

GR5 - Public Exhibition of Wilton (North West Precinct)

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TRIM 6930-7

EXECUTIVE SUMMARY

- The purpose of this report is to formally notify Councillors of the release, by the NSW Department of Planning & Environment, of the Wilton (North West Precinct) Planning Proposal.
- The Wilton North West Precinct Planning Proposal includes:
 - State Environmental Planning Policy (SEPP) Explanation of Intended Effects
 - Exhibition maps
 - Precinct Planning Report
 - Wilton North West Planning Proposal.
- The proposed SEPP will amend the Wollondilly Shire Council Local Environmental Plan 2011 (Wollondilly LEP) by:
 - Rezoning land in part of the Wilton North West Precinct Urban Release Area;
 - Amending the map in the Growth Centres SEPP to identify the Wilton Growth Area precincts; and
 - Making consequential amendments to the operative provisions of the LEP to reflect the rezoning.
- The plans were on public exhibition from 24 November 2017 until 18 February 2018. The DPE has granted an extension to Council to make a submission.
- It is recommended that Council makes a submission to the DoP and send a copy of the Final Submission to relevant members of Parliament.

REPORT

BACKGROUND

Council supported the master plan for Wilton Junction in December 2012 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.

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Council wrote to the Minister for Planning in January 2013 to inform 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 Environment (DPE) 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 DPE 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 developed and approved by Cabinet in addition to mining co-existence issues being resolved.

Over the following four years, Council, DPE and the proponents had continued to work collaboratively on a single SEPP-based rezoning and Land Use and Infrastructure Strategy.

On 4 December 2017, Council received notification from the DPE that a rezoning proposal and precinct plan for Bradcorp's landholding at Wilton North West Precinct was on public exhibition from 24 November 2017 until 18 February 2018 (Attachment 1).

Council has not supported any land being rezoned ahead of the finalisation of a robust planning framework that demonstrates that all necessary infrastructure and local employment opportunities will be delivered. This position has been reinforced by several resolutions of Council which in turn have been conveyed to DPE staff both in writing and at numerous meetings.

The public exhibition of the planning proposal by Bradcorp is considered premature while significant concerns remain over critical local employment, health, education and public transport infrastructure. Notwithstanding, DPE has already placed on public exhibition the South East Precinct rezoning and so it is considered that exhibition is not unexpected.

Council's position remains that the Interim Land Use and Infrastructure Implementation Plan should be finalised and adopted along with the State Infrastructure Levy and Voluntary Planning Agreements ahead of any land being rezoned.

Council previously considered the planning proposal made by Bradcorp at its meeting in April 2017. At that meeting, Council resolved to make a submission to the DPE. This submission contains several significant concerns which have not been adequately addressed. Council has met with the proponent and DPE on a number of occasions; however, Council's concerns have yet to be adequately resolved at this point in time. (Refer to Summary of Issues on next page).

Sustainable and Balanced Growth
Report to the Ordinary Meeting of Council held on Monday 19 February 2018

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In June 2017, Council released its "Wilton New Town and Great New Town or No Town at All" advocacy paper (Attachment 10) to highlight Council's concerns with the planning process to date.

The Minister for Planning and Council Officers met on 15 August 2017 and this meeting generally reinforced a mutual recognition of the opportunity Wilton presents and the importance of ensuring that the planning, resourcing and infrastructure delivery framework to support growth is robust.

The Minister has given a commitment for senior executive staff to assist with addressing Council's concerns in finalising the framework.

SUMMARY OF ISSUES

Council has expressed significant concerns to ensure the following matters are addressed:

1. The need for a more coherent strategic planning framework that delivers sequenced provision of the following:
 - Health care facilities across the primary, secondary and tertiary tiers.
 - Public school facilities.
 - Public transport infrastructure, included a passenger rail service to Wilton.
 - A job to dwelling target of 1:1.
2. The development of a state and local infrastructure funding framework to ensure that growth is adequately serviced.
3. Greater co-ordination with major rezoning and the City Deal initiative.
4. The ambiguity relating to the proposed use of an 'Urban Development Zone' which is unprecedented in New South Wales and the Standard Instrument LEP.
5. The ambiguity caused by the proposed use of a flexible boundary clause for land potentially environmentally sensitive and not capable of supporting urban development.

These issues are summarised in further detail in a submission to the DPE in response to the public exhibition.

As discussed, they will form the centre of further dialogue with senior executive staff of the DPE and the Minister's office as required.

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CONSULTATION

Council's submission would be made to the NSW Department of Planning and Environment in response to the public exhibition of the Wilton North West Precinct planning proposal. The submission should also be copied to the Federal and Local members and relevant Ministers for their information.

FINANCIAL IMPLICATIONS

This matter has no financial impact on Council's adopted budget or forward estimates.

ATTACHMENTS INCLUDED IN A SEPARATE BOOKLET

1. Public Exhibition Notice from Department of Planning & Environment
2. Wilton North West Draft Precinct Plan
3. Wilton North West Draft SEPP Maps
4. Wilton North West Draft Indicative Layout Plan
5. SEPP Explanation of Intended Effect
6. Council Submission to North West Precinct

RECOMMENDATION

1. That Council makes a submission to the NSW Department of Planning and Environment in response to the public exhibition of the Wilton North West Precinct seeking for all outstanding matters to be addressed and that a revised Interim Land Use and Infrastructure Implementation Plan, SIC Levy, Voluntary Planning Agreements and Development Control Plan and all three planning proposals be re-exhibited.
2. That a copy of the final submission be sent to:
 - Jai Rowell MP – Member for Wollondilly
 - The Hon. Angus Taylor – Member for Hume
 - The Hon. Lou Amato MLC
 - The Hon. Anthony Roberts – Minister for Planning
 - The Hon. Andrew Constance – Minister for Transport and Infrastructure.