

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

PE11 – Greater Macarthur Priority Growth Area

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Greater Macarthur Priority Growth Area

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EXECUTIVE SUMMARY

- This report is to provide the newly elected Council with the opportunity to consider whether or not they would like to make a further submission to NSW Department of Planning and Environment in regard to the exhibition of the Greater Macarthur Priority Growth Area, which includes Appin village and Appin West.
- Council previously made a resolution to make a submission on the proposed priority growth area at their meeting on 8 August 2016. A copy of that submission is attached.
- It is recommended:
 1. That Council reaffirm the comments relating to the Greater Macarthur Priority Growth Area and draft amendments to State Environmental Planning Policy (Sydney Growth Centres) as resolved at the Council meeting on 8 August 2016 and attached to this report.
 2. That Council request staging priority be given to locations within the Growth Centre that are supported by adequate public transport provision either existing or planned. For example priority should be given to development adjacent to Railway Stations in the Glenfield to Macarthur Corridor over sites distant of Railway stations.
 3. That no development south of Rosemeadow should be undertaken prior to the upgrade of Appin Rd and the provision of a by-pass for the existing Appin Village.
 4. That a subsequent submission be sent the Department of Planning outlining any additional comments from Council if required.

REPORT

BACKGROUND

In December 2014, NSW Department of Planning and Environment (“Department”) released A Plan for Growing Sydney, which nominated the Greater Macarthur region for urban release investigation.

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In September 2015, the Department released the Greater Macarthur Land Release Investigation – Preliminary Strategy and Action Plan (“Preliminary Strategy”). Two precincts within the investigation area (i.e. Wilton Junction and Mt Gilead/Menangle Park) were identified for future urban release. In regard to West Appin the preliminary strategy advised that the precinct was not required before 2036 and *potential strategic opportunities, beyond 2036, will depend on the location and timing of the Outer Sydney Orbital, and expansion of the freight rail network through the Maldon-Dombarton Line.*

The Preliminary Strategy and proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (“Growth Centres SEPP”) were placed on exhibition in late 2015. Council considered a report on the exhibition material at the November 2015 Ordinary Meeting. The resulting submission to the Department from that report forms Attachment 1.

Whilst a number of previous Council resolutions have focused on urban growth in West Appin it should be noted that development in this area is not consistent with Council’s current Growth Management Strategy of 2011.

RECENT ANNOUNCEMENT

On 29 July 2016 the Minister for Planning, Rob Stokes made the following announcement:

- (a) *The Growth Centres SEPP has been amended to include Wilton New Town as a Priority Growth Area.*
- (b) *The Mt Gilead/Menangle Park precinct has been expanded to include West Appin and the Glenfield to Macarthur Corridor for re-exhibition purposes.*

The Department has placed the revised precinct and draft further amendment to the Growth Centres SEPP on public exhibition from 1 August to 7 September 2016. A report was prepared for an Extra-Ordinary Council meeting on 8 August 2016 to consider a submission on this document. A copy of that report, Council’s resolution and the subsequent submission to the Department forms Attachment 2 of this report.

Given that the exhibition period coincided with the dates for the Local Government Election, Council requested that the Department consider a late submission from the newly elected Council if they elected to do so. The Department have advised that it will consider a submission from Council if it can be submitted by 31 October 2016 and that it would be happy to brief the new Council if required. This extension only applies to Council’s submission. The Department will maintain the exhibition deadline of 7 September 2016 for public submissions.

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The Department recently held a Community Drop-in Session in Appin on Tuesday 30 August 2016 which was very well attended.

FINANCIAL IMPLICATIONS

This matter has no financial impact on Council's adopted Operational Plan. Listing West Appin as a Priority Growth Area would have resourcing implications in future years.

ATTACHMENTS INCLUDED IN SEPARATE BOOKLET

1. Copy of the Council submission on the Draft Greater Macarthur Priority Growth Area to the Department of Planning and Environment, December 2015.
2. Copy of the Council submission on the Greater Macarthur Priority Growth Area to the Department of Planning and Environment, including the Council report, and subsequent minutes of the Extra- Ordinary Meeting held on 8 August 2016 – PE1 Greater Macarthur Land Release Investigation.
3. Copy of letter from Department of Planning and Environment confirming acceptance of late submission, 29 August 2016.

RECOMMENDATION

1. That Council reaffirm the comments relating to the Greater Macarthur Priority Growth Area and draft amendments to State Environmental Planning Policy (Sydney Growth Centres) as resolved at the Council meeting on 8 August 2016 and attached to this report.
2. That Council request staging priority be given to locations within the Growth Centre that are supported by adequate public transport provision either existing or planned. For example priority should be given to development adjacent to Railway Stations in the Glenfield to Macarthur Corridor over sites distant of Railway stations.
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