

ADDITIONAL ITEM

27 June 2012
To the Ordinary Council Meeting

Director's Report
Environment and Planning Services
Department

2.6 Draft NSW Urban Activation Precincts

TRIM REFERENCE: F2004/07051 - D03046401

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SUMMARY

In the latter part of last year an invitation was issued by the Minister of Planning and Infrastructure (DoPI), Mr Brad Hazzard, to owners of large land holdings to have their land considered by the NSW Government for housing development. This program known as the "Potential Home Sites Program" was co-ordinated by DoPI who then undertook a process of reviewing the range of sites nominated by land owners/developers

In response to the Minister's invitation one land owner nominated site was identified within the Wyong Shire and a submission lodged with the DoPI. At its meeting held on 22 February 2012, Council resolved to advise DoPI that it was prepared to support the identification of the Wadalba East Precinct as part of the Potential Home Sites Program subject to the resolution of a number of issues, specifically the provision and funding of infrastructure, a requirement on the proponents to ensure that the land is released within the short term and confirmation that the management of the rezoning process would be the responsibility of Council.

On 13 June 2012, DOPI released a number of documents as part of a program now termed *The Urban Activation Precincts Program*. The program which is accompanied by a supporting initiative titled "*Precinct Support Scheme and Growth Infrastructure Plans*" was announced as part of the 2012-13 State Budget. Submissions in response to the draft Program are required to be lodged by the 4th July 2012. This report outlines the potential benefits of the program, however, it also raises significant concerns which in summary allocate the responsibility for the provision of local infrastructure for future rezoning precincts onto local government and have the effect of removing Council's planning powers as they now apply to rezonings.

RECOMMENDATION

That Council lodge a formal submission to the Director General of the Department of Planning and Infrastructure in response to the draft Urban Activation Precincts Program in accordance with the matters raised in this report and including its significant concern in respect to the following issues:

- ***That the Guidelines are inconsistent with the provisos contained with Council's resolution of 22 February 2012;***
- ***That the Guidelines significantly reduce Council's power to deal with local planning matters;***

- *That the Guidelines represent a clear position from the Department of Planning and Infrastructure allocating infrastructure funding responsibility upon local government.*
- *That the Guidelines suggest a lack of meaningful community engagement in the proposed process;*
- *That the Guidelines will result in potential significant impacts on the effectiveness of Council's existing strategic planning documents.*

BACKGROUND

Council at its meeting held 22 February 2012:

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor BEST:

- "1 That Council acknowledge that the Wadalba East Precinct is already incorporated in Council's Residential Development Strategy and draft Wyong Shire Settlement Strategy with master planning to commence following completion of Precinct 7A.*
- 2 That Council note that the current time line for the development of the Wadalba East Precinct is "in the medium term" as established by direction from the Department of Planning and Infrastructure.*
- 3 That Council advise the Minister for Planning and Infrastructure that it supports the identification of the Wadalba East Precinct as part of the Potential Home Sites Program subject to the following:*
 - a Council not being responsible for the cost of the public infrastructure required to support the development; that such infrastructure should include both hard infrastructure, the roads water and sewer and drainage and soft infrastructure which includes open space, community facilities and environmental corridors.*
 - b Council being responsible for managing the rezoning process (at the applicant's cost);*
 - c The community being fully engaged as part of the rezoning process;*
 - d Performance requirements being placed on the developer (ie; by way of a "sunset clause" or other means) to ensure that the production of lots proceeds within the Government's timeframe. (ie, 3 years); and*
 - e Early agreement being reached between the proponents, government and Council regarding not only the range of infrastructure to be provided, but also the cost, timing and responsibility for funding and provision of that infrastructure.*

- 4 That Council acknowledges that the Wadalba East Precinct would support the Wyong Town Centre business, recreation and public amenities that already exist.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT AND WYNN

AGAINST: NIL

RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor BEST:

- 5 That Council direct the General Manager to approach the Minister for Planning and Infrastructure proposing that its current priority program for housing development be extended to apply to the fast tracking of employment land within North Wyong."

FOR: COUNCILLORS BEST, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT AND WYNN

AGAINST: NIL"

In accordance with Council's resolution, staff advised the Minister for Planning and Infrastructure of Council's support of the Wadalba East project forming part of the *Potential Home Sites Program*, subject to Council's provisos. These provisos relevantly included:

- Council not being responsible for the cost of public infrastructure in relation to the development;
- Council being the agency responsible for the rezoning process (at the applicant's cost);
- The community being fully engaged as part of the rezoning process.

CURRENT STATUS

To date, apart from an interim response from the DoPI that the Wadalba East precinct was still being considered as part of the *Potential Home Sites Program*, (see attachment 6) no further contact or correspondence has been forthcoming on the status of the program, nor have Council's provisos been accepted or acknowledged.

PROPOSAL

On 13 June 2012, the DoPI released a number of documents for public comment under the title of the *Urban Activation Precincts Program*. Responses to the exhibition process are required by 4 July 2012 and it is considered imperative that WSC lodge a submission.

Elements of the Program

The *Urban Activation Precincts Program* consists of 3 elements:

1. Urban Activation Precincts

The DoPI has advised that the *Urban Activation Precincts Program* (UAP) reflects a "more strategic approach to urban development" by the state government. The program proposes to support urban development that is:

- Consistent with state, regional and local strategies;
- Optimises use of existing and planned infrastructure;
- Supported by Council;
- Environmentally, socially and economically sustainable;
- Financially viable for development and consistent with market demand.

2. *Growth Infrastructure Plans*

The government will utilise *Growth Infrastructure Plans* (GIPs) to “identify where infrastructure needs to be augmented to support planned growth within an infill area. To be prepared by the DoPI, GIPs are intended to:

- Align infrastructure needs in infill areas with government agency asset management plans;
- Avoid the current problem of each state infrastructure agency having individual and unrelated budgets, planning processes and priorities;
- Inform the state government’s budget allocation processes;
- Assist the coordinated delivery of infrastructure in *Urban Activation Precincts*; and
- Ensure, where possible the right infrastructure is planned and provided in the right location at the right time to support urban growth.

3. *Precinct Support Scheme*

The \$50million *Precinct Support Scheme* (PSS) was announced as part of the 2012/2013 state budget to “assist local Councils to address demand for local infrastructure.” The PSS is proposed to:

- Be available to Council’s where infrastructure upgrades are required as a result of population growth within a UAP;
- Be available for funding of local infrastructure, both social and economic;
- Support high growth LGAs to provide local infrastructure upgrades;
- Provide funding on the basis of “anticipated annual dwelling yield”
- Operate in addition to local development levies (i.e Section 94 contributions);
- Include hard and soft infrastructure projects such as open space, local roads, traffic calming and car parking; and
- Be spent generally within a UAP area.

Details of the Program

Urban Activation Precincts

The draft guidelines state that the purpose of the UAP program is to assist with the supply of housing and employment and to improve housing choice and affordability. The program is based on the following principles:

- “A strategic precinct based approach (rather than a single site or development);
- Close involvement with local government, at an early stage and throughout the process as an integral partner;

- *Precincts located in close proximity to existing and planned transport and service infrastructure;*
- *Precincts, zones and development controls that are based on financial viability and affordability, and reflect market demand and investor feasibility."*

Criteria for Assessment

DoPI has advised that UAP proposals will be assessed by the following criteria;

- *"Is the precinct consistent with State regional and/or local strategies, particularly relating to housing and employment? or*
- *Does the precinct support or maximise the use of existing and planned infrastructure, especially transport? Or*
- *Is the precinct important to more than one local government area and/or has support from the local Council? and '*
- *Is the precinct environmentally, socially and economically sustainable and viable? and;*
- *Is the development of the precinct financially viable and consistent with market demand?"*

Process

- Nominations for potential precincts will be considered by DoPI from a number of sources including Councils, State Agencies and the private sector.
- All nominations will be reviewed by DoPI, the relevant local Council will be consulted and a recommendation will be made to the Government on whether or not a precinct should be accepted under the program.
- Detailed planning studies and investigations will be required leading to identification of appropriate land uses and proposed zonings, development controls, development assessment framework etc.
- The final studies will be exhibited by the Director General of the DoPI for 30 days with an invitation to the Council and the public to make written submissions.
- Submissions will be considered by the Director General and the Director General's assessment and recommendation will be forwarded to the Minister for determination.
- Should the Minister approve the UAP, a State Environmental Planning Policy (SEPP) will be made that contains the planning framework, zonings, development controls and exempt and complying development controls.

Implications for Council

The UAP program guidelines make reference to the previous Government's State Significant Sites Program (SSS) which was introduced in 2005 "to deliver changes to land use" for State and Regionally significant sites. Under that program the State Government oversaw the rezoning process and listed rezoned sites under a special purpose SEPP. A review of the guidelines for the UAP program indicates that this program is a direct replacement of the SSS, or albeit, with a broader strategic approach. Therefore, the most significant implications for Council are that the role of initiating and resolving to proceed with a precinct rezoning passes from Council to the State Government.

This means that Council will have little involvement in which areas proceed as UAP precincts, as although Council will be consulted, the decision making process rests with the Director General and the Minister. In addition, it is unlikely Council will be involved in the management and or review of the various planning studies required to support a precinct rezoning, with staff input being limited to making comment on the various studies in a draft form.

Significantly the guidelines also state that the planning studies required to support a UAP "may need to address"

- *"Funding for local government to provide local infrastructure required for the precinct to address pressures arising from population growth".*

This means that responsibility for the funding of provision of infrastructure to support any new UAP has been squarely placed back with local government. No mention is made in the guidelines of any responsibility for the funding of infrastructure being placed on the developer. Council would note that this direction is clearly inconsistent of Council's resolution of 22 February 2012 which outlines Council support of the *Potential Home Sites Program* subject to it not being responsible for the cost of the infrastructure.

As Council would recall it also resolved at that time that its support was subject to "*The community being fully engaged as part of the rezoning process*". The guidelines for the UAP program propose a 30 day public exhibition process following completion of all relevant studies. Whilst the guidelines also state "*Community reference groups may also be established where the Department considers it appropriate*" there are no criteria included to define on what basis such consultation might be appropriate.

Growth Infrastructure Plans

Council has on many occasions raised its frustration in regard to the lack of coordination amongst state government agencies in the provision of much needed infrastructure. The lack of strategic planning and medium to longer term budget planning by state government agencies within successive governments has placed significant hardship upon the Wyong Shire community. Recent examples such as the difficulty in achieving the necessary government funding for the North Warnervale rail station and Warnervale Town Centre (WTC) entry intersection reveal the cost of this lack of planning in terms of delay and loss of economic growth. On this basis, the proposal to develop GIPs should be supported and encouraged.

Precinct Support Scheme

On the surface, the \$50m PSS appears to represent a positive program to enhance Council's ability to fund infrastructure necessary to support Greenfield development that is accelerated on the basis of meeting the pre-requisites of the UAP Program.

However, the basis for the Scheme raises a number of concerns, the most significant being that the Scheme appears to make the assumption that local government is the body with overall responsibility for the funding of local infrastructure within *Urban Activation Precincts*. This supposition is in direct contrast with Council's resolution of 22 February 2012, which stated that Council's support of the acceleration of the Wadalba East urban development precinct was subject to Council bearing no responsibility for the provision of infrastructure. What is now being proposed is the creation of an infrastructure fund totalling \$50m (which is a positive initiative). Council will need to make application for access to a portion of that fund to assist in the provision of required infrastructure. Whilst it is acknowledged that the fund will operate in addition to developer levies (Section 94) there is no suggestion or confirmation that the funding received will or is intended to cover the full cost of the infrastructure. Therefore, it is likely that local government will bear the cost of any shortfall in funding.

OPTIONS

Council has the option of making a submission to the exhibition process or not. It is recommended that Council lodge a submission outlining the issues covered in this report.

Long term Financial Strategy

Should the Government's proposal for the UAP program be implemented Council's long term financial position maybe impacted should the requirement for the funding of infrastructure related to new Greenfield development become the full responsibility of local government.

CONSULTATION

The draft guidelines for the UAP program and including Facts Sheets relating to the GIP's and the PSS have been placed on exhibition by DoPI from the 13 June until 4 July 2012. Whilst the documents are all available on the Department's website, it is questionable whether the general community would be aware of the process and its ability to make a submission.

GOVERNANCE AND POLICY IMPLICATIONS

Strategic Planning

The UAP process will result in significant rezoning projects being assessed by the DoPI, with similar powers to rezone land and/or approve development, as those previously implemented by the State Government under the SSS Program which involved the use of SEPP Major Projects and the since repealed Part 3A of the Environmental Planning and Assessment (EP&A) Act. This will have impacts on Council's function in relation to Strategic Planning and may also impact on the effectiveness of Council's current Strategic Plans such as the draft Wyong Shire Settlement Strategy and the draft North Wyong Shire Structure Plan.

The program effectively transfers the Strategic Planning Process for the major urban release areas within the Shire to the State Government. It expands the role of the repealed SSS program (and in effect re-introduces and expands the Part 3A process to the broader strategic program, a domain which has previously been the responsibility of Local Government (reinforced by the State).

Council Participation

In terms of Local Government's involvement, the Guidelines indicate that before a recommendation is made to investigate a precinct, DoPI will consult with Council and an Interagency Committee chaired by the DoPI will review nominations for potential precincts. At this stage no detail has been provided as to how this process would operate or what level of influence Council and its community could have on decisions.

It would be expected that the Wadalba East Precinct (previous report to Council 22 February 2012, see attachment 5) and other Greenfield release areas identified in Council's Residential Development Strategy would fall within the program.

Exempt and Complying Development – the UAP Guidelines indicate that a “*code based assessment framework*” would be developed for UAP precincts. Council has recently made changes to simplify the Exempt and Complying Development process by removing DCP 2005 Chapters 85 and 86 from operation. The basis for this was that the DCP chapters conflicted with the SEPP (Exempt and Complying Development), therefore creating significant confusion and delay. The suggestion within the UAP guidelines that each UAP will be the subject of an individual set of Exempt and Complying development provisions will further complicate the assessment process for both staff and the community.

MATERIAL RISKS AND ISSUES

Should the Government's proposal for the UAP program be implemented, Council's long term financial position maybe impacted should the requirement for the funding of infrastructure related to new Greenfield development become the full responsibility of local government.

CONCLUSION

The proposed *Urban Activation Precinct Program* includes 2 significant positive initiatives, being the development of *Growth Infrastructure Plans* and the implementation of a \$50m “*Precinct Support Scheme*”. These initiatives indicate an acknowledgement by the Government that there is currently both a lack of co-ordination of infrastructure planning, budget planning and infrastructure provision on the part of State Government Agencies and that there is need for a significant level of financial support to local government in the funding of local infrastructure projects.

However, the proposed program also has the potential to significantly impact local government and its communities in a negative way as a consequence of the loss of local planning powers, the lack of community engagement and the full allocation of funding responsibility for local infrastructure upon local councils.

It is therefore recommended that Council lodge a submission prior to the closing date of 4 July 2012

ATTACHMENTS

1	Fact Sheet "Precinct Support Scheme for Urban Activation Precincts"	D03047092
2	Planning Circular - "Urban Activation Precincts"	D03047086
3	Fact Sheet "Growth Infrastructure Plans for Urban Activation Precincts"	D03047088
4	DRAFT NSW Urban Activation Precincts Guideline	D03047095
5	Previous Council Report 22 February 2012 "Department of Planning and Infrastructure - Potential Home Sites Program	D02916351
6	Letter from Director General Department of Planning and Infrastructure dated 12 March 2012	D02951565



Planning &
Infrastructure

Fact Sheet

June 2012

Precinct Support Scheme for Urban Activation Precincts

INTRODUCTION

The draft Urban Activation Precincts guideline, which is on exhibition until 4 July 2012, refers to the Precinct Support Scheme. This fact sheet provides additional information about this scheme.

ABOUT THE PRECINCT SUPPORT SCHEME

The \$50 million Precinct Support Scheme (PSS) is a NSW Government initiative, announced as part of the 2012-13 budget, which will assist local councils to address increased demand for local infrastructure.

The PSS is available to local councils for infrastructure upgrades required as a result of population growth within Urban Activation Precincts.

Councils that partner in Urban Activation Precincts will be provided payments to fund local infrastructure (both social and economic) that help these communities address pressures arising from population growth in the Urban Activation Precincts.

The benefits of this pilot program include:

- Assisting councils to create high quality urban environments for existing and new residents
- Supporting high-growth council areas to provide local infrastructure upgrades
- Stronger relationships with councils and a growth culture in the community; and
- Providing an opportunity to pilot a support program and consider a broader roll out or alternative options once the review of the NSW planning system is complete.

HOW IS THE AMOUNT OF FUNDING CALCULATED?

The Urban Activation Precinct (UAP) process will estimate expected future development in the relevant precinct. This will include an analysis of market conditions and financial feasibility so that it is

possible to determine the approximate annual dwelling yield for the precinct.

The amount of annual funding will be determined based on the anticipated annual dwelling yield. This will provide certainty for councils regarding the amount of annual funding, allowing them to effectively and efficiently plan and deliver new and upgraded community infrastructure within the UAP precincts. It is proposed to consult further with councils on the scheme's administration. PSS funding will be in addition to local development levies collected in the precinct.

HOW COULD THE SUPPORT SCHEME FUNDING BE SPENT?

Local councils will be given a degree of flexibility to determine what local infrastructure projects the PSS funding is spent on. Local infrastructure will be broadly defined so that it captures the various types of infrastructure a local council may need to provide. Local infrastructure projects could include open space, local roads, traffic calming measures and car parking requirements.

The criteria that will be applied to the funding are firstly that the broad definition of local infrastructure must be met. Secondly, that the funding is spent on projects located within the UAP area. In certain circumstances funds may be permitted to be allocated to partly fund a project outside a UAP where a clear nexus between the project and the UAP growth can be demonstrated.

FURTHER INFORMATION

Go to www.planning.nsw.gov.au or contact the Strategic Assessments branch on 9228 6382

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Planning &
Infrastructure

PLANNING circular

PLANNING SYSTEM

Urban Activation Precincts

Circular	12-005
Issued	13 June 2012
Related	

Urban Activation Precincts

The purpose of this circular is to consult with councils, agencies, industry and the community about the proposed Urban Activation Precincts program and associated initiatives.

Introduction

The Urban Activation Precincts program reflects a more strategic approach to urban development. Precincts will deliver more appealing and interconnected urban areas where people will want to live. Urban Activation Precincts will provide potential for a range of housing and jobs that have greater access to public transport and are properly integrated with existing and planned infrastructure.

Future Urban Activation Precincts will be transformative opportunities which:

- Are consistent with State, regional and/or local strategies
- Optimise use of existing and planned infrastructure
- Are important to one or more LGAs and/or supported by council(s)
- Are environmentally, socially and economically sustainable and viable; and
- Are financially viable for development and consistent with market demand.

The program will also aim to provide greater certainty for both the community and landowners regarding the future urban form of a precinct. This will be achieved through development of streamlined code-based assessment processes in appropriate locations.

Guidelines have been released for comment and provide further information (see public exhibition details below).

Supporting initiatives: Precinct Support Scheme and Growth Infrastructure Plans

The Precinct Support Scheme will provide \$50 million financial support for councils that partner in Urban Activation Precincts. The scheme will assist councils to address increased demand for local infrastructure and create high quality urban environments for existing and future residents.

Growth Infrastructure Plans will be used to identify where infrastructure needs to be augmented to support planned growth within Urban Activation Precincts.

Public exhibition details

The guidelines and associated documentation are on exhibition until 4 July 2012. Targeted consultation will also be undertaken. In addition, the Department of Planning and Infrastructure will work with local government on the nomination and identification of precincts that meet the criteria set out in the guidelines.

Further Information

Further information on the Urban Activation Precincts program, including copies of the guideline and fact sheets, can be downloaded from the department's website at www.planning.nsw.gov.au/on-exhibition

For further information please contact the Strategic Assessments branch on 9228 6382.

Department of Planning & Infrastructure circulars are available from www.planning.nsw.gov.au/circulars

Authorised by:
Sam Haddad
Director-General

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Growth Infrastructure Plans for Urban Activation Precincts

INTRODUCTION

The draft Urban Activation Precincts guideline, which is on exhibition until 4 July 2012, refers to Growth Infrastructure Plans (GIPs). The purpose of this fact sheet is to provide additional information about GIPs.

ABOUT GROWTH INFRASTRUCTURE PLANS (GIPS)

Traditionally, various infrastructure agencies have had separate budgets, planning process and consequently their own priorities in terms of infrastructure provision. This can cause delays in the timing and delivery of infrastructure and therefore growth. There is a need to provide more certainty and consistency in order to allow efficient planning, priority setting and infrastructure investment.

A Growth Infrastructure Plan (GIP) will be used to identify where infrastructure needs to be augmented to support planned growth within an infill area. Prepared in consultation with local councils and state agencies by the Department of Planning and Infrastructure, the GIP will better align identified needs with forthcoming government agency asset management plans. GIPs will also be used to inform the NSW Government's budget allocation processes.

GIPs will assist with the coordinated delivery of infrastructure in Urban Activation Precincts (UAP). GIPs will be developed to ensure that, as far as possible, the right infrastructure is planned and provided cost effectively in the right location at the right time to support growth.

WHY ARE GIPS REQUIRED FOR INFILL AREAS?

Delivery of infrastructure in a UAP needs to keep pace with housing production and be co-ordinated between agencies. This will ensure housing delivery is not unduly delayed.

Infill development projects create additional demand for a range of state infrastructure services. Augmentation and upgrading of existing services is the most common infrastructure requirement within an infill area development. This can be quite different to the greenfield land release scenario where completely new services or major upgrades are often required to support growth.

Nonetheless, infill areas still require early identification and co-ordination of infrastructure works to support growth.

GIPs will ensure the early identification of infrastructure needs. Combined with other UAP initiatives, GIPs will play a role in ensuring that development within a precinct occurs efficiently and effectively, ensuring appropriate levels of infrastructure are available to existing and new residents.

WHAT ARE THE BENEFITS OF GIPS FOR INFILL AREAS?


Benefits include:

- Increased certainty regarding future development yields will allow agencies to use their infrastructure budgets more effectively
- Infrastructure priorities within agencies and between agencies will be more easily identified
- Information contained in GIPs will be used to inform NSW Government decisions on infrastructure provision
- Increased certainty regarding planned infrastructure provision for industry and local councils.

WHAT INFORMATION DOES A GIP CONTAIN?

There are a number of key elements that will form part of each GIP including:

- Basic precinct information
- Anticipated growth



Fact Sheet

- Projected timeframe for growth
- Short, medium and long term infrastructure delivery requirements to support growth
- Monitoring of growth and delivery requirements.

FURTHER INFORMATION

Department of Planning & Infrastructure website:
www.planning.nsw.gov.au or contact the Strategic Assessments branch on 9228 6382.

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DRAFT NSW Urban Activation Precincts Guideline



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JUNE 2012

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1. Introduction

NSW State Government policy is to substantially increase the supply of housing and employment, improve housing choice and housing affordability. To achieve this objective, it is important that the supply of housing is located in appropriate locations with good access to infrastructure, particularly transport. This applies equally to both Greenfield and infill locations.

The NSW 2021 State Plan states that restoring economic growth is its number one priority. A key task that will support this aim is ensuring that an adequate supply of land for housing and employment is delivered. In order to deliver on the other aims of increasing jobs and population in rural areas it is important that land supply is located not just in urban areas but in key regional locations. Of course, simply providing zoned land will not be enough to deliver on these aims. In order for it to translate into construction and economic activity as well as housing and employment the land has to be located in areas with good access to infrastructure and high amenity.

In order to deliver on the State government's important role in implementing planning policy across NSW it is proposed to implement a program of Urban Activation Precincts. This will involve participation in the preparation of strategic land use plans, which will be important for the successful delivery of the Metropolitan, Regional and Subregional plans, the Transport Master Plan, the supply of housing, employment lands and maximising the State's investment in infrastructure through the integration of transport and land use planning.

A set of criteria will be established so as to orderly and transparently identify these important precincts. However, given their wider importance it is anticipated that while the State will lead the strategic planning, this will be in close cooperation with local government

and other key stakeholders. In all instances, local government will play a key role in the development, implementation and delivery of these important precincts.

A State significant sites program (SSS) was implemented in 2005 as the main vehicle to deliver changes to land use for state and regionally significant sites, including intensification of urban development and associated employment activity. The state government oversaw the rezoning process under that program and listed rezoned sites under a special purpose State planning Policy. Sites commenced under this program are under review to ascertain their consistency with current policy objectives.

The Urban Activation Precincts program is intended to reflect a broader strategic approach consistent with current government policy. The policy and associated processes are based on the following principles

- A strategic precinct based approach (rather than a single site or development)
- Close involvement with local government, at an early stage and throughout the process as an integral partner
- Precincts located in close proximity to existing and planned transport and service infrastructure
- Precincts, zones and development controls that are based on financial viability and affordability, and reflect market demand and investor feasibility.

The updated Sydney Metropolitan plan, regional, subregional strategies and the transport master plan will provide strategic guidance and a framework for the identification of precincts.

2. Urban Activation Precincts

2.1 Overview

Urban Activation Precincts are important areas that the Minister for Planning and Infrastructure (the Minister) considers have a wider social, economic or environmental significance for the community or have redevelopment significance of a scale that is important to implementing the State's planning objectives.

For example, Urban Activation Precincts could facilitate additional housing or jobs on major State government sites, in major urban renewal precincts or facilitate investment in key economic and employment generating precincts across the State, particularly those close to transport infrastructure.

It is important that strategic land use planning for housing and jobs is integrated with existing and planned infrastructure. These areas provide potential for a range of housing and jobs options that have greater access to public transport.

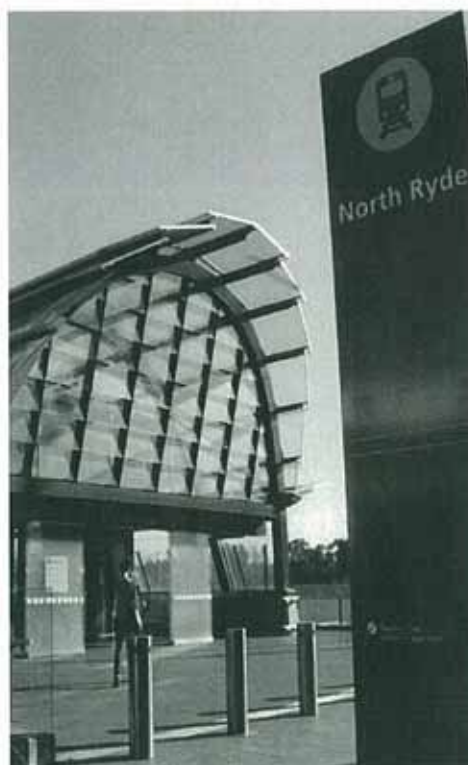


2.2 Criteria for Urban Activation Precincts

Criteria have been established to ensure that Urban Activation Precincts represent the best opportunity to deliver on the States planning aims

Proposals will be assessed against the following criteria to determine their significance to State and/or regional planning objectives:

- *Is the precinct consistent with State, regional and/or local strategies, particularly relating to housing and employment? or*
- *Does the precinct support or maximise the use of existing and planned infrastructure, especially transport? or*
- *Is the precinct important to more than one local government area and/or has support from the local council? and*
- *Is the precinct environmentally, socially and economically sustainable and viable? and*
- *Is the development of the precinct financially viable and consistent with market demand?*



2.3 Precinct Selection

Nominations for potential precincts may come from a number of sources, such as Department of Planning and Infrastructure research and empirical data, and nominations from Councils, State agencies and the private sector. The Department will review all nominations and chair a committee that will provide advice to Government on whether nominated precincts should be investigated. The relevant local Councils will be consulted and their views will be an integral consideration in making a recommendation to Government.

3. Procedures for Urban Activation Precincts

3.1 Overview

The Urban Activation Precincts process places much greater emphasis on community engagement and collaborating with key stakeholders particularly with local government. This is particularly important in the case of local government, being fundamental to the continuing growth and implementation of these precincts.

3.2 Preliminary Consultation

Before a recommendation is made to investigate a precinct, the Department will consult with local Council and State agencies. An interagency committee will be chaired by the Department to review nominations for potential precincts and provide advice to Government on whether they should proceed.

3.3 Working Groups with Local Councils and State Agencies

Working groups will be established to investigate and discuss potential Urban Activation Precincts. Representatives from relevant local councils, Department and State agencies (in particular Transport for NSW), where relevant, will be invited to participate. It is expected working groups will meet regularly during the detailed investigation process.

Working groups will be responsible for input into the outcomes brief and planning study requirements for the Urban Activation Precinct. The outcomes brief will establish overall objectives and targets for the precinct in terms of housing, employment, land use mix, economic, accessibility and infrastructure connections, urban design and the public domain. The study requirements will identify the relevant planning studies to be completed and further requirements for stakeholder engagement and public consultation.



3.4 Planning Studies and Investigation

Detailed planning studies and investigations will generally be required for Urban Activation Precincts.

Depending on the precinct, the planning studies and investigations may need to address:

- The strategic context of the precinct, and relationship to government State, regional or metropolitan planning strategy.
- Constraints and opportunities of the precinct, including environmental, social and economic factors as well as existing characteristics of the area or neighborhood.
- Opportunities for increasing housing and employment.
- Financial viability and investor feasibility.
- Access to appropriate transport and service infrastructure
- Infrastructure growth requirements and any proposed contribution arrangements.
- Appropriate land uses and proposed zonings, permitted land uses and development controls.
- Implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning.
- Growth infrastructure plan that identifies the capacity within the network and required State infrastructure to support planned growth;
- Funding for local government to provide local infrastructure required for the precinct to address pressures arising from population growth;
- Code based assessment framework to enable more streamlined assessment of development within the precinct and to remove unnecessary delays in the delivery of housing approvals.



4. Community Engagement

4.1 Overview

Community engagement is important when investigating potential changes to a precinct. In addition to the formal public exhibition process, community reference groups may also be established where the Department considers it appropriate. These groups should include a broad membership from the local community.

The purpose of these groups will be for representative members of all sections of the community to access information and provide better informed feedback throughout the investigation process. Other community engagement techniques may also be used, tailored to the individual precincts.

4.2 Public Exhibition and Consultation

The Director-General will exhibit the study for a minimum of 30 days with an invitation to the public to make written submissions. The Director-General will send a copy of the study to the working group, relevant Councils and agencies for comment. During the exhibition period stakeholder information sessions will also be held.

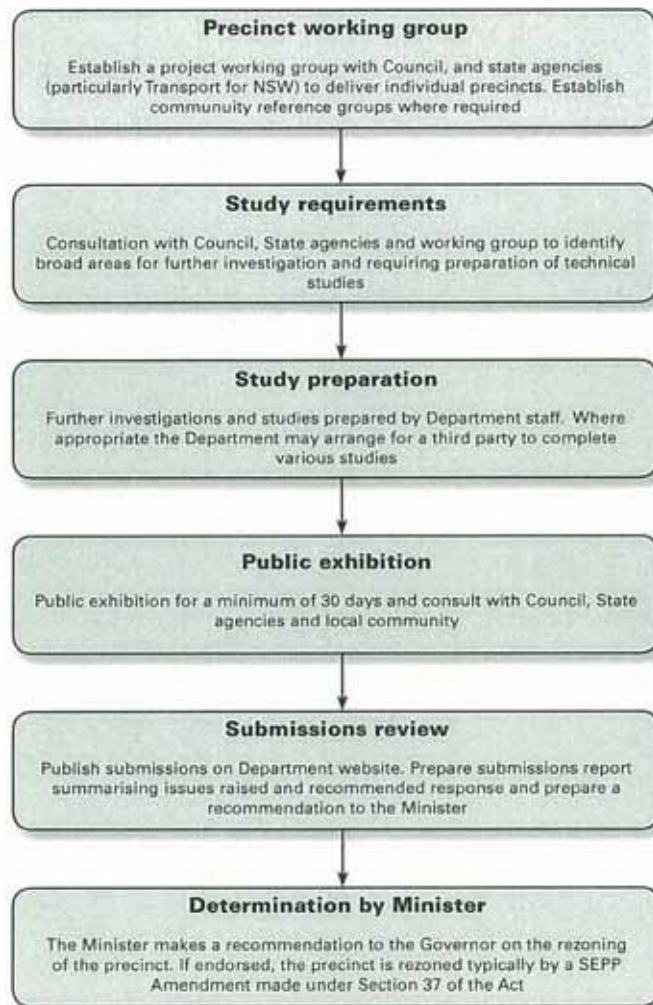
If the proposed planning changes are likely to affect critical habitat or threatened species, populations or ecological communities, the Director-General must formally consult the Director-General of the Office of Environment and Heritage and/or the Director General of the Department of Primary Industries under the provisions of Section 34A of the Environmental Planning and Assessment Act.

When submissions are received, the Director-General will consider the matters raised and, where relevant, modify the proposal to minimise impacts on the environment or to make it more consistent with State or regional planning objectives. Submissions will also be published on the Department's website.



5. Outline of Process

5.1 Assessment of Urban Activation Precincts



Once the study has been exhibited and all issues raised in submission and by relevant stakeholders have been considered the Director-General will consider the study and the implications of the proposed changes in land use and provide recommendations to the Minister relating to:

- The state or regional planning significance of the precinct,
- The suitability of the site for any proposed land use, including the results of the environmental assessment, and
- The implications of any change in land use, and
- Potential for streamlining of subsequent development within the precinct through the use of exempt and complying development controls.

The Minister may also seek advice from the Planning Assessment Commission at this crucial stage of the process, this may include public hearings or independent assessment of any aspect of the proposal.

5.2 Determination by Minister

Following the Director-General's assessment, if the Minister decides to proceed with preparing a new statutory framework for the Urban Activation Precinct, a State Environmental Planning Policy will be made that contains the planning framework, zonings and controls for the Precinct including exempt and complying development controls where appropriate. The Minister will also decide the appropriate environmental planning instrument for the new planning framework, such as the LEP or a State policy (SEPP). Following rezoning the LEP or SEPP will be published on the NSW legislation website.

5.3 Outcomes and Delivery

If the State government decides to proceed with rezoning an Urban Activation Precinct, the following policies will assist the delivery of the precinct:

- Growth Infrastructure Plans – identifies capacity within the infrastructure network and outline the infrastructure required to support the planned growth. The GIP would input into the State government's budget allocation process to ensure coordinated delivery of State infrastructure for the precinct.
- Precinct Support Scheme – funding assistance for local government to provide the local infrastructure needed for the precinct. Payments would be based on the estimated dwelling yield for the precinct and would be paid annually over a six year period.

The program will also aim to provide greater certainty for both the community and landowners regarding the future urban form of a precinct. This will be achieved through development of streamlined code based assessment processes in appropriate locations. More information is available in the fact sheets on the Department's website.

22 February 2012
To the Ordinary Council Meeting

Director's Report
Environment and Planning Services
Department

2.4 Department of Planning and Infrastructure - Potential Home Sites Program

TRIM REFERENCE: F2004/07051 - D03046401

AUTHOR: Gina Vereker; Director

SUMMARY

In the latter part of last year an invitation was issued by the Minister of Planning and Infrastructure (DoPI), Mr Brad Hazzard, to owners of large land holdings to have their land considered by the NSW Government for housing development. This program known as the "Potential Home Sites Program" is being co-ordinated by DoPI who are now in the process of reviewing the range of sites nominated by land owners/developers

In response to the Minister's invitation one land owner nominated site was identified within the Wyong Shire and a submission lodged with the DoPI. Upon receipt of this submission DoPI has invited Council to comment on the land owners submission and advise of its support or otherwise. The Director Environment and Planning Services attended a meeting with the Minister for Planning, Mr Brad Hazzard on Monday 13 February 2012, at which time Council was requested to provide its submission before 24 February 2012.

This report has therefore been prepared to determine Council's position on the land owner nominated site within Wyong Shire which is located in Wadalba East. Council should note that the Wadalba East site is currently identified as Precincts 8B and 8C within Council's existing planning documents and is already included in Council's Residential Development Strategy (RDS).

RECOMMENDATION

- 1 That Council acknowledge that the Wadalba East Precinct is already incorporated in Council's Residential Development Strategy and draft Wyong Shire Settlement Strategy with master planning to commence following completion of Precinct 7A.
- 2 That Council note that the current time line for the development of the Wadalba East Precinct is "in the medium term" as established by direction from the Department of Planning and Infrastructure.
- 3 That Council advise the Minister for Planning and Infrastructure that it is prepared to support the identification of the Wadalba East Precinct as part of the Potential Home Sites Program subject to the following:
 - a Council not being responsible for the cost of the public infrastructure required to support the development;
 - b Council being responsible for managing the rezoning process (at the applicant's cost);
 - c The community being fully engaged as part of the rezoning process;

- d Performance requirements being placed on the developer (ie; by way of a "sunset clause" or other means) to ensure that the production of lots proceeds within the Government's timeframe. (ie, 3 years); and
- e Early agreement being reached between the proponents, government and Council regarding not only the range of infrastructure to be provided, but also the cost, timing and responsibility for funding and provision of that infrastructure.

ORDINARY MEETING 22 FEBRUARY 2012

PROCEDURAL MOTION

RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor BEST:

That Council consider Item 2.4 - Department of Planning and Infrastructure - Potential Home Sites Program in two separate parts, Recommendations 1 – 4 and Recommendation 5, in order to allow Councillor Eaton to leave the chamber during discussion and voting on Recommendation 5 which relates to land at North Wyong.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT AND WYNN

AGAINST: NIL

Councillor McBride arrived at the chamber at 5.30 pm during consideration of this item.

Councillor McBride left the chamber at 5.47 pm and returned to the chamber at 5.49 pm during consideration of this item.

Councillor Best left the chamber at 6.10 pm and returned to the chamber at 6.11 pm during consideration of this item.

Councillor Symington left the chamber at 6.11 pm and returned to the chamber at 6.13 pm during consideration of this item.

Councillor Matthews left the chamber at 6.28 pm and returned to the chamber at 6.31 pm during consideration of this item.

Mr Peter Johnson, from ADW Johnson Pty Ltd, in favour of the motion, addressed the meeting at 5.14 pm, answered questions and retired at 6.38 pm.

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor BEST:

- 1 ***That Council acknowledge that the Wadalba East Precinct is already incorporated in Council's Residential Development Strategy and draft Wyong Shire Settlement Strategy with master planning to commence following completion of Precinct 7A.***

- 2 That Council note that the current time line for the development of the Wadalba East Precinct is "in the medium term" as established by direction from the Department of Planning and Infrastructure.
- 3 That Council advise the Minister for Planning and Infrastructure that it supports the identification of the Wadalba East Precinct as part of the Potential Home Sites Program subject to the following:
 - a Council not being responsible for the cost of the public infrastructure required to support the development; that such infrastructure should include both hard infrastructure, the roads water and sewer and drainage and soft infrastructure which includes open space, community facilities and environmental corridors.
 - b Council being responsible for managing the rezoning process (at the applicant's cost);
 - c The community being fully engaged as part of the rezoning process;
 - d Performance requirements being placed on the developer (ie; by way of a "sunset clause" or other means) to ensure that the production of lots proceeds within the Government's timeframe. (ie, 3 years); and
 - e Early agreement being reached between the proponents, government and Council regarding not only the range of infrastructure to be provided, but also the cost, timing and responsibility for funding and provision of that infrastructure.
- 4 That Council acknowledges that the Wadalba East Precinct would support the Wyong Town Centre business, recreation and public amenities that already exist.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT AND WYNN

AGAINST: NIL

Councillor Eaton declared a pecuniary interest in relation to Recommendation 5 of the resolution which relates to land at North Wyong, for the reason that, his family company is a land owner in the North Wyong Industrial Estate, left the chamber at 6.37 pm, prior to voting on Recommendation 5, took no part in discussion, did not vote and returned to the chamber at 6.38 pm.

RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor BEST:

- 5 That Council direct the General Manager to approach the Minister for Planning and Infrastructure proposing that its current priority program for housing development be extended to apply to the fast tracking of employment land within North Wyong.

FOR: COUNCILLORS BEST, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON,
VINCENT AND WYNN

AGAINST: NIL

BACKGROUND

The state government has advised that the background to this issue stems from the current significant lack of residential housing production within NSW, coupled with the on-going impacts of the GFC and its effect on economic development particularly as it relates to residential subdivision and dwelling construction.

In an attempt to positively influence the production of housing, particularly within identified growth areas, the state government has created a new program called the "Potential Home Sites Program". The aim of the program is to fast track the production and delivery of housing, particularly within identified growth areas of the state.

The Program, which is being coordinated by DoPI commenced with an invitation to landowners/developers with property in excess of 100ha to nominate development sites to be fast tracked to enable the accelerated production and release of housing lots.

Of a total of 43 landowner submissions received by DoPI, one submission was lodged within the Wyong Shire relating to what is known in Council's RDS as Precincts 8B and 8C – Wadalba East. Precincts 8B and 8C are already incorporated in Council's strategic planning work program and are currently proposed to commence master planning and subsequent rezoning in the medium term (undefined). However in practical terms that means once we finish planning for Precinct 7(A) (ie 6 months subject to external factors) we could commence investigations of these precincts. The precincts are included within the draft North Wyong Shire Settlement Strategy where they are identified as Precincts 2A, 2B, 3A and 3B.

Council's involvement in the program to date is as follows:

- An invitation was issued to land owners of sites of a minimum 100ha to nominate land in appropriate locations that could be brought forward to produce dwellings in the short term.
- Upon receipt of land owners submissions relevant Councils were contacted and asked for their input and opinion regarding support or otherwise for the land owner nominated sites. On 4 February Wyong Council received correspondence from DoPI requesting the elected Council's response to the nomination of the Wadalba East site.
- On 9 February 2012 Council was contacted by DoPI inviting the Mayor and General Manager to a meeting on the 13 February 2012 with the Minister for Planning and Infrastructure, Brad Hazzard, and senior department executives to discuss the "The Potential Home Sites Program".
- Both the Mayor and General Manager were unable to attend this meeting due to the late notice given. Therefore the Director Environment and Planning Services represented Council. One of the outcomes of this meeting was that a report be presented to this meeting of Council to enable a response to be forwarded to DoPI by 24 February 2012.

Question With Notice

Council would recall that at its meeting held on 8th February 2012, a Question With Notice was asked by Councillor Doug Eaton:

Q2/12 Rezoning of Wadalba Estate as a New Housing Area

"I note that Wadalba Estate has been submitted, direct to the State government, as a new housing area for rezoning. As part of its request for submission, I understand, the Department of Planning has required councils to respond to all such proposals after their first Council meeting in February. My question is why hasn't a report on this proposal come to this Council meeting?"

As outlined above, Council was given late advice from DoPI regarding its request for a formal Council response and the Director of Environment and Planning Services at a meeting held on the 13 February 2012 was requested to provide a response from the elected Council by 24 February 2012.

Proposal

In response to the receipt of landowner submissions, the Director-General (DG) of DoPI has invited relevant Councils to provide input to assist the Department in evaluating the housing potential of the identified sites. The letter from the DG states that Council's input will be utilised as part of the Department's review of the identified site(s) in respect of its ability to achieve the objectives of the Program, being to *"increase dwelling production in the short term at no additional cost to Government"*.

Issues for Consideration

As part of the initial invitation to land owners, the government outlined 3 major objectives that any land owner site would need to meet, as follows:

1. *Housing Delivery – to identify sites which are suitable for urban development in the short term*
2. *Infrastructure – to provide infrastructure and services for new communities in a timely and efficient manner at no cost to Government.*
3. *Strategic Setting – to support the broad planned pattern of growth and urban policies*

The full list of Program objectives and matters for consideration to be used in evaluation of the sites is provided in Attachment 1 for Council's information. Also included as Attachment 5 is a copy of the Wadalba East land owner group's submission, which responds to the above objectives.

Council, in determining its position in respect of the Wadalba East site, needs to take into consideration a number of issues. In determining the significance of these issues Council needs to be aware that the advice from the DG of DoPI is that the opportunity exists for Council to indicate its preference to manage the accelerated master planning and rezoning in-house. Therefore, there will be opportunity to refine the proposal presented by the proponent and resolve the potential issues outlined below.

Requirement for significant water and sewer infrastructure

The Wadalba East area will require significant water and sewer infrastructure to service the new development. The adopted Wyong District Development Servicing Plan No 1 outlines proposed water and sewer servicing arrangements for this area and is due to be updated this year. The timing of water and sewer supply for this area is part of this review, however, at present supply is unlikely to occur prior to 2016. Council has not undertaken any recent detailed costing estimates on servicing Precincts 2A, 2B, 3A, and 3B, due to its current lower priority for land release. Provision of water and sewer services to Precincts 2A and 3A requires less investment than Precincts 2B and 3B, therefore different timing priorities have been applied in Council's draft Wyong Shire Settlement Strategy.

Requirement for significant investment in road and traffic infrastructure.

The Wadalba East rezoning will have a significant impact on major infrastructure, affecting local and state roads. As part of the future master planning of the precinct, detailed information would be required as follows:

- Traffic Report identifying potential impacts of additional traffic on local and state roads, including existing and proposed intersections and improvements/facilities required.
- Public Transport assessment identifying the provision of public transport to service the development and means of encouraging public transport use in lieu of the motor vehicle.
- Pedestrian and Cycleway Report identifying desire lines to and from schools, shops, recreational areas and identifying facilities required.
- Evidence of consultation with Roads and Maritime Services to determine infrastructure works and funding required to service major intersection upgrading works on the Pacific Highway.

Relationship to Existing Planning Strategies

To date Council and State Government focus has been on the release of land in development precincts in close proximity to the Warnervale Town Centre (WTC) in an effort to stimulate development of the town centre precinct. Existing state and local planning strategies including the Central Coast Regional Strategy (CCRS), draft North Wyong Shire Structure Plan, draft Wyong Shire Settlement Strategy and Wyong Shire Residential Development Strategy all reflect this objective.

Therefore, whilst these plans also support the future development of the Wadalba East precinct, the timing of this is proposed for the medium term, with the intention of protecting the WTC from significant adverse competition. The CCRS in particular, states that the majority of future greenfield development is to be concentrated around WTC and the Wyong Employment Zone (WEZ). The CCRS therefore does not support the development of Wadalba East in the short term.

Estimates of Current Residential Land Supply

The supply of greenfield residential land within Wyong Shire is considered sufficient (as reported in the government's Metropolitan Development Program) to meet market demands without releasing additional residential land at the present point in time, especially given the current stage of planning and rezoning of land to the south of the WTC (Precincts 4, 5 and 7 which have the potential for 2,100 residential lots). It is acknowledged, however, that the issue the government is attempting to resolve is not that of land supply, but rather the production and actual release of residential lots to the market. For this reason it is crucial that should Council support the Wadalba East precinct being brought forward, that legally binding assurances are obtained from the proponents to ensure that the development does occur within the short term.

Funding of Necessary Infrastructure

Council officers have met with the proponents, (a consortium of landowners within the Wadalba Precinct) on a number of occasions. The landowners have been made aware that if they wish to proceed with rezoning land in advance of the existing urban land release timeframes, they will be required to fund all infrastructure that is necessary to service the land. To date potential funding models have not been discussed with the consortium of landowners and there is likely to be a significant amount of State government infrastructure required to service the precinct.

Should the rezoning proceed Council must be assured that the existing Wyong Shire community will not wear the cost or responsibility for the provision of infrastructure to service and support a new land release area.

If the Wadalba East precinct is endorsed by the state government to be fast tracked, early agreement needs to be forthcoming between the proponents, government and Council regarding not only the range of infrastructure to be provided, but also the cost, timing and responsibility for funding and provision of that infrastructure. Council also needs to have a level of confidence that the new community will not suffer from a lack of or lag in provision of appropriate infrastructure and facilities.

It is acknowledged that the proponent's submission to DoPI incorporates an initial assessment of water and sewer requirements and concept water and sewer servicing plans. In addition, the submission proposes that infrastructure provision will be developer funded and that funding of the consultant studies and management of the project by Council staff will be provided by the proponents

Physical Constraints affecting Development of the Precinct

The land owner's submission acknowledges the major physical constraints affecting the precinct. These constraints include land affected by flooding and EECs. The draft North Wyong Shire Structure Plan includes a "conservation corridor" within the precinct. Concept plans prepared by the proponent and lodged as part of their submission to DoPI acknowledge these constraints and do not propose urban development within these areas. Should council be responsible for the master planning and rezoning of the precinct, detailed reports will be required from external consultants enabling investigation of the constraints in greater detail.

Options

Council is presented with the following options:

1. It may choose to respond to the DoP&I request for a submission or decide not to make a submission.
2. It may choose to support the Wadalba East project being included in the state government's Potential Home Sites Program or not to support its inclusion.

It is recommended that as Council has been given the opportunity to lodge a submission, it should do so, by way of qualified support for the inclusion of the Wadalba East project.

STRATEGIC LINKS

The development of a Master Plan to bring forward planning for the Wadalba East Precinct is not included in Council's draft Annual Plan for 2012/2013. The provision of a budget and the required staff resources has also not been included in the Business Plan for Land Use Planning and Policy Development. Should planning for this precinct be brought forward Council should require that the proponents fund all necessary studies and staff resources required.

Link to Community Strategic Plan (2030)

Out of the eight priority objectives of the Community Strategic Plan, 3 are relevant:

- There will be ease of travel;
- Communities will have a range of facilities and services; and
- Areas of natural value will be enhanced and maintained.

Master planning for the Wadalba East Precinct would need to take into account the above objectives.

Budget Impact

The development of a Master Plan to bring forward planning for the Wadalba East Precinct is not included in Council's draft Annual Plan for 2012/2013. The provision of a budget and the required staff resources has also not been included in the Business Plan for Land Use Planning and Policy Development. Should planning for this precinct be brought forward Council should require that the proponents fund all necessary studies and staff resources required. It is noted that in the applicant's submission to the DoPI the applicant's estimated costings for the project include \$130K for Council to engage a Strategic Project Manager.

The more significant issue which may impact on Council's budget is that of the funding of required infrastructure. The State Government has made it clear that one of the requirements it will impose on the land owner nominated sites is that they can enable dwelling production in the short term "*at no additional cost to Government*". Council is not in a financial position to enable it to fund the required infrastructure nor should the community be required to make up any shortfall between what the developer is required to fund or provide and the total cost of providing facilities to a new community. In supporting the nomination of the Wadalba East Precinct for fast tracking, Council needs to elaborate to DoPI the need to ensure that Council is not expected to fund any of the required infrastructure necessitated by the development.

CONSULTATION

As part of the Government's Potential Home Sites Program Council has been consulted and requested to provide input in respect of the nominated site at Wadalba East. At the meeting with the Minister held on the 13 February 2012 and attended by the Director, EP&S, the Minister advised that as part of the process going forward Council's would be further consulted. In particular, the Director General of Premier and Cabinet will oversee the final review of the land owner nominated sites and as part of the Review Committee make representations to State government regarding those proposals that should be endorsed. The Director General of DoPI has now given an undertaking that where the recommendation of the Review Committee differs from the opinion of the relevant Council, Council will be invited to address the Review Committee in person.

During the same meeting with the Minister and Director General of DoPI a question was raised regarding whether the rezoning process for nominated sites would be undertaken by the Department or by Council. The Director General advised that he was open to a request from Council to undertake the rezoning process. He also advised that the process would follow all current statutory requirements particularly those relating to public exhibition.

Should Council resolve to support the Master Planning of the Wadalba East Precinct being brought forward it is recommended that Council advise DoPI that it wishes to be responsible for the rezoning process and that such process incorporate appropriate community engagement.

GOVERNANCE AND POLICY IMPLICATIONS

Council's draft Wyong Shire Settlement Strategy and the NSW State Government's draft North Wyong Shire Structure (NWSSP) incorporates the development staging of land within the medium and long term categories. This is particularly important for land in the 'medium term' category in the draft NWSSP. There is a considerable amount of land falling into this category and it is not practicable that all land is released and serviced at the same time. Therefore Council's draft Settlement Strategy proposes that development precincts identified as 'medium term' be divided into five priority categories.

In accordance with existing state government policies, Council's staging strategy in the draft Settlement Strategy seeks to prioritise the release of land in the 'medium' term by releasing land which is in close proximity to WTC before releasing land in fringe locations which require significant infrastructure provision to service new development. This is particularly relevant to ensure consistency with the CCRS which states the majority of future greenfield development is to be concentrated around WTC and the WEZ.

The proposed rezoning is identified as Precincts 2A, 2B, 3A and 3B in the NSW Government's dNWSSP. This document is expected to be finalised by the NSW State Government before the end of 2012. The dNWSSP is identified as being suitable for residential development in the medium term (meaning that it is expected to be released before 2020). The early release of land known as Wadalba East as "short term" priority is inconsistent with the current "medium term" priority outlined in the dNWSSP.

Due to the large amount of land falling into the "medium" term category Council's draft Settlement Strategy has sought to stage the release of land to coincide with infrastructure servicing plans, timing of underground mining and supply/demand consideration for the local residential housing market. This is particularly important as there is a considerable amount of land falling into this category and it is not practicable or financially viable for all land to be released and serviced at the same time.

MATERIAL RISKS AND ISSUES

Please refer to discussion on infrastructure provision and costs earlier in this report.

CONCLUSION

This report has been prepared to determine Council's position on the land owner nominated site within Wyong Shire which is located in Wadalba East. Council should note that the Wadalba East site is currently identified as Precinct 8B and 8C within Council's existing planning documents and is already included in Council's Residential Development Strategy (RDS) to commence master planning in the medium term. Therefore, master planning of these precincts would be able to commence following completion of Precinct 7A.

It is recommended that Council advise DoPI that it is prepared to support the identification of the Wadalba East Precinct as part of the Potential Home Sites Program subject to the resolution of a number of issues, specifically the provision and funding of infrastructure, a requirement on the proponents to ensure that the land is released within the short term and confirmation that the management of the rezoning process will be the responsibility of Council.

ATTACHMENTS

1	Objectives and Matters for Consideration in the Review of Potential Housing Opportunities	D02917606
2	Review of Potential Housing Sites	D02917615
3	Locality Plan	D02917723
4	Constraints affecting Land within Precincts 8b & 8c - Aerial View	D02917725
5	Submission from ADW Johnson to the Department of Planning and Infrastructure	D02919774

**Planning &
Infrastructure****Office of the Director General**

Mr Michael Whittaker
General Manager
Wyong Shire Council
PO Box 20
Wyong NSW 2259

12/02678

Dear Mr Whittaker

Review of new housing opportunities

I refer to the review of potential housing opportunities (the Review). I am writing to advise the outcome of the preliminary review of adequacy of submissions received from landowners.

The CEO's Review Committee decided that only submissions relating to sites in the Sydney Region over 100 hectares with enough information for evaluation purposes will progress to the next stage of the Review.

Those sites are identified in the schedule attached to this letter. They will now be evaluated against the objectives and matters for consideration adopted by Government taking into account the views of council and relevant state agencies.

If you have already written to provide comments I would like to thank you for your valuable input to the process.

Should you have any questions in relation to this letter please direct them to landreview@planning.nsw.gov.au.

Yours sincerely


Sam Haddad
Director General

12/3/2012.

REVIEW OF POTENTIAL HOUSING OPPORTUNITIES
Outcome of review of adequacy

Table 1 : Submissions found to be adequate and relevant to the review
Landowner nominated sites proceeding to further evaluation under the Review

LGA	Site name	Site location	Area (ha)	Nominated dwelling yield
Camden	Emerald Hills	Camden Valley Way, Leppington	150.8	1200
	Lowes Creek, Bringelly	South West Growth Centre	889.2	6000
	Tidapa, Cobbitty	Chittick Lane, Cobbitty	212.0	1610
	Raby Road, Catherine Fields	Raby Road, Catherine Fields	102.6	520
Campbelltown	Blairmount and Eagle Vale Drive	Hume Highway and Eagle Vale Drive, Blairmount	164.5	2280
	Macarthur Grange Precinct	Raby Road, Kearns	125.	1000
	South Campbelltown	Appin Road – Mt Gilead area south of Beaulah State Park	607.0	8000
Hawkesbury	North Richmond	Grose Vale Road, North Richmond	180.1	1399
Hornsby	South Dural	Bounded by New Line Road, Old Northern Road and Hastings Road	238.2	3000
Liverpool	Wallacia, Greendale Road	Park Road, Wallacia (Access road located in Penrith LGA)	198.0	1032
Penrith	Capitol Hill, Mount Vernon	Adjoining Western Sydney Employment Lands	189.1	1000-2000
	Littlefields Village, Luddenham	The Northern Road, Luddenham	321.9	3500
	Oakdale West	Junction of Bakers Lane and Aldington Road, Mount Vernon / Kemps Creek	127.9	1180
	Orchard Hills	The Northern Road & Caddens Road, Orchard Hills	1065.9	25000?
	Queenshill Precinct, Luddenham	The Northern Road, Elizabeth Drive, Littlefields Road, Luddenham	479.4	1937
Sutherland	Captain Cook Drive, Kurnell Peninsula	Captain Cook Drive, Kurnell Peninsula	177.7	1000-2000
	Heathcote Ridge, West Menai	Heathcote Road and New Illawarra Road, West Menai	776.1	2700
The Hills	Box Hill North	Maguires Road, Boundary Road, Old Pitt Town Road	491.7	6000
	North Glenhaven	Glenhaven Road, Old Glenhaven Road, Mills Road, Logie Road, Robson Road, Kyle Avenue, Edgecliffe Road, Glenhaven	298.6	2000
Wollondilly	Appin Vale	West of Appin village	517.1	2000
	Bingara Gorge	North of Picton Road and east of F6 Freeway (Hume Highway), Wilton	290.3	300-500
	Brooks Point, Appin	South west of Appin village	240.0	3500
	Cawdor	Cawdor Road & Remembrance Drive, Cawdor	531.2	3000-4000
	Mayfarm Road	Mayfarm Road, Brownlow Hill	406.0	3250
	Silverdale	Taylor's Road and Eltons Road,	238.0	2200

LGA	Site name	Site location	Area (ha)	Nominated dwelling yield
		Silverdale		
	West Thirlmere	Stone Quarry Creek and Lakes Street, Thirlmere	819.5	1900
	Wilton South	South of Picton Road and east of F6 Freeway (Hume Highway), Wilton	391.9	2000
	Wilton West	West of F6 Freeway (Hume Highway) and north of Picton Road, Wilton	626.6	5500-6500
Wyong	East Wadalba	Jensen Road, Johns Road and Louisa Road, East Wadalba Precincts 2A, 2B and 3B in draft North Wyong Structure Plan	257.4	1700-2050

Table 2 : Submissions found to be inadequate and/or not relevant to the Review
Landowner nominated sites which will not be evaluated further under the current Review

LGA	Site name	Site location	Area (ha)	Nominated dwelling yield
Auburn	Manchester Road, Auburn	Formerly part Clydeburn Marshalling Yards	14.5	1000-2000
Blacktown	Townson Road Precinct	Part West Schofields precinct, North West Growth Centre	29.2	420
	Townson Road, Schofields	Part West Schofields precinct, North West Growth Centre	15.0	Unknown
Campbelltown	Kellerman Drive Estate	St Helen's Park	30.5	300
Cessnock	The Vintage	North west side of intersection of Wine Country Drive and Palmers Lane, Rothbury	142.8	250
	Jack Nicklaus Golf Course	Wine Country Drive, Rothbury	240.2	300?
City of Sydney	Goodman Industrial land, South Sydney	Various sites across South Sydney	Approx 50.0	Unknown
Clarence Valley	Brooms Head Road, Gulmarrad	Platers Road and Brooms Head Road, Gulmarrad	135.0	Unknown
Penrith	Bradley Street Development	The Northern Road, Glenmore Park	17.2	350
	Littlefields Road, Mulgoa	Adjoining the village of Mulgoa	1.9	34
Pittwater	Wilga-Wilson Precinct	Bounded by Wilson Ave, Powderworks Road, Monash Golf and Country Club and Wilga Street, Ingleside	27.2	Unknown
Port Stephens	Wallalong	Butterwick Road, High Street & Clarence Town Road, Wallalong	416.9	3680
Wingecarribee	Mary Street, Mittagong	South of Bong Bong Road, Mittagong	75.8	480-600
Wollondilly	Reservoir Road, Bargo	Adjoining the village of Bargo	2.3	30

Note: For sites outside the Sydney Region, a similar expression of interest process is being considered in conjunction with the review of Regional Strategies.