

MEMORANDUM

Wingecarribee Local Strategic Planning Statement & Local Housing Strategy

To: Nathaniel Smith, Wendy Tuckerman & Viv May
From: 29 June 2021
Date:

The Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) are proposed to be presented to the Wingecarribee Local Planning Panel this Thursday 1 July 2021.

The report prepared by Officers of Council recommends that existing Local Housing Strategy and Local Strategic Planning Statement be retained, ignoring all community feedback received by Council during the three public exhibition periods undertaken for the Strategies.

Background

The Council resolution of the 12 August 2020 removed the Wensleydale property on Church Avenue in Colo Vale from the strategy as a future development area, with the inclusion of two additional sites proposed by landowners during the exhibition period of the Strategies in March and May 2020. The resolution of Council is referenced from the minutes as follows:

1. *THAT Council undertake a review of the Local Housing Strategy and Local Strategic Planning Statement to remove the Wensleydale property and include the two sites identified from the exhibition between March and May 2020 into the Local Housing Strategy and Local Strategic Planning Statement.*
2. *THAT Council write to the Department of Planning advising the intention to review both the Local Housing Strategy and Local Strategic Planning Statement documents as per point 1 above.*
3. *THAT Council write to the landowners of the 2 locations nominated in Colo Vale during the public exhibition period advising that Council is prepared to receive Planning Proposals for their land subject to the necessary amendments being adopted by Council to the Local Housing Strategy and Local Strategic Planning Statement for the inclusion of the subject locations to be shown as a potential long- term living area.*

It is understood from discussion with former Councillor Scandrett, that the Notice of Motion was put forward by himself based on negative community feedback he had received from the Colo Vale community in relation to the inclusion of the Wensleydale property into the Strategies.

The two sites referenced were the land at 181 Drapers Road and Wilson Drive. A subsequent area at Wattle Street was included in the exhibition documentation by Council officers.

Subsequent to the Colo Vale exhibition, Councillor Whipper put forward a supplementary Notice of Motion to remove the proposed living area in Robertson, which resulted in a further exhibition of the two Strategies.

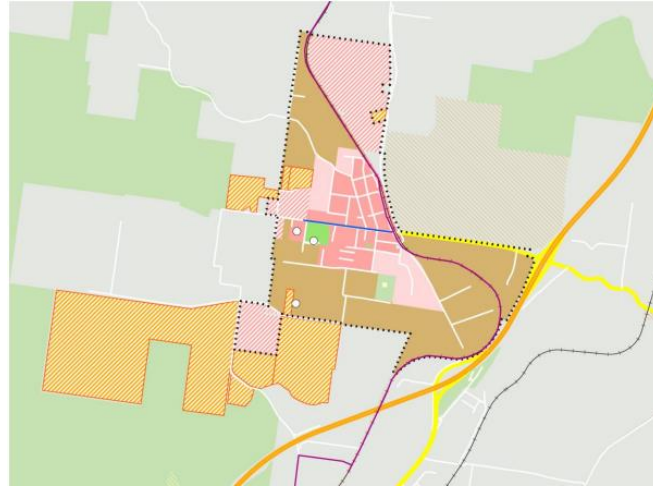
Planning Panel Agenda

The Council officers report on the LHS and LSPS to the Wingecarribee Local Planning Panel provides an overview of the nominated sites by landowners. The report outlines that a total of 16 sites were nominated by or on behalf of landowners during the public exhibition period, but not one of the sites was recommended by the officer's report to be included in the Strategies. The 'objective analysis' undertaken by the planning officer has one major flaw in methodology, landowner willingness to develop. The sites 'objectively analysed' in the Strategies are not guaranteed to proceed to development, for a raft of potential reasons with one being community sentiment.

In the case of Colo Vale, seven sites were nominated by landowners and not one of them recommended for inclusion, rather the Wensleydale site which was originally proposed by the 'objective analysis'. It is interesting to note that Wensleydale has been identified as a growth area for well over 15 years and has not progress to anything in this time. Furthermore, the site contains a heritage homestead that should be considered for State and Local Heritage listing, which appears to have been not 'objectively analysed' during the preparation of the original Strategies. Proper and due planning, as occurs in other areas of metropolitan Sydney and the State, would investigate the heritage considerations on the potential developability of a site containing such a valued heritage item, ahead of gallantly 'banking' a determined housing yield and ignoring the potentially significant impacts of 'setting' and curtilage requirements of a

heritage item (examples such as the Retford Park, Harrington Park, Orielson, Oran Park, Marylands and Denbigh homesteads to name a few).

Figure 1 from the Officer's report below shows the landowner nominated sites in orange hatching, and the potential New Living Areas identified in the draft amendments to the Housing Strategy (also landowner nominated) in pink hatching.



Once again, none of these sites have been recommended for inclusion into the strategy as per the Officers report to the Local Planning Panel, notwithstanding that the conclusion of the report prepared and exhibited as a result of Clr Scandrett's Notice of Motion stated:

"A methodical and evidence-based process was undertaken to identify four (4) new living areas across the Shire, that will be staged and developed over a 30+ year period to meet the housing needs of our community. A further two (2) land owner initiated sites were included in the strategy as potential long term living areas based on the resolution of Council. In some cases, the Strategy identifies infrastructure upgrades and further environmental studies that are required to support the rezoning process of the identified new living areas. This will ensure that growth will be managed in a way that is in keeping with the communities values and expectations, and ensure that as our community continues to grow, so too does the capacity of our infrastructure networks."

It is also interesting to note that there was no submission made by the owner of the Wensleydale site.

It is further noted that the Interim Administrator, Mr Viv May, in his report to Council on the 23 June 2021, questions why the focus of future growth is not in the north:

"As fresh eyes in the Shire I question why the Council is in the CRJO and not the Macarthur or Illawarra Organisation. In community meetings and with residents I have been critical of the Council's lack of strategic planning and as the growth of Sydney moves slowly south, I am concerned at its impact, particularly on northern villages, when the second airport becomes operational. The community through its local Council needs to determine the impact and location of any future growth and I will be meeting with representatives of government and staff to better understand why the Council's focus is south and not north."

Growth in the Wingecarribee Shire is most logical to occur in the north, with Colo Vale providing a particularly unique circumstance of being able to sustain growth with minimal impact on the remainder of the Shire. Colo Vale is highly accessible to the following locations with travel times being less than or equal to 1 hour:

- Hume Highway (north to the Western Sydney Airport and Aerotropolis, Campbelltown, Liverpool, Parramatta, existing employment areas via the M7 motorway corridor and south to the Illawarra, Shoalhaven and Goulburn areas).
- The establishing areas of Wilton and South West Sydney, including Greater Macarthur.
- The remainder of the Southern Highlands (including the Braemar employment area).

Request

That the Planning Panel Meeting be deferred, with a full review of the Officers Planning Report by the Interim Administrator as it is illogical that public consultation outcomes have been totally ignored and that growth within the Shire is to be based merely on GIS database search outcomes, utilising outdated datasets in part, with little demonstrated cognitive strategic planning assessment.