

28 February 2018

Director, Hunter Region
PO Box 1226
NEWCASTLE NSW 2300

Winten (No. 21) Pty Ltd
Level 10, 61 Lavender Street
Milsons Point NSW 2061
PO Box 55
Camberay NSW 2062
T +61 2 9929 5000
F +61 2 9929 5001
www.winten.com.au

ABN 94 096 449 393

ATTENTION: Monica Gibson

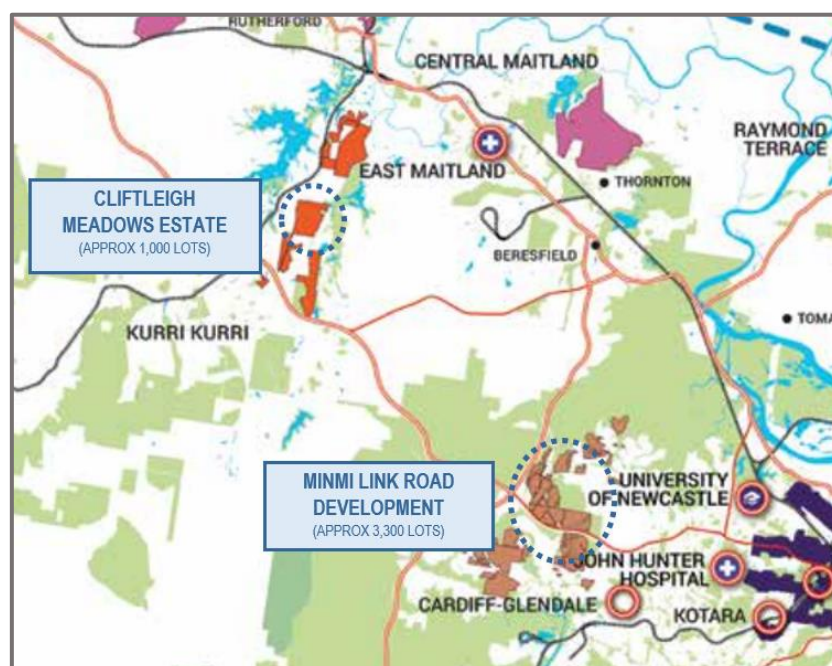
Dear Monica,

RE: SUBMISSION TO DRAFT GREATER NEWCASTLE METROPOLITAN PLAN

We refer to the draft Greater Newcastle Metropolitan Plan (GNMP) currently on exhibition until 28 February 2018.

Founded in 1972 by Garry Rothwell, the Winten Property Group (**Winten**) is now one of Australia's premier property development companies. A large part of our development activity is focused on the creation of new communities through the delivery of greenfield land estates.

With two significant development sites located within the Newcastle / Lake Macquarie and Maitland / Kurri Kurri Release Areas, Winten has a strong interest in the NSW Government's plan for the Greater Newcastle Metropolitan Area. These sites are identified as the Minmi Link Road Development (approx. 3,300 lots) and Cliftleigh Meadows Estate (approx. 1,000 lots). Both sites are identified as **Priority Housing Release Areas** under the draft Plan, which is strongly supported by Winten.



Whilst the principles discussed in our submission relate broadly to both developments, we note that Cliftleigh is largely progressed. In this regard, our submission is predominately written in the context of the Minmi Link Road Development.

One of the key outcomes of the draft GNMP is the delivery of housing and housing diversity, with a priority to unlock supply in Priority Housing Release Areas.

The costs associated with the provision of enabling regional lead-in infrastructure is a significant blockage to development in the Hunter.

This issue is particularly relevant to the Minmi Link Road site, where conditions imposed by the RMS require Winten to deliver a major regional intersection before it can release 2,900 of the 3,300 lots associated within the Minmi Link Road development. This requirement has literally sterilised the delivery of approximately 2,900 lots (within the Minmi Link Road site alone) until this significant regional road upgrade has occurred. The current draft Hunter SIC provides a cost estimate for this intersection in order of \$46 million. It is noted that these road upgrades were identified in the draft Lower Hunter Special Infrastructure Contribution released in 2011, and have again been included in the more recent draft Hunter Region Special Infrastructure Contributions *Proposed Approach for consultation* paper released in 2017.

We note that the Minmi Link Road Development site has been in the planning process for over a decade and has now reached the stage where development could proceed to produce lots to the market. However, despite being identified as far back as 2011, there is currently no plan by the RMS to proceed with the regional road upgrades.

The Draft GNMP provides dwelling projections for each of the Local Government Areas (LGAs). In relation to the dwelling projections for the Newcastle and Lake Macquarie LGAs, a combined total of 7,300 dwellings is required for Greenfield areas. Our Minmi Link Road site represents almost 45% of the dwellings required in Newcastle and Lake Macquarie Greenfield areas.

The Draft GNMP identifies the need for the Department to coordinate the delivery of State infrastructure to support development in Priority Housing Release Areas. Further, in relation to the SIC, the plan outlines that:

Hunter Special Infrastructure Contribution (SIC) will help fund the regional infrastructure that supports different communities across Greater Newcastle and the wider Hunter. Infrastructure funded by the Hunter SIC will help support the development of priority housing release areas.

Winten strongly agrees that there is a need for coordination from the NSW Government to deliver State infrastructure to support development, particularly in those areas nominated by the DPE as Priority Housing Release Areas. Winten also agrees that the Hunter SIC will help fund infrastructure required to support, and unlock, development of these priority areas.

However, Winten is concerned that there is currently no mechanism or framework that ensures the successful coordination across all relevant NSW Government departments and agencies, to ensure the deliverables of the draft GNMP, Hunter Regional Plan and Hunter SIC are realised. It is not practical or achievable to impose significant regional infrastructure on any one developer. A clear plan on the total funding, timing and delivery of SIC items is essential. This is imperative to ensure the NSW Government and industry can deliver on the objectives and targets of the draft GNMP, and as well as the overarching Hunter Regional Plan.

Winten appreciates the opportunity to provide feedback on the draft GNMP. We strongly agree there is a need to unlock Priority Housing Release Areas. The resolution of infrastructure blockages and prioritisation of infrastructure funded by the Hunter SIC will contribute significantly to achieving the goals and targets set through the draft GNMP.

Should you wish to discuss our submission in further detail, please do not hesitate to contact the undersigned.

Yours faithfully

WINTEN PROPERTY GROUP

Jon Spencer
Development Manager
jspencer@winten.com.au