

Greater Macarthur and Wilton

○ Frequently Asked Questions

July 2016

What has been announced for Wilton?

- The Minister has declared Wilton New Town as a Priority Growth Area and it will shortly be gazetted. Wilton New Town will provide over 16,000 new homes and a town centre. It will create new jobs over time including industrial jobs within planned employment lands on the northern edge. The first stage of the town centre development is likely to include highway services and retail opportunities. Wilton New Town will include health and education services to support growth. Key road infrastructure to serve new communities will be a condition of any future development proposals.
- The Department is currently developing a plan for roads, transport, parks and open space, education, health and biodiversity. This will be a fully costed plan that shows what developers will fund and when the infrastructure will be provided to ensure that infrastructure is available for new homes and communities.

What is proposed for Menangle Park and Mount Gilead?

- Menangle Park and Mount Gilead are identified as the new land release areas of the proposed Greater Macarthur Priority Growth Area. These areas will provide new homes and jobs to support the Regional Centre of Campbelltown-Macarthur. Detailed plans for these areas are being developed to ensure that infrastructure is provided in time for new homes and communities.

Has the land been rezoned?

- Not at this stage.
- The Growth Centres SEPP has been amended to include Wilton New Town as a Priority Growth Area. Rezoning will occur through local environmental plans or a subsequent SEPP that amends local environmental plans.
- No land will be rezoned until there are satisfactory arrangements for the delivery of infrastructure to support growth. We will consult further with the community prior to rezoning.

How will the land be rezoned and when?

- The rezoning of land within each area will occur over time. There are current planning proposals for parts of Menangle Park, Mount Gilead and Wilton. These will be considered by the Department and local councils. The Mount Gilead proposal has already been placed on public exhibition. Some areas will be rezoned from early 2017, with the first homes expected to be under construction by late 2017.

I made a submission about the proposals. How have you addressed my comments?

- In 2015 the Department consulted with the community on plans for urban development in the Glenfield to Macarthur Corridor including Mount Gilead, Menangle Park and Wilton New Town. We are currently adapting our strategy in response to the feedback from local communities, agencies and the private sector.

The key outcomes of the consultation included:

- Natural areas should be conserved and linked and biodiversity and heritage protected.
- Schools, hospitals, transport and roads, open space and cultural facilities need to grow if population does.

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- More homes and jobs are needed but not at the expense of local villages and communities.
- More certainty is needed about future growth around existing villages throughout Wollondilly and West Appin.

A report on initial community feedback is available at <http://www.planning.nsw.gov.au/Plans-for-Your-Area/Priority-Growth-Areas-and-Precincts>.

Does this mean that West Appin will be developed earlier?

- The proposed Greater Macarthur Priority Growth Area includes West Appin within its boundary to recognise its long term capacity for urban development. At this stage the development of West Appin is not expected to occur until after the other parts of the region develop. The future development of West Appin will need major infrastructure upgrades. These could be funded by the private sector at the right time.

Existing roads need to be upgraded. What is being done about that?

The Department is currently planning major road upgrades to support growth. These include:

- Upgrade and duplication of Appin Road in stages.
- Widening of Picton Road.
- Extension of a link road from Spring Farm to Campbelltown.
- New Hume Highway interchanges, bus routes and cycleway.

The Government has recently announced a \$40 million Housing Acceleration Funding contribution toward the upgrade of Appin Road and a new link road to Camden. Funding commitments for these roads are essential to support the Priority Growth Areas.

Schools will not have space for new residents. What is being done about providing new schools?

The Department is currently planning for new education facilities. These include:

- Private and public primary and high schools.
- Technical and further education facilities.
- More facilities at universities.

Land for schools will be provided by developers and the State Government will build the infrastructure as communities grow.

How will you be protecting water quality?

- The Department is currently planning for water and wastewater services to protect water quality and health. We are exploring local water systems like Bingara Gorge and the potential amplification and extension of Sydney Water systems.

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What will be done to protect flora and fauna and the linkages between the Nepean and Georges Rivers?

The Department will protect flora and fauna by:

- Undertaking the biocertification of native vegetation to protect flora.
- Identifying fauna corridors.
- Planning for wetlands, ponds and treatments to protect water quality in rivers.
- Implementing air quality protection initiatives.

Will the Scenic Hills be developed?

- The Department is currently planning for water and wastewater services to protect water quality and health. We are exploring local water systems like Bingara Gorge and the potential amplification and extension of Sydney Water systems.

When will homes be available?

- The Mount Gilead proposal has already been placed on public exhibition, with new homes expected to be under construction in late 2017. Parts of Menangle Park and Wilton New Town will be ready to deliver homes from 2018. Local services will be provided within each neighbourhood and roads upgraded in tandem with development.

How will the heritage items like Sugarloaf Farm be protected?

- The decision to identify areas including Menangle Park and Mount Gilead for urban development has been informed by strategic analyses of heritage and landscape values and constraints. In the Preliminary Strategy, existing heritage items are identified as constraints to development which need to be resolved before rezoning occurs.
- We are currently preparing a Land Use and Infrastructure Strategy for the Greater Macarthur Priority Growth Area. This will show how we plan to protect important heritage items and landscapes.
- This issue will be considered further as part of the preparation of Land Use and Infrastructure Strategies for the area to ensure development is appropriately integrated with important heritage and landscape values.

There are sites of significance to Aboriginal people in the area. Will these be protected?

- We are currently preparing a Land Use and Infrastructure Strategy for each Priority Growth Area. This will show how we plan to protect important heritage items and landscapes, including sites of Aboriginal significance.

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What is proposed for the Glenfield to Macarthur corridor?

- The NSW Government is working closely with Campbelltown City Council and the local community to look at opportunities for more homes, jobs, better public spaces, shops and cafes that are within walking distance from the seven train stations between Glenfield and Macarthur.
- The Draft Corridor Strategy identifies opportunities for additional housing and jobs around the seven train station precincts between Glenfield and Macarthur and the infrastructure required to support future growth.
- What effect does the corridor strategy have? Does it rezone my land?
- Once finalised, it will establish a strategic planning framework to guide future development and infrastructure delivery along the Glenfield to Macarthur Urban Renewal Corridor over the next 20 years.

What is planned for Hurlstone Agricultural High School?

- In November 2015, following exhibition of the Draft Corridor Strategy, the Government announced the relocation of Hurlstone Agricultural High School to the Western Sydney University Hawkesbury campus and a new education precinct in Glenfield.
- More than \$30 million has been committed to the new education precinct in Glenfield. The Glenfield precinct will have an upgraded fully selective high school, providing future-focused learning spaces and allowing for up to 360 additional selective places in South Western Sydney.
- The three schools for specific purposes will also receive a rebuild in the new Glenfield education precinct, providing students with complex needs with improved facilities.
- In addition, land will be reserved for a future primary school to cater for future population growth in the area.
- The Department is working closely with Campbelltown City Council, Department of Education and Transport for NSW on this review and will be seeking community feedback once investigations are complete.

What is happening next in the Glenfield to Macarthur corridor?

- The Department is undertaking further investigations and a review of the draft Glenfield Land Use and Infrastructure Plan to identify the potential future land uses on the Hurlstone Agricultural High School, including the new education precinct, and any necessary infrastructure upgrades required to support future growth.
- The Department is working closely with Campbelltown City Council, Department of Education and Transport for NSW on this review and will be seeking community feedback once investigations are complete.
- The revised draft Glenfield Land Use and Infrastructure Plan, and any other proposed amendments to the Draft Corridor Strategy, will be re-exhibited in the coming months.
- The Department will hold a community information session in Glenfield during the exhibition period to provide the community with an opportunity to find out more about the revised plans.

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- Once this exhibition is complete, the Department will review the submissions and revise the Draft Corridor Strategy as necessary. The Department will then prepare a Submissions Report and provide a recommendation to the Minister for Planning for decision to finalise the Draft Corridor Strategy.

How can I have my say on what you are proposing now?

- Community input is an important part of the planning process. We are currently preparing detailed plans for Greater Macarthur and Wilton. These will be released for public comment in late 2016.
- We are interested in your feedback on the proposed Greater Macarthur Priority Growth Area boundary. We will consult you further about detailed plans for the area.
- We invite everyone to register their interest in having a say on the detailed plans at www.planning.nsw.gov.au/greatermacarthur. We will send updates and information on how you can participate later this year.