

Wilton Priority Growth Area - Interim Land Use and Infrastructure Implementation Plan (August 2017)

- I am a resident of Picton.
- I broadly support the position taken by Wollondilly Shire Council in *Wilton...a GREAT new town or NO town at all*.
- If plan to build a whole new town at the freeway junction goes ahead, it needs to bring something to Wollondilly beyond houses. I would like to see a town that is physically, economically and socially integrated with the rest of Wollondilly so the whole population of the Shire benefits from the resources brought by the development.
- There is no information in the Interim Land Use and Infrastructure Implementation Plan or the District Plan that explains how the NSW Government will support this integration will be supported to occur.
- There is insufficient commitment to environmental sustainability in the Interim Land Use and Infrastructure Plan. The plan should contain the following commitments:
 - An overall vision/target for % energy used by the town development being generated onsite from renewable sources eg roof top solar, developer supported community energy generation scheme
 - Road orientations that support passive solar
 - Planning provisions for house sites that support use of passive solar (ie ability for houses to be oriented north and east regardless of site/street orientation)
 - Use of shade trees. In public spaces, noting house sites will be too small.
 - In the areas dedicated to medium density housing, provision of community spaces with trees
 - Land set aside for communal use such as community gardens, men's shed, structured activities (ie not just parks for walking through)
 - Commitment to revegetated buffer zone between the development and the Nepean River. Ultimately this could become part of the proposed Bargo Nepean National Park
 - Protection of the Nepean from sewerage/ Use of treated wastewater irrigation of public spaces
- The plan makes a commitment to providing housing in a range of forms to meet the needs of people of different aged and income. However this commitment is lacking several areas:
 - Provision for medium density housing seems to be very small. This provision is not sufficient to meet the commitment made in the plan to house a diverse population.
 - There is no commitment to housing forms that are inclusive of people with a disability
 - There is no clear provision for aged housing particularly aged care
 - There is no commitment to providing housing accessible to young people and people on low incomes.

- The Sydney wide 5% affordable housing target is too low for the Wilton Junction site. At this site the developer will make excess profits from a combination of land banking and leveraging of NSW Planning priorities. These excess profits result in housing provision that is unaffordable for low income earners. Some of the developer's excess profit should be returned to the community in the form of additional affordable housing via a 15% target for the full development area.
- There is an opportunity to create an innovative development at Wilton Junction that makes the best of the site's natural beauty, applies the latest thinking in sustainable development, offers a range of local employment opportunities. I would like to see Planning NSW bring in university expertise to help with the planning process specifically:
 - Planning provisions that facilitate use of passive solar, consideration of community generation schemes and ensure Wilton New Town is a comfortable place to live
 - Employment – exploring opportunities for a specialist hub perhaps relating to transport/ logistics or peri-urban agriculture
- Although the plan makes a statement about the provision of public transport and cycling infrastructure, there is very little detail provided to support this statement. For example, where is the designation for cycling infrastructure in the land use plan? Where will public transport take people to and from? Will the town be serviced by a train line?