

Daryl & Karen Balla,
360 Wilton Park Road,
WILTON. 2571.

3 November, 2015.

N.S.W. Government Planning and Environment.

Re: Vision for Greater Macarthur and Greater Macarthur Land Release Investigation.

We have reviewed the above Vision and Investigation and in particular that relevant to Wilton Area Precinct Stage 2.

We are in general consensus with the investigation relevant to this area.

However we offer the following comments for your consideration.

LOCATION.

Precinct Stage 2 comprises three areas 2 2A & 2B. We reside within Stage 2A and our comments relate to that area.

Comment:

The location is currently subdivided into mainly 16.8ha lots with a small number of 2.5ha lots which include residences and serviced by roadways, power and telecom.

VISION.

The vision appears to include for dwellings in our area 2A.

Comment:

We are of the view that, bearing in mind the constraints coal mining may play and the stage of present development, further subdivision into small rural residences would provide some choice for prospective residents wishing to have an area larger than 400 sq. m. allotment.

This approach would cater, as already exists to a small extent in this area, for tradesmen, truck drivers, people with sports interests and hobbyists to house their vehicles/ equipment / horse floats etc. in a safe off the road environment.

This approach to subdivide to large rural residential lots as the first step, with careful planning, could be such as to allow further subdivision to dwelling lots at a later stage.

NOTE:

A Planning Submission, namely " **WILTON PARK LANDS**" which is area 2A, for prospective subdivision to large rural residential lots, was submitted to Wollondilly Shire Council, on behalf of multiple owners, on the 4th August 2014 by Rein Warry and Co.

INFRASTRUCTURE.

Any future rezoning and subject site would include the necessary and appropriate provision of infrastructure services and utilities bearing in mind that :-

ROADS.

The main access from Picton Road to this area is via Wilton Park Road which, before Picton Road across Nepean River was constructed, was the only main road access from Picton across the Nepean River.

The road approximately dividing Areas 2A is of Main Road standard which was constructed to carry countless coal trucks after crossing Nepean River and is of good repair.

This road would provide the main access from Picton Road to any further development in the area.

POWER.

The Area 2A is already serviced by medium and low voltage power. A high voltage power line and easement from Maldon Substation traverses the area.

TELECOM.

Telecom Services already exist including a fibre optic cable which runs adjacent to Wilton Park Road.

SEWER.

Each allotment would be of sufficient size to accommodate onsite effluent disposal in accordance with N S W Health Guidelines. Individual pump-out systems would serve the needs prior to upgrade to a sewer service when further subdivision to smaller lots is contemplated.

WATER.

Town reticulated water is not available. Potable water would be collected by individual rain water tanks to service residents as currently practiced.

TRANSPORT.

The area is currently serviced by a school bus.

Comment:

The above noted infrastructure would provide the basis for earlier development which is acknowledge by the statement in the “Land Release Investigation” namely “ it is noted that the South-East Wilton (2A) could be developed before or after the main area of Wilton due to the presence of existing services infrastructure

COAL MINING.

The site is contained within the Wilton Mine Subsidence District and development thereof would not prohibit or impede the undertaking of the extractive industries and it is to be noted that the Wilton Junction and Bingara Gorge sites are also included within the same district.

The steps noted in the “Preliminary Strategy and Action Plan “ would need to be satisfied.

SUMMARY.

FOR YOUR CONSIDERATION IT IS PROPOSED THAT AS A FIRST STEP TO URBAN DEVELOPMENT IN PRECINCT AREA 2A, BE LARGE RURAL RESIDENTIAL LOTS, FOLLOWED BY A SECOND STEP TO URBAN DWELLING ALLOTMENTS.

Yours faithfully,

DARYL & KAREN BALLA.