

PE4 – Planning Proposal – Wilton North West Precinct

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272723

TRIM 9457

EXECUTIVE SUMMARY

- The purpose of this report is to assess the merit of a submission lodged with the NSW Department of Planning & Environment by Bradcorp relating to land that forms part of the Wilton Junction Masterplanned Area. The proposal is for the Wilton North West Precinct in the Wilton Priority Growth Area.
- The proponent's submission to the NSW Department of Planning and Environment rezoning to be implemented through a State Environmental Planning Policy (SEPP).
- The proposal seeks to rezone approximately 876 hectares of land from rural uses to a range of urban uses including residential, mixed use and business development.
- The proposal will potentially yield 5,400 residential dwellings and will be supported by an artificial lakeside activation precinct. The rezoning is expected to provide 1,750 ongoing jobs with approximately 500 jobs generated through the construction phase.
- It is recommended that Council resolves to support the attached submission in response to the planning proposal and refer it to the NSW Department of Planning & Environment.

REPORT

BACKGROUND

Since 2011, Council has been working with three major landowners, Walker Corporation, Bradcorp Holdings and Governor's Hill, to masterplan a new self-sustaining community at Wilton Junction.

After consultation with the local community and receiving independent advice from Council-appointed planning consultants, Council adopted a high level masterplan in December 2012.

Council subsequently requested that the NSW Government lead the development of a planning framework to implement the masterplan and resolve issues including, mining co-existence, public transport, health services and employment.

The NSW Department of Planning & Environment (DPE) has since been leading the preparation of a Land Use and Infrastructure Strategy (LUIS) to enable the implementation of the masterplan. The LUIS will set the broad planning principles which further precinct planning and subsequent rezoning will need to demonstrate consistency with. Further the LUIS will also set out infrastructure requirements and the State Infrastructure Contributions Levy framework (SIC).

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The Draft LUIS has not yet been finalised or placed on public exhibition. A number of technical reports support the draft LUIS including retail, social infrastructure, ecology and transport. These are not expected to be finalised until mid-2017.

Notwithstanding, Bradcorp Holdings lodged a 'planning proposal' with DP&E on 23 January 2017. DP&E have subsequently advised Council that this is a submission to assist with formation of the Land Use and Infrastructure Strategy.

On 13 February 2017, DPE formally referred the proposal to Council for comment. This report, provides an overview of the planning proposal and seeks Council's endorsement to make the attached to submission on the planning proposal to DPE.

CURRENT STATUS

While the proposal is supported by a number of technical studies, there are a number of outstanding matters that limit Council's ability to undertake a detailed assessment. These are:

- Land Use and Infrastructure Strategy
- Section 117 Direction
- State Infrastructure Contribution Levy
- Section 94 Plan
- Development Control Plan
- Voluntary Planning Agreement
- Public interest.

As such the purpose of Council's response at this stage is primarily to outline those matters where further information is required and provide initial comment on the proposal.

If the DP&E decide to progress the proposal to public exhibition stage, Council will be able to undertake a more comprehensive assessment at that time.

CONSULTATION

It is Council's usual process to open all planning proposals received to community consultation before Council considers the proposal.

However, this proposal has been lodged directly with DP&E who have informed Council that they will facilitate a community consultation process at a later date.

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FINANCIAL IMPLICATIONS

The NSW Government has adopted the position that the Wilton New Town project is at no additional cost to government and must be fully funded by the developers.

The NSW Government is proposing to establish a Special Infrastructure Contributions (SIC) scheme for the new town to coordinate the funding and delivery of regional infrastructure to ensure it is provided on time to support growth.

A Section 94 Contributions Plan will be prepared by Council to levy contributions on development within the growth area. Council will use this funding to deliver essential local infrastructure such as local roads, stormwater facilities and open space.

Local Developer Contributions in greenfield release areas such as Wilton are currently capped at \$30,000 per lot under a Direction from the Minister for Planning.

It is likely that the per lot contribution will exceed this cap and in this circumstance, the State Government's Local Infrastructure Growth Scheme can be accessed to provide gap funding to meet those costs above the cap.

Councils are eligible for funding from the NSW Government after their Section 94 Contributions Plan has been reviewed by the Independent Pricing and Regulatory Tribunal, their recommendations are reported to the Minister for Planning, and the council has adopted the contributions plan in accordance with the Minister's requirements.

In addition to the above, Council has been negotiating with the NSW Department of Planning and Environment and Wilton Junction Landowner's Group to recover planning costs for precinct planning, section 94 plan preparation and administrative costs associated with developing the LUIS. This is anticipated to cover Council's costs for up until end of December 2016, through a Voluntary Planning Agreement. It is hoped that these funds will be received this year.

Bradcorp Holdings has not submitted with its planning proposal a Voluntary Planning Agreement to provide local infrastructure funding. Such an agreement would need to be negotiated in order to accommodate any rezoning.

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ATTACHMENTS INCLUDED IN A SEPARATE BOOKLET

1. Submission to Department of Planning and Environment.
2. Draft Planning Proposal.
3. Draft Indicative Layout Plan.
4. Draft Land Zoning Map.
5. Draft Lot Size Map.
6. Draft Height of Buildings Map.
7. Draft Urban Release Area Map.
8. Draft natural Resource Biodiversity Map.
9. Draft Land Reservation Acquisition Map.
10. Draft Permitted Land Uses Map.
11. Correspondence from DPE.

The full planning proposal document has been uploaded to the Councillor's intranet.

RECOMMENDATION

1. That Council re-affirms its commitment 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 the proposal be reconsidered by Council pending the matters identified in the attached submission being satisfactorily resolved which specifically relate to the following:
 - (a) Land Use and Infrastructure Strategy
 - (b) State and Local Infrastructure funding
 - (c) Staging and delivery
 - (d) Employment generation
 - (e) A biodiversity offset strategy
 - (f) Public transport infrastructure
 - (g) Housing choice and affordability
 - (h) Heat island mitigation
 - (i) Comprehensive community consultation
 - (j) Use of R1 Residential Zone
 - (k) Surrender of mining operations or agreed staging plan
 - (l) Satisfactory local infrastructure contributions offer
 - (m) Pedestrian and cycleway plan.
3. That any future planning proposal be considered to align with the priorities outlined in the Greater Sydney Commission's Draft South West District Plan.

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4. That Council requests that the Department of Planning and Environment establish a timeframe for the delivery of proposed employment land that supports the economic viability of Wilton New Town's commercial centre.
5. That Council write to Bradcorp Holdings requesting that the planning proposal for Wilton North West Precinct address the social impact on existing residents of Wilton and identify opportunities to build social infrastructure that fosters cohesion with the wider Wilton community.
7. That Council lodges the attached submission provided to the NSW Department of Planning and Environment.
8. That transport infrastructure particularly heavy rail be addressed in the above submission to be given to the Department of Planning & Environment.