

8.2.2018.

## **Re Wilton North Draft Precinct Plan.**

This submission relates to Tourism in the Wilton area and the Shire of Wollondilly.

We believe the Wilton North housing development presents many opportunities to value add to the attractions of the Wollondilly Shire not only for residents but as a drawcard for visitation and request that consideration be given to including:

- Linear walk/s to Nepean River from the existing walking track showing on the draft plan northern boundary. Could include photographic platforms.
- Scenic Skyway Gondola or Zipline across Nepean Gorge – Blue Sky Thinking ( as in Blue Mountains), in recognition and to replace the experience as we are losing Sydney Skydive Ct
- Event space – give consideration to making planned sporting fields multi-use. Wollondilly has great potential for large scale events with open spaces, public transport links but all existing sporting fields are limited to sporting usage only ( eg irrigation systems, turf) therefore are deemed not suitable for music concerts, car shows, amusement rides, equestrian events, cycling events etc. A small amphitheatre for outdoor concerts staging area would be not only good for residents but the entire shire. Acknowledging large events may incur noise issues it should be noted that these large scale events are not every week & audio systems can be directed across the gorge not towards the homes.
- Wollondilly does not have a Civic Centre – could the proposed Community Centre be a large venue to formally seat 500 guests ? Will there be a commercial kitchen, tables, chairs, audio equipment etc ? The area is ideal to target the Conference & Events sector being only 1 hour from Sydney and ½ hour from Illawarra and Southern Highlands but we do not have a meeting space large enough to draw high level business events. Accommodation is also limited in the area but Wilton is perfectly situated to fill beds in Campbelltown, Camden, Wollongong and Bowral/Mittagong.
- I note on the draft plan there is a lovely green space surrounding the housing estate. Is there scope for Community Gardens for the residents & community groups ? Further to this surplus produce can go towards establishment of Farmers Markets ( especially if the Community Centre is large enough to hold markets indoors and not be vulnerable to rain and super heat. The development will be utilising recycled water so Community Gardens and avenues of Food Trees would showcase Wollondilly as still being “Rural Living” and supportive of our agricultural roots.
- Wollondilly Shire Council is keen to target both Nature Based visitation and the fast growing Recreational Vehicle (RV) sector inc Grey Nomads. Can the Service Centre include a short stay RV park up zone, Nomads are currently risking being booked by rangers as the area has no legal pull up bays along the Hume. Road side Rest Areas are not ideal places for overnight stays and do not encourage this sector to “Linger Longer”. Kea provides free Dump Points if Councils and developers allocate land where they can be plumbed into the mains sewer. These are often sited near existing public toilet facilities and car parks. Caravan, Camping & Motorhome Assoc ( CMCA) are quoted as saying each RV spends a minimum \$100 a day in towns who provide limited free camps ( usually 72 hrs max) being for fuel, supermarkets, attractions, hotels, cafes &

restaurants. Is there scope for Wilton North to include a Park Up Zone without upsetting the residents?

- The Wilton Disconnect :  
Old Wilton and New Wilton are not meshing since Bingara Gorge has been populated. Is there an opportunity to repair this relationship with older/existing neighbours ? Streetscape improvements, signage, inclusion of use of any community facilities should be open to all residents of Wilton, indeed of Wollondilly. Bradcorp is the guru of building Community Partnerships and has demonstrated its capability over 20 years delivering high quality prestige estates including the Cascades, Nangarin, Stonequarry & now New Wilton North. The Bradcorp Community Partnership Fund has assisted many groups to form and flourish and many projects to move forward successfully. Bradcorp has been an integral part of our community both in presence and financially and we are lucky to have this company looking after Wollondilly (many would not put the effort in as Bradcorp has )
- Heritage: I was pleased to read in the Draft Precinct Plan that Heritage Preservation is a key focus for this development inc Indigenous. A project that would benefit both old Wilton and new is the St Lukes Cemetery on Argyle St. Graves are in a bad state of repair and with the rise of "Tombstone Tourism" a restoration in partnership with the Picton Wilton Anglican Parish, the community & Bradcorp a real Tourism Visitation Point could be created. The little Anglican Church dates back to late 1800's and with the new Wollondilly Anglican College & church it would be a shame to see this heritage asset fall even further into disrepair. The project would aid Public Relations and assist to heal the rift between Old & New Wilton.
- The residents of Wollondilly are asking Council to start putting in Exercise Playground to promote healthy lifestyle. This equipment alongside children's playgrounds fit well in residential estates targeting the first homebuyers and family sector. The mobility/inclusive playground equipment is also important, these All Ability Playgrounds are a good drawcard for visitors and are an asset to the housing estates. The closest will be in Warragamba.  
Could Wilton North assist the Councils efforts?

I would be pleased if our ideas could be considered.

Kind Regards

Lyn Davey

**President**

For & on behalf of the

**Wollondilly Tourism Association Inc**

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