

# Wilton North @ Wilton New Town

Live, Work, Play & Learn

## Overview

Wilton North will be an aspirational self-contained garden city, delivering new homes in a recreation-rich setting with employment close to home.

Bradcorp's transformation of the 870-hectare site will include an entertainment and recreational activity hub centred around a multi-function lake, which will enhance the development's beautiful natural setting located below the Razorback Range. There will be around 390 hectares of continuous connecting green canopy surrounding the development, incorporating existing trees into a fauna corridor, streets and open space areas. This includes conservation of 352 hectares of native bushland.

In addition to affordable housing for first home buyers and young families, there will be 5,500 local jobs, a world-leading wastewater treatment system and a more than \$500 million investment with other land owners in local infrastructure

including roads, public transport, schools, playing fields and cycle paths. In its offer to Government, the Bradcorp component of contributions to State infrastructure delivers over 70 per cent of its infrastructure requirement at only 23 per cent of the project's development.

This is a 'shovel-ready' project in an area identified by the NSW Government for new homes and jobs – a unique opportunity for all levels of government and the private sector to raise the bar and deliver a world-leading community for South West Sydney.

✓	Smart garden city, New Town	✓	An 11 hectare lake with world-leading wastewater treatment
✓	Future-proofed community	✓	Active transport infrastructure and sporting fields
✓	Integrated and affordable housing with employment close to home	✓	Innovative collaboration with university, energy and water partnerships
✓	5,500 local jobs and \$3.5 billion investment	✓	Top-tier planning, design and connectivity principles
✓	New schools and health facilities, including early delivery of a private K-12 school	✓	Shovel-ready
✓	Continuous green canopy of around 390 hectares, incorporating 352 hectares of conserved bushland	✓	Within State Government identified priority growth area
✓	With other land owners, over \$500m of State and local infrastructure including local roads, public transport and schools	✓	Consistent with Directions for Greater Sydney

# Bradcorp

With a presence in South-West Sydney for more than 20 years, multi-award-winning company Bradcorp is a leading force in the development of high amenity residential communities that optimise liveability and sustainability.

Bradcorp's project portfolio has consistently demonstrated how innovative and thoughtful planning can deliver outcomes that are economically, socially and environmentally responsible.

Bradcorp actively partners with local communities and is committed to intensive consultation in a way that enhances local pride and encourages community ownership,

preserving character and the natural environment for current and future generations.

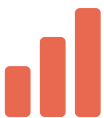
Bradcorp has a long and proud history working closely with the Wilton community and all levels of Government to progress its plans for Wilton North.

## Wilton North – Key features



### Increasing housing supply and delivering on affordability

- » New dwellings, including terrace houses, to assist in meeting Sydney's demand for housing supply and affordability.
- » Diverse range of housing types and living experiences suited to a variety of families and households.
- » Opportunities for first homebuyers, young families and retirees.
- » Resolution of threshold co-existence with mining issue, through commercial arrangement with South32.



### Creating jobs and economic growth

- » 5,500 new local jobs with a special focus on 'knowledge & professional services' and 'health & education' sectors.
- » A new strategic location for jobs growth between Sydney, Canberra and Port Kembla.
- » A \$3.5 billion investment in South West Sydney over 10-15 years.
- » Attractive opportunities for SMEs and 'gazelles'.
- » Retail, tourism and recreation hubs.
- » Government-led economic development working group to drive jobs and local economic development.



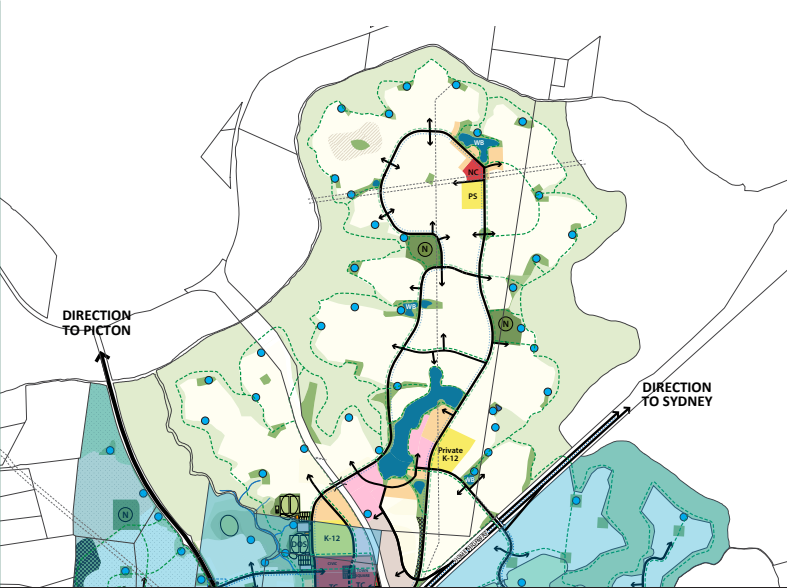
### Integrating transport and land use

- » Major proponent funded State infrastructure to make Wilton North accessible to the regional road network.
- » Over \$500 million contribution with other landowners to fund essential infrastructure.
- » Protection of the freight and rail corridors.
- » Modern planning principles supporting connectivity between home, work and play.
- » Two activity nodes providing communal meeting places for work, recreation and human interaction.
- » Strong connections with major centres and infrastructure nodes in Western Sydney, including the future Western Sydney Airport, Sydney's Priority Growth Areas, future M9 Orbital and Western Sydney Employment Area.
- » Connection to all motorways and major metropolitan roads throughout Sydney and to Wollongong and Port Kembla.



### Working closely with the community

- » More than 20-year presence in South West Sydney.
- » Community Reference Group and Bradcorp's Community Partnership Fund.
- » Economic Development Group.
- » Deep consultation over Hume Motorway off ramps.
- » Bingara Gorge – Design Concept of the Year at the HIA/Boral GreenSmart Awards.
- » Nangarin Estate – HIA Housing Estate of the Year.
- » The Cascades – the UDIA Award for Excellence for Environmental Planning and the Stormwater Industry Association Award for Environmental Excellence.



### **Delivering world class sustainable and environmentally-friendly outcomes**

- » Preserving a substantial amount of isolated tree patches, paddocks and windrows through design principles.
- » There will be around 390 hectares of continuous connecting green canopy surrounding the development, incorporating existing trees into a fauna corridor, streets and open space areas. This includes conservation of 352 hectares of native bushland.
- » 11-hectare man-made lake which forms part of an integrated wastewater treatment cycle – in design stage with Sydney Water.
- » Partnering leading energy provider for smart city approach with renewable energy, cheaper electricity bills and reduced reliance on the grid.
- » Eight walkable neighbourhoods with extensive cycle paths.
- » Green grid of local parks, active sports fields and boulevards that link to the surrounding native bushland, encompassing over 47 hectares of open space.
- » A blue grid of man-made and natural water features that connect to the Nepean River.
- » Based on 21st century evolution of the 'Garden City' concept of Sir Ebenezer Howard.
- » Location environment distinguished from other 'cookie cutter' developments.
- » Urban design to further protect and enhance existing trees and where appropriate replant existing native species.



### **Investing in local health and education facilities and partnerships**

- » New schools and educational facilities to support local learning and employment.
- » Private K-12 school site committed with first stage of development.
- » Provision for a Public K-12 site when the population warrants it.
- » Developing long-term Western Sydney University health partnership.
- » Child care facilities.



### **Providing modern community and recreation facilities**

- » Lakeside activity hub with cafés, health facilities, restaurants, 'smart' workplaces, shops, recreation and entertainment uses.
- » 22km of walking and cycle paths.
- » Two playing fields as part of the district sports facility.
- » Six local playing fields.
- » Using topography and natural features to establish character and make memorable places.
- » Indigenous cultural items of value to be protected in preservation lands.



### **Building transport infrastructure upfront**

- » Off and on ramps to the Hume Motorway.
- » Direct access off-ramp to connect Hume Motorway to Wilton North and duplication of the bridge.
- » Bus interchange.
- » A road network that provides for efficient bus operation and bus access to Picton, Campbelltown and Wollongong with regular peak services commencing early and increasing to every 15 to 20 minutes as the population grows.
- » \$8 million to subsidise local bus services or innovative 'on demand' buses.

## Alignment with State Government's vision for Greater Sydney

✓	Greater Sydney Commission Directions	✓	A plan for growing Sydney
✓	Greater Sydney Commission draft district plans	✓	Wilton Priority Growth Area
✓	Long Term Transport Master Plan	✓	Jobs for NSW Jobs for the Future report
✓	A fair go for first home buyers – Housing Affordability Plan 2017	✓	NSW Healthy Eating and Active Living Strategy

### What they said

**Peter Brennan, AM, Bradcorp CEO, 2017**

The creation of a new town at Wilton North will address issues of affordability and a diversity in housing supply that takes some of the pressure off Sydney and gives people hope for a future where they desire to live, work and raise families in a supportive and sustainable environment.

Wilton North has over many years progressed with the consistent support of the wider community, Wollondilly Shire Council, state and federal governments and other stakeholders and we are committed to continuing to work closely with everyone to deliver for South West Sydney not just the best housing development in Australia, but something that is the envy of people right around the world.

**Rob Stokes, former NSW Minister for Planning, on declaring the Wilton Priority Growth Area in 2016**

We are determined to boost supply by releasing new land for homes and making people's lives easier by creating opportunities for jobs close to these homes and that's what we're doing here in the Wollondilly... district.

**Luke Johnson, Wollondilly Council General Manager, on the declaration of the Wilton New Town Priority Growth Area in 2016**

This is an outstanding opportunity for Wollondilly to establish a flourishing community for current and future generations.

**Angus Taylor, Hume Federal MP, on Wilton land release 2015**

This new development will allow residents to live closer to their work with an easy commute into Sydney and will retain hundreds of hectares of natural bushland. With the growth and jobs boom that will come with the Badgerys Creek airport, the north of Hume will be a development hub for decades to come.

**Jai Rowell, Wollondilly State MP, on Wilton land release 2015**

I am delighted the NSW Government has a vision for our region, which will improve community facilities while protecting the unmistakable character of our community.

