



Tuesday 19 September 2017

To whom it may concern,

The following comments are provided on behalf of the Wilton Junction Landowners Group (WJLG).

The WJLG comprises three of the major landowners in the Wilton Priority Growth Area – namely Bradcorp, Governors Hill and Walker Corporation.

The WJLG welcomes the public release and exhibition of the Wilton Priority Growth Area documentation and specifically the Interim Land Use and Infrastructure Implementation Plan (LUIIP). This follows many months of cooperative work by a number of organisations and agencies to prepare an appropriate framework to govern and guide the development of Wilton New Town over the next 20 to 30 years.

The Department of Planning and Environment (DPE) is to be congratulated on its management of this process to date and also for allocating additional resources – namely experienced staff and significant funding - to help meet critical timeframes and ultimately assist in the delivery of Wilton New Town.

The proposal to supply around 15,000 new homes, 60,000 sqm of retail, business space and a new town centre at Wilton New Town is fully supported by the WJLG. Wilton New Town will:

- » assist in achieving increased housing delivery at key locations in the Sydney Metropolitan area;
- » provide additional housing choice for local residents and help address housing affordability challenges;
- » provide local employment opportunities, arts and cultural facilities, health and educational facilities to complement existing local facilities and services;
- » protect and conserve natural areas of acknowledged ecological importance; and
- » be underpinned by significant infrastructure contributions towards roads, schools, open space and community facilities.

For example, more than \$500 million will be invested into the new community by landowners within the WJLG to fund essential infrastructure. This will comprise \$178 million for State infrastructure, including major road upgrades, a public transport interchange, bus-only roads, two new public primary schools, a new public K-12 school, a private K-12 school site, local playing fields and a recreational lake. In addition, around \$350 million will be invested into local infrastructure including local roads and parks, community facilities, and a local aquatic centre.

Whilst there are specific details within the 'framework plan' that individual landowners and development interests will address in submissions on behalf of individual organisations, the level of detail provided in the documents released by the DPE is considered by the WJLG to be comprehensive and commensurate with the its required objectives.

The WJLG support the finer level of detail being confirmed through rezoning proposals undertaken by the private sector, and the resolution by Government of contributions arrangements to permit the viable and timely funding of certain works of infrastructure by developers to support their proposals.

The WJLG consider the documentation released by DPE to be very significant insofar as it points to future processes that could provide both greater flexibility and a suitable level of certainty in the delivery of other new communities – possibly including some of the Wilton Precincts not yet on exhibition.

The opportunity offered by zoning future development land as 'urban', and the provision of a contributions framework via a 'LUIIP' suggests a more efficient way forward for locations seeking swift development delivery and where State processes can assist, rather than detract from, that objective. The WJLG would like to work closely with the DPE over the coming weeks and months to make sure all of the potential opportunities arising from these new processes are achieved.

The WJLG would also like to continue working closely with the DPE on the refinement of a comprehensive employment strategy for Wilton, including the creation of an Employment Strategic Advisory Group. The WJLG consider the creation of a credible economic framework for employment growth at Wilton to be one of the most important areas requiring commitment and input from the DPE, Department of Premier and Cabinet, Greater Sydney Commission and council(s) in order to facilitate sustainable employment generation at Wilton, both during and after its construction.

Finally, we understand that Government has set itself a target to confer Biodiversity Certification on Western Sydney, including the Wilton Priority Growth Area by Mid-2018. The WJLG supports this important initiative and is ready and willing to assist Government in whatever means possible to ensure this timetable is met.

The WJLG looks forward to assisting the DPE in finalising the LUIIP and supporting the delivery of Wilton as an exemplar of a new community in South West Sydney.

Robert Bennett
Coordinator, WJLG
Elton Consulting