



16 January 2018

Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

## **SUBMISSION TO THE DRAFT WILTON NORTH PRECINCT PLAN**

We refer to the exhibition of the draft Wilton North Precinct Plan and rezoning proposal. Lendlease Communities is the developer of the Bingara Gorge community, which is central to the Wilton Priority Growth Area. Bingara Gorge is an established community that is already home to over 500 households, with development continuing in accordance with an approved masterplan. 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. As you are aware, the planning framework for Bingara Gorge differs to the rest of the Wilton Priority Growth Area as the land has already been rezoned for urban development and infrastructure commitments have been agreed and secured through planning agreements prior to establishment of the Wilton Priority Growth Area.

The attached letter from Ethos Urban outlines issues relating to the draft Wilton North Precinct Plan that are relevant to the Bingara Gorge community and Lendlease Communities.

Specifically, our submission requests ongoing dialogue between Lendlease Communities and the Department to resolve issues relating to:

- ÿ Consistency with planning strategy and local planning directions;
- ÿ The need for a Wilton Growth Centres Development Control Plan;
- ÿ Confirmation of infrastructure funding arrangements;
- ÿ The proposed new Hume Highway interchange and related access arrangements, which will impact on Bingara Gorge residents;
- ÿ The proposed Urban Development Zoning; and
- ÿ The ongoing investigations for a wastewater and sewage treatment plant.

In addition please find attached a letter from Cardno outlining technical findings and concerns of the proposed transport strategy. Lendlease have concerns regarding the sole reliance on the use of Fairways Drive, Bingara Gorge as the means of Wilton North accessing Picton Road and the impact that this will have on Bingara Gorge amenity and to Bingara Gorge residents. In addition, Lendlease have concern over the impact on the land required for the proposed off ramp and the timing of these works.



We would welcome the opportunity to meet the Department to discuss the relationship between the Bingara Gorge development and planning for the broader Wilton Priority Growth Area. Should you have any queries about this matter, please do not hesitate to contact Robert Curlewis, on [robert.curlewis@lendlease.com](mailto:robert.curlewis@lendlease.com) or 0409 939 311.

Yours sincerely,  
**Lendlease Communities**

A handwritten signature in blue ink, appearing to read "Tamara Rasmussen", with a long horizontal line extending to the right.

**Tamara Rasmussen**  
**Regional Development Manager**