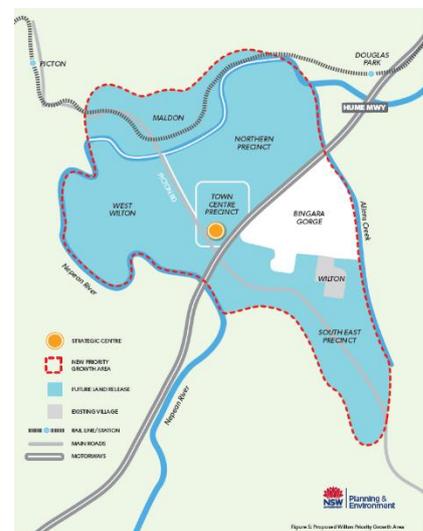


Submission to the Department of Planning and Environment

Draft Wilton Interim Land Use and Infrastructure Implementation Plan



Saraceno Landowners

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27 September 2017

Executive summary

Thank you for granting an extension of time to respond to the Draft Wilton Interim Land Use and Infrastructure Implementation Plan for the Wilton Priority Growth Area (WPGA).

The Saraceno family controls a consolidated landholding of c133 Hectares in Wilton, south west Sydney. The landholding sits north and south of the Picton Road and west of Macarthur Drive.

The Saraceno family landholdings are generally unconstrained, unencumbered and “urban capable”. They offer an excellent opportunity for additional development to occur in a coordinated and holistic manner, contributing to the attainment of the Government’s vision for the Wilton Priority Growth Area, adding additional housing, increasing contributions towards infrastructure upgrades, and providing a cohesive new “gateway” into Wilton New Town.

This submission relates to the land located to the north of the Picton Road (c64 Ha in area). An additional submission is also being lodged in relation to the land south of Picton Road (c69 Ha in area).

Whilst the two separate submissions make their own distinct requests and recommendations, they should be read together: the common land ownership pattern provides inherent advantages in terms of development delivery, infrastructure provision and potential access arrangements.

Our key request in this submission is for the boundary of the Wilton Priority Growth Area to be extended to incorporate additional lands – including our landholding – so that development can occur in a coordinated and holistic manner. This would result in our total landholding being wholly within the WPGA.

This submission outlines the rationale for this request, and we would welcome the opportunity for further discussions to resolve any issues relating to the sites inclusion by the end of this year, and prior to any finalisation of the land use and infrastructure implementation plan for Wilton occurring.

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Figure 2 The site in context of the growth area boundary

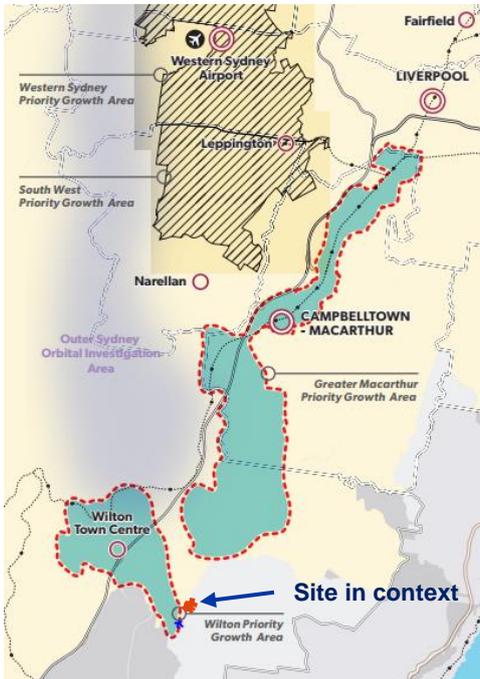


Figure 3 Aerial view of the site



1.2 Existing controls

The site is within the Wollondilly Shire Council local government area where the Wollondilly Local Environmental Plan 2014 and Wollondilly Development Control Plan 2016 currently apply.

Figure 4 Current Zoning under the Wollondilly LEP 2011



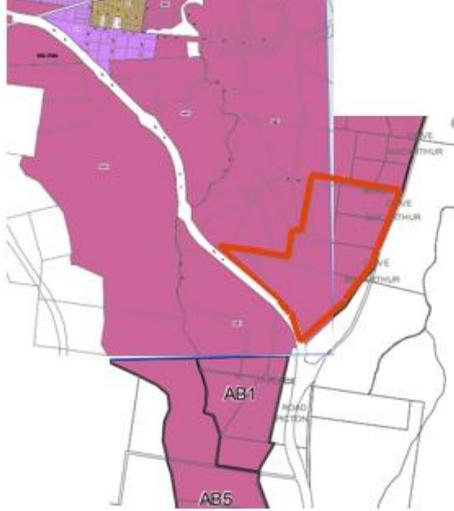
The site is currently zoned RU2 Rural Landscape.

Figure 5 Natural resources – biodiversity map NRB_011



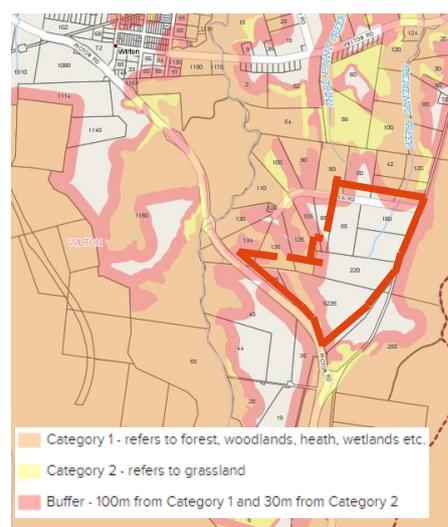
The land is not identified as sensitive in terms of biodiversity.

Figure 6 Minimum lot size



The current minimum lot size is 16ha

Figure 7 Bushfire



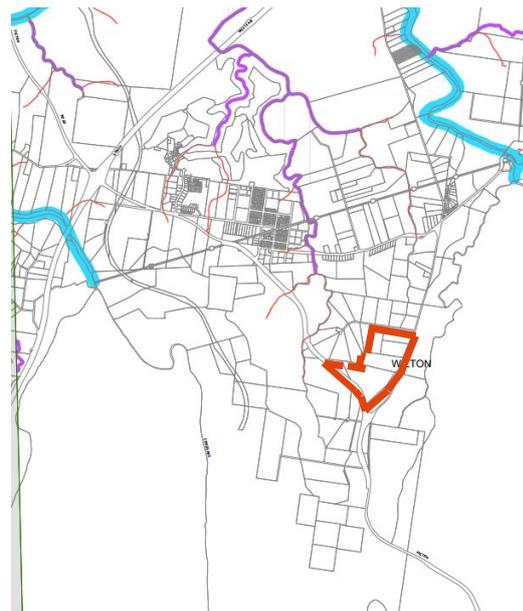
The site and the entire surrounding area is within a designated bush fire prone area, although this site is not overly impacted. Any proposed development on the property will be required to comply with Planning for Bush Fire Protection for new works.

Figure 8 Heritage– maps HER_011C and 11



No items of environmental heritage: landscape archaeological, general or Aboriginal heritage have been identified on the site.

Figure 9 Natural resources– water map NRW_011



No sensitive land has been identified.

2 History

2.1 Wilton New Town Masterplan 2012

Wollondilly Shire Council gave in principle support to the draft Wilton New Town Masterplan prepared by four key landowners: Bradcorp; Lend Lease; Walker Corporation and Governors Hill, in December 2012 (see Figure 10). It envisaged 250 to 1500 square metre lots as being the range for residential precincts. They requested that the NSW Government lead a detailed investigation of Wilton New Town for development.

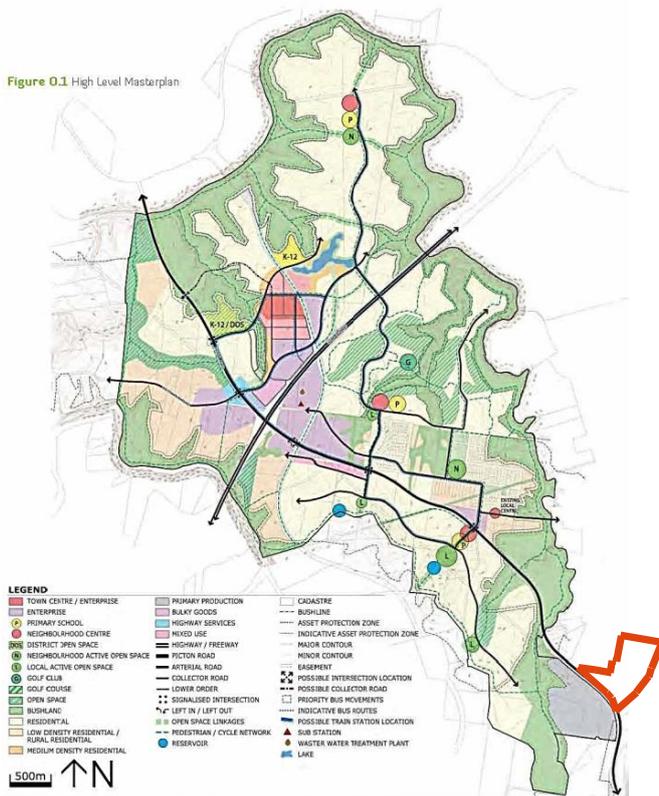
It is noted that our site to the north of Picton Road was not included in the Masterplan. The boundary appears arbitrary with no justification provided. This is reflected in the additional report recommendations put to Council at its meeting of 17 December 2012 in relation to the Study Area that: subject to Council proceeding with the project, any additional lands considered for inclusion in a rezoning proposal should be assessed having regards to the following:

- » Being contiguous with the overall site Master Plan
- » Not placing unreasonable demands on infrastructure and servicing costs
- » Being able to be included without impacting on the viability and logical staging of any future development
- » Consideration of any land providing a transition interface with surrounding rural or environmental lands
- » Potential to provide alternative and/or improved layout and overall site connectivity; and
- » Enabling the potential development or re-development within the existing village of Wilton to improve residential amenity, integration and compatibility with any future surrounding development.'

Source: <https://www.wollondilly.nsw.gov.au/assets/Documents/Planning-and-Development/Growth/20121217-PE8-Wilton-Junction-Report.pdf>

It is our view the site meets the criteria and should have been considered for inclusion at this stage.

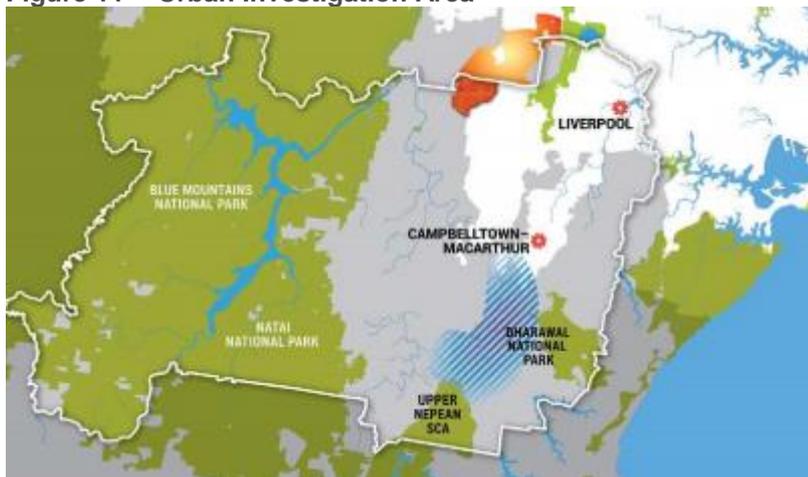
Figure 10 2012 Wilton New Town Masterplan



2.2 A Plan for Growing Sydney 2014

Potential for the broader Macarthur South area in Wollondilly Shire Council to develop as a future Growth Centre was identified in *A Plan for Growing Sydney* in December 2014 (p131). It identifies that the South West subregion is the fastest growing subregion in Sydney, with Badgerys's Creek Airport being the catalyst for investment in infrastructure and jobs. It notes the subregional will play a key role in providing housing and jobs for future residents (p128).

Figure 11 Urban Investigation Area



2.3 Greater Macarthur Land Release Investigation

In January 2014, August 2015 and again in November 2015 we made submissions to the Department specifically addressing the location of precinct boundaries and requesting the site be included with other Saraceno landholdings within the release area boundary and within the same precinct – to enable holistic review and to capitalise on infrastructure improvements, together creating a southern gateway.

The investigation boundary identified in A Plan for Growing Sydney progressed into the Urban Capable Boundary that responded to natural, urban and governance boundaries. The Greater Macarthur Land Release Investigation Land Use and Infrastructure Analysis (2015) explicitly confirmed the following about the site:

- » It is within the 'Urban Capable Boundary'
- » It is not constrained by flooding, high constraint biodiversity or heritage
- » It is not encumbered by coal mining activities
- » It is not identified as high value agricultural land
- » The is gently sloping
- » It is generally cleared with extensively altered landscapes
- » It has access to existing and future infrastructure, including potable water, sewer and electricity; and access to social infrastructure services.

Figure 12 Greater Macarthur Land Release Investigation Area 2015

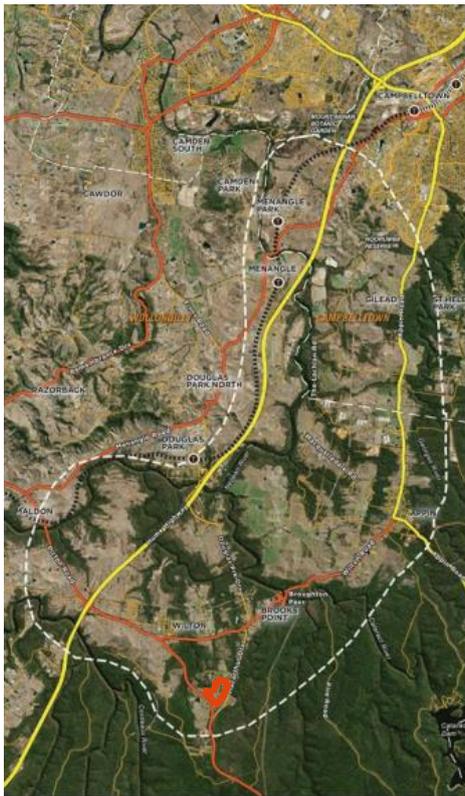
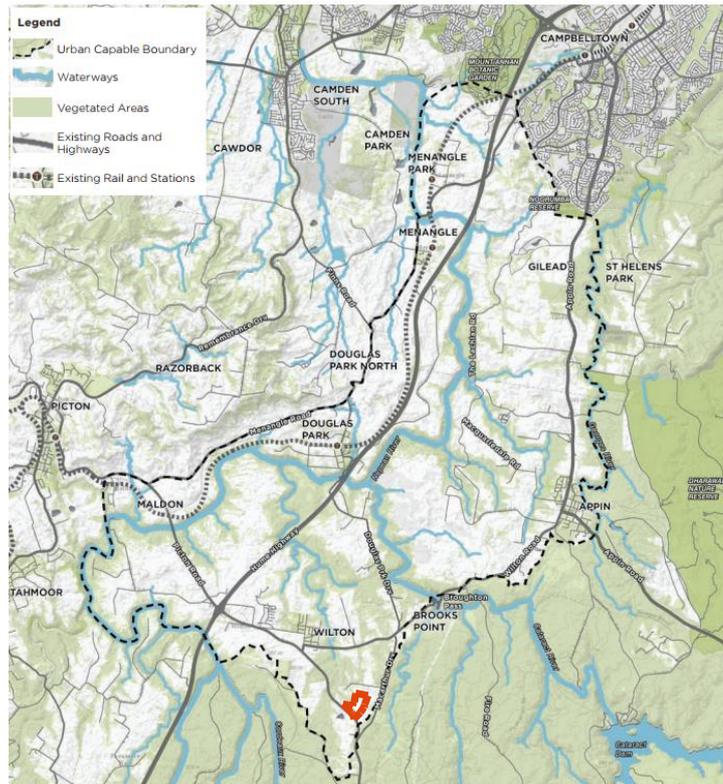


Figure 13 Urban Capable Boundary



The Greater Macarthur Land Release Investigation Land Use and Infrastructure Analysis identified the Cataract Precinct within the group of 'Other Precincts'. These precincts were not identified for release as the report stated they 'have significant environmental constraints and/or the costs of infrastructure to service growth would be extremely high'.

Figure 14 Cataract Urban Suitability Precinct Analysis

Cataract



The Cataract Precinct is located in the south-eastern portion of the GMLRIA and has an area of approximately 1,898 hectares. The precinct is bounded by the Nepean River to the north, Cataract River to the east, Macarthur Drive and Picton Road to the south and Allens Creek to the west.

The majority of the precinct is characterised by relatively flat terrain with some rolling hills and gorges adjoining the Nepean River and its tributaries. While there are pockets of cleared land associated with agricultural uses, a large portion of the precinct is covered in dense vegetation.

The area identified as being suitable for urban development is isolated by waterways and significant vegetation. As the required utility and road infrastructure to service the area would make development unviable, the precinct will retain the existing rural land uses.

Key Land Use Constraints

- ▶ **Utility Infrastructure Servicing** – the developable area within the precinct is isolated by surrounding waterways and significant vegetation. Accordingly, servicing the precinct is considered costly and unviable.
- ▶ **Mining** – a portion of the precinct is planned for mining in the next 15 to 30 years. If urban development was 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 pathway steps.
- ▶ **Heritage Conservation** – the precinct contains a number of existing heritage items and known Aboriginal sites. Further investigation would be required for any future development within the vicinity of these sites to ensure their heritage significance is retained.
- ▶ **Upper Canal** – the Upper Canal, which provides water to Sydney from the four Upper Nepean dams, crosses the northern portion of the precinct. Any future development in this area would need to ensure this system is not adversely impacted upon.

The areas which fall under the three categories of suitability for development in the precinct are shown in Figure 32 – Cataract Urban Suitability.

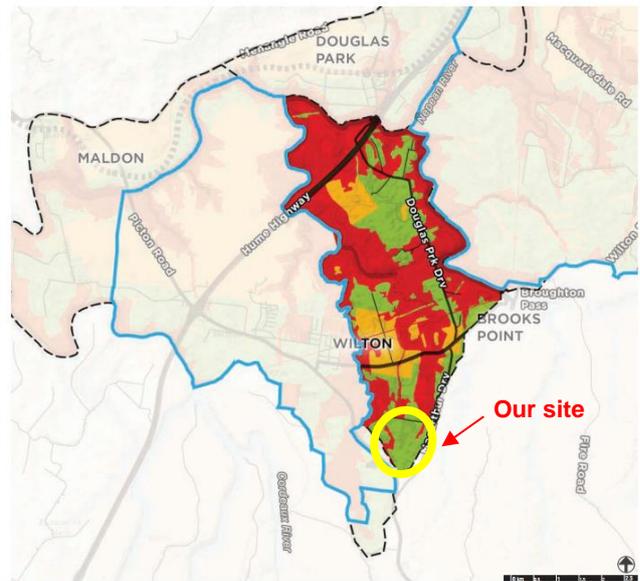


Figure 32 Cataract Urban Suitability

The suitability for development is divided into three categories:

- Unencumbered land which is suitable for development.
- Land encumbered by constraints which are resolvable with appropriate environmental or staging measures.
- Land which is constrained and not suitable for development.

Legend

- Existing Roads
- Existing Rail and Stop
- Known Proposals

However, as demonstrated and which is also highlighted in the map for the Precinct, these constraints do not apply to our site, as follows:

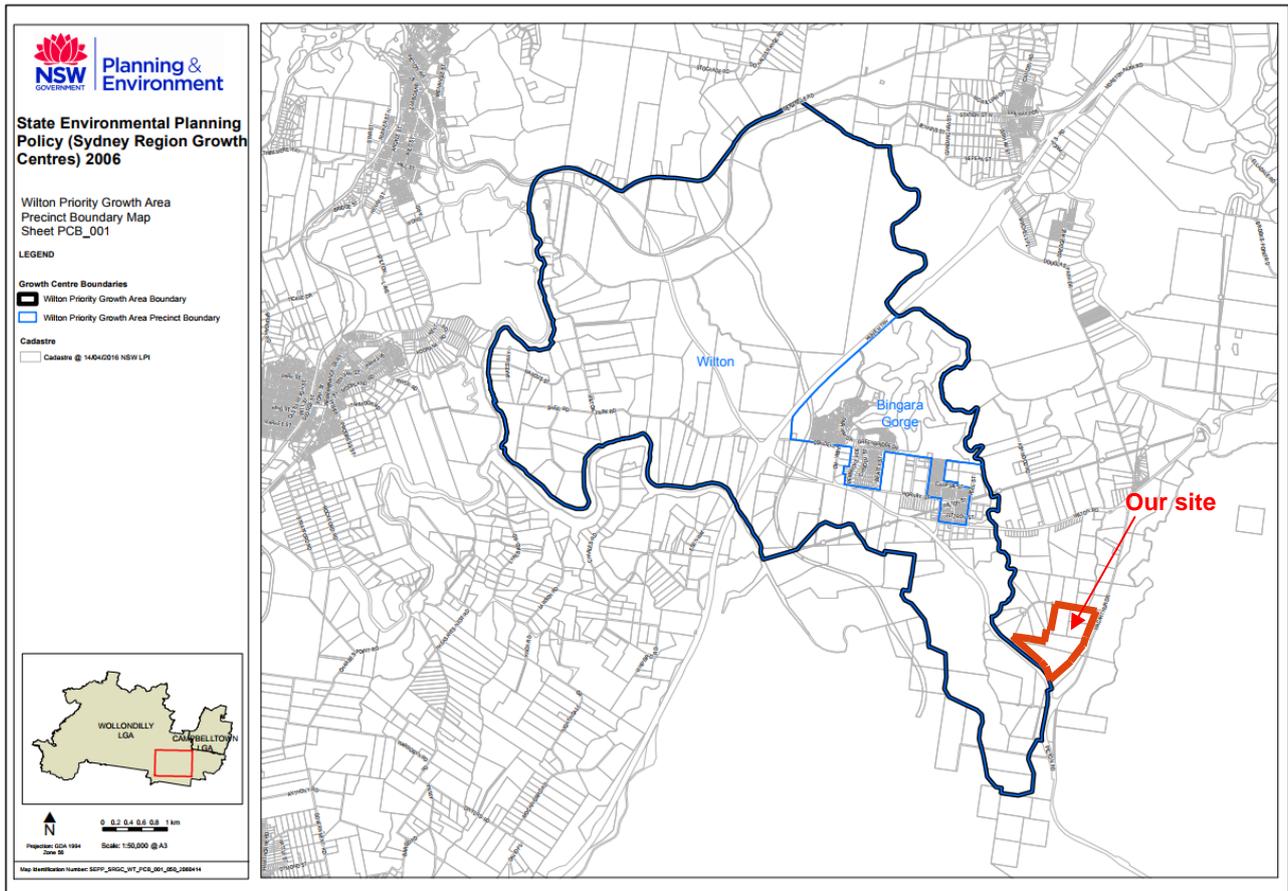
- » It is not isolated by waterways or vegetation
- » It is not encumbered by mining or heritage issues
- » It is not in the vicinity of the Upper Canal (which is more closely associated with the Gilead locale).

It should also be noted that contrary to the claim in the Analysis, there is private sector interest in developing this land, as detailed in our submissions. Given the above, we concluded that the northern portion should also be included in the Wilton Precinct and nominated as ‘unencumbered land which is suitable for development’.

2.4 State Environmental Planning Policy and Land Use and Infrastructure Strategy

On 29 July 2016, The Minister for Planning gazetted State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Wilton) 2016 (see Figure 15). This had the effect of identifying the Wilton Priority Growth Area boundary. Our site north of Picton Road was not included in the Growth Area boundary.

Figure 15 Wilton Priority Growth Area Precinct Boundary Map as gazetted



2.5 Draft South West District Plan

The South West District Plan highlights that the area will transform over the next 20 years. It was one of the first districts to be settled in the early colony and is now one of Greater Sydney’s fastest growing districts. The plan indicates that investment in the Western Sydney Airport will be driven by the Australian and NSW Governments with local government through the Western Sydney City Deal. With the Airport’s associated transport infrastructure and the growing employment hubs in Campbelltown-Macarthur and Liverpool, more of the District’s people will be able to work closer to where they live and reduce the time they spend commuting.

The draft District Plan establishes five-year housing targets for each local government area from 2016 to 2021, with Wollondilly set to deliver 1,550 for the region within that time.

3 Interim Land Use and Infrastructure Implementation Plan

The Department has now released an Interim Land Use and Infrastructure Implementation Plan (LUIIP) to guide the preparation of Precinct Plans. It is interesting to note that while the land use plan does not include our site (Figure 17), the Background Analysis report ‘Proposed Wilton Priority Growth Area’ map show the site as within the boundary identified for ‘future land release’ (Figure 16 below).

Figure 16 Proposed Wilton PGA

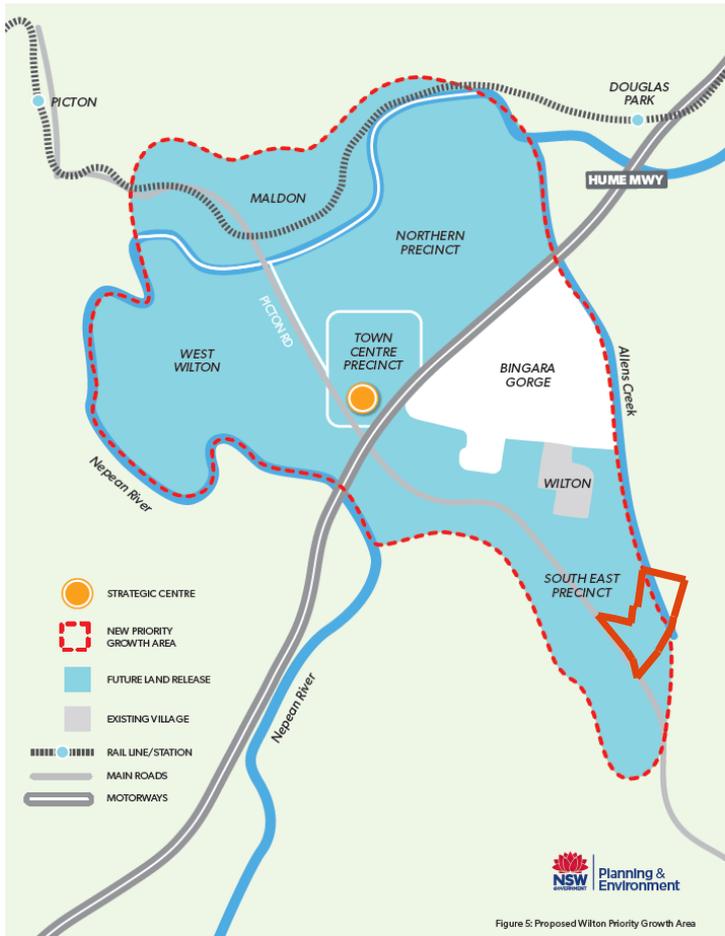
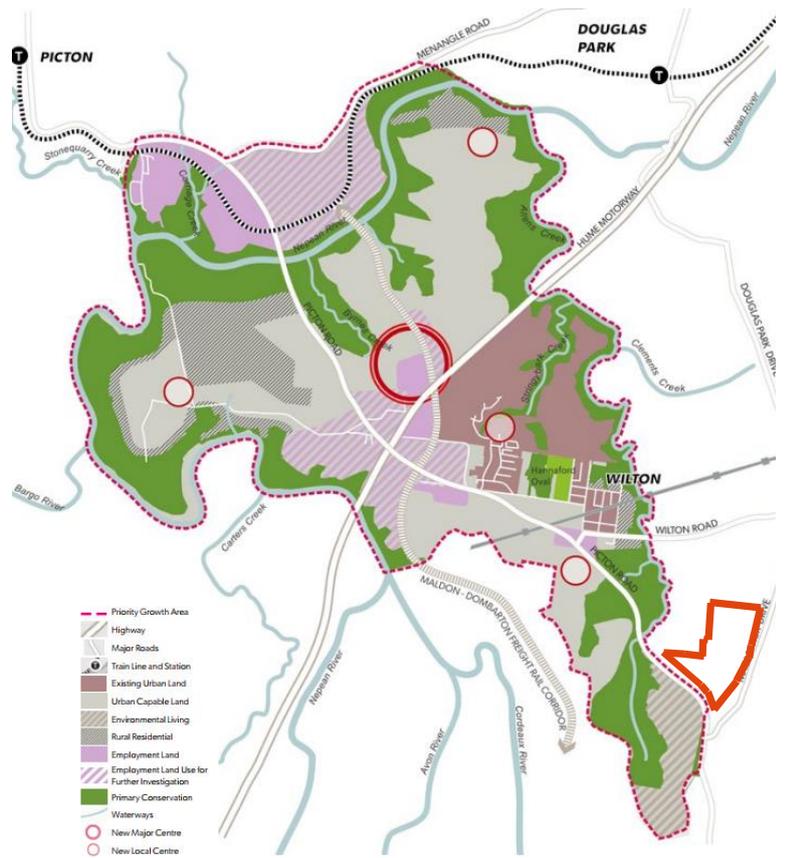
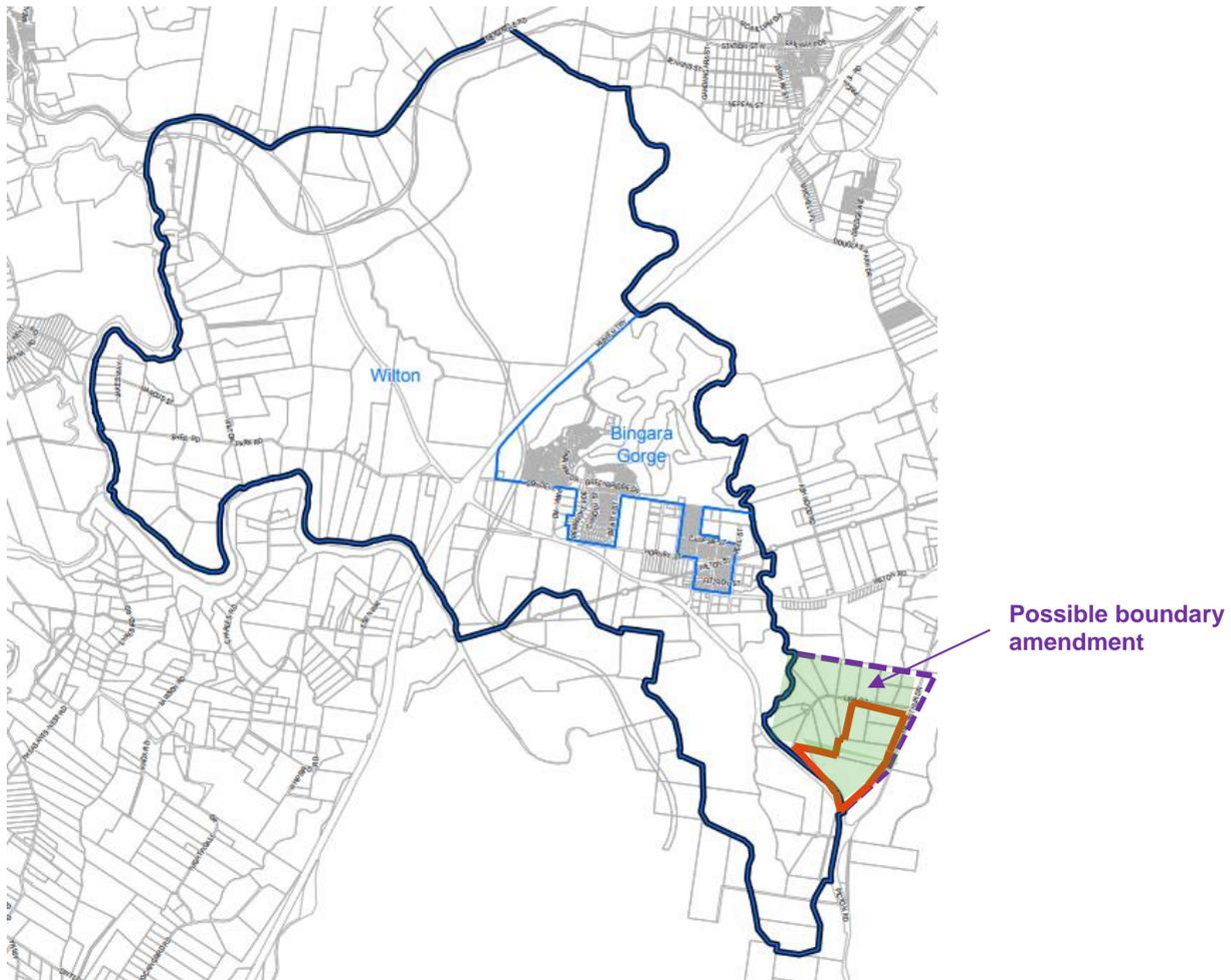


Figure 17 Proposed Land Use Map



Given the consistency of the site in terms of being unconstrained and unencumbered, and the fact that it is equally developable and serviceable, it should include within the Wilton South West Precinct Land Use Map as 'urban capable' for residential use.

Figure 18 Suggested Wilton Priority Growth Area Precinct Boundary Amendment



4 Conclusion

We believe that the Wilton South East precinct has potential for more urban development, and that the development of our site could commence with other development in the precinct, especially given the process is private sector led. It is also the case that larger contiguous land holdings in consolidated ownership enables land to be supplied to the market quicker.

We believe that the inclusion of the site would better reflect and build on the premise for a Priority Growth Area and the Department's involvement in brokering solutions to infrastructure and staging, maximising economies and scale and looking at the developable area in the region in its entirety in a coordinated manner. We believe that our landholdings, across both sides of Picton Road create an excellent opportunity of creating a fitting "gateway" into Wilton New Town.

We would like to explore the potential for our site to be included in the planning for the Wilton Priority Growth Area with you over the next three months, for resolution by the end of the year.

We appreciate the extension of time granted to make the submission and look forward to hearing from you about a meeting to discuss this, and our southern site in more detail.