

Michelle Dellagiacoma - Re: Fwd: referral of Menangle Park Urban Release Area for Comment

From: Norma Shankie-Williams
To: Michelle Dellagiacoma
Date: 1/10/2012 9:25 AM
Subject: Re: Fwd: referral of Menangle Park Urban Release Area for Comment
Attachments: Re: Fwd: referral of Menangle Park Urban Release Area for Comment

Michelle

The proposal is strategically fine as reflected in your report.

I chased everyone up yesterday -but the horse may have bolted as its now some weeks since you put out the request.....nonetheless -attached are Michael Conninos' comments.

I think you have already seen Peter Hamilton's.

Norma Shankie-Williams
Director Metropolitan and Regional Strategies
Strategies and Land Release
Department of Planning and Infrastructure
Room 210
Bridge St
9228 6432
0437 578 597

Michelle Dellagiacoma - Planning proposal for Menangle Park

From: Peter Hamilton
To: Michelle.Dellagiacoma@planning.nsw.gov.au
Date: 12/23/2011 12:47 PM
Subject: Planning proposal for Menangle Park
CC: Judith Cahill; Ruth Frettingham

Hi Michelle

Info came to Ruth about this and the intention it go to the LEP Review Panel early next year. Below are some **overview comments from our Branch's perspective.**

Menangle Park has been on the MDP for a very long time and a couple of times the issue of whether it should be taken off the program came up but it was kept on because of the interests of the council and Landcom and prospects that the impediments to rezoning would be resolved. The reasons for it not proceeding to rezoning have changed over time.

The objective re any area put on the MDP is that it get rezoned as soon as practical after being included - the basis of land getting on the program was that the area was capable of development and all necessary infrastructure could be provided in a reasonable time and at a cost that ensured development was feasible. For this site things changed after it was included on the Program.

It is recognised that delivering land from Menangle Park is on the **Landcom schedule** to meet the Government's target of 10,000 lots being put on sale over four years. The anticipated output from Menangle Park is only small and in the final year but the rezoning is a key step towards that. However, before the land is rezoned there needs to be confidence that the land can be developed in a timely and economic manner. The Council report provided to us comments on the processes that have been gone through to refresh the studies and get advice from agencies but **does not actually document that advice**. Council also clearly states that a lot more work is needed on the economics of its draft S94 Plan.

agency
The **Infrastructure Coordination Branch** has been working with the parties on possible financial arrangements to deliver the **critical road infrastructure** for the release but that **work is not complete** and so far does not provide for capacity for the total dwelling potential of the release.

1. see RIA report pp 58/59/62
For this site, there should be some consistency with the criteria that will be applied to the assessment of land owner nominated proposals that have been received through the Minister's "call-in". That includes availability of and lead times for infrastructure provision, capacity of regional transport networks, likelihood that houses will be built within 3 three years (taking into account planning processes and demand), and capital and recurrent costs to state and local government of providing infrastructure and services.

The processes to get the land rezoned should progress but there may need to be more clarity re the outcomes of studies and views of agencies (unless its already in other documents) and a range of matters to be resolved before a proposal is exhibited, **especially the financial aspects.**

Ruth, Judith and I will all be back on 9 Jan if you would like to discuss/clarify.

FYI

Peter

Michelle Dellagiacoma - Re: Fwd: referral of Menangle Park Urban Release Area for Comment

From: Michael Comninos
To: Andrew Jordan; Norma Shankie-Williams; Peter Hamilton; Ruth Frettingham
Date: 1/10/2012 8:20 AM
Subject: Re: Fwd: referral of Menangle Park Urban Release Area for Comment

haven't commented yet.

my comments below...

I have been asked to consider developing methods to finance the required infrastructure to support the development (funding is available through levies - timing of collection vs expenditure is the issue).

From an infrastructure perspective costs are comparable with the south west growth centre so I do not object to the proposal.

MC

Michael Comninos
Director
Infrastructure Planning and Co-ordination
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000
Ph:(02) 9228 6492



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>>> Norma Shankie-Williams 1/9/2012 4:53 pm >>>

This proposal looks strategically fine in my view - have you already commented Michael/Ruth -as I see you were in the original e-mail?

Norma Shankie-Williams
Director Metropolitan and Regional Strategies
Strategies and Land Release
Department of Planning and Infrastructure
Room 210
Bridge St
9228 6432
0437 578 597