

Submission on GREATER MACARTHUR LAND RELEASE PRELIMINARY STRATEGY + ACTION PLAN

Land located at Picton Road, Wilton
Part of the Wilton Junction Urban Release Area



Prepared for 570 Wilton Pty Limited

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1 Introduction

This is a submission to the NSW Department of Planning and Environment in respect of future developable land located in the Wilton Junction Urban Release Area, referred to as 'Nepean Height Residential Precinct' in this submission.

570 Wilton Pty Limited has requested this firm to lodge a submission to the Greater Macarthur Preliminary Strategy. Part of the 570 Wilton Pty Limited land holdings has been identified as "Developable Land" on that part of the lands shown in **Figure 2** below.

The land is contiguous land with the Wilton Junction Release Area that has been the subject of a comprehensive masterplan, which envisages the land being rezoned for urban purposes. In November 2011, the State Government invited landowners across NSW to nominate sites suitable to deliver additional housing to address Sydney's housing supply shortfall. A number of major landholders in the Wilton area responded to the 'State Government Housing Review and nominated land adjoining the Hume Highway and Picton Road intersection for consideration. This area has subsequently become known as Wilton Junction.

The four major landowners, known as the 'Wilton Landowners Rezoning Group' has signed an agreement to work co-operatively with Council to prepare a high level master plan for Wilton Junction. This high level master plan has been prepared for Council's consideration and possible adoption. The masterplan did not include landowners predominately within the Wilton Park Road precinct, except in a schematic plan sense. A number of landowners within this precinct made representations to Wollondilly Shire Council; however, the masterplanning for the four major landowners was well advanced at that stage and the masterplanning is being considered by Council for this Group. An extract of the masterplan is provided below in **Figure 1**.

The masterplan generally restricted the area for consideration within the Wilton Junction Release Area to the frontage of Picton Road from the Hume Highway to the Nepean River on the northern boundary and southern boundary or from Wilton Park Road to the River. It then created a western boundary following property boundaries on a north-south axis, as shown in **Figure 1** below.

The Draft Greater Macarthur Release Area Preliminary Strategy has extended the Nepean Heights lands such that the Nepean River forms the southern, western and northern boundaries of the investigation area, with Picton Road being the eastern boundary, as shown in **Figure 2** below. As can be seen from plans below and detailed in Section 4, the Nepean Heights Precinct will add considerably to the housing market in the Wollondilly LGA.

FIGURE 1 – MASTERPLAN

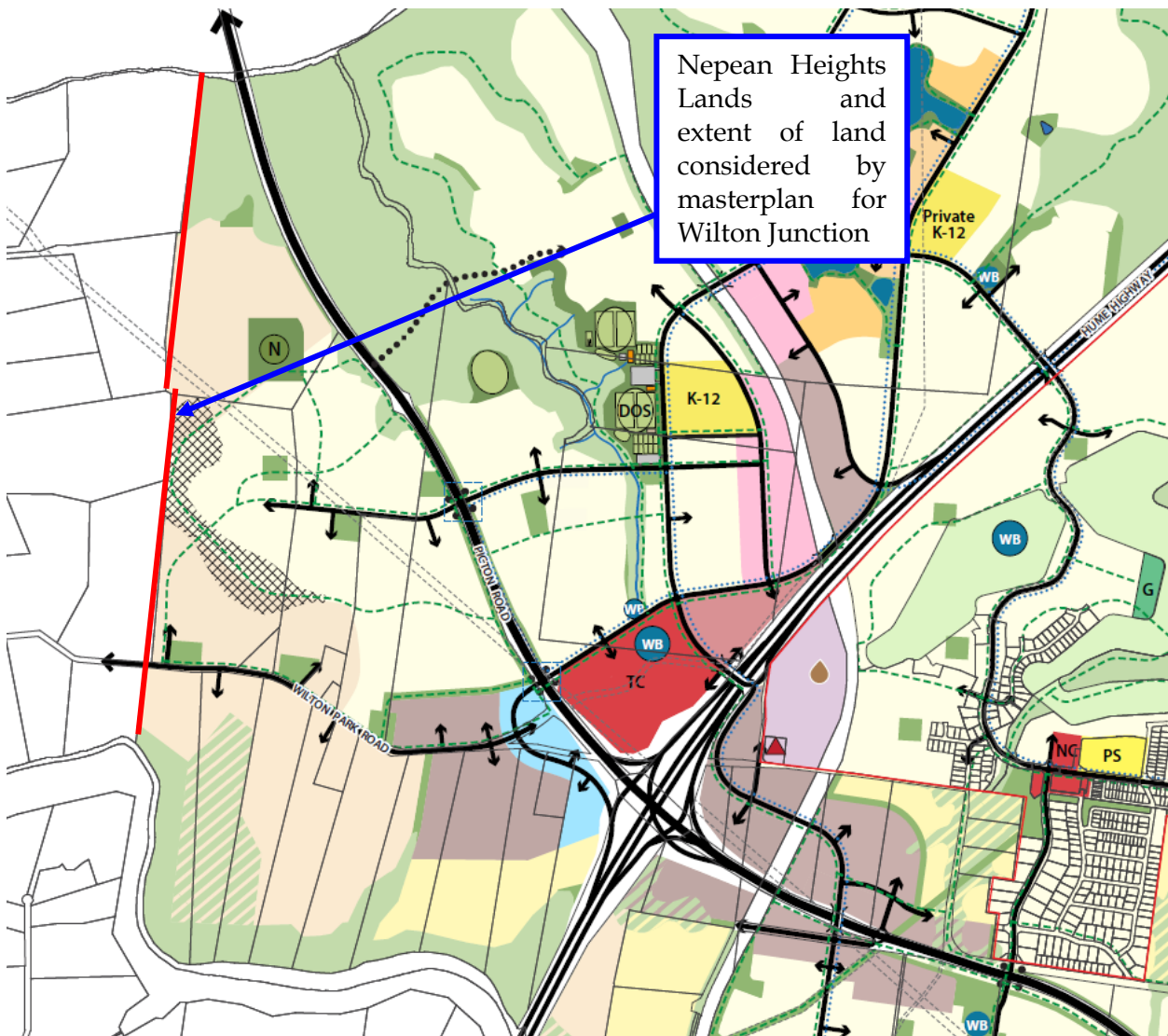
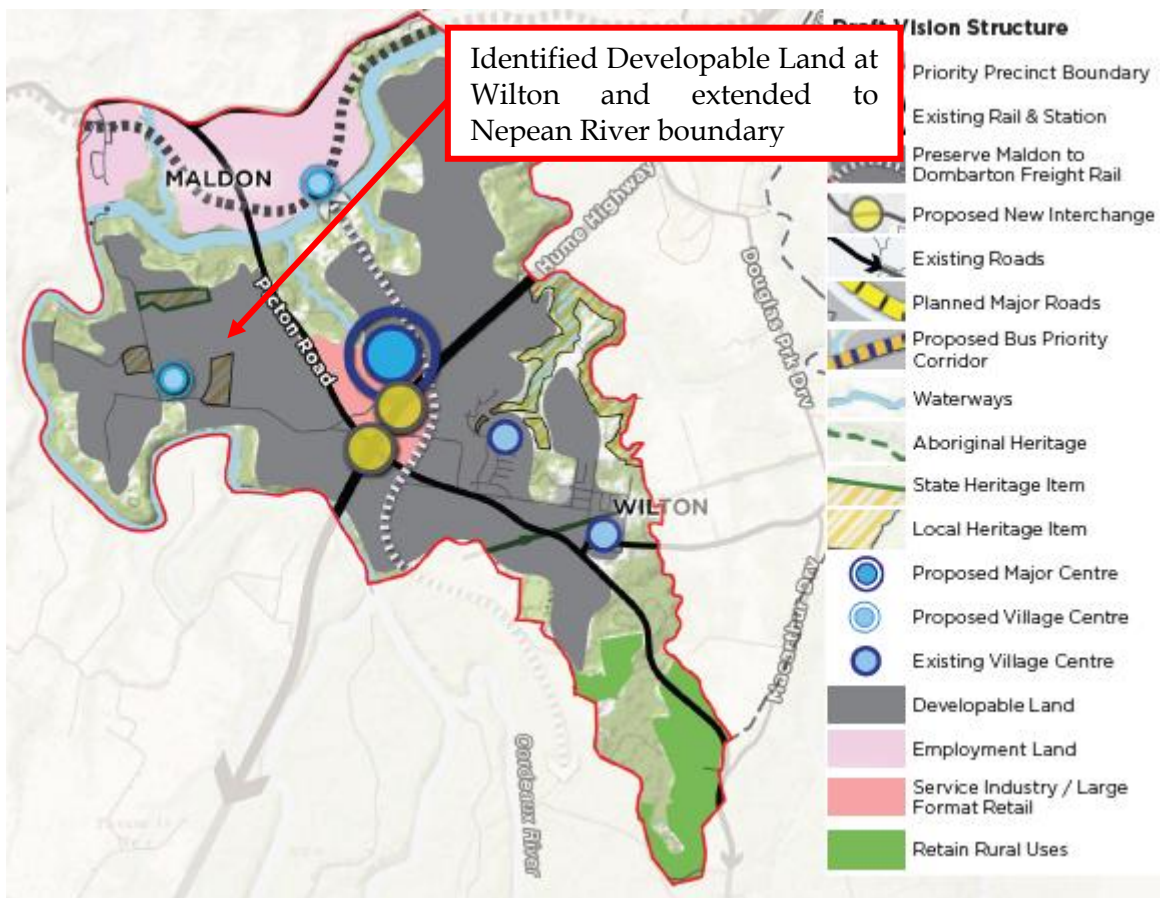


FIGURE 2 – EXTRACT FROM WILTON PRIORITY PRECINCT – FIGURE 4



2 Brief

The purpose of this submission is to provide the NSW Department of Planning and Environment with feedback on the public exhibition of the *Draft Greater Macarthur Land Release – Preliminary Strategy & Action Plan + Land use and Infrastructure Analysis*. This submission has been prepared in respect of instructions from the client.

The submission seeks to provide more detail than that shown above in **Figure 2** for reasons espoused in this submission below in **Figure 3**.

FIGURE 3 – STRUCTURE PLAN



3 Draft Greater Macarthur Land Release

3.1 DRAFT PRELIMINARY STRATEGY & ACTION PLAN + LAND USE AND INFRASTRUCTURE ANALYSIS

In September 2015, NSW Government released the Draft Greater Macarthur Land Release – Preliminary Strategy & Action Plan + Land use and Infrastructure Analysis for public exhibition.

These investigations into the potential of Greater Macarthur identified land that is suitable for urban development, the infrastructure required to support growth, and how Greater Macarthur would be connected to jobs and other services in other parts of metropolitan Sydney.

3.2 PRIORITY GROWTH AREAS

To increase capacity and housing supply, the preliminary strategy identifies immediate opportunities to deliver up to 35,000 homes in Menangle Park / Mount Gilead and in a new town at Wilton.

Maximising these opportunities requires a coordinated approach to land use planning and infrastructure delivery. The preliminary strategy states that the vision for Greater Macarthur is to be implemented by:

- *Identifying Menangle Park, Mount Gilead and Wilton as Priority Growth Areas by including them in the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP);*
- *Investigating declaring Menangle Park, Mount Gilead and Wilton as Special Infrastructure Contribution Areas to coordinate the funding and delivery of infrastructure that is necessary to support growth; and*
- *Continuing to work closely with Wollondilly Shire Council, Campbelltown City Council, and across NSW Government agencies to facilitate outcomes that deliver new communities with homes, jobs, infrastructure and services while protecting the environment and natural resources.*

3.3 WILTON

There is significant land owner interest and local authority support for bringing forward a new town at Wilton to cater for the growing population of Wollondilly Shire and deliver new jobs and services. Development of the new town will be proponent-led, with required infrastructure provided at no additional cost to Government.

Actions to deliver growth in Wilton include:

- Commencing the process of rezoning land at Wilton for urban development in partnership with Wollondilly Shire Council;
- Defining thresholds for the delivery of infrastructure needed to support stages of population growth;
- Establishing infrastructure funding arrangements, such as through a Special Infrastructure Contribution;
- Establishing a planning and development pathway for land that is constrained by underground mining, to manage risks to Government and the community; and
- Upgrade the Hume Highway between Picton Road and Raby Road.

The precinct is envisaged to have a major centre at West Wilton, being the main employment contributor to the Greater Macarthur area, and a village centre at Wilton.

3.4 REZONING PATHWAY

Future rezoning process will test and refine suitable locations for urban development and appropriate densities. Encumbered land (identified as orange in Figure 5) will need to provide evidence that the necessary pathway steps have been undertaken prior to rezoning. This ensures that constraints are managed appropriately and that the land is suitable for urban development. The necessary pathway steps are outlined in the **Rezoning Pathways** section of this report.

3.4.1 KEY REZONING ISSUES

In addition to the general rezoning assessment requirements outlined in the **Delivery Pathway** section, the following key issues are specifically required to be considered in future rezoning processes:

Mining –a significant portion of the precinct has approval for coal mining over the next 15 to 30 years. For development to occur in this area, it would need to occur after mining operations have ceased or proposals will need to demonstrate that they comply with the relevant rezoning pathways steps.

Heritage conservation – the precinct contains a number of existing heritage items and known Aboriginal sites, some of which are located in or adjoin proposed centres. Further investigation will be required to ensure the significance of these heritage items and sites are retained.

Upper Canal – the Upper Canal, which provides water to Sydney from the four Upper Nepean dams, crosses the western portion of the precinct through the Wilton centre. Future development in this area will need to ensure this system is not adversely impacted upon.

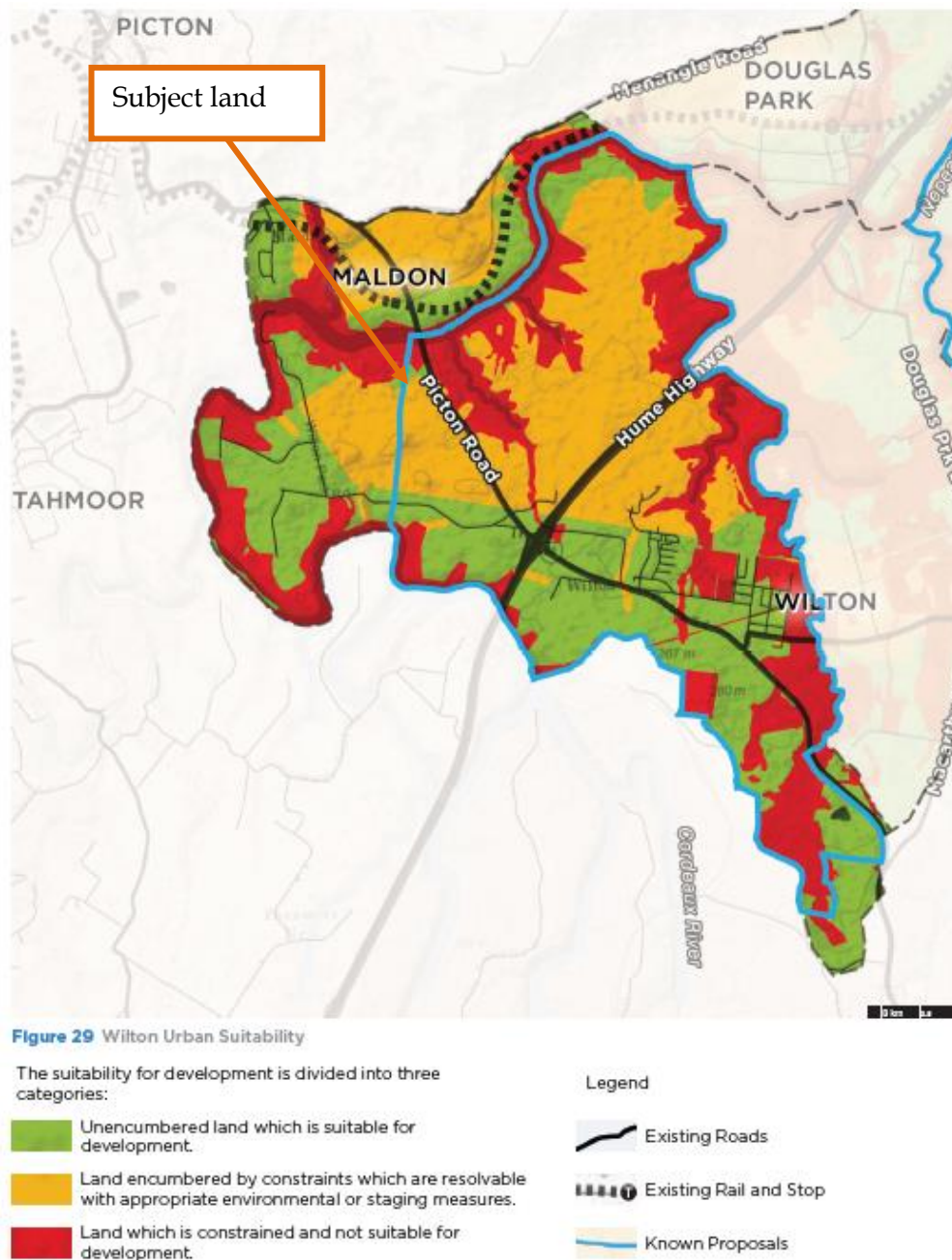
The Nepean Heights Precinct Landowner generally supports the findings and recommendations of the *Draft Greater Macarthur Land Release – Preliminary Strategy & Action Plan*, specifically the inclusion of the Nepean Heights Precinct as a key part of the proposed Wilton Urban Release Area.

However, following a review of the Preliminary Strategy & Action Plan and Land use and Infrastructure Analysis, the landowner has prepared a more detailed concept plan to show how the lands within this Precinct could be conceptually developed, as shown in **Figure 3** above and detailed in Section 4 below.

3.5 CONSTRAINTS

The constraints map (**Figure 4**), which is an extract from Figure 29, page 35, shows that the land included in the Strategy as developable land; whilst constrained is suitable for development. The land is shown as either “Green – unencumbered land which is suitable for development” or “Yellow – encumbered by constraints which are resolvable with appropriate environmental or staging measures”.

FIGURE 4 – CONSTRAINT MAP



The desktop based mapping technique is compounded by the chosen legend categories for red and orange mapped lands, which is reproduced above.

4 Nepean Heights Precinct

4.1 THE NEPEAN HEIGHTS PRECINCT OPPORTUNITY

- The Nepean Heights Precinct is located to the west of Picton Road and is framed and contained by the course of the Nepean River. It is a key precinct in the Wilton Priority Precinct identified in the *Draft Greater Macarthur Land Release – Preliminary Strategy & Action Plan* and forms a significant development opportunity.

- When measured from Picton Road to the edge of the Nepean River / Priority Precinct boundary, the overall size of the Nepean Heights Precinct is estimated to be approximately **1,000 hectares**.
- An area of the Nepean Heights Precinct that might be considered 'developable' (consistent with the *Preliminary Strategy & Action Plan*) could deliver an overall future development precinct of some ***550 hectares**.
 *It should be noted that this 550 ha figure includes higher ground aligned east-west through the centre of the precinct and referred to in this submission as the 'central parkland spine'. It is proposed that this 'central parkland spine' be created as public parklands to serve the entire precinct and not be classified as 'developable'.
- To gauge the potential scale and size of the planned Nepean Heights Precinct, it is useful to draw scale comparisons with existing established and well-known Sydney suburbs. Useful examples are the suburbs of Drummoyne (**Figure 5**), which has an overall area (**urban density) of approximately 750 hectares, and Concord (**Figure 6**), which has an overall area (**urban density) of approximately 950 hectares. In 2011, the Census population of Concord was 14,059, living in 5,173 dwellings with an average household size of 2.82. In Drummoyne, it was 11,367 persons, living in 5,273 dwellings with an average household size of 2.27.

FIGURE 5 – DRUMMOYNE COMPARISON MAP



FIGURE 6 – CONCORD COMPARISON MAP



**Urban residential density is generally applied at a larger scale of settlement planning, so that it is sufficient to capture regional land uses and is suitable to address issues at the macro level, such as travel behaviour. Urban residential density is the precursor to calculating urban population density, which is used to estimate service provision needs and to compare the performance.

- Assuming an overall and generic ‘urban development density’ range of 10-15 dwellings per hectare being applied to the ‘developable area’ of 550 hectares (as identified in the *Preliminary Strategy & Action Plan*), it is estimated that the Nepean Heights Precinct could deliver between **5,500 and 8,250 new dwellings**.
- Assuming a household size of approximately 3 persons per dwelling, 5,500 to 8,250 new dwellings could deliver a significant new residential population for the Nepean Heights Precinct of between **16,500 and 24,750 persons**.

4.2 NEPEAN HEIGHTS PRECINCT - PLANNING AND DESIGN PRINCIPLES

- Establish a strong and integrated urban and landscape framework for the Nepean Heights Precinct that establishes the central ridgeline as a spine of publicly accessible parkland – the central parkland spine.
- Structure the Nepean Heights Precinct with two new proposed villages connected by the central parkland spine.

- Locate the main village centre close to Picton Road and at the eastern edge of the central parkland spine and the smaller proposed village centre at the western edge of the parkland spine.
- Create the central parkland spine as a major public parkland that connects the eastern and western parts of the Nepean Heights Precinct and provides for a full mix of formal and informal recreation opportunities.
- Create a primary connecting street structure in the form of a loop road that effectively serves the new villages and enables the staged development of the precinct.
- Connect to the precinct loop to a second full intersection onto Picton Road and a third (left in / left out) intersection further north along Picton Road.
- Use edge roads to establish a clear delineation between the urban character of the precinct and the lower density landscape character of the areas adjoining the Nepean River.
- Regenerate and integrate existing creek corridors within the Nepean Heights Precinct.
- Visually connect new streets and paths with the central parkland spine by aligning to create new view corridors.
- Replant and revegetate the central parkland spine to act as a landscape backdrop that can visually frame and reduce visual impact of development.
- Plan for a the development of new local centre to serve the Maldon Employment Precinct with good access to existing roads and or a potential new train station, should the proposed freight line connection be implemented.

5 Recommended Amendment

This landowner's submission makes the following recommendations for the Nepean Heights Precinct:

- 1) Amend the *Draft Greater Macarthur Land Release – Preliminary Strategy & Action Plan* to:
 - a) Include a second village centre within the Nepean Heights Precinct, located close to Picton Road and at the eastern edge of the parkland spine.
 - b) Move the location of the proposed village centre to be located at the western edge of the central parkland spine.
 - c) Clearly identifies the higher ground within the Nepean Heights Precinct as a public parkland spine that is non developable and becomes the precinct's primary open space asset.
 - d) Establishes a strong landscape structure plan that creates the central parkland spine for the Nepean Heights Precinct and that strongly connects and integrates this parkland with the Nepean River that frames the precinct.
 - e) Identify and illustrate the need for a structural loop road to effectively serve the integrated development of the Nepean Heights Precinct.

- f) Identify and illustrate the need for a second full intersection onto Picton Road and a potential third (left in / left out) intersection further north along Picton Road.
- 2) Prepare an Indicative Layout Plan (ILP) for the Wilton Priority Precinct that uses the concept structure plan for the Nepean Heights Precinct as a preliminary land use and structural scenario to be tested.

The above commentary provides a clear case for a review of the documents.

SINCERELY YOURS,

A handwritten signature in black ink, appearing to read 'M J Brown', with a stylized, cursive script.

M J BROWN
DIRECTOR
MICHAEL BROWN PLANNING STRATEGIES PTY LTD