

Late Report Ordinary Meeting Of Council



Wollondilly Shire Council

Late Report – Monday 21 August 2017

PE7 - Public Exhibition of Wilton (South East Precinct) and Interim Land Use and Infrastructure Implementation Strategy

62-64 Menangle Street Picton NSW 2571
PO Box 21 Picton NSW 2571
Phone: 02 4677 1100 Fax: 02 4677 2339
Email: council@wollondilly.nsw.gov.au
Web: www.wollondilly.nsw.gov.au



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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

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 9 August 2017, Council received notification from the DPE that a draft ILUIIP and a rezoning proposal for Walker Corporation's landholding at Wilton South East Precinct were on public exhibition from 5 August 2017 until 20 September 2017 (Attachment 1).

Council has not supported 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.

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While the opening of the ILUIIP to community consultation is welcomed, exhibition of the planning proposal by Walker Corporation is considered premature while significant concerns remain over critical local employment, health, education and public transport infrastructure.

Council previously considered the planning proposal made by Walker Corporation at its meeting in February 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.

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. Any land being rezoned while Council continues to negotiate with seven other councils and the State and Commonwealth Government's on the Western Sydney City Deal which is expected to address critical public transport infrastructure issues.

These issues will be 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 Infrastructure in response to the public exhibition of the Wilton Interim Land Use and Infrastructure Implementation Plan and South East 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.

CONCLUSION

It is recommended that Councillors review the plans and provide input to the submission through staff prior to the close of the exhibition on 20 September 2017.

ATTACHMENTS INCLUDED IN A SEPARATE BOOKLET

1. Public Exhibition Notice from Department of Planning & Environment
2. Draft Wilton ILUIP
3. Draft Wilton Background Analysis report
4. Draft South East Precinct Exhibition maps
5. SEPP Explanation of Intended Effect
6. Draft Precinct Planning Report
7. Letter to the Minister for Planning the Hon. Rob Stokes (Nov 16)
8. Letter to the Minister for Planning the Hon. Anthony Roberts (Mar 17)
9. Letter to the Minister for Planning the Hon. Anthony Roberts (May 17)
10. Wilton A Great New Town or No Town at All

RECOMMENDATION

1. That Council makes a submission to the NSW Department of Planning and Environment in response to the public exhibition of the Wilton South East Precinct and the Interim Land Use and Infrastructure Implementation Strategy seeking for all outstanding matters to be addressed and that a revised Land Use and Infrastructure Implementation 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 & Assistant Minister for Cities and Digital Transformation
 - The Hon. Lou Amato MLC
 - The Hon. Anthony Roberts – Minister for Planning
 - The Hon. Andrew Constance – Minister for Transport and Infrastructure.

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PE2 - TITLE

PE1

Report
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