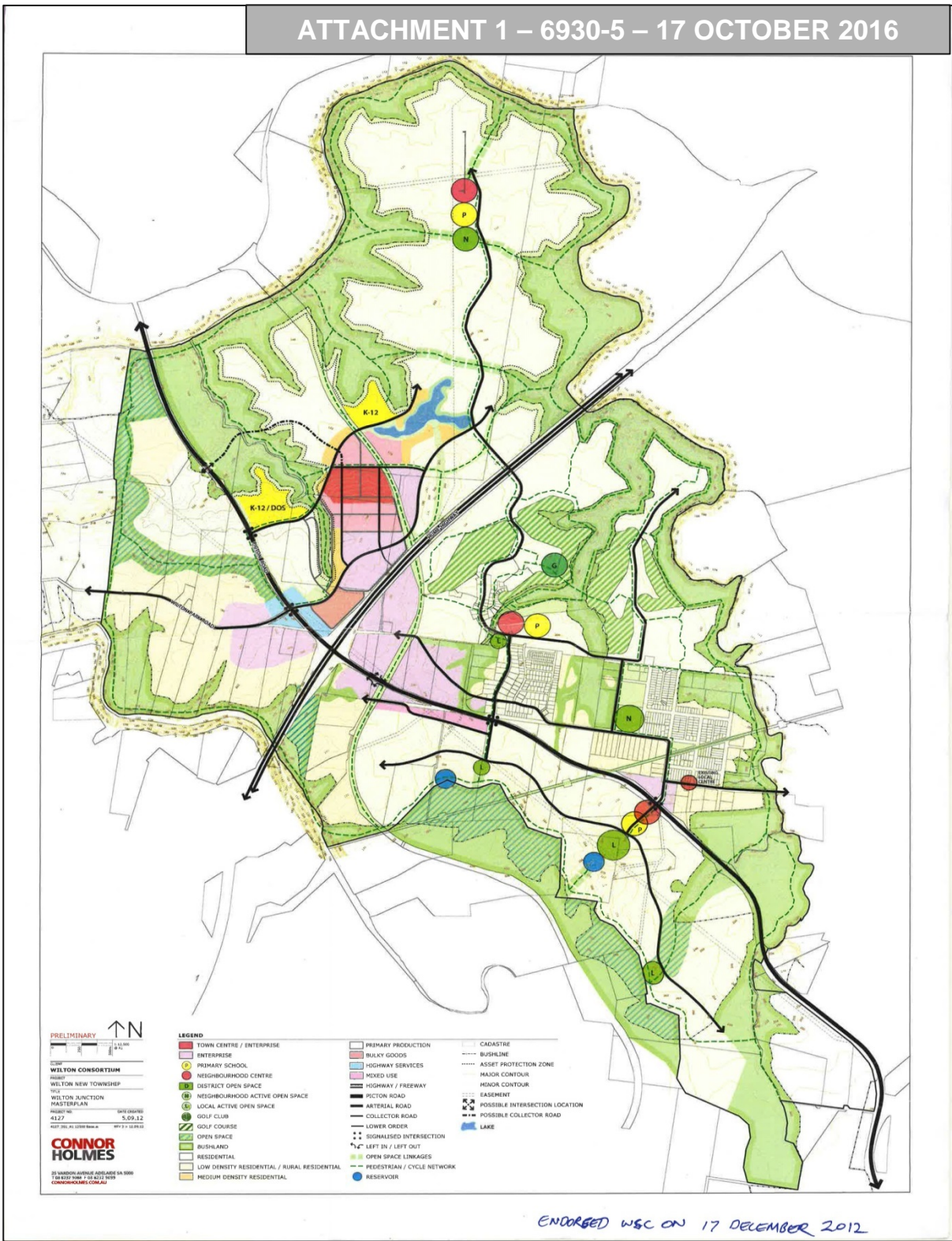
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7. That Council develop a Communications Strategy once a revised Probity Plan and Planning Costs Agreement with the NSW Department of Planning & Environment and the landowners is agreed.
8. That Council write to the NSW EPA and express our keen interest in receiving their forthcoming study on the impacts of wood heaters and forward the report and a submission to the EPA and the Greater Sydney Commission which calls for a more holistic approach to improving air quality across the Macarthur Region.
9. That a Strategic Social and Health Plan for Wilton New Town be developed and used as a strategic tool in delivering health, wellbeing and positive social outcomes.

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BACKGROUND

The NSW Government's Potential Homesites Program in 2011 called for owners of significant landholdings to nominate their projects for priority rezoning to escalate housing supply.

In response to the program sites nominated included Bingara Gorge, Wilton South and Wilton West.

At its meeting of 20 February 2012, Council resolved that release of these sites for urban development should be undertaken as part of a coordinated master plan for the entire Wilton area.

In May 2015, the four major landowners and Council agreed to sign a memorandum of understanding to work cooperatively to prepare a high level master plan for Wilton Junction.

On 15 May 2012 Council resolved to write to the Minister for Planning to advise that a MOU had been signed with the landowners to prepare a master plan that would:

- Include all lands generally in the vicinity of the Picton Road/Hume Highway interchange at Wilton
- Deliver a new town at Wilton to provide housing, employment, all supporting infrastructure and services, and a full range of complimentary land uses to support liveability and sustainability
- Provide an overall structure and staging plan
- Identified all infrastructure requirements and an infrastructure funding strategy, to ensure timely and cost-effective delivery of all infrastructure.

A steering committee of landowners, their consultants and Council staff was formed to oversee the preparation of the draft master plan. The landowners group engaged consultants to prepare a draft high level master plan and to prepare background studies covering traffic and transport, infrastructure, employment and retail, and community facilities.

This draft high level master plan was presented to Council at its meeting on 15 October 2012 where Council resolved to:

- Consult with the community regarding the master plan
- Engage consultants to undertake a peer review of the master plan
- Consider a further report after community consultations and a peer review had occurred
- Require an infrastructure plan be provided to Council as soon as possible detailing the infrastructure required and its funding.

The draft master plan was placed on public exhibition from 22 October 2012 until 16 November 2012 and a Community Forum was held at Wilton on 5 November 2012. In total, 43 submissions were received up to 23 November 2012.

In addition, a number of agencies were consulted including the following:

- Roads and Maritime Services
- South West Sydney Local Health District

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- Office of Environment and Heritage
- Transport for NSW
- Industry (Resources & Energy)
- Department of Primary Industries
- Endeavour Energy
- Sydney Catchment Authority
- NSW Rural Fire Services
- Sydney Water
- NSW Ambulance Service
- Department of Education and Training
- Mines Subsidence Board
- Police
- NSW Fire Brigades
- State Emergency Service
- Department of Family and Community Services
- Environment Protection Authority.

Council commissioned an independent review of the draft master plan and community consultations in accordance with the October resolution. The independent review found that the concerns of the community generally related to provision of open space and recreation facilities and should proceed subject to further detailed investigations being undertaken.

At its meeting of 17 December 2012, Council resolved to 'support in principle' the Wilton new town high level master plan prepared on behalf of the major landowners (Attachment No 2).

Amongst a number of matters, Council's support of the master plan was conditional on the following:

- The inclusion of land west of the study area along Wilton Park Road in the master plan
- The NSW Government coordinating the rezoning and state infrastructure agencies and resolution of mining related issues
- Identifying designs and funding for the upgrade of Picton Road and the Hume Highway to accommodate the development
- Creating 1 job for each lot created through the master plan
- The NSW Government building a new hospital to service the new town and the broader Shire
- A number of issues relating to flora and fauna and indigenous heritage be investigated in the master plan process

Council wrote to the Minister for Planning & Infrastructure in January 2013 to inform the Minister of Council's support for the Wilton new town project. Council also requested that the NSW Government coordinate the statutory planning process to implement the draft high level master plan with Council's ongoing involvement.

The NSW Department of Planning and Infrastructure (DP&I) agreed to work with Council on the project and a steering committee was established which first met on 16 January 2013. At this meeting, the Director - General of DP&I outlined a planning pathway which involved a draft State Environmental Planning Policy similar to other 'Urban Activation Precincts'. This was subject to infrastructure requirements and a State Infrastructure Levy being

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developed and approved by Cabinet in addition to mining co-existence issues being resolved.

The DP&I issued Study Requirements for the Wilton Junction Precinct SEPP on 2 May 2013 (Attachment No 3). This set out requirements for further detailed investigations to be undertaken to support the SEPP based rezoning of the land and covered the following 19 areas:

- Strategic context
- Land uses and planning controls
- Demographic profile and social infrastructure
- Economic development and employment generation
- Ecologically sustainable development
- Mine subsidence
- Topography, soils and geology
- Biodiversity
- Water and air quality
- Heritage
- Roads, traffic and transport
- Bushfire
- Contamination
- Noise
- Agricultural land suitability
- Utilities
- Emergency services
- Infrastructure and housing delivery
- Planning agreements and developer contributions

Following this, a Community Reference Group (CRG) was established by consultants acting for the landowner's group which included state and local government representatives and community representatives.

The purpose of the CRG was to "ensure community views are heard, and to play an ongoing part in planning for Wilton Junction".

The Community Reference Group met on the following occasions:

- 24 July 2013
- 7 August 2013
- 11 September 2013
- 3 June 2014
- 9 April 2015
- 15 October 2015

Separate to the CRG, the Interagency Working Group continued to meet throughout 2013 to work through and resolve issues surrounding mining co-existence. In August 2013, DP&I indicated that unless these issues could be resolved quickly, any development west of the Hume Highway may need to be deferred until mining activities had concluded.

Council, wrote to the then Premier for NSW, Barry O'Farrell (Attachment 4), on 12 August 2013 and 20 August 2013 (Attachment 5) to express its disappointment with the NSW Government's position and reaffirm its view that urban development and mining could co-exist at Wilton. Council also emphasised its strong view that the development of Wilton should proceed as

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an integrated master planned community as opposed to dormitory suburbs lacking access to employment and services.

The Hon. Brad Hazzard MP, Minister for Planning and Infrastructure, replied to Council on 9 September 2013 giving assurance that the NSW Government was still investigating mining co-existence options for Wilton.

The NSW Government engaged Ms Robyn Kruk AM to undertake an independent review (the Kruk Report) into the potential for mining co-existence. Ms Kruk liaised with Council staff on several occasions to discuss these issues in compiling her report which has since been handed to the NSW Government but remains Cabinet-in-Confidence.

It is generally understood however that the Kruk Report found that coexistence is technically possible and that urban development and mining at Wilton Junction can proceed in tandem. A number of potential planning pathways available to progress urban development are also identified.

On 13 May 2014, the landowner's consortium met with Council staff and requested that the town centre be relocated to the immediate junction of Hume Highway and Picton Road. The reason for the proposed relocation was based on discussions with major retailers which suggested that the Highway exposure would potentially result in the early presence of some retailers.

The latest revision of this masterplan concept is contained in Attachment 6. This revised master plan concept is a significant departure from the concept adopted by Council in December 2012 and has not been endorsed by Council. A detailed discussion of the revised master plan concept is contained later in this report.

On 30 July 2014, DP&E referred to Council a complete updated study requirements report prepared by consultants for the landowner's consortium for review and comment on its adequacy.

Council replied to DP&E on 2 October 2014 advising that an assessment of the study package found that ecological assessment and biodiversity offset arrangements were inadequate. The landowner's consortium has been made aware of additional requirements but have yet to formally address these issues and re-submit to government.

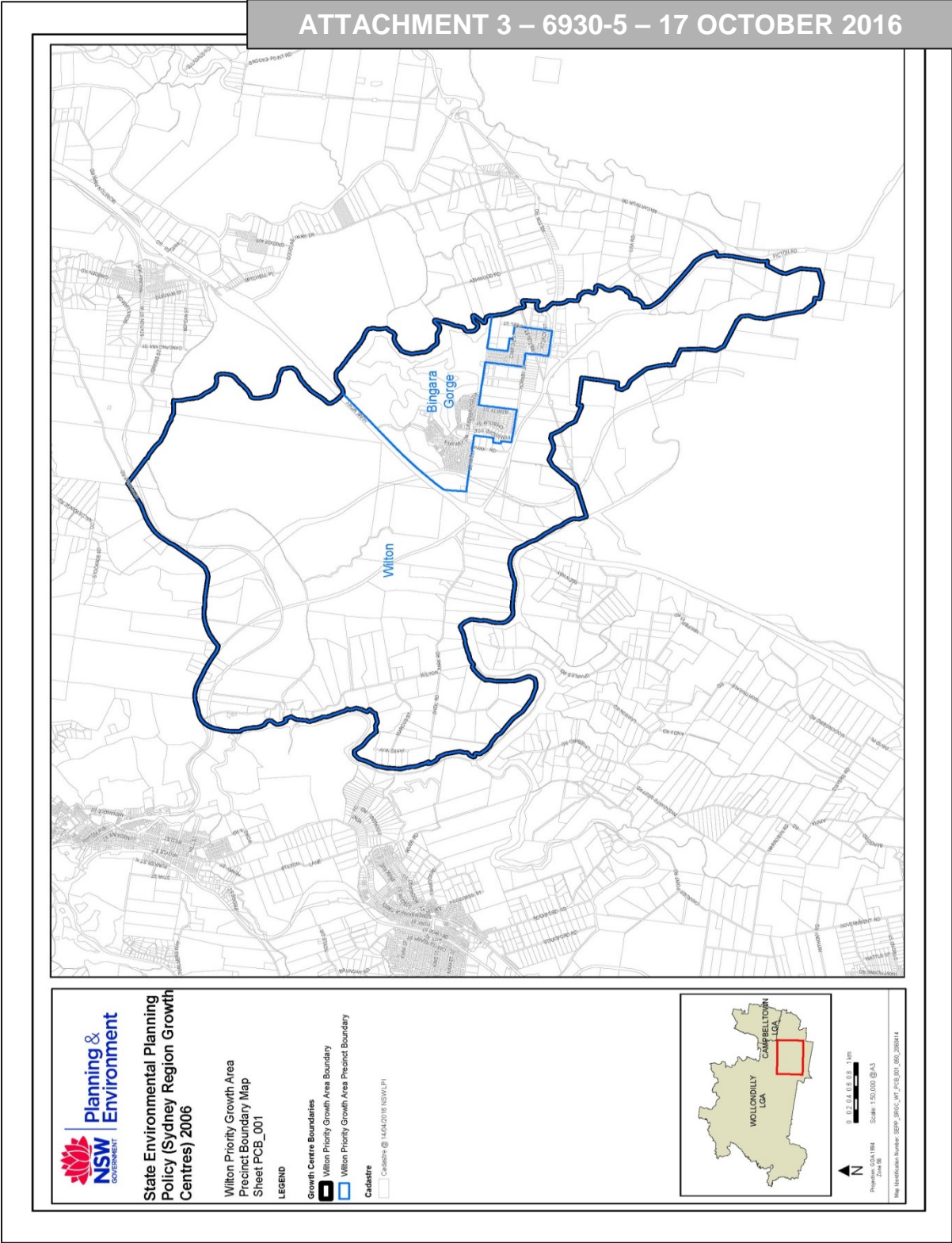
On 22 September 2015, DP&E released the Greater Macarthur Preliminary Land Release Strategy for public comment. A draft SEPP was also placed on public exhibition proposing amendments to the Growth Centre SEPP to identify two new growth centres at Menangle Park / Mount Gilead and Wilton.

Council made a submission to the exhibition of the Strategy dated 7 December 2015 highlighting the significant increases in dwelling yields and commercial floor space provision within the Wilton new town master plan area. Council sought for the increased development scenarios to be recognised in the Strategy to ensure that planning for infrastructure provision and contributions rates could be levied based on the likely high development yields.

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Planning & Economy

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 17 October 2016

PE10 - Wilton New Town Project

ATTACHMENT 4 – 6930-5 – 17 OCTOBER 2016

sydney
t (02) 9387 2600
PO Box 1488
Level 6, 332-342 Oxford St
Bondi Junction NSW 1355
f (02) 9387 2557
consulting@elton.com.au
www.elton.com.au
ABN 56 003 853 101

23 September 2016

Mr Luke Johnson
General Manager
Wollondilly Shire Council
PO Box 21
Picton, NSW, 2571



Dear Luke

RE: Wilton New Town – Role of Elton Consulting with the Wilton Junction Landowners Group

I refer to our meeting with Council in August 2016. I now write to clarify and confirm Elton Consulting's role with the Wilton Junction Landowners Group.

As you are aware Elton Consulting has been engaged since 2013 to provide Project Management, Statutory Planning, Social Planning, Infrastructure Planning and Communications and Engagement services by the Wilton Junction Landowners Group (Walkercorp, Bradcorp and Governors Hill) for the SEPP application for the rezoning of their lands.

Following the NSW Government's recent gazettal of the Wilton Priority Growth Area and the statements by the Department of Planning, indicating that it is now leading the process, it has been agreed by the Wilton Junction Landowners Group (WJLO) that it is timely for Elton Consulting to cease the role it has played on behalf of the Group. This became effective 17 August 2016.

Elton Consulting has however advised the WJLO that we are available to undertake further services to the landowners individually and/or collectively, including community and stakeholder engagement, presentations to Council and other technical work, as required.

I would like to take this opportunity to thank Council, you personally, and all officers with whom we have had the pleasure to be associated over the period we have been working on Wilton New Town for your advice, guidance and the support we have received. It has been a respectful, totally professional and collaborative relationship which has achieved much.

The vision for Wilton New Town is strong and compelling. Elton Consulting looks forward to being involved in the realisation of that vision in some capacity in the future.

Yours sincerely

A handwritten signature in black ink, appearing to read "Brian Elton".

Brian Elton
Managing Partner
brian@elton.com.au