

28 February 2018

Executive Director
Infrastructure & Delivery
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

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

ABN 94 096 449 393

ATTENTION: MARTIN REASON

Dear Martin,

**RE: SUBMISSION TO DRAFT HUNTER REGION SPECIAL INFRASTRUCTURE CONTRIBUTION
– PROPOSED APPROACH FOR CONSULTATION**

We refer to the *Draft Hunter Region Special Infrastructure – Proposed Approach for Consultation* (Draft Hunter SIC), 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.

Winten holds two significant residential development sites within the Lower Hunter Service Catchment Area, being the Minmi Link Road Development Site and Cliffeigh Meadows Estate. In this regard, Winten has a strong interest in the NSW Government's plans for the Hunter including the delivery of State public infrastructure to support housing and growth within the region.

The construction of the Cliffeigh Meadows Estate is significantly progressed under existing consents, with infrastructure contributions already dealt with. A Voluntary Planning Agreement (VPA) has been negotiated between Winten and NSW Department of Planning & Environment (DPE) for the Minmi Link Road Development, and is in the process of being finalised. Noting the time and expense associated with negotiating individual VPAs, Winten supports the DPE's intention to improve the current approach to the application of a special infrastructure contribution in the Hunter.

Notwithstanding, it is essential that the application of a SIC supports the provision of the enabling infrastructure necessary to meet the aims and objectives of the Hunter Regional Plan and the draft Greater Newcastle Metropolitan Plan (GNMP), once finalised. Most significantly, the supply of housing in the Hunter region. Unfortunately, there is currently a lag in the provision of infrastructure resulting in blockages to housing supply in the Hunter.

We also believe there should be a clear plan for the timing and delivery of the infrastructure items identified in the SIC. The draft Greater Newcastle Metropolitan Plan outlines that the *“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.”*

The cooperation or coordination of other relevant State agencies is essential to ensure NSW Government objectives for increasing the supply of housing and jobs are shared across the board. This needs to be embedded into statutory plans, otherwise there is no mechanism to ensure that this infrastructure is actually delivered.

Further, the NSW Government must consider funding of enabling infrastructure upfront, with cost recovery through the SIC. That is, the construction of essential infrastructure should not be delayed while the DPE wait for State infrastructure contributions to be collected as this will only lead to further infrastructure blockages.

CURRENT EXAMPLE – NEWCASTLE LINK ROAD / MINMI ROAD INTERSECTION UPGRADE

After a decade in the planning process and having recently receiving two development consents through the Land & Environment Court in December 2017, Winten is eager to progress development of the Minmi Link Road Site. At present, there is approximately 900 lots DA approved, with the overall site expected to yield approximately 3,300 residential lots.

The site will provide a significant contribution to housing in the Hunter, being nominated as a Priority Release Housing Area under the Draft GNMP, and having the potential to deliver in the vicinity of 5% of the additional homes required in the region over the next 20 years, as per the Hunter Regional Plan.

Unfortunately, the delivery of approximately 2,900 of these lots is sterilised until the Newcastle Link Road / Minmi Road intersection is upgraded. This includes 600 of the 900 DA approved lots, discussed above. This is based on a condition imposed by the RMS requiring Winten to upgrade the existing roundabout to a signalised intersection prior to the release of any further lots within the Minmi Link Road Development.

This regional intersection already has an unsatisfactory level of service, experiencing lengthy queues in peak times and recent modelling indicates that it will fail by 2020 based on the impact of background traffic alone, regardless of any new development in the area. Further, there a number of other proposed developments within the catchment that will contribute traffic to this intersection. In this regard, it is clear that the intersection is of regional significance and Winten supports its inclusion in the Draft Hunter SIC.

Winten acknowledges and accepts that State public infrastructure, such as regional road upgrades, should be partially funded by developers within the area, hence our support of the draft SIC. However, noting developer contributions only form partial funding, other sources of funding are required from the NSW Government to ensure delivery of this intersection.

Winten is concerned that there is no clear plan on how, when or by whom the intersection upgrade is to be delivered.

As discussed previously, to avoid further blockages to housing supply, it is our view that funding should be provided upfront to the relevant agency to support the delivery of enabling infrastructure identified through the SIC. In this instance, we would suggest NSW government funding be provided to the RMS to undertake the regional road upgrades and unlock key residential land, with cost recovery through SIC payments as they are collected.

As a premier property development company with a focus on the creation of new communities through the delivery of greenfield land estates, Winten see the supply of residential lots / dwellings as key to addressing housing affordability in the Hunter. However, the delivery of housing is subject to the provision of enabling regional infrastructure. Winten supports the NSW Government's intention to improve the current approach to the application of infrastructure contributions in the Hunter, but believe this can only be successful if it is accompanied by a clear plan for the timing and delivery of infrastructure items, together with a mechanism to ensure the relevant State agencies deliver those infrastructure items nominated by the Hunter SIC.

Should you wish to discuss this application in further detail, please do not hesitate to contact the undersigned. We look forward to hearing from you.

Yours faithfully

WINTEN PROPERTY GROUP

Jon Spencer
Development Manager
jspencer@winten.com.au