

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

About WReN

Wollondilly Resilience Network (WReN) Inc. is a not for profit community association based in the Wollondilly Shire. Our aim is to raise awareness of practices that support a strong and resilient community adopting local solutions to achieve environmental and personal wellbeing. We foster care of the planet, care of the people and fair share and are entirely powered by volunteers.

WReN creates opportunities for members of our community to come together to learn skills, share knowledge and support each other in becoming resilient. We host workshops, talks and other community events, and also operate the Fairy Wren Food Hub. We have around 275 members and supporters (both organisations and people), mostly within Wollondilly Shire and surrounding areas.

Our objectives include:

- fostering change through innovation and community initiatives;
- seeking to reduce dependency on fossil fuels;
- facilitating networks with other organisations that have similar aims and objectives;
- demonstrating and modelling sustainable systems for living, housing, energy, waste management, resource recovery and food production;
- fostering public education and dissemination of information;
- identifying and supporting young leaders to initiate and develop programs relating to environmental sustainability;
- identifying, utilising and sharing the expertise of community members;
- acting as an advocate for environmental and sustainability issues to council and other government and non-government agencies.

Comments on Interim Land Use Plan

- WReN broadly supports the position taken by Wollondilly Shire Council in *Wilton,...a GREAT new town or NO town at all*.
- Wilton Junction will be a significant town centre relative to the existing population in the Wollondilly area. WReN wants to see the new town at Wilton Junction bring something to Wollondilly beyond houses. We want 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 to occur.
- The Interim Land Use Plan lacks any clear commitment to environmental sustainability. We recommend addition of the following commitments:
 - An overall vision/target for 80% 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 particularly in public spaces, noting many 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
 - 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 and industrial pollution
 - A target for reuse of 70% of waste water including use of treated wastewater irrigation of public spaces
 - Provision of wildlife corridors
- WReN notes the 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:
 - The provision for medium density housing seems to be very small. We do not think this provision is 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 Wilton Junction given the small amount of pre-existing housing supply and the excess profits the developers will be making through land banking and leveraging of state government planning priorities.
 - WReN believes there is an opportunity to create an innovative development that makes the best of the site’s natural beauty, applies the latest thinking in sustainable development, offers a range of local employment opportunities. We would like to see defined strategies to aimed at realising this potential. To this end we 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.
 - WReN would like to see the plan addressing the sewerage and waste treatment infrastructure needed to service Wilton Junction. We do not want to see sectors of the community excluded from Wilton Junction by the need to buy into expensive community title schemes such as Bingara Gorge.