



20 September 2017

Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

**Interim Wilton Land Use and Infrastructure Implementation Plan (The Interim Plan) and The Draft Plan for Wilton south-East**

We refer to the separate but concurrent exhibitions of the Interim Wilton Land Use and Infrastructure Implementation Plan and the Draft Wilton South East Precinct rezoning proposal related to the Wilton Priority Growth Area. Lendlease Communities are the developers of the Bingara Gorge community within the Wilton Priority Growth Area.

We enclose our submission on both exhibitions as a single response prepared by Ethos Urban. Bingara Gorge differs to the rest of the Wilton Priority Growth Area as the land has already been rezoned for urban development and the infrastructure demands have been agreed in Voluntary Planning Agreements with both State and Local Governments. The village centre including school and shops has been delivered alongside key placemaking infrastructure like the golf course, community facility and local open space and roads. Bingara Gorge is an established community already home to over 500 households and development is continuing under the masterplan development consent approved by the Land and Environment court.

Specifically, our submission raises concerns related to:

- Changes to land use zoning and density controls;
- The imposition of S94 contributions and SIC levies;
- Recommendations to reopen previously completed heritage investigations; and
- Impacts related to new regional infrastructure and utility provision.

Ethos Urban's assessment concludes that applying these provisions to Bingara Gorge is not appropriate and would be counter to the established planning framework for the Site. Whilst the Implementation Plan acknowledges that the Site is currently under construction it fails to acknowledge the approved masterplan or the planning agreement.

Comprehensive planning studies have previously been completed to enable the rezoning of Bingara Gorge for urban development. These have been progressively updated and relied upon by Council and the Court to grant the master plan and subsequent development consents.

We understood that the key intent of the Implementation Plan and the associated changes to the Growth Centres SEPP is to deliver housing and the infrastructure required to support that housing. The infrastructure required to deliver housing at Bingara Gorge has been agreed by Lendlease, Council, The Minister for Planning and the Court. Changing the planning controls and/or reviewing the site



investigations has no benefit and will serve only to stall the delivery of housing at Bingara Gorge in addition to creating uncertainty for our established community.

We would welcome the opportunity to meet the Department to discuss the Bingara Gorge development and the planning for the broader Wilton Priority Growth Area.

Should you have any queries about this matter, please do not hesitate to contact myself, on [tamara.rasmussen@lendlease.com](mailto:tamara.rasmussen@lendlease.com) or 0419 436 577.

Yours sincerely,

A handwritten signature in black ink, consisting of a stylized 'T' and 'R' followed by a long horizontal line.

Tamara Rasmussen  
Regional Development Manager  
**Lendlease Communities**