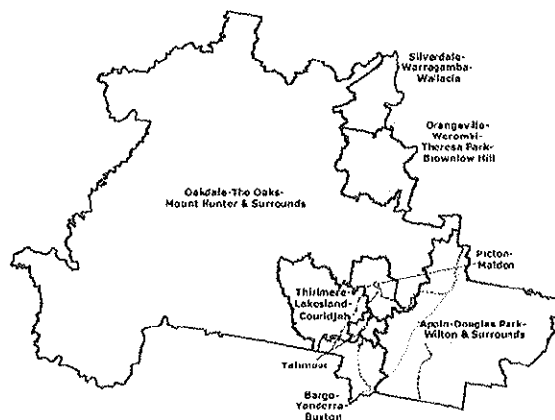


## Picton Tahmoor Thirlmere New Urban Lands



### Infrastructure Investigations Prepared for Wollondilly Shire Council



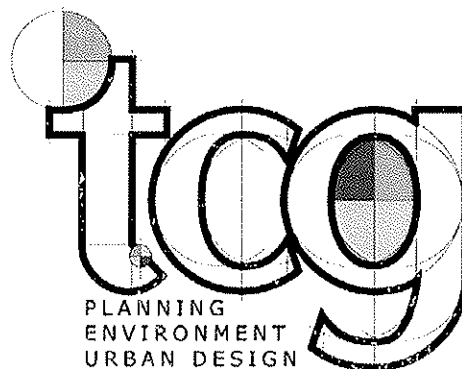
Land Area 2,356.63 km<sup>2</sup> : 255,663 hectares Density 0.14 people per hectare (2001)  
Source: Wollondilly Shire Council

**January 2007**

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# 1 Executive Summary

The Wollondilly Shire is located at the south western fringe of the Sydney metropolitan area and includes thirty three (33) townships and rural localities, including Picton, Tahmoor and Thirlmere. Uniquely situated, Wollondilly Shire lies in proximity to the cities of Sydney and Canberra and the beaches of Wollongong. It boasts the advantage of the rural character of its location, and is also able to offer a wide range of housing options including rural residential living, mid-range and executive homes, and newly established housing estates. The suburbs of Wollondilly are designed to encourage community belonging and identity. The towns of Picton and Tahmoor are serviced in facilities such as public, private, primary and secondary education; a number of national parks and sporting and recreational outlets; commercial and retail facilities; industry; road and rail links and health facilities.

It can therefore be expected that the location and opportunities offered by the Wollondilly Shire make it capable of accommodating expansion for residential and business purposes. It is no surprise then that the Department of Planning formulated a projected population increase of 40.2% (15,460) for the Shire between 2001 and 2031 (DIPNR Population Projections: 2001-2031). In response to the PTT Urban Lands Strategy, Wollondilly Shire Council (the "Council") has received a number of rezoning applications within the PTT locality. This report relates to these proposed rezonings and release of land for residential purposes in the Picton, Tahmoor and Thirlmere areas. It is anticipated that this rezoning and release of land will meet the future housing needs for the changing community and offer adequate infrastructure to support the increased populations in these areas.

## ***Aims of this report:***

This report has been prepared for Wollondilly Council for the purpose of investigating the need for expanded or additional infrastructure and any potential need for an infrastructure levy associated with the additional demands of the potential expanded population associated with the rezoning of six (6) new urban precincts in the Picton Tahmoor Thirlmere (PTT) localities.

In 1997 Council adopted the PTT Strategy. There were a number of documents that followed the PTT Strategy and contributed to the definition of the future of the Wollondilly Shire. These documents include the draft Local Environmental Study (LES) for PTT prepared by GHD and exhibited in 2001-2002; the PTT Masterplan prepared by Humphrey and Associates in 2002; the PTT Urban Area Implementation Strategy and the Wollondilly Vision 2025, which was prepared in 2003. The PTT Urban Masterplan identifies some 1392 additional lots in seven (7) new urban area precincts of the PTT localities that would be suitable for accommodating residential lot sizes, subject to the upgrade of the Picton Regional Sewerage Scheme. These include land located at West Picton, North Thirlmere, East Thirlmere, South Thirlmere, South West Tahmoor, Macquarie Place and East Tahmoor.

As a result of this anticipated direction for the Wollondilly Shire, in late 2005 and 2006 rezoning applications were submitted to Council for six (6) of the new urban land precincts (or part thereof). Paramount to the rezoning proposal is the need for Sydney Water to modify its current approvals/licences to allow the Picton Regional Sewerage Scheme to accept and treat sewerage from future urban areas.

This infrastructure investigation report has been prepared for Wollondilly Council as the initial stage of investigations into the feasibility of rezoning the six (6) precincts in the PTT locality.

### ***Rezoning Applications:***

The six (6) rezoning applications received by Council relate to six (6) of the seven (7) new urban land precincts, which were initially identified in the PTT Masterplan and are as follows:

1. West Picton (Rumker Street);
2. East Tahmoor (includes Progress Street, Greenacre Drive, Tahmoor Road, Myrtle Creek Road, Cross Street, River Road);
3. West Tahmoor (Macquarie Place precinct)
4. South Tahmoor (Bronzewing Street);
5. East Thirlmere (Marion Estate);
6. South Thirlmere (Antill Street);

Council has not yet received the rezoning application for the North Thirlmere precinct and the application received for West Picton relates only to the southern portion of the new urban land originally identified in the Masterplan. The rezoning applications relate to a total of 130.7 hectares of land, with a potential lot yield of 1,265 – 1,350 based on a lot size of approximately 700m<sup>2</sup> – 900m<sup>2</sup>.

### ***Statutory Framework***

The rezoning applications have been reviewed and placed within the context of existing statutory framework, including the Metropolitan Strategy – City of Cities; Section 117 (2) Ministerial Directions; Wollondilly LEP 1991; PTT Urban Area Implementation Strategy and the Wollondilly Vision 2025.

### ***Population Projections***

In 2001 the Wollondilly Shire had a population of 36,610 persons, with the Picton Tahmoor Thirlmere area having a total population of 9954. Based on an average growth rate of 2.1% and utilising a medium occupancy scenario of 2.7 persons per household the following growth trends are estimated for the years 2006 to 2012 (Table 1A):

**Table 1A: Estimated Growth Trends PTT 2006-2012**

|                  | <b>Expected<br/>Population<br/>Increase</b> | <b>Expected dwelling<br/>demand</b> | <b>Average Increase<br/>in dwellings per<br/>annum</b> |
|------------------|---------------------------------------------|-------------------------------------|--------------------------------------------------------|
| <b>Picton</b>    | 791                                         | 293                                 | 27-30                                                  |
| <b>Tahmoor</b>   | 1058                                        | 392                                 | 36-40                                                  |
| <b>Thirlmere</b> | 706                                         | 261                                 | 24-26                                                  |
| <b>PTT Total</b> | 2556                                        | 946                                 | 86-95                                                  |

### ***Department of Planning Consultation***

As discussed in section 6, Council liaised with the Department of Planning following preparation of the earlier PTT strategies. The most recent advice from the Department indicates that only one Local Environmental Study would be accepted, which incorporated all seven (as then proposed) rezonings. In addition, Council is required to demonstrate compliance with the Sydney Metropolitan Strategy City of Cities, particularly having regard to accommodating population growth and satisfying Sustainability Criteria. As this report demonstrates in Section 10, the proposed PTT rezonings are consistent with the Metropolitan Strategy.

### ***Government Agency Consultation***

Council's brief required further discussion with government agencies, which Council commenced early in 2006. Accordingly, these agencies were contacted for further clarification of their infrastructure requirements associated with the PTT New Urban Lands. The outcome of the consultation is discussed in Section 7.

### ***Existing Infrastructure***

Following from the government agency consultation, a further analysis of the existing and required future infrastructure is contained in Section 8.

### ***Funding Mechanisms***

Methods by which to fund the required future infrastructure have been considered in Section 9. Having regard to the 2005 Environmental Planning and Assessment Act, 1979 amendments to infrastructure funding, it is recommended a combination of funding mechanisms (developer capital works payments, section 94 contributions and voluntary planning agreements) be pursued.

### ***Implementation***

The Department of Planning has advised that rezoning applications will not be considered unless they satisfy the Sustainability Criteria identified in the Metropolitan Strategy. These criteria relate to existing planning policies, environmental constraints, managing population growth, and ensuring access to transport and employment lands. Section 10 demonstrates that the proposed PTT rezonings are

consistent with the Sustainability Criteria identified in the plan. This section also contains recommendations regarding preparation of the Local Environmental Study (LES) and draft Local Environmental Plan (draft LEP), together with mechanisms for funding of the required planning investigations.

### **Recommendations**

Government agencies, including Sydney Water have indicated an ability to service the PTT new urban lands, subject to some level of upgrading. Sydney Water has indicated a capacity to service all lots, should the current service boundary be extended following the preparation of an REF and the obtaining of Ministerial approval. The timing of the Stage 1 expansion of the Picton STP boundaries, is likely to coincide with Council's anticipated timing for the release of the PTT new urban lands.

Generally, the remaining government agencies did not provide a preference for staging or suggest a desired maximum annual allotment release. The method by which land release could be slowed or otherwise restricted, once rezoned, is questionable. Therefore, the Infrastructure Investigations reveal that there is no immediate need for staging of the six (6) precincts, with market forces to be the determining factor in terms of land releases. This will allow for the more efficient production of one Local Environmental Study and draft Local Environmental Plan.

This section of the report also details the recommends funding arrangements which include payments by the developers for major capital works at the development application stage, payment of contributions for local facilities under the *Wollondilly Development Contributions Plan 2005*, together with Local and State Voluntary Planning Agreements.

## 2 Aims of this Report

### 2.1 Study Background

In 1997 Wollondilly Council adopted the Picton Tahmoor Thirlmere (PTT) Strategy which was prepared as a strategic guide associated with future growth within the three townships. The exhibition of the draft Local Environmental Study for Picton Tahmoor and Thirlmere (GHD) followed in 2001-2002, with this document examining environmental and infrastructure constraints with the PTT area and making recommendations with regards to future urban and rural urban fringe areas.

In 2002 the PTT Masterplan was prepared for Council by Humphrey and Edwards Architects, with exhibition of this plan occurring in 2002 - 2003. The PTT Masterplan provided a visual representation of future development within the PTT area, with seven (7) new urban precincts identified. The seven (7) precincts identified in the Masterplan comprised a total land area of approximately 157.64 hectares and are located at West Picton, North Thirlmere, East Thirlmere, South Thirlmere, South West Tahmoor, Macquarie Place and East Tahmoor.

Following exhibition of the Masterplan, an Implementation Strategy was prepared as an alternative document that would facilitate the planned implementation of the Masterplan recommendations and the release of the new urban precincts. This change in direction from a masterplanning approach resulted in the preparation of the PTT Urban Area Implementation Strategy, which provides themes for future development and recognises opportunities for enhancement of urban areas and public spaces.

The future of the Wollondilly Shire was further defined in 2003 with the adoption of the Wollondilly Vision 2025 (Wollondilly Shire Council), which describes the future local identity and presents strategies for each of the towns within the Wollondilly Shire, including Picton, Tahmoor and Thirlmere.

As a result of the increasing significance of urban expansion in the PTT area as indicated in the various recent strategies, in late 2005 and early 2006 rezoning applications were submitted for six (6) of the new urban land precincts (or part thereof). Council then initiated discussions with the Department of Planning regarding consideration of the rezoning applications, with correspondence from the Department of Planning dated 6 January 2006 confirming:

*"The department advises of the NSW government's intention to ensure that all new land releases are approved subject to meeting Sustainability Criteria and the application of an appropriate regional infrastructure contribution. This will complement the arrangements the Government has put in place for the bulk of all new metropolitan land releases in the North West and South West Growth Centres".*



## 2.2 Study Brief

Following the advice from the Department of Planning dated 6 January 2006 Council sought to obtain information from relevant government departments and agencies regarding infrastructure requirements associated the rezoning of the six (6) new urban land precincts. This included a meeting with government agencies which was held on 23 March 2006. Following Council's initial consultations, TCG Planning was engaged to further consult with government agencies regarding potential infrastructure and funding mechanisms for the proposed PTT new urban lands.

Council's brief of September 2006 requires that the Infrastructure Investigations specifically address the following:

- a) *Extract and document the responses from the government departments and agencies to determine whether new, upgraded, expanded and/or increased works, assets and/or services shall be required as a direct result of the creation of new urban land in the PTT area.*
- b) *Liaise with Council and the Department of Planning to determine whether the responses gained from (i) above will require the creation of an Infrastructure Levy and document the outcomes.*
- c) *Undertake a preliminary review of the rezoning applications lodged with Council in light of (i) to (ii) above.*
- d) *Use the information gained from the background material and from (i) and (ii) and (iii) above to evaluate the potential rezoning of PTT new urban lands:*
  - o *in accordance with the Sustainability Criteria of the Sydney Metropolitan Strategy and;*
  - o *make informed comments on the practical provisions and any requirements for staging and the release of new urban land.*

Hence, this infrastructure investigation report has been prepared for Wollondilly Shire Council as the initial stage of investigations into the feasibility of rezoning six (6) new urban precincts in the Picton Tahmoor Thirlmere (PTT) locality. The land has been identified as "new urban land" in the PTT Urban Lands Implementation Strategy. In accordance with the Sustainability Criteria of the Sydney Metropolitan Strategy, Council must investigate the need for expanded or additional infrastructure and any potential need for an infrastructure levy associated with the additional demands of the expanded population. The outcomes of the investigations will also provide further information on the need for staging of the release of the six precincts.

Following the completion of investigations as detailed in Council's brief, a report will be prepared for an Ordinary meeting of Council seeking a resolution in accordance with Section 54 to the Environmental Planning and Assessment Act, 1979 on whether to proceed with the rezoning applications lodged for new urban land in the PTT locality. Following consideration of this report a submission to the Minister for Planning may be prepared in accordance with Section 54(4) of the Environmental Planning and Assessment Act, 1979 and Clause 9 of the Environmental Planning and Assessment Regulation, 2000.

### 3 Rezoning Applications

Wollondilly Council is in receipt of six (6) rezoning applications for proposed new urban lands within the Picton, Tahmoor and Thirlmere locality, as listed below.

1. West Picton (Rumker Street);
2. East Tahmoor (includes Progress Street, Greenacre Drive, Tahmoor Road, Myrtle Creek Road, Cross Street, River Drive);
3. West Tahmoor (Macquarie Place precinct)
4. South Tahmoor (Bronzewing Street);
5. East Thirlmere (Marion Estate);
6. South Thirlmere (Antill Street);

The rezoning applications comprise six (6) of the seven new urban land precincts which were initially identified in the PTT Masterplan. Council has not received the rezoning application for the North Thirlmere precinct. Further, the rezoning application for Rumker Street, Picton relates only to the southern portion of the land and not the land to the north of Connellan Street as originally identified in the Masterplan.

Table 1 provides a summary of the proposed rezoning applications with regards to the applicant, current zoning, site area and potential lot yield as proposed by each applicant. This table confirms that the rezoning applications relate to a total of 130.67 hectares of land, with a potential 1,265 – 1,350 lots based upon a lot size of approximately 700m<sup>2</sup> – 900m<sup>2</sup>. The proposed lot yield is based upon concept plans for each of the subject precincts or indicative lot yields contained in the submitted rezoning reports. A copy of the submitted concept plans is contained in Appendix B. Section 3.1 to 3.7 of this report provides further information regarding each of the precincts which are included within the current rezoning proposal.

It is noted that in accordance with Council's Development Control Plan No. 50 – Residential Development – the minimum allowable allotment size within a sewered residential area is 700m<sup>2</sup>. However, the current rezoning schemes indicate an average density of 10 – 11 dwellings per hectare, with a suggested lot size of between 700m<sup>2</sup> and 900m<sup>2</sup>. A limited number of integrated lots of approximately 450m<sup>2</sup> in area are also possible. It is acknowledged that should Council seek to provide a lot size of approximately 900m<sup>2</sup>, that the number of lots achieved may be less than the anticipated lot yields of 10-11 lots per hectare, due to the quantity of land which may need to be allocated to roads, riparian areas, habitat corridors, shared pathways, buffers to adjoining uses and the like. Hence, the lot yields contained in Table 1 represent the maximum number of lots which are proposed within the precincts, with a lesser lot yield likely to be achieved, should a 900m<sup>2</sup> allotment size be provided. The estimated lot yields contained in Figure 1, which are based on lot sizes of 700-900m<sup>2</sup>, are however considered appropriate for the purpose of determining infrastructure requirements.

Table 1: Summary of Rezoning Applications

| Rezoning Project                                                           | Applicant                   | Current Land Use Zone | Proposed Land Use Zone | Total size rezoning area | No. Lots      | Proposed Lot Size                                                                                  |
|----------------------------------------------------------------------------|-----------------------------|-----------------------|------------------------|--------------------------|---------------|----------------------------------------------------------------------------------------------------|
| West Picton (Rumker Street)                                                | Hume Planning               | Rural 1 (a2)          | Residential            | 3.04ha                   | 35-40         | c. 900m <sup>2</sup>                                                                               |
| East Tahmoor (Progress, Greenacre, Tahmoor rd, myrtle creek, cross, river) | Hume Planning               | Rural 1 (c1)(i)       | Residential            | 72.3ha                   | 750           | c. 900m <sup>2</sup>                                                                               |
| West Tahmoor (Macquarie Place)                                             | Manta Consulting            | Rural 1 (c1)(i)       | Residential            | 11.368 Ha                | 100-120       | 10 per Ha @ c. 700m <sup>2</sup>                                                                   |
| South Tahmoor (Bronzewing Street)                                          | Corbett Court P/L           | Rural 1 (c2)          | Residential            | c. 14.54 Ha              | 120           | 2 types; 'integrated' (450m <sup>2</sup> ) & 'traditional home' (size unknown) - c. 11 lots per Ha |
| East Thirlmere (Marion Estate)                                             | Hume Planning               | Rural 1 (c1)(i)       | Residential            | 18.85ha                  | 160-200       | c. 900m <sup>2</sup>                                                                               |
| South Thirlmere (Antill Street)                                            | Hume Planning and Site Plus | Rural 1 (c1)(i)       | Residential            | 10.569ha                 | 100-120       | c. 900m <sup>2</sup>                                                                               |
| <b>TOTAL</b>                                                               |                             |                       |                        | 130.67 Ha                | 1,265 – 1,350 |                                                                                                    |

Note: this lot yield is based on 900m<sup>2</sup> average as outlined in the rezoning applications, however it is acknowledged that the total number of allotments differs from the 900-1200 lot yield outlined by Council in the Strategy document.

FIGURE 1 – PICTON MAP

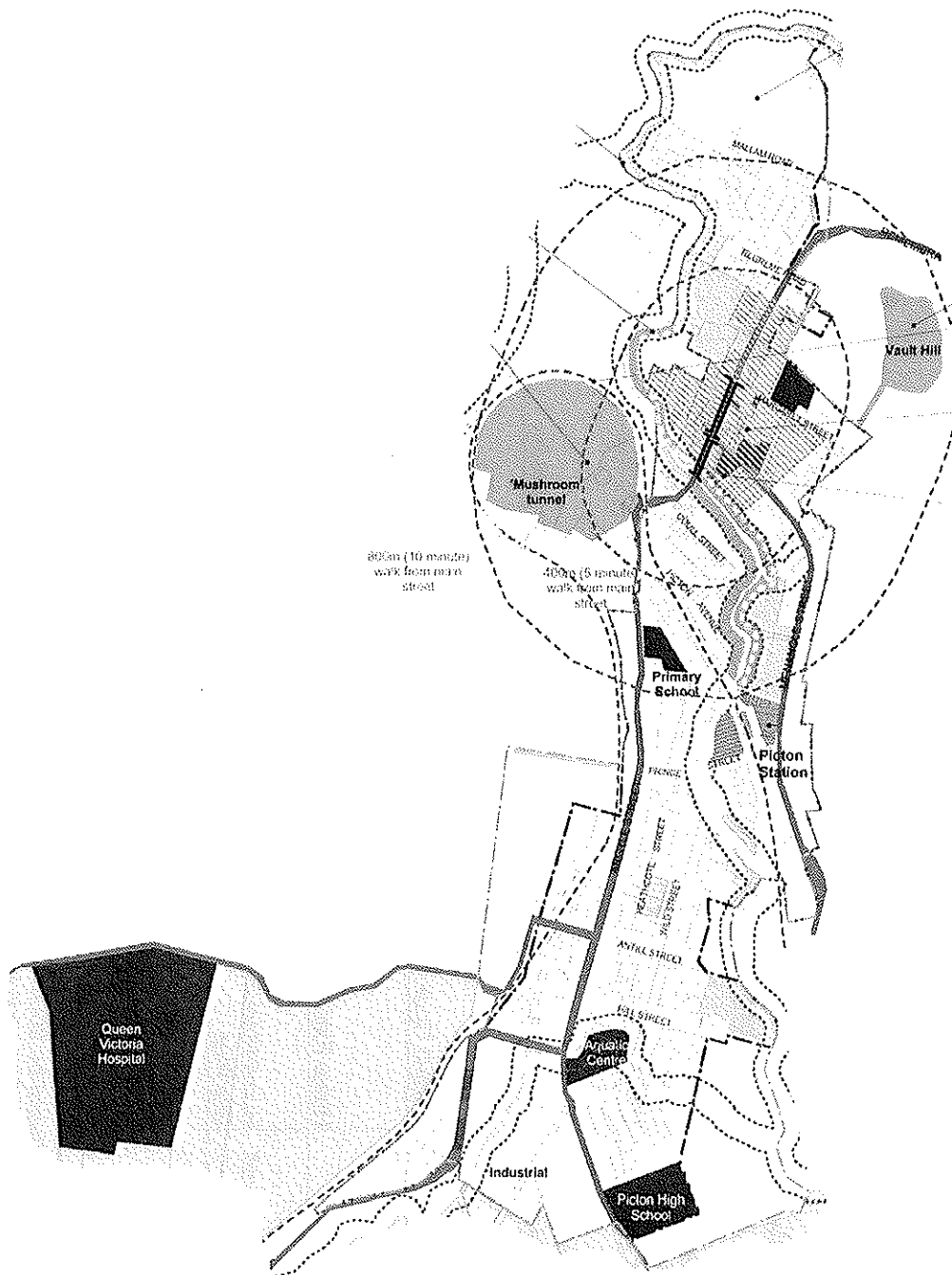


FIGURE 2 – TAHMOOR MAP

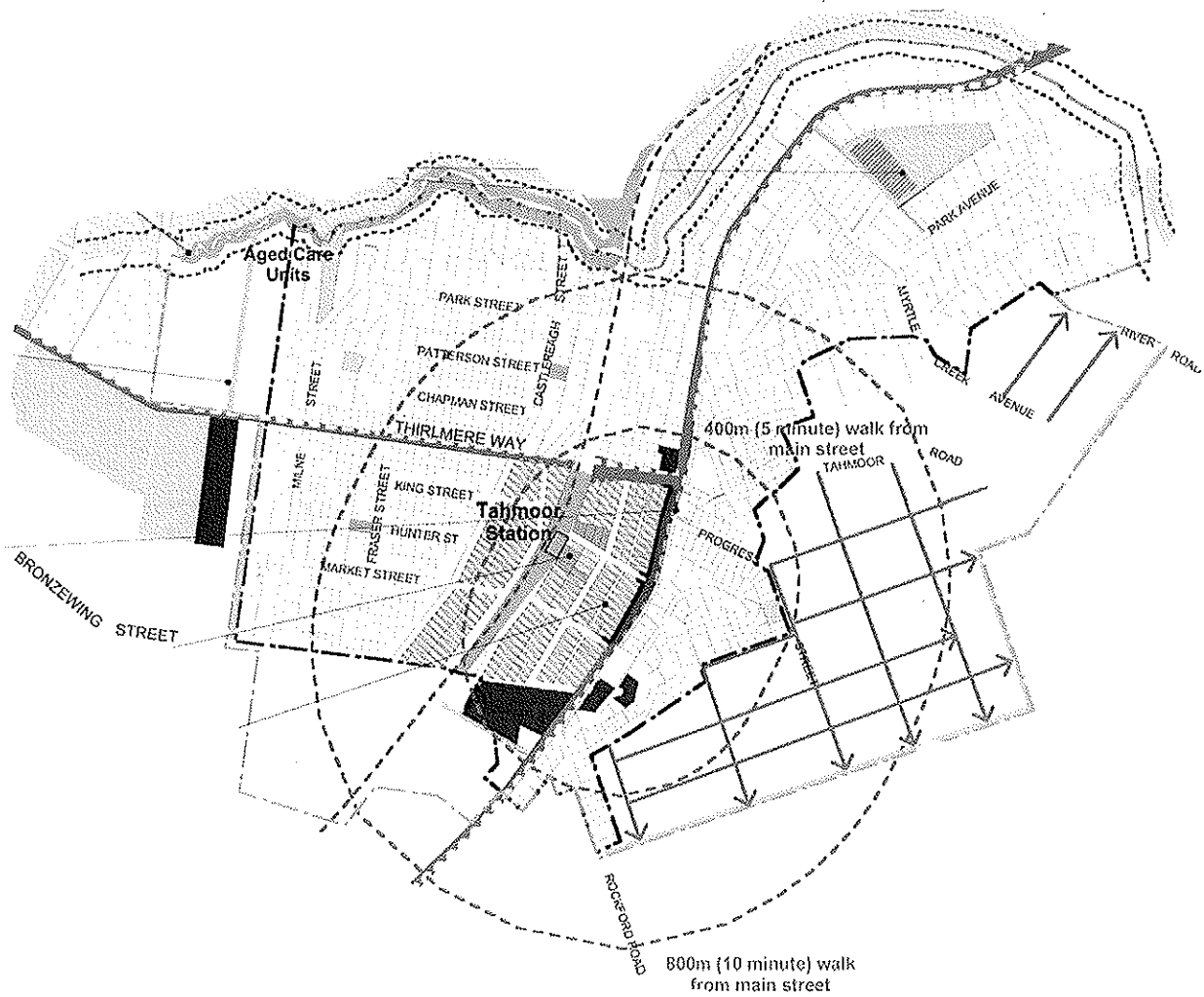
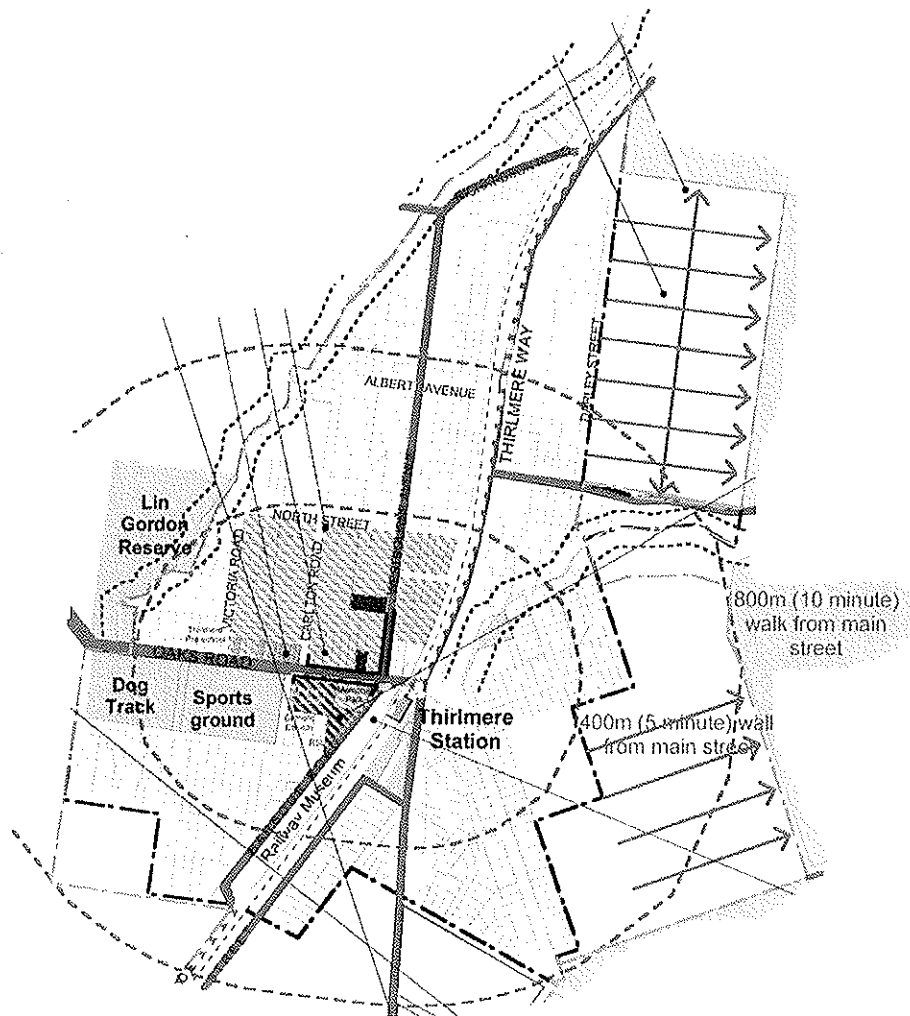


FIGURE 3 – THIRLMERE MAP



### 3.1 West Picton (Rumker Street)

Hume Planning Pty Ltd prepared a report to accompany the rezoning of No's 21-31 Rumker Street, Picton, which is identified as Lot 1 DP 995172 (see aerial photo included as Figure 1). The land is bound on all sides by roadways (sealed, formed and unformed roads) and has an area of 3.04ha. The land is currently zoned within zone No. 1 (a2) (Rural A2 zone) under the provisions of Wollondilly Local Environmental Plan 1991, which allow the land to be developed for rural based pursuits. Under Clause 12 of the Wollondilly LEP 1991, subdivision is permissible within the Rural 1 (a2) zone. However, Clause 12 (2) (b) requires a minimum lot size of 16 Ha, and therefore residential lot sizes are unattainable.

The rezoning application prepared by Hume Planning Pty Ltd seeks Council support to rezone the subject land to a Residential 2(a) zone. It is anticipated that this zoning would allow for the facilitation of low-density residential development. According to applicant Hume Planning Pty Ltd, residential development in this area is considered to be appropriate given the following:

- Existing development within the precinct;
- The nearby residential land use zonings;
- The proximity of road, bicycle and pedestrian networks and reserves, and access to Thirlmere Way;
- Environmental Constraints;
- Drainage and water quality; and
- Servicing capacity.

Hume Planning Pty Ltd anticipates that the proposed rezoning will maximise movement efficiency and social connection, promoting an active interface with surrounding and nearby development. The concept plan submitted with this application estimates that the site could yield 35 – 40 residential lots.

This rezoning proposal is located within the "suggested town boundary" for Picton contained in the Wollondilly Vision 2025 and was identified as a new urban precinct within the PTT Masterplan. The rezoning proposal which has been submitted to Council relates only to the land which is located to the south of Connellan Crescent, with the remainder of the precinct not part of the current application.

### **3.2 East Tahmoor (Progress Street; Greenacre Drive; Tahmoor Road; Myrtle Creek Avenue; Cross Street and River Road)**

The proposed rezoning in East Tahmoor is the largest of the rezoning applications, with the total subject site being 72.3 hectares in area. Hume Planning Pty Ltd submitted the rezoning application to allow for residential development in the large East Tahmoor area. The subject land contains thirty-nine (39) individual properties extending from River Road to the north and comprises sections of Myrtle Creek Avenue, Tahmoor Road, Progress Street and Greenacre Drive (see aerial photo included as figure 2). The existing lots within the precinct are of varying size, but are mostly within the order of 2 hectares in area.

The majority of the properties within the precinct are occupied for rural residential purposes, with the East Tahmoor precinct currently within zone no. 1 (c1) (i) (Rural 'c1 (i) Small Holdings) zone under the provisions of the Wollondilly Local Environmental Plan 1991.

Under Clause 12 of the Wollondilly LEP 1991, subdivision is permissible within the Rural 1(c1)(i) zone. However, Clause 12 (2) (d) requires a minimum lot size of 2 hectares, and therefore the proposed residential lot sizes are unattainable. Further, Clause 12(4) states that Council shall not grant consent to the subdivision of the land unless satisfactory arrangements are made with Sydney Water for the provision of reticulated water supply to each lot.

The rezoning submission suggests that the proposed rezoning for East Tahmoor aims to provide a residential development that is consistent with the adjacent residential land use zonings and other facilities in Tahmoor. The report suggests that the rezoning is appropriate in the proposed location given the land's proximity to the road networks and the servicing capacity of the area, as demonstrated through the existing servicing facilities provided to the adjacent residential areas.

The rezoning proposal seeks rezoning of the site to a Residential 2(a) zone, with the landowners seeking to develop the land at an average density of 10 – 11 dwellings per hectare. It is estimated that if all land proposed for residential purposes could be developed then the site could yield approximately 750 lots. Hume Planning submit that the Residential 2(a) zone would be consistent with Council's strategic vision for the site and is the most appropriate for the residential development of the subject lands.

This rezoning proposal is located within the "suggested town boundary" for Tahmoor contained in the Wollondilly Vision 2025 and is identified as a new urban precinct within the PTT Masterplan. A significant proportion of the land is also identified within the Wollondilly Vision as being located within an 800 metre (10 minute) walking radius of the main street of the Tahmoor Commercial area. The concept plan that accompanied the rezoning application for East Tahmoor is included in Appendix B of this report.



### 3.3 West Tahmoor (Macquarie Place)

The rezoning proposal in West Tahmoor, surrounding Macquarie Place, has been submitted by Manta Consulting on behalf of the Macquarie Place Rezoning Committee. The land is situated on the western edge of the township of Tahmoor (see aerial photo included as figure 2). The allotments that are subject to this request for rezoning are accessed from Macquarie Place, Tahmoor. Macquarie Place is a cul-de-sac road and provides access to all the subject allotments except Lot 2, which has a frontage to Thirlmere Way. The land that is included in the West Tahmoor rezoning application is identified as:

- Lot 1 DP243776;
- Lot 2 DP243776; and
- Lot 6 DP793897;

The owners of the following properties have also registered their interest in having their land as identified below included as part of any future rezoning proposal:

- Lot 3 DP 243776; and
- Lot 4 DP243776.

The total area of the land which is subject to the rezoning request is 11.368 hectares. As outlined in the report prepared by Manta Consulting, the subject land is currently within zone no. 1(c1) (i) (Rural c1(i) Small Holdings) under Wollondilly Local Environmental Plan 1991, and is currently developed for rural residential purposes. The site is generally level and cleared of significant vegetation. The northern portion of the subject site is identified as potentially bushfire prone land under Wollondilly Shire Council's Bushfire Prone Land Maps, and is also located within the Bargo Mine Subsidence District.

Under Clause 12 of the Wollondilly LEP 1991, subdivision is permissible within the Rural 1(c1)(i) zone. However, Clause 12 (2) (d) requires a minimum lot size of 2 Ha, and therefore residential lot sizes are unattainable. Further, Clause 12(4) states that Council shall not grant consent to the subdivision of the land unless satisfactory arrangements are made with Sydney Water for the provision of reticulated water supply to each lot.

Manta Consulting state that consideration of the subject area for future urban expansion is appropriate due to the close proximity to the existing residential area of Tahmoor, the generally flat topography of the site, the absence of significant environmental constraints on the land and the availability for the area to be serviced. The applicant suggests that the subject land is located in close proximity to the existing retirement village in Macquarie Place and the use of the land for urban based residential pursuits will be consistent with the urban nature of the land to the east of the subject site. The applicant has not identified the proposed allotment size, nor confirmed the number of allotments associated with the Macquarie Place rezoning however it is estimated to be in the order of 100-120 lots.

This rezoning proposal is located within the suggested town boundary for Tahmoor contained in the Wollondilly Vision 2025 and is located within an area where the vision indicates that a new subdivision should be created to the northwest of the existing town. The land is also identified as a new urban precinct within the PTT Masterplan.

### 3.4 South Tahmoor (Bronzewing Street)

The rezoning application that relates to South Tahmoor includes seven properties in the Bronzewing Estate precinct, and was submitted by Townscape Urban and Graphic Design on behalf of the property owners. The land within the Bronzewing estate is identified as follows (see aerial photo included as figure 2):

- Lot 9 DP16911;
- Lot 1 DP1032620;
- Lot 8 DP16911;
- Lot 7 DP16911;
- Lot 5 DP10849;
- Lot 6 DP10849; and
- Lot 2 DP1032620.

Five of the abovementioned seven properties contain access from Bronzewing Street, with the remaining two having access from Byron Road to the south of Bronzewing Street.

The subject site is located adjacent to the existing residential lands of the Tahmoor Village and is in close proximity to the Tahmoor railway station and commercial centre. The subject site is currently within Zone 1(c2) (Rural 'C2' zone) pursuant to Wollondilly LEP 1991 and has historically been used for low intensity grazing or small scale agricultural pursuits. Currently the land is utilised for rural residential uses, with the majority of the lots containing a dwelling and associated outbuildings.

The landowners are seeking rezoning of the subject sites to Residential 2(a) under Wollondilly LEP 1991 to allow the development of the land for low-density urban residential pursuits. The Bronzewing Estate covers an area of 14.54 Ha, and the rezoning of the subject site is estimated to create approximately 120 allotments, of varying size. The development concept (see Appendix B) includes two main types of living options in the form of integrated housing sites, which consists of smaller lots (450m<sup>2</sup>) and traditional housing sites, which consist of larger lot sizes of approximately 900m<sup>2</sup>. The applicant has not identified within the report the specific number of integrated or larger allotments however later advice from the applicant indicates that approximately 120 lots are proposed.

This rezoning proposal is located within the suggested town boundary for Tahmoor contained in the Wollondilly Vision 2025 and is identified as a new urban precinct within the PTT Masterplan.

### 3.5 East Thirlmere (Marion Estate)

The rezoning request in East Thirlmere relates to land in Marion Street and Brundah Road, and is to be known as the Marion Estate. There are 11 lots included in the subject site which have a combined area of 18.85 Ha. The individual allotments are identified as Lot 37 DP21549 and Lots 52 – 61, DP 21549 (see aerial photo included as figure 3). Lot 37 DP21549 is within zone No.2(a) (Residential 'A' zone). The remaining lots are within zone No. 1 (c1)(i) (Rural 1(c1)(i) Small Holdings zone).

Historically the subject land has been used for low intensity stock grazing, and is currently occupied for rural residential purposes, with the majority of the lots containing dwelling houses, outbuildings and earth dams. This is consistent with the current Rural 1(c1)(i) Small Holdings zoning of the subject site pursuant to the Wollondilly LEP. Within the site, the land on the western side of Marion Street is vacant. The surrounding lands to the southeast and south of the subject sites are rural in character. Further to the north and west is the existing residential development in Thirlmere.

The rezoning application seeks support for the land to be zoned Residential 2(a), with the applicant proposing that the land be developed at an average density of 10-11 dwellings per hectare. If supported, this would allow the creation of approximately 160 – 200 allotments with an average size of 900m<sup>2</sup>.

The rezoning submission suggests that the Marion Estate will offer the opportunity for a compact urban form, which supports a greater living choice including two main types of living options – Integrated Housing and Traditional Homes (see concept plan included in Appendix B).

The north western sector of this land is located within the existing town edge as identified within Wollondilly Vision 2025, whilst the remainder of the land is within the suggested town boundary. The total site is also identified as a new urban precinct within the PTT Masterplan.

### 3.6 South Thirlmere

The 'South Thirlmere Precinct' is bound by Antill, Bell, Dennis and Jarvis Streets, with Thirlmere Way traversing the precinct north to south (see aerial photo included as figure 3). The subject land has a combined area of 10.569Ha and includes eight individual allotments of varying size, which are identified as follows:

- Lots 88 - 92 DP751270;
- Lot 110 DP751270;
- Lot 138 DP751270; and
- Lot 139 DP751270.

The precinct forms an overall rectangular shape and directly abuts the existing Thirlmere village area. The subject land is currently zoned Rural 1(c1)(i) Small Holdings under the provisions of the Wollondilly LEP 1991). The majority of the properties within the precinct are used and occupied for rural residential purposes and contain dwellings and the associated outbuildings. In the past the land has been used for agricultural purposes of a less intensive nature, such as stock grazing.

The landowners seek to rezone this land to Residential 2(a), thereby allowing the pursuit of low-density urban residential development. It is proposed that should the rezoning be supported the land will be developed at a density of 10-11 dwellings per hectare. At this density the site could yield approximately 100-120 lots. The South Thirlmere precinct is predicted to offer various housing options including integrated and traditional housing development (see concept plan included in Appendix B).

The land is located within the suggested town boundary identified within Wollondilly Vision 2025. The total site is also identified as a new urban precinct within the PTT Masterplan.

## 4 Statutory Framework

### 4.1 Metropolitan Strategy – City of Cities

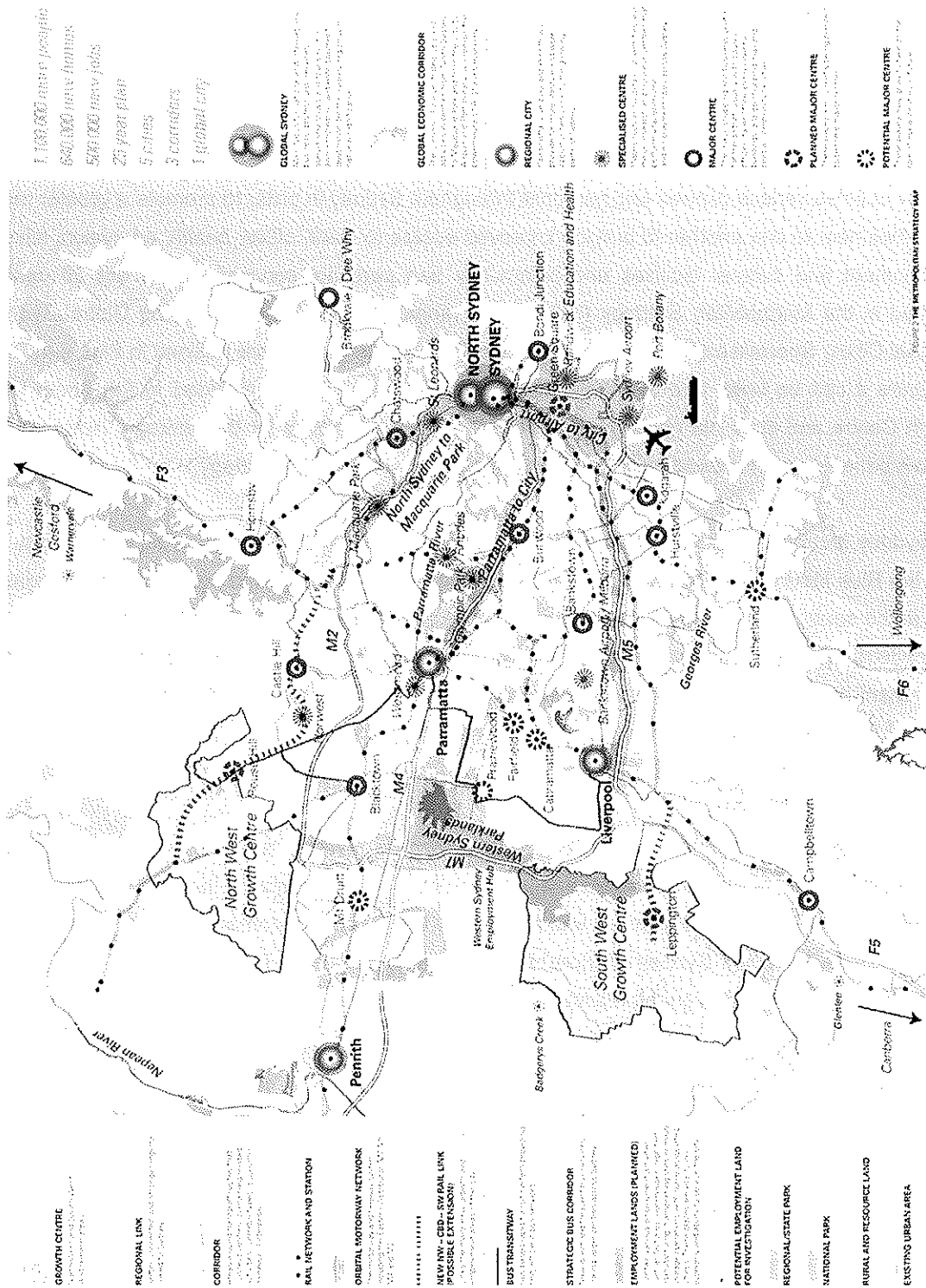
The Metropolitan Strategy, which was prepared by The Department of Planning in December 2005, is a broad strategic document that outlines a vision for Sydney over the next 25 years. The Metropolitan Strategy outlines various centres and corridors throughout Sydney in order to promote a greater range of activities near to one another to provide improved access to retail, office, health, education, leisure, entertainment and cultural facilities and community and personal services. There are 26 centres identified in the Metropolitan Strategy that cover a range of centre types, including Global Sydney; Regional Cities; Specialised Centres and Major Centres. These centres are outlined in Figure 4. From this figure it can be seen that the Wollondilly Shire is not specifically included in the South West Growth Centre and does not contain any 'cities' or 'centres' identified by the strategy. However, the area will benefit from increased facilities catered for in the Metropolitan Strategy.

The Sydney Metropolitan area includes over 10,000km<sup>2</sup> and is bordered by the Pacific Ocean to the east, the Blue Mountains to the west and includes the Central Coast in the north and the Wollondilly Shire in the south. Given this large and complex area, subregional planning has been proposed as an intermediate step in translating the Metropolitan Strategy into strategies for each grouping of local government areas. One such area is the Wollondilly Shire, which is included in the south west sub-region of Sydney. The Metropolitan Strategy outlines the projection of 100,000 new dwellings in the south west centre by the year 2031, and an additional 80,000 new jobs.

Council's Brief for the PTT New Urban Lands Infrastructure Investigations requires consideration of the PTT new urban lands in accordance with the Sustainability Criteria of the Sydney Metropolitan Strategy. This reflects the "Objectives and Actions" of the NSW Government's Metropolitan Strategy (City of Cities – A Plan for Sydney's Future, 2005) and advice from the Department of Planning which indicates that it is the "NSW government's intention to ensure that all new land releases are approved subject to meeting Sustainability Criteria".

The objectives of the Metropolitan Strategy seek to improve state involvement in strategic place and projects, with action G2.3 specifically relating to Sydney's growth centres and greenfield release areas. This strategy/action confirms that sustainability criteria are to apply to proposed new greenfield land releases as shown in Table 6 of the strategy. Table 6 contains the threshold sustainability criteria for the listing of a site on the metropolitan development program. Whilst a number of the criteria will be further addressed at the Local Environmental Study stage, Section 10 of this report provides a discussion of the manner in which the proposed PTT new urban lands will satisfy the sustainability criteria with specific reference to infrastructure provision.

Metropolitan Strategy Map (Figure 4).



## 4.2 Section 117 Ministerial Directions

The NSW Government Department of Planning issued Ministerial Directions under Section 117 (2) of the Planning and Assessment Act 1979 on 30 September 2005 as a part of the NSW Planning reforms. In total there are 28 Directions that relate to various components of development and assessment. There are eleven directions for the rezoning proposals that have been received for the PTT localities, being directions 2, 5, 9, 11, 17, 18, 19, 20, 21, 22 and 26. Of particular relevance are Direction No. 21 – Residential Zones and Direction No. 22 – Rural Zones.

*Direction No. 21 – Residential Zones* applies when a council prepares a draft Local Environmental Plan that creates, removes or alters a Residential Zone boundary or a Residential Zone provision. This direction requires councils to ensure that draft LEPs contain a requirement that land is adequately serviced with water and sewerage before residential development is permitted. A draft LEP may be inconsistent with this direction only if Council can satisfy the Director-General that the rezoning is justified by an environmental study.

*Direction No. 22 – Rural Zones* applies when a council prepares a draft LEP that creates, removes or alters a Rural Zone boundary. This direction states that draft LEPs shall not rezone rural land for urban purposes, including residential, business or industrial purposes. A draft LEP may be inconsistent with this direction only if Council can satisfy the Director-General that the rezoning is justified by an environmental study.

These directions will allow the rural land contained in the rezoning applications to be rezoned for residential purposes only after an LES has been prepared and satisfies the Director-General that the rezoning is justified. When the land is rezoned, Council must prepare a draft LEP that will ensure that the land is adequately serviced with water and sewerage before residential development is permitted.

## 4.3 Wollondilly Local Environmental Plan 1991

Wollondilly Local Environmental Plan 1991, which was gazetted on 15 August 1991, applies to the whole of the land within the Shire of Wollondilly. Among other objectives, this plan aims to ensure that new development is undertaken in a manner that is sympathetic to and does not detract from the significance of heritage items and their settings, as well as the streetscapes and landscapes of Picton and Thirlmere and the distinctive character that they impart to the Shire of Wollondilly's environmental heritage.

In accordance with the Wollondilly LEP 1991, the lands that are the subject of the proposed rezonings are currently zoned Rural, including Rural 1 (a2) – Rural Zone or Rural 1 (c1)(i) – Rural Small Holdings Zone and Rural 1(c2) (as outlined in section 3 of this report). Rezoning of the lands to a

Residential 2(a) zone under Wollondilly LEP 1991, or comparable zone within the proposed comprehensive LEP, is proposed to allow for the future residential subdivision and development of the lands.

If land is rezoned, any future development on the sites will be subject to the provisions of Development Control Plan No. 50 (Residential Development) and any site-specific DCP which is adopted by Council.

#### **4.4 PTT Urban Area Implementation Strategy**

The PTT Urban Area Implementation Strategy was prepared following the exhibition of the Metropolitan Strategy – City of Cities. It is a guideline for Wollondilly Council and the community to achieve future changes that will improve the social, economic and environmental qualities of the PTT Urban area. Council demonstrated support for the PTT Urban Area Implementation Strategy through Resolution No. 226/2005 on 15 August 2005. The resolution determined that Council recognises the existence of interrelated themes for future residential development within the PTT Urban Area (as outlined in the Implementation Strategy) and that these themes are to be applied by a variety of processes including:

- Council's Strategic Framework;
- Local Environmental Studies (LES) for new urban precincts; and
- Continued development consistent with Wollondilly Vision 2025.

It is a document that encourages the rezoning and development of land within areas identified as "new urban precincts" (within which all of the rezoning applications are located) and was the catalyst for the landowners within the rezoning precincts to submit rezoning applications.

The PTT Urban Area Implementation Strategy includes various themes to guide future changes and major projects specific to the PTT Urban Area. These themes are listed below:

- **Theme 1:** *Constraints to future development;*
- **Theme 2:** *Distinction between urban and non-urban lands;*
- **Theme 3:** *New urban precincts;*
- **Theme 4:** *Future urban investigation precincts;*
- **Theme 5:** *Medium density precincts and residential precincts;*
- **Theme 6:** *Consolidation and definition of commercial precincts and identification of potential future commercial land;*
- **Theme 7:** *Consolidation of civic precincts;*
- **Theme 8:** *Enhancement and development of Historic/Tourism precincts;*



- **Theme 9:** *New roads and streets, open space, parks and recreation and other public facilities and public utilities;*
- **Theme 10:** *Town signature gateways, town nodes and street enhancement programs.*

The rezoning applications relate to land that is included within the boundaries of the "new urban precincts" as identified in the PTT Urban Area Implementation Strategy (see figure 5). Therefore themes 1, 2 and 3 as mentioned above are relevant to the rezoning proposals received by Council.

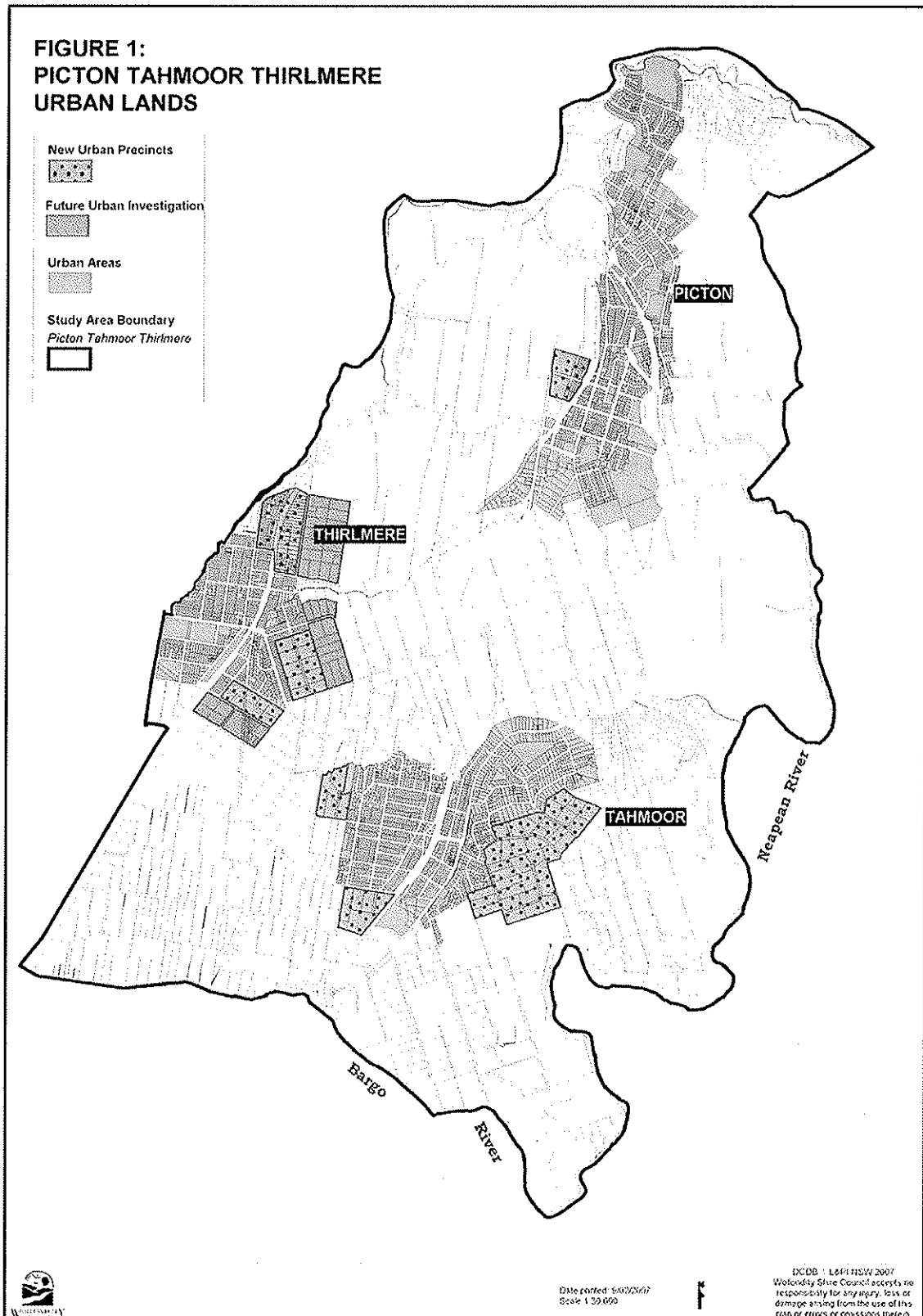
**Theme 1** relates to the constraints to future development that are contained within the PTT study area. On a broad scale, the constraints to future development include management of traffic and transport; accessibility of services and facilities; accessibility of modes of transport and provision of services and facilities and integration with the existing infrastructure and land uses. This report forms an analysis of the existing infrastructure within the PTT area and outlines the infrastructure that will be required as a result of the population increase associated with the proposed rezoning applications. The constraints to future growth posed by infrastructure issues are investigated in section 8 of this report.

**Theme 2** identifies a distinction that has been made between the urban and non-urban lands within the PTT Study area. Urban lands within the PTT area is defined as existing residential, commercial and industrial zoned land; land identified for "new urban precincts" and land nominated for "future urban investigation. These areas are indicated in figure 5. All six rezoning applications are located within the "new urban precincts" and are shown in figure 5 outlined in red.

**Theme 3** relates to "new urban precincts". New urban precincts are anticipated to provide new residential land and associated land uses including roads, footpaths and open space. Theme 3 in the PTT Urban Area Implementation Strategy encourages the landowners within the "new urban precincts" to participate in and contribute to rezoning applications for the area, working towards the preparation of a Local Environmental Study (LES) for each "new urban precinct". The PTT Strategy requires that each new urban precinct be investigated as to their suitability and capacity for providing new urban land (the majority of which is expected to be for residential use). This investigation process is to take the form of an LES. The Department of Planning has since advised that rather than preparing an LES for each individual new urban precinct, they require one comprehensive LES, incorporating all the proposed land.

Five (5) of the rezoning applications relate to the exact land that has been identified by Council as "new urban precincts" (see figure 5). However, the West Picton application (Rumker Street) relates only to the southern portion of the land in Picton identified as "new urban precinct".

PTT URBAN IMPLEMENTATION STRATEGY (FIGURE 5).



## 4.5 Wollondilly Vision 2025

The Wollondilly Vision 2025 document was adopted by Council on 17 November 2003 and was prepared to outline the local identity of the shire within a future context. The Vision document has the role of establishing the manner in which the community and Council envisage the future growth of the Wollondilly Shire. It was prepared following extensive community consultation and provides a shared view of the outcomes to be achieved in the shire over the next twenty (20) years. The Wollondilly Vision 2025 document contains nine (9) separate visions, which have been established in relation to the shire as a whole and incorporates all aspects of the Shire's future having regard to the lifestyle needs of the residents, through to the uniqueness of various towns. All nine visions relate to the consideration of rezoning of new urban lands.

### 4.5.1 Town Visions and Strategies:

The Wollondilly Vision 2025 also contains town visions and strategies, including a "Vision and Strategy for Picton, Tahmoor and Thirlmere". The Picton, Tahmoor and Thirlmere vision includes the following:

#### **Integrated Communities:**

*A key objective is to ensure that the provision of an adequate level of community facilities and services to meet the changing needs of the community. District communities serving a population of 10,000 – 20,000 people generally identify the need for at least the following facilities and services:*

- *a large multi-purpose neighbourhood or local community centre;*
- *a local shopping centre;*
- *a secondary school;*
- *a youth centre;*
- *out of hours school and vacation care;*
- *playing fields;*
- *pedestrian walkways and cycle ways.*

#### **Picton:**

*Vision: To maintain the historic village and allow growth*

*Strategy: Generally, maintain existing town edge;*

*Increase density and diversity of use close to and in village centre;*

*Reinforce connective street pattern and protect views along streets to surrounding hills;*

*Create a rational connective structure to new subdivisions;*

*Provide new facilities and recreational corridors to encourage tourism.*

*Risk: Loss of individual villages in Picton, Tahmoor, Thirlmere;*

*Loss of bushland setting;*

*Loss of natural horizons.*

**Tahmoor:**

*Vision: Improved village centre with linear parks.*

*Strategy: Consolidate village centre – encourage shop top housing within expanded retail centre;  
Encourage new retail /commercial away from highway – particularly edging the street to station;  
Incorporate new linear park at a new light rail stop – improve existing linear park on the eastern edge of highway;  
Create new rational connective subdivisions*

*Risk: Disfunctional village centre;  
Loss of separation between Picton, Tahmoor and Thirlmere.*

**Thirlmere:**

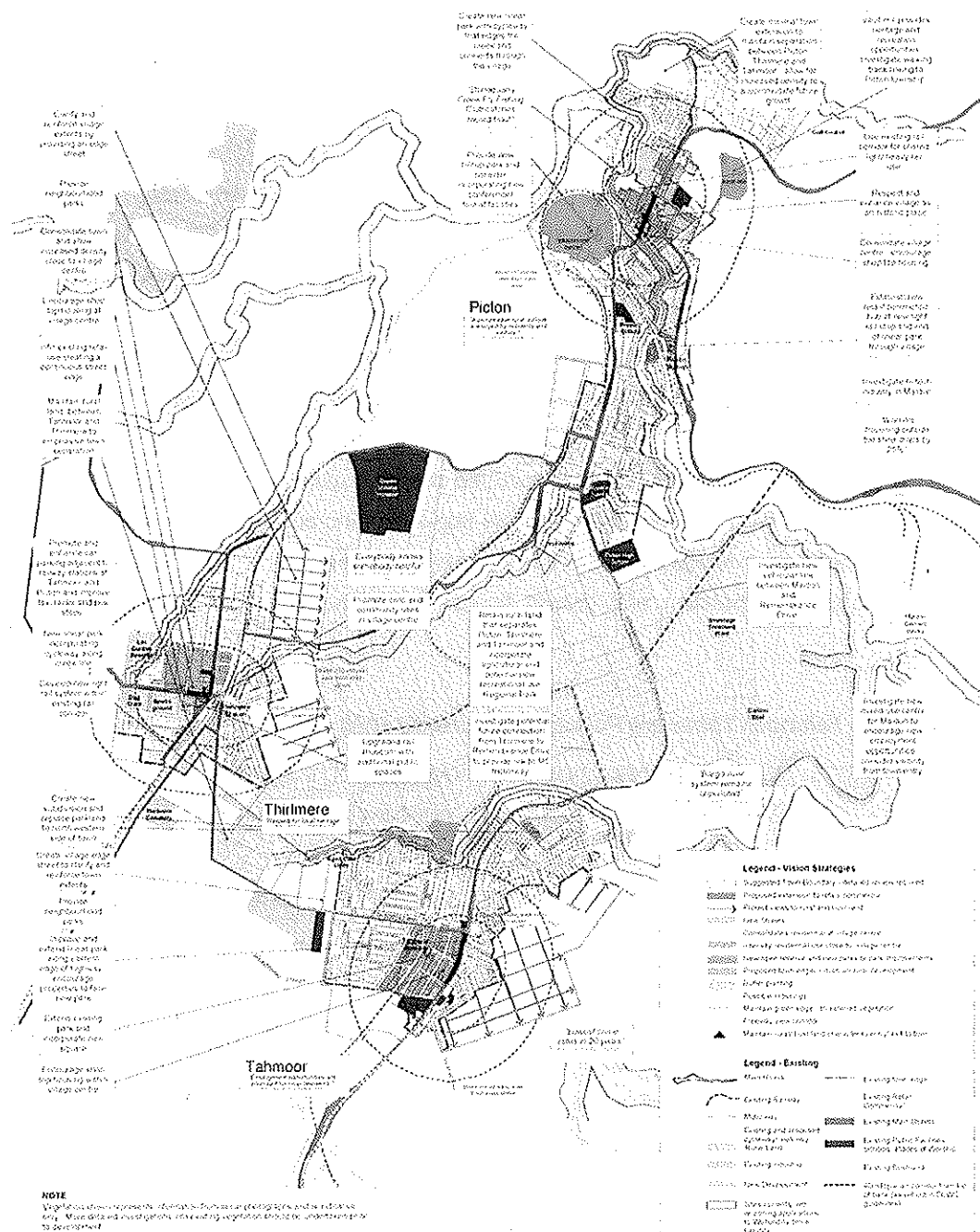
*Vision: Enhance existing town character and structure*

*Strategy: Consolidate village centre;  
Build on existing main street structure and create a more continuous retail strip;  
Minimise village expansion by increasing density;  
Create a rational connective structure to new subdivisions;  
Clarify and reinforce village extents using edge streets and natural boundaries.*

*Risk: Loss of separation between Thirlmere, Picton and Tahmoor;  
Loss of village character;  
Loss of rural / bushland setting.*

The land contained within the rezoning applications is within the identified "suggested town boundaries" (see figure 6) in the Picton, Tahmoor and Thirlmere localities. Residential development in these areas will not result in the loss of separation between the Picton, Tahmoor and Thirlmere villages, and will emphasise proximity to the existing PTT village centres. It is therefore believed that all six (6) rezoning applications will encourage the outcomes outlined in the PTT Vision document.

*PTT vision map (figure 6)*



*Town Visions and Strategies for PICTON, TAHMOOR + THIRLMERE*



DATE: MAY 19, 2004  
SCALE: 1:25,000 (2:1)

WOLLONDILLY VISION 2025

## 5 Population Projections

### 5.1 Demographic Characteristics

In 2001 the Wollondilly Shire had a population of 36,610 persons, with the Picton Tahmoor Thirlmere area having a total population of 9954. The Picton Tahmoor Thirlmere Strategy, prepared by Wollondilly Shire Council in June 1998, indicated that between 1986 and 1991 the Shire experienced a growth rate of 4.3%, which was the second highest period of growth in the Sydney Metropolitan area for this timeframe. In comparison the growth rate for the Sydney Metropolitan area was 0.9%. Slowing of the growth rate has occurred since this time, with the 1991 to 2001 growth rate estimated at 2.1% per annum (Wollondilly Development Contributions Plan, Wollondilly Shire Council, 2005).

Within the towns of Picton Tahmoor and Thirlmere the overall population within the three towns has increased from 9226 in 1996 to 9954 in 2001. This population increase of 728 persons over this 5-year period equates to an average increase of 145 persons per year. Table 2A provides a breakdown of the 1996 and 2001 population and growth figures within the towns of Picton, Tahmoor and Thirlmere.

**Table 2A: Picton Tahmoor Thirlmere Population Increase 1996 – 2001**

| Locality         | *Population<br>(1996 Census) | **Population<br>(2001 Census) | ***Estimated<br>population<br>(2004) | Total Numerical<br>Increase (1996-<br>2001) | Average Annual<br>Numerical<br>Increase (1996-<br>2001) |
|------------------|------------------------------|-------------------------------|--------------------------------------|---------------------------------------------|---------------------------------------------------------|
| Picton           | 2,989                        | 3,081                         | 3,413                                | 92                                          | 18                                                      |
| Tahmoor          | 3,562                        | 4,122                         | 4,532                                | 560                                         | 112                                                     |
| Thirlmere        | 2,675                        | 2,751                         | 2,941                                | 76                                          | 15                                                      |
| <b>PTT Total</b> | <b>9,226</b>                 | <b>9,954</b>                  | <b>10,886</b>                        | <b>728</b>                                  | <b>145</b>                                              |

Source: \* Draft LES Picton, Tahmoor, Thirlmere (GHD, 2001)

\*\* 2001 ABS Census of Population and Housing

\*\*\* Wollondilly Shire Development & Environment Division (from Development Contributions Plan, 2005)

Table 2A confirms that the greatest concentration of growth was in the Tahmoor locality, where an average population increase of 112 persons per year (1996-2001) was evident. Information from Council Development and Building records indicated that much of this growth was attributed to the introduction of the Sydney Regional Environmental Plan No.12, which facilitated the development of dual occupancies provided the minimum lot sizes were met. It is understood that the development of land for the purpose of dual occupancies was far greater in Tahmoor as the majority of dwellings in that locality were of older stock and were sited on larger blocks of land. Further to this, the Macquarie Grove Retirement Village contains approximately 32 dwellings, which would also have contributed to the higher than average annual population increases between 1996 and 2004. In comparison,

Thirlmere and Picton experienced an increase of only 15-18 persons per year respectively, with this growth primarily attributed to minor infill subdivisions.

Table 2B below provides comparative dwelling and population growth figures for the 2001 to 2006 period, with data provided from the NSW Department of Planning's Metropolitan Development Program. Table 2B confirms that growth remains relatively stable over the total PTT area, although a reduced growth rate in Tahmoor and increased growth rates in Picton and Thirlmere were evident. Thirlmere experienced the greatest numerical increase in the number of new dwellings between 2001 and 2006.

**Table 2B: Picton Tahmoor Thirlmere Dwelling Increase 2001 – 2006**

| Established area | No. of new dwellings<br>2001-2006 | Estimated Population<br>Increase 2001-2006 |
|------------------|-----------------------------------|--------------------------------------------|
| Picton           | 104                               | 281                                        |
| Tahmoor          | 72                                | 195                                        |
| Thirlmere        | 110                               | 297                                        |
| Total PTT        |                                   | 773                                        |

Source: Metropolitan Development Program (NSW Dept of Planning, 2006)

To assess the impact of such population growth, coupled with growth within the proposed PTT new urban lands, an evaluation of occupancy rates has been undertaken, to determine the number of lots created. Information from the 2001 ABS Census figures confirms that the 9954 persons within the towns of Picton, Tahmoor and Thirlmere were contained within 3675 dwellings. This equates to an occupancy rate of 2.7 persons per dwelling as is shown in Table 3A below.

**Table 3A: 2001 Picton Tahmoor Thirlmere Dwelling Occupancy**

| Locality         | Population   | No. Dwellings | Occupancy Rate<br>(persons per dwelling) |
|------------------|--------------|---------------|------------------------------------------|
| Picton           | 3,081        | 1,178         | 2.6                                      |
| Tahmoor          | 4,122        | 1,552         | 2.7                                      |
| Thirlmere        | 2,751        | 945           | 2.9                                      |
| <b>PTT Total</b> | <b>9,954</b> | <b>3,675</b>  | <b>2.7%</b>                              |

Ref: Wollondilly Shire Council: About Demographics from 2001 Census

## 5.2 Population Projections

The Department of Planning has advised that the proposed PTT new urban lands should contribute "adequate land within the Shire to meet local needs". This suggests that the Department would be unlikely to support a growth scenario that exceeds natural growth rates and contributes to broader metropolitan growth. To determine the likely number of lots that could be accommodated within the scope of existing growth rates, a projection of population and dwelling increase has been undertaken.

Tables 4 to 7 shows the projected population figures within Picton Tahmoor and Thirlmere based upon an annual growth rate of 2.1% per annum, which is equivalent to the population growth rate for the Shire between 1996 and 2001. This growth rate is also consistent with the 'medium' growth rate identified in Wollondilly Council's Development Contributions Plan, 2005, which is the document by which contributions for public amenities and services is levied. The Contributions Plan uses three annual average growth rate scenarios: 1.8%, 2.1% and 2.5% (low, medium and high scenarios). No definition of annual average growth is contained within the Contributions Plan, however it is understood this reflects net migration (population in and out of the Shire).

Table 7 shows the projected population figures for the combined PTT area, forecast to 2012, also utilising a 'medium' 2.1% annual average growth rate.

The tables also contain projections of dwelling numbers based upon three (3) occupancy scenarios. The occupancy rates are as follows:

- Low occupancy rate      2.5 persons per dwelling
- Medium occupancy rate   2.7 persons per dwelling
- High occupancy rate      3.0 persons per dwelling

The medium occupancy rate of 2.7 persons per dwelling appears to most accurately reflect the current occupancy rate within Wollondilly and is also comparable with the 2.75 occupancy rate utilised within Council's Development Contribution Plan (2005). A low and high occupancy rate has also been considered to provide a comparison of the impact that a varied occupancy rate would have on lot yield.



### 5.3 Projected Growth Levels to 2012 – Picton Tahmoor Thirlmere

To determine the demand for infrastructure in the Picton, Tahmoor and Thirlmere area, it is necessary to understand the likely future residential population based on past growth trends (excluding the proposed PTT rezoning population). Tables 4 - 7 have been prepared utilising an average growth rate of 2.1% per annum. Utilising a medium occupancy scenario of 2.7 persons per household the following growth trends are estimated within each suburb (Table 3B):

**Table 3B: Estimated Growth Trends PTT 2006-2012**

|           | Expected Population Increase | Expected dwelling demand | Average Increase in dwellings per annum |
|-----------|------------------------------|--------------------------|-----------------------------------------|
| Picton    | 791                          | 293                      | 27-30                                   |
| Tahmoor   | 1058                         | 392                      | 36-40                                   |
| Thirlmere | 706                          | 261                      | 24-26                                   |
| PTT Total | 2556                         | 946                      | 86-95                                   |

Hence, within Picton Tahmoor Thirlmere local growth levels to the period of 2012 are projected to result in an additional 86-95 dwellings per year. The proposed PTT new urban lands will primarily contribute towards this projected growth, with infill development also contributing to dwelling increases.

**Table 4: Picton Population and Dwelling Growth 2001 - 2012**

|                                                            | Population             | Number of Dwellings       |                             |                          |
|------------------------------------------------------------|------------------------|---------------------------|-----------------------------|--------------------------|
|                                                            |                        | High Occupancy Rate (3.0) | Medium Occupancy Rate (2.7) | Low Occupancy Rate (2.5) |
| 2001                                                       | 3081 (2001 ABS Census) | 1027                      | 1141                        | 1232                     |
| 01-06 estimated increase (based on 2.1% increase per year) | 337                    | 112                       | 124                         | 135                      |
| 2006 Projection                                            | 3418                   | 1139                      | 1265                        | 1367                     |
| 06-07 Estimated Increase                                   | 72                     | 24                        | 27                          | 29                       |
| 2007 Projection                                            | 3490                   | 1163                      | 1292                        | 1396                     |
| 07-08 Estimated Increase                                   | 73                     | 24                        | 27                          | 29                       |
| 2008 Projection                                            | 3563                   | 1188                      | 1319                        | 1425                     |
| 08-09 Estimated Increase                                   | 75                     | 25                        | 28                          | 30                       |
| 2009 Projection                                            | 3638                   | 1213                      | 1347                        | 1455                     |
| 09-10 Estimated Increase                                   | 76                     | 25                        | 28                          | 30                       |
| 2010 Projection                                            | 3714                   | 1238                      | 1376                        | 1485                     |
| 10-11 Estimated Increase                                   | 78                     | 26                        | 29                          | 31                       |
| 2011 Projection                                            | 3729                   | 1264                      | 1404                        | 1517                     |
| 11-12 Estimated Increase                                   | 80                     | 27                        | 30                          | 32                       |
| 2012 Projection                                            | 3872                   | 1291                      | 1434                        | 1549                     |

**Table 5: Tahmoor Population and Dwelling Growth 2001 - 2012**

|                                                               | Population                | Number of Dwellings          |                                |                             |
|---------------------------------------------------------------|---------------------------|------------------------------|--------------------------------|-----------------------------|
|                                                               |                           | High Occupancy Rate<br>(3.0) | Medium Occupancy<br>Rate (2.7) | Low Occupancy<br>Rate (2.5) |
| 2001                                                          | 4122 (2001 ABS<br>Census) | 1374                         | 1527                           | 1649                        |
| 01-06 estimated increase (based on<br>2.1% increase per year) | 451                       | 150                          | 167                            | 181                         |
| 2006 Projection                                               | 4573                      | 1524                         | 1694                           | 1830                        |
| 06-07 Estimated Increase                                      | 96                        | 32                           | 35                             | 38                          |
| 2007 Projection                                               | 4669                      | 1656                         | 1729                           | 1868                        |
| 07-08 Estimated Increase                                      | 98                        | 33                           | 37                             | 39                          |
| 2008 Projection                                               | 4767                      | 1589                         | 1766                           | 1907                        |
| 08-09 Estimated Increase                                      | 100                       | 33                           | 37                             | 40                          |
| 2009 Projection                                               | 4867                      | 1662                         | 1803                           | 1947                        |
| 09-10 Estimated Increase                                      | 102                       | 34                           | 37                             | 41                          |
| 2010 Projection                                               | 4969                      | 1656                         | 1840                           | 1988                        |
| 10-11 Estimated Increase                                      | 104                       | 35                           | 39                             | 42                          |
| 2011 Projection                                               | 5073                      | 1691                         | 1879                           | 2029                        |
| 11-12 Estimated Increase                                      | 107                       | 36                           | 40                             | 43                          |
| 2012 Projection                                               | 5180                      | 1726                         | 1919                           | 2072                        |

**Table 6: Thirlmere Population and Dwelling Growth 2001 - 2012**

|                                                            | Population             | Number of Dwellings          |                                |                             |
|------------------------------------------------------------|------------------------|------------------------------|--------------------------------|-----------------------------|
|                                                            |                        | High Occupancy Rate<br>(3.0) | Medium Occupancy<br>Rate (2.7) | Low Occupancy Rate<br>(2.5) |
| 2001                                                       | 2751 (2001 ABS Census) | 917                          | 1019                           | 1101                        |
| 01-06 estimated increase (based on 2.1% increase per year) | 301                    | 100                          | 111                            | 120                         |
| 2006 Projection                                            | 3052                   | 1017                         | 1130                           | 1221                        |
| 06-07 Estimated Increase                                   | 64                     | 21                           | 22                             | 26                          |
| 2007 Projection                                            | 3116                   | 1039                         | 1154                           | 1246                        |
| 07-08 Estimated Increase                                   | 65                     | 22                           | 24                             | 26                          |
| 2008 Projection                                            | 3181                   | 1060                         | 1178                           | 1272                        |
| 08-09 Estimated Increase                                   | 67                     | 22                           | 25                             | 27                          |
| 2009 Projection                                            | 3248                   | 1083                         | 1203                           | 1299                        |
| 09-10 Estimated Increase                                   | 68                     | 23                           | 25                             | 27                          |
| 2010 Projection                                            | 3316                   | 1106                         | 1228                           | 1326                        |
| 10-11 Estimated Increase                                   | 70                     | 23                           | 26                             | 28                          |
| 2011 Projection                                            | 3386                   | 1129                         | 1254                           | 1354                        |
| 11-12 Estimated Increase                                   | 71                     | 24                           | 26                             | 28                          |
| 2012 Projection                                            | 3457                   | 1152                         | 1280                           | 1383                        |

**Table 7: Picton, Tahmoor, Thirlmere Population and Dwelling Growth 2001 - 2012**

|                                                            | Population             | Number of Dwellings       |                             |                          |
|------------------------------------------------------------|------------------------|---------------------------|-----------------------------|--------------------------|
|                                                            |                        | High Occupancy Rate (3.0) | Medium Occupancy Rate (2.7) | Low Occupancy Rate (2.5) |
| 2001                                                       | 9954 (2001 ABS Census) | 3318                      | 3687                        | 3981                     |
| 01-06 estimated increase (based on 2.1% increase per year) | 1089                   | 364                       | 403                         | 436                      |
| 2006 Projection                                            | 11043                  | 3682                      | 4090                        | 4417                     |
| 06-07 Estimated Increase                                   | 232                    | 77                        | 86                          | 93                       |
| 2007 Projection                                            | 11275                  | 3759                      | 4176                        | 4510                     |
| 07-08 Estimated Increase                                   | 237                    | 79                        | 88                          | 95                       |
| 2008 Projection                                            | 11512                  | 3838                      | 4264                        | 4605                     |
| 08-09 Estimated Increase                                   | 242                    | 81                        | 89                          | 97                       |
| 2009 Projection                                            | 11754                  | 3919                      | 4353                        | 4702                     |
| 09-10 Estimated Increase                                   | 247                    | 82                        | 92                          | 99                       |
| 2010 Projection                                            | 12001                  | 4001                      | 4445                        | 4801                     |
| 10-11 Estimated Increase                                   | 252                    | 84                        | 93                          | 101                      |
| 2011 Projection                                            | 12253                  | 4085                      | 4538                        | 4902                     |
| 11-12 Estimated Increase                                   | 257                    | 86                        | 95                          | 102                      |
| 2012 Projection                                            | 12510                  | 4171                      | 4633                        | 5004                     |

## 6 Department of Planning Consultation

### 6.1 Consultation

Wollondilly Council has consulted extensively with the Department of Planning in its consideration of the Wollondilly Vision, PTT Masterplan and PTT Urban Area Implementation Strategy. These consultations have sought to confirm:

- The relationship of the PTT new urban land releases to the comprehensive local environmental plan amendment; and
- The Department's requirements in relation to the proposed rezoning of new urban land in metropolitan Sydney. In particular, the Department has advised that all rezoning applications are required to demonstrate compliance with the Sustainability Criteria contained in the NSW Metropolitan Strategy 'City of Cities'.

The Department has indicated that an infrastructure investigation is required to determine an appropriate regional infrastructure contribution consistent with the South West and North West Growth Centre strategies.

The consultation that has been undertaken in relation to the PTT new urban lands has included discussions, correspondence and meetings with Department representatives and the Hon. Frank Sartor, MP. Further discussions were also held with representatives of the Department of Planning following receipt of advice from other government departments and agencies regarding infrastructure requirements and funding requirements for the PTT new urban lands. The outcome of such consultation is included in section 7 of this report.

A summary of the initial consultations with the Department of Planning follows.

#### ***Correspondence Received 18 April 2005***

The Department notes that the Masterplan identifies seven precincts currently zoned rural, as potential residential areas. The Department provided comments regarding the PTT Masterplan in November 2001 however most of the matters raised in this letter still need to be addressed. This includes:

- Water quality impacts in the Nepean River system;
- The need for additional education, health and social services to cater for the increase in population;
- The loss of agricultural land;
- Public transport, road and rail infrastructure;
- Cost to Council and the government;
- Staging and sequencing of development areas.

The Department notes that the total area of the new precincts is approximately 157.64 ha and estimates the new housing at approximately 1392 lots, which represents 8 lots per hectare. The department acknowledges that it is not possible or desirable to achieve 15 dwellings per hectare but a density of 8 dwellings per hectare is not acceptable within the Greater Metropolitan Area. Council should identify opportunities for a mix of housing.

The Department will work with Council to provide an implementation strategy that can provide a framework to ensure infrastructure meets the servicing needs of the new population in urban precincts.

***Correspondence Received 22 June 2005***

Wollondilly's proposals for urban development are generally supported and if they proceed they should provide sufficient land supply to accommodate future housing needs within the Shire. The department will not reverse its position on low density residential (rural residential) development. Further fragmentation of rural lands cannot be supported.

***Correspondence Received 5 July 2005***

The Department would prefer that any rezonings to implement Council's PTT Urban masterplan proceed independently of the comprehensive LEP, so that they do not delay the comprehensive LEP.

The Department agrees that the PTT Urban Lands precinct is the appropriate scale for Council to carry out detailed investigations necessary before land in the PTT masterplan area is rezoned. The Department does not object to Council requiring land owners to fund the detailed investigations and planning of precincts prior to their rezoning.

***Correspondence Received 7 October 2005***

Acknowledges that there is a strategic need for the Department to allow Council to proceed with the rural residential component of the Picton Tahmoor Thirlmere Strategy. The development of land in areas which will be rezoned at Picton, Tahmoor and Thirlmere should ensure that there is adequate land within the Shire to meet local needs. The Department is not prepared to support the fragmentation of rural lands for rural residential development.

***Meeting Outcomes – Hon. Frank Sartor MP 13 October 2005***

Representatives of Wollondilly Shire Council met with the Minister for Planning on 13 October 2005 to discuss a range of issues relevant to the Wollondilly Shire including the PTT rural residential strategy. The Minister advised that his priority was the urban land developments and the impact on regional infrastructure, rather than rural residential development. Once the urban lands and regional infrastructure impacts were assessed it may be possible to reassess the rural residential issues in the PTT area. This will depend on the capacity of the regional infrastructure and the need to consider an infrastructure levy to be applied to rural residential development.

***Correspondence Received 6 January 2006***

The Department advises of the NSW government's intention to ensure that all new land releases are approved subject to meeting Sustainability Criteria and the application of an appropriate regional infrastructure contribution. This will complement the arrangements the Government has put in place for the bulk of all new metropolitan land releases in the North West and South West Growth Centres.

New land release proposals will only be added to the Metropolitan Development Program (MDP) if they meet the Sustainability Criteria contained in the metropolitan Strategy. Exceptions to this are releases which:

- Are identified in a regional or sub-regional strategy;
- Which will be a significant employment generator;
- Have already commenced the rezoning process (S54) as at 25 October 2005.

All other land currently on the MDP will also be subject to meeting Sustainability Criteria before it is nominated for release and can proceed to rezoning.

In addition to meeting Sustainability Criteria, all future greenfield release area rezoning in metropolitan Sydney will be levied at comparable rates to those set in the North West and South West Growth Centres. This includes land releases which have commenced an LEP under s54 and are otherwise exempt from the new Sustainability Criteria.

For land releases where an interim contribution rate has already been established these contribution rates will be maintained at their current levels. The aim is for development contributions to substantially or fully fund all regional infrastructure costs associated with land releases in the future. Detailed structure planning should be undertaken by Council to determine regional infrastructure costs associated with each new land release. This planning work should be undertaken by local authorities and funded by landowners/developers with guidance from the Department of Planning. Once the extent of regional infrastructure is determined, the Department will make recommendations to the Minister regarding a contribution rate and method for applying the contribution.



## 6.2 Consultation Outcomes

In summary, the Department of Planning has confirmed that it is prepared to consider one draft local environmental plan for the proposed PTT new urban lands, subject to such lands satisfying local growth requirements and meeting the Sustainability Criteria of the Metropolitan Strategy. Specifically, the Department has advised that in considering potential new release areas, consideration must initially be given to infrastructure requirements and the potential need for a levy to address any shortfall in infrastructure provision. The Department has advised that any future new urban lands should provide a range of lots sizes and whilst not meeting the 15 dwellings per hectare should exceed a density of 8 dwellings per hectare and provide for a range of housing choice.

## 7 Consultation

### 7.1 Background

On 8 May 2006 and 28 July 2006 Wollondilly Shire Council forwarded correspondence to a number of government agencies and service providers who provide services and facilities to residents of the Picton, Tahmoor, Thirlmere area. Council requested information on the following matters:

- *The standard level/nature of existing services, infrastructure and programs in the PTT locality and the current operating capacity of these services;*
- *Whether there are any plans, intentions or need for changes to the department's services, infrastructure and programs in the PTT locality regardless of the release of new urban land;*
- *Whether the possible creation of new urban land involving up to 1,200 new residential lots will place additional demands for changes to agency services, infrastructure and programs in the PTT locality;*
- *Information on the following matters which are relevant to the potential generation of a State Infrastructure Levy;*
  - *Projected new infrastructure (building, office spaces, utilities etc.);*
  - *Augmentation of existing services (including assets, staff, funding projects etc.);*
  - *Target standard(s) of service appropriate for the future PTT area and whether this is different to the standard that currently exists;*
  - *Any land requirements (acquisition, dedication or reservation).*

Information which was requested from Sydney Water is summarised as follows:

- *The standard/level/nature of existing water supply and waste water services in the PTT locality as well as advice on the current operating capacity of these services.*
- *Existing plans or intentions for changes to the water supply and wastewater services in the PTT locality (regardless of the possible creation of new urban land as described above).*
- *Projected new infrastructure (buildings, office space, utilities etc);*
- *Augmentation of existing services (including assets, staff, funding projects etc);*
- *Target standard(s) of service appropriate for the future PTT area and whether this is different to the standard that currently exists;*
- *Any land requirements (acquisition, dedication or reservation);*
- *Preference (and justification) for staging of specific precincts as Phase 1 or Phase 2.*
- *Projected works and resources needed to provide services to the new urban lands (and more appropriately the overall future population of the PTT locality) and how the costs of these works and services may be translated into a State Infrastructure Levy.*

Consultations with government agencies also included the holding of a number of meetings and individual discussions with government agency representatives. Further correspondence was forwarded to a number of government agencies on 6 December 2006 in order to clarify infrastructure and funding requirements associated with the PTT new urban lands, where not already provided to date. The following provides a summary of the outcomes of the eight-month consultation process, and indicates the ability of existing infrastructure to service the proposed new urban lands.

### **7.3 Ambulance Service of NSW**

#### ***Correspondence dated 21 December 2006 and advice during meeting of 23 May 2006***

The Ambulance Service of NSW operates an ambulance station at 75 Argyle Street, Picton, which provides 24 hour assistance each day. Additional ambulance services are located at Picton and Bowral, which provide further support when required.

The Service advises that the anticipated increased workload resulting from the PTT rezoning would be able to be accommodated within the existing ambulance operating structure.

*Required Infrastructure: Nil*

*Preferred Funding: N/a*

*Preferred Rezoning Staging: Not advised*

### **7.4 Department of Ageing, Disability and Home Care**

#### ***Meeting on 28 June 2006 between Council and DADHC staff***

Employees from the Department of Ageing, Disability and Home Care (DADHC) met with Wollondilly Shire Council planning staff on 28 June 2006, to discuss existing DADHC services and anticipated impacts arising from the proposed PTT rezoning.

The Department advised that Wollondilly Council is one of only four councils within the Metro South region that does not receive funding assistance from DADHC for a Council Community Worker (Aged and Disability Services) position on Council staff. All other 19 Councils in the region receive funding assistance.

DADHC provides funding assistance to 'Macarthur' service providers most of which are based in Campbelltown or Camden. Inevitably, few services are accessed by Wollondilly residents due to the high demand for services in Campbelltown and Camden. This demand outweighs the capacity of service providers to dedicate resources to outreach programs for Wollondilly residents.

DADHC will consider introducing performance-based criteria for on-going funding which must demonstrate that outreach services are provided in Wollondilly. DADHC needs to determine the need for outreach services in consultation with Council staff before the performance-based requirements can be determined.

Insufficient data is available at present to determine the current and required level of service for aged and disabled persons in Wollondilly. DADHC is unlikely to provide services direct within Wollondilly (such as group homes and administration premises). DADHC contributions to Wollondilly Shire shall be via funding assistance to established service providers in the private sector (such as home-based nursing, home care, meals providers, carer assistance and transport assistance).

***Correspondence received 20 December 2006***

The Department provided demographic projections based upon 2001 Census data, identifying a likely population of residents aged over 65, or with a disability or with an intellectual disability. DADHC funding assists the Home and Community Care Program (HACC) and Disability Services Program, (DSP), some of which are located within the Wollondilly council area. Additional HACC services are based in other local government areas and accessed by Wollondilly residents (eg. domestic assistance, respite care). Generally, Wollondilly residents wishing support for disabilities are required to travel to other local government areas to access these services.

The Department considers that existing HACC services would be able to accommodate an additional PTT population, however the current acute shortage of DSP initiatives would be unable to meet anticipated demand. In that regard, the Department advises that further funding for HACC options would be examined when targets for service expansion are determined. Until then, ensuring transport is available for Wollondilly residents to access DSP services in other areas, is recommended.

DADHC programs rely on the availability of Council-owned properties to house HACC and DSP services. Therefore, ensuring appropriate zonings apply to facilitate establishment of services in Tahmoor and Thirlmere is necessary. As the DADHC has no budget with which to purchase property or construct capital facilities, it would be reliant upon Council leasing public properties to service providers, which would in turn be supported by DADHC grants. The Department also identifies section 94 funds as a source of capital for DADHC services.

*Required Infrastructure: Council Owned or funded properties in which to house Home and Community Care Program (HACC) and Disability Services Program (DSP) initiatives; transport to DSP in other local government areas; capital to maintain/expand Department of Ageing, Disability and Home Care services.*

*Preferred Funding: Section 94 local infrastructure contributions (developer pays); Council to lease public properties to service providers.*

*Preferred Rezoning Staging: Not advised*

## **7.5 Department of Community Services**

***Correspondence dated 4 January 2007***

The Department of Community Services (DOCS) advised that additional infrastructure would be required for the provision of services to the community. These were identified as community halls/centres that community organisations would use to provide services to children and young people. Specific numbers of facilities were not provided. DOCS also advised that they have not considered infrastructure funding.

*Required Infrastructure: Properties in which to house community services initiatives.*

*Preferred Funding: Not advised*

*Preferred Rezoning Staging: Not advised*

## **7.6 Department of Education and Training**

***Correspondence advice received 22 May 2006***

Total primary, kindergarten and high school enrolments peaked in 1997–1999 with a reduced level of enrolments now evident. Primary enrolments peaked in 1999 with 1427 students. The current enrolment is 1268 students, with this expected to remain stable or continue to decline over the next five years. The peak kindergarten enrolment was 268 students in 1997. Currently there are 165 kindergarten enrolments in 3 class groups.

Picton High School had 1332 enrolments at its peak with 1140 students in 2006. The year 7 peak was in 1997 with 227 students, which has now declined to 206 students. The 10-year trend for year 7 enrolments has been downwards with some annual fluctuations. Government school attendance (2001 census) was 74% for government primary and 66% for government secondary schools.

### Kindergarten Enrolments PTT 1996 to 2006

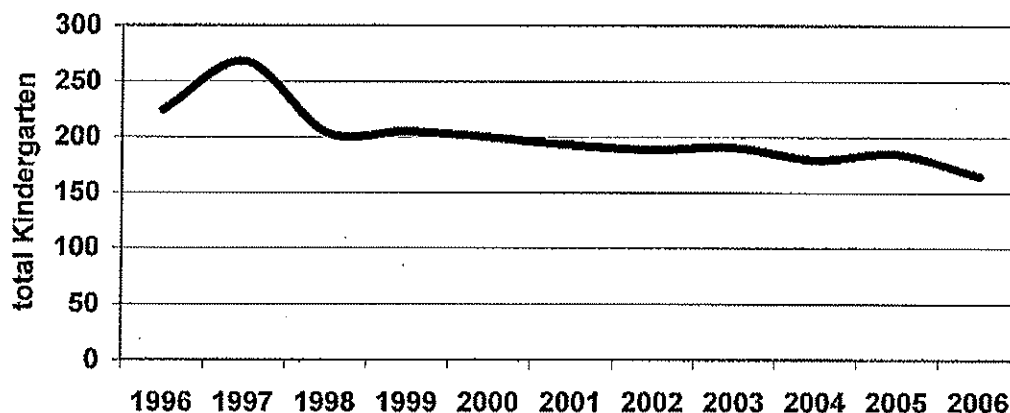


Figure 7 Kindergarten enrolments within PTT area 1996-2006

- Picton High School has 53 teaching spaces and demand for 52 spaces. There are 2 demountables on site.
- Picton Primary School has 11 permanent teaching spaces and 19 teaching staff. Two new modular classrooms were placed on site in 2005.
- Thirlmere Primary School has 12 permanent teaching spaces and 17 teaching staff. Two additional modular classrooms were placed on site in 2005

### Year 7 Picton HS 1996-2006

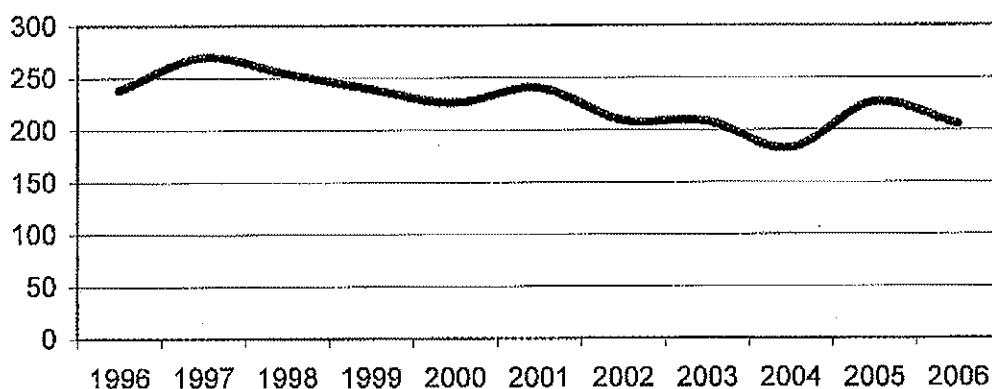


Figure 8 Year 7 enrolments Picton High School 1996-2006

It is estimated that based on occupancy rates of primary and secondary aged children per dwelling, 900-1100 new dwellings would produce approximately 10-12 classes at the primary level spread between three public schools and two non-government based schools. There would be a need for 7-8

classes at the secondary level between one public high school and one non-government high school over the life of the developments. It is anticipated that the development will slow the decline of the current school population in the PTT area.

*Required Infrastructure: Nil, able to be accommodated within existing school premises.*

*Preferred Funding: Not advised*

*Preferred Rezoning Staging: Not advised*

## **7.7 Department of Housing**

***Correspondence dated 19 December 2006***

The Department of Housing (DOH) advised that there are no land assets within the PTT rezoning area. Generally, the Department noted a lack of suitable affordable private housing for singles or couples such as 1-2 bedroom units, villas or townhouses, across the Wollondilly shire. The majority of this type of accommodation (although limited) is available in Picton town centre. DOH also noted a lack of housing for older people, however accepted that access to transport and limited proximity to services may constrain such specialised residential development.

The Department considers the Wollondilly shire a high growth area, where families are moving into the community or already established. This is likely to lead to future local housing demand as adults age and from their children. In that regard, a range of housing types in areas accessible to services is desirable.

*Required Infrastructure: Range of housing types; affordable housing options.*

*Preferred Funding: Not advised*

*Preferred Rezoning Staging: Not advised*

## **7.8 Integral Energy**

***Correspondence dated 18 May 2006***

Integral Energy advised that the development of 1,100 lots in the Picton, Tahmoor, Thirlmere area will increase the load requirements in the precincts.

The study area is currently supplied from Integral Energy's Maldon zone substation located at Menangle Road, Maldon and Tahmoor zone substation located at Remembrance Drive, Tahmoor. Integral Energy is currently upgrading both of these substations and the associated lines to cater for load increases in their respective supply areas. A new depot has also been developed at Bridge Street, Picton.

Once the nature, timing and exact location of proposed developments is known, the 11kv distribution network emanating from the above substations will be extended. Current practice is that developers of the land pay for the connection assets that enable the subdivision to be serviced. There are no proposals to alter the standard of service to residential subdivisions. Easements will be required on private property for padmount substations and possibly the installation of lines and cable.

Integral has no preference at this stage for specific precincts from a servicing point of view. Generally the cost of infrastructure to service new developments is borne by the developer and hence this work is carried out in the contestable market operating in NSW. For higher level infrastructure requirements, over and above connection assets, Integral Energy carries out this work in-house and this is generally funded by Integral Energy.

*Required Infrastructure: Expanded network capacity (incorporating easements, padmount substations, lines and cable)*

*Preferred Funding: Developer pays (at development application stage)*

*Preferred Rezoning Staging: Not advised*

## **7.9 NSW Fire Brigades**

***Correspondence received 22 December 2006 and advice provided at a meeting on 23 May 2006***

The NSW Fire Brigades (NSWFB) advises that the majority of the proposed PTT rezoning land falls outside of NSWFB Picton jurisdiction, which is limited to gazetted urban areas. As a result, fire fighting responsibility for most of the PTT land sits with the NSW Rural Fire Service. Notwithstanding, should the gazetted fire districts be expanded to contain the remainder of PTT lands, the NSWFB would not be able to service the increased local community with current levels of staffing and equipment.

The Picton fire station located in Margaret Street is staffed by part-time (retained) fire fighters. The NSWFB has advised that a risk analysis has been based on a 10 minute incident response time having regard to likely population catchments in the Picton area. The result of this risk analysis indicates that a new fire station in Tahmoor or Thirlmere, staffed by full-time fire fighters and station officers would still fall short of community expectations. A preferred alternative currently being considered is relocation of the existing Margaret Street station to a NSWFB site in Henry Street, Picton. This new facility would more effectively combine full-time crews with retained staff and engage with the NSW Rural Fire Service and other government agencies where required. The feasibility of this option is currently being explored by the NSWFB and is contingent upon securing funding and competing priorities.



*Required Infrastructure: Upgraded fire station; increased number of full-time fire officers*

*Preferred Funding: NSWFB; additional contributions not sought.*

*Preferred Rezoning Staging: Not advised*

## **7.10 NSW Health/Sydney South West Area Health Service**

***Correspondence dated 5 September 2006***

Sydney South West Area Health Service (SSWAHS) is currently conducting a number of major planning processes to identify needs for all of SSWAHS, with such plans acknowledging that there are many new land releases occurring in the south west which require a long term strategic view. This includes the draft *SSWAHS Healthcare Service Plan*, which identifies future service needs and clinical networks to be developed over 10 years. The *SSWAHS Asset Strategic Plan*, to be completed by April 2007, will include a condition survey of all SSWAHS owned facilities and a ten-year asset strategy.

SSWAHS is also currently conducting a *Community Health Strategic Plan* to identify where and what community health services need to be provided to 2016. NSW Health is undertaking a review of all state owned nursing homes, which includes Picton's Queen Victoria Memorial Home.

Current services provided by SSWAHS include Tahmoor/Wollondilly Community Health Centre, which offers speech pathology, women's health clinics, early childhood clinics, hearing clinic, dental clinics, community counselling and outreach services such as drug health counselling and detoxification.

A number of early childhood clinics are provided from Council buildings, including Picton community centre (Tuesday 9am –12 midday), Warragamba neighbourhood centre (Friday 9am – 12 midday), Wilton community centre (Tuesday 9am –12 midday) and Picton Community Health Centre.

SSWAHS provides various school clinics, which are located in either demountables on public school grounds or in school buildings at Picton, Bargo and Thirlmere.

In summary, SSWAS is unable to provide advice regarding future service needs relating to the PTT rezoning applications until the *Community Heath Plan* and *SSWAHS Asset Strategic* strategy are completed. The Service estimates Wollondilly's residential population in 2006 at 42,210 with a further 13% growth projected to 2016, taking the population to 47,840 residents. The service estimates that some additional programs and outreach services will be required however it is not clear if additional capital assets will be needed as the current Tahmoor Community Health Centre has some capacity for growth. Access to acute health services for Wollondilly residents will continue to be provided by Campbelltown/Camden Hospitals and for tertiary services at Liverpool Hospital.

*Required Infrastructure: Specific infrastructure needs not yet identified; additional services anticipated.*

*Preferred Funding: Not advised*

*Preferred Rezoning Staging: Not advised*

#### **7.11 NSW Police Service**

***Correspondence dated 29 August 2006***

The NSW Police Service advised that an increased residential population arising from the proposed PTT rezonings would impact upon youth activities and road safety. The Service anticipated an intensification of the existing problem of a lack of facilities for Wollondilly's youth. In particular, the Service identifies sporting opportunities, social gathering areas and transport infrastructure needs.

The 'already high' number of road fatalities are expected to increase with a greater number of vehicles and residential population. The Service considers necessary a range of community programs to improve driver safety, which may involve increased levels of staff, equipment or road signs.

*Required Infrastructure: Funding for driver safety programs.*

*Preferred Funding: Not advised*

*Preferred Rezoning Staging: Not advised*

#### **7.12 NSW Rural Fire Service**

***Correspondence dated 20 December 2006 and advice provided at a meeting on 23 May 2006***

The New South Wales Rural Fire Service (RFS) advised that the Wollondilly Fire Control Centre will be relocated to Bridge Street, Picton towards the end of 2007. The relocation would be funded by Wollondilly Shire Council and the RFS, through the established Rural Fire Fighting Fund process.

Previously the NSW Rural Fire Service (RFS) indicated that the planned relocation to Bridge Street, Picton would provide sufficient operational capacity to accommodate the increased PTT residential population. The Service advises that in addition to the Wollondilly Brigade's relocation, it is anticipated that the Picton Brigade would transfer to Bridge St Picton from 2011. No additional relocations or infrastructure requirements are foreseen.

*Required Infrastructure: Nil*

*Preferred Funding: Not advised*

*Preferred Rezoning Staging: Not advised*

### 7.13 RailCorp

*Correspondence dated 17 November 2006*

RailCorp services the PTT region as an operator of Countrylink and City Rail passenger train services and the owner and operator of passenger railway stations. RailCorp suggests that Council liaise with the federal Government agency Australian Rail Track Corporation as it is the current manager of rail infrastructure and would be able to inform Council on plans or changes to railway infrastructure.

#### *Service Level and Current Operating Capacity*

RailCorp provides a number of intercity services throughout the day, 7 days a week (16 trains in each direction on weekdays, 17 trains on Thursdays and Fridays and at least 10 in each direction Saturdays and Sundays). RailCorp also provides a bus service on weekdays acting as feeders for Southern Highlands train services (6 bus services in each direction on weekdays).

Picton is used by 210 passengers per weekday and Tahmoor station used by 190 passengers per weekday. RailCorp believes a small proportion of passengers drive to suburban stations such as Macarthur or Campbelltown to take advantage of more frequent services.

Patronage levels on the Southern Highlands services are currently below capacity during peak and off peak for both direct services to and from Sydney terminal and local services commencing or terminating at Campbelltown.

#### *Planned Changes to RailCorp Services and Infrastructure*

Changes to RailCorp services in the Southern Highlands may include changes to timetables, however any changes are likely to be minor. The only proposed station infrastructure change that may have a significant impact on the PTT region are those resulting from the Easy Access program, which requires RailCorp to provide improved access to public transport for disabled and elderly passengers. It is anticipated that the construction of Easy Access requirements at Picton Station will occur within six years, with the timing of Tahmoor Station upgrade as yet unknown but expected to occur sometime after 2012.

#### *Impact of Land Releases on Demand for RailCorp Services*

As trains are currently operating under capacity in the Southern Highlands, RailCorp believes that patronage growth resulting from the development can be adequately catered for at existing levels.

The land releases further away from Picton and Tahmoor Station, particularly land releases on the outskirts of Thirlmere, are likely to increase demand for commuter carparking and for kiss and ride spaces. Council should be prepared for some spill-over parking on streets adjacent to the railway stations eg. Campbell and Prince Streets in Picton and George, Larkin and Pitt Streets in Tahmoor. Any implementation of formal parking restrictions in such streets should reflect the demand for pick up and drop off zones and long-term commuter parking.

*Preference for Specific Precincts and Staging*

Precincts closer to Tahmoor and Picton stations are favoured by RailCorp as they will encourage more public transport use and walking to stations and will reduce parking demand and traffic congestion in station precincts and adjacent town centres.

*Projected Works and Resources*

RailCorp anticipates that the proposed urban land releases will place some additional pressure on existing station and ancillary infrastructure and requests for upgraded facilities, such as Easy Access upgrades, as outlined below:

- Easy access upgrades to the Picton and Tahmoor stations can only be brought forward (pre 5 years) if Council is able to procure complete funding for the upgrades. Joint or partial funding will be accepted but will not bring the projects forward. RailCorp suggests developer contributions can be utilised to fully fund and bring forward such projects. Council should be aware that each station upgrade would require several million dollars to design and construct.
- RailCorp is concerned that there is inadequate and unsafe pedestrian access to Picton and Tahmoor stations eg lack of level and sealed paths, sealed shoulders, kerbing (with kerb crossings) and drainage. Council should consider the provisions of safe and convenient access to railway stations for pedestrians and cyclists as part of large scale urban development and land releases. Council may consider the imposition of developer contributions for this purpose.
- Council should consider utilising developer contributions for the sealing, guttering and line marking of parking areas in Pitt Street, Tahmoor and Campbell Street, Picton. Formal carparking spaces can be extended along Pitt Street and George Streets, Tahmoor and Campbell Street in Picton to encourage formal park and ride.
- Council should consider investigating funding for the installation of bicycle storage facilities.

Additional issues raised by Railcorp for consideration at the development control plan stage include SEPP 66, rail noise and vibration, geotechnical and structural stability, drainage and fencing, graffiti, screening and landscaping.

*Required Infrastructure: Commuter car parking; footpath and cycle ways to facilitate access to train stations; road upgrades; bicycle storage facilities, disabled access improvements (subject to 100% funding)*

*Preferred Funding: Section 94 local infrastructure (developer pays) for brought forward Easy Access upgrades and other infrastructure, provided levies cover 100% of costs.*

*Preferred Rezoning Staging: Precincts closer to Tahmoor and Picton stations first (South Tahmoor, West Tahmoor and East Tahmoor).*

#### **7.14 Roads and Traffic Authority**

***Correspondence dated 20 December 2006***

The Roads and Traffic Authority (RTA) has interests in provision and maintenance of regional and arterial roads in the PTT road network. The Authority advised that a more detailed assessment is not able to occur until:

- Access arrangements for each rezoning are known, and
- Traffic impact studies for each rezoning are undertaken to determine impact of traffic generation on Remembrance Drive and other classified roads, and
- Traffic modelling occurs. Such modelling should include TRACKS modelling projecting traffic impacts for ten years and further detailed aaSIDRA intersection analysis.

In that regard, the RTA has not identified any specific infrastructure requirements at this conceptual stage of the rezonings. As the rezoning applications proceed to further detail, a thorough investigation may then occur.

#### ***Discussion with RTA on 21 December 2006***

- The RTA does not have a clear picture of whether there will be any necessary upgrading of regional infrastructure to service the additional lots.
- Council should review its TRACKS modelling which may provide further information to assist.

*Required Infrastructure: Not advised*

*Preferred Funding: Not advised*

*Preferred Rezoning Staging: Not advised*

#### **7.15 State Emergency Service**

***Correspondence received 12 December 2006***

The NSW State Emergency Service (SES) is part-funded by local Councils and provides emergency response and crisis support. Ninety-nine percent of the SES personnel are volunteers, operating out of local commands.

The Wollondilly local command advises that current levels of infrastructure support (vehicles, office, and telecommunications) are inadequate to meet current demands, and therefore would be unable to service the requirements of a future increased PTT population.

It is estimated that the proposed additional 900-1200 allotments would require the Wollondilly Unit to maintain a membership level of 40 volunteers, supported by approximately 5 vehicles and a new Headquarters incorporating improved training, administration, operational and catering facilities.

Should additional development in the PTT area be proposed or the number of individual lots increase, the SES advises it would need to reassess its infrastructure requirements in light of the new proposals.

*Required Infrastructure: New headquarters building;*

*Preferred Funding: Council to provide (method not advised)*

*Preferred Rezoning Staging: Not advised*

## **7.16 Sydney Water**

***Correspondence received: 30 March 2006***

Sydney Water advised it is proposing to make a submission to the Minister for Planning to modify conditions of approval for the Picton Regional Sewerage Scheme and remove or amend the current approved service boundary. This process will take 6 to 8 months to complete. The removal of the boundary will allow the Corporation to offer spare capacity at the treatment plant to existing customers outside of the original boundary. This will be offered subject to:

- (a) Sydney Water confirming that the system has sufficient capacity to take the extra flows.
- (b) the property owner pays the full cost of connection (including any installation and/or upgrading of existing infrastructure);
- (c) the property owner complies with Sydney Water requirements; and
- (d) the property is appropriately zoned.

Sydney Water has determined that Stage 1 of the Sewage Treatment Plant (STP) should conservatively last until 2012 to 2013 without affecting the Department of Environment and Conservation (DEC) licence and incorporating known customers that may want to connect, infill based growth, Council's PTT strategy and current flows into the STP.

The Corporation will need to commence planning for Stage 2 in 2008/09 which will coincide with Council's preparation of the comprehensive LEP and Sydney Water's planning for sewerage of Bargo, Buxton and Yanderra. The sewerage of Bargo, Buxton and Yanderra will trigger the need to seek additional recycled water markets in the area, as the Carlton Stud irrigation area will run out of capacity.

A table has been provided which summarises the timeframes for future planning and staging of the STP follows.

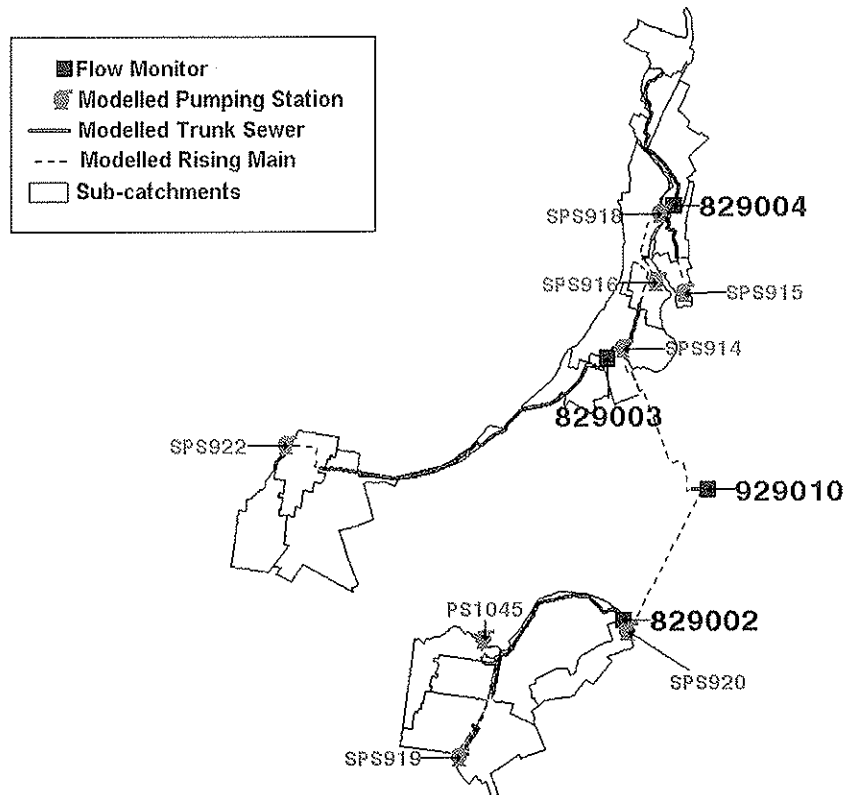


Figure 9 Approved STP Picton boundary 2006

Table 8 STP Picton Timeline 2005-2016

| ITEM                                                                                                    | PICTON STP TIMELINE |          |      |              |           |       |          |       |       |       |       |       |
|---------------------------------------------------------------------------------------------------------|---------------------|----------|------|--------------|-----------|-------|----------|-------|-------|-------|-------|-------|
|                                                                                                         | 2005                | 2006     | 2007 | 2008         | 2009      | 2010  | 2011     | 2012  | 2013  | 2014  | 2015  | 2016  |
| Complete preparation of Submission report                                                               |                     | July     |      |              |           |       |          |       |       |       |       |       |
| Submission to DoP to modify Conditions of Approval under Part 3(a) of EP&A Act                          |                     | August   |      |              |           |       |          |       |       |       |       |       |
| Approval by Minister for Planning                                                                       |                     | November |      |              |           |       |          |       |       |       |       |       |
| PSP Planning commences for Bargo Buxton Yanderra Scheme 1300 lots approx.                               |                     |          |      | July         |           |       |          |       |       |       |       |       |
| New comprehensive Wollondilly LEP incl PTT new urban areas                                              |                     |          |      | December     |           |       |          |       |       |       |       |       |
| Exhibit EIS for Picton STP Stage 2                                                                      |                     |          |      |              | September |       |          |       |       |       |       |       |
| Approval by DEC for Regulation change to allow discharge to Class "P" Protected Waters.                 |                     |          |      |              |           | June  |          |       |       |       |       |       |
| Planning Approval by Minister                                                                           |                     |          |      |              |           | June  |          |       |       |       |       |       |
| Bargo Buxton Yanderra Scheme commissioned included in Stage 2 STP                                       |                     |          |      |              |           |       | December |       |       |       |       |       |
| Lot production in PTT based on Council vision (1300 lots)                                               |                     |          |      |              | 100       | 100   | 100      | 100   | 100   | 100   | 100   | 100   |
| PSP Connections in Bargo Buxton Yanderra                                                                |                     |          |      |              |           |       |          | 600   | 300   | 150   | 100   |       |
| Incremental Bargo Infill growth under current zonings                                                   |                     |          |      |              |           |       |          | 12    | 12    | 12    | 12    |       |
| Incremental PTT Infill Growth Under current zonings                                                     |                     |          | 30   | 30           | 30        | 30    | 30       | 30    | 30    |       |       |       |
| Existing customers (Macquarie Grove etc) plus Bargo Ponds plus 1/3 Inghams flow Say 500 lots equivalent |                     |          | 50   | 250          | 150       | 50    |          |       |       |       |       |       |
| TOTAL LOTS                                                                                              | 2800                | 2850     | 80   | 280          | 280       | 180   | 130      | 130   | 742   | 442   | 262   | 212   |
| CUMULATIVE LOTS                                                                                         | 2800                | 2850     | 2930 | 3210         | 3490      | 3670  | 3800     | 3930  | 4672  | 5114  | 5376  | 5588  |
| EP (@3EP/LOT)                                                                                           | 8400                | 8550     | 6790 | 9630         | 10470     | 11010 | 11400    | 11790 | 14016 | 15342 | 16128 | 16764 |
| ADWF MLD ( Based on 210L/EP/day)                                                                        | 1.76                | 1.80     | 1.85 | 2.02         | 2.20      | 2.31  | 2.39     | 2.48  | 2.94  | 3.22  | 3.39  | 3.52  |
| ADWF MLD ( Based on 180 L/EP/day)                                                                       | 1.51                | 1.54     | 1.58 | 1.73         | 1.88      | 1.98  | 2.05     | 2.12  | 2.52  | 2.76  | 2.90  | 3.02  |
| STAGE 1 STP CAPACITY 2.7MLD ADWF                                                                        |                     |          |      | 210 L/EP/DAY |           |       |          |       |       |       |       |       |
| STAGE 2 STP ADWF 4.0MLD???                                                                              |                     |          |      |              |           |       |          |       |       |       |       |       |

**Correspondence received: 15 December 2006**

Currently the Picton Sewerage Scheme cannot service any urban growth or customers outside of the approved service boundary. For Sydney Water to allow additional properties to be serviced by the scheme a modification to the Conditions of Approval is required under section 115BA of the Environmental Planning and Assessment Act, 1979. This requires the preparation of a Review of Environmental Factors, which needs to be publicly exhibited, followed by the preparation of a representations report and lastly, securing Minister's approval. This review is expected to begin towards the end of 2007, however there is no guarantee the Minister will grant approval.

Sydney Water has undertaken a review of the current scheme which has confirmed that some minor amplifications of the scheme may be required depending on the location of the development and the point of connection if the boundary is expanded. The developer will be informed of the amplifications upon submission of a Section 73 certificate during the development application process.



Sydney Water is in the process of determining when the second stage of the STP will be required and the ultimate capacity of the reuse area based upon its performance over the last four-year period.

Depending on the location of the proposed lots, a new watermain is proposed along Remembrance Drive to provide additional capacity to the Picton Water System. Some minor amplifications of the scheme may be required on a case-by-case basis. The developer will be informed of these amplifications upon submission of a Section 73 certificate during the development application phase.

#### ***Discussion with Sydney Water on 20 December 2006***

The review of the capacity of the Picton sewerage plant has now been completed. The plant can accept the additional flows associated with the proposed 6-7 new urban precincts however some upgrading of existing facilities may be required depending on lot location.

The largest rezoning precinct which is located at East Tahmoor (approximately 750 lots) will have the most significant impact on existing capacities. Whilst the plant currently has capacity to accept the additional flows associated with this rezoning, some upgrading of existing infrastructure will be required particularly in relation to the pumping station which is located to the northeast of the subject site. This could include amplification of the existing pumping station or a new storage structure to accept flows during wet weather.

The plant also currently has capacity to accept flows from the remainder of the new precincts however minor upgrading of works may be required.

#### ***Summary of Sydney Water's Advice***

Sydney Water has confirmed that the Picton STP has sufficient capacity to accommodate the additional flows associated with the PTT new urban lands, subject to minor upgrading works, which would be the developer's responsibility. The incorporation of additional lands within the STP service boundary will require an amendment to the current development consent which, at present, restricts the area of land for which reticulated sewer connections can be provided. This Stage 1 expansion would require the preparation of a Review of Environmental Effects (REF) and Application to modify the development consent lodged with the Department of Planning (the original consent authority). The REF was to be based on records of operation over the past five years which are showing that the expected inflows to the plant are less than the original design capacity and therefore there is existing 'spare' capacity within the current operations of the plant.

The second stage is to be an upgrading of the STP in accordance with the Priority Sewerage Program. The upgrading would require an EIS (or REF if the draft Infrastructure SEPP is gazetted) to

increase the plant's capacity and increase the on-site irrigation area within the treatment plant. This upgraded STP would provide reticulated sewer services to Bargo, Buxton and Yanderra, together with natural residential growth of these towns and villages and any undeveloped PTT new urban lands.

*Required Infrastructure: Minor amplifications likely, generally all rezonings can be accommodated within existing major infrastructure, subject to a variation to the EIS boundaries.*

*Preferred Funding: Developer (s.73 certificate at development application stage)*

*Preferred Rezoning Staging: Not advised*

## 8 Infrastructure

### 8.1 The Towns at a Glance

Picton is the largest commercial centre within the Wollondilly Shire and contains approximately 18,000m<sup>2</sup> of retail and commercial space divided between an indoor centre and strip retail fronting Argyle Street <sup>1</sup>. This retail and commercial space also includes a 3,300m<sup>2</sup> Coles Supermarket. Picton also contains a railway station, a number of sporting fields, schools and childcare centres, and an aged care facility.

Tahmoor Village contains approximately 90 shops contained over approximately 17,000m<sup>2</sup> (Wollondilly Commercial Centres Study, Hill PDA, 2006). The town also supports a primary school, childcare centres; parks, tennis courts and district sports facilities.

The Thirlmere Village is located to the west of the subject site, and contains approximately 3,400m<sup>2</sup> of retail and commercial space, including the Thirlmere shopping centre which is an open court centre (Wollondilly Commercial Centres Study, Hill PDA, 2006). Thirlmere also contains a railway station that is serviced by Tourist Rail facilities, a school, sporting oval and hotel.

Tables 9-11 summarise existing services which are located within the towns of Picton, Tahmoor and Thirlmere and which provide educational, health and welfare services to the local community. It is noted that there are also a range of other services in the broader Macarthur area which may also provide some level of service to residents of the PTT locality. Table 12 provides an indication of the proximity and accessibility of each of the proposed rezonings to existing railway stations.

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<sup>1</sup> Hill PDA, 2006 Wollondilly Commercial Centres Study.

## 8.2 Existing Infrastructure Provision Sited within Picton/Tahmoor/Thirlmere

**Table 9: Picton**

| Service Type              | No. of facilities | Service Name                                | Further Details                                                   | Location                                                                                                                              |
|---------------------------|-------------------|---------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Aged Care                 | 1                 | Aged Care Facility                          | Queen Victoria Memorial Home                                      | 84 residents<br>615 Thirlmere Way,<br>PICTON 2571                                                                                     |
|                           | 5                 | Senior Care Community Services              | Picton Neighbour Aid                                              | 110 clients<br>65 Menangle Street,<br>PICTON 2571                                                                                     |
|                           |                   |                                             | Picton/Burraborang Meals on Wheels                                | 63 clients serviced<br>65 Menangle Street,<br>PICTON 2571                                                                             |
|                           |                   |                                             | Lucan Care - Community Aged Care Packages                         | 33 clients<br>58 - 60 Menangle Street,<br>PICTON 2571                                                                                 |
|                           |                   |                                             | South West Area Nursing Services                                  | 348 Argyle Street<br>PICTON 2571                                                                                                      |
|                           |                   |                                             | Wollondilly Senior Friendship Group                               | Memorial School of Arts,<br>Argyle Street<br>PICTON 2571                                                                              |
| Children & Youth Services | 6                 | Childcare Centres                           | Wollondilly Year Round Care                                       | 4 teachers 30 children<br>66 Menangle Street,<br>PICTON 2571                                                                          |
|                           |                   |                                             | Wollondilly Family Day Care                                       | 66 Menangle Street,<br>PICTON 2571                                                                                                    |
|                           |                   |                                             | Wollondilly Occasional Child Care                                 | 66 Menangle Street,<br>PICTON 2571                                                                                                    |
|                           |                   |                                             | Picton Preschool                                                  | 2-6 years<br>9BC Wild Street,<br>PICTON 2571                                                                                          |
|                           |                   |                                             | Sugar and Spice Preschool                                         | Preschool, long day & before/after school care<br>145 Menangle Street,<br>PICTON 2571                                                 |
|                           |                   |                                             | Busy Bees Preschool and Long Day Care                             | 23-39 children and 7 staff<br>16 Bridge Street,<br>PICTON 2571                                                                        |
| Commercial Area           | 2                 | Shopping centres;<br>1 Main Shopping Street | Picton Commercial Centre                                          | 1 Coles supermarket,<br>1 IGA supermarket,<br>20 specialty shops<br>over 18,000 sq.m.<br>Along Menangle and Argyle Streets,<br>PICTON |
| Education                 | 2                 | Primary Schools                             | Picton Public School                                              | 428 enrolments<br>27 Lumsdaine Street,<br>PICTON 2571                                                                                 |
|                           |                   |                                             | St Anthony's Primary School                                       | 397 students<br>29 Staff (2005)<br>Menangle Street,<br>PICTON                                                                         |
|                           | 1                 | Secondary School                            | Picton High School                                                | 1089 enrolments<br>Remembrance Road,<br>PICTON 2571                                                                                   |
| Emergency Services        | 2                 | Fire Station                                | NSW Rural Fire Service (Wollondilly District Fire Control Centre) | 5 positions<br>6 Colden Street,<br>PICTON 2571                                                                                        |
|                           |                   |                                             | NSW Fire Brigades                                                 | Margaret Street<br>PICTON 2571                                                                                                        |
|                           | 1                 | Police Station                              | Picton Police                                                     | 84-86 Argyle Street,<br>PICTON 2571                                                                                                   |
|                           | 1                 | SES Office                                  | NSW State Emergency Service, Wollondilly Unit                     | 22 volunteers<br>Colden Street,<br>PICTON 2571                                                                                        |
| Health                    | 1                 | Ambulance Station                           | Ambulance Service of NSW                                          | 75 Argyle Street,<br>PICTON 2571                                                                                                      |
|                           | 1                 | Baby Health                                 | Baby Health Clinic                                                | Shire Hall, Argyle Street<br>PICTON 2571                                                                                              |

**Table 9:        *Picton***

| <b>Service Type</b>     | <b>No. of facilities</b> | <b>Service Name</b> | <b>Further Details</b>                                       | <b>Location</b>                                                                                                                       |
|-------------------------|--------------------------|---------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Local Government</b> | 1                        | Council Chambers    | Wollondilly Shire Council Chambers and Administration Centre | 62-64 Menangle Street<br>PICKTON 2571                                                                                                 |
|                         | 1                        | Library             | Shire Library                                                | 42 Menangle Street<br>PICKTON 2571                                                                                                    |
| <b>Utilities</b>        | 1                        | STP                 | Sydney Water (STP)                                           | Remembrance Drive<br>PICKTON 2571                                                                                                     |
|                         | 2 substations            | Integral Energy     | (shared) Maldon and Tahmoor zone substations                 |                                                                                                                                       |
| <b>Transport</b>        | 1                        | Railway Station     | Picton Railway Station                                       | WD = peak: 1 train/hr<br>off peak: 1 train/1.5 hrs<br>WE = peak: 1 train/1.5hrs; off peak: 1 train/2hrs<br>Station Street,<br>PICKTON |
|                         | 4                        | Major Roads         | Picton Road, Thirlmere Way, Argyle Street, Menangle Road.    | Picton Road, Thirlmere Way, Argyle Street, Menangle Road.                                                                             |

**Table 10:        *Thirlmere***

| <b>Service Type</b>                  | <b>No. of facilities</b> | <b>Service Name</b>                                  | <b>Further Details</b>                                       | <b>Location</b>                                                    |
|--------------------------------------|--------------------------|------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------|
| <b>Aged Care</b>                     | 0                        |                                                      |                                                              |                                                                    |
| <b>Children &amp; Youth Services</b> | 3                        | Childcare Centres                                    | Thirlmere Preschool Kindergarten                             | 72 children and 12 staff<br>59 Oaks Street,<br>THIRLMERE 2572      |
|                                      |                          |                                                      | Wollondilly Mobile Preschool                                 | 20-60 children, 3 teachers<br>Westbourne Avenue,<br>THIRLMERE 2572 |
|                                      |                          |                                                      | Action Kids                                                  | Data unavailable<br>PO Box 144<br>THIRLMERE                        |
| <b>Education</b>                     | 1                        | Primary School                                       | Thirlmere Public School                                      | 415 enrolments<br>Oaks Road,<br>THIRLMERE 2572                     |
| <b>Health</b>                        | 0                        |                                                      |                                                              |                                                                    |
| <b>Commercial Area</b>               |                          | Thirlmere Commercial Centre                          | 9 specialty shops; 1 Food Works supermarket over 3,400 sq.m. | Oaks Street,<br>THIRLMERE 2572                                     |
| <b>Utilities</b>                     | 1                        | STP                                                  | Sydney Water (STP)                                           |                                                                    |
|                                      | 2 substations            | Integral Energy                                      | Maldon and Tahmoor zone substations (shared)                 |                                                                    |
| <b>Transport</b>                     |                          | Thirlmere Heritage Railway Station (tourist service) | Service operates 2x month 8 months a year                    | Barbour Street,<br>THIRLMERE 2572                                  |

**Table 11: Tahmoor**

| Service Type              | No. of facilities         | Service Name                        | Further Details                                                                                                                             | Location                             |
|---------------------------|---------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Aged Care                 | 1                         | Macquarie Grove Retirement Village  | 42 Units                                                                                                                                    | 24 Macquarie Place, TAHMOOR 2573     |
| Children & Youth Services | 4 Child Care Centres      | Presbyterian Child Care Centre      |                                                                                                                                             | 18 Progress Street, TAHMOOR 2573     |
|                           |                           | Tahmoor Preschool Kindergarten      |                                                                                                                                             | 54 Thirlmere Way, TAHMOOR 2573       |
|                           |                           | Rainbow Playhouse Preschool         | 30 children & 2 teachers                                                                                                                    | 6 Harper Close, TAHMOOR 2573         |
|                           |                           | Tahmoor Year Round Care             | 5-12 years inc before/after school care                                                                                                     | PO Box 158 TAHMOOR 2573              |
| Commercial Area           |                           | Tahmoor Commercial Centre           | 90 small shops, 1 Woolworth's over 17,000 sq.m.                                                                                             | Remembrance Drive, TAHMOOR 2573      |
| Education                 | 1 Primary School          | Tahmoor Public School               | 452 enrolments                                                                                                                              | Bronzewing Street, TAHMOOR 2573      |
|                           | 1 K-12 School             | Wollondilly Anglican College        | 337 enrolments                                                                                                                              | 3000 Remembrance Drive, TAHMOOR 2573 |
| Emergency Services        | 0                         |                                     |                                                                                                                                             |                                      |
| Health                    | 1 Community Health Centre | Wollondilly Community Health Centre | 25-30 staff. Services include baby health, women's health, counselling, dental. Operating hours 8.30am-5pm, (general), 8am-4.30pm (dental). | 5/9 Harper Close, TAHMOOR 2573       |
| Utilities                 | 1 STP                     | Sydney Water (STP)                  |                                                                                                                                             |                                      |
|                           | 2 substations             | Integral Energy                     | Maldon and Tahmoor zone substations (shared)                                                                                                |                                      |
| Transport                 | 1 Railway Station         | Tahmoor Railway Station             | WD = peak: 1 train/hr off peak: 1 train/1.5 hrs<br>WE = peak: 1 train/1.5hrs; off peak: 1 train/2hrs                                        | George Street, TAHMOOR 2573          |
|                           | 2 Major Roads             | Remembrance Drive, Thirlmere Way    |                                                                                                                                             | Remembrance Drive, Thirlmere Way     |

CityRail train stations are located the following walking/cycling distances from the proposed rezoning sites:

**Table 12: Proximity to CityRail Stations**

| <i>Rezoning Application</i> | <i>Walking/cycling Distance</i> | <i>CityRail Station</i>              | <i>Journey Topography</i>         |
|-----------------------------|---------------------------------|--------------------------------------|-----------------------------------|
| South Tahmoor               | 500 metres                      | Tahmoor Station                      | Flat to gentle slope              |
| West Tahmoor                | 950 metres                      | Tahmoor Station                      | Flat                              |
| East Tahmoor                | 700 metres                      | Tahmoor Station                      | Flat to gentle slope              |
| South Thirlmere             | 2.4 kilometres<br>530 metres    | Tahmoor Station<br>Thirlmere Station | Flat to gentle slope              |
| East Thirlmere              | 2.5 kilometres<br>460 metres    | Tahmoor Station<br>Thirlmere Station | Flat to gentle slope              |
| West Picton                 | 1.1 kilometres                  | Picton Station                       | Undulating with some steep slopes |

Table 12 suggests, that utilising Railcorp's preference that those precincts closest to a railway station be released first, the Stage 1 release in accordance with this recommendation would be South Tahmoor, West Tahmoor and East Tahmoor. It is noted that there may be other issues which will impact upon staging and these are further discussed in section 10.2 of this report.

### 8.3 Identified Infrastructure Requirements

Council's *Wollondilly Development Contributions Plan 2005* identifies various precinct-based and shire-wide local infrastructure requirements, which are currently funded by section 94 contributions. These continue to be relevant to the PTT lands and should be completed as detailed in the Contributions Plan.

Additional infrastructure as identified by the government agency consultation requires a means of funding. Generally, the agencies did not indicate a timeframe in which the infrastructure was to be provided, and only two agencies gave a preference for staging the rezoning applications. The agencies generally nominated an unwillingness to fund the infrastructure, and it is understood that the onus on funding would fall to the developer of each rezoning. Funding mechanisms are discussed in section nine.

Government agencies have confirmed at this stage that the additional or augmented infrastructure which will be required to service the increased population within the six (6) PTT precincts is as follows:

- Capital works for utilities (Sydney Water, Integral Energy)
- Properties to house Home and Community Care Program (HACC) and Disability Services Program (DSP) initiatives, transport to DSP in other local government areas, capital to maintain/expand services (Department of Ageing, Disability and Home Care)

- Properties in which to house community services initiatives (Department of Community Services)
- Range of housing types including affordable housing options (Department of Housing)
- Upgraded fire station; increased number of full-time fire officers (New South Wales Fire Brigade)
- Additional health services anticipated; specific infrastructure needs not yet identified;(Sydney South West Area Health Service)
- Funding for driver safety programs (NSW Police)
- Commuter car parking; footpath and cycle ways to facilitate access to train stations; road upgrades; bicycle storage facilities (RailCorp)
- Property in which to house headquarters (State Emergency Service)



## 9 Funding Mechanisms

As supported by the demographic data and population projections identified in Section 5, the attendant PTT residential population will require access to supporting services. Government agency consultations undertaken in relation to the PTT New Urban Lands Investigations confirm that whilst most existing infrastructure can cater for the additional population associated with the PTT New Urban lands, there is a need for upgrading or provision of additional (other) infrastructure. The manner by which the identified infrastructure requirements are to be provided is addressed in this section.

### 9.1 Study Brief

Council's brief dated September 2006 for the PTT Urban Lands Infrastructure Investigation requires consideration of the need for an infrastructure levy having regard to government agency advice concerning infrastructure requirements. This reflects advice from the Department of Planning in its correspondence dated 6 January 2006, which states:

*"The department advises of the NSW government's intention to ensure that all new land releases are approved subject to meeting Sustainability Criteria and the application of an appropriate regional infrastructure contribution. This will complement the arrangements the Government has put in place for the bulk of all new metropolitan land releases in the North West and South West Growth Centres."*

Section 8 of this report contains the discussion of infrastructure requirements.

### 9.2 Funding Options

Division 6 of the Environmental Planning and Assessment Act, 1979 provides funding mechanisms associated with development (including rezoning of land).

This report investigates alternative options for the provision of infrastructure including developer funding, section 94 contributions or direct government funding to ensure that resources are provided in an equitable and timely manner. Each of the infrastructure funding options available to state and local authorities and their relevance to the PTT New Urban Lands is discussed below.

#### ***Developer Funding***

Augmentation of existing services can in a number of cases be funded through direct payment by the developer to the responsible government agency. This is generally the practice for utilities, and Sydney Water and Integral Energy have advised that the cost of amplification is charged to the

developer at development application stage. In that regard, it is likely that the developer will directly fund all capital works for PTT utilities where required.

### **Section 93 - Voluntary Planning Agreements**

The gazettal of the Environmental Planning and Assessment Amendment (Development Contributions) Act in May 2005 also formalised the option to use voluntary planning agreements as a means to obtain contributions to fund a public purpose. The agreement binds the developer and a government agency, which can include councils, the Minister, a development corporation or other public authority. A "public purpose" is defined as public amenities and services, affordable housing, transport and other infrastructure, the funding of recurrent expenditure, the monitoring of impacts of development and the conservation or enhancement of the natural environment. The contribution can be applied in relation to either the provision, extension and augmentation of facilities or the recoupment of the cost of providing, extending or augmenting, as detailed in section 93F:

*(1) A planning agreement is a voluntary agreement or other arrangement under this Division between a planning authority (or 2 or more planning authorities) and a person (the developer):*

- (a) who has sought a change to an environmental planning instrument, or*
- (b) who has made, or proposes to make, a development application, or*
- (c) who has entered into an agreement with, or is otherwise associated with, a person to whom paragraph (a) or (b) applies,*

*under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.*

In that regard, voluntary planning agreements pursuant to section 93F of the EP&A Act, 1979 may provide for a range of capital works, property and services and can be undertaken between the developer and Council or developer and state agency, as required. A voluntary planning agreement may be applied in conjunction with a local infrastructure contribution pursuant to section 94 of the Act, however a charge cannot be duplicated. Agreements are to be enforced by a suitable means, such as the provision of a bond or guarantee, in the event of a breach of the agreement by the developer.

Council's responsibility where a planning agreement applies includes public notification of the agreement and a notation in Council's annual report of the effect of the agreement and the developer's compliance with the relevant terms. Where desired, registered planning agreements can stay with the land (ie. noted on title), thereby binding subsequent owners to the terms of the agreement. This may be more appropriate for the ongoing conservation of land or waterways, rather than for example, the provision of education facilities.

Council may include a condition of consent formalising a planning agreement to which the developer has indicated they are prepared to enter into (for purposes of a development application for development or where a development application is required to facilitate an amended environmental planning instrument). Council may also include a condition of consent where the content of the agreement is identical to the statement of commitments under Part 3A (however, it is unlikely that elements of the PTT proposal will be considered a project pursuant to Part 3A).

Councils cannot compel a developer/applicant to enter in an agreement by way of a clause within an environmental planning instrument mandating an agreement; such a provision has no effect. Similarly, Council's cannot force developers to commit to agreement; Council is unable to refuse to grant development consent because an agreement is not entered into or sought by the developer.

### **Section 94 Contributions – Local Infrastructure**

Section 94 of the Environmental Planning and Assessment Act, 1979 enables Council to levy contributions where a development is likely to require the provision of public amenities or services or where it increases the demand for such facilities and services. The requirement for payment of a section 94 contribution would be attached as a condition of development consent, with the value of the contribution to be contained within a contributions plan. Specifically section 94 of the EPA&A Act, 1979 (Subdivision 3 - Local Infrastructure Contributions) allows for the following:

*(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*

*(a) the dedication of land free of cost, or*

*(b) the payment of a monetary contribution,*

*or both.*

### **Section 94 Fixed Development Consent Levies**

The introduction of the Environmental Planning and Assessment Amendment (Development Contributions) Act in May 2005 offers additional mechanisms for local or state agencies to collect and use development contributions. The amendments to the Act also allow for the sharing of contributions between contributions accounts and the recouping of the cost of public services and amenities where already provided. Fixed development consent levies can be applied for both local and state infrastructure.

Section 94A of the EPA Act contains the provisions relevant to fixed development consent levies for local infrastructure.

- (1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.*
- (2) A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 94.*
- (2A) A consent authority cannot impose a condition under this section in relation to development on land within a special contributions area without the approval of:*
  - (a) the Minister, or*
  - (b) a development corporation designated by the Minister to give approvals under this subsection.*
- (3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.*

A fixed development consent levy would be applied as a condition of development consent, with the amount of the levy to be specified in a contributions plan. The Environmental Planning and Assessment Regulation, 2000 sets the maximum percentage levy to 1% of the development cost.

#### **Section 94D Contributions – Growth Centre and Other Land**

Section 94D provides that where the Minister or Director General imposes conditions under section 94 or section 94A in relation to a growth centre or other land within one or more Council areas, any contributions must be paid by the Minister or Director-General to the corporation for the growth centre or to the councils of the areas concerned, and must (together with any additional amount earned from its investment) be applied within a reasonable time for the purpose for which it was levied. The Department of Planning has indicated that a 'regional infrastructure levy' pursuant to Section 94D would be imposed (although the PTT land is outside a nominated growth centre). This levy is generally directed towards the provision of regional roads and health facilities. No monetary sum has been provided, and it is understood the Department would seek a contribution consistent with the growth centres. These are most recently published as an average \$33,000 per allotment.<sup>2</sup>

It is unclear from the Department's advice whether the anticipated section 94D levy would be applied where the relevant government agencies (RTA and NSW Health) have failed to identify specific

<sup>2</sup> NSW Growth Centres Commission website, <http://www.gcc.nsw.gov.au/what's-new.aspx>, accessed 2 January 2006.

requirements resulting from the rezoning project. It is therefore recommended that Council continue to liaise with the Department to clarify the extent of any applied Section 94D contribution.

### **Section 94EF Special Infrastructure Contributions**

Section 94EF provides for a special infrastructure contribution to be applied by the Minister, where appropriate.

### **Section 94F Affordable Housing Contributions**

Under Section 94F, the Minister may impose a condition on a development consent requiring a contribution towards the provision of affordable housing, in areas identified by a State Environmental Planning Policy as in need of such development. A condition applied under this section must be authorised by a regional environmental plan or local environmental plan and does not apply in nominated special contributions areas as defined in Schedule 5A of the EP&A Act, 1979. Currently, only identified growth centres (which do not include the PTT land) are 'special contributions areas'.

## **9.3 Funding Selection**

The Department of Planning Circular issued on 14 June 2005 and titled "*Changes to the development contributions system in NSW*" provides recommendations regarding the potential application of development contribution methods as contained in column 2 of the following table:

**Table 13: Development Contributions System in NSW**

| Method                                      | Application/Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Comments Specific to PTT New Urban Lands                                                                                                                                                                                                                                                        |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Section 94 Development Contributions</b> | <p><b>Application:</b></p> <ul style="list-style-type: none"> <li>Optimum where growth is faster and higher levels of contributions are able to offset the considerable administration costs, financial risks and inefficiencies of managing money amongst and within the funds.</li> <li>Areas with multiple owners who are unable to coordinate on offering dedications or works-in-kind.</li> </ul> <p><b>Key Issue</b></p> <p>Substantial work required to satisfy statutory requirements against potential benefits.</p> | <p>Relevant – Consistent with Council's <i>Wollondilly Development Contributions Plan 2005</i>, but will not be applied until development applications are determined.</p>                                                                                                                      |
| <b>Planning Agreements</b>                  | <p><b>Application</b></p> <ul style="list-style-type: none"> <li>One or few owners that have an incentive to fund infrastructure.</li> <li>More successful where major growth or development occurs in a distinct area.</li> <li>Can offer different and better outcomes through efficiencies in the process or through innovation by the parties.</li> </ul>                                                                                                                                                                 | <p>Relevant – Considered necessary to obtain contributions and/or provide works in kind to provide infrastructure and services identified by government agencies. Agreements in two forms:</p> <ul style="list-style-type: none"> <li>Developer agreement</li> <li>State Development</li> </ul> |

| Method                  | Application/Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comments Specific to PTT New Urban Lands                                                                                                                                                                                                                                                         |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <b>Key Issue:</b> <ul style="list-style-type: none"> <li>Are the outcomes worth the substantial effort required to implement satisfactory agreement.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                              | agreement                                                                                                                                                                                                                                                                                        |
| <b>Section 94A Levy</b> | <b>Application:</b> <ul style="list-style-type: none"> <li>Little growth and slow accrual of funds in established urban areas or rural areas, or where provision of facilities benefits a dispersed set of contributors.</li> <li>Areas with multiple ownership with little scope for land dedications or works-in-kind.</li> <li>Costs of needed infrastructure are relatively low and spread over time.</li> </ul> <b>Key Issue</b> <ul style="list-style-type: none"> <li>Lower level of contributions but greater flexibility in expenditure.</li> </ul> | Not relevant – Council's Contributions Plan applies these levies to non-residential development with a value of greater than \$50,000. Council's contribution plan also applies specific contributions to detached dwelling houses, subdivisions, dual occupancy and medium density development. |

Pursuant to section 94, *Wollondilly Development Contributions Plan 2005* currently nominates a range of community facilities and services to which developer contributions are directed. These are generally services provided by Council and include:

- open space, sporting and recreation,
- library, information and community,
- transport and traffic management,
- bushfire protection,
- companion animal management,
- stormwater drainage, and
- plan management and administration.

The Contributions Plan also clarifies in what precinct a contribution may be collected. The PTT New Urban Lands are located within Precinct 3, which currently collects contributions for a range of shire-wide and precinct-specific projects. Notwithstanding these identified existing infrastructure needs, the consultation process has sought to determine what additional infrastructure will be required as a result of the PTT rezoning project. In that regard, the majority of the identified agency infrastructure will not be provided by Council and therefore the most appropriate mechanism is not entirely section 94 contributions. It is recommended that a State Development Planning Agreements be used for:

- Affordable housing provision;
- Upgraded fire station; increased number of full-time fire officers (New South Wales Fire Brigade);

- Specific infrastructure needs not yet identified; additional health services anticipated (Sydney South West Area Health Service);
- Funding for driver safety programs (NSW Police);
- Commuter car parking; shared pathways, road upgrades; secure bicycle storage facilities and improved access for Tahmoor and Picton railway stations; (RailCorp);
- Purchase/retention/funding of public properties in which to house State Emergency Services (State Emergency Service);
- Transport to Disability Services Program in other local government areas, capital to maintain/expand services (Department of Ageing, Disability and Home Care);
- Purchase/retention of properties in which to house community services initiatives (Department of Community Services);

A State Planning Agreement will bind the developer(s), government agencies and the Minister for Planning. Further details regarding the scope and funding amount of a state planning agreement can be refined prior to the gazettal of the LEP amendment. This will also provide state agencies with additional opportunity to accurately cost and the required infrastructure for funding purposes.

A Local Planning Agreement between the developer(s) and Council is appropriate for the rezoning of land and has the potential to provide specific services and facilities which have not previously been identified in (and are therefore outside of the scope of) Council's Contribution Plan. The Planning Agreement could incorporate funding of:

- The purchase/retention/upgrading of public properties in which to house Home and Community Care Program (HACC) and Disability Services Program (DSP) initiatives;
- Purchase/retention/funding of public properties in which to house State Emergency Services (provided that such provisions do not overlap with any State Planning Agreement);

Direct developer funding will be appropriate for augmentation of existing services, including the funding of all capital works for PTT utilities where required. This will be applicable to water, sewer and electricity amplification. Funds will be collected through direct payment by the developer to the responsible government agency.

#### **9.4 Department of Planning Consultation**

Following identification of the required infrastructure provision or upgrading which is required to service the PTT new urban areas, further discussions were held with the Department of Planning to ascertain funding options and the Department's position with regard to an infrastructure levy.

The Department (Ms Laurel Cheetham 21/12/06, Mr Terry Doran 4/1/07) advised that a cabinet decision has confirmed that an infrastructure levy will apply to new growth centres, unless there are

extenuating circumstances. Historically such levies have principally funded major infrastructure works relating to education and health facilities and road upgrading and construction. Within the south-western sector the greatest proportion of the levy relates to required road works and construction. The levy has in the past not applied to water and sewerage work.

## 9.5 Funding Recommendations

Having regard to the infrastructure needs identified during consultation with the government agencies, it is recommended that a combination of funding mechanisms be used to provide PTT infrastructure. Major capital works for utilities (Sydney Water and Integral Energy) are likely to be directly paid by the developer at the development application stage (eg. section 73 certificate). This is consistent with Sydney Water and Integral Energy's current practice where amplification or augmentation is required as a result of new urban development.

Local services and infrastructure, which would ordinarily be provided by Council and which are identified in *Wollondilly Development Contributions Plan 2005*, would continue to be funded through traditional section 94 contribution mechanisms. To ensure that the level of contribution is adequate to fund the necessary infrastructure, a review of Council's Contribution Plan should be undertaken, following completion of accurate costings of the required facilities.

A Local Planning Agreement would be appropriate for the funding of other local infrastructure (SES facilities and public buildings in which DADHC services operate), which is not identified in the Contributions Plan. This agreement should be finalised prior to the gazettal of the LEP amendment.

The remainder of identified government agency infrastructure needs (affordable housing, emergency services premises, health services, driver safety programs, commuter parking and improved access at railway stations), are more suitable for funding via a State Development Agreement, with the scope of this agreement to be refined prior to the gazettal of the LEP amendment.

The Department of Planning has advised that the imposition of a Regional Infrastructure Levy is also likely, to assist with funding of major health, road and education infrastructure projects. Whilst acknowledging this advice, it should be noted that the PTT land is outside of a nominated growth centre, to which the levy would apply. Further, to date, the state agencies have failed to nominate major projects within the PTT area which could not be funded by either local/state voluntary agreements, developer funding or the payment of section 94 contributions. In the absence of the identification of major infrastructure projects which would be triggered by the additional population in the PTT new urban land, voluntary agreements are considered to be the most appropriate mechanism to levy contributions at the state level.



It is noted that at least one state agency has indicated during consultations that strategic planning is still underway to identify future service needs. Hence ongoing liaison with government agencies and the Department of Planning should occur during preparation of the draft Local Environmental Plan amendment. This will ensure that any additional regional infrastructure requirements are incorporated into the funding arrangements, following completion of future strategic plans by such agencies. Given the Department's position on infrastructure funding in the south western sector, there remains the potential that the Department may seek to introduce a State Infrastructure Levy for regional infrastructure works, such as major road corridors, which have not yet been identified by the State agencies.

## 10 Implementation

### 10.1 Metropolitan Strategy Sustainability Criteria

Council's Brief for the PTT New Urban Lands Infrastructure Investigations requires consideration of the PTT new urban lands in accordance with the Sustainability Criteria of the Sydney Metropolitan Strategy. This reflects the "Objectives and Actions" of the *NSW Government's Metropolitan Strategy* (City of Cities – A Plan for Sydney's Future, 2005). This strategy/action confirms that sustainability criteria is to apply to proposed new greenfield land releases as shown in Table 6 of the strategy. Table 6 contains the threshold sustainability criteria for the listing of a site on the metropolitan development program. The manner in which the proposed PTT new urban lands can address these criteria, with particular reference to infrastructure requirements is contained in the following table.

As demonstrated in the following table and by individual agency responses, the proposed PTT rezonings will introduce new resident and working populations to Wollondilly and require additional infrastructure. Generally, the proposed rezonings are located within proximity to established town centres, where access to existing services is available. No significant environmental constraints have at this stage been identified by Council which may restrict the location and density of the proposed allotments. In addition, the rezoning applications are consistent with Council's adopted strategic plans for the locality. Therefore, the Sustainability Criteria as identified in the Metropolitan Strategy are satisfied.

**Table 14: Consideration of Metropolitan Strategy Sustainability Criteria**

| Threshold Sustainability Criteria for Listing of Site on MDP                                                                                                        | Measurable Explanation of Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evaluation of PTT Urban Lands Compliance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1 Infrastructure Provision</b><br>mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient manner | <ul style="list-style-type: none"> <li>Development is consistent with any relevant residential development strategy, subregional strategy, regional infrastructure plan and Metropolitan Strategy.</li> <li>The provision of infrastructure (utilities, transport, open space, and communications) is costed and economically feasible based on Government methodology for determining infrastructure contribution.</li> <li>Preparedness to enter into development agreement.</li> </ul>                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>PTT proposed rezonings are consistent with Council's Wollondilly Vision 2025 (2003) and PTT Urban Area Implementation Strategy (2002), consistent with the objectives of the Wollondilly LEP 1991 2(a) Residential A zone and section 117 directions.</li> <li>Government agencies advised infrastructure within existing capacities or recommended funding source. No costings provided.</li> <li>No commitment from land owners to enter into development agreement (as advised)</li> <li>Alternative funding mechanisms identified to ensure infrastructure provision.</li> </ul> |
| <b>2. Access</b><br>Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided       | <ul style="list-style-type: none"> <li>Accessibility of the area by public transport and appropriate road access in terms of: <ul style="list-style-type: none"> <li>Location/land use; to existing networks and related activity centres.</li> <li>Network: the area's potential to be serviced by economically efficient public transport services.</li> <li>Catchment: the area's ability to contain, or form part of the larger urban area, which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals.</li> </ul> </li> <li>No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.</li> </ul> | <ul style="list-style-type: none"> <li>Existing public transport (rail) operating under-capacity (as advised)</li> <li>Existing road network able to be upgraded as required</li> <li>Opportunity to incorporate new residential population within existing transport catchments.</li> <li>No negative impact identified during agency consultation.</li> </ul>                                                                                                                                                                                                                                                             |
| <b>3. Housing Diversity</b><br>Provide a range of housing choices to ensure a broad population can be housed                                                        | <ul style="list-style-type: none"> <li>Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>Some mix of allotment sizes</li> <li>Opportunities for facilitation of affordable housing and adaptable housing within EPIs.</li> <li>No identified subregional government targets for aged, disabled or affordable housing.</li> </ul>                                                                                                                                                                                                                                                                                                                                              |
| <b>4. Employment Lands</b><br>Provide regional/local employment opportunities to support Sydney's role in the global economy                                        | <ul style="list-style-type: none"> <li>Maintain or improve the existing level of subregional employment self containment</li> <li>Meets subregional employment capacity targets; employment related land is provided in appropriately zoned areas</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>No negative impact upon employment self-containment (no loss of employment lands)</li> <li>Additional population associated with rezonings is located within established town centres. Good access to existing employment lands.</li> </ul>                                                                                                                                                                                                                                                                                                                                          |

| Threshold Sustainability Criteria for Listing of Site on MDP                                                                                                                 | Measurable Explanation of Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Evaluation of PTT Urban Lands Compliance                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5. Avoidance of Risk</b><br>Land use conflicts, and risks to human health and life, avoided                                                                               | <ul style="list-style-type: none"> <li>Available safe evacuation route (flood and bushfire)</li> <li>No residential development within 1:100 floodplain</li> <li>Avoidance of physically constrained land: high slope; highly erodible</li> <li>Avoidance of land use conflicts with adjacent, existing or future land use and rural activities as planned under regional strategy.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Established road network for evacuation route is accessible and within close proximity. Individual allotment and local road design to be determined at development application stage (referral to RFS).</li> <li>Land proposed to be rezoned is generally not of high slope nor subject to significant erosion.</li> <li>Lands are located within established rural/residential or residential zones.</li> </ul> |
| <b>6. Natural Resources</b><br>Natural resource limits not exceeded/environmental footprint minimised                                                                        | <ul style="list-style-type: none"> <li>Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and on environmental flows.</li> <li>Demonstrates most efficient/suitable use of land               <ul style="list-style-type: none"> <li>Avoids identified significant agricultural land</li> <li>Avoids impacts on productive resource lands; extractive industries, coal, gas and other mining, and quarrying.</li> </ul> </li> <li>Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy; requires demonstration of efficient and sustainable supply solution.</li> </ul>                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Sydney Water advised only minor amplifications likely.</li> <li>Proposed rezoning land is not identified as agriculturally significant.</li> <li>Consultation with energy and water agencies indicate acceptable impacts upon utility provision.</li> </ul>                                                                                                                                                      |
| <b>7. Environmental Protection</b><br>Protect and enhance biodiversity, air quality, heritage and waterway health                                                            | <ul style="list-style-type: none"> <li>Consistent with government approved Regional Conservation Plan (if available)</li> <li>Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC and DPI). This includes regionally significant vegetation communities; critical habitat; threatened species; populations; ecological communities and their habitats.</li> <li>Maintain or improve existing environmental condition for air quality.               <ul style="list-style-type: none"> <li>Consistent with community water quality objectives for water quality and quantity.</li> <li>Consistent with catchment and stormwater management planning (CMA and local council).</li> </ul> </li> <li>Protects areas of Aboriginal cultural heritage value (as agreed by DEC).</li> </ul> | <ul style="list-style-type: none"> <li>No identified regionally significant vegetation or other significant ecological communities on PTT lands (as advised)</li> <li>Opportunities to incorporate water and air quality monitoring standards within EPI/development consent.</li> <li>No identified items/areas of Aboriginal cultural heritage within PTT lands.</li> </ul>                                                                           |
| <b>8. Quality and Equity in Services</b><br>Quality health, education, legal, recreational, cultural and community development and other government services are accessible. | <ul style="list-style-type: none"> <li>Available and accessible services               <ul style="list-style-type: none"> <li>Do adequate services exist?</li> <li>Are they at capacity or is some available?</li> </ul> </li> <li>Has government planned and budgeted to further service provision?</li> <li>Developer funding for required service upgrade/access is available.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Opportunities for enhancement of local services</li> <li>Some existing services operating within capacity (eg. rail, education)</li> <li>Some services identified for future expansion (eg. ambulance, health)</li> <li>Appropriate funding mechanism will be implemented to secure funding for required services (inc. developer funding)</li> </ul>                                                            |

## 10.2 Servicing and Environmental Constraints

Infrastructure investigations confirm that the PTT precincts which are the subject of the current rezoning proposal can be adequately serviced by either existing infrastructure or augmentation of existing services and/or facilities. Any additional or expanded infrastructure requirements can be funded through a range of mechanisms including direct developer funding, section 94 contributions and voluntary planning agreements.

The investigations which have been undertaken with regards to infrastructure provision have also sought to identify whether there is a need for specific precincts to be targeted as the first or later stages of release, due to servicing limitations. Table 15 provides a summary of the investigations, by applying the sustainability criteria of the Metropolitan Strategy directly to each of the precincts. This provides a comparison of whether there are servicing or other limitations, which suggest that a staging of land release is appropriate for the PTT new urban lands.

The Table confirms that there are only a limited number of constraints or limitations identified by government agencies which may impact upon the sequencing of land release, being:

- *State Rail's request that precincts closer to Tahmoor and Picton stations be released first due to an improved level of accessibility. This would result in South Tahmoor, West Tahmoor and East Tahmoor being released as the first stage.*
- *The need for a review of the Picton STP boundaries, following preparation of an REF and Ministerial approval. Subject to this occurring, Sydney Water anticipates that to accommodate the PTT new urban lands, there will be minor upgrading works required. This will include amplification of the existing pumping station or a new storage structure associated with sewerage flows from the East Tahmoor precinct.*

There is also potential that environmental constraints could be identified during the rezoning process which would further influencing the sequencing of staging. Such constraints could include:

- The need to integrate stormwater management with environmentally sensitive lands (eg. East Tahmoor, Macquarie Place, Marion Street);
- The provision of riparian corridors (eg. Macquarie Place, East Tahmoor, Marion Estate-Redbank Creek);
- The incorporation of buffers to adjoining agricultural uses (eg. East Tahmoor);
- Bushfire hazard (eg. East Tahmoor, Bronzewing Street and Macquarie Place)
- Significance of flora and fauna (eg. East Tahmoor, Bronzewing Street, Macquarie Place and South Thirlmere)

The identification of such environmental constraints is beyond the scope of this infrastructure investigation but will be accurately defined during the Local Environmental Study process. In considering the need for staging of the PTT precincts, a level of consideration has however been given to the potential constraints associated with the future subdivision and development of the PTT urban lands, to determine if any precincts could be more readily developed. In this regard, initial investigations suggest that the East Tahmoor precinct could potentially be the most constrained precinct in terms of environmental factors and is the precinct which is likely to have the highest costs associated with infrastructure amplification. Conversely, East Tahmoor has a reasonably good level of rail accessibility, as do all of the Tahmoor precincts.

### **10.3 Sequencing Investigations**

The infrastructure investigations which have been undertaken and are detailed in this report, indicate that whilst there are some differences in potential ease and cost of servicing the various precincts, all precincts are capable of being adequately serviced, subject to the introduction of appropriate funding mechanisms. Further, whilst there is some level of variation in the costs associated with servicing, it is not considered that this variation in costing should be reflected in a sequencing of release. The responsibility for funding the necessary infrastructure will be that of the developer, with agreements to be in place prior to rezoning occurring. Sequencing of the land releases will not provide benefits in terms of either infrastructure provision or funding.

It is also likely that the Environmental Impact Statement for the PTT urban lands will identify variations in environmental constraints and impact between the precincts. However, rather than utilising a staging mechanism, such environmental impacts would be most appropriately addressed through the introduction of appropriate controls, together with the selection of appropriate lots sizes, buffer zones and site layouts.

In determining whether sequencing of the release of the PTT urban lands has merit, consideration has also been given to the need to ensure that the precincts contribute to natural growth, rather than metropolitan growth. Population projections suggest that the Picton Tahmoor Thirlmere area will grow by approximately 86-95 dwellings (average) per year between 2006 and 2012. This projection is based upon a 2.1 annual growth rate and an occupancy rate of 2.7 persons per household.

Council has expressed a desire to ensure that growth rates continue at a steady rate, similar to the growth which has been experienced in recent years. It is anticipated that the growth of 85-96 lots per year will be partly attributed to the release of the PTT new urban lands, with the remainder of this growth attribute to small infill subdivisions.

To ensure that the growth rate does not accelerate beyond recent 'natural' growth, Council could stage the release of the various PTT precincts to ensure that only one precinct is rezoned (of approximately 100 lots), subdivided and released on an annual basis. Whilst this may result in a

slowing of land release, there is no sound basis in the infrastructure investigations to suggest that this influence on market forces is necessary. Further, the release of precincts on a one by one basis could only be effectively achieved if a separate draft local environmental plan was prepared for each precinct. This would place considerable additional pressure on Council resources and is not the preferred option for the following reasons:

- A typical rezoning process will take two years to complete. If one precinct is to be released on an annual basis, it is likely that Council will still be completing the first LEP at the same time as it is undertaking its initial work on the second draft LEP.
- If one Local Environmental Study (LES) is initially undertaken for all precincts, with separate draft LEPs, there is a risk that the LES will need to be updated for later LEPs, resulting in an additional cost to land owners of precincts in the later stage.

Further, this staging of land rezonings would also result in difficulties in funding the necessary studies and infrastructure and would not provide for a comprehensive approach to service provision.

Alternatively, one draft local environmental plan could be prepared for all precincts, with the release of lots to be governed by market forces. It is anticipated that market forces will interact to ensure that land is released in a timely manner, with landholders unlikely to release further allotments should a surplus supply (which is influencing prices) be evident. With this scenario, there is potential that the capacity of the Picton Sewage Treatment Plant could be reached prior to the development of all lots, if a high level of infill subdivision occurs consecutively. However, it is considered that the likelihood of this scenario occurring is limited, having regard to Sydney Water's projected timing for both stages 1 and 2 of the Picton STP expansion and the limited amount of infill growth which is anticipated.

#### **10.4 Timing of STP Upgrades and Implications for Sequencing**

Whilst acknowledging Council's desire to facilitate the early release of new urban lands within the PTT area, it is considered that the combining of the Stage 1 and 2 upgrades can also integrate adequately with Council's timing for the draft LEP preparation. There is potential that the Stage 1 expansion of the Picton STP boundaries may not be determined until 2009. It is anticipated that should Council resolve to proceed with the preparation of one draft LEP for the six PTT precincts that this process is likely to take approximately 2 years from Section 54 to gazettal, with a further 1 year until the issuing of a Section 73 Certificate by Sydney Water. Hence, it is anticipated that the actual development of lots could coincide with the completion of Sydney Water's Stage 1 STP boundary expansion.

#### **10.5 Implementation Strategy**

On the basis of the infrastructure, funding and sequencing investigations, it is recommended that one Local Environmental Study (LES) and draft Local Environmental Plan (LEP) be prepared for all six precincts within the PTT area, which are the subject of current rezoning applications. This will enable

more efficient resource allocation and a more comprehensive analysis of infrastructure provision and costing. Market forces will be utilised as the mechanism by which land releases are staged to contain growth within desired levels.

Funding of the LES and rezoning process should be the responsibility of the landowners. The preparation of one draft LEP and LES will also ensure that landowners within all precincts contribute to the necessary planning studies. It is suggested that this funding be extended to:

- The preparation of the Local Environmental Study including the specialist subconsultant investigations;
- Council's administrative and planning roles in the preparation of the draft local environmental plan;
- The updating of Wollondilly Contributions Plan 2004, including costs associated with costing of infrastructure provision;
- The preparation of Development Control Plans for the land and/or a review of Development Control Plan No. 50 – Residential Development.
- Legal expenses associated with the preparation of Voluntary Planning Agreements.
- The submission of documentation and plans associated with a development application to Council for land subdivision.

It is acknowledged that the number of landholders within the various precincts will result in logistical difficulties in the funding of the required investigations. Accordingly it is recommended that Council continue to liaise with one landholder representative for each precinct, with one coordinator to be responsible for the dissemination of information and the coordination of fund collection.

Council should calculate funding contributions on a precinct basis, based on total precinct area, rather than on the number of existing or proposed allotments. In the event that individual landholders do not contribute to the required funding, it would then be the responsibility of the precinct to make up any shortfall in funding. This mechanism will ensure that the rezoning process does not 'stall' through a lack of individual landholder involvement and will minimise administrative maintenance by Council.



Table 15: Relationship of Sustainability Criteria to Rezoning Applications

| Threshold Sustainability Criteria for Listing of Site on MDP                                                                                                                                                                                                | East Tahmoor                                                                                                                                                                                                                                                                                                                                                               | South Tahmoor                                                                                                                                                                                                                                                                                                                                                              | West Tahmoor                                                                                                                                                                                                                                                                                                                                                               | South Thirlmere                                                                                                                                                                                                                                                                                                                                                            | East Thirlmere                                                                                                                                                                                                                                                                                                                                                             | West Picton                                                                                                                                                                                                                                                                                                                                                                |
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| <b>1 Infrastructure Provision</b><br>(a) consistent with any relevant residential development strategy<br>(b) infrastructure costed and economically feasible<br>(c) preparedness to enter into a development agreement                                     | (a) consistent with Council's Wollondilly Vision 2025 (2003); PTT Urban Area Implementation Strategy (2002); objectives of the Wollondilly LEP 1991 2(a) Residential A zone; section 117 directions.<br>(b) Infrastructure can be provided, subject to more detailed costing<br>(c) Voluntary local and state planning agreements recommended for infrastructure provision | (a) consistent with Council's Wollondilly Vision 2025 (2003); PTT Urban Area Implementation Strategy (2002); objectives of the Wollondilly LEP 1991 2(a) Residential A zone; section 117 directions.<br>(b) Infrastructure can be provided, subject to more detailed costing<br>(c) Voluntary local and state planning agreements recommended for infrastructure provision | (a) consistent with Council's Wollondilly Vision 2025 (2003); PTT Urban Area Implementation Strategy (2002); objectives of the Wollondilly LEP 1991 2(a) Residential A zone; section 117 directions.<br>(b) Infrastructure can be provided, subject to more detailed costing<br>(c) Voluntary local and state planning agreements recommended for infrastructure provision | (a) consistent with Council's Wollondilly Vision 2025 (2003); PTT Urban Area Implementation Strategy (2002); objectives of the Wollondilly LEP 1991 2(a) Residential A zone; section 117 directions.<br>(b) Infrastructure can be provided, subject to more detailed costing<br>(c) Voluntary local and state planning agreements recommended for infrastructure provision | (a) consistent with Council's Wollondilly Vision 2025 (2003); PTT Urban Area Implementation Strategy (2002); objectives of the Wollondilly LEP 1991 2(a) Residential A zone; section 117 directions.<br>(b) Infrastructure can be provided, subject to more detailed costing<br>(c) Voluntary local and state planning agreements recommended for infrastructure provision | (a) consistent with Council's Wollondilly Vision 2025 (2003); PTT Urban Area Implementation Strategy (2002); objectives of the Wollondilly LEP 1991 2(a) Residential A zone; section 117 directions.<br>(b) Infrastructure can be provided, subject to more detailed costing<br>(c) Voluntary local and state planning agreements recommended for infrastructure provision |
| <b>2. Access</b><br>(a) accessible by public transport<br>(b) appropriate public road access<br>(c) proximity to activity centres (jobs, services, recreation)<br>(d) catchment capacity to form part of the larger urban area serviced by public transport | (a) 700m to Tahmoor Rail Station<br>(b) Upgrading of local road network likely to be required, together with new intersections with Remembrance driveway<br>(c) Walking distance to activity centres<br>(d) Opportunity to form part of larger public transport catchment                                                                                                  | (a) 500m to Tahmoor Rail Station<br>(b) Existing public road; additional local roads required<br>(c) Walking distance to activity centres<br>(d) Opportunity to form part of larger public transport catchment                                                                                                                                                             | (a) 950m to Tahmoor Rail Station<br>(b) Existing public road; additional local roads required<br>(c) Not walking distance to activity centres<br>(d) Opportunity to form part of larger public transport catchment                                                                                                                                                         | (a) 2.4km to Tahmoor Rail Station<br>(b) Existing public road; additional local roads required<br>(c) Walking distance to activity centres<br>(d) Opportunity to form part of larger public transport catchment                                                                                                                                                            | (a) 2.5km to Tahmoor Rail Station<br>(b) Existing public road; additional local roads required<br>(c) Not walking distance to activity centres<br>(d) Opportunity to form part of larger public transport catchment                                                                                                                                                        | (a) 1.1km to Picton Rail Station<br>(b) Existing public road; additional local roads required<br>(c) Walking distance to activity centres<br>(d) Opportunity to form part of larger public transport catchment                                                                                                                                                             |

| Threshold Sustainability<br>Criteria for Listing of Site on<br>MDP                                                                                                                | East Tahmoor                                                                                                                                                                                                                                                                                                                                                                                                            | South Tahmoor                                                                                                                                                                                                                                                                                                                                                                                                           | West Tahmoor                                                                                                                                                                                                                                                                                                                                                                                                            | South Thirlmere                                                                                                                                                                                                                   | East Thirlmere                                                                                                                                                                                                                                                                                                                                                                                                          | West Picton                                                                                                                                                                                                                                                                                                                                                                                                             |
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| (e) No negative impact on performance of subregional transport networks                                                                                                           | (e) A higher level of local road upgrading is likely to be required including new intersections with remembrance Drive. The RTA has not identified the need for major regional road upgrading.                                                                                                                                                                                                                          | (e) Some level of road upgrading is likely to be required. The RTA has not identified the need for major regional road upgrading.                                                                                                                                                                                                                                                                                       | (e) A minimal level of road upgrading is likely to be required. The RTA has not identified the need for major regional road upgrading.                                                                                                                                                                                                                                                                                  | (e) Some level of road upgrading is likely to be required. The RTA has not identified the need for major regional road upgrading.                                                                                                 | (e) Some level of road upgrading is likely to be required. The RTA has not identified the need for major regional road upgrading.                                                                                                                                                                                                                                                                                       | (e) Some level of road upgrading is likely to be required. The RTA has not identified the need for major regional road upgrading.                                                                                                                                                                                                                                                                                       |
| 3. Housing Diversity<br>(a) Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing. | (a) Submitted proposal does not contribute to housing variety (all large allotments, no proposed medium density) however there is a possibility of integrated lots if determined appropriate following completion of more details site investigations.<br>(b) No intention expressed for provision of aged, disabled or affordable housing however developer contributions can facilitate affordable housing provision. | (a) Submitted proposal does not contribute to housing variety (all large allotments, no proposed medium density) however there is a possibility of integrated lots if determined appropriate following completion of more details site investigations.<br>(b) No intention expressed for provision of aged, disabled or affordable housing however developer contributions can facilitate affordable housing provision. | (a) Submitted proposal does not contribute to housing variety (all large allotments, no proposed medium density) however there is a possibility of integrated lots if determined appropriate following completion of more details site investigations.<br>(b) No intention expressed for provision of aged, disabled or affordable housing however developer contributions can facilitate affordable housing provision. | (a) Contributes to variety of housing mix (small and large lots)<br>(b) No intention expressed for provision of aged, disabled or affordable housing however developer contributions can facilitate affordable housing provision. | (a) Submitted proposal does not contribute to housing variety (all large allotments, no proposed medium density) however there is a possibility of integrated lots if determined appropriate following completion of more details site investigations.<br>(b) No intention expressed for provision of aged, disabled or affordable housing however developer contributions can facilitate affordable housing provision. | (a) Submitted proposal does not contribute to housing variety (all large allotments, no proposed medium density) however there is a possibility of integrated lots if determined appropriate following completion of more details site investigations.<br>(b) No intention expressed for provision of aged, disabled or affordable housing however developer contributions can facilitate affordable housing provision. |

| Threshold Sustainability Criteria for Listing of Site on MDP                                                                                                                                                                                       | East Tahmoor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | South Tahmoor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | West Tahmoor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | South Thirlmere                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | East Thirlmere                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | West Picton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>4. Employment Lands</b><br>(a) Maintains or improves the existing level of subregional employment self containment<br>(b) Meets subregional employment capacity targets<br>(c) Employment related land is provided in appropriately zoned areas | (a) & (b) The scale of the proposed rezoning is such that employment lands will not be provided.<br><br>Further, the existing commercial areas in the PTT locality are currently underutilised. Therefore it is believed that the rezonings will maximise the development opportunity for these commercial areas.<br><br>(c) No negative impact upon employment self-containment (no loss of employment lands) Additional population associated with rezonings is located adjacent to established town centres. | (a) & (b) The scale of the proposed rezoning is such that employment lands will not be provided.<br><br>Further, the existing commercial areas in the PTT locality are currently underutilised. Therefore it is believed that the rezonings will maximise the development opportunity for these commercial areas.<br><br>(c) No negative impact upon employment self-containment (no loss of employment lands) Additional population associated with rezonings is located within established town centres. | (a) & (b) The scale of the proposed rezoning is such that employment lands will not be provided.<br><br>Further, the existing commercial areas in the PTT locality are currently underutilised. Therefore it is believed that the rezonings will maximise the development opportunity for these commercial areas.<br><br>(c) No negative impact upon employment self-containment (no loss of employment lands) Additional population associated with rezonings is located within established town centres. | (a) & (b) The scale of the proposed rezoning is such that employment lands will not be provided.<br><br>Further, the existing commercial areas in the PTT locality are currently underutilised. Therefore it is believed that the rezonings will maximise the development opportunity for these commercial areas.<br><br>(c) No negative impact upon employment self-containment (no loss of employment lands) Additional population associated with rezonings is located within established town centres. | (a) & (b) The scale of the proposed rezoning is such that employment lands will not be provided.<br><br>Further, the existing commercial areas in the PTT locality are currently underutilised. Therefore it is believed that the rezonings will maximise the development opportunity for these commercial areas.<br><br>(c) No negative impact upon employment self-containment (no loss of employment lands) Additional population associated with rezonings is located within established town centres. | (a) & (b) The scale of the proposed rezoning is such that employment lands will not be provided.<br><br>Further, the existing commercial areas in the PTT locality are currently underutilised. Therefore it is believed that the rezonings will maximise the development opportunity for these commercial areas.<br><br>(c) No negative impact upon employment self-containment (no loss of employment lands) Additional population associated with rezonings is located within established town centres. |
| <b>5. Avoidance of Risk</b><br>(a) Safe evacuation route (flood and bushfire) available<br>(b) No residential development within 1:100 floodplain                                                                                                  | (a) The existence of adjacent vegetation corridors will necessitate detailed assessment of bushfire risk.<br><br>The evacuation procedures for the proposed rezoning will be further investigated at the LES stage.                                                                                                                                                                                                                                                                                             | (a) The existence of adjacent vegetation corridors will necessitate detailed assessment of bushfire risk.<br><br>The evacuation procedures for the proposed rezoning will be further investigated at the LES stage.                                                                                                                                                                                                                                                                                        | (a) The existence of adjacent vegetation corridors will necessitate detailed assessment of bushfire risk.<br><br>(b) Flood levels are currently unknown. These issues will be addressed at the LES stage.                                                                                                                                                                                                                                                                                                  | (a) the evacuation procedures for the proposed rezoning will be further investigated at the LES stage.<br><br>(b) Flood levels are currently unknown. These issues will be addressed at the LES stage.                                                                                                                                                                                                                                                                                                     | (a) the evacuation procedures for the proposed rezoning will be further investigated at the LES stage.<br><br>(b) Flood levels are currently unknown. These issues will be addressed at the LES stage.                                                                                                                                                                                                                                                                                                     | (a) the evacuation procedures for the proposed rezoning will be further investigated at the LES stage.<br><br>(b) Flood levels are currently unknown. These issues will be addressed at the LES stage.                                                                                                                                                                                                                                                                                                     |

| Threshold Sustainability<br>Criteria for Listing of Site on<br>MDP                                                                                                                                                                        | East Tahmoor                                                                                                                                                                                                                                                                                                                                                                                                         | South Tahmoor                                                                                                                                                                                                                                                                                                                              | West Tahmoor                                                                                                                                                                                                                                                                                                                                                   | South Thirlmere                                                                                                                                                                                                                                                                                                                            | East Thirlmere                                                                                                                                                                                                                                                                                                                             | West Picton                                                                                                                                                                                                                                                                                                                                |
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| (c) Avoids physically<br>constrained land (high slope,<br>highly erodible)<br><br>(d) Avoidance of land use<br>conflicts with adjacent,<br>existing or future land use and<br>rural activities as planned<br>under regional strategy.     | (b) Flood levels are<br>currently unknown.<br>These issues will be<br>addressed at the LES<br>stage.<br><br>(c) Initial investigations<br>suggest that none of<br>the proposed rezonings<br>are not located on high<br>slope or highly erodible<br>lands.<br><br>(d) East Tahmoor is<br>likely to require the<br>provision of buffers to<br>adjoining agricultural<br>uses, with this to be<br>addressed in the LES. | (b) Flood levels are<br>currently unknown.<br>These issues will be<br>addressed at the LES<br>stage.<br><br>(c) Initial investigations<br>suggest that none of<br>the proposed rezonings<br>are not located on high<br>slope or highly erodible<br>lands.<br><br>(d) To be considered at<br>the LES stage.                                 | (c) Initial investigations<br>suggest that none of<br>the proposed rezonings<br>are not located on high<br>slope or highly erodible<br>lands.<br><br>(d) To be considered at<br>the LES stage.                                                                                                                                                                 | (c) Initial investigations<br>suggest that none of<br>the proposed rezonings<br>are not located on high<br>slope or highly erodible<br>lands.<br><br>(d) To be considered at<br>the LES stage.                                                                                                                                             | (c) Initial investigations<br>suggest that none of<br>the proposed rezonings<br>are not located on high<br>slope or highly erodible<br>lands.<br><br>(d) To be considered at<br>the LES stage.                                                                                                                                             | (c) Initial investigations<br>suggest that none of<br>the proposed rezonings<br>are not located on high<br>slope or highly erodible<br>lands.<br><br>(d) To be considered at<br>the LES stage.                                                                                                                                             |
| <b>6. Natural Resources</b><br><br>(a) Water demand does not<br>place unacceptable pressure<br>on environmental flows and<br>on infrastructure capacity to<br>supply water<br><br>(b) Demonstrates most<br>efficient/suitable use of land | (a) Sydney Water has<br>indicated that all lots<br>can be serviced with<br>additional water supply.<br><br>(b) Initial investigations<br>indicate that the land<br>can be serviced and<br>hence further<br>investigations can be<br>undertaken to<br>determine the<br>appropriate density of<br>residential<br>development on the<br>site.                                                                           | (a) Sydney Water has<br>indicated that all lots<br>can be serviced with<br>additional water supply.<br><br>(b) Initial investigations<br>indicate that the land<br>can be serviced and<br>hence further<br>investigations can be<br>undertaken to<br>determine the<br>appropriate density of<br>residential<br>development on the<br>site. | (a) Sydney Water has<br>indicated that all lots<br>can be serviced with<br>additional water supply.<br><br>(b) The West Tahmoor<br>precinct is potentially<br>the most constrained<br>land in terms of<br>environmental impacts.<br>The site yield will have<br>regard to such<br>constraints which will<br>be more clearly<br>identified at the EIS<br>stage. | (a) Sydney Water has<br>indicated that all lots<br>can be serviced with<br>additional water supply.<br><br>(b) Initial investigations<br>indicate that the land<br>can be serviced and<br>hence further<br>investigations can be<br>undertaken to<br>determine the<br>appropriate density of<br>residential<br>development on the<br>site. | (a) Sydney Water has<br>indicated that all lots<br>can be serviced with<br>additional water supply.<br><br>(b) Initial investigations<br>indicate that the land<br>can be serviced and<br>hence further<br>investigations can be<br>undertaken to<br>determine the<br>appropriate density of<br>residential<br>development on the<br>site. | (a) Sydney Water has<br>indicated that all lots<br>can be serviced with<br>additional water supply.<br><br>(b) Initial investigations<br>indicate that the land<br>can be serviced and<br>hence further<br>investigations can be<br>undertaken to<br>determine the<br>appropriate density of<br>residential<br>development on the<br>site. |

| Threshold Sustainability Criteria for Listing of Site on MDP                                       | East Tahmoor                                                                                                                                                                                                                                                                                                                                                      | South Tahmoor                                                                                                                                                                                                                                                                                                                                                     | West Tahmoor                                                                                                                                                                                                                                                                                                                                                      | South Thirlmere                                                                                                                                                                                                                                                                                                                                                   | East Thirlmere                                                                                                                                                                                                                                                                                                                                                    | West Picton                                                                                                                                                                                                                                                                                                                                                       |
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| (c) Avoids identified significant agricultural land                                                | (c) The East Tahmoor rezoning is likely to require a buffer to the adjoining agricultural land uses.                                                                                                                                                                                                                                                              | (c) The proposed rezonings are not located on land identified as significant Agricultural land.                                                                                                                                                                                                                                                                   | (c) The proposed rezonings are not located on land identified as significant Agricultural land.                                                                                                                                                                                                                                                                   | (c) The proposed rezonings are not located on land identified as significant Agricultural land.                                                                                                                                                                                                                                                                   | (c) The proposed rezonings are not located on land identified as significant Agricultural land.                                                                                                                                                                                                                                                                   | (c) The proposed rezonings are not located on land identified as significant Agricultural land.                                                                                                                                                                                                                                                                   |
| (d) Avoids impacts on productive resource lands; and other mining, and quarrying                   | (d) The subject land is currently primarily used for low intensity agricultural pursuits.                                                                                                                                                                                                                                                                         | (d) The subject land is currently primarily used for low intensity agricultural pursuits.                                                                                                                                                                                                                                                                         | (d) The subject land is currently primarily used for low intensity agricultural pursuits.                                                                                                                                                                                                                                                                         | (d) The subject land is currently primarily used for low intensity agricultural pursuits.                                                                                                                                                                                                                                                                         | (d) The subject land is currently primarily used for low intensity agricultural pursuits.                                                                                                                                                                                                                                                                         | (d) The subject land is currently primarily used for low intensity agricultural pursuits.                                                                                                                                                                                                                                                                         |
| (e) Energy demand does not place unacceptable pressure on infrastructure capacity to supply energy | (e) Integral Energy have indicated that as a result of the rezoning proposals, an expanded network will be required. Current practice is that developers of the land pay for the connection assets that enable the subdivision to be serviced. The provision of additional services will ensure that unacceptable pressure on infrastructure capacity is avoided. | (e) Integral Energy have indicated that as a result of the rezoning proposals, an expanded network will be required. Current practice is that developers of the land pay for the connection assets that enable the subdivision to be serviced. The provision of additional services will ensure that unacceptable pressure on infrastructure capacity is avoided. | (e) Integral Energy have indicated that as a result of the rezoning proposals, an expanded network will be required. Current practice is that developers of the land pay for the connection assets that enable the subdivision to be serviced. The provision of additional services will ensure that unacceptable pressure on infrastructure capacity is avoided. | (e) Integral Energy have indicated that as a result of the rezoning proposals, an expanded network will be required. Current practice is that developers of the land pay for the connection assets that enable the subdivision to be serviced. The provision of additional services will ensure that unacceptable pressure on infrastructure capacity is avoided. | (e) Integral Energy have indicated that as a result of the rezoning proposals, an expanded network will be required. Current practice is that developers of the land pay for the connection assets that enable the subdivision to be serviced. The provision of additional services will ensure that unacceptable pressure on infrastructure capacity is avoided. | (e) Integral Energy have indicated that as a result of the rezoning proposals, an expanded network will be required. Current practice is that developers of the land pay for the connection assets that enable the subdivision to be serviced. The provision of additional services will ensure that unacceptable pressure on infrastructure capacity is avoided. |
| (f) Requires demonstration of efficient and sustainable supply solution                            | (f) Energy efficient subdivision and housing solutions can be considered at the DCP stage.                                                                                                                                                                                                                                                                        | (a) Energy efficient subdivision and housing solutions can be considered at the DCP stage.                                                                                                                                                                                                                                                                        | (b) Energy efficient subdivision and housing solutions can be considered at the DCP stage.                                                                                                                                                                                                                                                                        | (c) Energy efficient subdivision and housing solutions can be considered at the DCP stage.                                                                                                                                                                                                                                                                        | (d) Energy efficient subdivision and housing solutions can be considered at the DCP stage.                                                                                                                                                                                                                                                                        | (e) Energy efficient subdivision and housing solutions can be considered at the DCP stage.                                                                                                                                                                                                                                                                        |

| Threshold Sustainability Criteria for Listing of Site on MDP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | East Tahmoor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | South Tahmoor                                                                                                                                                                                                                                                                                                                | West Tahmoor                                                                                                                                                                                                                                                                                                                | South Thirlmere                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | East Thirlmere                                                                                                                                                                                                                                                                                                            | West Picton |
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| <p><b>7. Environmental Protection</b></p> <p>(a) Consistent with government approved Regional Conservation Plan (if available)</p> <p>(b) Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC and DPI).</p> <p>(c) Maintains or improves existing environmental condition for air quality.</p> <p>(d) Maintains or improves existing environmental condition for water quality and quantity.</p> <p>(e) Consistent with community water quality objectives for recreational water use and river health (DEC and CMA).</p> <p>(f) Consistent with catchment and stormwater management planning (CMA and local council).</p> <p>(g) Protects areas of Aboriginal cultural heritage value</p> | <p>(a) To be determined at LES stage.</p> <p>(b) the proposed land could potentially be located in proximity to significant terrestrial biodiversity, due to the land's proximity to a watercourse. To be investigated at EIS stage.</p> <p>(c) No significant impact on air quality anticipated.</p> <p>(d), (e), (f) The LES should investigate the need to integrate stormwater management with environmentally sensitive lands.</p> <p>(g) LES to investigate aboriginal cultural heritage issues</p> | <p>(a) To be determined at LES stage.</p> <p>(b) To be investigated at LES stage, if applicable.</p> <p>(c) No significant impact on air quality anticipated</p> <p>(d), (e), (f) No significant impact on water quality anticipated (subject to EIS).</p> <p>(g) LES to investigate aboriginal cultural heritage issues</p> | <p>(a) To be determined at LES stage.</p> <p>(b) To be investigated at LES stage, if applicable.</p> <p>(c)No significant impact on air quality anticipated</p> <p>(d), (e), (f) No significant impact on water quality anticipated (subject to EIS).</p> <p>(g) LES to investigate aboriginal cultural heritage issues</p> | <p>(a)To be determined at LES stage.</p> <p>(b) the proposed land could potentially be located in proximity to significant terrestrial biodiversity, due to the land's proximity to Redbank Creek. To be investigated at EIS stage.</p> <p>(c)No significant impact on air quality anticipated</p> <p>(d), (e), (f) The LES should investigate the need to integrate stormwater management with environmentally sensitive lands.</p> <p>(g) LES to investigate aboriginal cultural heritage issues</p> | <p>(a)To be determined at LES stage.</p> <p>(b)To be investigated at LES stage, if applicable.</p> <p>(c)No significant impact on air quality anticipated</p> <p>(d), (e), (f) No significant impact on water quality anticipated (subject to EIS).</p> <p>(g) LES to investigate aboriginal cultural heritage issues</p> |             |

| Threshold Sustainability Criteria for Listing of Site on MDP                                                                                                                                                                                                                                                               | East Tahmoor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | South Tahmoor                                                                                                                                                                                                                                                                                      | West Tahmoor                                                                                                                                                                                                                                                                                                                             | South Thirlmere                                                                                                                                                                                                                                                                        | East Thirlmere                                                                                                                                                                                                                                                                                                                               | West Picton                                                                                                                                                                                                                                                                                      |
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| <b>8. Quality and Equity in Services</b><br>(a) Available and accessible services<br>(b) Do adequate services exist?<br>(c) Are they at capacity or is some available?<br>(d) Has government planned and budgeted to further service provision?<br>(e) Developer funding for required service upgrade/access is available. | (a) The east Tahmoor rezoning is located in walking distance to the facilities in the Tahmoor centre.<br>(b) - (e) The infrastructure investigation confirms that the PTT Urban lands can be adequately serviced with some minor upgrading as detailed in section 8 of the Infrastructure Report.<br>The east Tahmoor rezoning will require the greatest level of upgrading to allow connection to the Picton STP. This is will include possible upgrading of the pumping station which is located to the northeast of the subject site and/or a new storage structure to accept flows during wet weather. | (a) The south Tahmoor rezoning is located in walking distance to the facilities in the Tahmoor centre.<br>(b) - (e) The infrastructure investigation confirms that the PTT Urban lands can be adequately serviced with some minor upgrading as detailed in section 8 of the Infrastructure Report. | (a) The West Tahmoor land is not immediately adjacent to the Tahmoor centre but can access the broader services offered within the PTT area.<br>(b) - (e) The infrastructure investigation confirms that the PTT Urban lands can be adequately serviced with some minor upgrading as detailed in section 8 of the Infrastructure Report. | (a) The proposed rezoning is located in proximity to the services offered in the PTT area;<br>(b) - (e) The infrastructure investigation confirms that the PTT Urban lands can be adequately serviced with some minor upgrading as detailed in section 8 of the Infrastructure Report. | (a) The East Thirlmere land is not immediately adjacent to the Thirlmere centre but can access the broader services offered within the PTT area.<br>(b) - (e) The infrastructure investigation confirms that the PTT Urban lands can be adequately serviced with some minor upgrading as detailed in section 8 of the Infrastructure Report. | (a) The west Tahmoor rezoning is located in walking distance to the facilities in the Picton centre.<br>(b) - (e) The infrastructure investigation confirms that the PTT Urban lands can be adequately serviced with some minor upgrading as detailed in section 8 of the Infrastructure Report. |

## 11 Recommendations

Council is in receipt of six applications to rezone rural land for residential subdivision, with such rezonings intending to form part of the PTT new urban lands. Earlier strategic planning documents including the Wollondilly Vision and the Picton, Tahmoor, Thirlmere Masterplan have been prepared by Council, addressing the expressed desire of landowners to proceed with expansion of the PTT urban area. The areas for rezoning are identified as potential new release areas within Council's Strategy documents.

The Department of Planning has indicated that separate Local Environmental Studies for each of the precincts will not be accepted and therefore Council is required to consider the six applications as part of an integrated Picton, Tahmoor and Thirlmere Strategy. The Department has also advised that the rezonings must be consistent with the Sustainability of the Metropolitan Strategy and that infrastructure provision be identified to service the extended population.

In that regard, Council has undertaken consultation with the Wollondilly community and relevant government agency stakeholders. As a result of the government agency consultation, required future infrastructure associated with the likely PTT population has been identified. Council's brief required consideration of the infrastructure needs, funding options and if necessary, methods of staging the rezoning applications to facilitate infrastructure provision.

Having regard to the limited infrastructure needs expressed by the agencies, it is evident that ongoing contact will be required with the agencies during the preparation of the draft LEP as a number of Departments are currently engaged in strategic planning processes which may impact upon the PTT lands. Notwithstanding, advice to date indicates that infrastructure is available to all the proposed PTT allotments, subject to some level of upgrading. Sydney Water has indicated a capacity to service all lots, should the current service boundary be extended following the preparation of an REF and the obtaining of Ministerial approval.

Should Sydney Water's approved service boundary be extended, the organisation had initially indicated a general capacity to service approximately 130 dwellings per year to 2012. This is relatively compatible with Council's desired growth rate of 2.1% annual increase, which equates to approximately 90 dwellings per year. It is anticipated that Sydney water's timing of the Stage 1 expansion of the Picton STP boundaries will coincide with Council's anticipated timing for the release of the PTT new urban lands, which is estimated to take 2 years for completion of the rezoning process and a further 1 year until the section 73 certificate is issued. It is recommended that Council continue to liaise with Sydney Water during preparation of the draft LEP, to ensure the timely variation to the Picton STP boundaries, thereby ensuring that lots are capable of being developed as demand requires.

Generally, the remaining government agencies did not provide a preference for staging or suggest a desired maximum annual allotment release. The method by which land release could be slowed or otherwise



restricted, once rezoned, is questionable. Therefore, the Infrastructure Investigations reveal that there is no immediate need for staging of the six (6) precincts, with market forces to be the determining factor in terms of land releases. This will allow for the more efficient production of one Local Environmental Study and draft Local Environmental Plan.

Having regard to the infrastructure needs identified during consultation with the government agencies, it is recommended that a combination of funding mechanisms be used to provide PTT infrastructure. This will include payments by the developers for major capital works at the development application stage and payment of contributions for local facilities under the *Wollondilly Development Contributions Plan 2005*. To ensure that the level of contribution is adequate to fund the necessary infrastructure, a review of Council's Contribution Plan should be undertaken, following completion of accurate costing of the required facilities.

A Local Planning Agreement, which should be finalised prior to the gazettal of the LEP amendment, is appropriate for the funding of other local infrastructure which is not identified in the Contributions Plan. The remainder of identified government agency infrastructure needs are more suitable for funding via a State Development Agreement, with the scope of this agreement to be refined prior to the gazettal of the LEP amendment. Whilst this report has not identified the need for a Regional Infrastructure Levy, the Department of Planning has indicated that such a levy will be required. The Infrastructure Investigations which have been undertaken, have to date, indicated that voluntary agreements can adequately provide the required infrastructure which has been identified to date, in the absence of such a levy.

Funding of the LES and rezoning process should be the responsibility of the landowners, with contributions payable by each precincts on a land area basis. This funding arrangement should extend to the preparation of the LES and draft LEP, the updating of Wollondilly Contributions Plan 2004, the preparation of a Development Control Plan, legal expenses associated with the preparation of Voluntary Planning Agreements and the submission of development application documentation. Funding should be managed by Council, with one landholder nominated for each precinct for coordination and negotiations purposes.

