

From: Tai Pham
53 Richmond Street
Rockdale, NSW 2166
Phone – 0402823389

To: Mr Anthony Roberts
Minister for Planning
NSW Department of Planning & Environment

Attention: Project Director – Wilton Junction Development

Dear Mr A. Roberts,

Re: Wilton Junction Development – Submission on Wilton South East Precinct – 165 Condell Park Road Wilton

I wish to submit a submission in relation to the rezoning of my property in Wilton - 165 Condell Park Road Wilton.

Following recent exhibition held by the NSW Department of Planning & Environment in Wilton, I understand that the proposal has been made for the rezoning of the South East Precinct in Wilton. As part of the proposal, there was a parcel of land directly opposite our property (addressed as above) & being proposed to be rezoned as Employment Land.

As a result, I wish to submit a request for my land, the closest possible to the above land be rezoned as an employment land use where it can be used for various employment purposes.

Firstly, I would like to thank the NSW Department of Planning & Environment for working in such tight deadlines, working with Wollondilly Council and the three major developers to have the whole Wilton Junction planning ticking along the way and of course, honestly, I am very appreciative the efforts being made by the Wollondilly Council and the three major developers in this process. I am sure all of us who have properties in the proposed planning precinct would be very much appreciated the efforts of all organisations involved, specially yours

However, while I understand that the three major developers have a major say in where the development will be and submissions have been made for their lands to be rezoned. We, little land owner seems to have very little say in this process. Honestly, through the exhibition, I do have a feeling that the planning is for the three major land owners only. I understand that major developers would be projecting quite a sizable amount of money spent for the development but also, we know for sure that they would be reaping the rewards, probably quite handsomely in the longer terms.

In particular, Wilton Junction development at the core of it, would be developed, amongst other purposes, as a self sustainable town with jobs available for people who live in it. I really do feel that it would be most beneficial for the Wilton Junction development if the employment land area, specially the intersection of the Wilton junction, Hume Highway & Picton Road, can be rezoned in similar time with this South East proposal or even at its earliest convenience, reason being is that this would bring more developers to the area that in turns would produce immediate & long term cash in-flow to the area through employment purposes - warehouses, highway services, petrol station.etc, just to name a few. For example, Mc Donald Corp I think would be very interested to be part of this intersection where, if you were heading south on Hume Highway then the next Mc Donald would be another hour away. What I am saying here is that if major developers have major say & can have their land developed before everyone else, then we can see that less opportunity (commercial) would be presented for little fishes like us. I really do wish that we all do have a fair go in this process & only the NSW Department of Planning & Environment would be the major party who can promote this true Aussie spirit that is your Department would be able to providing a fair & equitable access for everyone involved.

My second comment is that I am not sure why the Condell Park Rd, that is already been in the zone, can be used commercially & efficiently but did not get mentioned in the proposal, an upgrade to the already existing road, I guess that would be a more cost effective than some proposed new roads that may cater more for major developers than for the development of the area in general, I really do wish that you could please review the proposal & have this road upgraded in the proposal.

Once again, I wish to take this opportunity to congratulating the NSW Department of Planning & Environment for taking the initiative to promote Wilton town to reach its true potential based on its strategic location. And I do hope that in few more years when looking back at this, we can all say that what a wonderful town Wilton would become and how appreciative we would be with the strategic views planned by the NSW Department of Planning & Environment that had been carried out fairly, equitable & efficiently by all involved.

I look forward to hearing from you & hope that you would consider my proposal favourably.

Yours sincerely,



Tai Pham
20.09.2017