



Planning,  
Industry &  
Environment

WILTON GROWTH AREA

# Wilton Town Centre Precinct

---

Exhibition discussion paper

November 2020



Published by the NSW Department of Planning, Industry and Environment

[dpie.nsw.gov.au](http://dpie.nsw.gov.au)

Title: Wilton Town Centre Precinct

Subtitle: Exhibition discussion paper

First published: November 2020

The Department of Planning, Industry and Environment acknowledges the traditional custodians of the land and pays respect to Elders past, present and future.

We recognise Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to place and their rich contribution to society.

Aboriginal people take a holistic view of land, water and culture and see them as one, not in isolation to each other.

Planning for Wilton is based on the premise upheld by Aboriginal people that if we care for Country, it will care for us.

---

© State of New South Wales through the Department of Planning, Industry and Environment 2020. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Industry and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (November 2020) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

# Contents

<b>Executive summary .....</b>	<b>3</b>
<b>1 Precinct context.....</b>	<b>5</b>
1.1 Precinct location .....	5
1.2 Precinct components .....	7
1.3 Existing conditions.....	8
1.4 Wilton Growth Area .....	8
1.5 Rezoning of Lot 200 DP1195273 within the South East Wilton precinct .....	12
1.6 Requirement for future amendments to the North Wilton Precinct .....	13
<b>2 Planning approach .....</b>	<b>13</b>
2.1 Precinct vision .....	13
<b>3 Key issues .....</b>	<b>14</b>
3.1 Housing .....	14
3.2 Traffic and transport infrastructure .....	14
3.3 Biodiversity and riparian corridors .....	14
3.4 Water provision and quality .....	15
3.5 Contaminated land .....	15
3.6 Bushfire protection and mitigation .....	16
3.7 Employment.....	16
3.8 Community uses and open space .....	16
3.9 Utilities and servicing.....	17
3.10 Aboriginal and non-Aboriginal heritage .....	17
3.11 Mining .....	18
3.12 Infrastructure funding.....	18
3.13 Preliminary investigation of fast rail routes between Sydney and Canberra.....	21
<b>4 Additions to the Wilton Growth Area DCP .....</b>	<b>22</b>
4.1 Additional draft parts to the Wilton Growth Area DCP.....	22
<b>5 Draft planning framework .....</b>	<b>22</b>
5.1 Proposed amendment overview .....	22
5.2 Objectives and intended outcomes .....	22
5.3 Proposed amendments to the Growth Centres SEPP .....	22
<b>Appendix A - Draft Growth Centres SEPP amendment maps .....</b>	<b>25</b>

# Figures

Figure 1. Wilton Growth Area - precinct context map .....	5
Figure 2. Draft Wilton Town Centre Precinct Structure Plan.....	6
Figure 3. Components of the Wilton Town Centre Precinct.....	7
Figure 4. Wilton Growth Area structure plan.....	9
Figure 5. Wilton Growth Area - the status of precincts .....	10
Figure 6. Wilton Growth Area - current planning context .....	11
Figure 7. Lot 200 DP1195273 context map .....	12
Figure 8. Artist's impression of Wilton Town Centre .....	13
Figure 9. Bushfire assessment guidelines .....	16
Figure 10. Proposed infrastructure items for the Precinct.....	19

## Executive summary

This exhibition discussion paper outlines the proposed amendments to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to rezone the Wilton Town Centre Precinct (the Precinct) for primarily residential and commercial purposes. The Precinct is located within the Wilton Growth Area (Growth Area). *Wilton 2040: A Plan for the Wilton Growth Area (Wilton 2040)* has guided the development of the Precinct.

*Wilton 2040* is a comprehensive strategic planning document that has evolved from the draft Wilton Interim Land Use and Infrastructure Implementation Plan exhibited in 2017. *Wilton 2040* provides an overarching strategic framework, precinct planning principles for staged development and provision of infrastructure in the Wilton Growth Area. This infrastructure will establish a community of approximately 15,000 homes, open space, schools, employment areas and a range of retail and commercial services. The document also sets out the vision and plan for the Wilton Growth Area to provide new homes for Sydney's growing population. The planning of all the Wilton Growth Area precincts will be consistent with *Wilton 2040* and its precinct planning principles.

*Wilton 2040* identifies the intended planning outcomes of:

- **Place**
  - a connected community
  - a liveable new place
- **Landscape**
  - a place that respects its green surroundings
  - a protected and enhanced environment
- **Land use**
  - an employment hub for logistics
  - a diverse place with a variety of housing types
- **Movement**
  - an accessible place
  - a walkable place
- **Built form**
  - a sustainably designed place.

The aims of this planning approach are to:

- **support** the early delivery of a mix of land uses to gain a foothold in the market and momentum to reach maturity
- **provide** flexible land use to enable the town centre to evolve in line with the growing population and long-term strategic vision
- **deliver** the infrastructure necessary to unlock the town centre's establishment and growth
- **design** high-quality public areas based around open spaces and streets that are comfortable for walking. A plaza, town centre park or town square will be the focal point for people to interact and will include a variety of formal and informal seating, landscape treatments and weather protection
- **provide** co-location of public open space with new educational facilities
- **provide** crossings over Picton Road and Hume Motorway to facilitate safe, convenient and direct access to the town centre from across the Growth Area
- **provide** end-of-trip facilities alongside vehicle parking in commercial areas to encourage walking and cycling

- **provide** underground or sleeve parking areas and large-format retail with speciality retail stores that create a more active street front
- **apply** appropriate land use interfaces and design considerations.

The vision for the Precinct is to create a new community that will become the residential, commercial and entertainment core of the Growth Area and will be the largest town centre in the Wollondilly Shire. Precinct development will include a major town centre that provides a variety of employment and retail opportunities, new educational facilities, a network of local open space, new roads and social infrastructure.

Most of the Precinct is proposed to be zoned Urban Development (UDZ) under the Growth Centres SEPP, with environmentally sensitive areas to be zoned E2 Environmental Conservation and State and Regional Infrastructure to be zoned SP2.

### **Exhibition material**

The exhibition draft planning package includes:

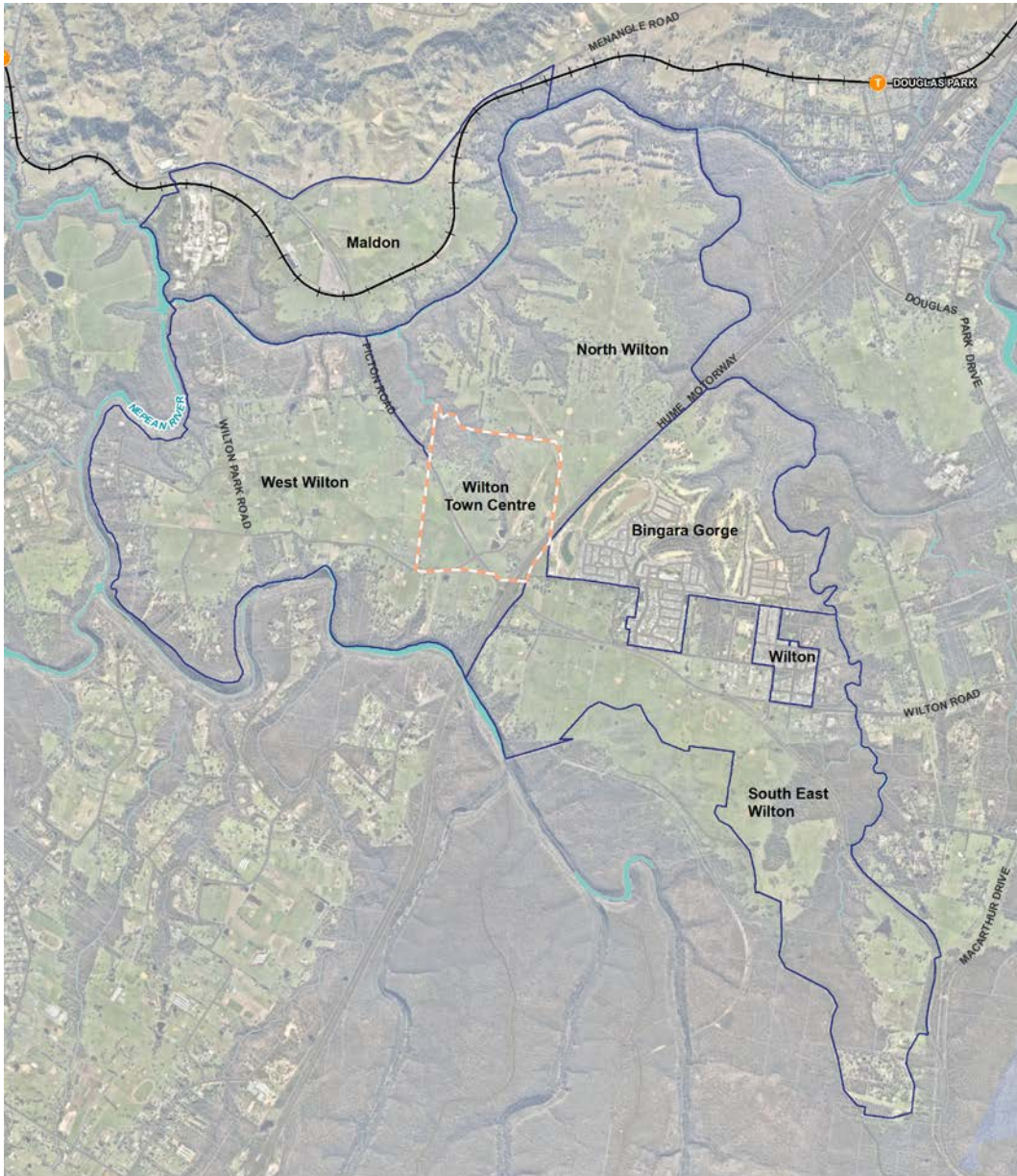
- a discussion paper (for the purposes of an Explanation of Intended Effect)
- draft Precinct Structure Plan (PSP), which illustrates the strategic vision for this Precinct
- draft Growth Centres SEPP maps to support rezoning (Appendix A)
- technical studies
- additional draft parts to the draft Wilton Growth Area Development Control Plan 2019 (DCP) focusing on:
  - draft Part 6 Employment
  - draft Part 7 Wilton Town Centre
  - draft Schedule 3 Wilton Town Centre Precinct.

This exhibition draft planning package should be read in conjunction with *Wilton 2040*, which outlines the planning outcomes for the Precinct in relation to the development of the Growth Area.

# 1 Precinct context

## 1.1 Precinct location

The Wilton Town Centre Precinct covers 193 hectares in the middle of the Wilton Growth Area (**Figure 1**). The Precinct is located within the Wollondilly Shire local government area. It is west of Bingara Gorge and the existing Wilton village and has access to the Hume Motorway and Picton Road.



**LEGEND**

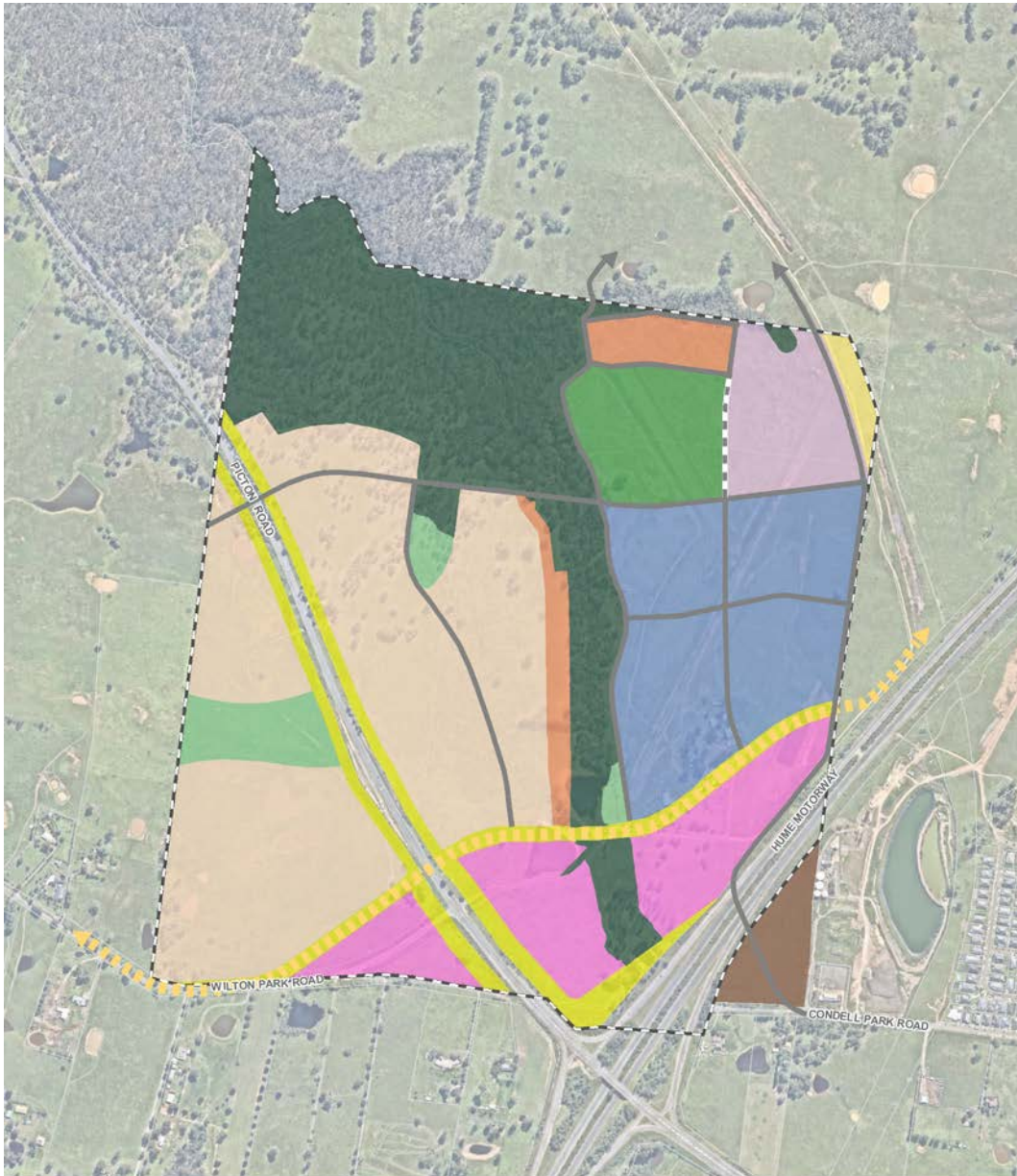
- Wilton Town Centre Precinct
- Precinct Boundary
- Train Station
- Railway
- Road
- Watercourse



**Figure 1. Wilton Growth Area - precinct context map**

**Figure 2** illustrates the draft Precinct Structure Plan, which identifies the indicative land-use layout and key features of the Precinct. The plan proposes to deliver approximately:

- 17 hectares of employment land that could support approximately 4,700 jobs
- 39 hectares of environmental conservation land
- 12 hectares of public recreation land
- 28 hectares of land for infrastructure, including road, rail corridor and drainage.



**LEGEND**

Wilton Town Centre Precinct boundary	Medium density residential	Light industrial
Cadastre	Employment land	Proposed Infrastructure Works SP2
Local road	School	Maldon-Dombarton Freight Rail Corridor
Shareway	Major Town Centre	
Sub Arterial road	Local open space	
Low density residential	Playing fields	
	Environmental conservation	



**Figure 2. Draft Wilton Town Centre Precinct Structure Plan**



## 1.2 Precinct components

The Precinct has been strategically divided into several components to allow for optimal planning and to achieve urban design objectives throughout the development stages. **Figure 3** provides an overview of these precinct components.



**Figure 3. Components of the Wilton Town Centre Precinct**

The Wilton Town Centre also comprises four key areas:

**Town Centre Core** -The Town Centre Core is south of the main east-west collector road, school site and major public open space. This area will contain the main concentration of major retail, civic and cultural functions and is set to become the epicentre of the new regional strategic centre. The Town Centre Core will support a diverse, mixed-use centre, including entertainment, retail support opportunities and commercial businesses together with residential uses above street level. The layout and growth of land uses within the Town Centre Core will ensure that the Wilton Town Centre will maintain its commercial viability and position at the top of the hierarchy of the Growth Area as it develops and matures.

The Town Centre Core includes a range of key public spaces, including the Town Square and Wilton Main Street, together with the fine-grained permeability that a network of pedestrian retail laneways will provide.

**Medium Density Residential Area** - This area is in the north-western corner of the Wilton Town Centre and frames the district open space to the north, and the Byrnes Creek conservation corridor to the west. The area is ideally located to support the centre, with a variety of housing close to the Town Centre Core, quality open space and the School Site.

**Mixed Use Area (South)** -This mixed use area forms the southern end of the Wilton Town Centre and will provide a range of housing, commercial and small-scale retail opportunities. Along with its range of uses, the area will enable a cosmopolitan lifestyle and employment destination where residents can live, work, play and shop within a vibrant and activated centre. This area aims to accommodate long-term change and expansion to cater to the growing centre and to deliver a range of innovative commercial, retail and residential typologies.

**The School Site and Major Public Open Space** - The School Site and the adjoining major public open space occupy the north-eastern sector of the Wilton Town Centre. This location ensures that the school and district-level active open space integrate with the Town Centre Core and connect to local residential communities. The school will use the Major Public Open Space, but the intent is that it will be a public area for the community as a whole to enjoy.

## 1.3 Existing conditions

The Precinct is zoned for rural purposes under the *Wollondilly Local Environmental Plan 2011* (Wollondilly LEP), and is now under consideration for urban development.

The Sydney Skydiving Centre in Picton also operates on part of the land proposed for rezoning but will move outside the Growth Area in the future.

## 1.4 Wilton Growth Area

Geographically, the Wilton Growth Area (**Figure 4**) sits at the junction of the Hume Motorway and Picton Road within the Wollondilly Shire local government area. It consists of five precincts that have significant potential to create thriving new local communities. It will do this by providing new homes, jobs, public transport and a variety of community facilities.

Wilton is predominately a rural environment with a range of agricultural activities. Landholdings range from large parcels to rural residential holdings of two hectares. Wilton village has around 300 homes. Bingara Gorge, a development north of the village, is developing in stages around a golf course, with 1,800 lots.

Wilton will have access to the Western Sydney Airport via the planned Outer Sydney Orbital.

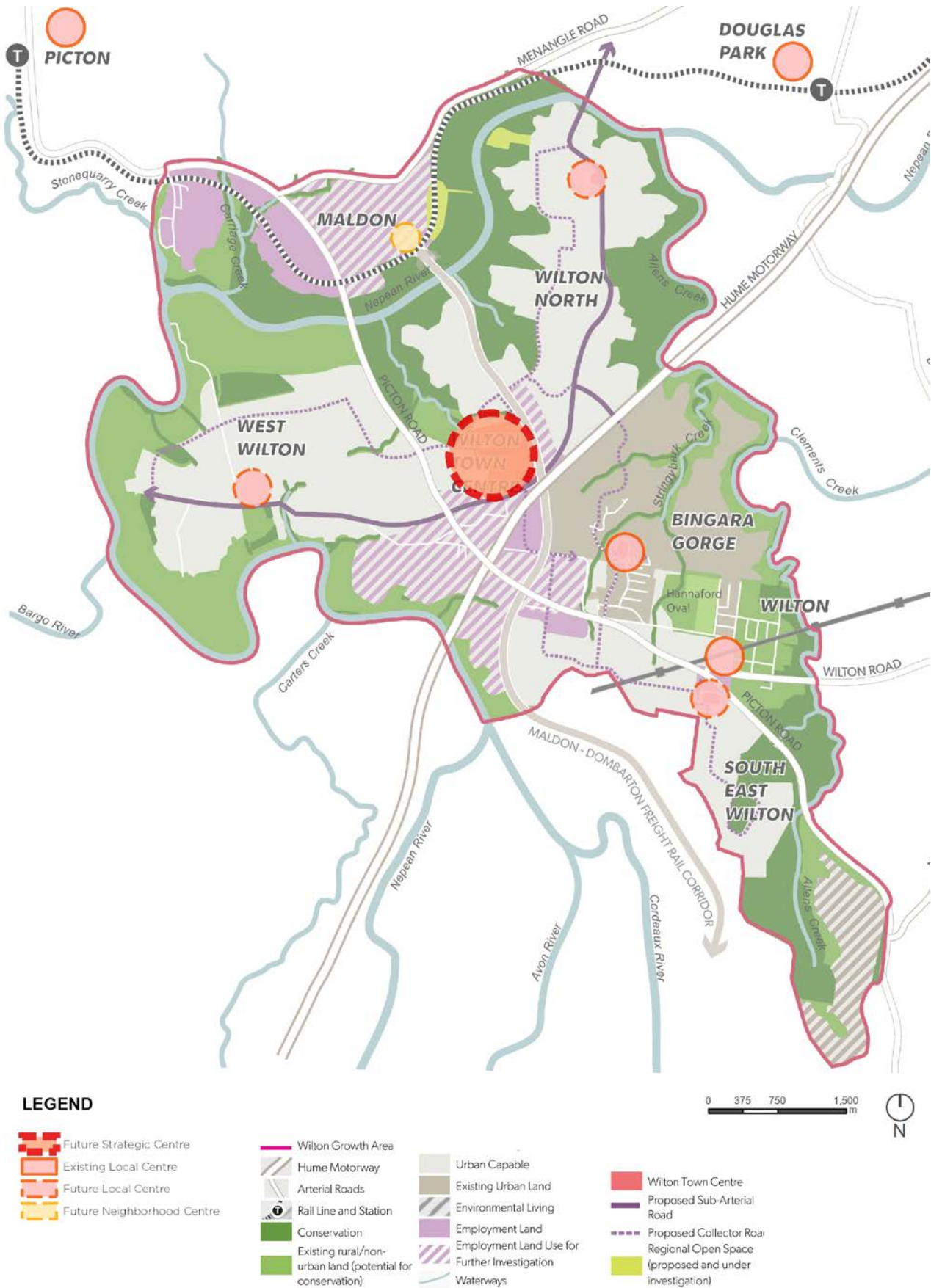
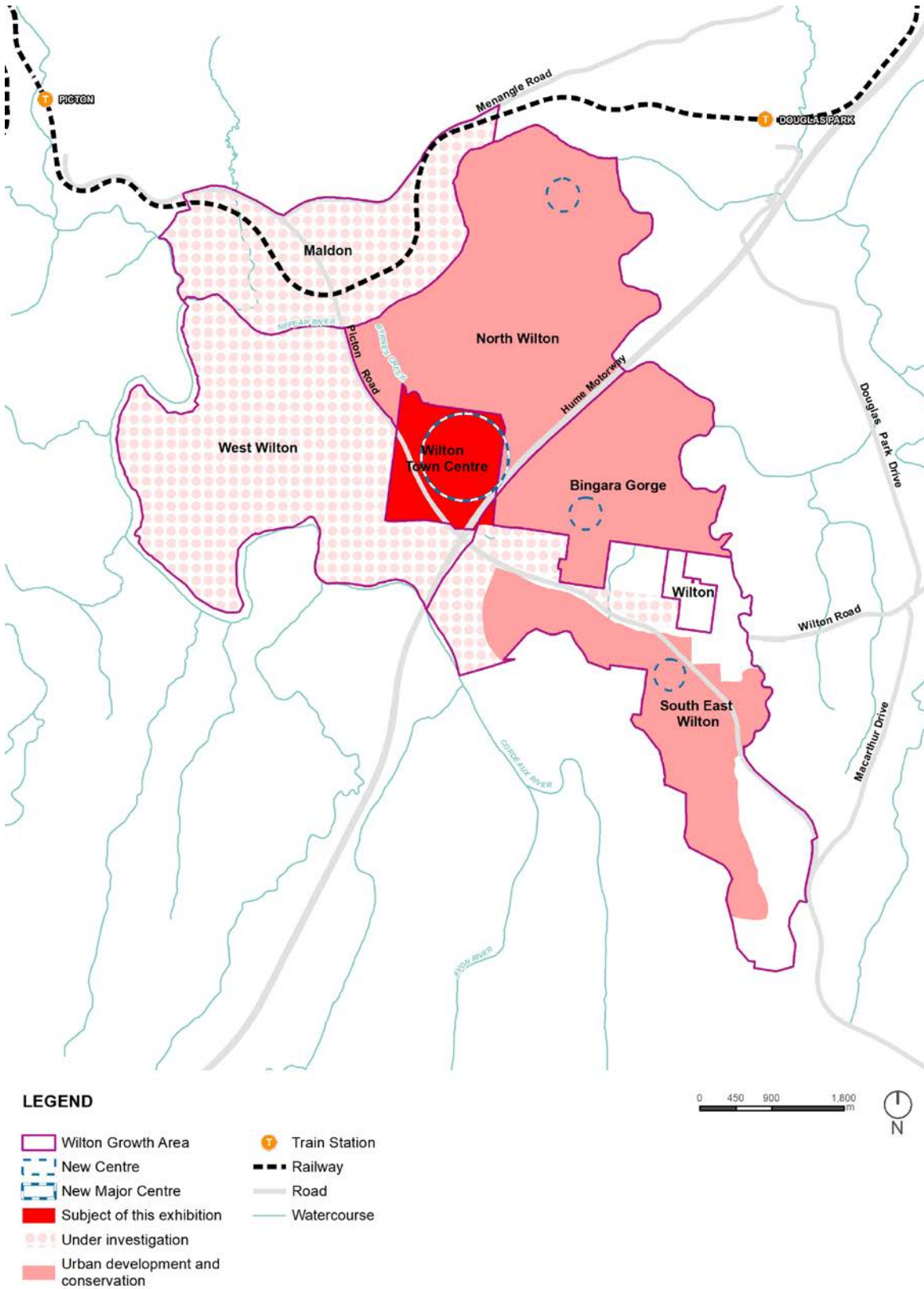


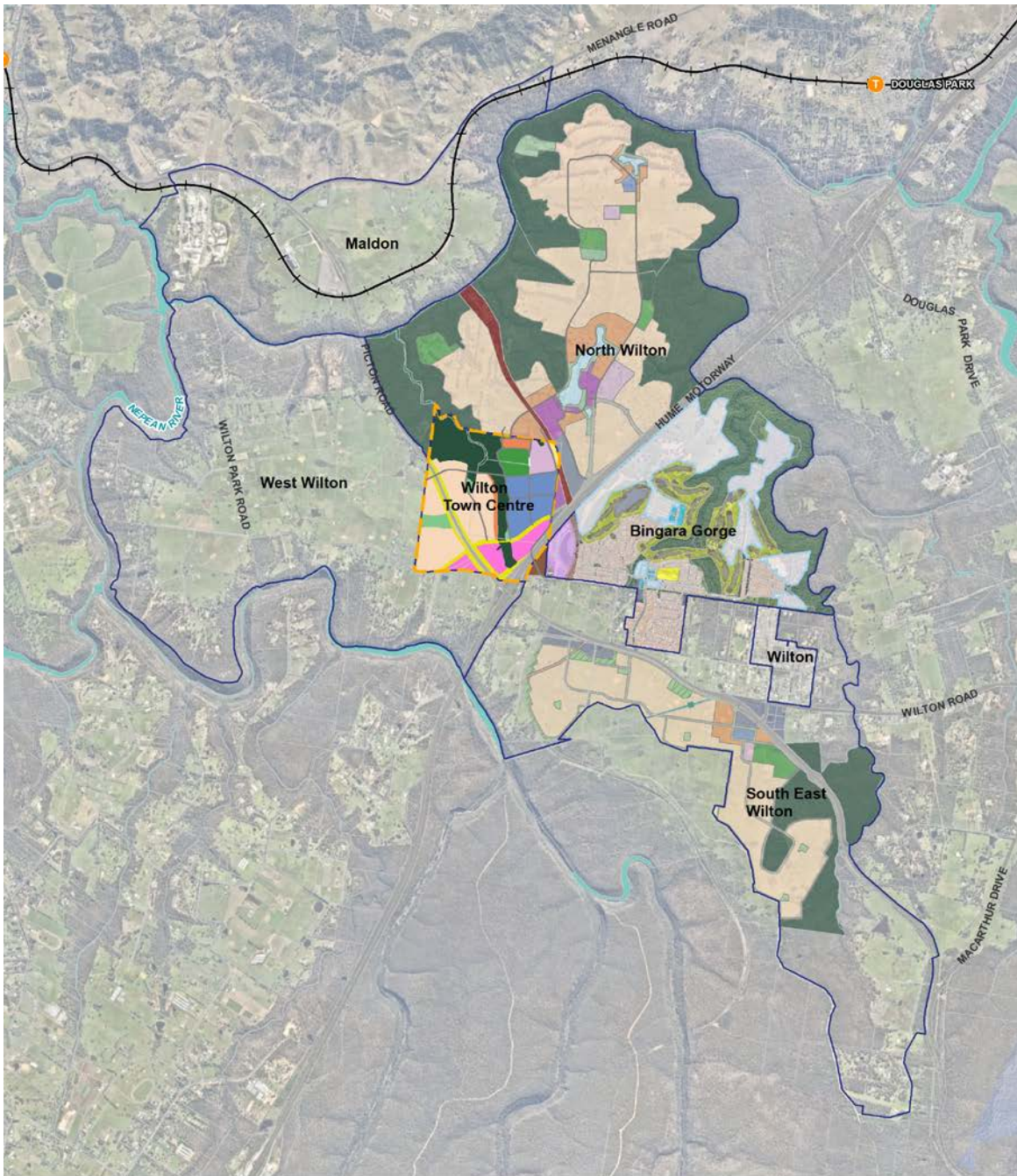
Figure 4. Wilton Growth Area structure plan

**Figure 5** illustrates the current planning status of each of the precincts within the Growth Area. Bingara Gorge, North Wilton and most of South East Wilton have already been rezoned for urban development. Remaining precincts within the Growth Area such as West Wilton, Maldon and the rest of South East Wilton are still under investigation for future planning.



**Figure 5. Wilton Growth Area - the status of precincts**

**Figure 6** illustrates the planning intent for the precincts for ‘Urban development and conservation’ in Figure 5. **Figure 6** also presents the approved precinct structure plans for the rezoned precincts (South East Wilton, North Wilton and Bingara Gorge) and the proposed draft Wilton Town Centre Precinct Structure Plan.



**LEGEND**

- Wilton Town Centre Precinct
- Precinct Boundary
- Bingara Gorge Future Development areas
- T Train Station
- Railway
- Road
- Watercourse



**Figure 6. Wilton Growth Area - current planning context**

## 1.5 Rezoning of Lot 200 DP1195273 within the South East Wilton precinct

Lot 200 DP1195273, an adjoining parcel of land to the Precinct (**Figure 7**) is also under consideration for rezoning as part of this exhibition. The lot, in the South East Wilton Precinct, is under consideration for rezoning as IN2 Light Industrial to facilitate a proposed Hume Motorway overpass and to extend the wastewater-treatment plant in Bingara Gorge. An IN2 zone is proposed to be consistent with the neighbouring lots to the east that are zoned under the Wollondilly LEP. Both these infrastructure items are critical for the early delivery of development in the Growth Area.



**Figure 7. Lot 200 DP1195273 context map**

## 1.6 Requirement for future amendments to the North Wilton Precinct

The proposed rezoning provides for a new sub arterial road connection in the south eastern corner of the Precinct on an alignment running parallel to the Hume Highway road reserve. To achieve this road connection an amendment to the zoning boundaries of the North Wilton Precinct, and the road alignments shown in the North Wilton Precinct Structure Plan will be required.

## 2 Planning approach

### 2.1 Precinct vision

In the heart of the Wilton Growth Area, the Precinct will be a connected urban community where the natural environment and new development will create and reinforce the unique character of the area. Over the next 20 years, the Wilton Town Centre will become the retail, commercial and entertainment core of the Growth Area. It will be the largest strategic centre in the Wollondilly Shire.

Precinct development will include a major town centre providing a variety of employment and retail opportunities, new educational facilities, a network of local open space, new roads and social infrastructure. **Figure 8** provides an artist's impression of what the Wilton Town Centre may look like.



**Figure 8. Artist's impression of Wilton Town Centre**

## 3 Key issues

### 3.1 Housing

*Wilton 2040* identifies that current and planned infrastructure can support as many as 1,600 new homes in the Town Centre Precinct for Wilton's growing community over the next 20 years. Home building will happen in stages to align with the delivery of new infrastructure. The Precinct will deliver a mix of housing types, with opportunities over time for medium-density housing and mixed-use development in the Wilton Town Centre.

### 3.2 Traffic and transport infrastructure

The Department has identified key transport infrastructure requirements in consultation with state agencies, including Transport for NSW. The Department will investigate new or improved cycleways and walkways to deliver a walkable town centre that is safe, comfortable and accessible.

Several bus routes will service the Precinct, with a proposed central bus hub for the Wilton Town Centre. Walking and off-road cycling tracks will encourage active travel. These links will allow the community to use open space and other facilities throughout the Growth Area.

The Maldon-Dombarton Freight Rail Corridor, which runs through the Growth Area, is being preserved to enable the option for future freight rail to Port Kembla. Future residential development and sensitive land uses around key road and rail transport corridors will require careful siting and planning to minimise impacts on health from air and noise emissions.

### 3.3 Biodiversity and riparian corridors

The Precinct comprises areas of native vegetation, cleared areas and modified pastures. The Precinct will conserve approximately 39 hectares of environmentally sensitive land. The riparian corridor along Byrne's Creek will be conserved and will form a critical green spine through the centre of the Precinct. This 'spine' will connect urban development to its unique landscape and protect habitat for threatened species.

The Precinct contains Cumberland Plain Woodland and Shale Sandstone Transition Forest, both areas of high biodiversity value. Both vegetation types are listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* and the *NSW Threatened Species Conservation Act 1995*. The strategic conservation planning process removes the need for site-by-site biodiversity assessment where approvals have been granted.

The Department is conducting strategic conservation planning in Western Sydney to support the delivery of housing, infrastructure and economic development. As part of this strategic work, the Department recently released the draft Cumberland Plain Conservation Plan (CPCP) on public exhibition from 26 August to 9 October 2020. The draft CPCP is one of the largest ever strategic conservation planning programs in Australia. The draft CPCP will address impacts on biodiversity from urban growth through commitments and actions to improve ecological resilience and function in the long-term. The precinct planning process requires urban-capable land to be covered by biodiversity approvals consistent with biodiversity-certified land.

The draft CPCP will run concurrently with land use and infrastructure planning and precinct rezoning. It will seek to balance biodiversity impacts in the biocertified areas through a range of conservation measures. These include protection of high-conservation-value core and corridor areas, revegetation and renewal, protection using development controls and investment in species-recovery initiatives.



There are some minor misalignments between the draft planning package and the draft CPCP. To ensure clarity and transparency between the draft planning package and the draft CPCP, these areas have been identified in the draft SEPP maps as requiring further investigation for biodiversity purposes. Two small areas identified in the draft CPCP, to be avoided for biodiversity and other purposes, are located on land identified for critical infrastructure within the Precinct. These areas along Picton Road and the Wilton Interchange are proposed to be rezoned SP2 Infrastructure in the draft planning package. Four other areas are identified in the SEPP maps to be zoned E2 Environmental Conservation in alignment with the draft CPCP. These areas will be subject to further investigation and resolved in collaboration with the CPCP team as part of finalising the rezoning and draft CPCP.

### 3.4 Water provision and quality

A dedicated environmental conservation riparian corridor along Byrnes Creek will run through the middle of the Precinct. Because it is a crucial habitat corridor, the creek will require a higher level of protection and water sensitive urban design to maintain its health and water quality.

Sydney Water has prepared a strategic assessment for the Growth Area. The organisation has analysed options for providing water, stormwater and wastewater that will include opportunities for Integrated Water Management. Achieving the environmental protection and water quality the Growth Area requires will involve a higher level of water sensitive urban design. These approaches present opportunities for innovation and mutual benefits that align with the Greater Sydney Commission's objectives, including urban cooling, open space and recreation, and visual amenity.

In the short-term, temporary sewage facilities will provide wastewater treatment for the Precinct. In the coming years, the Precinct will require at least one new wastewater treatment plant, as well as new reservoirs, and trunk and distribution mains. Sydney Water will consider location options for a new wastewater treatment plant, which will be necessary as the Growth Area develops. Wastewater treatment is still under consideration but is not an issue in the early stages of the Precinct's development.

### 3.5 Contaminated land

In preparing an environmental planning instrument, the *State Environmental Planning Policy No 55 - Remediation of Land* (SEPP 55) requires the planning authority to consider contamination and remediation in zoning or rezoning proposals.

The Department has consulted with the Environment Protection Authority (EPA) on the proposed rezoning of Wilton Town Centre Precinct. The EPA has advised that the investigations provided to date on contamination issues will require the proponent to complete some additional assessment. To address this issue, the Department will require the following:

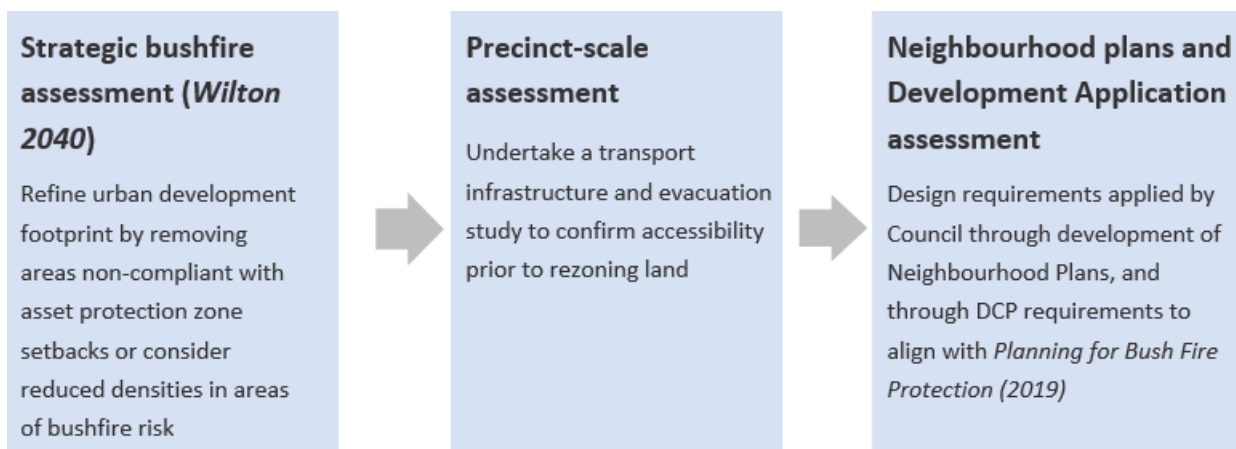
- Prior to rezoning the Precinct, the proponent is to provide interim audit advice, prepared by an accredited Site Auditor, commenting on the nature and extent of the contamination and what further works are required;
- That the proponent engages an NSW EPA-accredited Site Auditor throughout the duration of works to ensure that any work required in relation to contamination is appropriately managed; and
- Before commencing use of land for the proposed use, a Site Audit Statement be prepared by an accredited Site Auditor, certifying suitability of the land. The Site Audit Statement must be submitted to the Department, to provide the Department with increased certainty on the appropriateness of the land for the proposed use.

### 3.6 Bushfire protection and mitigation

The Department engaged an expert consultant in 2018 to conduct a strategic bushfire assessment for the Wilton Growth Area in consultation with the NSW Rural Fire Service (RFS). This assessment ensures that the proposed urban development areas in the Wilton Growth Area will meet the requirements of *Planning for Bush Fire Protection* (PBP) (RFS 2019). The assessment also identified where future development in Wilton would likely require asset protection zones or setbacks for residential development from bushfire-prone land.

Precinct planning will consider landscape changes and determine whether there are sufficient traffic access and ways out in case of evacuation. As part of the recommended bushfire-protection measures, neighbourhood plans set out in the Wilton Growth Area DCP will identify safe evacuation routes from areas or neighbourhoods in the Growth Area.

New development within the Wilton Growth Area will need to comply with the planning standards and provisions in the *Planning for Bush Fire Protection* guidelines (see **Figure 9**).



**Figure 9. Bushfire assessment guidelines**

### 3.7 Employment

The Precinct will feature a large-scale shopping centre offering a variety of retail, commercial space, offices, entertainment, recreation and community-based services. Land for mixed use and employment land uses will also feature employment components such as offices, services, manufacturing, warehousing and logistic businesses, as well as proposed bulky-goods retailing near the Wilton Interchange. The Precinct may include a highway service centre adjacent to the access to the Hume Motorway.

Precinct planning has considered the interaction between residential and industrial or commercial land to minimise the potential for impacts on residential amenity.

The Department will also work with Wollondilly Shire Council (Council) to prepare an economic development strategy to complement private-sector proposals to attract jobs to Wilton.

### 3.8 Community uses and open space

The Precinct will feature a range of community facilities, including sports facilities.

The first stage of development includes a kindergarten to year 12 public school. The 6.5 hectare school site will adjoin district open space for shared use of open space and facilities. The site is in walking distance of the proposed bus hub. The proposed site was identified following consultation with School Infrastructure NSW.

The Precinct presents the opportunity for a diverse range of recreational facilities. Council is planning for these facilities as part of its Wollondilly Contributions Plan 2020 (Section 7.11 Plan), which came into effect 1 July 2020.

The Department is also working with Council to develop the Wilton Green Plan, which will focus on:

- providing an open space framework, including open space targets and an indicative open space network
- identifying key opportunities for recreation
- providing high-quality and integrated open spaces and tree canopy
- identifying a framework to meet the growing community's needs and to create high-quality and best-practice outcomes for the location, distribution and diversity of open space.

Each new neighbourhood will have local pocket parks, which will be designed in consultation with Council. Council will also continue to plan for local open space facilities and playing fields with the proponent.

## 3.9 Utilities and servicing

### Wilton Infrastructure Phasing Plan (IPP)

The Department led and produced the Wilton Infrastructure Phasing Plan (IPP). The IPP has been developed in collaboration with state agencies and Council. The IPP identifies the delivery of key infrastructure that will be required in the early stages of development of the Wilton Growth Area. It will inform planning of the Growth Area, the future Special Infrastructure Contribution (SIC) and the draft Wilton Staging and Sequencing Plan (in the early stages of preparation with Council). The IPP also helped inform the Wollondilly Council's Section 7.11 Plan. The SIC and Wilton Staging and Sequencing Plan will be available to public when completed.

### Water supply and wastewater

Sydney Water has prepared a strategic assessment for the Wilton Growth Area. The organisation has analysed options for providing water, stormwater and wastewater that will include opportunities for integrated water management.

A combination of extending existing systems and drawing from the Macarthur Water Filtration Plant can provide water services. The Precinct will require new reservoirs and trunk and distribution mains.

### Electricity

The Wilton substation will provide high-voltage power to the Precinct. There is electricity capacity across the Growth Area for an additional 4,000 lots. The Precinct will require upgrade works by 2026 to meet housing and employment forecasts across the Growth Area.

## 3.10 Aboriginal and non-Aboriginal heritage

The proponent has completed an archaeological survey that identifies and assesses the significance of existing Aboriginal items and sites within the Precinct. Ensuring the protection of Aboriginal cultural-heritage items and sites across the Precinct requires additional work. This work will continue in consultation with the Aboriginal community and relevant state agencies through detailed design and planning.

Heritage studies indicate that no non-Aboriginal heritage items are in the Wilton Town Centre Precinct.

## 3.11 Mining

Part of the Precinct has approval for coal mining over the next 15 to 30 years. The Precinct landowner has reached an agreement with mining company, South32, to relinquish mining leases when the area is rezoned. This agreement will enable development to proceed without subsidence and other impacts from underground mining.

## 3.12 Infrastructure funding

### State and regional infrastructure funding

The Department has prepared a draft SIC scheme to fund the delivery of state and regional infrastructure in Wilton. The draft SIC is based on no additional cost to Government over the first 20 years of development. The Department exhibited the draft SIC from 28 September to 9 November 2018.

The Department and the proponent aim to negotiate a Voluntary Planning Agreement (VPA) as an interim measure until adoption of the SIC. The amount of contributions under the VPA will be adjustable to match the SIC requirements by virtue of a 'top-up' clause.

Including a clause in the Growth Centres SEPP will trigger the requirement to actively consider State infrastructure needs. To ensure that before the making of the SIC, development consent for urban development must not be granted, the Department's Secretary has given concurrence to the development, having regard to the impact of the development on State public infrastructure.

The Department is considering regional infrastructure, including a town centre link road, an upgrade to the Hume Motorway access ramps and land dedicated to bus infrastructure, which the proposed SIC would fund.

### Local infrastructure funding

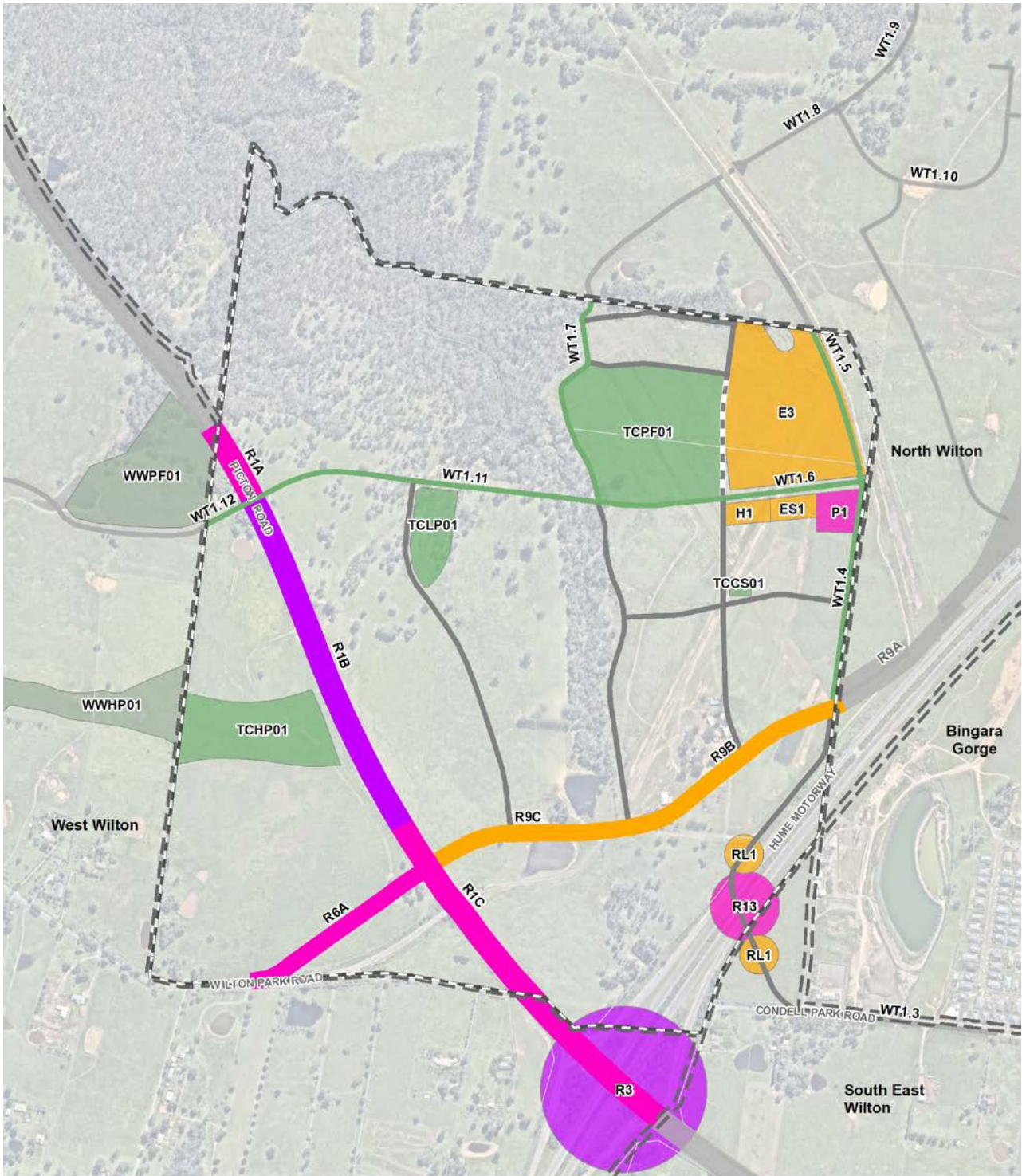
Section 7.11 contributions will primarily fund local infrastructure. Council recently adopted its Section 7.11 Plan, which includes provisions for the Wilton Growth Area. The Section 7.11 Plan authorises Council or an accredited certifier to impose conditions on development applications (DA) or complying development certificates (CDCs) requiring Section 7.11 contributions from development in accordance with the plan's rates. Council adopted the Section 7.11 Plan at the 19 May 2020 Ordinary Council meeting and came into effect on 1 July 2020. Council will use funding from these contributions for essential infrastructure, such as local roads, drainage infrastructure, open space and land for community uses.

### Voluntary Planning Agreement



In the absence of SIC adoption, the proponent will be required to enter into a VPA to demonstrate that the proponent has made satisfactory arrangements to contribute to providing designated state public infrastructure. The Precinct proponent has voluntarily offered to contribute approximately \$50 million towards state public infrastructure. The proponent's offer includes a combination of land dedications and works in kind for state roads, education, social infrastructure and public transport infrastructure, based on a dwelling cap of 1,600 dwellings in the Precinct.

Negotiations are underway with the proponent, with both parties seeking to finalise the terms of a VPA.

**Figure 10** illustrates an infrastructure schedule that will support the rezoning of the Wilton Town Centre Precinct.



**LEGEND**

-  Wilton Town Centre Precinct boundary
-  Other Growth Area Precincts
-  Cadastre
-  Local road
-  Shareway
-  Partially VPA Funded items
-  SIC Funded items
-  VPA Funded items
-  Local Infrastructure items



**Figure 10. Proposed infrastructure items for the Precinct**

**Table 1** provides more details on the infrastructure items from **Figure 10**.

Note: Information contained in Table 1 complies with the advice provided by State agencies and is not only the opinion of the Department of Planning, Industry and Environment.

**Table 1. Infrastructure schedule for the Wilton Town Centre Precinct**

Item code (from Figure 10)	Item description	Time Period	Expected funding source
<b>E3</b>	Land dedicated to K–12 school in Wilton Town Centre	Short (1–5 years)	VPA
<b>H1</b>	Health care facility land	Long (more than 10 years)	SIC
	Health care facility		
<b>ES1</b>	Fire & Rescue service station land	Long (more than 10 years)	SIC
<b>P1</b>	Bus depot land	Long (more than 10 years)	SIC
<b>R1A</b>	Picton Road upgrade—widening to four lanes (Menangle Road to Governors Hill intersection)	Medium (5–10 years)	SIC
<b>R1B</b>	Picton Road upgrade—widening to four lanes (Governors Hill intersection to D1)	Short (1–5 years)	VPA land dedication, potential Transport Capital Works Budget
<b>R1C</b>	Picton Road upgrade—widening to six lanes (D1 to Hume Highway)	Medium (5–10 years)	SIC
<b>R6A</b>	West Wilton sub-arterial with potential future Tahmoor Link (Picton Road to Governors Hill internal road)	Medium (5–10 years)	VPA land dedication and SIC
<b>R9B</b>	Sub-arterial from MDB crossing to Picton Road (North Wilton boundary to Wilton Town Centre internal road)	Medium (5–10 years)	VPA
<b>R9C</b>	Sub-arterial from MDB crossing to Picton Road (Governors Hill internal road to Picton Road)	Medium (5–10 years)	VPA
<b>R13</b>	Wilton Town Centre access across Hume Motorway (TBD)	Short (1–5 years)	SIC

Item code (from Figure 10)	Item description	Time Period	Expected funding source
<b>RL1</b>	Area for vehicular/pedestrian approach/landing to connection across Hume Motorway (east & west)	Short (1–5 years)	VPA land dedication Section 7.11 contributions local VPA
<b>R3</b>	Hume Motorway/Picton Road interchange upgrade	Long (more than 10 years)	Partial VPA land dedication Potential Transport Capital Works Budget
<b>WT1.4</b>	Collector Road	Short (1–5 years)	Section 7.11 contributions
<b>WT1.5</b>	Collector Road	Medium (5–10 years)	Section 7.11 contributions
<b>WT1.6</b>	Town Centre street	Short (1–5 years)	Section 7.11 contributions
<b>WT1.7</b>	Collector Road	Short (1–5 years)	Section 7.11 contributions
<b>WT1.11</b>	Collector Road	Short (1–5 years)	Section 7.11 contributions
<b>WT1.12</b>	Collector Road	Medium (5–10 years)	Section 7.11 contributions
<b>TCLP01</b>	Local park	Short (1–5 years)	Section 7.11 contributions
<b>TCPF01</b>	Playing field adjoining K–12 school	Short (1–5 years)	Section 7.11 contributions
<b>TCHP01</b>	Hilltop park	Short (1–5 years)	Section 7.11 contributions
<b>TCCS01</b>	Civic space—Town Centre	Short (1–5 years)	Section 7.11 contributions
<b>Refer to Figure 10</b>	Other local roads	As required	Proponent / Developer

### 3.13 Preliminary investigation of fast rail routes between Sydney and Canberra

The NSW Government has committed \$80 million to develop a new rail alignment between Menangle and Yerrinbool. The Government will conduct this work as part of further studies into the fast rail in the Southern Inland corridor, building on previous investigations into fast rail between Sydney and Canberra. Transport for NSW (TfNSW) will work closely with the Department and

other stakeholders, including Council, on these studies to ensure, where possible, that they are consistent with and support local development plans.

## 4 Additions to the draft Wilton Growth Area DCP 2019

### 4.1 Additional draft parts to the draft Wilton Growth Area DCP 2019

The Department exhibited the draft Wilton Growth Area DCP in mid-2019. Feedback from exhibition submissions and extensive consultation with Council, state agencies and landowners, has allowed the Department to analyse key planning control issues and identify the need for several new draft parts to the draft DCP.

The exhibited additional draft parts to the Wilton Growth Area DCP focus on:

- draft Part 6 Employment
- draft Part 7 Wilton Town Centre
- draft Schedule 3 Wilton Town Centre Precinct.

These exhibited draft DCP additions should be read in conjunction with the main body of the draft Wilton Growth Area DCP 2019.

## 5 Draft planning framework

### 5.1 Proposed amendment overview

The proposed amendment will modify the Growth Centres SEPP and the Wollondilly LEP to rezone land in the Precinct and introduce planning controls for urban development in the area. The proposed amendment will also apply UDZ, E2 and SP2 (infrastructure) zoning to land within the Precinct.

The Government will also amend the *Environmental Planning and Assessment Regulation 2000* to ensure that an assessment of the consistency of the proposed development with the strategic framework for the Growth Area and Precinct accompanies any development applications for the Precinct.

### 5.2 Objectives and intended outcomes

The primary objective of the proposed amendment is to rezone land to provide a new community of approximately 1,600 homes, a major town centre, land for retail and commercial enterprise and opportunities, and a dedicated employment area south of the Wilton Town Centre.

The intended outcomes of the proposed Growth Centres SEPP amendment are to contribute to housing supply in South Western Sydney and to contribute to strategic state, district and local policies. These policies aim to provide approximately 59 hectares of residential land; 26 hectares of commercial, retail and mixed-use land; and 17 hectares of employment land as well as the capacity to deliver as many as 4,700 additional jobs.

### 5.3 Proposed amendments to the Growth Centres SEPP

The proposed amendments to the Growth Centres SEPP follow. **Appendix A** graphically identifies the proposed amendments to the Growth Centres SEPP maps.



## Appendix for the Wilton Town Centre Precinct

The Growth Centres SEPP will introduce a new appendix to insert development controls for the Precinct and designate it for urban development.

### The consent authority

Wollondilly Shire Council will remain the consent authority as a result of this SEPP amendment.

### Zones

The amendment will modify the Growth Centres SEPP to rezone land within the Precinct. This will enable development for residential, employment and supporting uses, open space, community facilities, and supporting infrastructure within the UDZ.

The other zones that will apply to land in the Precinct are the E2 Environmental Conservation and SP2 Infrastructure zones. The SP2 zone relates specifically to the arterial road network and the Maldon–Dombarton Freight Rail Corridor.

The land will be rezoned from an existing rural zone to one of these three zones, as shown in the land zoning map (see Appendix A).

### Land use table

A land use table will be inserted into the proposed Precinct appendix.

### Mining

The amendment will include a provision stipulating that development consent must not be granted for development within land zoned as UDZ unless the consent authority is satisfied that there is no mining lease over the land.

### Minimum lot size

A minimum lot size will not apply to land within the UDZ of the Precinct. A minimum lot size of 40 hectares will apply to land within the Precinct zoned E2 Environmental Conservation.

### Dwelling cap

The amendment will include a provision to limit the maximum number of dwellings in the Wilton Town Centre Precinct to 1,600. This will ensure that the Precinct does not exceed the capacity of identified and planned infrastructure, including roads, open space and community facilities.

### Building height

The draft Precinct Structure Plan will identify building heights for development in the Precinct. Maximum building heights range from 9.5 to 30 metres, depending on the land use outlined in the draft Precinct Structure Plan.

### New clause to provide planning controls for a specialised Retail Hub within the Wilton Town Centre

A new clause will be inserted to provide for the following:

- a specialised Retail Hub that focuses non-residential town centre uses in the core of the Wilton Town Centre (refer to the draft Key Sites SEPP Map, **Appendix A**), including development for the purposes of retail and commercial premises, educational establishments, mixed use and employment use;
- to ensure that the Retail Hub exists at the top of the hierarchy of retail and commercial centres within the Wilton Growth Area;
- to ensure that the Gross Floor Area (GFA) of each local or neighbourhood centre within the Wilton Growth Area that are outside the Wilton Town Centre Retail Hub is restricted to a maximum GFA of 5,000m<sup>2</sup>;

- a town centre which supports a variety of uses including shopping, business, civic and recreational uses that contribute to its role, without undermining its commercial role at the top of the retail hierarchy;
- to ensure that residential development does not detract from the primary function of the Wilton Town Centre being able to provide for retail, business, entertainment and community uses;
- delivery of residential GFA will be linked to the delivery of retail/commercial GFA to ensure retail/commercial in key areas of the Wilton Town Centre; and
- Land within Area A of the Key Sites SEPP Map (**Appendix A**) will have the most stringent controls to deliver the primary retail centre with controls transitioning from Area A to Area B and C.

### **Rezoning of land within South East Wilton**

Appendix 14 of the Growth Centres SEPP will also be amended to rezone Lot 200 DP1195273 (existing within South East Wilton) to IN2 Light Industrial. This proposed rezoning is occurring concurrently with the precinct rezoning as it is owned by the Wilton Town Centre Precinct proponent (see Section 1.5).

### **Map amendments**

Consistent with the development controls described above, the following maps will be included in the Growth Centres SEPP that apply to the Precinct:

- Urban Release Area Map
- Land Application Map
- Land Zoning Map
- Minimum Lot Size Map
- Key Sites Map

Minor amendments to relevant maps under the Wollondilly LEP will also be made to remove land in the Wilton Town Centre Precinct from the Wollondilly LEP.

# Appendix A - Draft Growth Centres SEPP amendment maps

