



NSW
GOVERNMENT
SCHEDULE 1

South East Wilton Precinct

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1. Introduction

1.1 Name and Application of this Schedule

This Schedule forms part of the Wilton Growth Area Draft Development Control Plan 2019 (also referred to as the DCP).

This Schedule applies to all development on the land in the South East Wilton Precinct shown in Figure 1-1. This Schedule and related amendments to the DCP give effect to the provisions of this Schedule for land within the South East Wilton Precinct as shown on the Land Application Map.

1.2 Structure of this Schedule

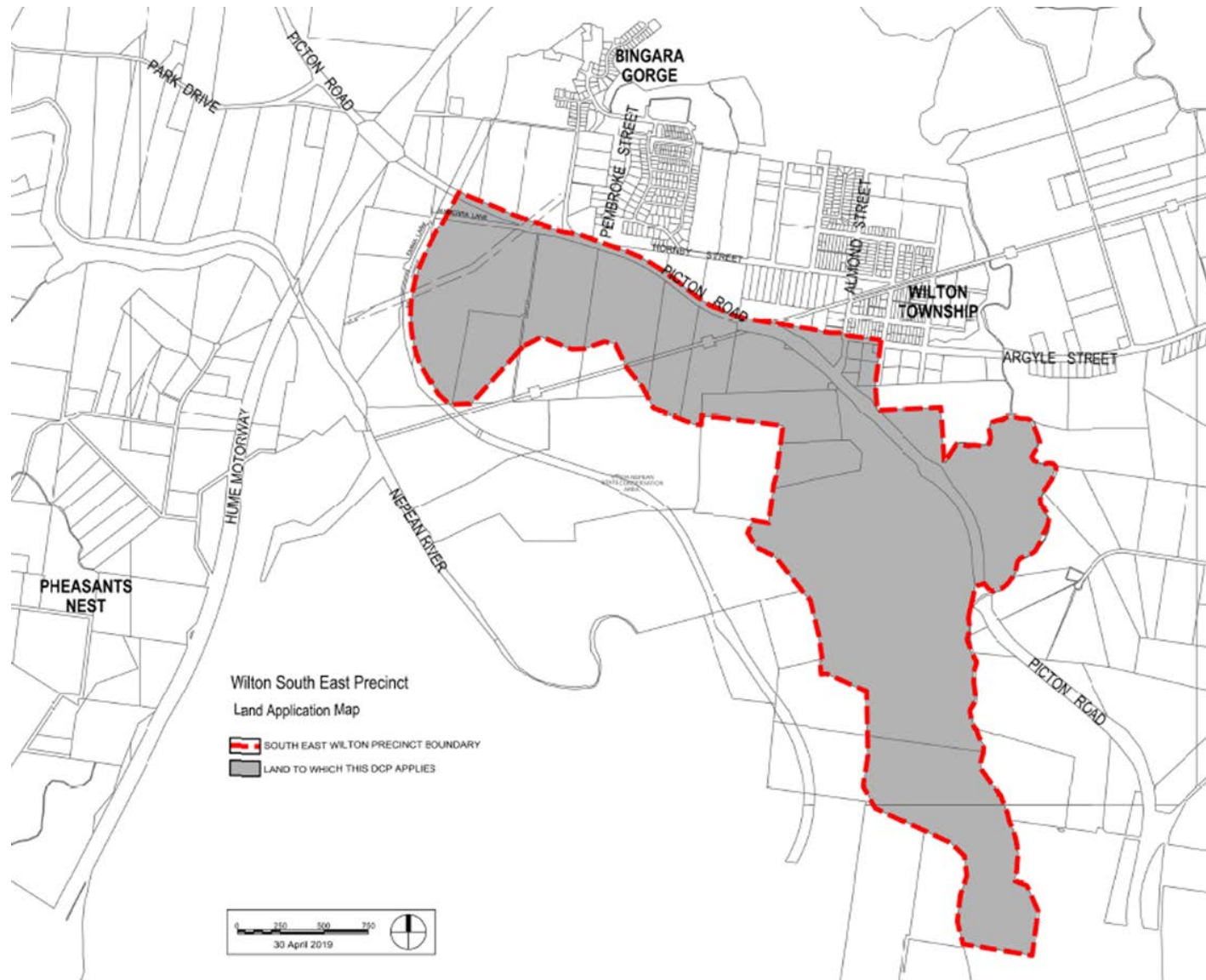
This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of the DCP, this Schedule takes precedence. Table 1-1 summarises the structure of Schedule 1 – South East Wilton Schedule

Table 1-1

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies
2 – Development, Planning and Design	Establishes an overall vision and Structure Plans for South East Wilton. Provides specific figures that support the controls in Part 2 and Part 3 of the main body of the DCP in relation to the South East Wilton Precinct.
3 – Site Specific Controls	Provides specific figures, objectives and controls for development.

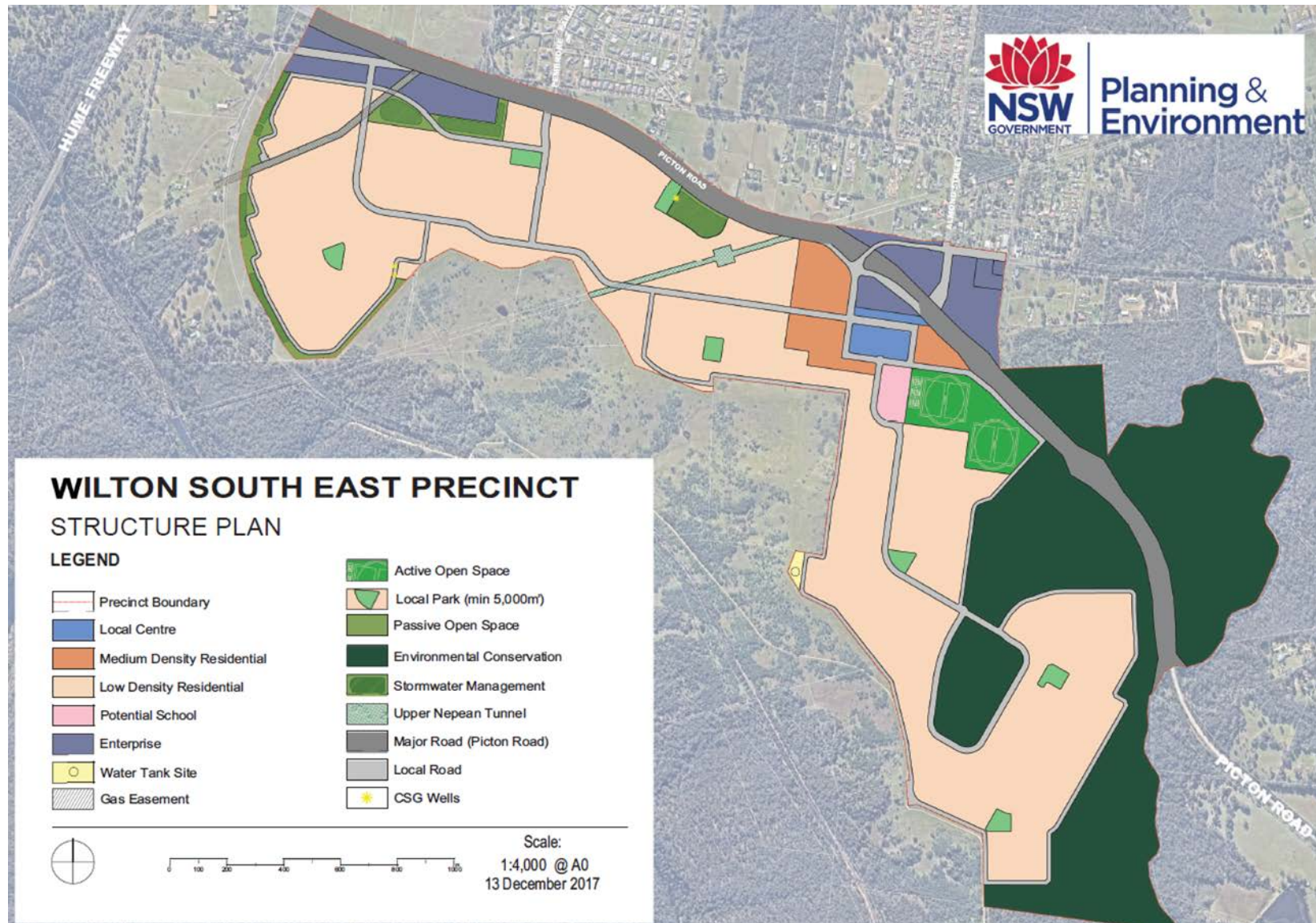
Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact the Department of Planning, Industry and Environment for advice.

Figure 1-1



Land Application Map

Figure 1-2



South East Wilton Precinct Structure Plan

2. Development Planning and Design

Note: this part establishes the vision for South East Wilton Precinct.

2.1 The South East Wilton Precinct – Vision

The Precinct will be a new community embraced by the surrounding bushland, rivers and ridges. It will enable the development of a master planned residential community integrating access to a network of public open spaces, employment opportunities, retail and community services.

Planning for the precinct responds to the need for new and diverse housing types in Sydney that is connected to major centres and employment, protects natural assets and encourages sustainable living. Consideration of the surrounding context, history and natural environment has also informed the precinct planning process.

The Precinct will consist of a mix of housing types that will allow greater choice for different household types. The precinct will predominantly be accommodated with low density housing. Medium density housing will be located around the Local Centre to optimise convenient living near retail, proposed community facilities and transport links.

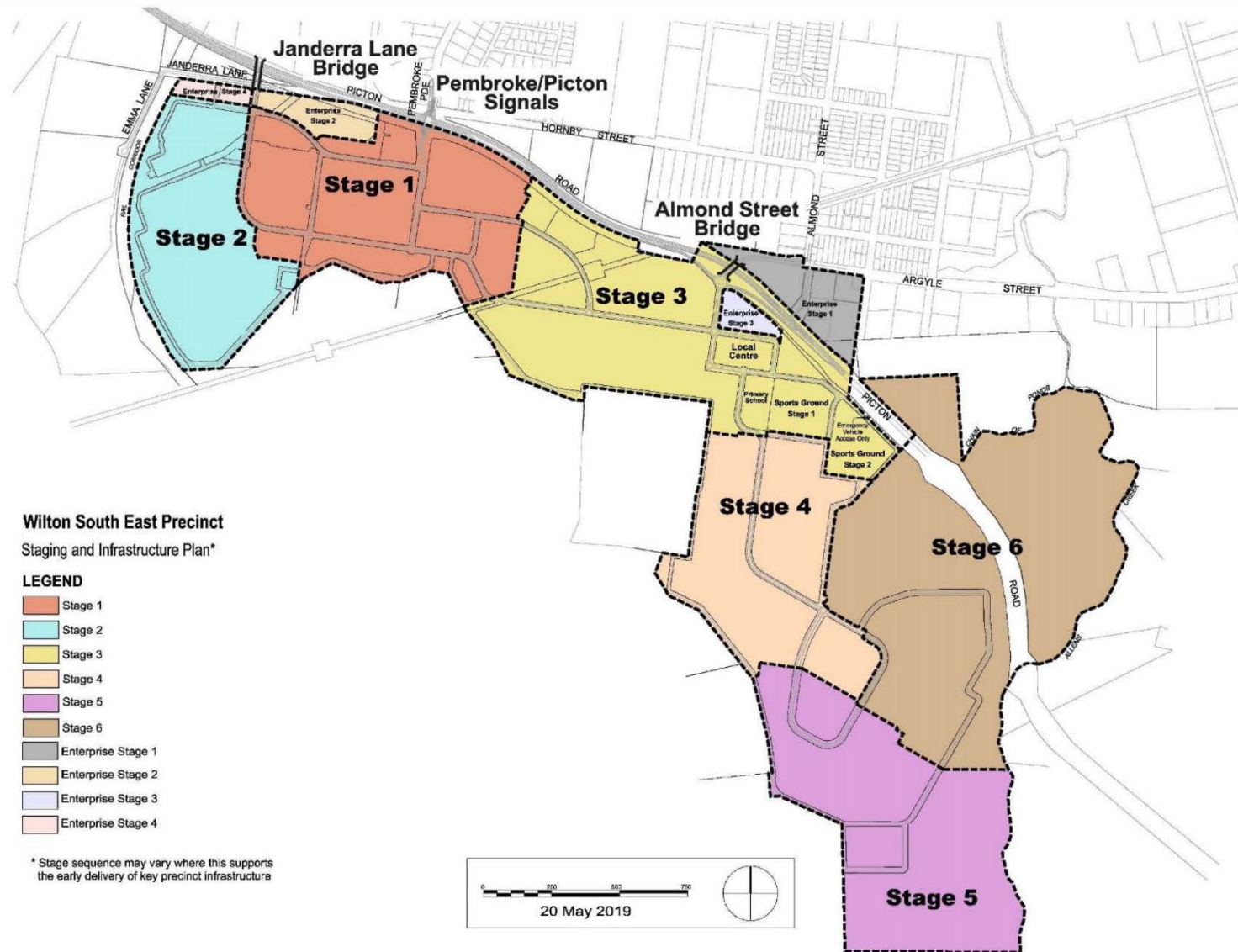
The Local Centre is centrally located within the precinct accessible location near the Almond Street intersection and will support retail, commercial services, and a proposed community facility to promote community interaction. The distribution of both active and passive open space uses supports connections to and throughout the precinct and to destination areas including the Local Centre, school and green corridors along Allens Creeks.

A safe and permeable street network will promote accessibility, connectivity and social interaction. The provision of cycleways and pedestrian connections as well as public transport connections to surrounding centres and open space areas will promote a community use of alternative transport options.

2.2 Referenced Figures

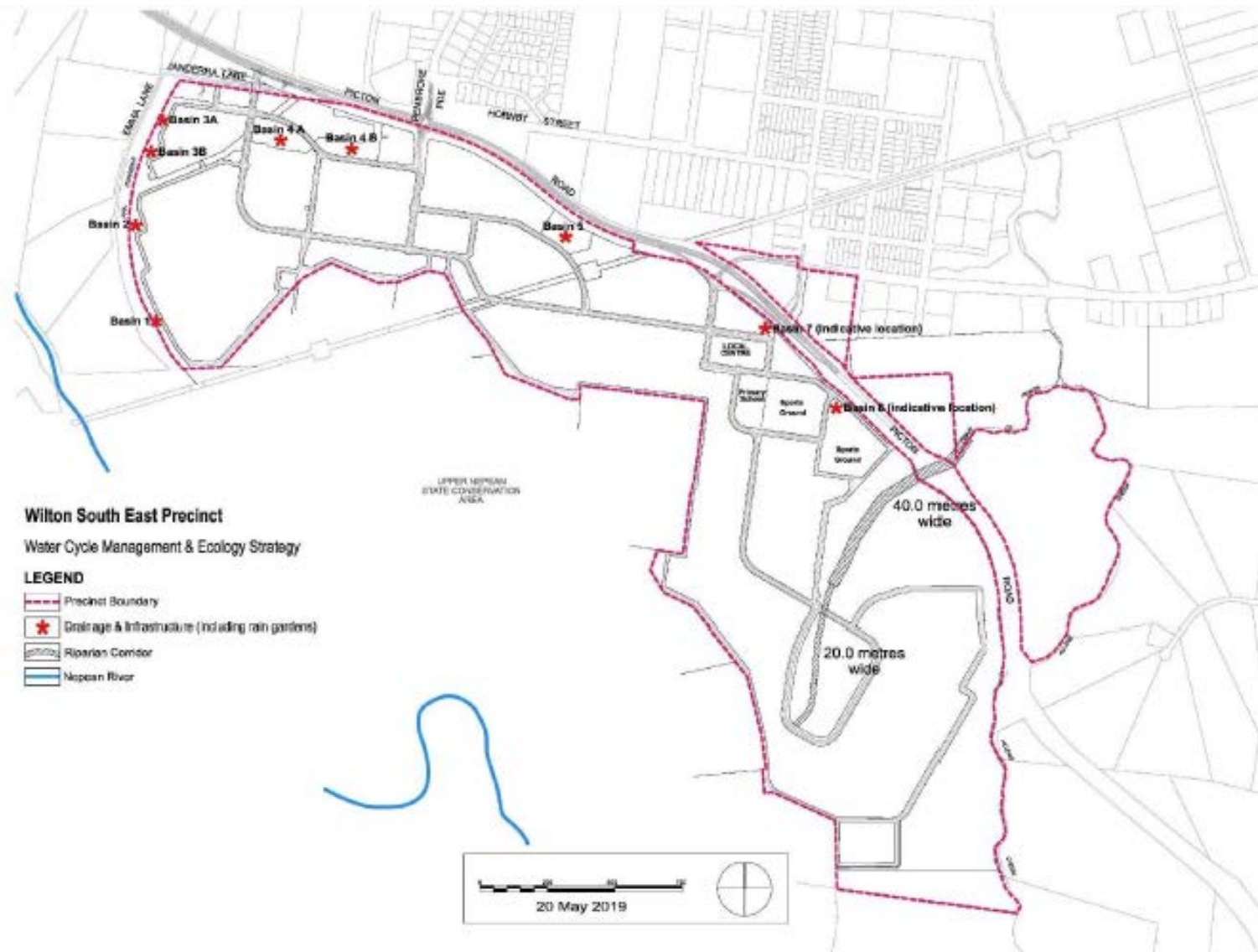
Note: The referenced figures below support the objectives, controls and design principles for the subdivision planning and design in Part 2 of the main body of this DCP.

Figure 2-1



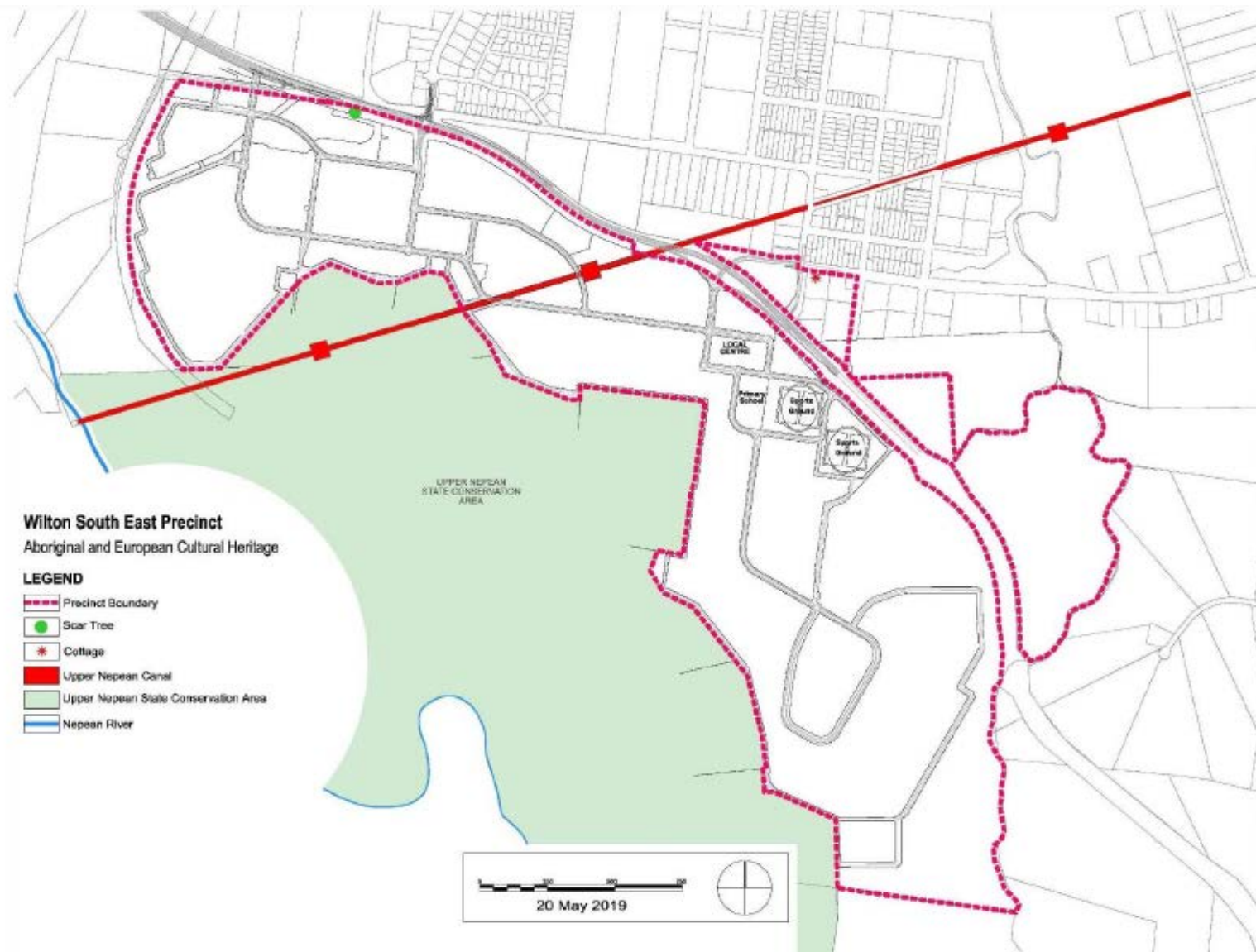
Staging Plan

Figure 2-2



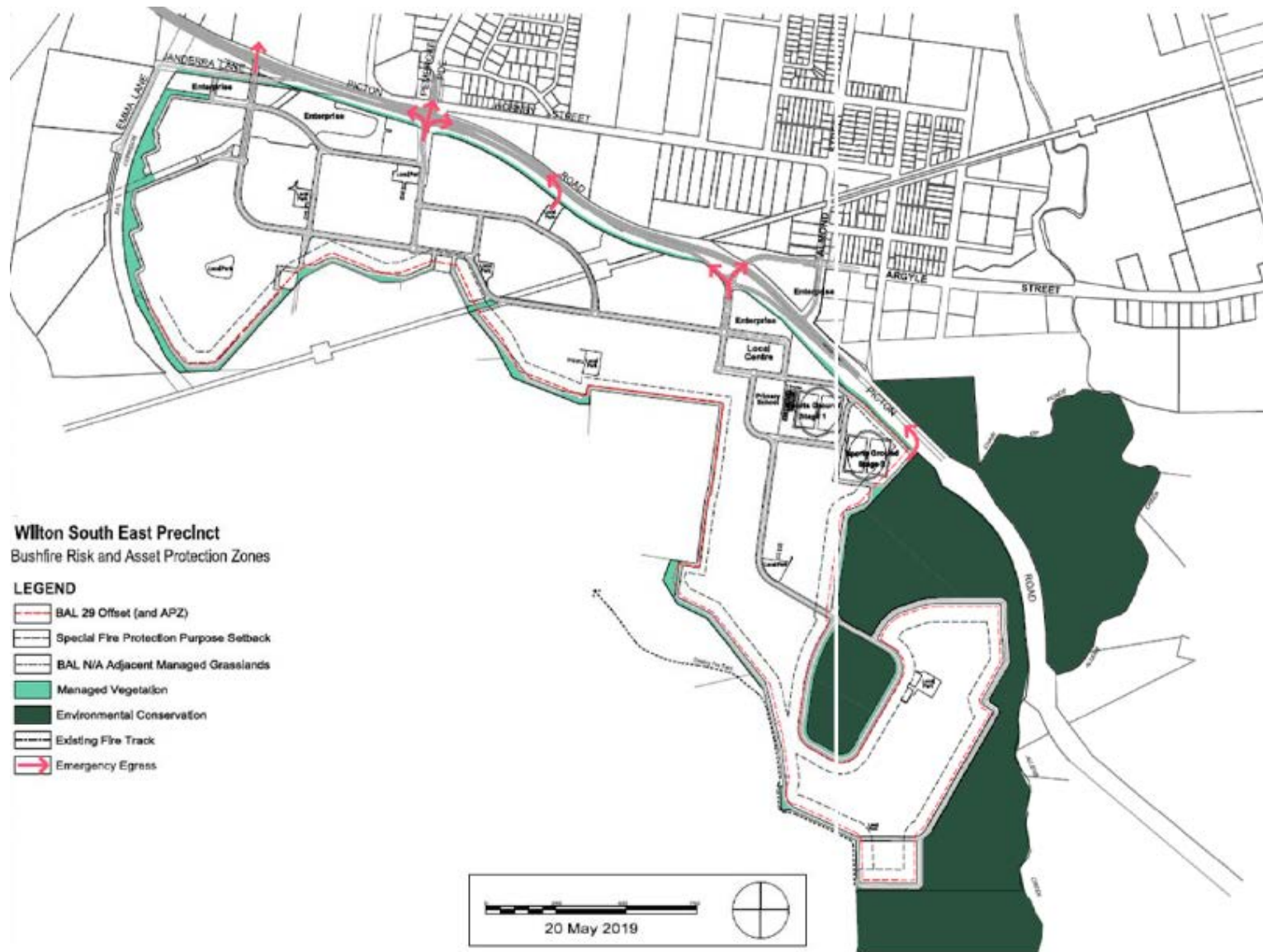
Water Cycle Management Strategy

Figure 2-3



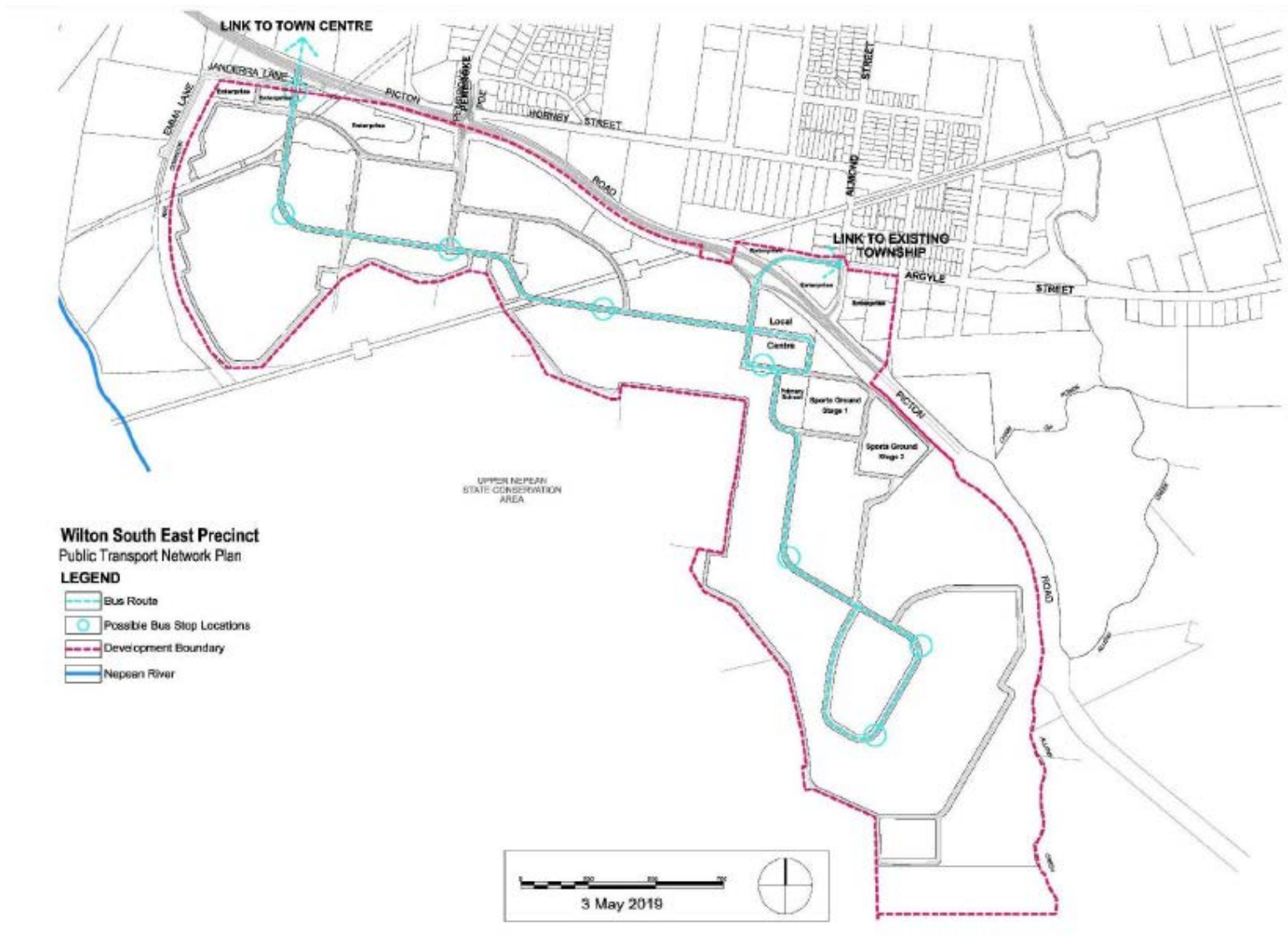
Aboriginal and European Cultural Heritage Sites

Figure 2-4



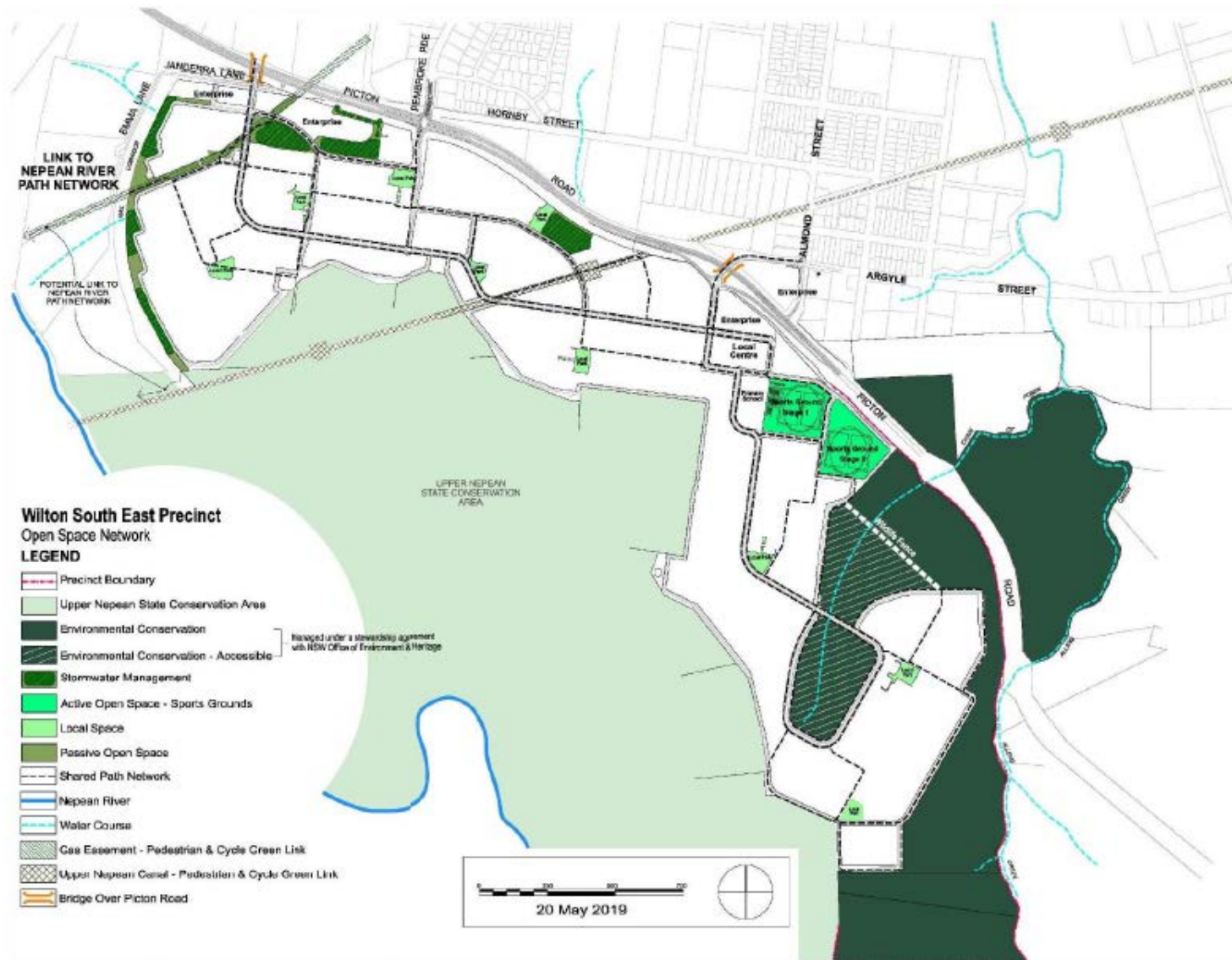
Bushfire Risk and Asset Protection Zone Requirements

Figure 2-5



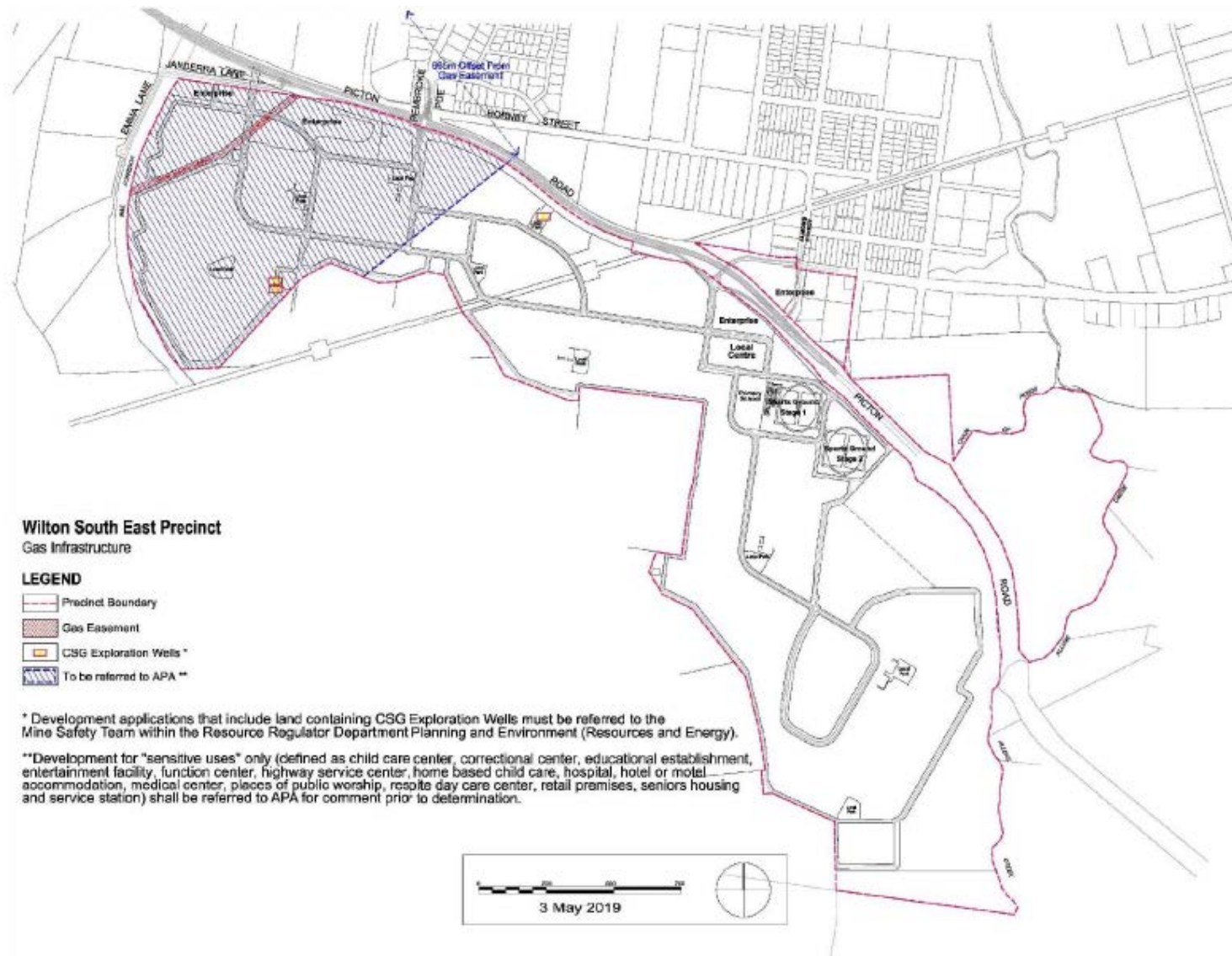
Public Transport Plan

Figure 2-6



Open Space and Recreation Network

Figure 2-7



Gas infrastructure

2.3 Additional Development Controls

2.4 Precinct and Subdivision Design

Note: The referenced figures below support the objectives, controls and design principles for the subdivision planning and design in Part 3 of the main body of this DCP.

2.5 Precinct Road Hierarchy and Pedestrian Cycle Network

2.5.1 Precinct Road Hierarchy

This Section applies to areas identified in Figure 3-1 of this DCP as well as any roads not identified in Figure 3-1 or Figure 1-2.

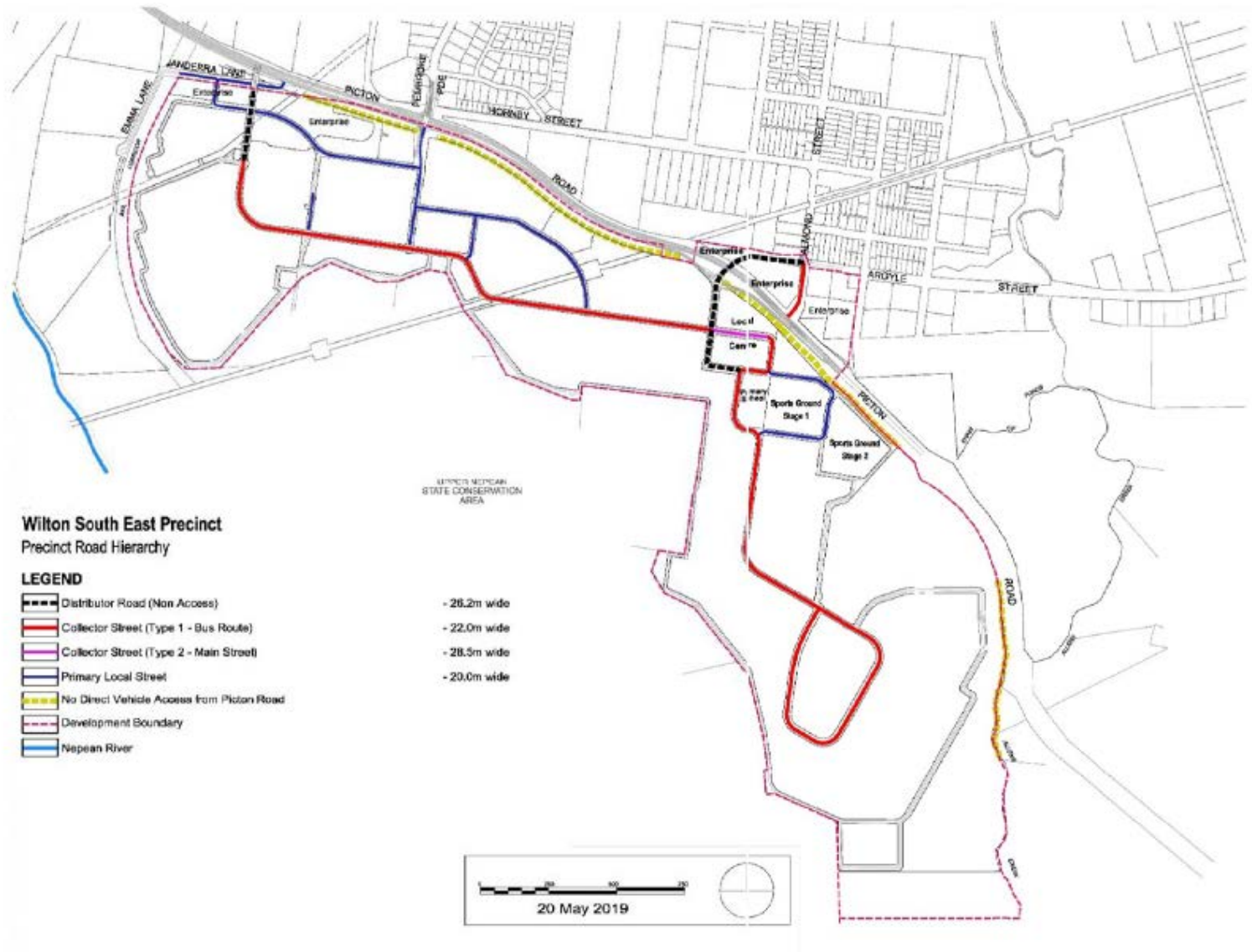
Objectives

- a. To provide a clear hierarchy of road types which recognise the need to integrate pedestrian, cycling and vehicle movements within the Precinct.
- b. To promote safe, attractive and interactive streetscapes which respond to their surroundings and their role in the wider transport network.

Controls

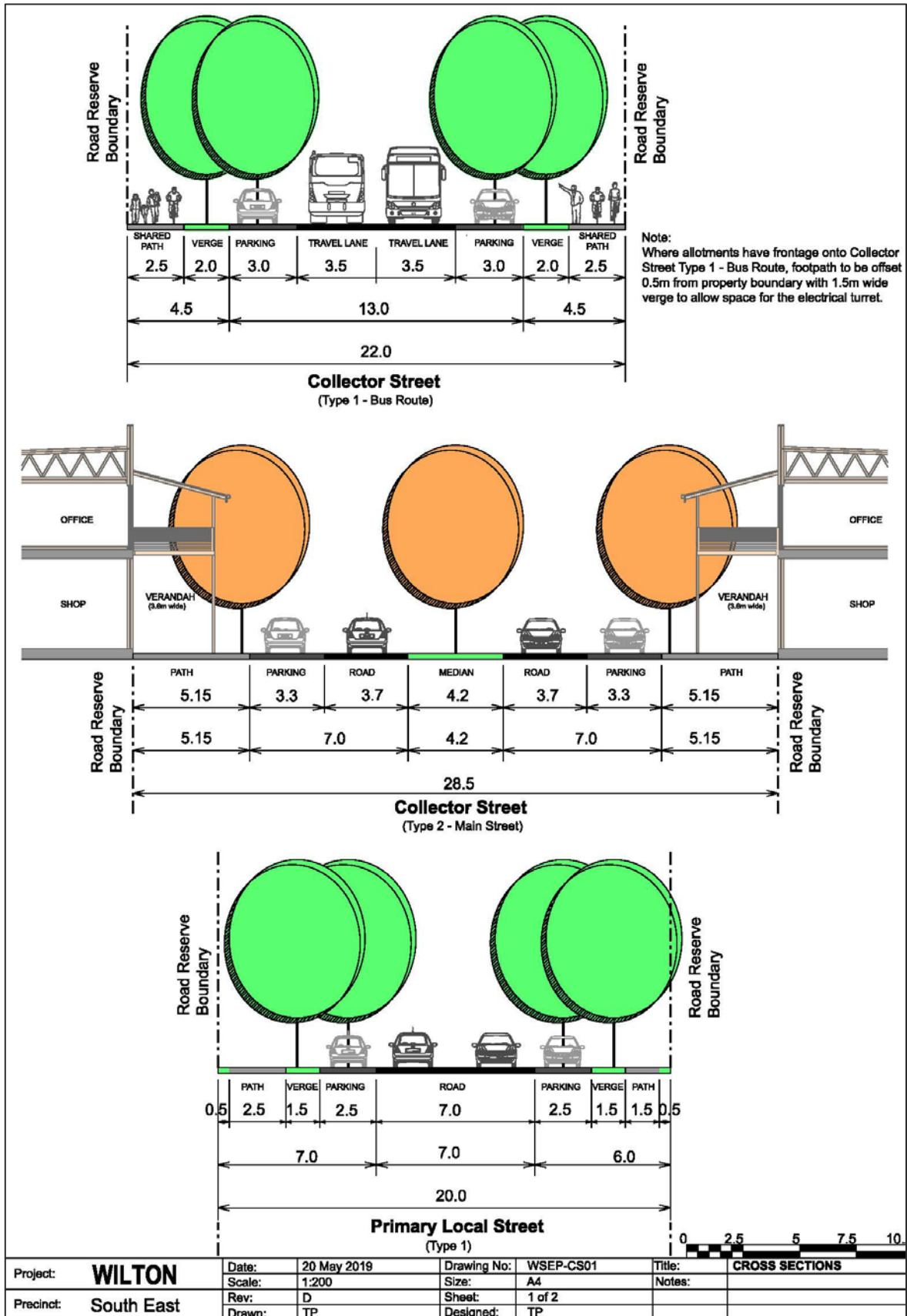
1. The road network and hierarchy are to be provided generally in accordance with Figure 3-1.
2. Streets are to be provided generally in accordance with the cross-sections in Figure 3-2 to 3-3 below.
3. Principles of CPTED (Crime Prevention through Environmental Design) to be incorporated in the design of the access and movement system

Figure 3-1



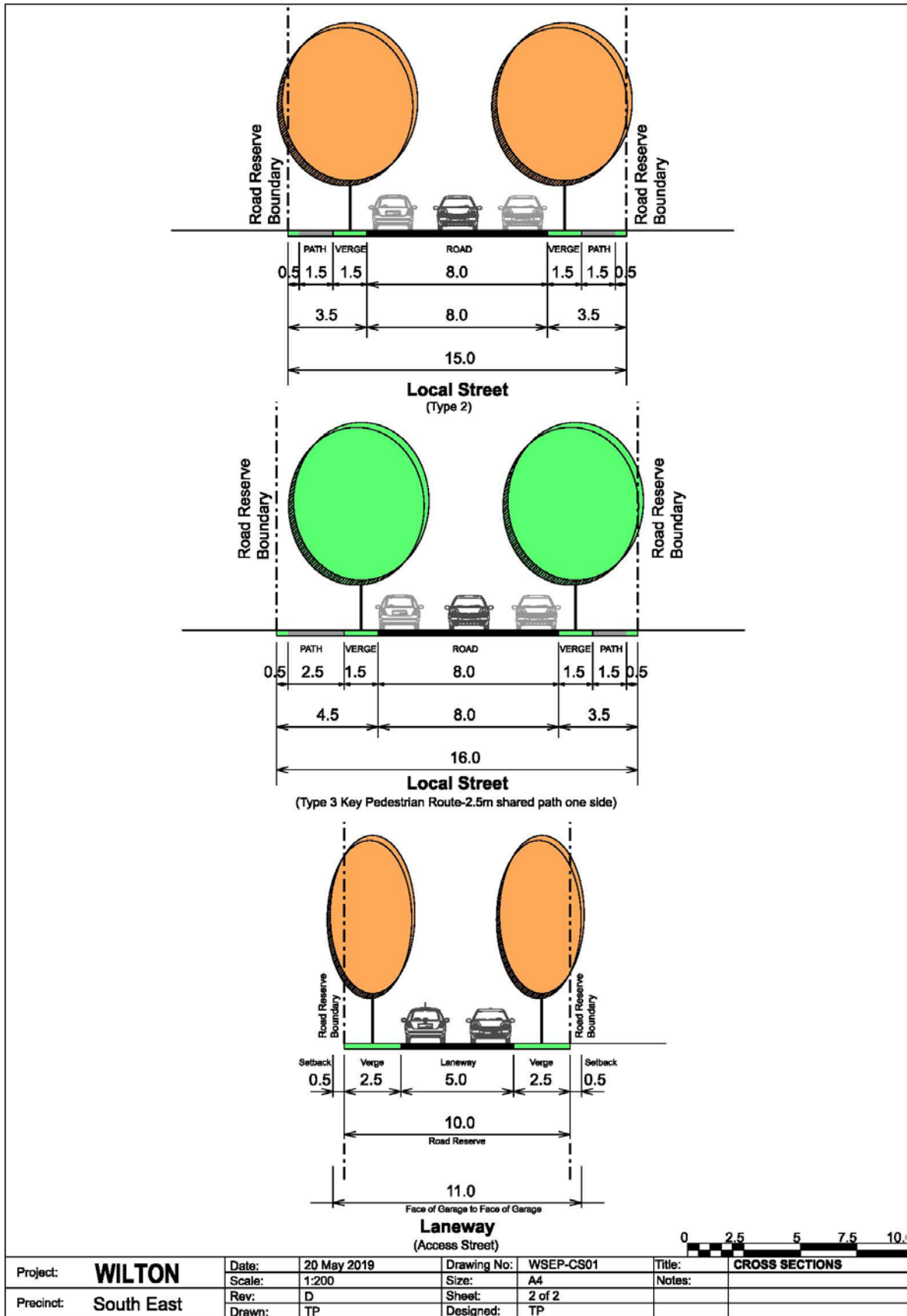
Precinct Road Hierarchy Plan

Figure 3-2



Typical Minimum Road Cross Section – Sheet 1

Figure 3-3



Typical Minimum Road Cross Section – Sheet 2

2.5.2 Pedestrian Cycle Network Plan

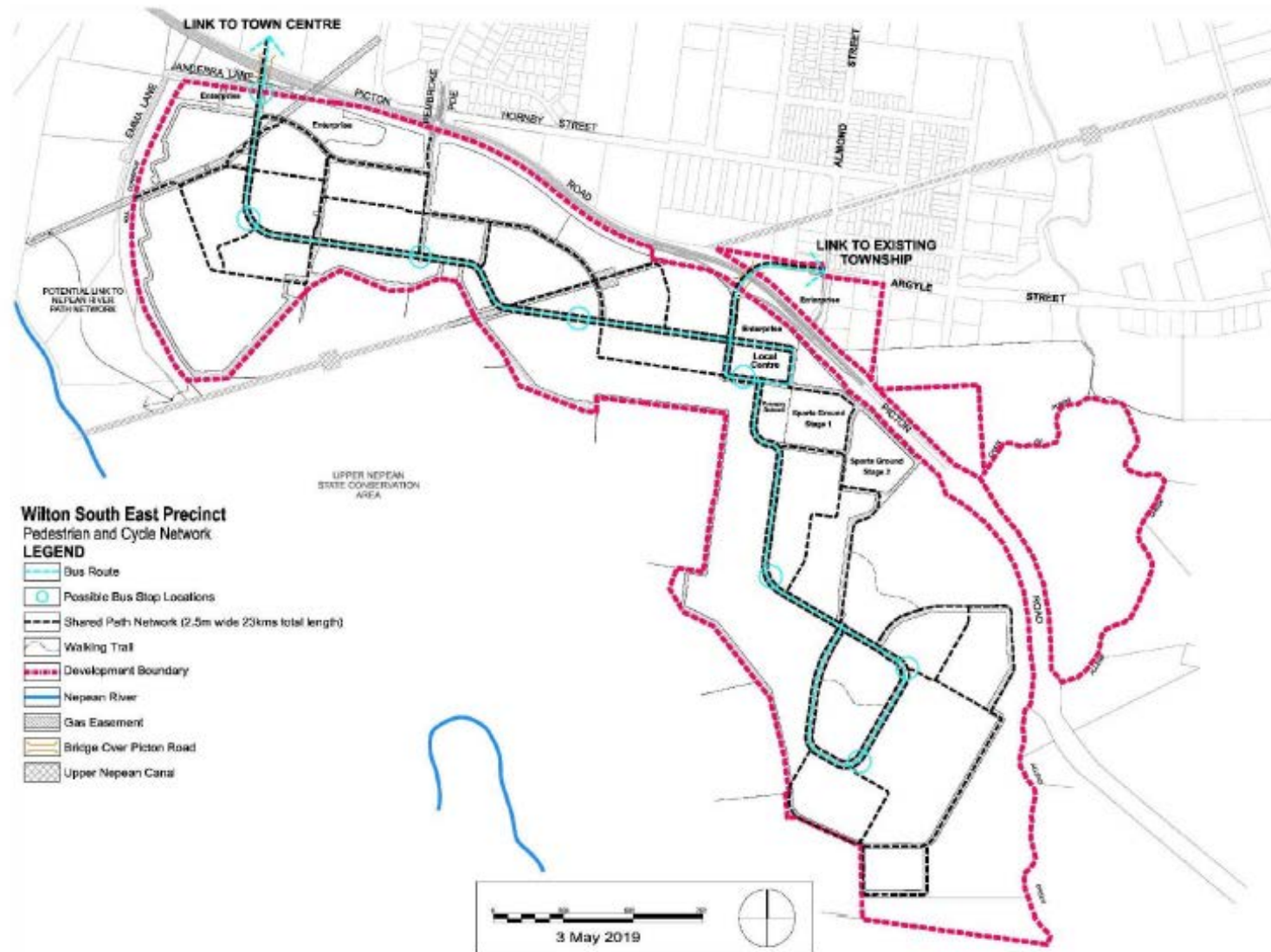
Objectives

- a. To provide a convenient, efficient and safe network of pedestrian and cycleway paths for the use of the community, within and beyond the site.
- b. To encourage residents to walk or cycle, in preference to using motor vehicles, as a way of gaining access to the schools, shops, and local community and recreation facilities.
- c. To promote the efficient use of land by allowing pedestrian pathways and cycleways to be located within parks and corridors wherever practical.

Controls

1. Key pedestrian and cycleway routes are to be provided generally in accordance with Figure 3-4.
2. The minimum width of off-street shared pedestrian and cycle pathways is to be 2.5m.
3. All pedestrian and cycleway routes and facilities are to be consistent with the *Planning Guidelines for Walking and Cycling* (DoP & RTA 2004) and Council's Pedestrian Access and Mobility Plan 2003.
4. Pedestrian and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all.

Figure 3-4



2.6 Residential Controls

2.6.1 Introduction

This Part stipulates objectives and controls in addition to those parts of Part 2 and Part 3 in the main body of the DCP, specific to residential development in the South East Wilton Precinct. These controls will ensure that an appropriate level of amenity will be provided to lots within the South East Wilton Precinct.

2.6.2 Residential Lots Adjacent to the Land Zoned E2 Environmental Conservation

These controls apply to a development application that will create residential allotments adjacent to land zoned E2 Environmental Conservation under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Appendix 14*.

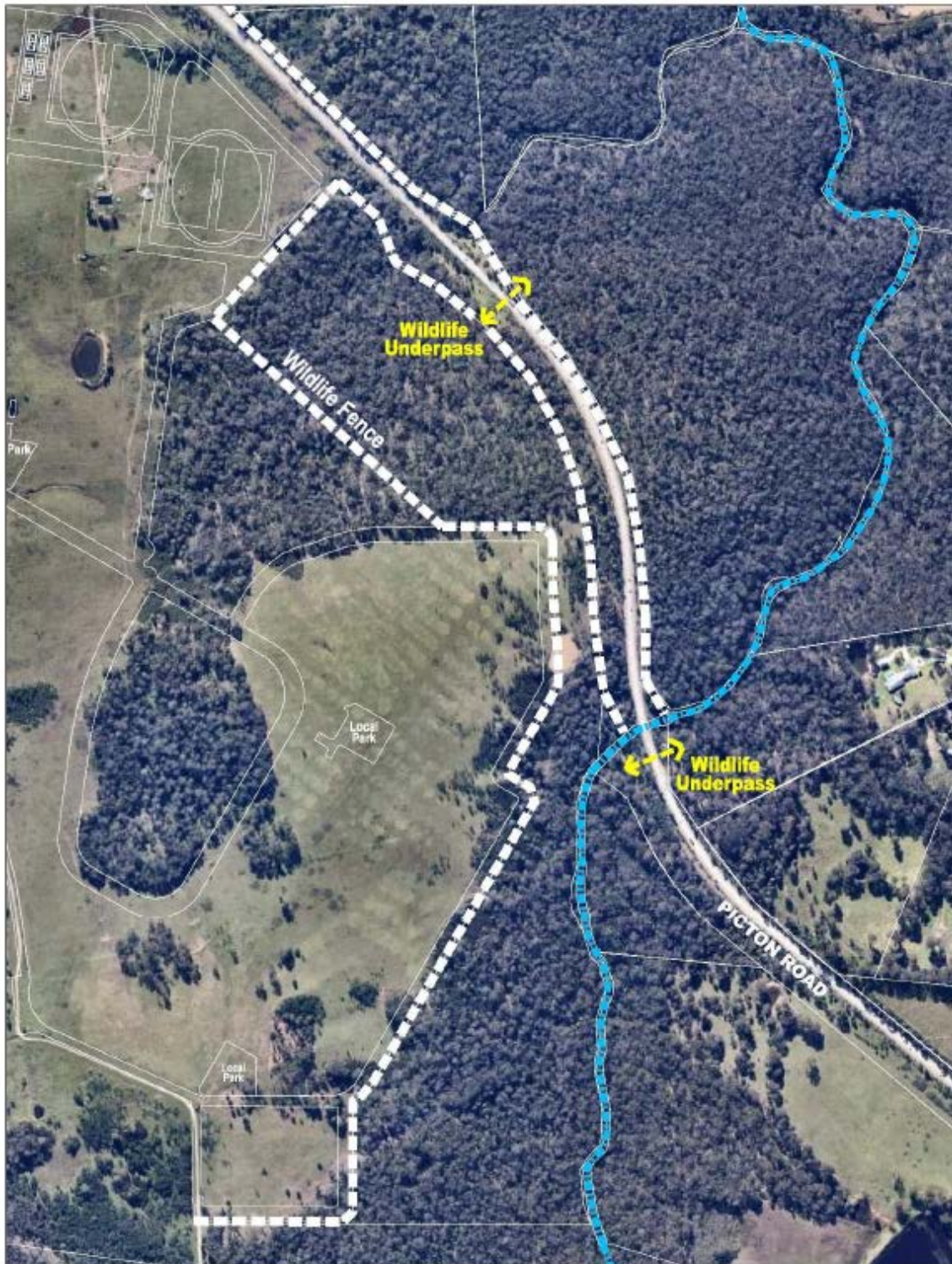
Objectives

- a. To provide an appropriate interface between residential development and environmental conservation lands.
- b. To ensure the Koala is protected from residential development.
- c. To ensure appropriate bushfire management systems are in place

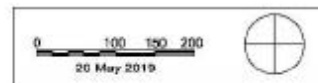
Controls

1. A Vegetation Management Plan meeting the requirements of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Appendix 14 cl 7.3* is in place.
2. Koala fencing generally in accordance with Figure 3-5 must be installed.
3. A Bushfire Management Plan prepared by a suitably qualified consultant detailing bushfire management measures such as Asset Protection Zones outside land zoned E2 Environmental Conservation.

Figure 3-5



Wilton South East Precinct
Koala Corridor



Koala Corridor

2.6.1 Acoustic Amenity and Precinct Interface

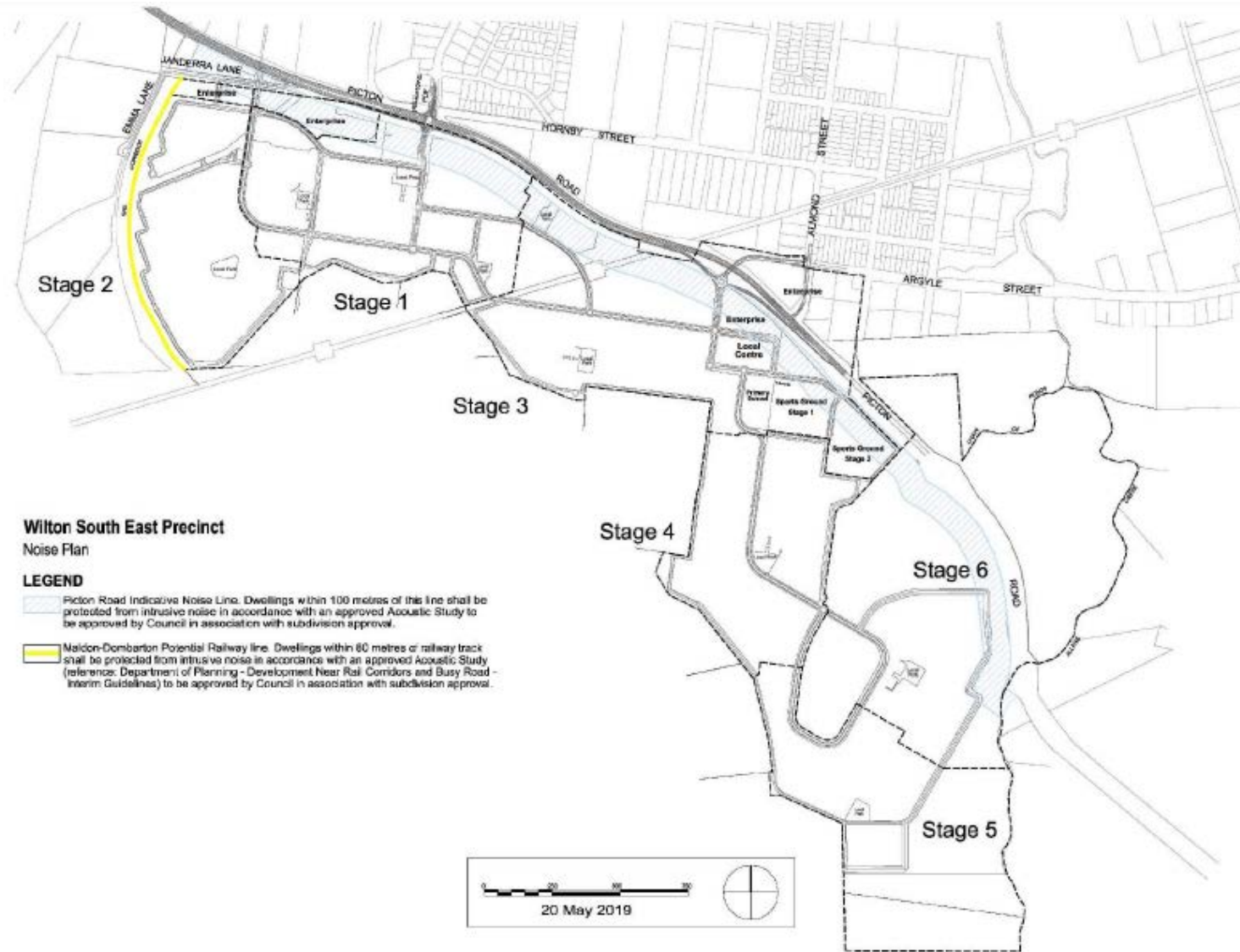
Objectives

- a. To minimise the impacts of noise from major transport infrastructure.
- b. To achieve an acceptable residential noise environment whilst maintaining well designed and attractive residential streetscapes.

Controls

1. For residential subdivisions that:
 - a. are adjacent to arterial or sub-arterial roads, or
 - b. are potentially impacted upon by a nearby industrial / employment area, or
 - c. are on steep (> 1:10) or elevated land within 100m of an arterial or sub-arterial road;an acoustic report is required to be submitted as part of a subdivision application demonstrating that the proposed subdivision design and any required acoustic attenuation can comply with *Development Near Rail Corridors and Busy Roads - Interim Guideline* (Department of Planning 2008). An acoustic report is also required for any non-residential use to be undertaken within a residential area.
2. All industrial / commercial / employment development is to comply with the *Noise Policy for Industry 2017* (EPA 2017).
3. Development Applications for residential buildings within the areas shown on Figure 3-6 that are:
 - a. 80m from the tracks of the proposed Maldon to Dombarton Railway; and
 - b. 20m from the edge of the Hume Highway Corridor;must be accompanied by an acoustic report outlining the noise attenuation measures proposed to attenuate noise within dwellings and in external Principal Private Open Space areas in accordance with the noise criteria in *Development Near Rail Corridors and Busy Roads - Interim Guideline* (Department of Planning 2008).
4. If the Maldon to Dombarton Railway is not constructed, then an acoustic report will not be required.

Figure 3-6



Noise Consideration Plan

2.7 Ecological and Riparian Controls

This Part stipulates objectives and controls in addition to those parts of Part 2 and Part 3 in the main body of the DCP, specific to development in the South East Wilton Precinct. These controls will ensure that an appropriate level of amenity will be provided to lots within the South East Wilton Precinct.

Objectives

- a. To regulate development so the riparian areas and land zoned environmental conservation are protected and enhanced.

Controls

1. Development or works within, or adjacent to land zoned for environmental conservation is to ensure clearing of vegetation is minimised to the satisfaction of Council.
2. Development or works within, or adjacent to land generally identified as riparian corridor in Figure 3-7 is to be restricted to ensure minimal impacts upon water quality and aquatic habitats.
3. The requirements of Clause 2.5.2 of this DCP must be met to ensure that the extent of the riparian zone is ground-truthed to inform the preparation of the neighbourhood plan.

2.8 Development Near Coal Seam Gas Wells

A number of coal seam gas wells have been identified within the South East Wilton Precinct. Verification of the location and condition of these wells is required as part of the preparation of neighbourhood plans and development applications.

that references monitoring and verification of coal seam gas wells-guidance to be developed

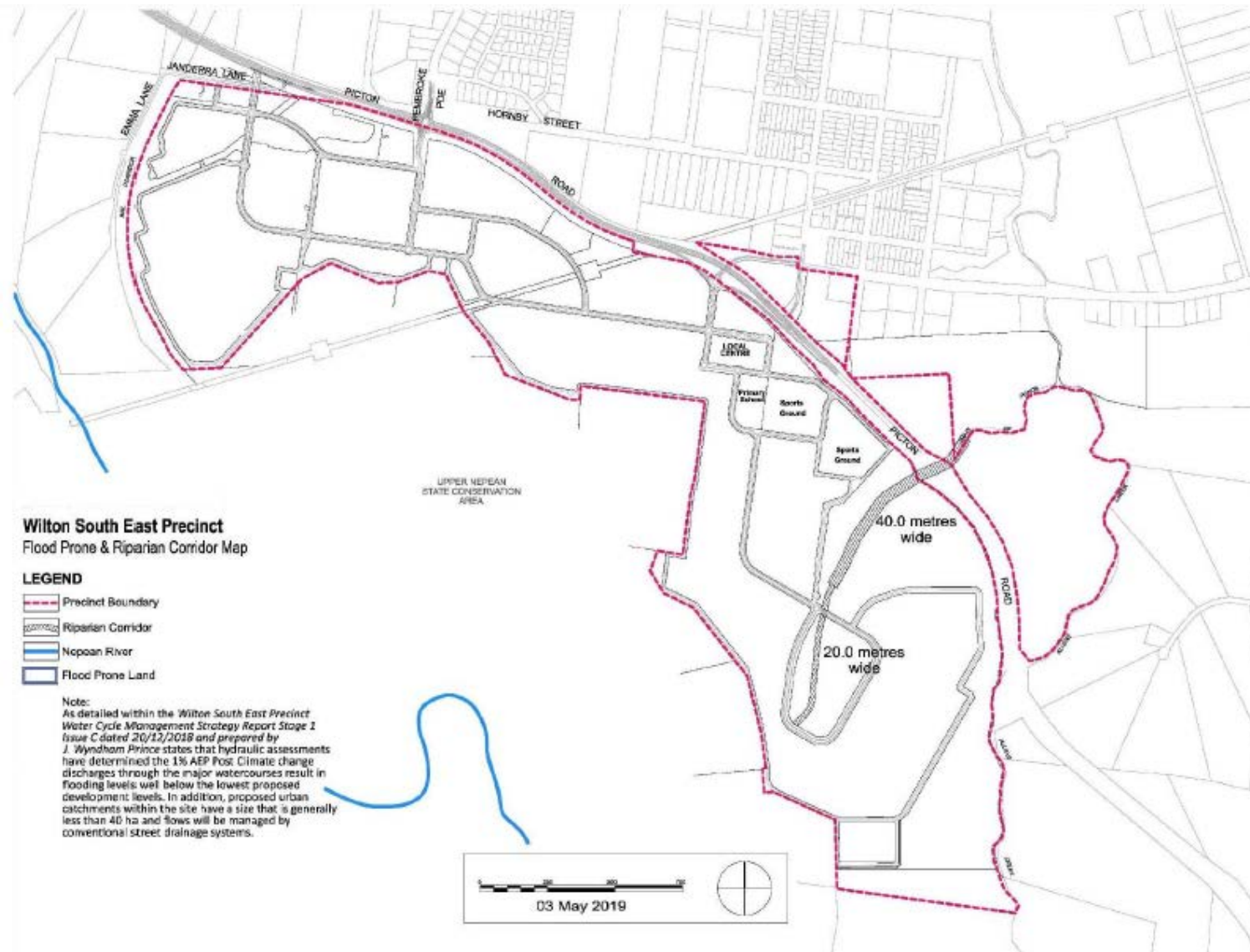
Objectives

To ensure that there are no impacts on urban development from existing coal seam gas wells.

Controls

1. Development consent must not be granted to development on land within a 200 metre radius of a coal seam gas well as identified on Figure 2-7, unless the consent authority considers the following matters:
 - a. Whether the location of the coal seam gas well has been ground-truthed.
 - b. Whether the coal seam gas well has been plugged correctly.
 - c. The proximity of the development to the coal seam gas well, and whether that proximity poses any risks to the health or safety of any person,
 - d. The impact of the development on the operations (if any) of the coal seam gas well.
2. Subclause (1) does not apply to development for the purposes of drainage, earthworks or roads.

Figure 3-7



Flood Prone Land and Riparian Corridor

2.9 South East Wilton Precinct Local Centre

This section applies to the Local Centre identified on Figure 1-2.

Desired Future Character

The Local Centre within the South East Wilton Precinct will support the needs of the Precinct, provide a focal point for local activity, and proposes to include a community facility. To create a village atmosphere, the Local Centre should incorporate a range of small-scale shops, a medical centre anchored by a supermarket, with shop top housing above. A primary school, play fields, potential childcare and a community facility could be co-located with the Local Centre to provide amenity and reduce trip generation. A well-designed streetscape and landscaped areas will create vibrant and high-quality pedestrian amenity.

Townhouses, terraces and other medium density dwellings surround the Local Centre to encourage activity and vibrancy and the Local Centre will maintain visual cohesion with the surrounding low and medium density housing in terms of height, bulk and scale. The design and scale of the Local Centre will reinforce its support role in the hierarchy of centres for the region. Safe and direct pedestrian connections to sporting fields and parks will promote walkability within the Precinct.

Car parking will not detract from the amenity or aesthetic of the Local Centre.

Objectives

- a. To create a vibrant, mixed use village centre that provides a range of small-scale retail and business which serve the needs of the people who live and work in the Precinct;
- b. To ensure the detailed design of the village is undertaken in a co-ordinated manner in order to achieve a high-quality urban design outcome;
- c. To minimise adverse impacts including noise, overshadowing and traffic on residential land adjacent to the centre.

Controls

General controls

1. The South East Wilton Precinct Local Centre is to be located generally in accordance with the South East Wilton Precinct Structure Plans.

Built form

1. The bulk and scale of buildings is to be compatible with the surrounding residential development.
2. There should be no adverse impact on the amenity of the surrounding residential precinct as a result of development within the Local Centre.