

25 November 2015

Brendan O'Brien  
Executive Director, Housing and Employment Delivery  
NSW Department of Planning and Environment  
GPO Box 39,  
SYDNEY NSW 2000

Dear Sir

**Greater Macarthur Land Release**

Council at its meeting on 17 November 2015 considered a report (attached) on the Greater Macarthur Land Release Investigation and resolved:

1. That Council express in principle support for the Greater Macarthur Land Release Investigation, subject to:
  - a) the early implementation of a fully funded infrastructure plan
  - b) a job creation strategy to cater for the increased population.
2. That Council requests a specific timeline for the provision of infrastructure and the job strategies as outlined in a) and b) above.
3. That Council forward a submission on the investigation (and its supporting documents) to the NSW Department of Planning and Environment consistent with the matters outlined in the report.

Council's principle comments on the Menangle Park / Mt Gilead Priority Precinct Structure Plan as outlined in the report are as follows:

**Structure Plan's inconsistency with existing planning proposals**

The Menangle Park/Mt Gilead Structure Plan is not consistent with the detailed planning work already undertaken as part of the draft LEP amendment for the Menangle Park Urban Release Area and the Mt Gilead and Glenlee Planning Proposals. For example the Glenlee Planning Proposal seeks rezoning of land for employment/industrial purposes, whilst the Menangle Park and Mt Gilead Structure Plan shows this land as 'developable land' (residential).

Further the structure plan shows a proposed town centre and proposed bus priority corridor over land in Mt Gilead which is proposed under the current Planning Proposal to be zoned residential and open space.

These anomalies need to be addressed by the structure plan.

### Rezoning Process

The investigation indicates that the preferred rezoning process is a state-led rezoning through an amendment to State Environmental Planning Policy (Sydney Region Growth Centres), 2006, however this does not acknowledge that the Menangle Park draft LEP amendment and the Mt Gilead Planning Proposal are at an advanced stage and (subject to regional infrastructure funding resolution) could be rezoned sooner via the existing planning proposal process.

### Commitment to Fund Regional Infrastructure

The investigation indicates that the preferred approach to funding the nominated range of infrastructure requirements will need to be delivered through an appropriate mechanism, which could take the form of a SIC at no cost to government or a series of planning agreements entered into between the Minister for Planning and the relevant proponents.

The Preliminary Strategy and Action Plan states:

"A Special Infrastructure Contribution will create a framework to share the costs and co-ordinate delivery of major new transport and community infrastructure"

Whilst it is understood that a SIC levy on new development and VPAs are amongst a range of options to fund the required infrastructure upgrades, Council must be assured that the appropriate level of infrastructure is in place, where it is needed, in a timely manner. Indeed, the Preliminary Strategy and Action Plan further states:

"Before rezoning takes place, an appropriate mechanism will need to be in place to secure infrastructure needed to support growth".

At this stage, no such 'appropriate mechanism' has been confirmed to fund the delivery of the required regional level infrastructure.

In this regard, the proponents of the Mt Gilead Planning Proposal have recently lodged a Regional Voluntary Planning Agreement with the NSW Department of Planning and Environment to fund the portion of the required Appin Road upgrade attributable to its development. However to date, it is understood that the NSW Government/Department of Planning and Environment has not committed to either funding or delivering the balance of the cost of the required upgrading works to Appin Road.

Without this matter being resolved the Mt Gilead Urban Release Area should not be rezoned. A similar scenario can be put forward for the Spring Farm Link Road and its significance in terms of progressing the Menangle Park Urban Release Area rezoning.

Council is therefore seeks a formal commitment by the NSW Government confirming that it will ensure the timely delivery of the required key infrastructure items for the Menangle Park/Mt Gilead Precinct, as listed in the Investigation documentation.

### Greater Macarthur Strategic Transport Plan

While the Investigation was placed on public exhibition on 29 September 2015, one of the major contributory studies the Greater Macarthur Strategic Transport Plan was not released for public comment until 27 October 2015. While this reduced time frame has not allowed a

detailed assessment of this document it is apparent that there are anomalies between its findings and the Investigations actions. For example the Investigation lists as one of its actions to 'Further investigate the extension of the Sydney Trains electrified rail network to Menangle Park to integrate this area with the suburban rail network', however the Greater Macarthur Strategic Transport Plan indicates that the extension is not feasible.

Notwithstanding this initial indication, a new station at Menangle Park on an electrified system is seen to be a logical and strategically critical component of the Glenfield to Macarthur Urban Renewal Corridor considerations, with associated higher urban densities in close proximity to employment land at Glenlee and a potential junction to connect the T2 and T5 lines with the proposed expanded Southwest Rail Link to Narellan and onto the Western Sydney Airport.

#### Air Quality

Further information is required from the NSW Government to determine what current baseline air quality data and resources are available for the priority growth area air technical working group to determine future air quality impacts in the absence of a detailed technical report.

#### Biodiversity

The Hawkesbury Nepean Corridor and Priority Conservation Lands as shown in attachment 4 should be expanded to include all existing east-west fauna corridors between the Georges and Nepean Rivers to the south of Noorumba Reserve in order to ensure the long-term protection of current vegetation corridors. The proposed widths of these corridors should also be reviewed and adjusted as necessary to ensure they are sufficient to enable safe migration of Koala and other fauna between the two river systems.

#### Coal Seam Gas

The NSW Government amend all existing documents containing separation distances between existing coal seam gas wells and residential areas to one consistent standard.

#### Economic Development and Employment Development

There is a significant dependence upon new households settling within the Macarthur Urban Investigation Area (both the Menangle Park/Mt Gilead and Wilton Precincts), accessing the majority of their employment needs in areas outside of the Investigation area. Such an example is the Campbelltown/Macarthur Regional City Centre.

Hence there is a need for Council to secure arrangements with the NSW Government to ensure efficient, convenient and safe connectivity between these new neighbourhoods and the Campbelltown/Macarthur Regional City Centre. Notwithstanding, it is considered a matter of the highest priority that a higher level of attention is paid to the planning for and support of the creation of new jobs and further sustainable employment growth within the Campbelltown/Macarthur Regional City Centre. Consistent with the policy position set out in 'A Plan for Growing Sydney.' Therefore Council seeks the assistance of the Government in preparing an economic and employment development strategy specifically for the Macarthur Urban Investigation Area, which includes as a centrepiece, the generation of new knowledge jobs around the proposed education/health precinct at Campbelltown/Macarthur.

Council staff look forward to the opportunity to work with your team through the Greater Macarthur Steering Group in addressing these issues as the individual planning precincts are developed.

If you require any further information please contact Andrew Spooner on 02 4645 4598.

Yours sincerely



Jim Baldwin  
Acting Director Planning and Environment

**TITLE     Greater Macarthur Land Release Investigation**

**Reporting Officer**

Manager Environmental Planning

---

**Attachments**

1. Greater Macarthur Vision to 2036 (contained within this report)
2. Menangle Park and Mount Gilead Structure plan (contained within this report)
3. Land suitability for the Menangle Park and Mount Gilead Priority Precinct (contained within this report)
4. Biodiversity Constraints (contained within this report)

**Purpose**

The purpose of this report is to:

1. provide Council with an overview of the Greater Macarthur Land Release Investigation (including the Preliminary Strategy and Action Plan) and the potential implications for the Campbelltown Local Government Area (LGA) and Council
2. seek Council's in principle support for the Greater Macarthur Land Release Investigation, and in particular the preliminary Strategy and Action Plan, subject to a number of matters being addressed
3. endorse the matters raised in this report for inclusion within a Council submission to the NSW Department of Planning and Infrastructure on the Greater Macarthur Land Release Investigation documentation that has been publicly exhibited

**History**

In December 2014, the NSW Government released 'A Plan for Growing Sydney' which identifies how Sydney can create additional housing stock, (33,200 new homes annually to meet projected population growth to 2036). This metropolitan planning strategy also addresses employment opportunities and infrastructure delivery, while seeking to protect the significant and iconic natural environment and improving the liveability of the city.

As part of meeting this challenge, the NSW Government has indicated that it will maintain its continued investment in the North West and South West Priority Growth Areas along with priority urban renewal precincts and prioritise increasing the rate of housing delivery in new urban release areas.

Within 'A Plan for Growing Sydney', the Greater Macarthur was identified as a potential area where urban development could potentially occur in order to cater for the growing population

of Sydney. This metropolitan strategy committed the NSW Government to examine in more detail the suitability of urban development in the Greater Macarthur.

NSW Department of Planning and Environment has progressed work on this initiative since the release of 'A Plan for Growing Sydney' late last year, and on 22 September 2015 a preliminary assessment of the suitability and infrastructure capacity of the Greater Macarthur area was released for public comment.

## **The Greater Macarthur Land Release Investigation - Background**

The Greater Macarthur Land Release Investigation (the Investigation) identifies certain land that is suitable for future urban development, the infrastructure required to support sustainable growth, and how the Greater Macarthur could be connected to jobs and other services within the greater metropolitan Sydney area. The Investigation documentation includes a 'Preliminary Strategy and Action Plan' to assist in the delivery of new urban development within the Menangle Park/Mt Gilead Priority Precinct as well as the Wilton Priority Precinct.

A range of technical studies have been undertaken as part of the Investigation supporting the declaration of Menangle Park/Mt Gilead and Wilton as Priority Precincts. These studies include:

- Biodiversity Assessment
- Bushfire Preliminary Asset Protection Zone Assessment
- Economic and Employment Analysis
- Heritage Analysis
- Housing Market Needs Analysis
- Resource Mining Framework
- Services Infrastructure Assessment
- Social Infrastructure Assessment
- Water Management Assessment
- Strategic Transport Plan

The Greater Macarthur Land Release Investigation has recognised immediate opportunities to deliver up to a total of 34,700 homes in the Menangle Park/Mt Gilead Priority Precinct and within a new town at Wilton.

Beyond 2036 it is noted that there may be potential to accommodate further opportunities to provide an additional 33,100 homes and strategic employment opportunities, supported by the construction of the Outer Sydney Orbital, an upgraded Hume Highway interchange and Maldon-Dombarton freight rail line.

The NSW Government has indicated that a coordinated approach to land use planning and infrastructure delivery will be required to achieve the desired outcomes for Menangle Park/Mt Gilead and for the proposed new town at Wilton. The planning vision for Greater Macarthur will be implemented by:

- identifying Menangle Park, Mt 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 the declaration of Menangle Park, Mt Gilead and Wilton as Special Infrastructure Contribution Areas (SIC) to coordinate the funding and delivery of infrastructure that is necessary to support growth in these areas

- 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.

Councillors were provided with a briefing on the Greater Macarthur Land Release Investigation (the investigation) by the Director Strategy on 29 September 2015.

On 23 October 2015, Council staff met with representatives of NSW Planning and Environment for the inaugural meeting of the Greater Macarthur Steering Group, which will oversee planning for the implementation of the Menangle Park and Mt Gilead Priority Growth Areas. Council is represented on the Steering Group by the Director Strategy, Acting Director Planning and Environment and the Manager Sustainable City and Environment. At this meeting Council staff secured an extension of time until 18 November 2015 to lodge Councils submission to the public exhibition of the investigation.

This report provides an outline of the investigation documentation and expresses in principle support for the Preliminary Strategy and Action Plan that deal specifically with the Menangle Park/Mt Gilead Precinct, subject to a range of matters raised in the report being addressed by the NSW Government. The report concludes by recommending that Council make a submission to the NSW Department of Planning and Environment.

## **Report**

Whilst the Greater Macarthur Land Release Investigation (the investigation) discussed the attributes of the Menangle Park, Mt Gilead and Wilton as Priority Areas, this report will focus on those areas located within the Campbelltown Local Government Area i.e. Menangle Park and Mt Gilead. The vision for Greater Macarthur to 2036 is shown in attachment 1.

### **Menangle Park and Mt Gilead Priority Precinct – Structure Plan**

The Menangle Park/Mt Gilead Priority Precinct (the precinct) has an area of approximately 3,601ha and is characterised by relatively flat terrain with a flood plain associated with the Nepean River covering the south-west portion of the precinct. The precinct is also characterised by gorges adjoining the Nepean River and its tributaries, and rolling hills in the eastern portion of the precinct. The Menangle Park and Mt Gilead Structure Plan (the plan) is shown in attachment 2.

The investigation has identified that the precinct has the opportunity to be released for urban development for the following reasons:

- it is an extension of Sydney's metropolitan urban area south of Campbelltown
- the land in the Precinct is relatively unencumbered by constraints to development
- there are less requirements for substantial transport and utility infrastructure upgrades when compared to other parts of the Greater Macarthur Area, as the precinct could connect to the existing transport and service infrastructure at Campbelltown
- it has relatively direct access to the Campbelltown - Macarthur Regional City and other strategic employment areas in Western Sydney
- the location of the precinct makes it suitable for a range of employment generating uses, including retail and subregional industries
- there is significant private sector interest, with planning proposals at advanced stages
- Sydney Water is progressing servicing strategies for these planning proposals and the proponents have made some 'in principle' commitments to fund and/or deliver other required infrastructure

The precinct has a total of 849ha of land suitable for residential development, with a further 363ha which is currently encumbered but could possibly be developed, subject to further examination in accordance with the principles outlined in the Investigation. These combined areas are anticipated to accommodate approximately 18,100 new dwellings (suitable land 12,700 and encumbered land 5,400). The precinct has a total of 15ha of unencumbered land suitable for employment uses, with a further 9ha of encumbered land with potential to be developed for employment related purposes.

It is proposed that the precinct will contain four centres being:

- Mt Gilead – a local centre with approximately 10,000-20,000sqm of employment Gross Floor Area (GFA)
- Menangle Park – a local centre with approximately 20,000-30,000sqm of employment GFA
- Glenlee – a village centre with approximately 5,000sqm of employment GFA
- Gilead – a village centre with approximately 5,000-10,000sqm of employment GFA.

Land suitability for the Menangle Park/Mt Gilead Priority Precinct (upon which the above estimates have been based) is shown in attachment 3. The extent and density of future potential urban development is subject to further detailed transport assessment.

The Preliminary Strategy and Action Plan list the following actions to deliver future urban development in the precinct:

- upgrade the Hume Highway between Picton Road and Raby Road
- rezoning land for 4,900 homes through the Mt Gilead and Menangle Park planning proposals by the end of 2015, with the first new houses possible within two years
- upgrades to Appin Road to provide direct connections to Campbelltown-Macarthur Regional City Centre
- construction of the Spring Farm Link Road and new access ramps to the Hume Highway, to help ease congestion on Narellan Road
- provision of a north-south bus priority corridor to promote public transport links to the Campbelltown – Macarthur Regional City Centre
- further investigation of the extension of the Sydney Trains electrified rail network to Menangle Park to integrate this area with the suburban rail network
- further release of land to provide up to 13,200 homes, in addition to the homes proposed for Mt Gilead and Menangle Park by current planning proposals

The investigation acknowledges that infrastructure requirements will need to be delivered through an appropriate mechanism, which could take the form of a Special Infrastructure Contribution (SIC) at no cost to government or a series of planning agreements entered into between the Minister for Planning and the relevant proponents.

The exhibited documentation indicates that the preferred rezoning process is a state-led rezoning through an amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the SEPP) as this process:

- a. gives the precincts priority growth area status and makes use of the established Growth Centres implementation process administered by the Department of Planning and Environment;
- b. enables opportunity for a whole precinct to be comprehensively planned, rather than relying on individual planning proposals;
- c. provides the potential for acceleration of housing supply through fast tracking preparation of the SEPP amendment; and



- d. allows the State Government to coordinate agency input on complex planning issues such as mining, transport and infrastructure.

There are four existing planning proposals currently being dealt with by Council that deal with land that is located within the Menangle Park/Mt Gilead Precinct being:

- Menangle Park Urban Release Area which proposes 3,400 residential lots – this proposal came off public exhibition in February 2013 and has not progressed due to unresolved funding issues relating to regional infrastructure including the Spring Farm Link Road, on and off ramps to the M31 and the upgrade of Menangle Road
- Part of the Glenlee Employment Lands Planning Proposal which is a proposed rezoning of 110ha of land currently zoned non-urban (the site is split across Campbelltown and Camden LGAs) – technical studies are being prepared to enable this proposal to progress to public exhibition
- The Mt Gilead Urban Release Area which proposes 1,700 residential lots – this proposal came off public exhibition on 30 June 2015 and has not progressed due to issues relating to regional infrastructure (Appin Road)
- The South Campbelltown Urban Release area which proposes up to 12,000 residential lots – this proposal was deferred by Council at its meeting on 6 May 2014 pending the outcome of the Greater Macarthur Land Release Investigation.

### **Menangle Park/Mt Gilead Priority Precinct - Investigation of Existing Values and Constraints**

The investigation's Preliminary Strategy and Action Plan includes a structure plan for the Menangle Park/Mt Gilead Priority Precinct which was based on the findings of a number of technical studies examining the existing values and constraints within the investigation area. A brief summary of these investigations is provided below:

#### **Waterways and Flooding**

The investigation identified land at Menangle Park that is within the 100 year Average Recurrence Interval

Comment: It is noted that flood impact on future urban areas has been considered as part of the previous detailed investigations for the Menangle Park Urban Release Area.

#### **Biodiversity and Bushfire**

The Investigation categorised 'biodiversity constrained' land into a number of categories (see attachment 4) which include:

- waterways
- high Constraint Biodiversity
- moderate Constraint Biodiversity
- ecologically Endangered Community
- bio-banking Sites
- Hawkesbury Nepean Corridor and Priority Conservation Lands.

Comment: After reviewing these constraint categories, it is recommended that the Hawkesbury Nepean Corridor and Priority Conservation Lands as shown in attachment 4 be expanded to include all existing east-west fauna corridors between the Georges and Nepean Rivers to the south of Noorumba Reserve in order to ensure the long-term protection of current significant vegetation

corridors. The proposed widths of these corridors should also be reviewed and adjusted as necessary to ensure they are sufficient to enable safe migration of Koala and other fauna between the two river systems.

## Mining

The investigation quantifies the existing and proposed long-wall mining and existing coal seam gas extraction activity within the precinct.

**Comment:** The only current remaining long-wall mining activity within the Campbelltown LGA (Longwall 38) is located just outside the investigation study area at Wedderburn. Mining of Longwall 38 is expected to be completed by early 2016.

The existing and active coal seam gas wells within the LGA are located within the Menangle Park Urban Release Area. The Investigation identifies the following as encumbered land for development:

- land within 200 metres of an existing coal seam gas well
- Rosalind Park Gas Plant.

**Comment:** The inclusion of a 200 metre development exclusion zone around existing coal seam gas wells provides direction to Council as to the management of potential land use interface issues, and assists with the resolution of this matter that was being dealt with as part of the Menangle Park Urban Release Area planning process. Previous advice from State Government agencies on how to manage the interface between existing coal seam gas wells and future encroaching urban development in Menangle Park was to 'assess the impact like any other industrial development.' Unfortunately a range of separation distances have been published within existing Guidelines and State Environmental Planning Policies varying from between 5 to 50 metres. Therefore, in light of the NSW Government's support of a 200m exclusion zone as part of the Investigation, it is suggested that the NSW Government amend all existing documents containing separation distances between existing Coal Seam Gas Wells and future residential development to one consistent standard.

There are three active coal seam gas wells within the Menangle Park Urban Release Area and the land on which they are located is currently proposed to be zoned RE1 – Public Recreation under a draft LEP amendment. As a result of the adoption of a 200m exclusion zone, a slight amendment to the land use zoning map would be required to ensure a 200m radius is provided between these wells and the adjoining proposed R2 – Low Density Residential zone.

## Agriculture

Agriculture is a prominent land use in the study area. The Office of Environment and Heritage (OEH) has developed a Land and Soil Capability Assessment Scheme to facilitate the assessment of land and soils for agricultural uses.

The capability of land to sustain a range of land uses and management is ranked in eight classes. "Class 1" and "Class 2" land are the highest value agricultural lands as they can be used for intensive vegetable production.

**Comment:** There is no Class 1 land located within in the precinct. The Class 2 land in the precinct is currently being used for grazing and the irrigation of modified pastures and not for any higher value activities such as vegetable production. The proposed Menangle Park Urban Release Area draft LEP amendment and Mt Gilead Urban Release Area Planning Proposal both considered the impacts of urban development upon agricultural land as part of their detailed investigations. Any further proposals within the precinct will need to consider the impact of development upon agriculture.

## Heritage

The investigation area contains a number of significant heritage items and conservation areas with Aboriginal and European significance at both a state and local level. It is important that the values of these items and conservation areas are conserved in order to preserve the character of the area and its history. Where particular heritage items or conservation areas are considered to have high significance, future development is required to:

- a. integrate with the character of these items/areas;
- b. incorporate adaptive reuses; or
- c. provide sufficient curtilage to avoid diminishing their significance.

**Comment:** The existing planning proposals before Council for Menangle Park and Mt Gilead have considered in detail both Aboriginal and European heritage and the specialist supporting studies suggest that these lands can be developed in a sympathetic nature. Site specific heritage impact assessments will be required to be undertaken for all further proposals and at development application stage to determine the appropriate treatment of heritage items and conservation areas.

## Landscape Character

The investigation classified the land within the study area into ten distinctive landscape units based on topography; vegetation; drainage patterns; geology; and land use patterns. These areas were assessed on their scenic quality and 'absorptive' capability, with the absorptive capability of the land being a test of how well a landscape setting is able to accommodate change or development, and is generally applied at a broader scale as opposed to localised visual modifications.

There are three distinct landscape units occur within the part of the Menangle Park/Mt Gilead Priority Precinct. Menangle Park contains Unit 2 – Scenic Hills and Unit 7 – Open Pastoral Valley while Mt Gilead is wholly classified Unit 8 - Open Pastoral Uplands.

**Comment:** The scenic quality and adsorptive capability of these landscape units ranges from low to moderate and are characteristic of previously cleared and altered landscapes. With the exception of parts of landscape Unit 2, these areas could be developed without specific restriction of visual qualities. This issue has been considered as part of detailed investigations into the Menangle Park Urban Release Area and will be considered for any future proposals.

## Air Quality

The investigation documentation states that photochemical smog (ozone) and particle pollution currently continue to exceed national air quality standards in the Sydney basin, including in the Macarthur region, with poor air quality on 4 to 11 days per year over years 2010 to 2014.

**Comment:** Despite this and noting that air quality issues were the major reason why earlier and previous iterations of the Macarthur South Urban Land Release did not proceed, the Investigation does not appear to have included a detailed air quality assessment. In addition, the cumulative impact of other urban release areas and the proposed Western Sydney Airport upon the formation, distribution and dispersion of ozone needs to be understood.

The investigation proposes to manage air quality issues through the establishment of a priority growth area air technical working group consisting of representatives from the Department of Planning and Environment, the NSW Environment Protection Authority and the Office of Environment and Heritage to inform ongoing planning decisions.

Therefore it is not considered unreasonable to request further information from the NSW Government to help determine what current baseline air quality data and resources will be available for the priority growth area air technical working group to determine future air quality impacts and mitigation strategies appropriate for the Greater Macarthur Land Release.

#### Existing and Planned Service Infrastructure Capacity

There is currently capacity within the existing infrastructure to service the proposed Menangle Park/Mt Gilead Planning urban land releases, however further investigations and funding will be required to service the remainder of the precinct with water, sewer, electricity, gas, telecommunications, schools, health and medical facilities, emergency services, cultural facilities, justice services, cemeteries, sporting and recreation facilities.

#### Key Transport Infrastructure

The investigation documentation relevant to the Menangle Park/Mt Gilead Priority Precinct highlight the need for major (regional) transport infrastructure to deliver urban growth which includes:

- construction of the Spring Farm Link Road and new access ramps to the Hume Hwy to help ease congestion on Narellan Road, and linking Spring Farm to Appin Road
- upgrades to Appin Road to provide direct connections to Campbelltown/Macarthur (to 4 lane arterial standard between Rosemeadow and the southern edge of the precinct at Mt Gilead)
- upgrade of Menangle Road
- upgrade of the Hume Hwy between Picton Road and Raby Road
- construction of a bus priority corridor
- investigation of the feasibility of the electrification of the Southern Highlands Railway Line to Menangle Park.

**Comment:** The recognition of the need to provide the above transport related infrastructure in order to deliver planned urban growth within Menangle Park/Mt Gilead is welcomed. This recognition acknowledges the importance of providing efficient, convenient and safe connectivity between these new urban areas and the Campbelltown/Macarthur Regional City Centre and other metropolitan destinations, where key and higher order facilities such as public hospitals, tertiary education facilities, retail shopping facilities, sport and cultural infrastructure are located. These connections are also critical for access to strategically significant employment opportunities for the residents of new dwellings proposed for the Menangle Park/Mt Gilead Precinct.

Without the provision of this level of enhanced accessibility, many thousands of proposed new households could be argued to be disadvantaged.

Council staff have also identified that there may be an opportunity to co-ordinate the proposed investigation of the electrification of the T2 Southern Railway Line from Macarthur Station to Menangle Park Station with the Government's current considerations relating to the potential extension of the South west Rail Link from Narellan to the T2 Southern Line. Therein lies some potential for planning for improved connectivity between the Menangle Park/Mt Gilead Precinct and Campbelltown/Macarthur, the proposed Western Sydney Airport and the Broader Western Sydney Employment Area.

### **Additional and Principal Comments on the Menangle Park/Mt Gilead Priority Precinct Structure Plan**

#### **Structure Plan's inconsistency with existing planning proposals**

The Menangle Park/Mt Gilead Structure Plan as shown in attachment 2 is not consistent with the detailed planning work already undertaken as part of the draft LEP amendment for the Menangle Park Urban Release Area and the Mt Gilead and Glenlee Planning Proposals. For example the Glenlee Planning Proposal seeks rezoning of land for employment/industrial purposes, while the Menangle Park and Mt Gilead Structure Plan shows this land as 'developable land' (residential).

Further the structure plan shows a proposed town centre and proposed bus priority corridor over land in Mt Gilead which is proposed under the current Planning Proposal to be zoned residential and open space.

These anomalies need to be addressed by the structure plan.

#### **Rezoning Process**

The investigation indicates that the preferred rezoning process is a state-led rezoning through an amendment to State Environmental Planning Policy (Sydney Region Growth Centres), 2006, however this does not acknowledge that the Menangle Park draft LEP amendment and the Mt Gilead Planning Proposal are at an advanced stage and (subject to regional infrastructure funding resolution) could be rezoned sooner via the existing planning proposal process.

#### **Commitment to Fund Regional Infrastructure**

The investigation indicates that the preferred approach to funding the nominated range of infrastructure requirements will need to be delivered through an appropriate mechanism, which could take the form of a SIC at no cost to government or a series of planning agreements entered into between the Minister for Planning and the relevant proponents.

The Preliminary Strategy and Action Plan states:

"A Special Infrastructure Contribution will create a framework to share the costs and co-ordinate delivery of major new transport and community infrastructure"

Whilst it is understood that a SIC levy on new development and VPAs are amongst a range of options to fund the required infrastructure upgrades, Council must be assured that the

appropriate level of infrastructure is in place, where it is needed, in a timely manner. Indeed, the Preliminary Strategy and Action Plan further states:

“Before rezoning takes place, an appropriate mechanism will need to be in place to secure infrastructure needed to support growth”.

At this stage, no such ‘appropriate mechanism’ has been confirmed to fund the delivery of the required regional level infrastructure.

In this regard, the proponents of the Mt Gilead Planning Proposal have recently lodged a Regional Voluntary Planning Agreement with the NSW Department of Planning and Environment to fund the portion of the required Appin Road upgrade attributable to its development. However to date, it is understood that the NSW Government/Department of Planning and Environment has not committed to either funding or delivering the balance of the cost of the required upgrading works to Appin Road.

Without this matter being resolved the Mt Gilead Urban Release Area should not be rezoned. A similar scenario can be put forward for the Spring Farm Link Road and its significance in terms of progressing the Menangle Park Urban Release Area rezoning.

At the least, Council is encouraged to seek a formal commitment by the NSW Government confirming that it will ensure the timely delivery of the required key infrastructure items for the Menangle Park/Mt Gilead Precinct, as listed in the Investigation documentation.

#### Greater Macarthur Strategic Transport Plan

While the Investigation was placed on public exhibition on 29 September 2015, one of the major contributory studies the Greater Macarthur Strategic Transport Plan was not released for public comment until 27 October 2015. While this reduced time frame has not allowed a detailed assessment of this document it is apparent that there are anomalies between its findings and the Investigations actions. For example the Investigation lists as one of its actions to ‘Further investigate the extension of the Sydney Trains electrified rail network to Menangle Park to integrate this area with the suburban rail network’, however the Greater Macarthur Strategic Transport Plan indicates that the extension is not feasible.

Notwithstanding this initial indication, a new station at Menangle Park on an electrified system is seen to be a logical and strategically critical component of the Glenfield to Macarthur Urban Renewal Corridor considerations, with associated higher urban densities in close proximity to employment land at Glenlee and a potential junction to connect the T2 and T5 lines with the proposed expanded Southwest Rail Link to Narellan and onto the Western Sydney Airport.

#### Air Quality

Further information is required from the NSW Government to determine what current baseline air quality data and resources are available for the priority growth area air technical working group to determine future air quality impacts in the absence of a detailed technical report.

#### Biodiversity

The Hawkesbury Nepean Corridor and Priority Conservation Lands as shown in attachment 4 should be expanded to include all existing east-west fauna corridors between the Georges and Nepean Rivers to the south of Noorumba Reserve in order to ensure the long-term protection of current vegetation corridors. The proposed widths of these corridors should also

be reviewed and adjusted as necessary to ensure they are sufficient to enable safe migration of Koala and other fauna between the two river systems.

### **Coal Seam Gas**

The NSW Government amend all existing documents containing separation distances between existing coal seam gas wells and residential areas to one consistent standard.

### **Economic Development and Employment Development**

There is a significant dependence upon new households settling within the Macarthur Urban Investigation Area (both the Menangle Park/Mt Gilead and Wilton Precincts), accessing the majority of their employment needs in areas outside of the Investigation area. Such an example is the Campbelltown/Macarthur Regional City Centre.

Hence there is a need for Council to secure arrangements with the NSW Government to ensure efficient, convenient and safe connectivity between these new neighbourhoods and the Campbelltown/Macarthur Regional City Centre. Notwithstanding, it is considered a matter of the highest priority that a higher level of attention is paid to the planning for and support of the creation of new jobs and further sustainable employment growth within the Campbelltown/Macarthur Regional City Centre. Consistent with the policy position set out in 'A Plan for Growing Sydney', it is recommended that Council seek the assistance of the Government in preparing an economic and employment development strategy specifically for the Macarthur Urban Investigation Area, which includes as a centrepiece, the generation of new knowledge jobs around the proposed education/health precinct at Campbelltown/Macarthur.

### **Conclusion**

The nomination of new areas for future urban development within the Greater Macarthur Land Release Area will stand to strengthen the significance of The Macarthur Region as a metropolitan scale urban growth area.

The Greater Macarthur Urban Land Release project, if planned and managed appropriately, supported by integrated infrastructure planning, funding and delivery will add value to the future capacity of Campbelltown-Macarthur to develop as a true Regional City Centre, growing as a major focus of higher level services and facilities – both private and public, and as the major transport node and employment/economic hub for South West Sydney.

Connectivity of new residential neighbourhoods with employment opportunities and higher level services and facilities will be a critical challenge.

The success and longer term sustainability of the Greater Macarthur Land Release depends to no small degree on the commitment by the NSW Government to assure the community that the required regional level infrastructure as set out in the Investigation documentation, will be in place, where it is needed and in a timely manner, and to demonstrate that these outcomes will be secured by an appropriate funding and delivery mechanism.

The creation of employment opportunities for the residents of the Greater Macarthur Land Release Areas must be a major priority for Government to address, and in partnership with Council. The enhanced support of Government by working closely with Council and key business and institutional stakeholders to bring to life the educational/health precinct at Campbelltown/Macarthur is one significant opportunity that should be seriously examined with a view to job creation, to offset the traditional jobs deficit ordinarily and historically created through the 'greenfield' model of urban development.

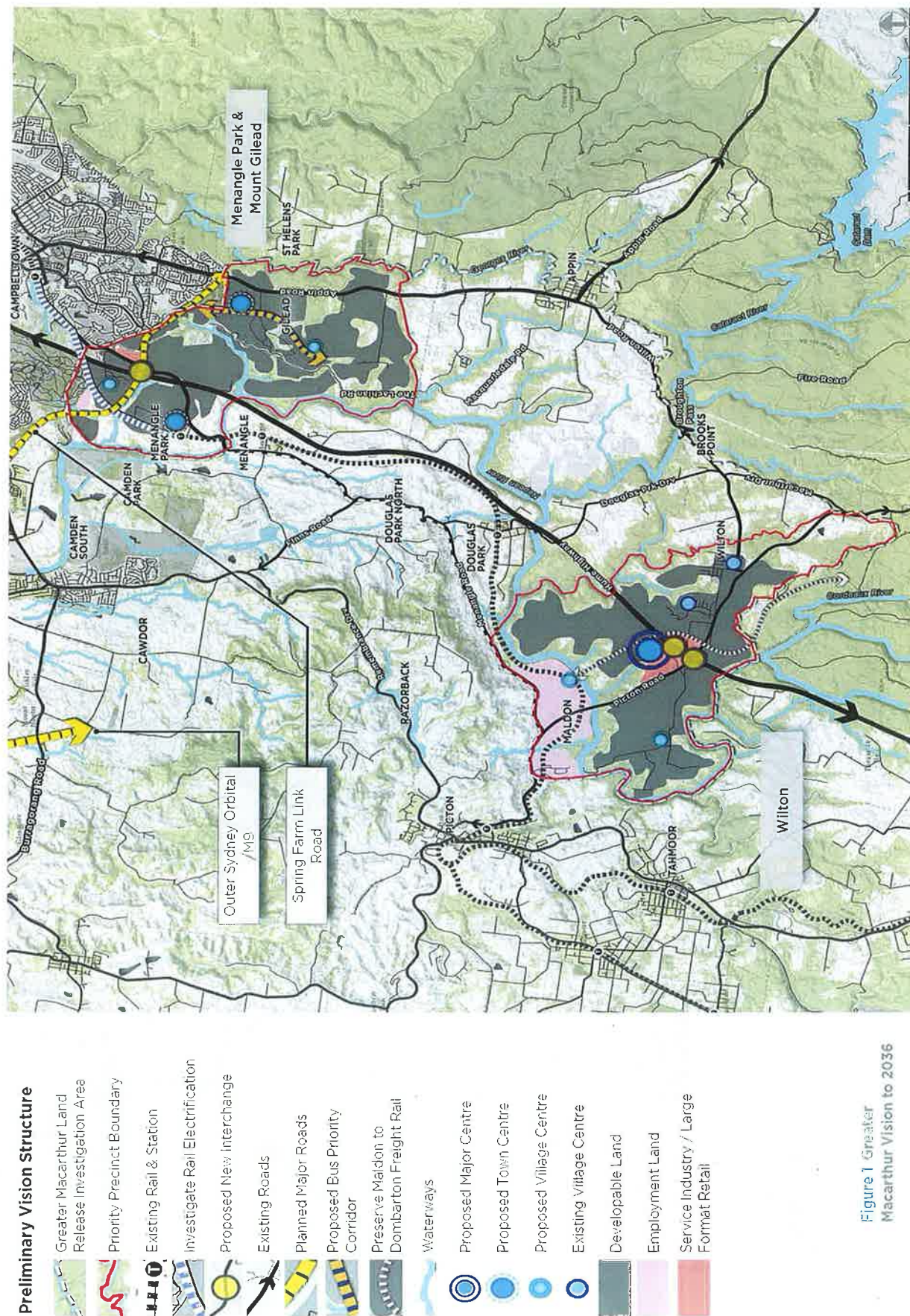
It is recommended that Council endorse a submission to the NSW Department of Planning and Environment that offers Council's support in principle for the proposed Greater Macarthur land release project including in particular, the Preliminary Strategy and Action Plan as it relates to the Menangle Park/Mt Gilead Priority Precinct, subject to the matters raised in this report being satisfactorily addressed.

### **Officer's Recommendation**

1. That Council express in principle support for the Greater Macarthur Land Release Investigation, subject to the matters outlined in the report being addressed.
2. That Council forward a submission on the Investigation (and its supporting documents) to the NSW Department of Planning and Environment consistent with the matters outlined in the report.

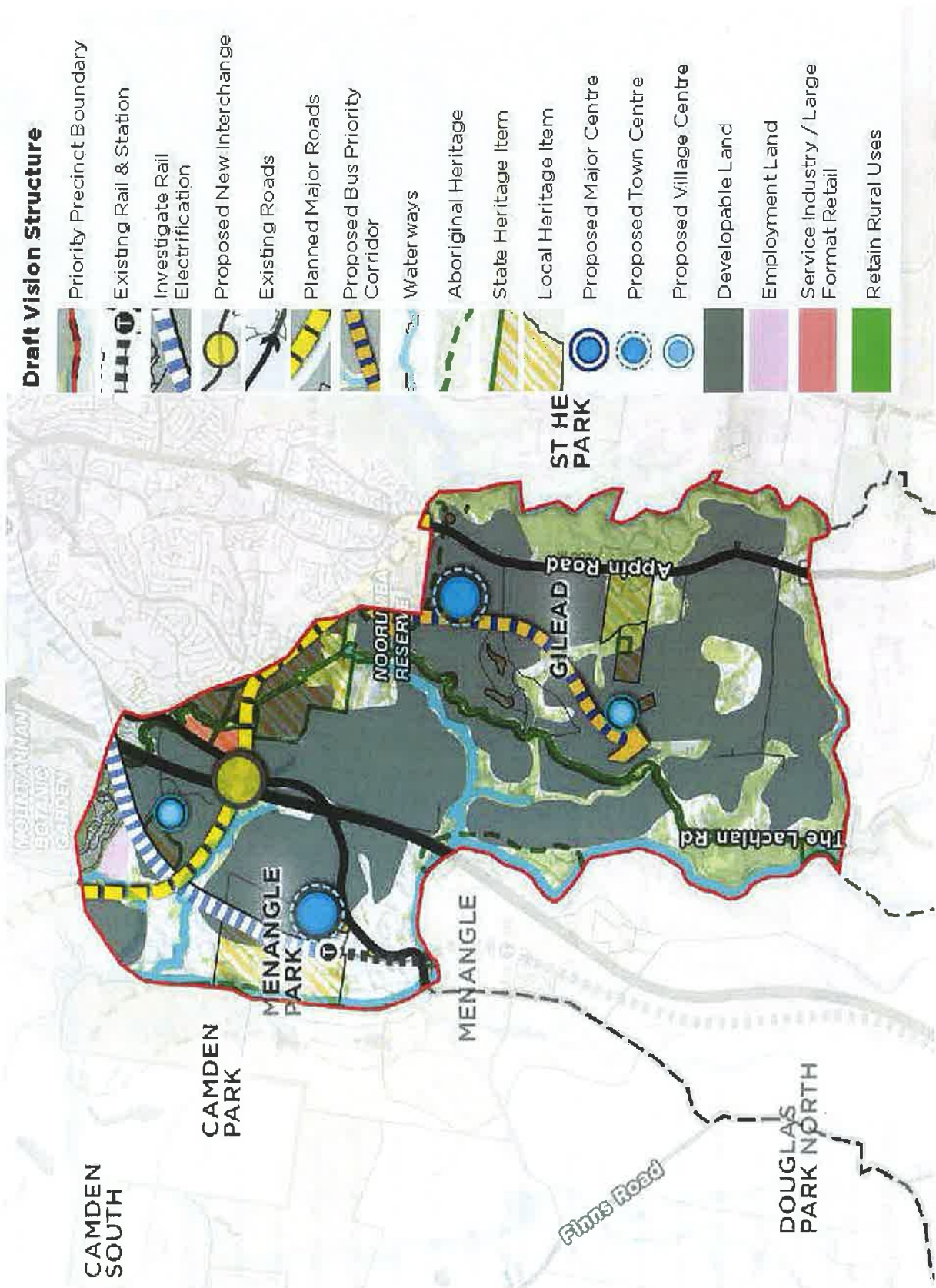


# ATTACHMENT 1

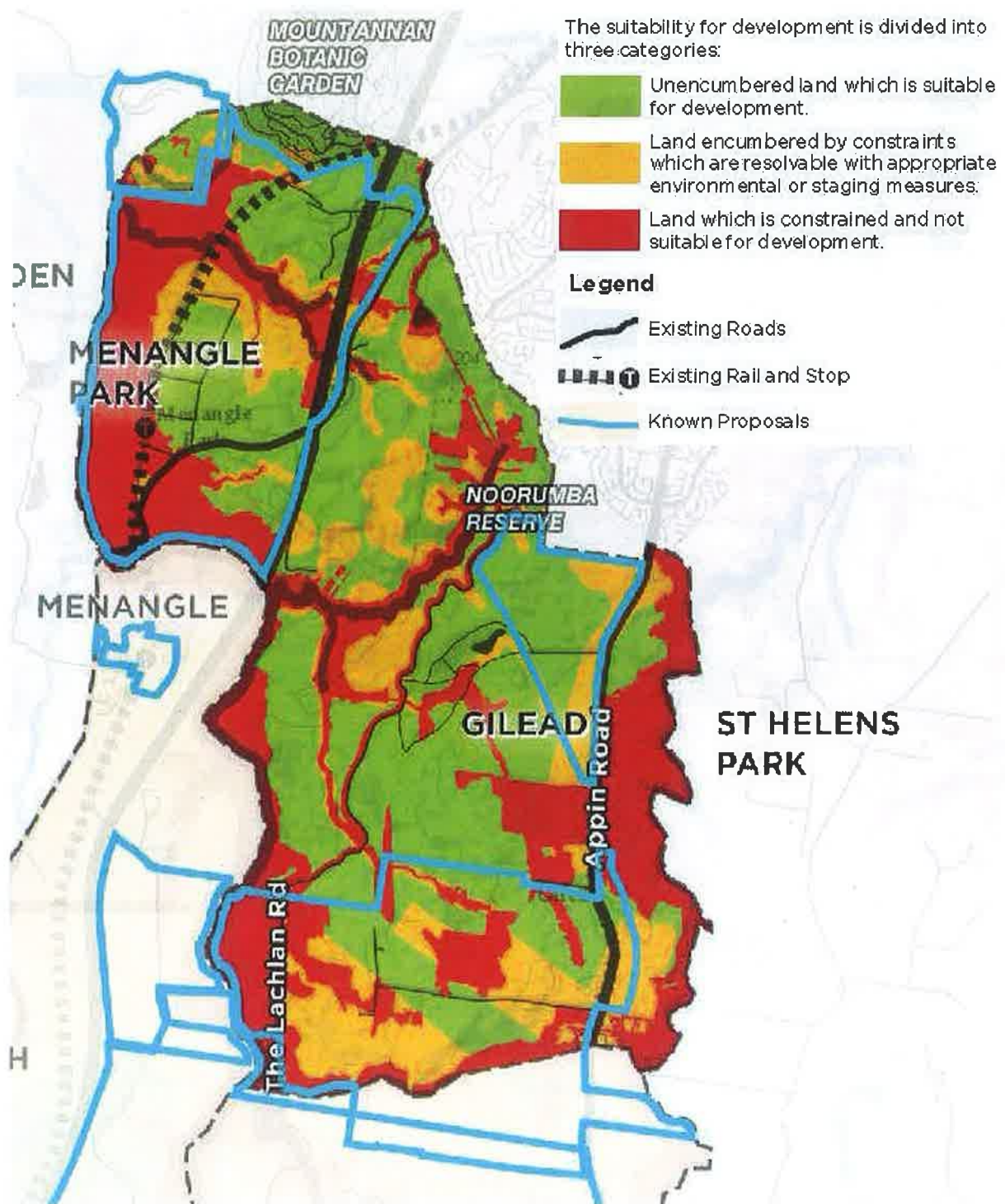




## ATTACHMENT 2

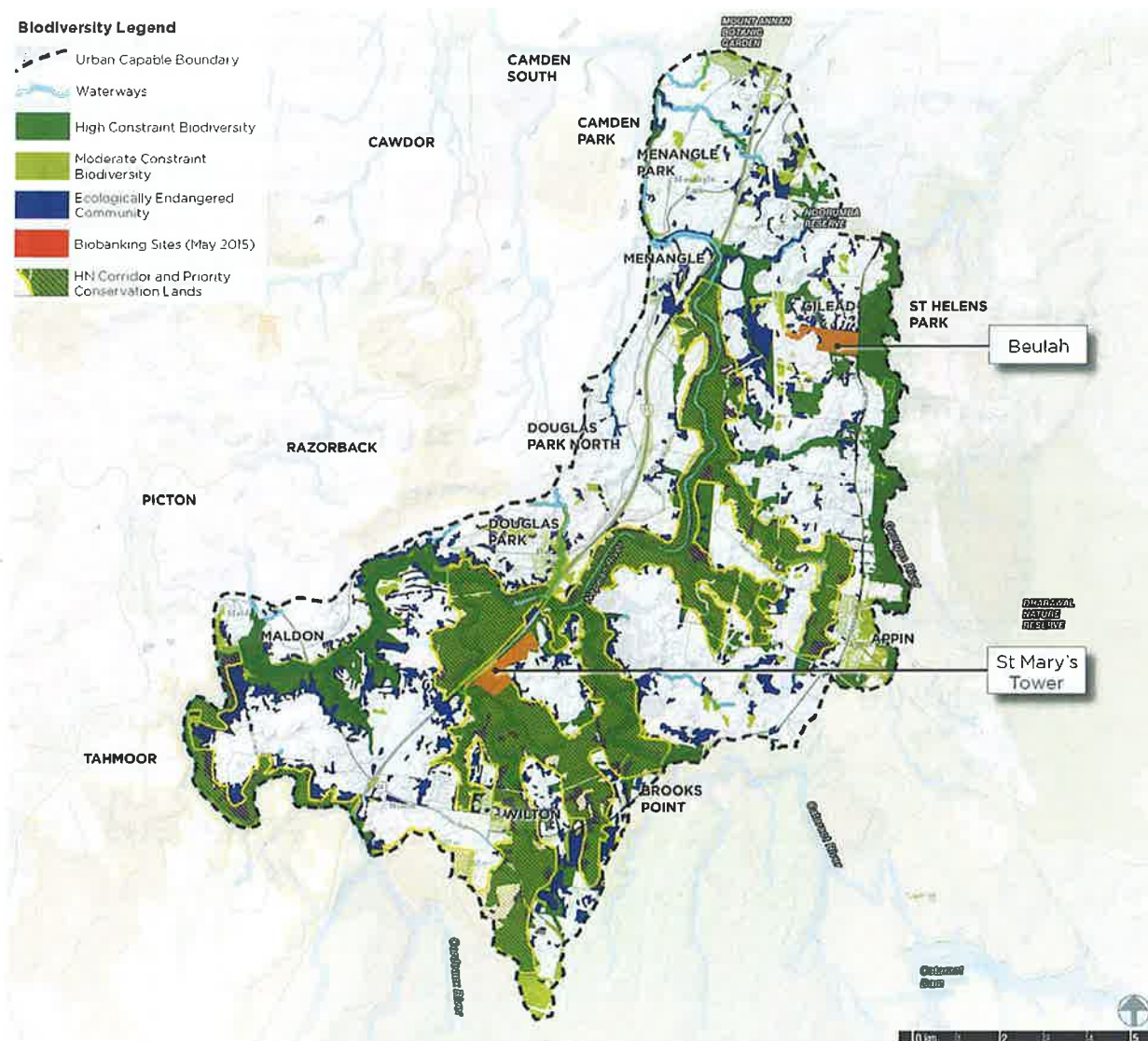


## ATTACHMENT 3





# ATTACHMENT 4



## Greater Macarthur Land Release Investigation

### **User Instructions**

If necessary to view the original Report, double-click on the 'Agenda Report' blue hyperlink above.

### **Action Item**

Unless otherwise indicated below Council at its meeting of 17 November 2015 adopted the following Committee's Recommendation with Resolution No 209.

---

## **2.3 Greater Macarthur Land Release Investigation**

### **Officer's Recommendation**

1. That Council express in principle support for the Greater Macarthur Land Release Investigation, subject to the matters outlined in the report being addressed.
2. That Council forward a submission on the investigation (and its supporting documents) to the NSW Department of Planning and Environment consistent with the matters outlined in the report.

**Committee Note:** Ms Maroun and Mr Lonza addressed the Committee.

### **Amendment: (Kolkman/Oates)**

1. That Council express in principle support for the Greater Macarthur Land Release Investigation, subject to:
  - a) the early implementation of a fully funded infrastructure plan
  - b) a job creation strategy to cater for the increased population.
2. That Council requests a specific timeline for the provision of infrastructure and the job strategies as outlined in a) and b) above.
3. That Council forward a submission on the investigation (and its supporting documents) to the NSW Department of Planning and Environment consistent with the matters outlined in the report.

**LOST**

### **Committee's Recommendation: (Rowell/Thompson)**

That the Officer's Recommendation be adopted.

**CARRIED**

**Council Meeting 17 November 2015 (Kolkman/Oates)**

1. That Council express in principle support for the Greater Macarthur Land Release Investigation, subject to:
  - a) the early implementation of a fully funded infrastructure plan
  - b) a job creation strategy to cater for the increased population.
2. That Council requests a specific timeline for the provision of infrastructure and the job strategies as outlined in a) and b) above.
3. That Council forward a submission on the investigation (and its supporting documents) to the NSW Department of Planning and Environment consistent with the matters outlined in the report.

**CARRIED**