

3 November 2015

The Department of Planning and Environment  
Attention: Housing Land Release  
GPO Box 39, Sydney, NSW 2001

Dear Sir / Madam,

**RE: WILTON JUNCTION**

We refer to the Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan, which is currently on public exhibition.

We write to express our in principle support for the planning vision for the Greater Macarthur region, incorporating Wilton Junction.

**CONDELL PARK RD, WILTON**

We have an interest in a property located on Condell Park Rd, Wilton NSW 2571 which is currently zoned RU2 Rural Landscape. The property is and will continue to be used for agricultural purposes, subject to any rezoning.

The property consists of approximately 30 acres of prime land fronting the prestigious Bingara Gorge Development, and is bounded by Condell Park Road to the North, Picton Road to the South and the proposed Maldon to Dombarton rail corridor to the West.

**WILTON STRUCTURE**

We refer to Figure 4, Wilton Structure, of the Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan.

We support the Draft Vision Structure proposing the development of the major town centre and employment and commercial lands in the North West quadrant of the junction bounded by Picton Road and the Hume Highway.

Further, we support the Draft Vision Structure proposing the development of residential lands in the Southern quadrants and the North East quadrant of the junction bounded by the Hume Highway, Maldon to Dombarton Rail Line and Picton Road (the Bingara quadrant).

**DEVELOPMENT SUITABILITY**

We refer to Figure 5, Wilton Suitability, of the Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan.

We note the area in the North East Quadrant of the junction bounded by the Hume Highway, Picton Road and Condell Park Road (part of the Bingara quadrant), has primarily been shaded in green, indicating that it is unencumbered land which is suitable for development.

Accordingly, given the unencumbered nature of this land and its proximity to the Bingara Gorge precinct, we consider that it would be appropriate for this land to be rezoned for residential development, including R2 and possibly mixed R3 residential development as:

1. the land is unencumbered by mining;
2. relatively flat and gently sloping with natural drainage; and
3. residential development is consistent with the character and charm of the existing Bingara Gorge development.

## **INFRASTRUCTURE PROVISIONS**

We refer to Figure 10, Summary Infrastructure Provision, of the Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan.

Figure 10 notes the upgrade of the Picton Rd and Hume Highway Interchange and new northern access ramps.

We support the upgrade of the existing Picton Rd and Hume Highway Interchange.

We are aware of the Wilton Master Plan prepared by Connor Holmes Property Services on 8 November 2013 for the Wilton Consortium, which we **enclose**.

We note that map proposes a new interchange north of the existing Picton Rd and Hume Highway Interchange, with a southern extension appearing to sweep over (or under) the proposed Maldon to Dombarton Rail Line and cutting through the property bounded by the proposed Maldon to Dombarton Rail Line, Condell Park Road and Picton Road.

We do not support and hereby object to the road layout proposed by Connor Holmes (for the Wilton consortium) insofar as the new interchange north of the existing Picton Rd and Hume Highway Interchange extends south and sweeps over (or under) the proposed Maldon to Dombarton Rail Line, cutting through the property bounded by the proposed Maldon to Dombarton Rail Line, Condell Park Road and Picton Road, as:

1. this would introduce excess traffic volume exiting the highway through or in close proximity to the Bingara precinct, impacting local residents;
2. the proposed road network would divide unencumbered land suitable for residential development similar to the Bingara Gorge development; and
3. there is an existing southern exit from the Hume Highway onto Picton Rd, which does not encroach on private land.

## **SUMMARY**

In summary we:

1. support the planning vision for the Greater Macarthur region, incorporating Wilton Junction;
2. reject the road layout proposed by Connor Holmes (in its Masterplan for the Wilton Consortium) insofar as it extends south and encroaches on private land suitable for development in the Bingara Quadrant, as there already is an existing exit onto Picton Road from the Hume Highway;
3. the land in the North East Quadrant (near the Bingara Precinct) bounded by Condell Park Rd (to the North), Picton Rd (to the South) and the Maldon to Dombarton Rd (to the East) be zoned for residential development, in keeping with the Bingara Gorge Development.

We trust our submission will be taken into account in the forward planning of the Wilton Junction area.

Regards

Interested Stakeholder