

**GR3 – Wilton New Town – Update following Notice of Motion No.3 from 19 February 2018**

GR3

**Wilton New Town – Update following Notice of Motion No.3 from 19 February 2018**

272723

TRIM 6930-7

**EXECUTIVE SUMMARY**

- The purpose of this report is to inform Council on the Government's response to the concerns raised by Council in the Notice of Motion and outline the necessary resourcing to fund a sustained campaign over the next 12 months should Council's concerns not be adequately addressed.
- To Inform Council on an offer by the NSW Department of Planning for funding for an Economic Development Officer to assist in job generation.
- To inform the Council on the offer by the Greater Sydney Commission to facilitate the development of an Integrated Land Use and Transport Strategy to resolve public transport challenges with the Wilton Priority Growth Area.
- To outline the success of the 'Wilton...a GREAT new town or NO town at all' campaign and resolve to continue the campaign and appropriate necessary funding for a further 12 months.
- To inform Council on the establishment of a local community group called the Wilton Action Group who have a strong interest in the Wilton Priority Growth Area.
- It is recommended that the information be noted and council resolves to accept offers for funding from the NSW Department of Planning and Environment for an Economic Development Officer and the co-design of an Integrated Land Use and Transport Strategy from the Greater Sydney Commission.

**REPORT**

At its meeting of 19 February 2018, Council resolved on a Notice of Motion which identified several critical issues relating to Wilton New Town that have not yet been addressed to Council's satisfaction.

In accordance with the resolution, Council has written to the NSW Premier and the Minister for Planning requesting that these matters be resolved prior to any rezoning taking place.

No formal response has been received, at this time however the following table summarises those issues identified and provides comment where subsequent discussions with NSW Department of Planning staff yielded responses:

Sustainable and Balanced Growth  
 Report to the Ordinary Meeting of Council held on Monday 16 April 2018

**GR3 – Wilton New Town – Update following Notice of Motion No.3 from 19 February 2018**

Issue	Response
<p>A planning framework that establishes a requirement for a local structure plan to be submitted and adopted by Council before any development consent is granted.</p>	<p>The Department has proposed a "Neighbourhood Plan" that deals with the staging of small precincts. This would not enable Council to negotiate significant alterations or changes to the precincts relating to density, land use or open space as the Department intends to adopt these as part of an "Indicative Layout Plan" which is gazetted in the State Regional Environmental Planning Policy Sydney Growth Centres (2006). As the SEPP is an environmental planning instrument it is legally binding upon council and proponents. Council does not have the authority to amend a SEPP as it does an LEP. As such, this proposal gives no significant control to local planning for Wilton and imbeds a redundant process into the planning framework where development may be delayed by several months when amendments to the Indicative Layout Plan are deemed necessary as commonly is the case in growth areas.</p>
<p>A rigorous biodiversity strategy.</p>	<p>The Department has suggested that a Biodiversity Strategy called the Western Sydney Sustainability Strategy is being prepared. It has been confirmed by the Department that biodiversity offsets will be obtained outside the Shire and largely to protect the Cumberland Woodland around Orchard Hills, near Penrith.</p>

Growth

Sustainable and Balanced Growth  
Report to the Ordinary Meeting of Council held on Monday 16 April 2018

**GR3 – Wilton New Town – Update following Notice of Motion No.3 from 19 February 2018**

Issue	Response
A Integrated Land Use and Public Transport Strategy supported by electrified passenger rail to Wilton.	On Sunday 18 March 2018, the NSW Government announced the 20-year State Infrastructure Strategy. The SIS does not provide a public transport solution to Wilton New Town. The SIS does state that "as the Western Parkland City takes shape, and its economic connection to the Illawarra-Shoalhaven grows, the case for a direct passenger rail connection between western Sydney and the Illawarra may become stronger. Such an investment is unlikely to be feasible within the timeframe of the 2018 SIS, but should be canvassed as part of the business case for the Maldon-Dombarton freight line". The business case was expected to be undertaken within 5 to 10 years.
Integrated Land Use and Infrastructure Implementation Plan that clearly specifies the health and education infrastructure areas spatially.	The Department indicates that the ILUIIP is going to be revised by April. The Department has not committed to identifying and integrating land for a tertiary health care facility (hospital) or schools at Wilton at this time.
Joint public consultation of the SIC and Voluntary Planning Agreements for the first precinct releases has been undertaken.	No commitment has been provided.
A response to Council's earlier submissions adopted by Council on 21 August 2017 and 20 February 2017 relating to the South East Precinct and 21 August 2017 relating to the Town Centre Precinct and 18 April 2017 relating to the North West Precinct.	No response has been provided.
Further consultations with the community to explain clearly how their submissions have been addressed and accommodated in the finalised plans.	No response has been provided.

Growth

**GR3 – Wilton New Town – Update following Notice of Motion No.3 from 19 February 2018**

Issue	Response
Analysis that demonstrates how the DPE has established that the Wilton Priority Growth Area will deliver 15,000 additional jobs and appropriate thresholds to guide delivery of new houses as jobs are delivered.	No such analysis has been provided. The Department has proposed that money to fund an economic development officer be issued. Notwithstanding it remains to be seen how tangible delivery of jobs is being achieved. The 1:1 job target mechanism is not supported by the Department.
Market based analysis that demonstrates how the DPE has determined that the Wilton Priority Growth Area will deliver 15,000 additional houses.	No such analysis has been provided. The Department has proposed arbitrary dwelling yield caps as part of the exhibitions for the South East and North West Precincts.

Growth

**Job generation**

The proposed funding of an economic development officer is of some assistance and will build additional capacity within Council to continue to drive investment and job growth within the Shire.

Although this funding is welcomed, the fundamental shortfall of planning for Wilton remains that proponent-led investment in job delivery has not been incentivised or safeguarded within the planning framework. There remains no link between housing delivery and job growth.

Under the approach proposed, the risk remains upon Council to simply continue a 'business as usual' approach to driving investment. This can only have limited impact as while Council is already proactive in this area, ultimately investment is driven by commercial imperatives of private interests which Council cannot influence.

Significant risk remains that Wilton will evolve as a dormitory, car-dependant satellite suburb of Sydney reliant upon employment opportunities outside the Shire for several years. This will further reduce the current job to house ratio of 0.8:1 rather than improve it over the medium term.

**Integrated Land Use and Transport Strategy**

The Greater Sydney Commission (GSC) has written to Council seeking its in-principle support to collaborate and co-design an Integrated Land Use and Transport Strategy for the Wollondilly Local Government Area (LGA) during 2018 in partnership with the Department of Planning & Environment and Transport for NSW.

**GR3 – Wilton New Town – Update following Notice of Motion No.3 from 19 February 2018**

In their letter to Council dated 11 December 2017, the GSC stated as follows:

*"The outcomes of this work would be positioned as contributions to Council's strategic planning statement, the Department of Planning and Environment's Growth Area work and Transport for NSW's ongoing transport servicing and planning functions."*

This is a significant opportunity to progress the critical issue of public transport infrastructure necessary to service the Shire, specifically Wilton New Town.

It is recommended that Council accepts this offer and writes to the GSC to express the urgency of this work commencing prior to any rezoning of land at Wilton.

**Wilton New Town Advocacy**

Council's 'Wilton...a GREAT New Town or NO Town at All' campaign has been well received by staff from both the Greater Sydney Commission and NSW Department Planning and Environment and the NSW Premier. Additionally, it has galvanised support from our community and greatly helped Council to reinforce its vision for an exemplar new town that positively contributes to our Shire rather than detract from it.

The campaign has been instrumental in elevating the status of Wilton and assisting the establishment of the Executive Steering Group with senior staff from the NSW Department of Planning and Environment. Likewise, it has no doubt assisted in bringing the significant public transport planning challenges to the attention of the Greater Sydney Commission who have offered to work with Council and agencies to resolve the issue.

Since the advocacy campaign was launched a local community group called the Wilton Action Group (WAG) has been established. Senior council staff met with WAG, at their request, on 16 March 2018. At this meeting, the WAG outlined their concerns with the Wilton Priority Growth Area exhibitions and expressed an interest being brief by Council staff regularly. Council staff thanked the group for their interest in the matter and asked that they formally request regular meetings.

More information about WAG is found on the following webpage:  
[www.facebook.com/wiltonactiongroup](http://www.facebook.com/wiltonactiongroup).

**GR3 – Wilton New Town – Update following Notice of Motion No.3 from 19 February 2018**

It is considered based upon the issues raised in the NOM which remain unresolved and the strong support for the initial campaign that the 'Wilton...a GREAT new town or NO town at all' campaign now be continued for a further 12 months. This would ensure that Council clearly communicates its narrative on the vision for Wilton to both our community and decision makers within the NSW Government.

Some of the options for progressing the campaign may include:

- Relaunch of Advocacy Paper (update and reprint where necessary or supplement with additional material such as business cases as mentioned below)
- Development of detailed Fact Sheets/Business Cases by theme (Health, Education, Infrastructure etc.)
- Development of 'Mini Advocacy Paper' – summary document that would act as a roadmap outlining the key messages and include an open letter from Mayor. Document would also be designed to lead interested audience to further details in Advocacy Paper and Fact Sheets
- Development of Video/s featuring the Mayor and potentially including interviews with commuters, Wilton Action Group and other key stakeholders
- Social media campaign – sustained approach focussed on key themes on rotating basis and featuring the Mayor as the 'face of the campaign'
- Print media campaign - sustained approach focussed on key themes and using Mayor's Column and Community Newsletter as key vehicles that 'invite' audiences to get involved
- Use of Engage. Wollondilly engagement portal to have a continued conversation, keep the community informed and encourage active participation from residents
- The 'Amazing Race' for access to jobs from Wilton which explores multiple modes in all directions. This could be broadcast via the media including social media through Facebook Live and used to highlight the significant jobs shortage within the '30 minute city' designation.
- That this issue be included in the review of the Federal and State issues paper and the information be disseminated to all candidates as part of the 2019 State election.

The activation of any/all of the above options is dependent on further discussion and review as the campaign rolls forward. Additional/alternate initiatives could also be pursued following clarification around the direction/focus of the campaign and its relationship to Council's previous assertion of "Wilton... A GREAT new town or NO town at all".

**GR3 – Wilton New Town – Update following Notice of Motion No.3 from 19 February 2018**

**FINANCIAL IMPLICATIONS**

The matter requires a budget for progressing the 'Wilton...A Great New Town or No Town at All' campaign for a 12 month period. This will be drawn from internally restricted cash (reserves). It is recommended that a budget allocation of \$20,000 be approved as a preliminary amount to facilitate an advocacy campaign that may include video production, mail outs and / or advertising.

**ATTACHMENTS**

Nil

**RECOMMENDATION**

1. That Council notes the update following Resolution 27/2018 on Notice of Motion No.3 at the February 2018 Ordinary Meeting.
2. That the General Manager write to the Deputy Secretary, Department of Planning and Environment accepting their funding offer for an Economic Development Officer to assist with local employment generation on the following basis:
  - (a) That a 1:1 job to housing ratio for Wilton New Town being achieved.
  - (b) Rezoning of land at Wilton New Town be deferred until an appropriate mechanism is established to ensure this outcome is achieved or sufficient employment generating proposals relating to health and education services are brought forward by the proponents or NSW Government.
3. That Council writes to the Greater Sydney Commission giving 'in principle support' to their offer to co-design an Integrated Land Use and Transport Strategy for the Wollondilly Local Government Area (LGA) with assistance from the NSW Department of Planning and Environment and Transport for NSW on the following basis:
  - (a) That this work must identify a public transport solution adequate to service the projected and unprecedented increase in population over time at Wilton New Town.
  - (b) Rezoning of land at Wilton New Town be deferred until agreed thresholds for delivery of public transport infrastructure in line with housing supply are developed and adopted by Government.



Sustainable and Balanced Growth  
Report to the Ordinary Meeting of Council held on Monday 16 April 2018

---

**GR3 – Wilton New Town – Update following Notice of Motion No.3 from 19 February 2018**

4. That Council notes the success of the 'Wilton...a GREAT new town or NO town at all' campaign and resolves to implement a further 12 month campaign aimed at elevating these issues to all members of NSW Parliament and the shadow government until the matters have been satisfactorily resolved.
5. That Council notes the interest of the Wilton Action Group in the Wilton Priority Growth Area and implements ongoing engagement subject to appropriate probity measures.
6. That Council approve a \$20,000 budget allocation for progressing the "Wilton...a GREAT new town or NO town at all" campaign to be funded from internally restricted cash.