

20th September 2017

NSW Government
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

[Online Submission](#)

Wilton Land Use and Infrastructure Implementation Plan West Wilton Proposal for Round Hill Road Group

In relation to Round Hill Road, Sheil Road, Jakes Way and Marcus Way.

We feel that there is an ideal opportunity to integrate Rural Residential Development now into the planning process for the Wilton West Area.

The fringe properties bounded by the gorge would be ideal for Rural Residential (Rural zoning) eg. (1/2 to) 1 acre lots or more in some circumstances.

These blocks would require minimal infrastructure Power and Roads but no Sewer, no Water. They could be developed in advance of the small lot residential (R2) developments that would come in the future to the Wilton West area.

MAP, FIG 15 LAND USE PLAN: The actual ground cover has been severely denuded since the 2002 Mapping for the Primary Conservation Zone (Cumberland Plains Woodlands Vegetation Mapping Project 2002) used by the Department of Planning. It could be showing excessive conservation areas that may no longer exist. Also, the primary conservation zone shows canopy cover which does not accurately reflect the physical, on ground situation.

There is a strong possibility that the Department of Planning could be relying on documents not meant for that purpose.

We recommend that 'On Ground Studies' be carried out to truly reflect the current flora and fauna situation.

In FIG 15, the Department highlights and indicates that they already have a preference for Rural Residential in this area. With proper studies and consultation this Rural Residential development area, would be of significant benefit to the overall future advantage of the Wilton Growth Precinct. By ensuring a lower housing and population density, this will be beneficial by having less direct impact upon the primary conservation area of the Nepean River/Gorge boundaries. Whilst providing a greater variety of lifestyle properties and housing for the new city of Wilton. We would envisage Rural Residential development similar to “The Acres” at Tahmoor which is located opposite, on the other side of the Nepean River Gorge.

The entire proposed infrastructure of Wilton Growth Area appears to be ample for the future provision of the above suggestion proposal.

Submission by residents of Roundhill Road Wilton