

Nicholas Gonsalves

From: Anthony Tavella on behalf of DPE PS ePlanning Exhibitions Mailbox
Sent: Tuesday, 15 September 2020 9:11 AM
To: DPE PS Biodiversity Mailbox
Subject: FW: Webform submission from: Draft Cumberland Plain Conservation Plan
Attachments: [REDACTED]---[REDACTED]-wilton-proposed-rezonning-from-ru4-to-e2---keats-submission.pdf

From: noreply@feedback.planningportal.nsw.gov.au <noreply@feedback.planningportal.nsw.gov.au>
Sent: Monday, 14 September 2020 9:07 AM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Subject: Webform submission from: Draft Cumberland Plain Conservation Plan

Submitted on Mon, 14/09/2020 - 09:05
Submitted by: Anonymous
Submitted values are:
Submission Type: I am making a personal submission
First Name: Andrew
Last Name: Keats
Name Withheld: No
Email: [REDACTED]
Suburb/Town & Postcode: Wilton
Submission file:
[REDACTED]-wilton-proposed-rezonning-from-ru4-to-e2---keats-submission.pdf

Submission: Please see attached our submission for the proposed changes impacting our site. We look forward to your response.
Regards, Andrew

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/draft-cumberland-plain-conservation-plan>

September 13, 2020

From: Keats (Andrew, Amanda, Garry and Karen) Family

[REDACTED] Wilton, NSW 2571

Joint Property Owners

To: Steve Hartley

Executive Director

Green and Resilient Places Division

Department of Planning, Industry and Environment

**RE: Lot [REDACTED] Wilton
PROPOSED Rezoning from RU4 to E2**

Dear Steve:

Thank you for your letter (See Attachment 5) concerning the proposed changes of zoning regarding our current home as defined by [REDACTED]

In regard to the proposed E2 rezoning we have 4 points which we believe need further investigation by your department;

1. No current environmental constraints are noted on the section 149 certificate we purchased the land under (See Attachment 1).
2. We currently maintain the vegetation in accordance with our responsibilities as land owners in RU4 zoning and bush fire prone land, ie 10m no trees near built environment and 50m undergrowth clearances (See Attachment 2). It appears that you have not considered the extent of our dual occupancy brick homes and substantial improvements.
3. The long term viability of the 'Shale Sandstone Transition Forest' seems questionable due to amount of urban encroachment effects (See Attachment 3).
4. Our current planning proposal which has been sent to the Department of Planning for comment and review which has not received a formal response (See Attachment 4).
5. The obvious, contradictory proposed future landuses, concerning, RU4 lots on the eastern side of Condell Park Road Wilton between publicly available material by the NSW Department of Planning, Industry and Environment (See Attachment 8)

RE: [REDACTED] Wilton PROPOSED Rezoning from RU4 to E2

We love living and working in Wilton and are excited about the rapid changes that are taking place, both directly affecting us and the surrounding community. We look forward to discussing further the potential future uses for our home and how our property can be best utilised to meet the needs of the future Wollondilly community, whilst adequately addressing any environment constraints that may exist.

List of Attachments;

1. Point 1 explained
2. Point 2 explained
3. Point 3 explained
4. Point 4 explained
5. Department of Planning, Industry and Environment proposed E2 rezoning letter
6. Keats planning proposal
7. section 149 certificate
8. Point 5 explained
9. Department of Planning, Industry and Environment - Wilton 2040 Plan
10. Department of Planning, Industry and Environment - Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

Executive Summary

We are excited to see the effort that the Department of Planning, Industry and Environment has gone to in working on the DRAFT Cumberland Plain Conservation Plan. In principal we are supportive of the effort to protect the remaining green space that Sydney has.

We are keen to get our property rezoned as the current RU4 doesn't meet the changing face of the Wilton township. We believe our considered proposal (See Attachment 6) has met all of the known constraints on our block whilst maximizing the economic benefit that the strategic location provides.

We believe the proposed E2 zoning changes would have a significant effect on the value of our property. As such, we have recently obtained an indicative quote for the current and proposed value of our considered planning proposal (See Attachment 6). We believe the E2 zoning would have a net negative effect on the value of our land of around \$5.2 Million dollars.

If the Department would like to further pursue the proposed E2 zoning, we would like a direct considered response to this submission and to further discuss compensation or alternate solutions for the surprise change in circumstance regarding the environmental constraints on our property.

We are certain that future land development and saving a few special trees can continue to be managed as it has in the past without the State Government simply taking hold of Land owned privately. It seems your intention to achieve this by simply zoning select parcels into your hand with apparently no intention to provide Just Terms compensation is not in the spirit of freedom of Australia. All the affected landowners of this current proposal will be forced to move from rural land holdings into high density urban housing, if they can even afford this forced move.

Sincerely,

Andrew Keats

On behalf of Andrew, Amanda, Garry and Karen Keats

Wilton, NSW 2571

Point 1

When we purchased the property in 2013 we obtained a Section 149 certificate which included sections (2) & (5). A copy of the certificate (See Attachment 7) has been included for your information. I have included a screen shot of the 'Biodiversity Certified Land' section in Figure 1 (Figure 2 continued for reference). It clearly indicates that when we purchased the land, no existing environmental constraints were applied to the land. This was a key piece of information in our decision to purchase the land and fed into our planning proposal as detailed in point 4 (See Attachment 4).

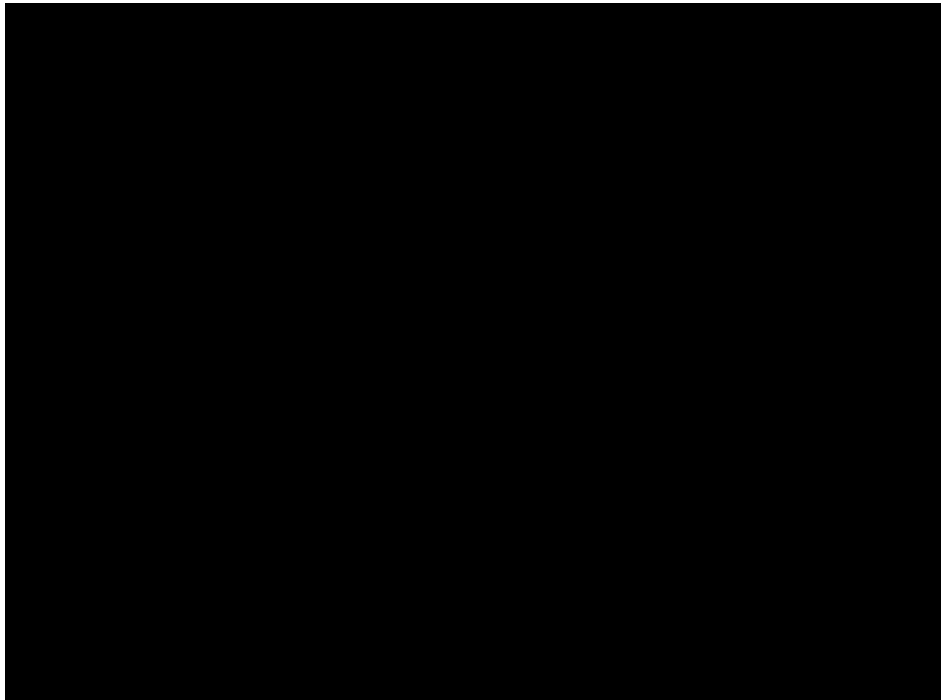


Figure 1 Section 149 certificate showing no significant biodiversity

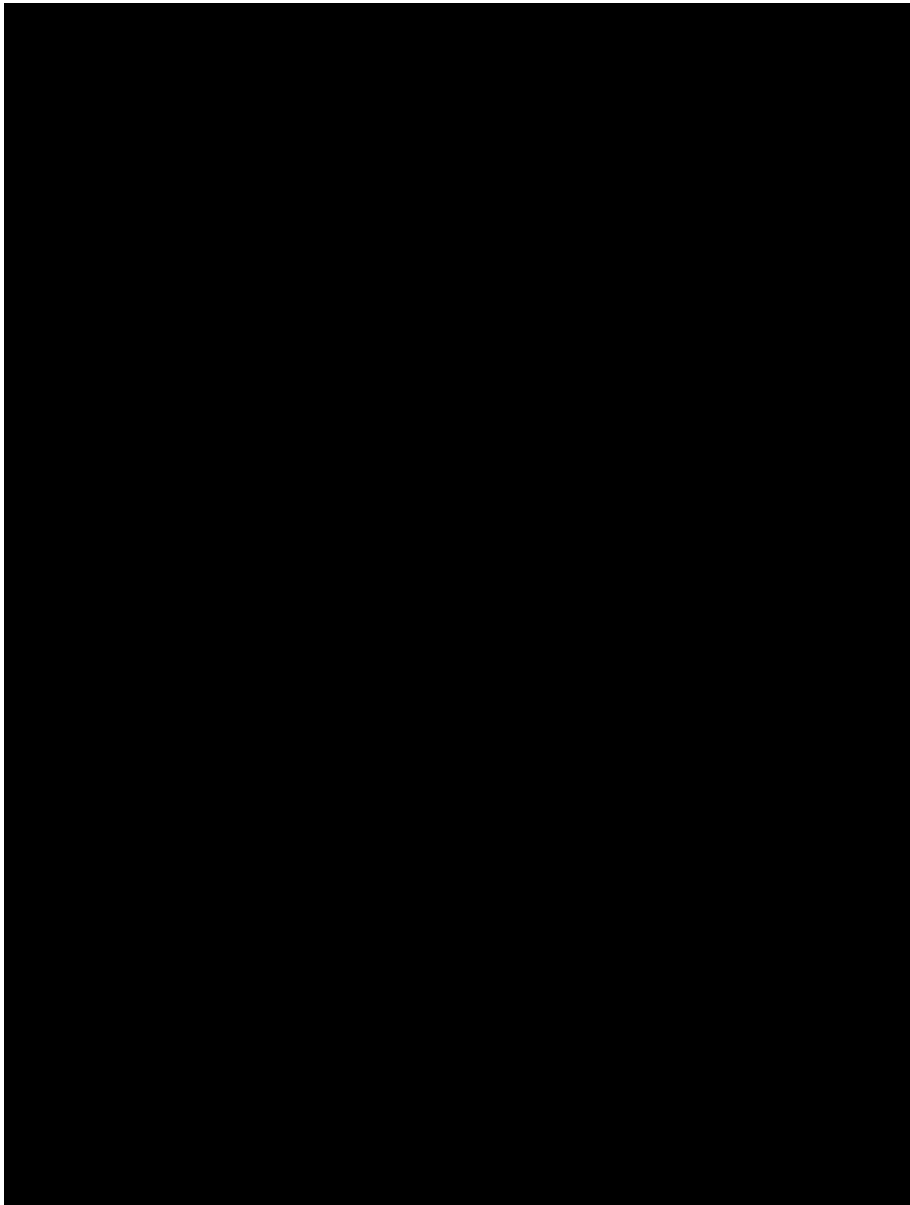


Figure 2 Continued from Figure 1 Section 149 showing no environmental constraints continued as explained in Point 1

Point 2

Our current responsibilities as land owners require us to maintain the property, for the purposes of bushfire protection and general property upkeep. Before we moved in to the premises any significant trees within 10m of the existing 2 residential buildings had been removed and we continue to maintain an undergrowth protection buffer (aka mowing the lawn) of 50m from both residences and the built environment, on both, this property and adjoining neighboring premise's. As you can see from the screen grabs below (Figure 1 and Figure 2) when you include our current premises and adjoining neighboring premises this doesn't leave a significant portion of native vegetation unaffected.

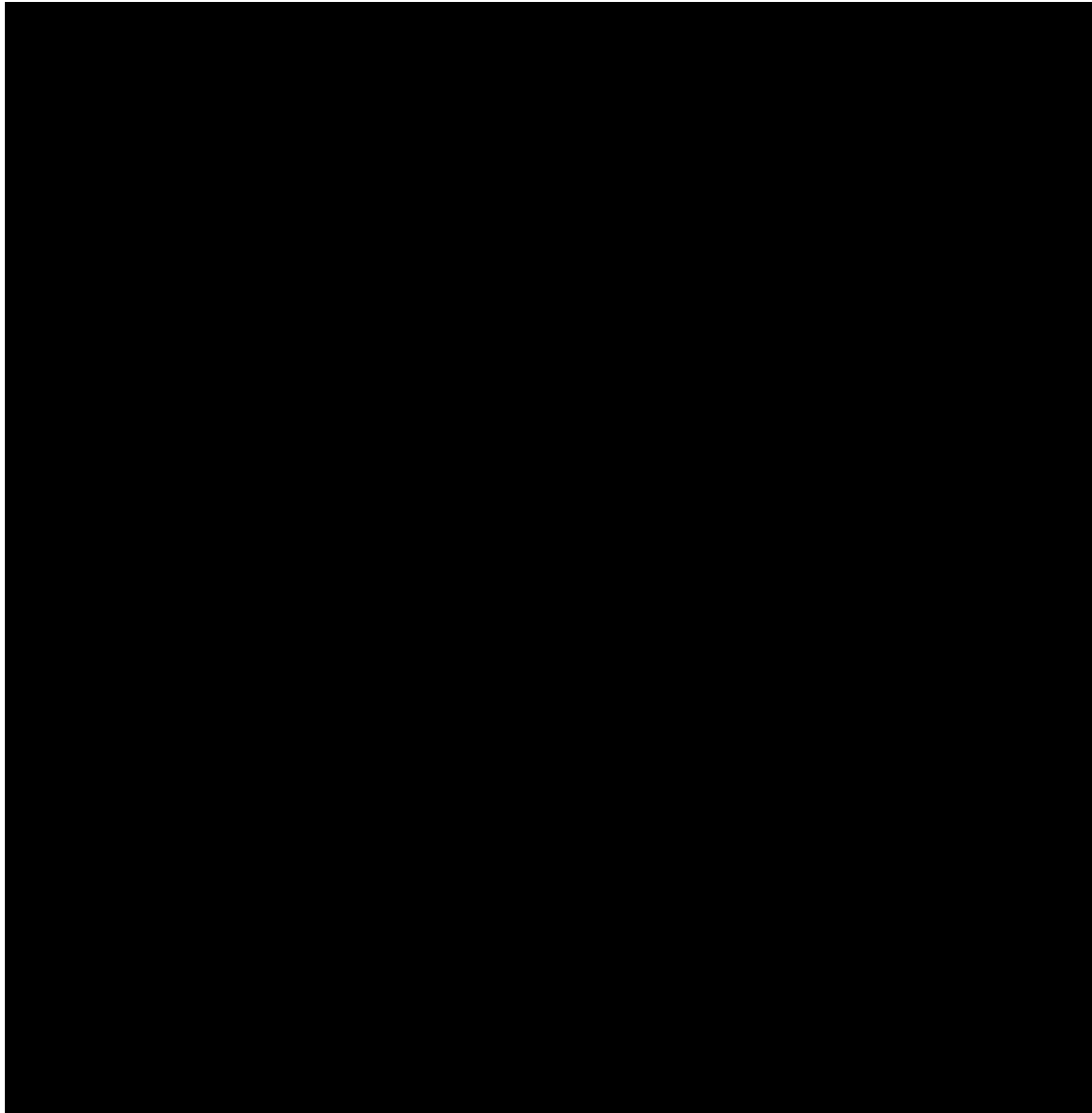


Figure 2 Allowable tree clearance with RU4 zoning in environmentally Sensitive area – Over the proposed environmental conservation due to the Shale Sandstone Transition Forest

Point 3

Under the current (and future) plans for Wilton, as detailed in the Land Use and Infrastructure Implementation Plan, our Two (2) Hectare property is very central to the Wilton Priority Growth Area. The long term viability of the 'Shale Sandstone Transition Forest' seems questionable due to amount of urban encroachment effects. Also, as the surrounding development progresses our property is becoming increasingly difficult to maintain. These two points are further explained below.

The urban encroachment effects include trespass, litter and edge effects from adjoining urban premises, currently on 2 sides (future proposals indicate 3 sides). The current edge effects of neighboring urban areas which threaten the existing native vegetation, include but are not limited to weed invasion from adjoining residential and unmaintained community land, impact from upslope runoff, weed dispersal and land degradation to name a few.

In addition to the urban effects listed, the impacts of climate change and urban heat island effects are accelerating the loss of the remaining native vegetation. For instance in the 2019 drought, in excess of 10% of the native trees died and haven't come back.

Also the current mapped 'Shale Sandstone Transition Forest' Figure 1 on the Draft Cumberland Plain Conservation Plan spatial viewer is mainly covering our 2 residential properties, pool house, pool and introduced vegetation (eg our gardens) (See Attachment 6 for site layout). The existing native vegetation is limited in nature and largely aligns with the riparian corridor (as seen in Figure 2).

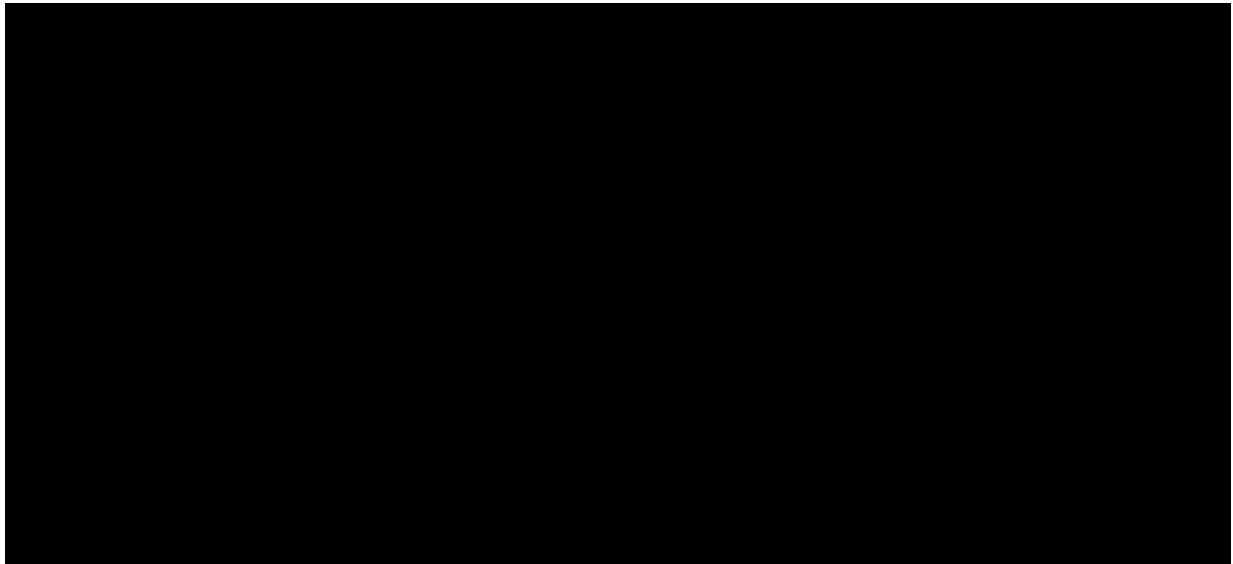


Figure 1 Current mapped area showing Shale Sandstone Transition Forest

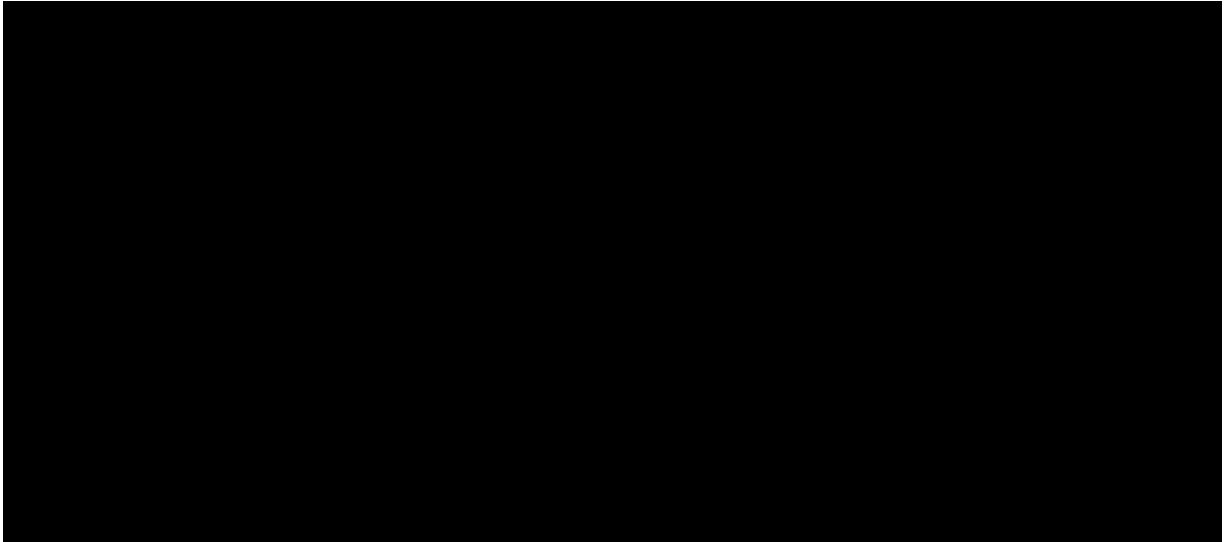


Figure 2 Non-certified - Avoided for other (riparian corridor)

Point 4

Garry is a registered surveyor. When we bought the land, we had an acute awareness of the proposed development in Wilton and a good understanding of the constraints that applied to our particular lot. In early 2018 we engaged 'Pascoe Planning Solutions' to petition the Department of Planning to share their future plans for our land with us, by submitting a planning proposal for our site (See Attachment 6 – Also Figure 1 for proposed subdivision). We had a formal face to face meeting with Gwenda Kullen and Murray Jay. No mention was made of the work being undertaken by the Department of Planning, Industry and Environment on the DRAFT Cumberland Plain Conservation Plan and, more importantly, how it affects our home. In fact, the Department of Planning indicated that we had UNDERSTATED the future urban carry capacity of our land. The first we heard about the environmental constraints and the work being undertaken by your Department was through the letter you provided, to which we are responding.

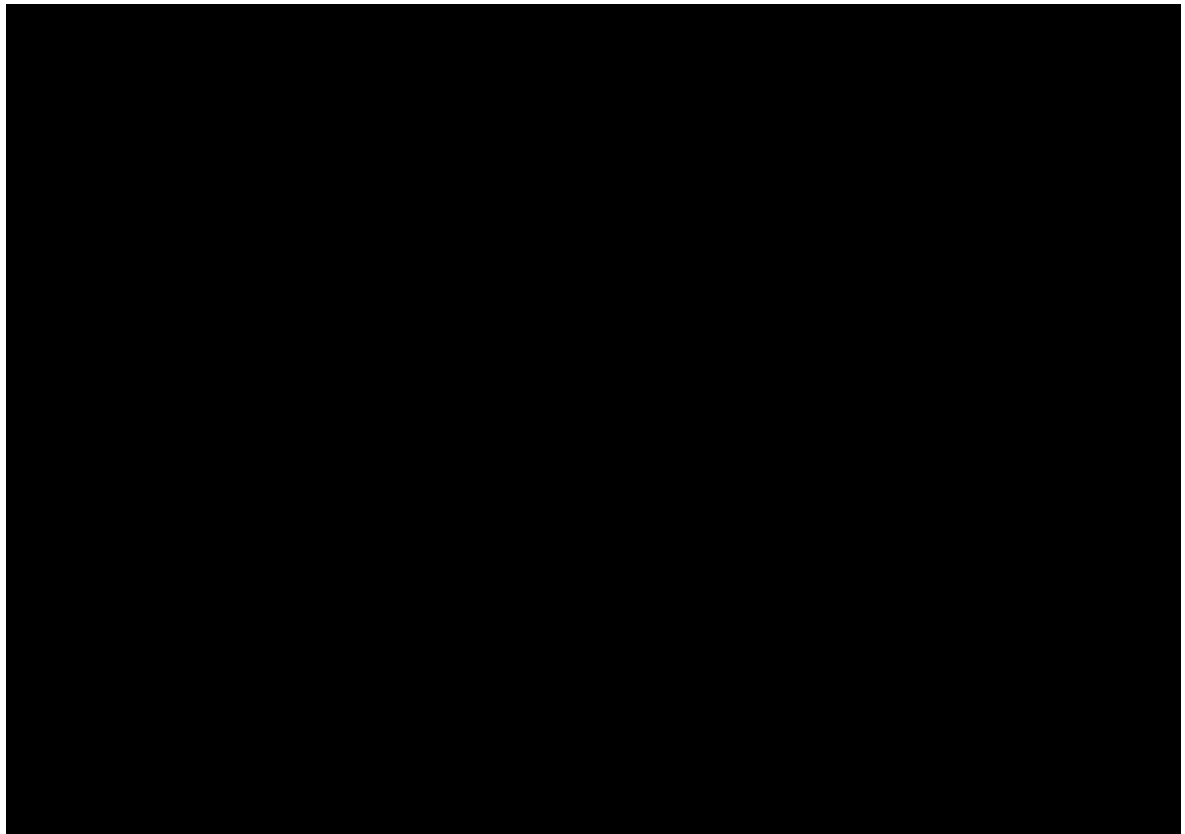


Figure 1 Proposed considered sub-division proposal



THE OWNER

WILTON NSW 2571

26 August 2020

Dear AMANDA KATHLEEN KEATS, KAREN DOROTHY KEATS, GARRY JAMES KEATS,
ANDREW KEVIN KEATS

Subject: Public exhibition of the Draft Cumberland Plain Conservation Plan

Relevant lot/s: [REDACTED]

The NSW Department of Planning, Industry and Environment (the department) is writing to advise you that the *Draft Cumberland Plain Conservation Plan* (the Plan) has been released for public exhibition.

The Plan is a strategic conservation plan for Western Sydney for the next 36 years to 2056. It supports the delivery of infrastructure, housing and jobs and protects important local and regional biodiversity. The Plan will help protect the region's native plants and animals by adding land to existing public reserves, establishing new public reserves, restoring degraded areas and by providing opportunities for landholders to establish biodiversity stewardship sites on privately owned land.

The Plan also proposes to protect lands containing high-value vegetation in relevant growth areas with environmental conservation (E2) land use zoning. The proposed environmental conservation (E2) zones would also be applied to land that is unsuitable for development due to the presence of riparian corridors along creek lines, or steep land.

To support the Plan's implementation, the department proposes that this environmental conservation (E2) zoning will be made under a new state environmental planning policy (SEPP) for strategic conservation planning.

As an identified landholder within Plan's study area, the department is writing to you to make you aware of the public exhibition of the Plan and to invite you to provide feedback.

How the Plan may affect your land

The Plan has identified that your land is within the area proposed for environmental conservation (E2) zoning. The proposed change to land use zoning will support the Plan's objectives. This proposed future use is consistent with the strategic plan and vision for your area, which can be reviewed on the department's website <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts>.

Your land may also be affected by other planning controls proposed by the Plan. The department has published the Draft Cumberland Plain Conservation Viewer to help landholders identify if their

land is affected by the Plan. It identifies land proposed for environmental conservation (E2) zoning and other key information.

The *Explanation of Intended Effect* describes the planning controls proposed by the Plan and will help you understand how land proposed to be zoned for environmental conservation (E2) is affected by the Plan.

If only part of your land is identified for environmental conservation (E2) zoning, the remainder of your land will remain in the existing zoning as identified in the relevant environmental planning instrument such as a SEPP or local environmental plan (LEP).

The proposed environmental conservation (E2) zoning will not affect current uses of the land, and landholders can continue to live on their land, using their properties as they lawfully did before the Plan commenced.

Find out more

Please refer to the Draft Cumberland Plain Conservation Plan Viewer, the *Explanation of Intended Effect* and the Plan's fact sheets and frequently asked questions which are available on the department's website at: planning.nsw.gov.au/cumberlandplainconservationplan

You can contact the department at:

- **Email:** biodiversity@planning.nsw.gov.au
- **Phone:** Between 9am–5pm, Monday to Friday on 1300 305 695.
- **For translating and interpreting service:** If English is not your first language, please call 131 450. Ask for an interpreter in your language and then ask to be connected to our Information Centre on 1300 305 695.
- **If you are deaf or have a hearing speech impairment:** Call us through the National Relay Service

Have your say

The Plan package is on public exhibition until **Friday 25 September 2020**. The department encourages you to view the documents and make a submission on the Plan at: <https://www.planningportal.nsw.gov.au/draftplans/exhibition/draft-cumberland-plain-conservation-plan>

The department will carefully consider all feedback gathered from the submissions in finalising the Plan.

Yours sincerely,

Steve Hartley
Executive Director
Green and Resilient Places Division
Department of Planning, Industry and Environment

The Secretary
Department of Planning and Environment
PO BOX 39
SYDNEY, NSW 2001

Dear Madam:

Re: Wilton Priority Growth Area – Rezoning of [REDACTED]
[REDACTED] for Urban Purposes.

1 Introduction

I represent Mr and Mrs G. Keats and Mr and Mrs A. Keats the owners of a parcel of two (2) hectares situated at Wilton, abutting the Bingara Gorge (Lend Lease) urban development.

The extended Keats family have observed the development of the Bingara Gorge Estate at close hand and the Greater Macarthur Land Release Investigation, including the Wilton North and South-East Precinct Planning, the development of the draft Wilton Interim Landuse and Infrastructure Plan and the related community consultation exercise.

They have also maintained an acute awareness of Wollondilly Shire Council's partnership role in the planning and delivery of Wilton New Town.

My Clients have attended the respective community consultation forums and although not directly impacted by the Priority Precinct actions to date have been encouraged to make a submission to the planning process to address the ultimate status of their holding.

Their holding is importantly contiguous with the existing Bingara Garage development and has an ability to be sensitively developed for urban purposes through immediate integration with the existing Bingara community, leveraging off existing infrastructure provision/augmenting the same and having appropriate regard to the projected nearby non-residential uses and higher order infrastructure mains/easements.

A case championing the sensitive urban development of the holding (and potentially similarly zoned holdings to the immediate south) is presented later in this submission; in accordance with Action 1 of the draft Wilton Interim Landuse and Infrastructure Implementation Plan.

2 The Subject Site

The subject site is known as [REDACTED] Wilton. It is a regular shaped rural residential parcel of two (2) hectares located adjacent to the existing Bingara Gorge urban community. Figure 1 depicts the subject land, whilst Figure 2 provides a brief insight into the broader Context.

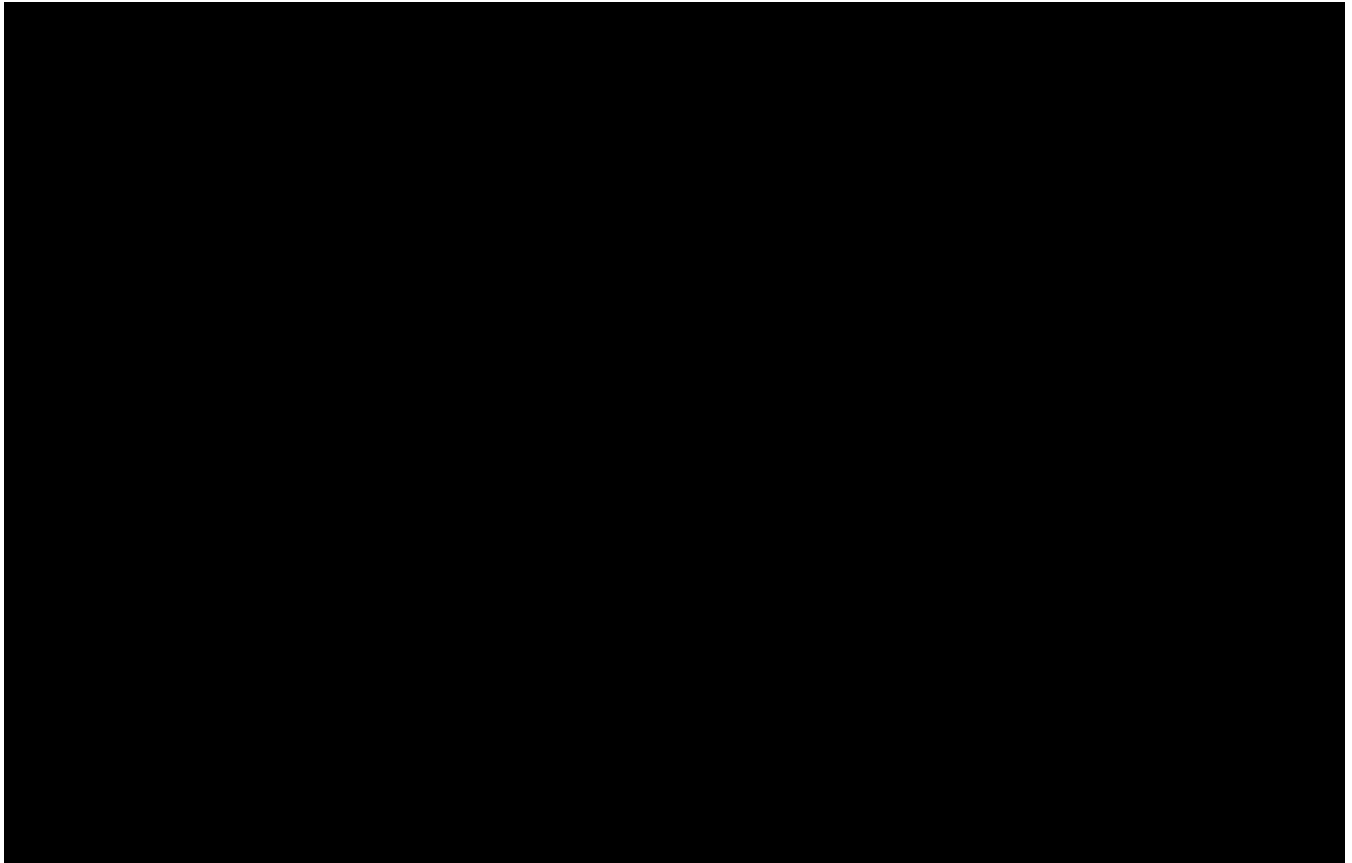


Figure 1: Subject Land

A copy of the relevant Deposited Plan; namely, [REDACTED] forms Attachment “A”.

Denoted on the subject plan and impacting [REDACTED] are; inter alia an easement for pipeline 24.385m wide (located obliquely at the south-eastern corner) and a natural watercourse generally across the front of this property (running) in a generally parallel manner to the front boundary, setback approximately 80 metres from such boundary.

Vegetation is limited in nature and largely aligns with the riparian corridor.

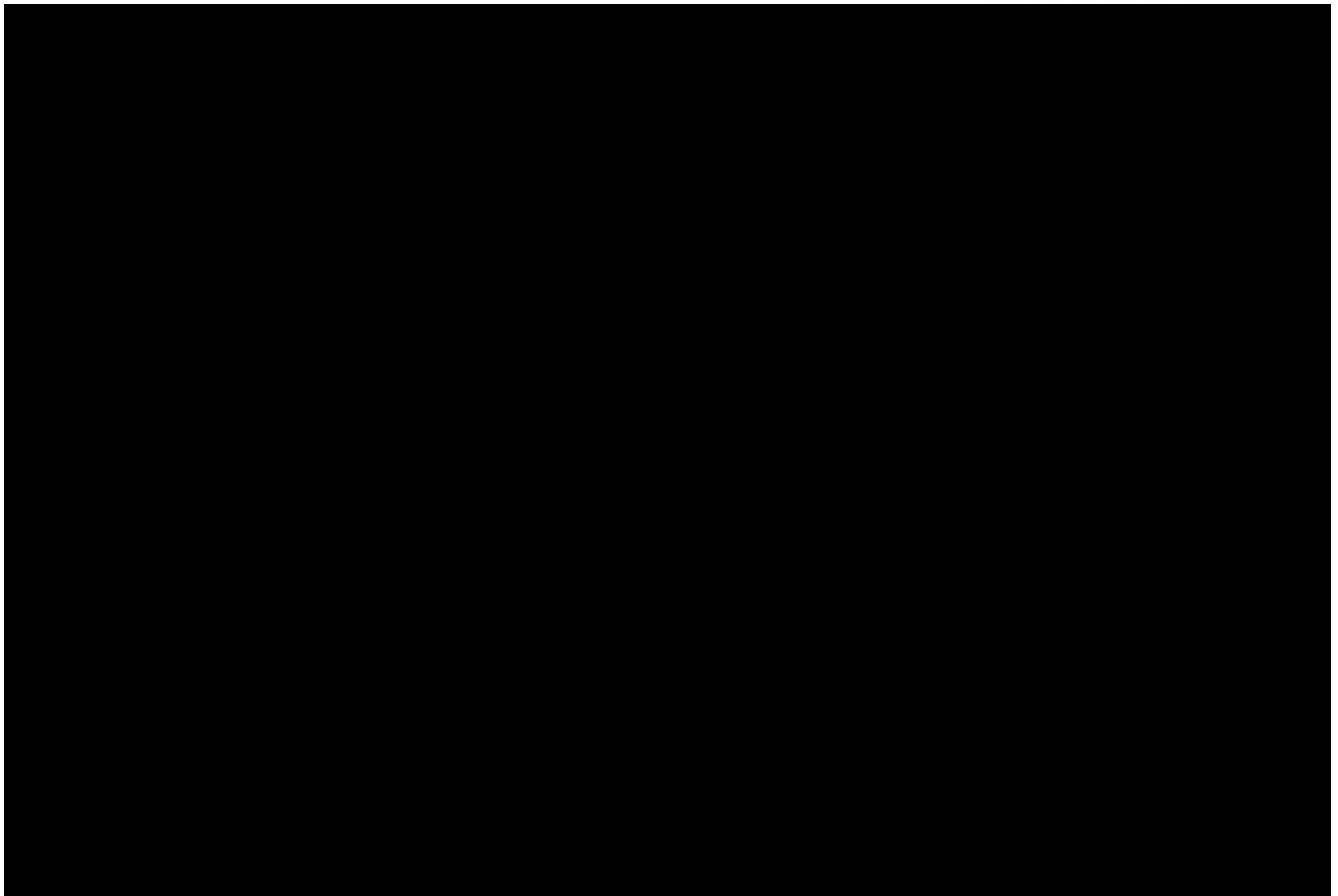


Figure 2: Locality/Context

3 Greater Macarthur Planning Context

“A Plan for Growing Sydney”¹ was released in December 2014 and established the Government’s strategy for meeting Sydney’s housing supply needs over the next 20 years. This included identifying new locations that could contribute to meeting the housing supply challenge of the day and beyond 2036. The initial focus of the relevant investigations was the Greater Macarthur Land Investigation Area, located south and south west of Campbelltown – Macarthur (Refer to Attachment “B”).

The subject investigations included; inter alia, the Wilton New Town Precinct.

The Greater Macarthur Land Release and Action Plan (Preliminary Strategy) established the Government endorsed vision and plan for the Wilton New Town. Such Preliminary Strategy was released for stakeholder and community consultation in Late 2015.

Concurrently, the Department of Planning and Environment in explaining coordinated landuse and infrastructure delivery, further consulted in respect of proposals to identify, Wilton and Menangle Park/Mount Gilead as priority growth areas in State Environment Planning Policy (Sydney Region Growth Centres) 2006 (SEPP).

¹ Prepared by the NSW Department of Planning and Environment

The proposed SEPP amendment did not rezone land. Further, the SEPP identified Bingara Gorge as a separate precinct within the Wilton Priority Growth Area given its urban zoning pursuant to Wollondilly Local Environmental Plan 2011 and development parameters detailed in Wollondilly Development Control Plan 2016.

It is noted that the subject land did not form part of the Bingara Gorge precinct (Refer to Attachment “C”).

The Wilton Growth Area was declared in July 2016 and comprises 5 precincts; namely:

- Maldon
- West Wilton
- South East – August 2017
- Northern – August 2017
- Bingara Gorge

An Interim Landuse and Infrastructure Implementation Plan (LUIIP) adopted in August 2017 (as previously referenced) seeks to provide a comprehensive framework for delivery of the proposed new town at Wilton. It establishes a long-term vision for Wilton, together with providing an infrastructure masterplan to coordinate delivery of essential infrastructure.

The Plan is to provide the framework for the development and implementation of precinct plans.

An outline Landuse Plan upon which the LUIIP is founded is produced as Attachment “D”.

4 The Condell Park Road Case

The subject land (and immediate precinct) is identified to be “urban capable” in the Wilton Priority Growth Area Interim Land use and Infrastructure Implementation Plan.

The land, as established previously, is contiguous with the Bingara Gorge urban community and its associated infrastructure and is capable of leveraging off such contextual setting and base level infrastructure provision.

An Urban Design Strategy (the Strategy) was commissioned in response to the initial “urban capable” classification and context and is produced as Attachment “E”. The Strategy has regard to the various Greater Macarthur and Wilton Precinct background studies/reports, focused on the attributes of the site and its immediate context in a constraints and opportunities capacity and produced an Indicative Concept Plan (the Plan).

It is noted that the Plan preserves the riparian zone² as a feature of the site, has regard to the rear boundary easement limitation, seeks to be responsive to the topography and preferred

² Previously identified as a “resolvable” constraint in the Greater Macarthur Land Release Investigation – Landuse and Infrastructure Analysis.

solar orientation and optimises the existing parkland/constructed water body outlook; building upon the same.

Opportunities for adjoining lots to the south are addressed conceptually in an indicative road layout; whilst conceptual access linkages beyond the immediate precinct are also depicted.

Having regard to the background technical studies undertaken in respect of the Wilton Priority Growth Area, Action No 1 detailed in the Wilton: Interim Land use and Infrastructure Implementation Plan Background Analysis (2017); The Department is petitioned to rezone the subject land and the immediate precinct for general urban purposes in a manner consistent with the recent rezoning of the South East Wilton Precinct, pursuant to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP Growth Centres).

5 Conclusion

The extensive planning for Greater Macarthur and in particular the Wilton Priority Growth Area, together with the site specific and locality urban design strategy and immediate Bingara Gorge neighbourhood and infrastructure setting, behove the Department to initiate the rezoning of the subject land and immediate precinct for urban purposes.

The Department is accordingly respectfully requested to rezone the subject land and immediate precinct via an amendment to the SEPP Growth Centres.

Should you require clarification of any aspect of this request please do not hesitate to contact me.

Yours Sincerely,
Graham G Pascoe JP
MPIA, CPP, FIAG
23 April, 2018.

References

1. AEC Group (2016)
Greater Macarthur Land Release Investigation Area – Housing Demand Analysis
2. AECOM (2017)
Wilton and Greater Macarthur Priority Growth Areas – Utility Services Study
3. Eco Logical (2017)
Wilton and Greater Macarthur Priority Growth Areas Biodiversity Study
4. NSW Planning and Environment (2015)
Greater Macarthur Land Release Investigation – Preliminary Strategy and Action Plan
5. NSW Planning and Environment (2015)
Greater Macarthur Land Release Investigation – Landuse and Infrastructure Analysis
6. NSW Planning and Environment (2017)
Wilton Priority Growth Area: Interim Landuse and Infrastructure Implementation Plan
7. NSW Planning and Environment (2017)
Wilton Priority Growth Area: Interim Landuse and Infrastructure Implementation Plan
Background Analysis
8. www.legislation.nsw.gov.au

ATTACHMENT “A”

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The next section describes the methodology used in the study, including the data collection and analysis techniques. The results of the study are then presented, followed by a discussion of the findings and their implications. The paper concludes with a summary of the main points and a list of references.

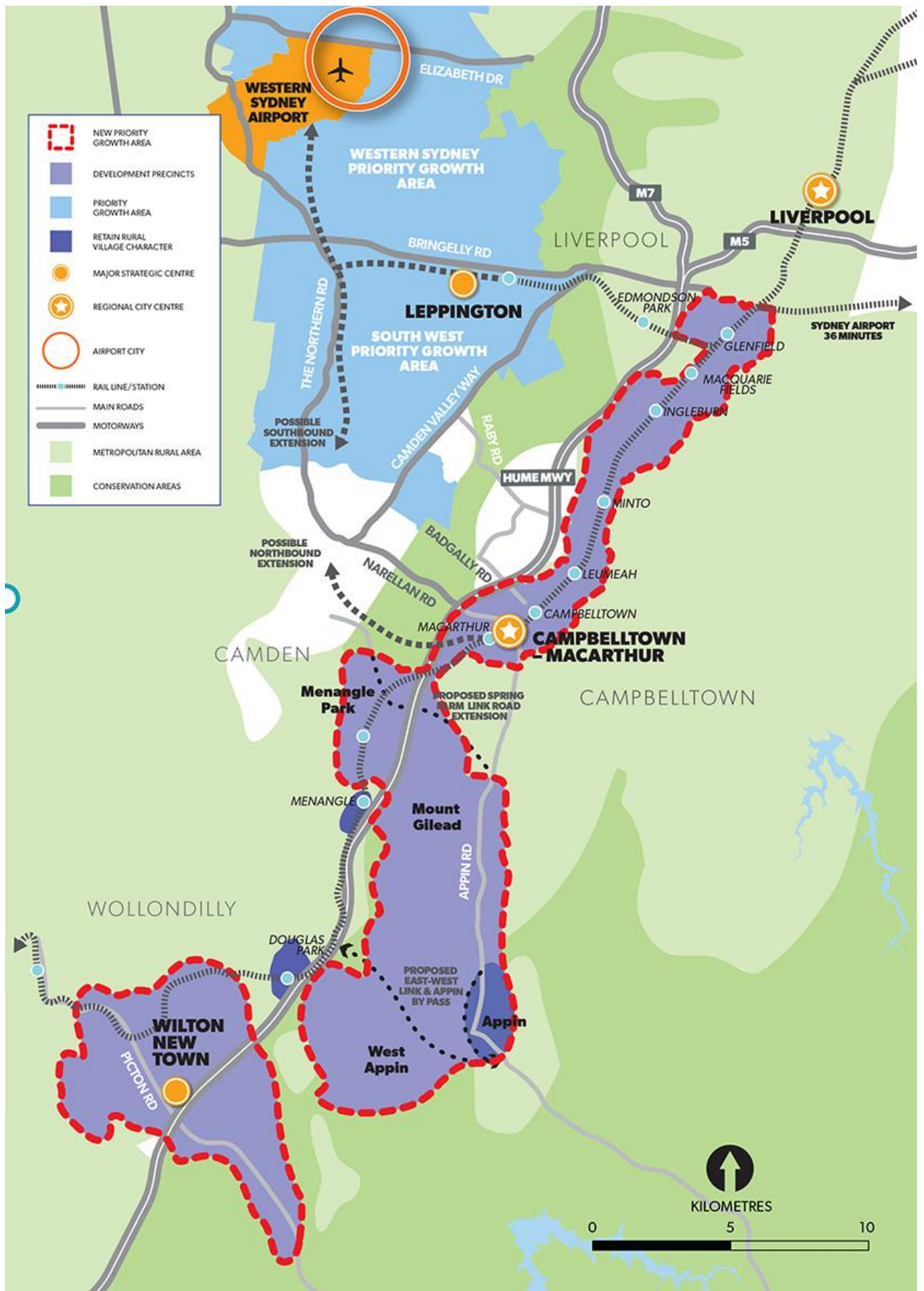
The research was conducted in a systematic and rigorous manner, following the principles of good research practice. The data was collected from a large and representative sample of the population, and the analysis was carried out using advanced statistical techniques. The results of the study are presented in a clear and concise manner, and the implications of the findings are discussed in detail.

The findings of the study have important implications for the field of research. They provide valuable insights into the nature of the phenomenon being studied, and they suggest areas for further research. The research also has practical implications, as it can be used to inform policy and practice in the relevant field.

In conclusion, the research presented in this paper is a significant contribution to the field of research. It provides a comprehensive and detailed analysis of the topic, and its findings have important implications for both theory and practice.

ATTACHMENT “B”

Greater Macarthur



ATTACHMENT “C”

STATE ENVIRONMENTAL PLANNING POLICY
(Sydney Region Growth Centre) 2006 –
Wilton Growth Centre (Draft)

**State Environmental Planning
Policy (Sydney Region Growth
Centres) 2006**

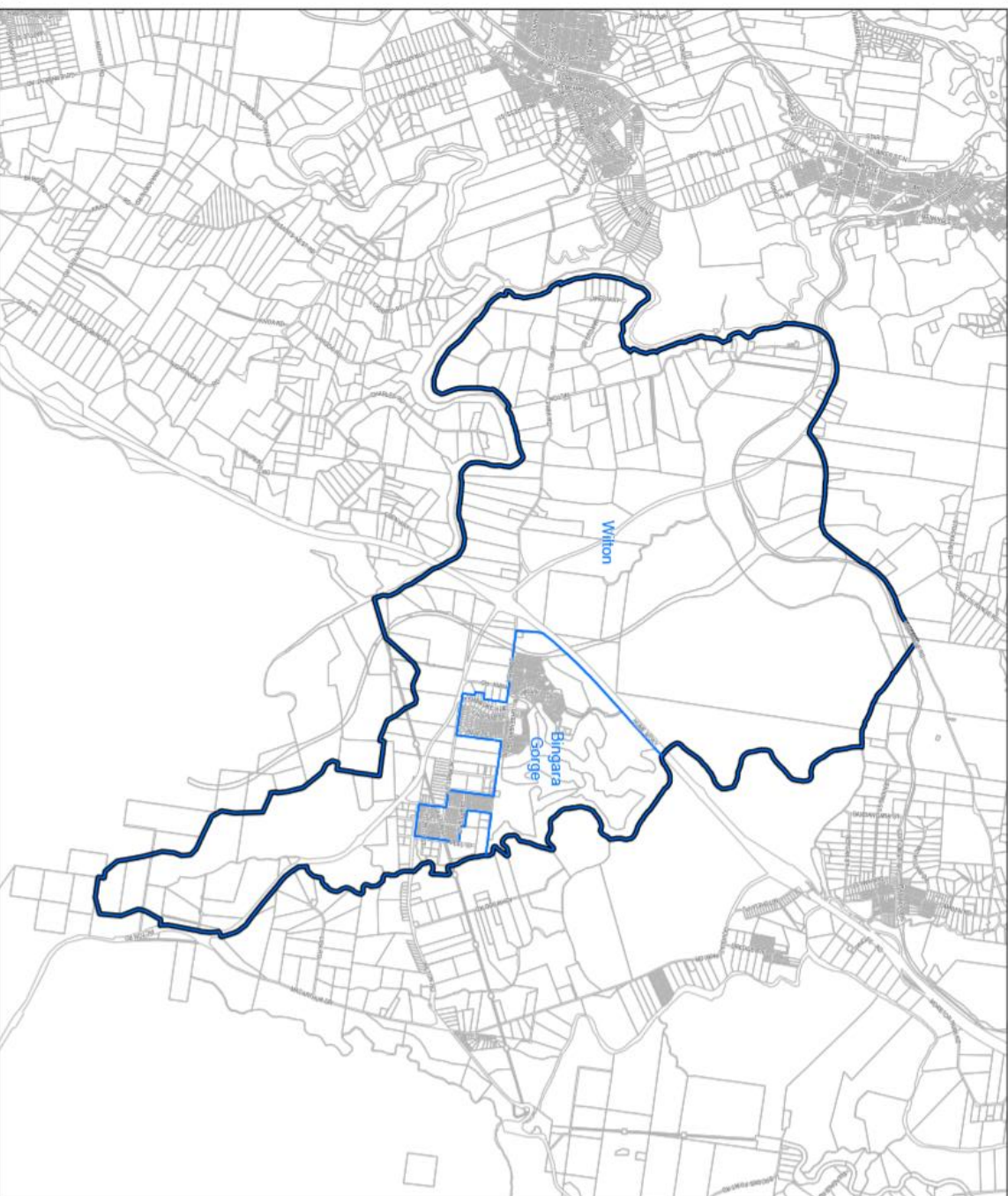
Wilton Priority Growth Area
Precinct Boundary Map
Sheet PCB_001

LEGEND

- Growth Centre Boundaries**
-  Wilton Priority Growth Area Boundary
 -  Wilton Priority Growth Area Precinct Boundary
 -  Cadastre
 -  Cadastre & 1:60,000 NSW LPI



Scale 1:50,000 @ A3
Projection: GDA 1984
Datum: GDA 1984
Units: Metres



ATTACHMENT “D”

LANDUSE PLAN

**(Wilton: Interim Landuse and Infrastructure
Implementation plan)**



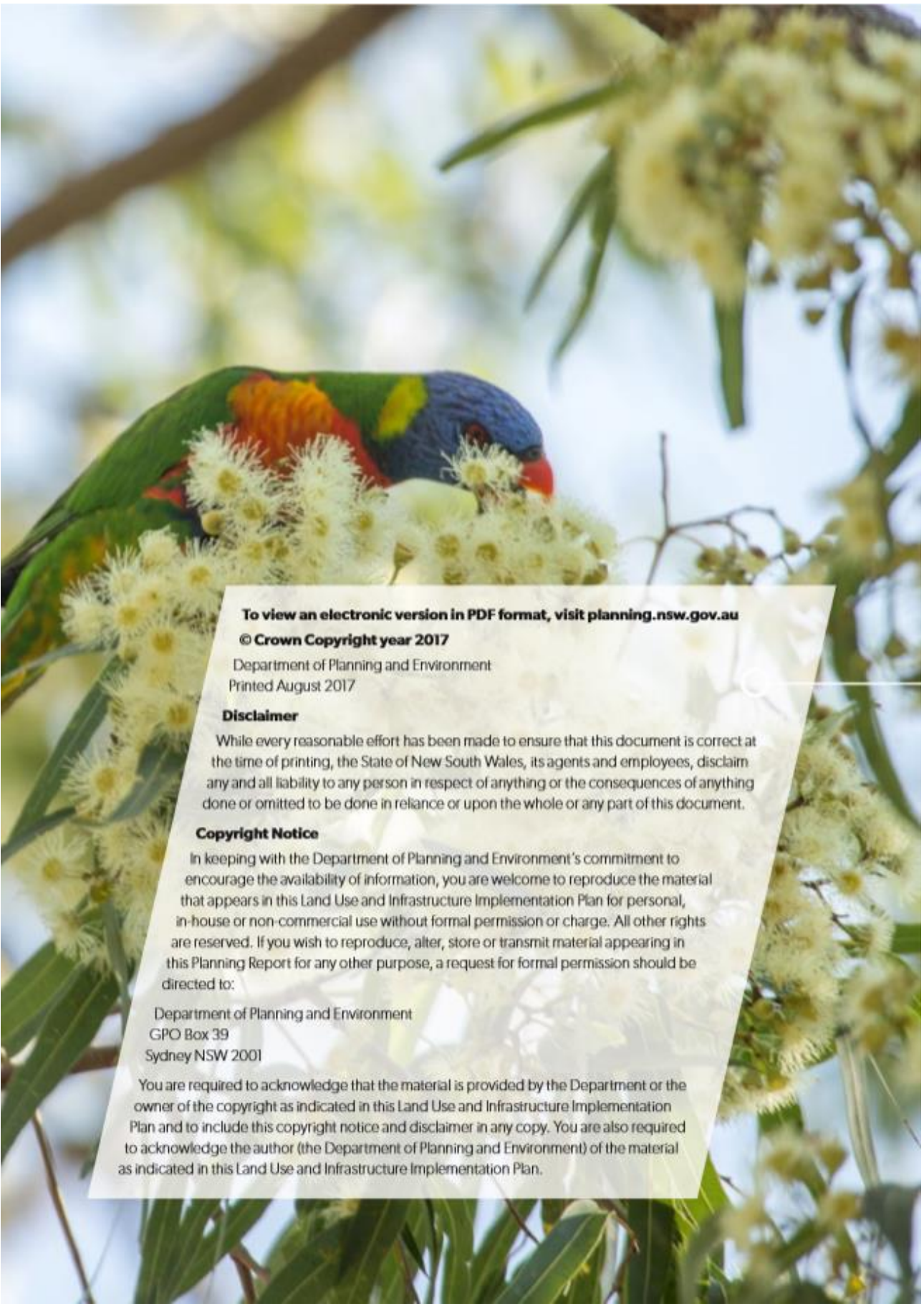
Planning &
Environment

Wilton

Priority Growth Area

○ Interim Land Use and Infrastructure Implementation Plan

August 2017



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Department of Planning and Environment

Printed August 2017

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About the Wilton Priority Growth Area

Wilton in 2040 is a place where families are thriving and businesses are flourishing. The town has grown sustainably over the last 25 years with a strong natural environment, and jobs leveraging the town's location relative to Wollongong and the new Western Sydney Airport. The town has excellent access to services and connections to infrastructure reinforcing Wilton as a place where families can live, work and play. Wilton is recognised as the leader in housing diversity. Wilton is a home for all.

The Wilton Priority Growth Area is positioned at the junction of the Hume Motorway and Picton Road within the Wollondilly Shire Local Government Area. Separate from the metropolitan growth corridors of Sydney, Wilton will become a new town providing homes and jobs in the south west of the Sydney basin. With access to the beaches of Illawarra and National Parks, Wilton will be a thriving community in the region.

The vision for Wilton is for a community of around 15,000 new homes over the next 20 to 30 years. The community will develop around a major new town centre with open space, schools, employment areas and a range of retail and commercial uses. The Wilton town centre and employment area at Maldon will provide local jobs in line with Wollondilly Shire Council's vision for local growth in population and employment. Infrastructure will be provided commensurate with development as the new town grows.

The Department has worked with Wollondilly Shire Council, Transport for NSW and other State agencies on the planning for Wilton. The Department has now released an Interim Land Use and Infrastructure Implementation Plan and we are finalising transport and other detailed studies. This now allows us to consider planning proposals that address environmental considerations and provide infrastructure. The Minister for Planning has made it clear that the Implementation Plan and proposed amendments to the Growth Centres State Environmental Planning Policy will not be finalised until such time as traffic, transport and infrastructure matters are satisfactorily resolved.



Key features of Wilton

Key features include:

- around 15,000 new homes in a variety of forms to meet the needs of people of different ages and income
- around 60,000m² of retail and business space to provide new shops, restaurants and services near to homes
- a target of 15,000 local jobs to create employment opportunities close to new homes.
- appropriate infrastructure to support new and changing communities
- new walking and cycling routes
- conservation of important wildlife habitat and biodiversity corridors
- recognition and conservation of the area's historic and Aboriginal heritage
- proactive employment and economic advisory board partnered by Council, NSW Government and major landowners to ensure jobs are created in accordance with this plan
- streamlined rezoning and precinct planning processes piloted in Wilton with the focus of delivering housing, jobs and infrastructure sooner.

The Interim Plan outlines the delivery of a new town at Wilton and identifies the infrastructure needed to support this new community over the next 20 to 30 years.

This document details the Interim Plan and the package of information that is available for public consultation. For more detail on the technical investigations and community engagement process that informed the planning for Wilton, view the draft Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis.



Figure 1: Land Use Plan

About the Land Use and Infrastructure Implementation Plan

The Interim Land Use and Infrastructure Implementation Plan for Wilton provides a comprehensive framework for the delivery of a new town at Wilton. It sets out the long term vision for Wilton so that the community grows as planned. It also provides an infrastructure masterplan to coordinate delivery of essential infrastructure to support new homes and jobs.

The Plan guides the overall growth area and will be reviewed periodically to adapt to changes in market forces, NSW and Federal government policy and investment decisions. Periodic reviews will also help to ensure job and housing targets are on track. Precinct plans will provide more guidance for development within each precinct. Major landowners will prepare precinct plans in consultation with the Department and Wollondilly Shire Council. For areas of fragmented land ownership Council and the Department will prepare precinct masterplans in consultation with the community.

Key features of the Interim Plan:

- develops a long-term vision for Wilton built around jobs and housing so the community grows as planned
- identifies the essential transport links for the Priority Growth Area
- provides an infrastructure masterplan
- identifies areas for growth based on a detailed analysis of opportunities and constraints
- develops a framework to guide future planning
- establishes an implementation and monitoring framework.



Developing the Interim Land Use and Infrastructure Implementation Plan

The Interim Land Use and Infrastructure Implementation Plan is based on extensive investigations into the suitability of Wilton for development. In response to the Department's 2011 Home Sites Program, several major landowners carried out detailed technical studies. As part of the Greater Macarthur Land Release Investigation, the Department commissioned additional studies. These additional studies considered a larger area than originally examined in the 2011 Home Sites Program. Following the exhibition of the Preliminary Strategy for the Greater Macarthur Land Release Investigation in 2015, the Department did further work to update and finalise these studies. The Department is continuing to finalise work on transport to determine the final road network and public transport requirements. Notwithstanding, it is appropriate to release this Interim Land Use and Infrastructure Implementation Plan for public comment and review.

The Interim Plan has been informed by the following technical investigations:

- economic development
- heritage
- Biocertification
- water quality
- utilities
- social infrastructure
- transport (ongoing).

These studies are summarised in the draft Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis report and are available on the Department's website.



New homes

Wilton has the potential for around 15,000 new homes to accommodate around 50,000 people over the next 20 to 30 years. A new streamlined approach to rezoning will be piloted in Wilton with a view to developing housing and jobs sooner. The Bingara Gorge precinct has already been rezoned for urban development with approval for up to 1,800 homes.

Homes will be delivered in a variety of forms to meet the needs of people of different ages and income. Detached housing is expected to make up the majority of homes while the demand for smaller lots, semi-detached homes, townhouses and low rise apartments is expected to grow over time as the new town becomes established. These would make up around 20% of total homes when the new town is fully developed. Large lot housing could be developed within appropriate land at the south-eastern edge of the growth area. In order to address housing affordability and housing diversity needs, the Department has proposed to remove minimum lot sizes and encourage innovative housing solutions as part of precinct plans to ensure a variety of housing products are provided to meet the needs of a changing community.



New jobs

The new town has the potential to accommodate around 60,000m² of retail and business space to provide new shops, restaurants and services near to homes. The Department has adopted a target to create 15,000 new jobs over the next 20 to 30 years in partnership with Council, NSW Government and major landowners. Local employment is essential to minimise commuting and promote a self-contained town. The Department aims to match the supply of new homes in proportion to the creation of new jobs ensuring that the new town grows in balance. Employment will be focused in the major town centre, village centres and an expansion of the Maldon employment precinct. This will support a range of jobs including retail, food services, health, education, trades, service industries and general light industrial jobs. The growth area's proximity to existing and future regional transport connections provides opportunities for employment in industries such as freight, logistics and manufacturing.

The Department is working with Wollondilly Shire Council to prepare an economic development strategy to complement proposals by the private sector to attract jobs to Wilton. An economic development board will be established to focus efforts on this key issue in partnership with Council, NSW Government and major landowners. This will enable the board to assess and adapt to changing employment opportunities as development proceeds.

Improved transport

The growth of Wilton must be supported by the timely provision of adequate transport infrastructure to meet the needs of the future population. In consultation with relevant State agencies, major transport infrastructure requirements have been identified including:

- widening of Picton Road between Pembroke Parade and Almond Street
- upgrades to the Hume Highway between Picton Road and Narellan Road
- Pembroke Road and Picton Road intersection upgrade
- western bridge over Picton Road, near Janderra Lane
- new bridge over Picton Road at Almond Street
- investigate access to Hume Motorway
- Picton Road West and Wilton Park Road intersections.

The Department is continuing to work on transport to determine the final road network and public transport requirements. These will be finalised prior to the release of the final Land Use and Infrastructure Implementation Plan.



15,000
new jobs



Community areas

Wilton will have a full range of health and community uses that will grow over time. Major landowners will support the provision of social infrastructure as well as providing sites for schools and health facilities. Services including schools will continue to be provided by the NSW Government in response to housing location choices made by the community.

Careful understanding of the future demographics of the area allows us to understand the kind of community assets required in Wilton. These will include:

- new private schools, three public primary schools and a public high school
- new or upgraded emergency services such as police, fire and rescue
- local medical facilities including an integrated health centre
- privately-operated child care centres.

State based facilities will be provided in accordance with agreed population and demand thresholds over the next 20 years.

The environment

One of the defining features of Wilton is the exceptional setting in bushland adjoining the Hawkesbury-Nepean River, other water courses and drinking water catchment areas. The area has high biodiversity value and includes Endangered and Critically Endangered Ecological Communities. Much of the vegetation will be conserved to maintain biodiversity and habitat for fauna.

Heritage

The Gandangara people are the traditional custodians of land in the Priority Growth Area. Investigations and engagement with the Gandagara people have identified the presence of Aboriginal objectives/sites of significance, with the majority expected to occur along the Hawkesbury-Nepean River and Allens Creek, which are not suitable for development.

There are nine listed non-Indigenous heritage items that reflect the area's pastoral history, one of which is also likely to have high Aboriginal heritage potential. Most of these items are locally listed. Wilton Park is listed on the State Heritage Register.

An Integrated Archaeological Research Design and Management Strategy has been developed. This will guide development near known or potentially significant heritage items and sites, and assist in defining the extent and nature of heritage significance so that these sites can be properly managed.



Delivery and funding Infrastructure

The Plan identifies infrastructure that the growing community will need, as well as upgrades to existing infrastructure that will be required. This includes major roads and land for education and health.

Infrastructure planned for Wilton includes:

- upgraded roads with improved intersections
- public transport facilities, including a new bus interchange in the town centre and bus depot to operate bus services from Wilton
- open space and recreation in each precinct with a district sports ground near the town centre
- new primary schools in each precinct and a high school near the town centre
- community, health and cultural facilities.

Major landowners will build most supporting infrastructure to align with the release and development of land and will set aside sites for schools. The NSW Government will build schools as the population grows. Wollondilly Council will provide local infrastructure in accordance with Council's local infrastructure plans.

Infrastructure for new and growing communities will be provided in line with development. Planned major infrastructure will be incorporated in a Special Infrastructure Contributions Scheme. This will be exhibited later in 2017 and will allow developers to make monetary contributions for items listed on the Infrastructure Schedule, or to arrange works-in-kinds agreements.

Infrastructure delivery thresholds

The Background Analysis report accompanying the Interim Plan outlines general guidance for infrastructure to be provided in line with dwelling and population thresholds. Adoption of this Plan when it is finalised will assist agencies to plan for future capital works. Provision of schools, health facilities and roads will be incorporated in NSW budget planning processes to ensure that funding is allocated in a timely way.

The following general targets are suggested and will be refined in consultation with Wollondilly Council and State agencies:

- New primary school in Wilton South East to be provided to open before Wilton Primary School exceeds student capacity of 1000 students in line with Department of Education guidelines.
- New primary school for subsequent precincts to be opened in stages.
- Timing of new high school in Wilton town centre will be planned for before new Picton High School exceeds capacity, and when road and other infrastructure is in place to provide access to students.
- Bus services to be provided from the occupation of first homes within Wilton South East.
- Expanded bus services to be provided in stages.
- Transport for NSW will consider the merits of electrification of the Southern Highlands rail corridor through the Future Transport Strategy.
- Playing fields to be provided in stages within each precinct with active open space provided in the first stage of each precinct release.
- Planning for Integrated Health Centre to begin in 2018 in consultation with Council and NSW Health.

Bushfire protection

The land that can be developed within the Priority Growth Area is influenced by bushfire risks. Despite risks to some areas, development can happen in Wilton provided appropriate bushfire protection measures are put in place.

During precinct planning, development proposals will require bushfire protection assessments which will also be referred to the Rural Fire Service. The Department will continue to work with the Rural Fire Service and landowners to develop practical bushfire protection measures that can be implemented in the Priority Growth Area.

Mining

Part of the Priority Growth Area has approval for coal mining over the next 15 to 30 years. The Department is working with landowners and the mining industry to address the risks associated with building homes near mining areas. These will be resolved before any precinct planning is approved. Landowners of the northern and town centre precincts have reached agreement with miner South32 that the mining lease over this area will be relinquished when the area is rezoned. This will enable development to proceed.

Planning controls

Further detailed planning will be undertaken for each precinct following the finalisation of the Land Use and Infrastructure Implementation Plan. Wollondilly Council is currently preparing a development control plan for the Priority Growth Area.

The Department is proposing to use a new approach that introduces an urban zone under the Growth Centres State Environmental Planning Policy. This new zone aims to facilitate faster delivery of homes, jobs and infrastructure giving investment certainty about the future land uses expected in the area. The urban zone would apply to an entire precinct and confer development rights. Development and subdivisions would only occur once detailed precinct plans have been prepared and assessed to show how the strategic planning and infrastructure requirements in the Land Use and Infrastructure Implementation Plan have been included in the new development. These more detailed plans would apply an urban design process to address issues including biodiversity, heritage and local road networks.

After precinct plans are developed a supplementary planning amendment would occur to reflect the final land use under the standard planning instrument through an amendment to Wollondilly Council's local environmental plan.

Biodiversity Certification

To enhance and protect Wilton's natural assets, the Department is pursuing 'biodiversity certification', a process that addresses biodiversity issues upfront, allows for the offsetting of the biodiversity impacts of development and certifies land as appropriate for development.




Have your say

The Department welcomes your feedback on the Interim Land Use and Infrastructure Implementation Plan. You can make a submission by visiting planning.nsw.gov.au/wilton.

Your feedback is a vital step in the process that will enable us to finalise the Plan.

You can also register to receive updates about the Final Land Use and Infrastructure Implementation Plan at planning.nsw.gov.au/wilton

More Information

-  Contact us on 1300 305 695
-  Email us at community@planning.nsw.gov.au
-  Visit planning.nsw.gov.au/wilton

If you are deaf or have a hearing or speech impairment, call us through the National Relay Service:

- ▶ TTY users, call 133 677 and ask for 1300 305 695
- ▶ Speak and Listen (speech to speech relay) users, call 1300 555 727 and ask for 1300 305 695
- ▶ Internet relay users, connect to NRS (relayservice.com.au) and ask for 1300 305 695

Translating and Interpreting Service:

- ▶ Please telephone 131 450 and ask for an interpreter in your language to connect you to 1300 305 695.

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Planning &
Environment



ATTACHMENT “E”
URBAN DESIGN STRATEGY



Wilton

URBAN DESIGN STRATEGY

PREPARED FOR:



APRIL 2018

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AE DESIGN PARTNERSHIP
ABN 65 162 968 103
Nominated Architect
Director
N R. Deacon # 7081

Suite 3 700 Darling Street
Rozelle Sydney NSW 2050
Australia
t +61 2 9818 5888
m +61 419 245 966
mail@aedesignstudio.com.au

ae design partnership
architecture urban design planning

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has become a major employer in the UK, and its growth has been a key factor in the overall growth of the economy.

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the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 4.5 million women employed in the public sector in 1995, compared with 3.5 million in 1980. The public sector has also become an important employer of people with disabilities, with 1.5 million people with disabilities employed in the public sector in 1995, compared with 1 million in 1980.

The public sector has also become an important employer of people from ethnic minorities, with 1.5 million people from ethnic minorities employed in the public sector in 1995, compared with 1 million in 1980. The public sector has also become an important employer of people from the former Soviet Union, with 1.5 million people from the former Soviet Union employed in the public sector in 1995, compared with 1 million in 1980.

The public sector has also become an important employer of people from the Caribbean, with 1.5 million people from the Caribbean employed in the public sector in 1995, compared with 1 million in 1980. The public sector has also become an important employer of people from the Indian subcontinent, with 1.5 million people from the Indian subcontinent employed in the public sector in 1995, compared with 1 million in 1980.

The public sector has also become an important employer of people from the Middle East, with 1.5 million people from the Middle East employed in the public sector in 1995, compared with 1 million in 1980. The public sector has also become an important employer of people from the Far East, with 1.5 million people from the Far East employed in the public sector in 1995, compared with 1 million in 1980.

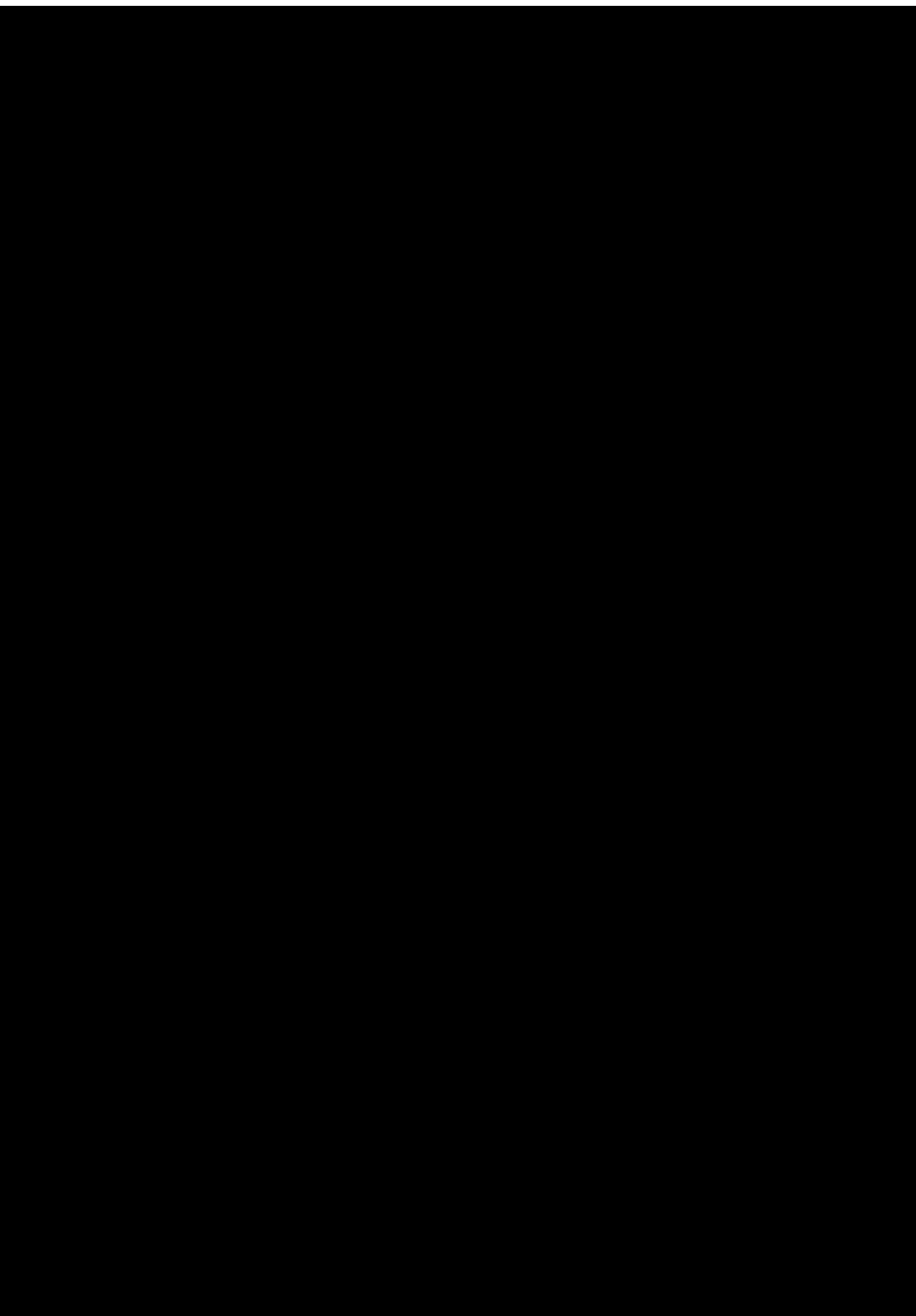
The public sector has also become an important employer of people from the Pacific Islands, with 1.5 million people from the Pacific Islands employed in the public sector in 1995, compared with 1 million in 1980. The public sector has also become an important employer of people from the Americas, with 1.5 million people from the Americas employed in the public sector in 1995, compared with 1 million in 1980.

The public sector has also become an important employer of people from the Balkans, with 1.5 million people from the Balkans employed in the public sector in 1995, compared with 1 million in 1980. The public sector has also become an important employer of people from the Caucasus, with 1.5 million people from the Caucasus employed in the public sector in 1995, compared with 1 million in 1980.

The public sector has also become an important employer of people from the Central Asia, with 1.5 million people from the Central Asia employed in the public sector in 1995, compared with 1 million in 1980. The public sector has also become an important employer of people from the Eastern Europe, with 1.5 million people from the Eastern Europe employed in the public sector in 1995, compared with 1 million in 1980.

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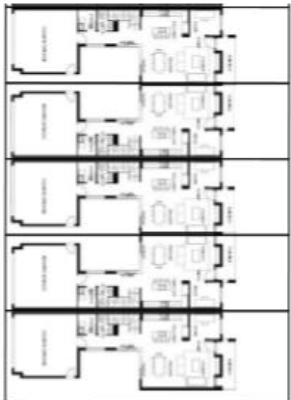
The public sector has also become an important employer of people from the Western Europe, with 1.5 million people from the Western Europe employed in the public sector in 1995, compared with 1 million in 1980. The public sector has also become an important employer of people from the Northern Africa, with 1.5 million people from the Northern Africa employed in the public sector in 1995, compared with 1 million in 1980.



14.0M WIDE BUILDING ENVELOPE



7.5M WIDE BUILDING ENVELOPE



**PLANNING CERTIFICATE UNDER SECTION
149(2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

APPLICANT: Elders Real Estate
PO BOX 98
PICTON NSW 2571

Planning Certificate No.: [REDACTED]
Receipt No.: [REDACTED]
Issue Date: 10 December 2013
Applicant's Reference:
Property No.: 14452

DESCRIPTION OF PROPERTY

Address: [REDACTED]
Land Description: [REDACTED]

Notes:

The following prescribed matters may apply to the land to which this certificate relates. •

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

Sydney Regional Environmental Plan No 9 Extractive Industries (No 2 - 1995)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy No 6 - Number of Storeys in a Building

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 22 - Shops and Commercial Premises

State Environmental Planning Policy No 30 - Intensive Agriculture

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 44 - Koala Habitat Protection
(Note: Excludes land dedicated or reserved as National Park)

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy No 62 - Sustainable Aquaculture

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy No 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (with exception of Clause 6 and Parts 3 and 4)

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) Amendment 2013

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft State Environmental Planning Policy (Competition) 2010

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2011

2. ZONING AND LAND USE UNDER RELEVANT LEPS

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

Zone RU4 Primary Production Small Lots

- (b) the purposes for which the instrument provides that development may be

carried out within the zone without the need for development consent:

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Cellar door premises; Cemeteries; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Research stations; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Signage; Veterinary hospitals; Water supply systems

- (d) the purposes for which the instrument provides that development is prohibited within the zone,

Any development not specified in item (b) or (c)

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed,

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 2 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the

erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

(f) whether the land includes or comprises critical habitat,

None known

(g) whether the land is in a conservation area (however described),

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

(h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This clause is not applicable to the Wollondilly Local Government Area.

3. COMPLYING DEVELOPMENT

- (1) Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

THE GENERAL HOUSING CODE

Complying development MAY be carried out on the land under the General Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE RURAL HOUSING CODE

Complying development MAY be carried out on the land under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development MAY be carried out on the land under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. COASTAL PROTECTION

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act* 1979, but only to the extent that the council has been notified by the Department of Services, Technology and Administration.

No

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

This clause is not applicable to the Wollondilly Local Government Area.

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act* 1961.

The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act

6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 or Part 3 of the *Roads Act* 1993, or
- (b) Any environmental planning instrument, or
- (c) Any resolution of the council.

No

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

No

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

Wollondilly Local Environmental Plan 2011 does not provide for the acquisition of the subject land by a public authority as referred to in section 27 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contribution Plan 2011 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land is not biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).

10. BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water of any biobanking agreement approved under the *Threatened Species Conservation Act 1995* for this land.

11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is wholly bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

Whether or not the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. DIRECTIONS UNDER PART 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

There is not a valid site compatibility certificate (infrastructure) as described that applies to this land.

17. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, that statement is to include:

- (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

- (2) The date of any subdivision order that applies to the land.

None

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and

NOTE. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure

There is no current *Site Verification Certificate* as described that applies to this land.

NOTE. The following matters are prescribed by section 59(2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

NOTE. Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

Council has not been provided any advice about any exemption under section 23 or authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* which affects this land.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 149(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 149(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to the RTA on 02 4221 2495.
3. **SECOND SYDNEY AIRPORT PROPOSAL**

In November 1996 the Commonwealth Government released details of five airport options being considered for the development of a second major airport for Sydney at either Badgerys Creek or the Holsworthy Military Area. In September 1997, the Government abandoned the Holsworthy option and announced that the Draft Environmental Impact Statement would concentrate on Badgerys Creek. The Government also released the Draft Environmental Impact Statement Summary, which gives an indication of the impact of the proposal on the local environment. Information on the proposal and the Summary of the Draft Environmental Impact Statement can be obtained from the Federal Department of Transport.
4. Other Matters (if applicable)

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to.



L McMahon
GENERAL MANAGER

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8am and 12pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

Point 5

Please see below (Figures 1,2,3,4) highlighting the obvious, contradictory, landuse discrepancies concerning all RU4 lots on the eastern side of Condell Park Road Wilton. This Point 5 highlights the differences between the NSW Department of Planning, Industry and Environment Draft Cumberland Plain Conservation Plan – Exhibition (Proposed Environmental Conservation zoning – E2) and the and the ‘Made and Finalised’ Department of Planning, Industry and Environment Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan. As well as the Department of Planning, Industry and Environment Wilton Priority Growth Area – Wilton 2040 Plan (showing all RU4 lots on the eastern side of Condell Park Road Wilton as urban capable).

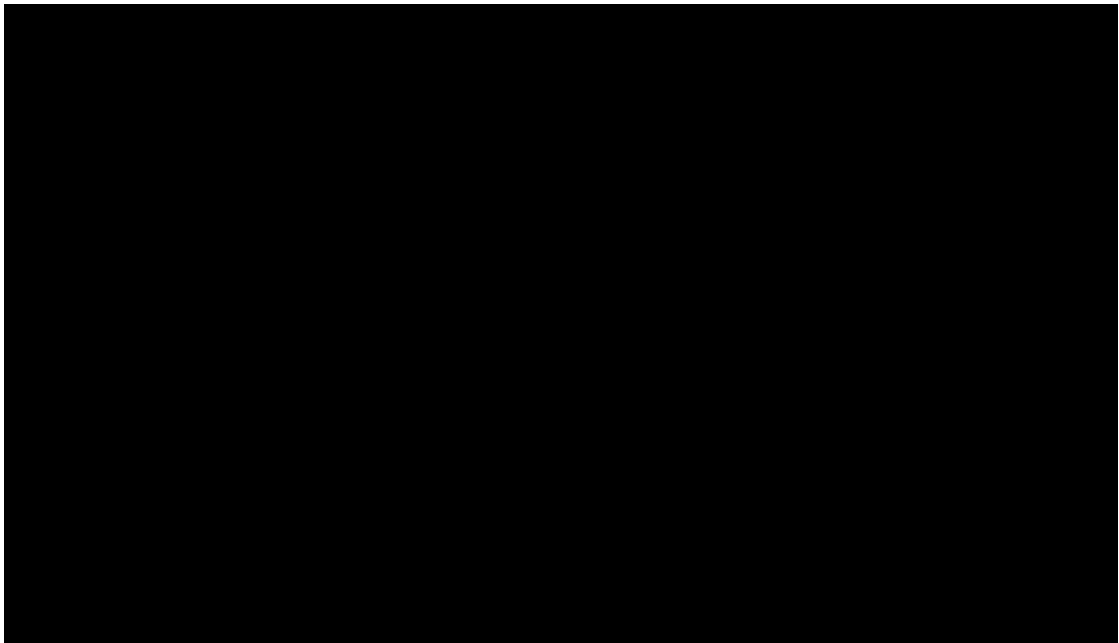


Figure 1 Draft Cumberland Plain Conservation Plan - Exhibition
NSW Department of Planning, Industry and Environment – 13/09/2020

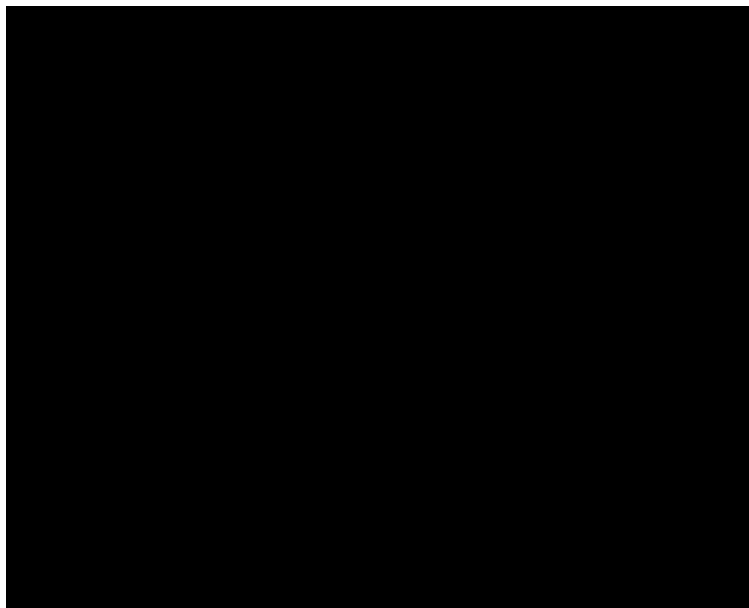


Figure 2 Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan.pdf - 13/09/2020 Clearly showing the land on the eastern side of Condell Park Road Wilton as Urban Capable.

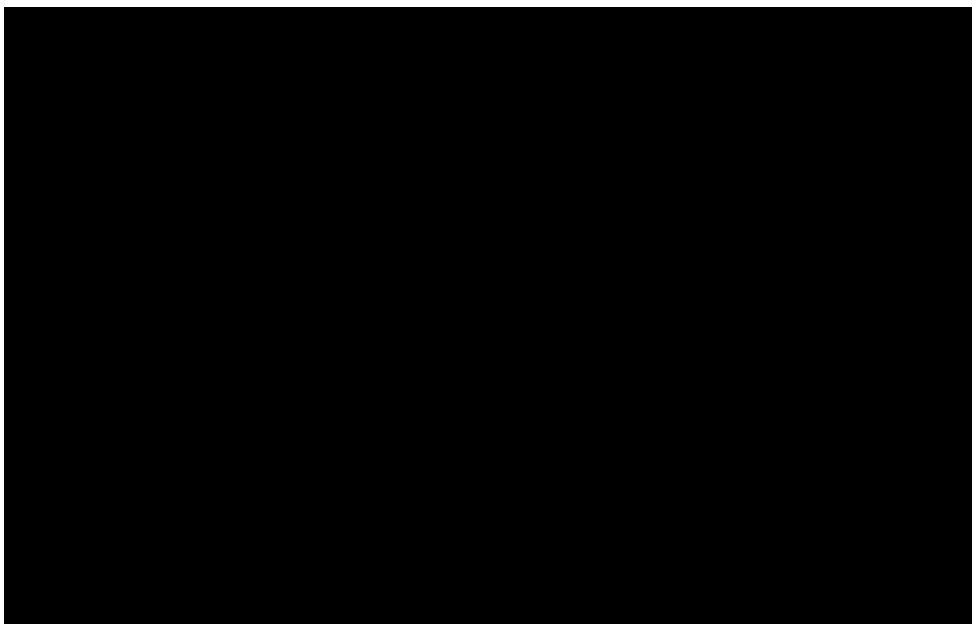


Figure 3 Wilton Interim Land Use and Infrastructure Implementation Plan - Showing Status 'Made and Finalised' - 13/09/2020



Figure 4 Wilton 2040 Plan Clearly showing the land as Urban Capable – 13/09/2020

WILTON 2040

**NSW Department of
Planning and Environment**

A Plan for the
Wilton Growth Area

8 August 2018





Acknowledgment of Country

We wish to acknowledge Aboriginal people as the traditional custodians of our land and demonstrate through thoughtful and collaborative planning our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Department of Planning and Environment
Printed August 2018

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EXECUTIVE SUMMARY

Creating the Wilton Growth Area over the next twenty years represents a rare opportunity to build a resilient and sustainable community supported by local jobs and a new major town centre at Wilton.

Wilton will develop a strong presence in South Western Sydney, becoming a focal point in the Western Parkland City.

Wilton 2040 – a Plan for the Wilton Growth Area confirms and supports the strategic planning undertaken for the growth area since 2011. This plan provides a high level framework for the Wilton Town Centre, its supporting residential neighbourhoods, infrastructure and commercial and employment areas – all elements that will make up the new community of Wilton.

Delivery of key infrastructure to support Wilton underpins this plan. The major items of NSW and local infrastructure are required to be in place as Wilton grows – including green infrastructure such as conservation areas and regional open space, as well as the public transport, roads, schools, medical facilities, community facilities, open space and pipes in the ground.

Wilton 2040 is not a static plan. It will be reviewed regularly to ensure that infrastructure delivery remains aligned with the rate of growth. It is a flexible plan that allows both NSW government and local government, in consultation with the growing Wilton community, to respond over time to changing community expectations and new development directions.

The Wilton Growth Area structure plan at Figure 1 provides a detailed land use and infrastructure map for the development of the growth area.

Many neighbourhoods with a Town Centre at the heart of Wilton

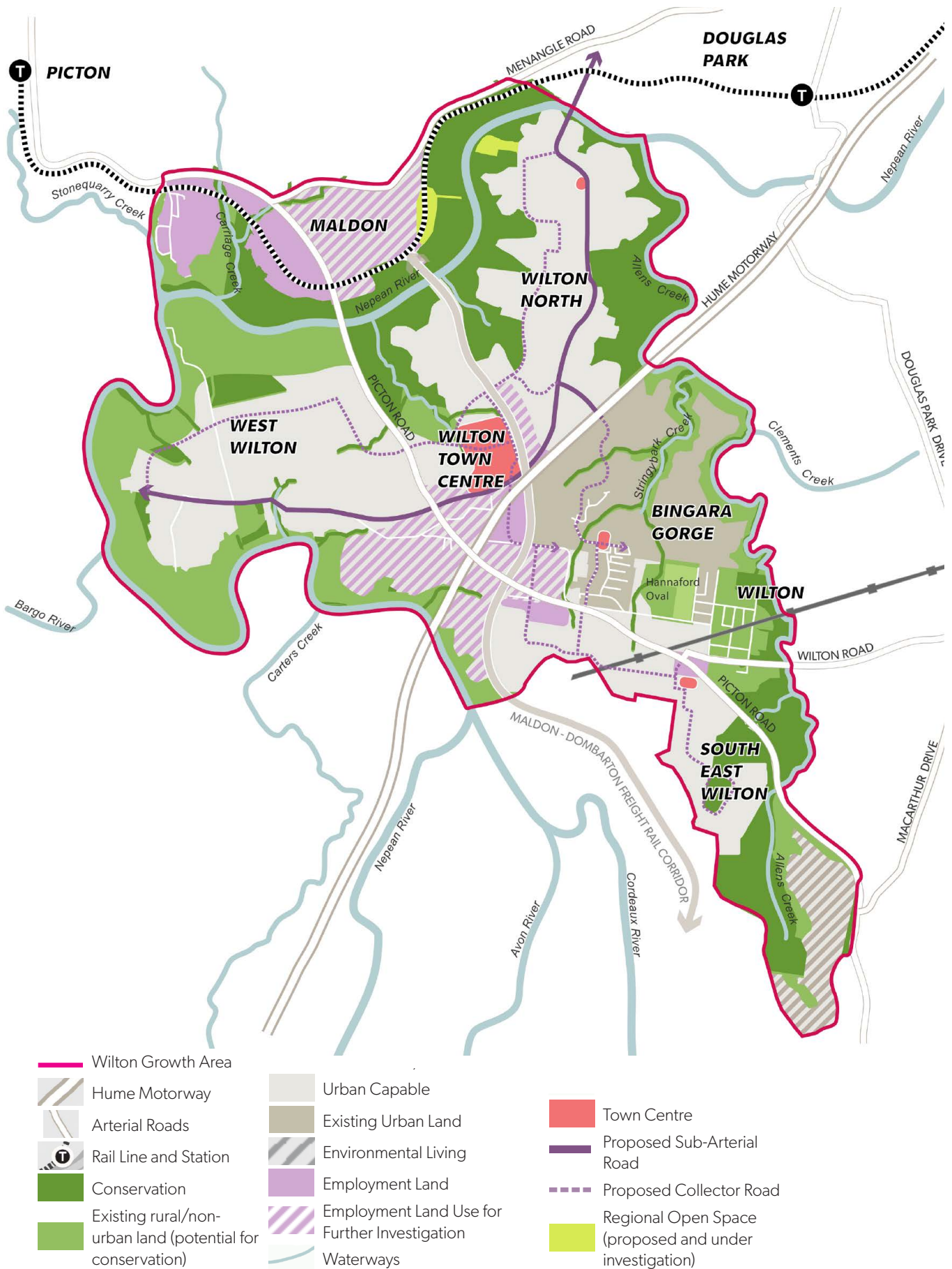
- ✚ **well connected** precincts focused on the Wilton Town Centre and local employment areas
- ✚ **a series** of walkable neighbourhoods catering for all age groups
- ✚ **strong pedestrian** and cycling links to the Wilton Town Centre and public transport hub, and connecting open space areas
- ✚ **green streets** and innovative water and energy solutions
- ✚ **conservation** of natural areas and habitat in the river gorges

Delivering facilities for a growing town

- ✚ **the Wilton Special Infrastructure Contribution (SIC)** will provide funding for NSW Government infrastructure required to support the growth of Wilton
- ✚ **phasing** of infrastructure delivery aims to optimise availability of facilities and services
- ✚ **early activation** of Wilton Town Centre will include a potential K-12 education facility, playing fields, community facilities, and stage 1 of the retail centre for the first residents
- ✚ **early development** will include local jobs and the initial stages of the employment areas
- ✚ **the growing** community will be able to have input into the services and facilities to be prioritised

Key actions

- ✚ **rezoning** of Wilton Growth Area precincts for urban development following public exhibition
- ✚ **finalisation** of draft Wilton Special Infrastructure Contribution (SIC)
- ✚ **strategic** bio-certification of the Wilton Growth Area through the preparation of the Cumberland Plain Conservation Plan
- ✚ **finalisation** of the Wilton Growth Area Development Control Plan to guide approval of neighbourhood plans within the precincts
- ✚ **finalisation** of an Infrastructure Phasing Plan for the Wilton Growth Area
- ✚ **preparation** of a jobs creation strategy for employment areas in the Wilton Growth Area
- ✚ **collaboration** with Transport for NSW on business case for public transport improvements

Figure 1: Wilton Growth Area structure plan

VISION

Wilton in 2040 will be a landmark area in the Western Parkland City where the local community and businesses are flourishing.

Wilton will have grown sustainably over the last 20 years, adapting to changes in community expectations, and taking advantage of employment and transport innovations.

Wilton will be known for its protection and conservation of the natural environment, enhancing the experience of living and working in Wilton. It will offer a key location for

job opportunities that benefit from direct access to Greater Macarthur, Wollongong and the new Western Sydney Airport.

A resilient community will be created at Wilton with a diverse range of housing for all age groups. Wilton will have a well-developed network of services and infrastructure supporting its residents, visitors and workers.

In 2040, Wilton will be...

PLACE

A connected urban community

Wilton Town Centre will become a focal point for new development, the existing Bingara Gorge precinct and the wider Wollondilly area.

A liveable new place

Wilton will be a new place where the natural environment and new development create and reinforce the unique character of the area.

LANDSCAPE

A place that respects its green surroundings

Wilton will respect and enhance its conservation areas. Green links and tree-lined streets will lead to inviting natural areas. People will access and enjoy the area using well-connected walking and cycling routes. Wilton will contribute to the regional open space network across the Western Parkland City.

A protected and enhanced environment

Conserving important biodiversity values, Wilton will be placed on a plateau surrounded by river gorges where vegetation and habitat are protected.

LAND USE

An employment hub for logistics

The town will prosper, providing 15,000 new jobs, benefiting from its prime location along the Hume Motorway linking with Wollongong and Western Sydney Airport.

BUILT FORM

Wilton will be built to appeal to people of all ages and backgrounds. People from young families to seniors will live side by side within the same neighbourhood. An inclusive town will be created for all Wilton residents.

A sustainably designed place

State of the art building techniques will encourage buildings to be flexible and adaptable to changing environments and innovation. Green infrastructure will be incorporated in the layout and design of buildings to reflect the natural landscape setting.

MOVEMENT

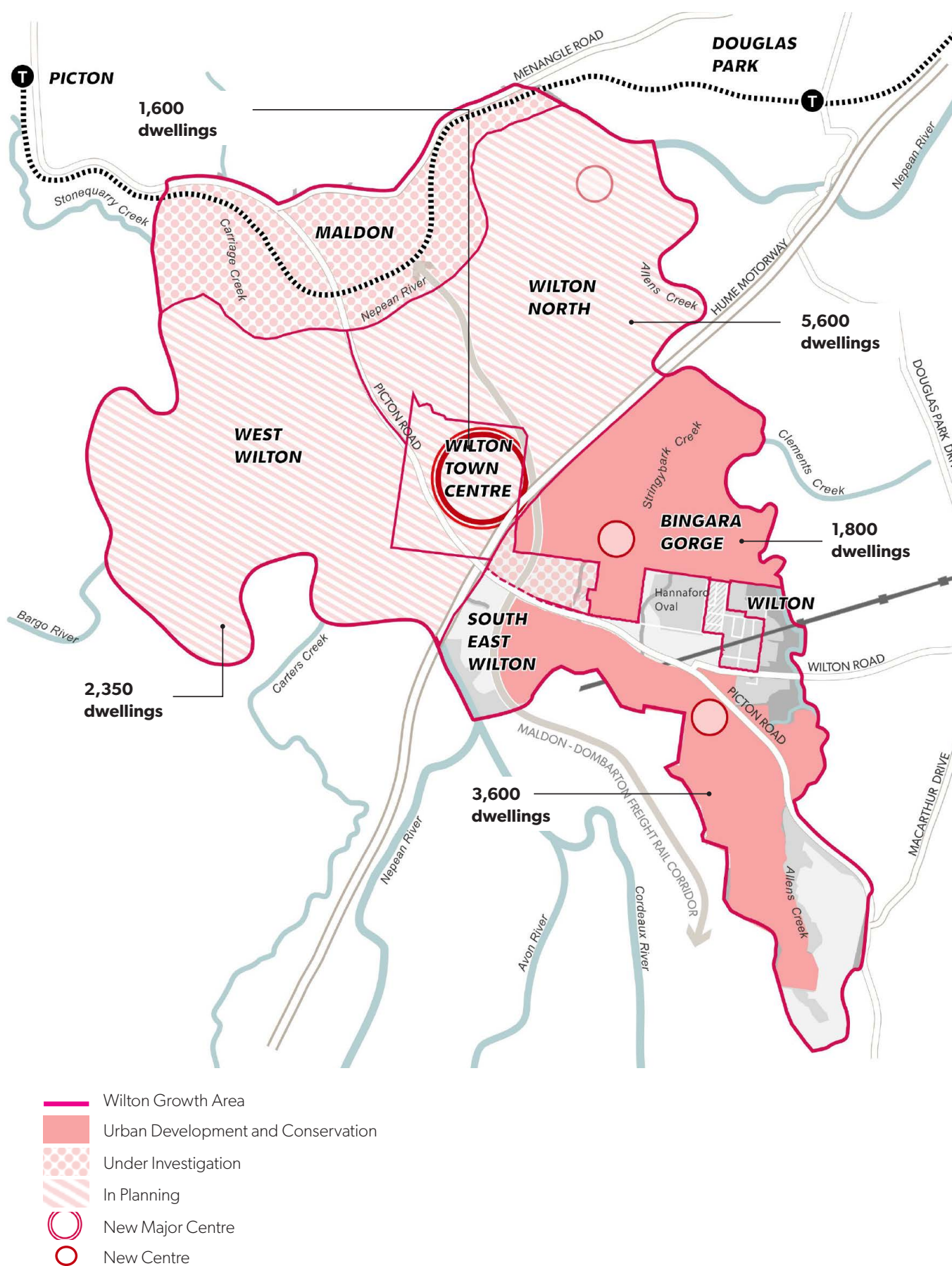
An accessible place

Wilton will connect to Campbelltown, Western Sydney and Wollongong through its enhanced access to the Hume Motorway, and will benefit from new strategic roads improving connections within Wollondilly. Public transport will have developed to meet the needs of the growing town and include innovative solutions.

A walkable place

Wilton will be an attractive and easy place to walk and ride around, designed to encourage walking and cycling to schools, open spaces, sporting fields and town centres.

Figure 2: Wilton Growth Area (Current)



CONTEXT

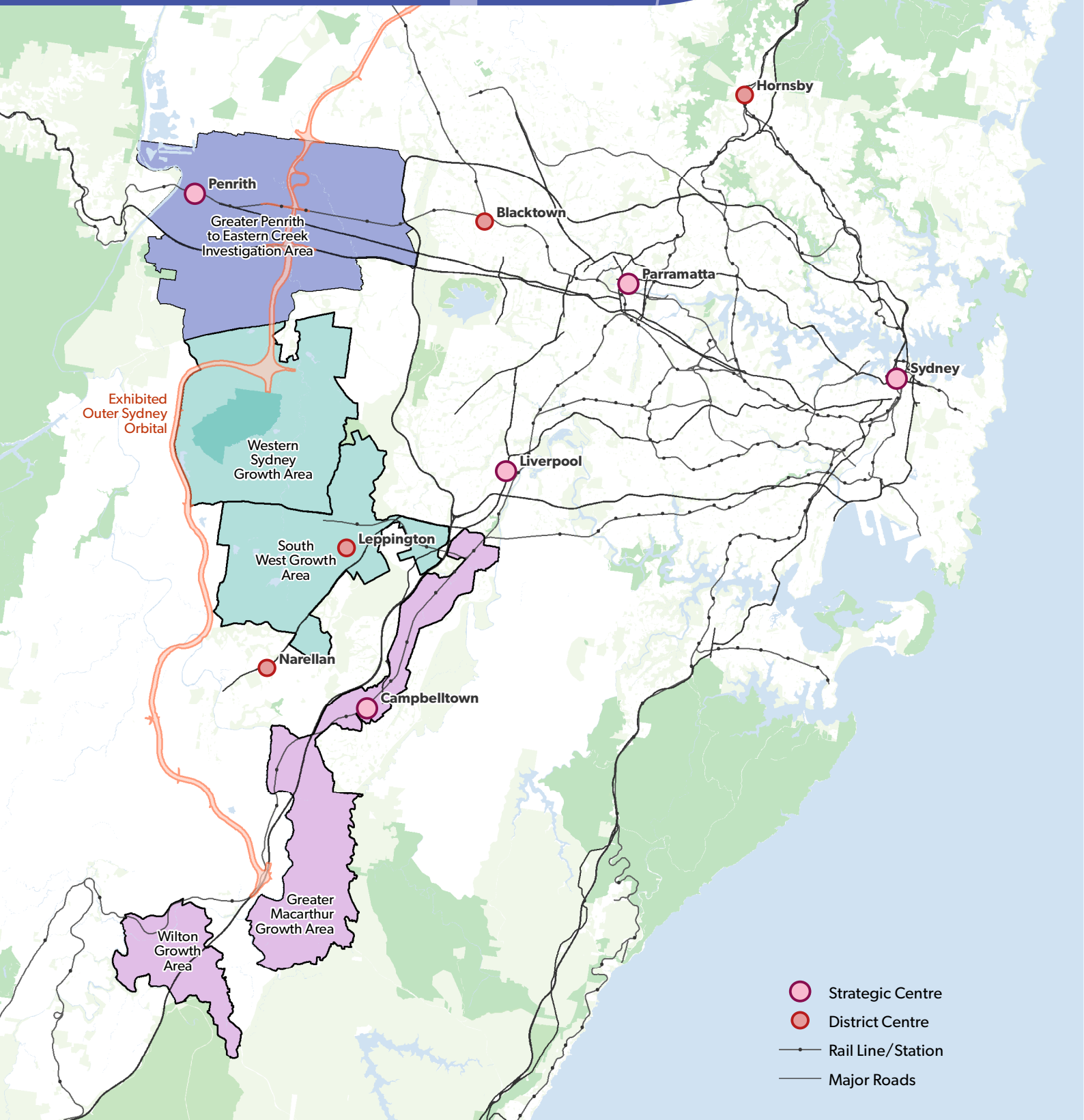


Figure 3: Regional context plan

As Greater Sydney grows we must plan in a strategic way to make the city not only bigger but also better. The necessary infrastructure must be in place to support growing communities.

The Wilton Growth Area consists of five precincts that have significant potential to create thriving new local communities by providing opportunities for new homes, jobs, public transport and a variety of community facilities.

Precinct planning in Wilton Growth Area coordinates the planning for new local communities and supporting infrastructure. It is the result of collaboration between the NSW Department of Planning and Environment and Wollondilly Shire Council, supported by comprehensive community consultation.

The Growth Area

Wilton is largely a rural environment with a range of agricultural activities. Land holdings range from large parcels to rural residential holdings of two hectares. Wilton Village has around 300 homes. Bingara Gorge, a recent development north of the existing village is developing in stages around a golf course, with 500 lots developed from a total of 1,800 lots. Rural service industries and general industry is established in Maldon.

Wilton includes a government primary school, community centre adjacent to sporting fields and facilities, and a Rural Fire Service station. A child care centre is located outside the area on Douglas Park Drive.

Wilton is serviced by Picton's emergency services, including police, ambulance, fire and rescue, rural fire and state emergency services.

Landscape character

Much of the developable land within the Wilton Growth Area is gently undulating and open pastoral land with scattered tree cover, of low to moderate scenic value.

The adjacent undulating rural landscape of ridgelines, densely vegetated river gorges and open pastoral land are of high scenic value and provide a green buffer to the urban area and nearby rural villages.

The Razorback Range defines the northern boundary and as a dominant landform provides high impact vistas. The slightly elevated and heavily forested ranges of the Dharawal State Recreation Area create vistas to the east.

Heavily vegetated hills and ridgelines and river gorges define the southern, eastern and northern boundaries. Ridgelines and slopes with scenic values are unsuitable for urban development.

Connection to regional centres

Geographically, the Wilton Growth Area sits at the junction of the Hume Motorway and Picton Road within the Wollondilly Local Government Area. Wilton will have access to the Western Sydney Airport via the planned Outer Sydney Orbital. With access to the beaches of Illawarra and national parks, the town will be a thriving community in the region.



COMMUNITY CONSULTATION

The Department exhibited the draft Wilton Interim Land Use and Infrastructure Implementation Plan in 2017 (ILUIIP). The three community drop-in sessions provided opportunities for members of the public to meet with the project team and discuss the draft ILUIIP.

Date	Stakeholder Group	Location	Type of engagement
August 2017	Existing local residents, community groups and business owners.	Wilton	Community drop-in session
September 2017	Existing local residents, business owners and sporting groups.	Wilton	Community drop-in session
September 2017	Existing local residents, community groups and business owners.	Picton	Community drop-in session

The consultation process included announcements on the Department's website, community information sessions, email notifications and social media posts.

The public exhibition of the draft Wilton Interim Land Use and Infrastructure Implementation Plan received 76 submissions from a range of stakeholders.



76

Formal submissions



3

Community information sessions



7

Weeks of public exhibition



9,300

Website visits



3,200

Promotional video views



5,300k

Reached via Facebook



What we heard

The prominent issues raised in these submissions included:

- ✚ the road network, particularly the alignment of local roads on individual properties
- ✚ upgrades to public transport and the existing rail network
- ✚ the provision of employment and business space
- ✚ the provision of educational infrastructure
- ✚ environmental preservation and fauna habitat protection
- ✚ the provision of health facilities and emergency services
- ✚ the land use planning controls proposed for building densities and heights
- ✚ the location and quantity of open space.

These issues have informed the finalisation of this plan. How this plan responds is detailed in the following sections on Place, Landscape, Land Use, Built Form and Movement.

Supporting this Plan

This Plan is consistent with the targets expressed in the Greater Sydney Region Plan and the Western City District Plan, which have shaped *Wilton 2040*.

GREATER SYDNEY REGION PLAN

The *Greater Sydney Region Plan* provides high level strategic guidance for the development of Greater Sydney to 2056.

The Region Plan identifies Wilton as a Growth Area within the Western Parkland City. The NSW Department of Planning and Environment's growth area program guides the development of new communities in land release areas and provides significant capacity into the medium and longer term.

Wilton 2040 reflects the directions of the Region Plan to:

- + **give** people housing choice
- + **design** places for people
- + **value** green spaces and landscape
- + **provide** infrastructure to meet future needs.

DISTRICT PLANS

The Wilton Growth Area is in the Western City District, which includes the local government areas of Camden, Campbelltown, Fairfield, Liverpool and Wollondilly.

The *Western City District Plan* was released in March 2018. It identifies the Western City as Greater Sydney's urban parkland, where urban lifestyles meet rural living and residents enjoy the best of both worlds. The Western City District Plan responds to the District's significant growth: over the next 20 years, its population will increase to over one million people and the mostly rural landscape will have new urban areas.

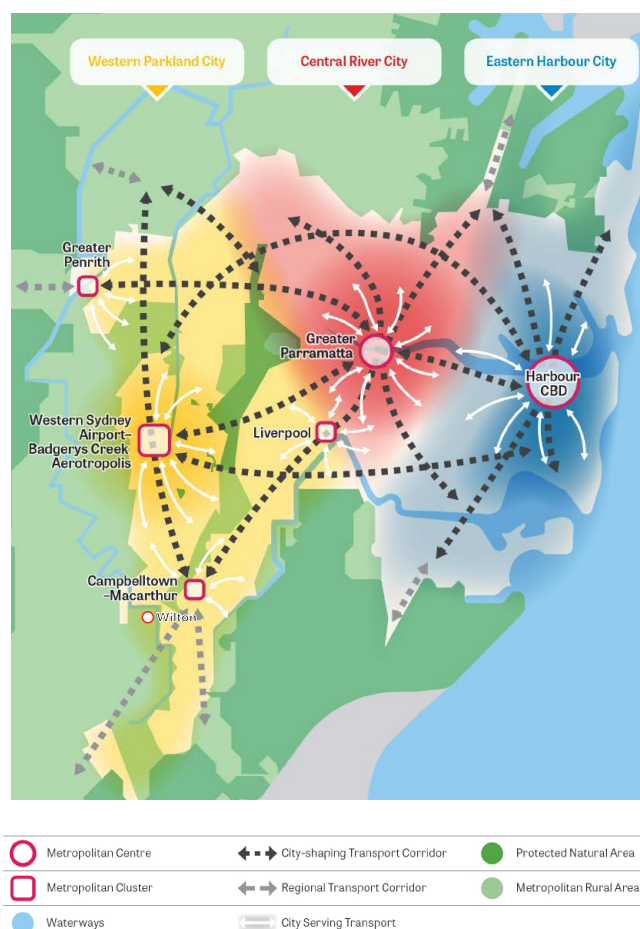
WESTERN SYDNEY CITY DEAL

The Australian and NSW governments have agreed to work with local government on the development of a Western Sydney City Deal, a generational deal to deliver almost 100,000 jobs, more housing and better transport for outer Western Sydney in what is the nation's largest planning and investment partnership. The Western Sydney City Deal is intended to drive a new economy in the emerging aerotropolis that incorporates the areas immediately around the Western Sydney Airport and the broader region.

The Western Sydney City Deal pledges to:

- + **target** additional infrastructure investment to increase public transport and reduce traffic congestion, so people can spend more time with their families
- + **deliver** more jobs closer to homes and services, with a focus on youth and Aboriginal training and skills development
- + **increase** housing through better planning and density done well, and streamlining approvals across all three levels of government
- + **support** clean air, green spaces, vibrant arts and cultural initiatives.

Figure 4: Greater Sydney as a metropolis of three cities



ABOUT THIS PLAN

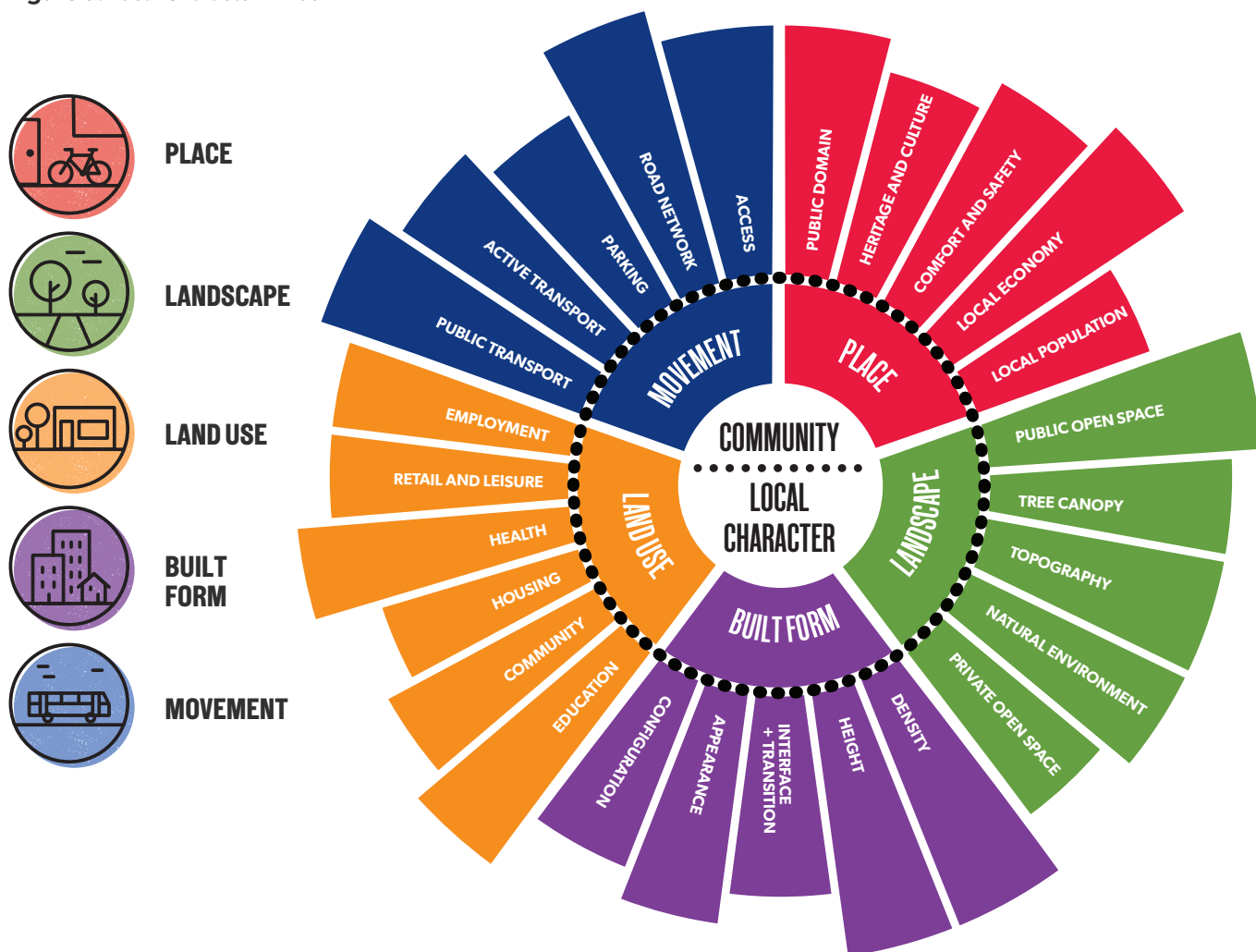
This Plan is based on the five themes that collectively encompass an area as experienced by people: Place, Land use, Movement, Landscape and Built form.

Applying the principles of a Planned Precinct process to greenfield planning unlocks opportunities for more open space, infrastructure, homes and jobs in accessible locations. As part of the Planned Precinct program, we can make sure that there is more open space, infrastructure, homes and jobs in accessible locations to support growth across Greater Sydney.

The Department of Planning and Environment has based this Plan on a suite of technical studies, ongoing community engagement, submissions received during the exhibition period and collaboration with Wollondilly Shire Council and other key government agencies.

This Plan provides a framework to guide the development within Wilton and identify the infrastructure needed to support this growth. The Plan includes strategic land use and infrastructure planning across the four main precincts of Wilton.

Figure 5: Local Character Wheel



Wilton Growth Area Planning Framework



Technical studies

Following exhibition of the draft Interim Land Use and *Infrastructure Implementation Plan (LUIIP)* in 2017, additional work was completed to build on existing technical studies, and to finalise the studies.

This work investigated:

- + transport
- + ecology
- + mining
- + economic development
- + social infrastructure
- + heritage
- + water quality.

Ongoing studies will guide the next phase of precinct planning.

More about the Plan

As Greater Sydney grows, the necessary infrastructure must be in place to support growing communities.

City planning takes place at a national, state, region, district and precinct level. Precinct planning in Greater Sydney is delivered through the Planned Precincts program. Growth Areas are identified as areas with good access to existing or planned transport infrastructure and have the potential to provide for significant growth in housing and jobs to support growth in Sydney.

The Planned Precincts program ensures these important areas are strategically planned and infrastructure is delivered in a coordinated manner.

Planning for each Planned Precinct is undertaken with comprehensive community consultation and in partnership with NSW Government agencies and local councils.

The Department has developed *Wilton 2040* to provide the framework to guide potential greenfield land release and development opportunities within Wilton and to identify the required supporting infrastructure.

A new framework for flexibility – the Urban Development Zone (UDZ)

An innovative new zone, the Urban Development Zone (UDZ) will be applied to each of the five Wilton Growth Area precincts through the Growth Centres State Environmental Planning Policy. The UDZ allows for strategic planning directions to be given more prominence when detailed site, engineering and urban design work is undertaken. The UDZ also provides flexibility in future neighbourhood development, allowing growth to respond to market trends, thereby providing ideal neighbourhoods as the area evolves over time.

The creation of this broad urban development zoning that links to strategic planning work is a feature of successful land release processes in Victoria, Queensland and Western Australia.

1 Wilton 2040

Provides strategic direction for Wilton Growth Area to achieve the Plan's vision, objectives and its implementation over the next 20 years as the area grows. Development will need to be consistent with this plan.

2 Draft Precinct Plans

The Department leads development of Precinct Plans and Indicative Layout Plans in collaboration with landowners, Wollondilly Shire Council and other stakeholders. Development must give consideration to the Plan and its key principles.

3 Draft Special Infrastructure Contribution Scheme

The Special Infrastructure Contribution (SIC) Scheme ensures that development which relies on improvements to state and regional infrastructure financially contributes to the delivery of the infrastructure.

4 The Wilton Green Plan

The Green Plan guides planning and design of open space and tree canopy in Wilton Growth Area. The Green Plan considers existing open space, accessibility of open space, tree canopy and projected open space demand and establishes guiding principles for future open space provision in the Growth Area.



PLACE

Due to the influence of topography, rural, natural and greenfield areas, Wilton Growth Area is unique in the opportunities it has to create new liveable communities. Precinct planning will retain and enhance the village atmosphere of Wilton.

Wilton Town Centre

The Wilton Town Centre urban design concept draft at Figure 7 has been developed with key NSW Government agencies, Wollondilly Shire Council and stakeholders.

Wilton Town Centre would connect to direct access to and from the Hume Motorway in addition to the wider network regionally with connections to Bingara Gorge, North Wilton, South East Wilton and West Wilton.

Walkability between key nodes and amenities, creating a connected and diverse precinct, will be a feature of the Town Centre.

Bus circulation will be functional and sustainable, located along collector roads and major attractors such as the school. This will connect key nodes and minimise vehicular traffic on the main street.

The Town Centre urban design concept indicates the sizes of blocks to ensure they align with expected retail and mixed use land takes, servicing and staging.

Major social infrastructure, community facilities and a potential K-12 education facility will be established in the town centre, co-located with open space areas.

Byrnes Creek and its associated green corridor will be unique to the character of the Wilton Town Centre.

The Town Centre urban design concept will be exhibited in the second half of 2018, with input being sought from the local residential community as well as from residents and businesses in the wider Wollondilly area.

Figure 6: Wilton Town Centre - Artist's impression only, subject to change



Figure 7: Town Centre components for further consultation

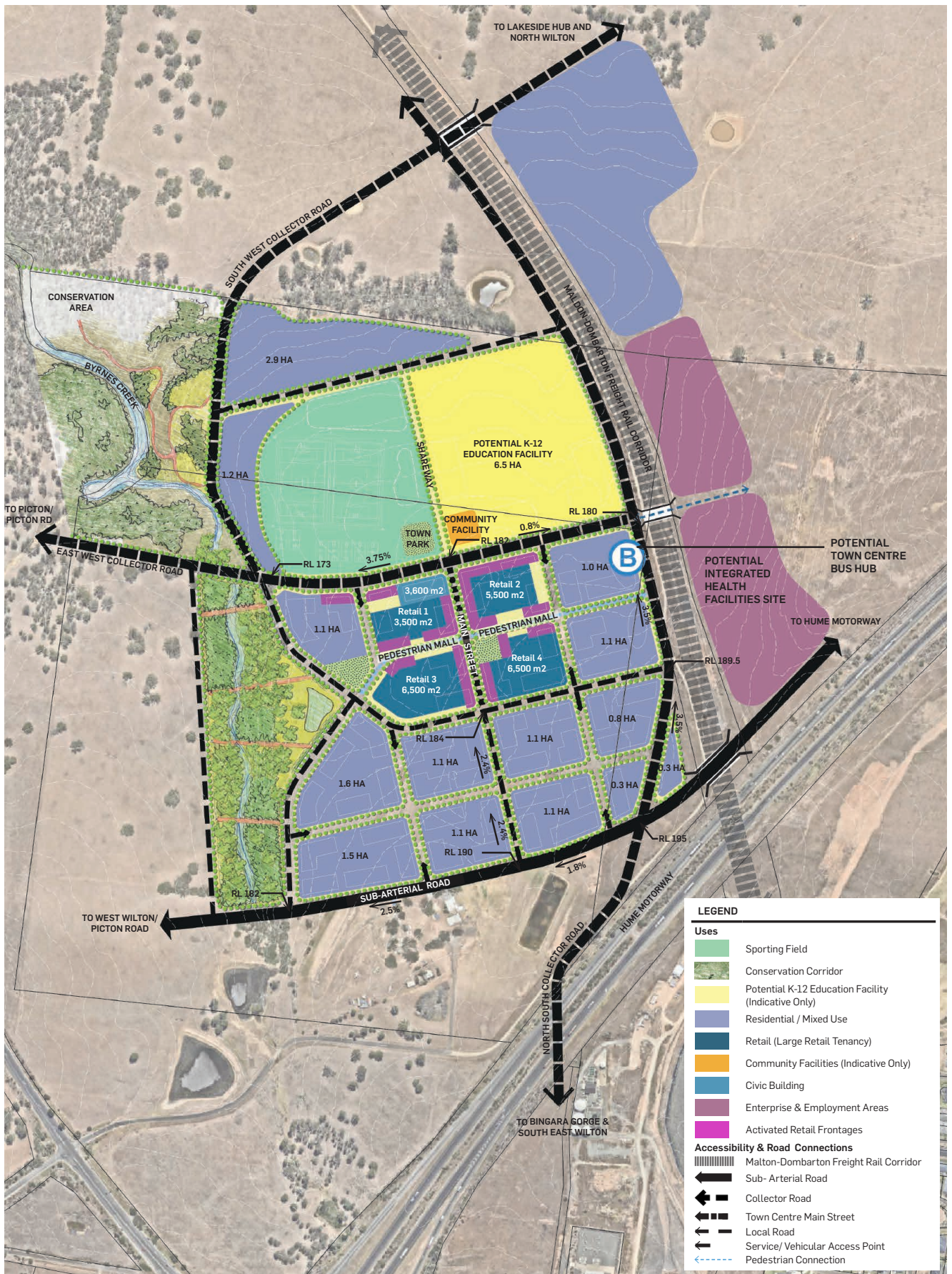
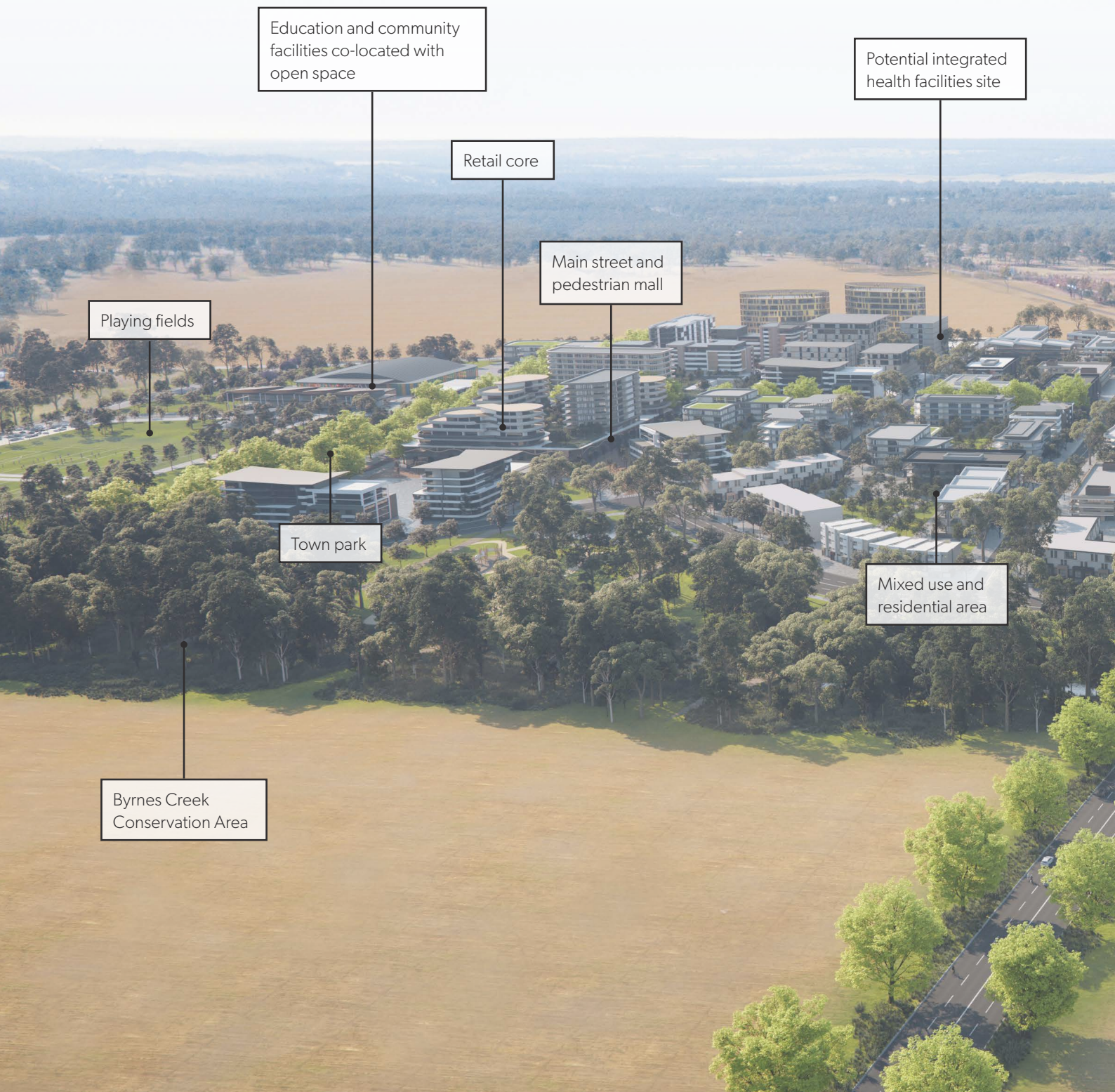


Figure 8: Wilton Town Centre - Artist's impression only, subject to change



PLANNING PRINCIPLES

Precinct planning for Wilton Town Centre must:

- + **support** the early delivery of a mix of uses to gain a foothold in the market and momentum to reach maturity
- + **provide** flexible land use and lot size controls to enable the centre to evolve in line with the growing population and long-term strategic vision
- + **deliver** the infrastructure necessary to unlock the 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 should be a focal point for people to interact and include a variety of formal and informal seating, landscape treatments and weather protection
- + **provide** crossings over Picton Road and Hume Motorway to facilitate safe, convenient and direct access to the district centre from across the Growth Area
- + **provide** end-of-trip facilities alongside vehicle parking in commercial areas to encourage walking and cycling
- + **underground or sleeve** parking areas and large format retail with specialty retail stores that create a more active street front.

Development proposals for commercial uses outside the centre will need to be supported by a retail study that demonstrates any retail, commercial and community uses will not impact the viability or intended role of the district centre.

Social facilities

Wilton will have a full range of health and community uses that will be provided over time. Major landowners will support the provision of social infrastructure by providing sites for schools, health and sport and active facilities, and provide a range of participation opportunities to the community. Services including schools will continue to be provided by the NSW Government in response to housing location choices made by the community.

Planning has commenced for a potential K-12 education facility which will be located in the Wilton Town Centre Precinct. The school location optimises performance as it enables a level of flexibility to control the north-south access road during school hours, while ensuring a level of permeability and surveillance outside of school hours.

New schools and sports fields must follow an integrated design process to ensure that access, car parking and use of the facilities are shared. The location and design of the built form must be carefully considered, to allow for a reconfiguration of the school and sporting fields, should there be a need to address potential rail/noise impacts. *Government Architect NSW's Design for Schools*, a guide, will support quality design for new schools in the Growth Area.

The South Western Sydney Local Health District is undertaking detailed planning of local health facility needs. Campbelltown Hospital will be significantly upgraded and provide access to the Macarthur population.

Social infrastructure needs will be assessed as the population grows and in partnership with Council through its Community Strategic Plan to enable careful understanding of community requirements.

These will include:

- + **new** private schools
- + **new** public schools and education facilities (to be informed by the Department of Education's strategic process)
- + **new** or upgraded emergency services such as fire and rescue
- + **local** medical facilities including an integrated health centre
- + **privately-operated** child care centres.

State-based facilities will be provided in accordance with agreed population and demand thresholds over the next 20 years.

Planning principles

Precinct planning must:

- + **locate** large facilities that also service a district or region in the Wilton Town Centre.
- + **co-locate** social infrastructure with new or local open space or integrate facilities as multi-use clusters or social hubs.

The NSW Government will work with Wollondilly Shire Council to determine which items of infrastructure are funded via a local contributions plan.

Green tree canopy/corridors

Sustainable communities are at the heart of *Wilton 2040*. The Department is designing liveable and healthy neighbourhoods that increase walkability to local centres and open space through connected and green corridors.

The proposed Wilton Green Plan will focus on delivering connected green infrastructure and open space. We will explore opportunities for integrating with waterways, bushland, urban tree canopy and green spaces.

Improved connectivity for walking and cycling will strengthen social and cultural networks, improve resilience, and provide opportunities to access recreation and exercise.

Improving the green tree canopy will create liveable places and mitigate against impacts of climate change as the population increases in Wilton. The Department's *5 million trees for Greater Sydney by 2030* will contribute to more shade, cooler neighbourhoods, and more wildlife. The Department will also explore opportunities to integrate water management to cool the environment and opportunities to build capacity of the community to adapt to future changes and the design of neighbourhoods to respond to climate change.

PLANNING PRINCIPLES

Precinct planning must:

- + **create** walkability and accessibility to local centres and social infrastructure
- + **create** healthy, liveable places, and respond to climate change, for example by promoting cooling effects
- + **strengthen resilience** in communities and capacity to adapt to future changes.
- + **create opportunities** for green canopies and links



Figure 9: Wilton Town Centre playing fields - Artist's impression only, subject to change

Heritage

The Wilton Growth Area contains both Indigenous and non-Indigenous heritage sites and items.

The majority of known Aboriginal items and sites expected to be discovered within the Growth Area are along the Hawkesbury-Nepean River and Allens Creek, which are not suitable for development. The nine listed non-Indigenous heritage items that reflect the area's pastoral history are scattered throughout the southern and northern parts of the Growth Area.

The Aboriginal people, their histories and connections to Country and the community will make a valuable and continuing contribution to Wilton's heritage, culture and identity.

Protection and celebration of the significance of these heritage items and sites is a key priority. An Integrated Archaeological Research Design and Management Strategy will guide development near known or potentially significant non-indigenous heritage items and sites, and help to define the extent and nature of heritage significance. Where appropriate, significant heritage items will be set aside with adequate curtilages for long-term protection. As precinct planning progresses, opportunities to integrate and promote cultural richness in Wilton will be explored.

PLANNING PRINCIPLES

Precinct planning must:

- + recognise** the history, heritage and character of the Wilton Growth Area in a new urban environment through identifying and retaining European and Aboriginal Cultural Heritage elements within the precincts
- + be informed** by Aboriginal Cultural Heritage Assessments, including consultation with the Aboriginal Community
- + take into account** the protection of Aboriginal Cultural Heritage items and places in the design of the precinct layout



LANDSCAPE

Protecting and enhancing important habitats

Environmental conservation and protection are central to the sustainable development of Wilton. The Wilton area is home to a range of threatened and vulnerable species including koalas.

STRATEGIC CONSERVATION PLANNING

A thriving, liveable Western Sydney should include a place for the area's many native plants and animals. The Cumberland Plain is home to around 160 threatened species, including the largest koala population in Sydney, the Cumberland Plain land snail and significant plants like the Bargo Geebung in the Wilton area.

The Department of Planning and Environment is undertaking strategic conservation planning in Western Sydney to support the delivery of housing, infrastructure and economic development. This work will deliver the Cumberland Plain Conservation Plan (CPCP), one of the largest conservation planning exercises ever undertaken in Australia. This will provide an enduring conservation legacy for Western Sydney.

SUPPORTING THE WILTON GROWTH AREA

The CPCP will streamline environmental assessments and approvals under relevant State and Commonwealth legislation and conservation planning on a landscape scale. The final CPCP will be administered by both State and Commonwealth Ministers.

The 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.

Work to finalise the strategic biocertification and strategic assessment for the Wilton Growth Area is currently underway. A determination on development impacts and associated conservation measures may result in amendments to the urban development zone shown within Wilton 2040. The approved CPCP will inform the final urban development footprint in the future precinct plans and the conservation outcomes for the growth areas.

The Department has carried out field surveys to identify the biodiversity values in the Growth Area so that precinct plans can avoid or minimise biodiversity impacts.

Preliminary mapping of core biodiversity sites is available at Figure 10.





PROTECTING KOALAS

Koalas are an iconic species and are listed as vulnerable under NSW and Commonwealth environmental legislation.

The Office of Environment and Heritage estimates around 430 koalas reside within the eastern portion of the Wollondilly Shire. The Wollondilly koala population is the largest disease-free population in NSW and highly valued by local communities in south west Sydney.

Koalas in the region prefer the higher fertility shale and shale-transition woodlands because of more favourable feed trees, but they also use riparian corridors to move around the landscape. OEH has mapped koala habitat and movement corridors, ranking the corridors into levels of importance. Primary koala corridors are considered critical for facilitating gene flow between koala colonies and ensuring resilience to bushfires and the spread of disease.

There are three primary koala corridors surrounding Wilton Growth Area, including the Allens Creek Corridor, Cordeaux Corridor and the southern part of the Nepean Corridor.

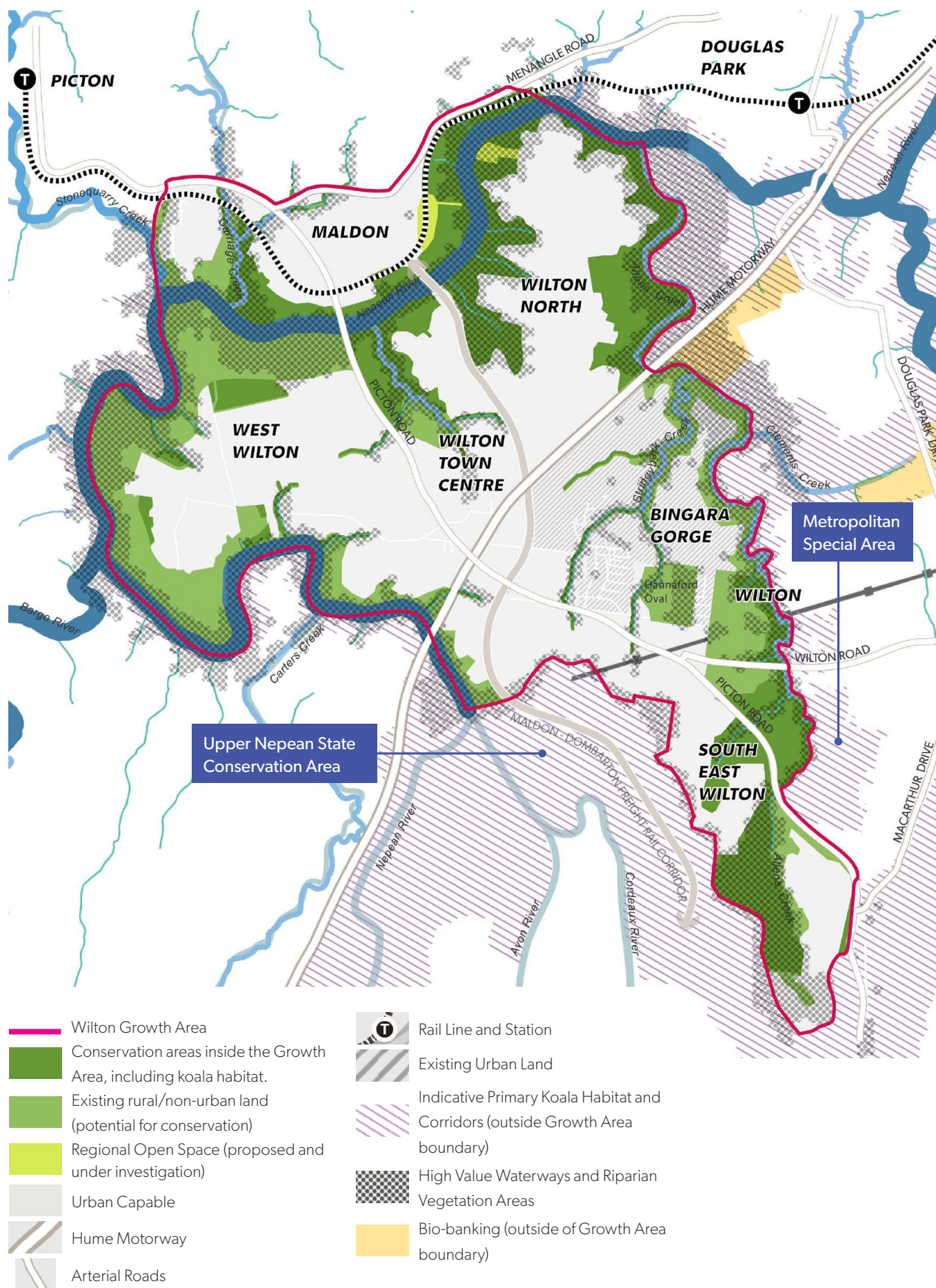
The CPCP will support a regional and coordinated approach to maintain and protect the south western Sydney koala population. The plan will seek to balance impacts to koalas from urban development through a range of conservation measures. This would include measures to protect koala habitat corridors in perpetuity and to restore land to augment and strengthen existing corridors. The plan would also support measures such as koala-proof fencing and development controls to reduce the impacts of vehicle strike and dog attacks.

PLANNING PRINCIPLES

Precinct planning must:

- ✚ **be consistent with** the biodiversity conservation measures identified in the Cumberland Plain Conservation Plan
- ✚ **ensure** stormwater management design minimises impact on the biodiversity values of conservation areas
- ✚ **support measures** to protect primary koala habitat and corridors in perpetuity, and to restore land to augment and strengthen existing koala corridors
- ✚ **identify** areas where development controls are required to reduce on-going threats to koalas
- ✚ **be in accordance** with the approved strategic biocertification and strategic assessment.

Figure 10: Biodiversity



Wilton Green Plan

The Department is working with Council to develop a Green Plan for Wilton. The Wilton Green Plan will provide the direction for development of an Open Space Plan and show how open space targets, distribution and network can be achieved. The Green Plan will identify key initiatives and their priority for delivery.

The Wilton Green Plan will analyse the projected growth in the Growth Area and respond with a plan that focuses on the provision of high quality and integrated open spaces and tree canopy. The Wilton Green Plan will identify how the needs and expectations of the growing community will be met and will create high quality and best-practice outcomes for open space as the Growth Area undergoes significant change.

The Green Plan will understand the context of the urban design for the area, assimilate existing data and, investigate current open space provisions, consider proposals for new precincts and forecast population growth. It will:

- ✦ **include** a vision statement and guiding design principles for Wilton
- ✦ **investigate** options for possible future open space, better connectivity and opportunities for embellishment of existing open space
- ✦ **identify** a new Tree Canopy Strategy for Wilton focusing on public land.

There could be opportunities to link open space with new and existing infrastructure for Wilton, such as wastewater and stormwater services, electricity and gas easements, council footpaths and cycleways, pavements and driveways.

The aim is an enhanced interlinked network of green infrastructure composed of a mix of new open spaces and embellished existing parks, connected through a system of linear parks and linking with open space and waterways. This would balance upcoming development and need for recreational open space and green pockets.

PLANNING PRINCIPLES

Precinct planning must:

- ✦ **ensure** new/enhanced open space can meet the passive and active recreation needs of the future population and support biodiversity values
- ✦ **integrate** waterway corridors, heritage items and high value landscape features to improve enjoyment and access to these places as part of an integrated open space network
- ✦ **ensure** District Parks and local parks feature a mix of active and passive recreation uses and be directly and safely accessible from collector or arterial roads
- ✦ **ensure** local parks feature a mix of active and passive recreation uses, and are within easy walking and cycling reach of homes
- ✦ **consider** potential for co-locating open space with other social facilities such as social hubs



Waterway health

The Growth Area is surrounded by waterways and riparian corridors including the Nepean River which flows along the west and northern ends of the Growth Area. This is an important habitat corridor for threatened fish species, is used for water-based recreation, provides a source of water for nearby agricultural activities, and holds significant scenic value. The Nepean River is supported by smaller creek systems that are relatively undisturbed, like Allens Creek on the eastern end of the Growth Area. The Upper Canal, which provides water to Sydney from the four dams in the Upper Nepean catchment, also the Upper Canal crosses under the Growth Area. These values are explicitly recognised in the NSW Water Quality and River Flow Objectives, which reflect the long-term aspirations of the local community.

Mapping of the biodiversity and ecological values of the waterways and riparian corridors point to areas of high environmental value, which lie within lands that could potentially be protected under current statutory planning controls. To ensure that these high value areas are protected into the future, a more coordinated and integrated approach to land use and water infrastructure planning will be undertaken.

Stormwater and wastewater flows from the Growth Area have the potential to change the natural water and nutrient cycles, which for example, can impact on the flow requirements of fauna and lead to growth of weeds. The NSW Environment Protection Authority (EPA) and the OEH have established that any water quantity and water quality strategy for the Growth Area must seek to improve the health of waterways and associated riparian corridors through a risk-based approach, with a minimum requirement of maintaining current health.

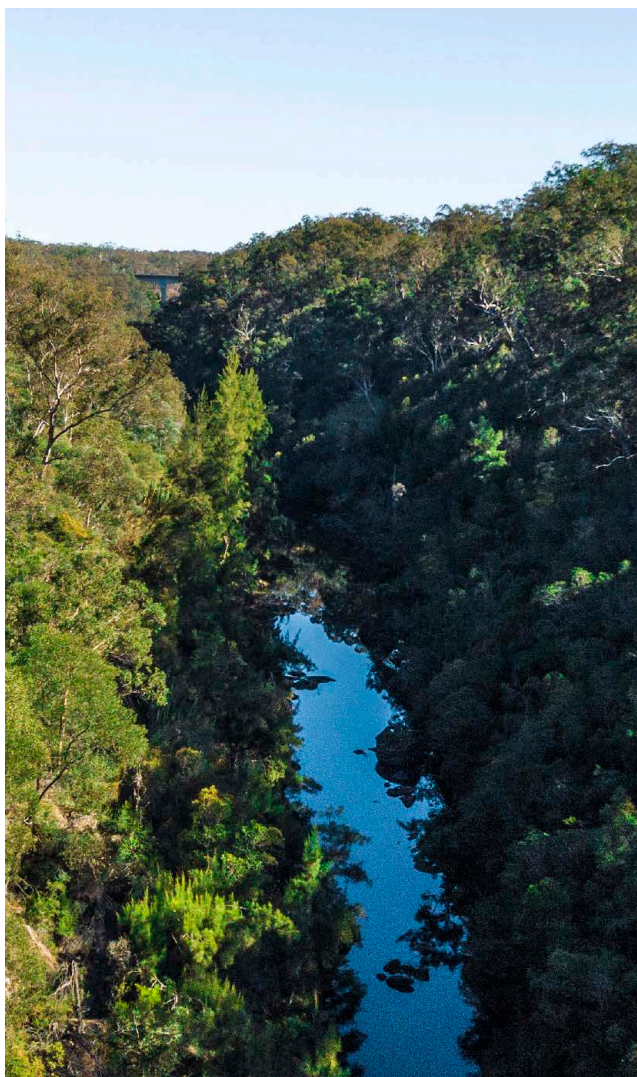
The EPA is also currently developing a framework for the regulation of sewage treatment plant nutrient discharges in the Hawkesbury-Nepean River system. The intent of this framework is to ensure that population growth in the catchment does not cause further deterioration in the condition of the river and its ability to meet the community's desired values. In the interim, infrastructure planning for the Growth Area should be delivering an outcome that ensures any new or amplified sewage treatment systems will achieve no net increase in nutrient load to the river.

Achieving the level of protection required for the Growth Area will involve more water sensitive, integrated and sustainable approaches to water management as being sought by the Department's WaterSmart Cities Program. Such approaches present opportunities for innovation and co-benefits that align with the Greater Sydney Commission's objectives including urban cooling, open space, and recreation and visual amenity.

PLANNING PRINCIPLES

Precinct planning must:

- + **incorporate** development that protects, maintains or restores waterway health and the community's environmental values and uses of waterways through a risk-based approach to managing the cumulative impacts of development
- + **ensure** an integrated approach to drinking water, wastewater and stormwater services is considered to drive more sustainable water management outcomes
- + **incorporate** development that fosters the relationship between water, landscapes and urban living, to enhance human and social wellbeing, and promote community co-design and governance in urban water strategies.



Bushfire protection

As extreme temperature events increase in Western Sydney, bushfire risks in urban areas will need to be managed.

The Department has undertaken a Strategic Bushfire Assessment for Wilton and conducted a high-level analysis of bushfire risks in the Wilton Growth Area to inform and refine the urban development footprint. The analysis has also identified where Asset Protection Zones (APZ's), or setbacks for residential development from bushfire prone land are likely to be required for future development in Wilton.

More detailed bushfire assessment will take place as precinct planning progresses. Precinct planning will take account of landscape changes and determine that sufficient traffic access and egress is provided to precincts for evacuation.

Planning for Bushfire Protection (PBP) describes bushfire protection measures required for each development, based on the development site's level of bushfire hazard exposure.

The *Wilton Growth Area Development Control Plan* will contain requirements to be applied at the development stage to minimise risks of bushfire impacts for new development, such as minimum APZs. The requirements include ensuring perimeter roads are located between areas of residential development and bush fire hazard, and provision of suitable road networks and road widths to avoid pinch points and provide safe evacuation.

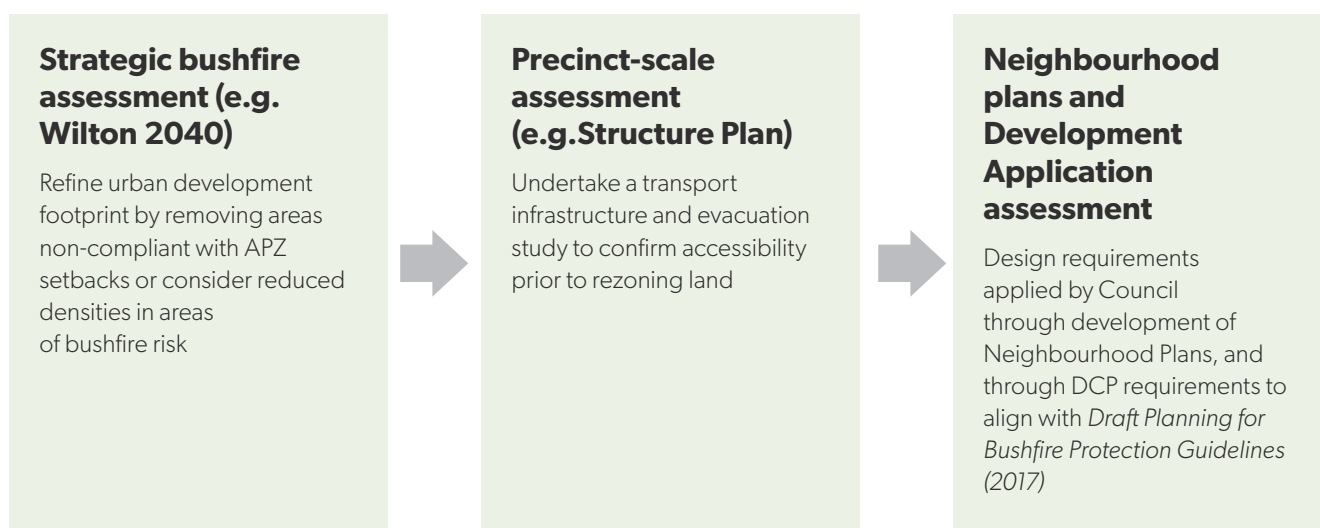
New development within the Wilton Growth Area will need to comply with future updates to *Planning for Bushfire Protection Guidelines*.

PLANNING PRINCIPLES

Precinct planning must:

- + **ensure** that bushfire protection measures including safe evacuation routes are considered in the layout and development of the local street network
- + **incorporate** Asset Protection Zones and perimeter roads in the design of urban development areas based on the level of bushfire hazard exposure

Figure 11: Wilton Growth Area bushfire assessment framework





LAND USE

The Wilton Growth Area will develop into a fully functioning town. Wilton Town Centre will be at the heart of the Growth Area, providing a gateway to Wollondilly Shire and Greater Sydney. The town centre will provide a mix of uses to meet a range of needs and create a vibrant destination, both day and evening.

The UDZ framework will provide for a mix of housing types at different price points for households at all stages of life. It will also allow for development of services and infrastructure.

There will be health facilities and associated services for a growing population, as well as significant areas of employment land.

Local economy

The Department has adopted a target to create 15,000 new jobs over the next 20 to 30 years in partnership with Council, NSW Government and major landowners. Local employment is essential to minimise commuting and promote a self-contained town. The Department aims to match the supply of new homes in proportion to the creation of new jobs ensuring that the new town grows in balance. Employment will be focused in the major town centre, village centres and an expansion of the Maldon employment precinct. This will support a range of jobs including retail, food services, health, education, trades, service industries and general light industrial jobs. The growth area's proximity to existing and future regional transport connections provides opportunities for employment in industries such as freight, logistics and manufacturing.

HIERARCHY OF CENTRES IN THE WILTON GROWTH AREA

Each of the four primarily residential precincts in the Wilton Growth Area will feature a local centre, with the Wilton Town Centre being identified as the primary centre servicing the wider growth area.

The Wilton Town Centre must be the primary focus of retailing activity both during the development of the growth area, and in the longer term. To maintain the viability of the town centre, retail development in the local centres will be limited by the precinct structure plans.

WILTON TOWN CENTRE

The town centre will develop in stages. By 2046 it will support around 50,000m² of floor space, providing a full range of retail, business and community uses to service the Growth Area and surrounding areas. It will be important to consider how the Growth Area can evolve over time to support employment and economic growth into the future.

This will include:

- + **at least** two full line supermarkets (3,000 – 4,000m²)
- + **a discount** supermarket
- + **speciality** shops of around 20,000m²
- + **cafes** and food services
- + **offices** and retail services of around 9,000m²
- + **education**, health facilities, leisure and civic uses
- + **open** space.

VILLAGE CENTRES

A network of village centres will provide residents with convenient access to local shops and services and ensure centres remain viable. There is identified capacity for up to 20,000m² floor space across village centres. These centres will serve a local population and each comprise:

- + **a small** supermarket (1,500m² to 2,500m²)
- + **up to** 2,000m² of speciality shops, cafes and food services
- + **education** and child care
- + **local** health services
- + **recreation** facilities.

URBAN CAPABLE LAND

Urban capable land benefits from limited constraints and has good development potential. Land identified as urban capable will predominantly be used for housing, but will also include employment, retail and commercial space, community facilities and other amenities such as open space. Infrastructure such as roads and utilities services will also be located on this land.

Some of this land may have environmental and heritage values that reduce development potential or may require offsets. This will need to be assessed during precinct planning.

Some land is also constrained by the existence of a mining lease and development approval for coal mining. Development can only take place in these areas once the risk of subsidence and building damage can be managed.



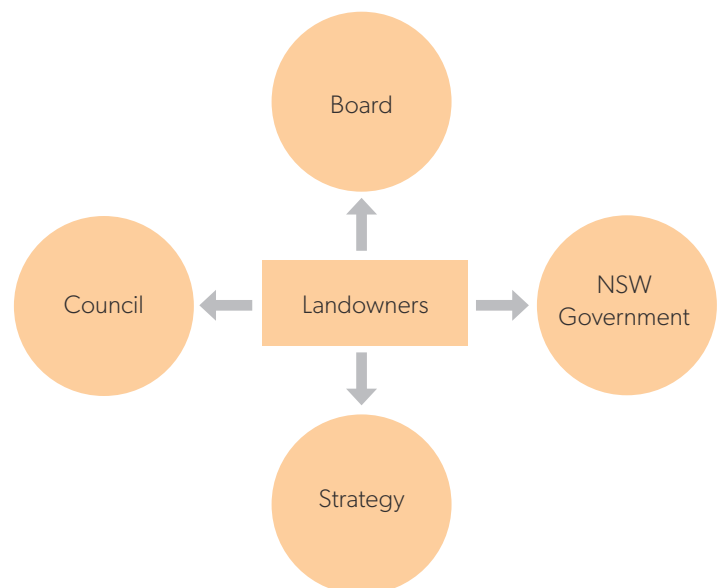
URBAN EMPLOYMENT

Locations have been identified as potentially suitable for employment-generating development, such as retail and commercial space, offices, service and repair trades, manufacturing, warehousing, freight and logistics. Employment lands will include highway service and enterprise zones.

Further detailed suitability studies will be completed in consultation with landowners. For the Maldon employment lands investigation, the Department will consider scenic values, topography, vegetation and other constraints. Detailed precinct plans will determine the final land use.

Community facilities, open space and infrastructure may also be located on this land.

The Department is working with Wollondilly Shire Council to prepare an economic development strategy to complement proposals by the private sector to attract jobs to Wilton. An economic development board will be established to focus efforts on this key issue in partnership with Council, NSW Government and major landowners. This will enable the board to assess and adapt to changing employment opportunities as development proceeds.



Mining

Part of the Growth Area has approval for underground coal mining over the next 15 to 30 years. Coal mining in urban areas has the potential to damage buildings and infrastructure as a result of subsidence, adding costs to building requirements. The co-existence of coal mining and urban development can incur high costs involved with managing mining impacts including mine subsidence and community intolerance.

Prior to any development on land subject to a current mineral extraction lease and/or an approval for mining, the risks associated with mine subsidence need to be mitigated. There are four pathways for this to occur:

1. Mining leases/approvals expire before urban development occurs.
2. The mine operator comes to a commercial agreement with the developer of urban land to manage subsidence risk and surface access to mine operations, where Government's liability is limited or nil.
3. Mining works precede urban development.
4. The mining lease is relinquished.

Landowners of North Wilton and Wilton Town Centre precincts have reached agreement with mining company South32 that the mining lease over this area will be relinquished when the area is rezoned. This will enable development to proceed.

The Department has worked with landowners and the mining leaseholder to address the risks associated with building homes above mining areas.

Gas wells

Gas wells installed for exploration are known to be located predominantly in the southern portion of Wilton. Decommissioned wells which have been permanently sealed present a low risk to future development, if sealed to appropriate standards. Access to the well is unlikely to be required but must be maintained. This means that the wells should be located within public land or if in private land no buildings should be constructed over the well. Sensitive uses such as child care centres or schools should not be located adjacent to wells. Further work may be required to ensure old or legacy wells are appropriately sealed.

Prior to any development approval:

1. Mapping must be obtained by the proponent to identify if there are any gas wells located within or nearby the proposed development, and their status. If gas wells are identified, their precise locations must be ground-truthed.
2. Buildings must not be constructed over wells.
3. Access to decommissioned gas wells must be maintained.
4. Setbacks must be incorporated to avoid the location of sensitive uses such as child care centres and schools near coal seam gas wells.

Ground truthing of legacy gas wells and confirmation of sealing to appropriate standards will be required at subdivision.

The Department will develop guidance on a verification approach, requirements for remediation and notification for future occupants, in partnership with Council.

Other Land uses

RURAL RESIDENTIAL

Land with lesser development capability is suitable for large-lot rural residential housing to protect environmental values and provide a transition to the surrounding rural areas or bushland.

CONSTRAINED LAND

Land with significant slopes, environmental values and constraints are not suitable for development. This includes riparian and habitat corridors and land with high biodiversity value, and items or areas of historic and Aboriginal cultural heritage significance.



Managing land use activities

Exiting land uses such as peri-urban farming and the Sydney-Moomba gas pipeline have potential to impact (odour, air quality, noise and safety) on sensitive landuses such as residences, schools, childcare centres and hospitals. Where there is more detailed information, potential impacts will be assessed and considered during precinct planning.

As the precincts grow and supporting services, such as wastewater treatment and transport networks, are provided, risks of land use conflict will be managed by careful site assessment and selection at the precinct planning stage.

The growth of key transport corridors will require careful siting and planning to minimise impacts on health from traffic emissions, especially for residential and other sensitive land uses such as child care centres and schools located along road corridors where pollutant levels, exposure and health impacts are higher.

PLANNING PRINCIPLES

Precinct planning must:

- + **plan** for a well-designed interface between residential and industrial or commercial land to minimise potential for impacts on residential amenity
- + **minimise** air quality impacts on sensitive landuses by application of set backs from busy road corridors and ameliorative design measures, or install high performance mechanical ventilation systems
- + **consider** potential impacts (noise, odour, safety) of existing and future land uses on existing or future nearby or adjoining sensitive landuses, such as residences, schools, child care centres, hospitals and aged care centres.



BUILT FORM

The Wilton Growth Area will cater for a variety of built form typologies to cater for a well-designed built environment that will be healthy, responsive, integrated, equitable, and resilient. In places that reflect these qualities, each building, area or space will achieve the objectives from 'Better Placed'.

The Wilton Growth Area will be a mix of residential, commercial and industrial uses, with a major town centre precinct. It will be supported by public transport and health services. Planning for the Growth Area is based on the staging of development across six precincts.

Housing and typologies

A mix of densities and housing types will provide housing choice. Detached housing on medium sized lots (400 – 700m²) is expected to make up the majority of homes.

Medium density housing types such as townhouses, terraces and low-rise apartments will be delivered close to essential infrastructure such as public transport, town and local centres, and open space. It is expected that these housing typologies will make up approximately 20% of homes when the Growth Area is fully developed.

Planning for the right mix of densities will consider infrastructure provision and local character. The built form of housing typologies need to work with the existing natural landscape character and allow for the outcomes of the Green Plan to be achieved.

Table 1: Potential new homes by Precinct

Precinct	Potential new homes	Expected Staging
Bingara Gorge	1,800	Under construction
South East Wilton	3,600	First homes from mid-2020
Wilton Town Centre	1,600	First homes from mid-2020
North Wilton	5,600	First homes from mid-2020
West Wilton	2,350	First homes from 2025
Wilton Rural Residential	50	First homes from 2025

Housing complying codes

The provision of housing in the Wilton Growth Area will be supported by two new housing codes developed by the NSW Government: the *Greenfield Housing Code* and the *Low Rise Medium Density Housing Code*.

The new *Greenfield Housing Code (GHC)* will speed up the delivery of new homes in greenfield areas (new release areas such as the Wilton Growth Area) across NSW to meet the needs of the NSW Government's growing population and improve housing affordability. The GHC will allow one to two storey homes, alterations and additions to be carried out under the fast track complying development approval pathway, saving homeowners time and money.

The GHC also requires a tree to be planted in the front and rear yard of each new home approved under complying development. The landscaping requirements in the GHC ensure new release areas are leafier and more sustainable.

The *Low Rise Medium Density Housing Code* will allow one and two storey dual occupancies, manor houses and terraces to be carried out under a fast track complying development approval. This code will provide more housing choice to meet different household needs, and improve housing affordability. It forms part of the NSW Government's commitment to facilitate faster housing approvals and deliver a diverse range of housing options to support NSW's changing demographics.

The *Low Rise Medium Density Housing Code* is supported by the *Low Rise Medium Density Design Guide* developed in partnership with the Government Architect NSW and will ensure a consistent approach to the design and delivery of quality medium density housing in communities right across NSW.

Both codes have been developed in close consultation with councils and industry stakeholders to ensure layout, amenity, privacy, private open space, car parking and design considerations are incorporated into the development standards and good design outcomes can be achieved for new dwellings in greenfield areas.



Affordable housing

In order to address housing affordability and housing diversity needs, minimum lot sizes have been removed to encourage innovative housing solutions as part of precinct plans. This is to ensure a variety of housing typologies and products are provided to safeguard adaptable and fit for purpose housing for a growing and evolving community.

The District Plans propose that affordable rental housing be provided sustainably in all parts of Sydney. The development control plan can include requirements for the developer to provide a proportion of homes to community housing providers for affordable rental housing. The Department will work with Council and the landowners to identify how this requirement would be applied in practice.

Sustainable design

Sustainability is a key principle across all aspects of the Department's precinct planning. The Department is working closely with Council and developers to reduce carbon emissions and leverage opportunities for managing energy and water efficiencies. More efficient use of energy and water will have less impact on the environment and reduce greenhouse gas emissions across the Western City District. The Department has adopted a place-based approach early in the design of Wilton Growth Area, considering opportunities for open space, walking, cycling, public transport and green cover.

The Department will explore opportunities for benchmarking and verifying sustainability performance, in addition to the NSW Government's current BASIX requirements for proposed residential development. Sustainability measures for new commercial development will be investigated, especially for the Wilton Town Centre Precinct where there may be opportunities to harness precinct-wide renewables and energy generation.

Adaptable and detailed building design including passive design and construction materials, for example, reflective construction materials, pervious paving surfaces, and green roofs and walls that could contribute to reduce urban heat-island effects, could be applied for new development in the Wilton Growth Centres DCP. Home wood heaters are a significant air emission source exposing the community to harmful particle emissions. New residences should meet new low emission standards for wood heaters or be designed to reduce home heating needs.

Town and local centres

The Wilton Growth Area Structure Plan has identified a location for a new Town Centre and a number of local centres. All centres will provide employment, retail, health and community use opportunities for the growing community.

The centres will need to optimise the co-location of facilities to ensure the centre is inclusive, connected, and fit for the purpose of the community. The built form should address the street to ensure activation while also maintaining an appropriate scale. Each centre is required to be an integrated development to provide a town centre that is engaging, inviting, and attractive for the community. Modern and sustainable, materials and design practices, are to be followed while ensuring the centres seamlessly fit into the Wilton fabric and character, while also adding value with the Green Plan.

The design must be adaptable, to adjust and grow with the growing community, with the development allowing for connectivity to the Hume Motorway, realigned collector road, and the wider network with access to Bingara Gorge directly in the High Street.

PLANNING PRINCIPLES

Precinct planning must

- + **adopt** the objectives from the NSW Architect's "Evaluation of Good Design" to achieve a better:
 - fit (Locally, Contextually, Of its Place)
 - performance (Sustainable, Adaptable, Durable)
 - outcome for the community (Inclusive, Connected, Diverse);
 - outcome for people (Safety, Comfortable, Liveable)
 - working (Functional, Efficient, Fit for purpose)
 - value (Creating and adding value by increased social, economic and environmental benefits to the community)
 - look and feel (Engaging, Inviting, Attractive)
- + **plan** for diverse typologies to suit a range of ages
- + **integrate** technology that contributes to and promotes achievement of the NSW Government's target of net-zero carbon emissions by 2050
- + **introduce** opportunities for sustainable and efficient use of resources to minimise waste, water and energy from development.







MOVEMENT

Key transport infrastructure requirements have been identified in consultation with NSW Government agencies including Transport for NSW and Roads and Maritime Services. The Department will investigate new and improved cycleways and walkways to make it easy, safe and comfortable to move within the local area. Wilton will have improved connectivity to and around the Growth Area.

Public transport

Future Transport 2056 commits to investigate suburban passenger train improvements south of Macarthur, including consideration of how this might support growth in Wilton. The Department will work with Transport for NSW to integrate this work with future versions with Wilton 2040. The Maldon-Dombarton Freight Rail Corridor which runs through the Wilton Growth Area is being protected to enable future freight direct to Port Kembla.

A bus hub facility is planned for Wilton Town Centre. In the initial stages of Wilton's development bus services would provide public transport for residents of the growth area. A site for a bus hub is included in the Wilton Town Centre design concept. The Department will work with developers, Transport for NSW and RMS in developing a specification for roads expected to be used by bus services, as these will need to be capable of carrying full-length and double-decker buses.

Road network

The strategic layout of the arterial road network for the Wilton Growth Area has been finalised and key items included in the draft SIC. This work has been informed by a traffic and transport study commissioned by the Department, and in consultation with RMS, Transport for NSW, and Wollondilly Shire Council.

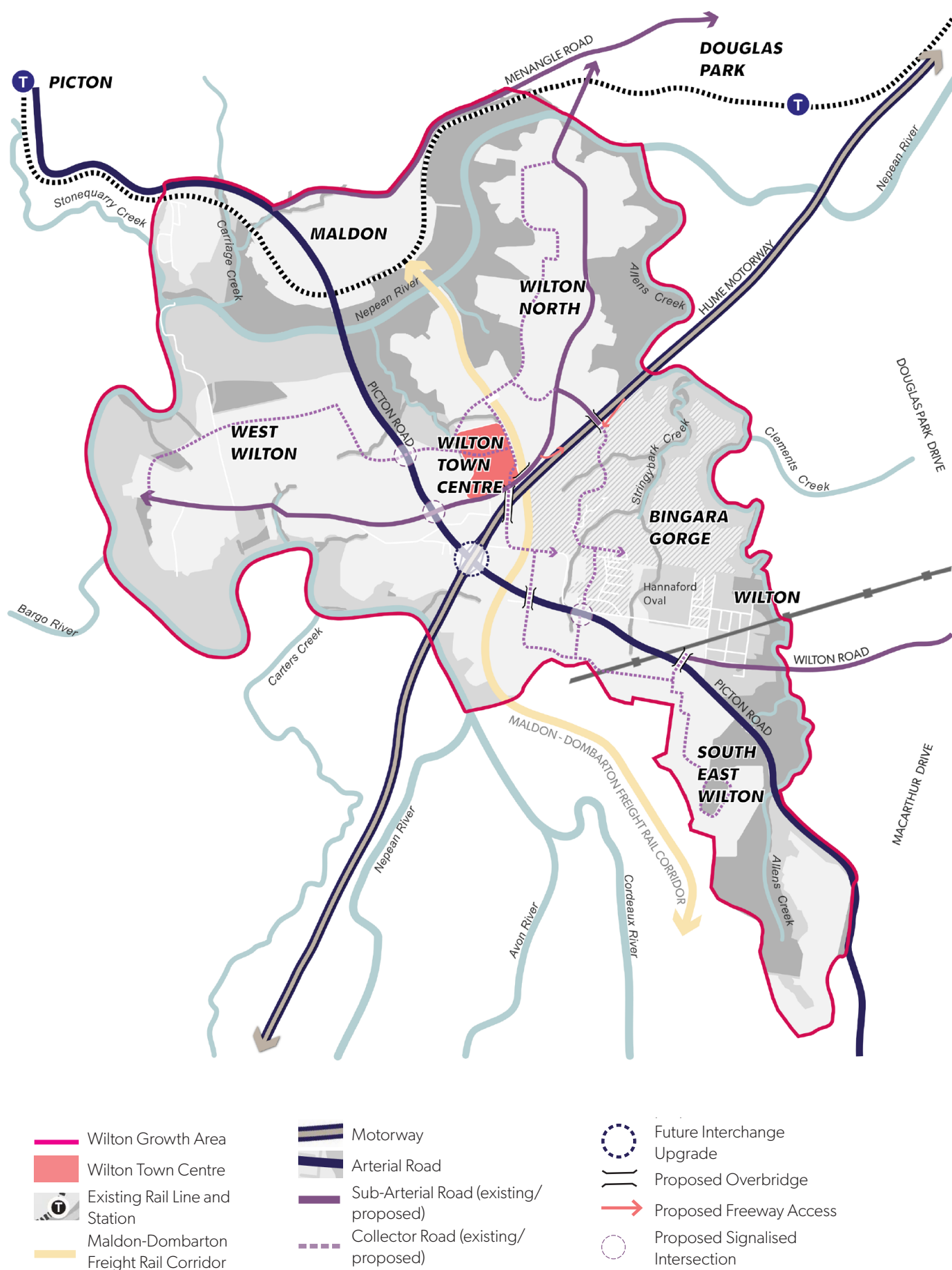
Several different scenarios for future transport provision and potential road networks were investigated for the Wilton Growth Area to understand different approaches for integrating transport and land use and to support decision-making on the optimal road network. This exercise has been jointly undertaken by the Department and RMS, with involvement from Transport for NSW, Council and proponents.

The road scheme ensures homes, jobs and local facilities are well connected and accessible by various modes, including driving, bus, rail, walking and cycling, and performs optimally in terms of servicing the town centre and surrounding urban land over time.

The traffic modelling undertaken as part of this assessment indicates that the connection will provide essential connectivity for Bingara Gorge residents to the Wilton Town Centre and a potential K-12 education facility. The Hume Motorway and Wilton interchange will continue to function as the major through route.



Figure 12: Strategic road and rail network





Active transport

Encouraging active transport (walking and cycling) for short journeys within five-kilometre catchments can help provide significant health benefits for the community and the environment.

Pedestrian connections between major destinations are limited due to topography, rail and road barriers. The proposed transport network will improve walking and cycling connections to public transport and between precincts. This will provide health and environmental benefits and help to prioritise access to public transport. Safe, direct and convenient walking and cycle paths will encourage and allow safe movement.

Planning across the Growth Area will look at early opportunities to make walking and cycling a more attractive option than driving for local trips. New communities will be designed to encourage pedestrians and cyclists to use safe crossing facilities. Cycle routes will be planned for different users, such as commuters or recreational cyclists and be supported with off-road pedestrian and cycling facilities. Pedestrian and cycling infrastructure will be developed with NSW Government agencies, local government and non-government organisations.

Detailed planning will:

- + **plan** for walking and cycling connections and regional links to create movement between employment, commercial and retail land uses, and community and residential neighbourhoods
- + **promote** walking and cycling alongside new infrastructure developments to meet the needs of pedestrians and cyclists, by providing or upgrading separated cycleways, shared user paths, footpaths, pedestrian refuges, end-of-trip facilities and appropriate streetscaping
- + **provide** direct, safe and easily accessible walking and cycling infrastructure to, from and within proposed interchange areas and centres
- + **adapt** cycling infrastructure to suit local needs such as topographic barriers or different land uses
- + **develop** walking and cycling infrastructure in partnership with NSW Government agencies, local government, non-government organisations and Wilton's current and future community.

PRECINCT PLANNING PRINCIPLES

Precinct Planning must:

- + **provide** a hierarchy of roads to ensure safe, efficient movement of vehicles and pedestrians, the free flow of freight, and minimise conflicts between through and local traffic and residential amenity
- + **provide** convenient and safe walking and cycling connections throughout the neighbourhood, across major roads, and to open space, schools and centres
- + **ensure** homes are within walking distance of a bus stop and that bus routes link key centres, transport hubs, schools, employment opportunities and residential areas
- + **reserve** sufficient land for future transport corridors, social and physical infrastructure to cater for population growth
- + **adequate** site and design development adjoining infrastructure corridors to address potential noise impacts
- + **connect** the town centre and the existing Wilton village
- + **integrate** land use and transport to align travel needs with infrastructure and services to support the land use change
- + **consider** alternative modes of transport in the planning for local road networks, including measures to encourage walking and cycling and access for public transport, community transport and taxis.
- + **include** walking and cycling routes, especially alongside areas where many people move to encourage more active modes of travel
- + **encourage** walking and cycling within and to and from the Growth Area to other centres in the Western City District.

Adaptable infrastructure

Technological advances have created new mobility options including automated vehicles, assisted mobility devices such as e-bikes, automated trains and buses, and enhanced aerial mobility. Strategic planning must harness innovation and accommodate new technologies to create new opportunities and promote adaptable infrastructure.

In planning for adaptable infrastructure, planning must consider opportunities for more flexible design of streets and public spaces.



IMPLEMENTING THE PLAN

Delivery of the Wilton Growth Area

A coordinated approach across Council and NSW Government agencies is fundamental to activating the Wilton Growth Area. The Department will collaborate and work with Wollondilly Shire Council to manage infrastructure delivery and creation of places, streets, open space, and public areas, and support a streamlined planning process.

Phased change in the Growth Area

To facilitate timely delivery, the town centre will initially develop near the Picton Road/ Hume Motorway junction. The first uses are likely to be predominantly service industries and a large format retail area.

Over time, the centre core will develop north, away from the junction to align with the predominant residential catchment. Regional city services will continue to be provided in Campbelltown-Macarthur. Development away from major roads will provide better amenity including main street retail, dining and entertainment, and community orientated uses.

The potential K-12 education facility in the Wilton Town Centre will be established early to service the growing population. The UDZ will continue to provide for flexibility in future land use and development in accordance with *Wilton 2040* and the precinct plans.

Early activation principles

The Department will identify and prioritise key infrastructure projects for early activation of connections and economic activity in and around the Growth Area. These projects will activate Wilton as it changes from open paddocks to a liveable community.

Early Activation is underpinned by the following principles:

- 1** Connecting planning analysis, community engagement, development activity and infrastructure delivery
- 2** Build the case for starting specific projects early and delivered within a few years of land being rezoned
- 3** Collaborate with infrastructure stakeholders to make sure important projects are built when they are needed.

The Department will prepare an Infrastructure Phasing Plan for Wilton that outlines opportunities for infrastructure to kick-start growth in Wilton. The Infrastructure Phasing Plan will identify projects that can be delivered based on the findings of *Wilton 2040*, and through precinct plans.



Building facilities in phases as Wilton grows

WATER SERVICES

Sydney Water has prepared a strategic assessment for Wilton Growth Area and is completing an options analysis for water, stormwater and waste water provision that will include opportunities for Integrated Water Management.

To date strategic planning has identified:

- ✚ **decentralised/package**d wastewater plants are likely to service the initial stages of development in the Servicing Area that includes the Development
- ✚ **in the longer term**, permanent treatment plant/s are likely to be the most cost-effective method for servicing the Greater Macarthur
- ✚ **treated effluent** from these plants can be either recycled for non-drinking water uses or for water sensitive features, discharged locally in the Nepean River, or disposed through a combination of these solutions.

Sydney Water's detailed options analysis will take an integrated water cycle management approach for drinking water, non-drinking water, wastewater and stormwater.

The options report will determine cost effective and reasonable servicing options to meet demand, considering the extent to which stormwater and wastewater recycling for non-potable uses can reduce demand for potable water.

UTILITY INFRASTRUCTURE

The Department will continue to consult with the primary utility providers in the Growth Area, Sydney Water, Endeavour Energy, Jemena and NBN, to deliver key infrastructure upgrades.

Table 2: Utilities requirements

Utilities servicing requirements
New electricity zone substation at Bingara Gorge
Upgrade of zone substation at Maldon
New 5ML water storage facilities
Duplication of water main to the Picton Reservoir
New sewer pumping stations
Water management infrastructure



TELECOMMUNICATIONS

Mobile transmission stations could be provided in local centres or future buildings.

NATURAL GAS SUPPLY

Jemena has confirmed potential to expand existing gas supply from Bingara Gorge to the Wilton Growth Area, subject to commercial agreement with developers.

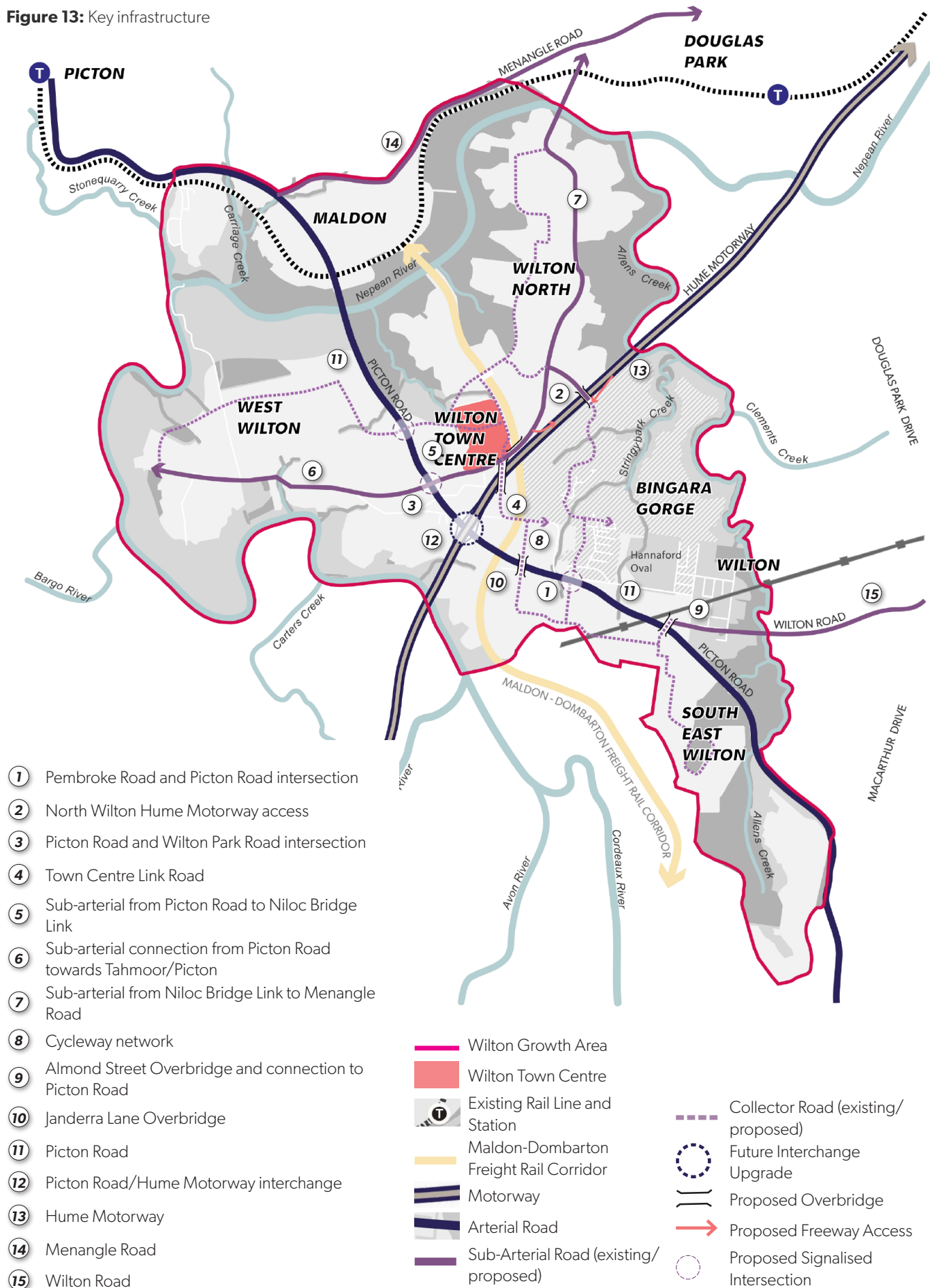
POWER NETWORK

Consultation with Endeavour Energy has indicated that the existing sub-transmission network capacity for Wilton is limited to 2,500 lots without augmentation works. To provide supply for the projected development rate, augmentation of Wilton zone substation is required by 2026 along with augmentation of 66kV sub-transmission cabling.

DIGITAL CONNECTIVITY AND SMART COMMUNICATIONS TECHNOLOGY

The State Infrastructure Strategy identifies smart cities as a focus for planning and infrastructure delivery. Integrating digital infrastructure should be incorporated into all stages of land use planning design and construction. This is consistent with the Smart Western City Program under the City Deal, which will support connectivity, liveability and planning objectives.

Figure 13: Key infrastructure



Agency budgets

There is some scope to fund necessary infrastructure through relevant NSW Government agencies' capital works budgets.

This recognises the limited capacity of contributions to fund all the required infrastructure up front, as well as the fact that some infrastructure improvements would be required in the absence of the growth anticipated in this *Wilton 2040*.

Special Infrastructure Contribution

The Special Infrastructure Contribution (SIC) Scheme is designed to ensure that development which relies on improvements to state and regional infrastructure financially contributes to the delivery of the infrastructure. A SIC Scheme will review the need for new or expanded State infrastructure to support the proposed level of development. The draft Wilton SIC Scheme will be placed on public exhibition, and the finalised SIC Scheme will be notified.

Voluntary planning agreements

Section 7.4 of the Environmental Planning and Assessment Act 1979 allows a developer to enter into a voluntary planning agreement (VPA) to provide State or local infrastructure associated with a change to planning controls or a development application. Major landowners will build most supporting infrastructure to align with the release and development of land and will set aside sites for schools. This will be provided through Voluntary Planning Agreements.

Local infrastructure

Wollondilly Shire Council will provide local infrastructure in accordance with Council's local infrastructure plans. Councils fund most local infrastructure in land release precincts through contributions from developers under Section 7.11 of the Environmental Planning and Assessment Act 1979. A Section 7.11 Contributions Plan will enable Wollondilly Shire Council to levy contributions on development for essential local infrastructure such as local roads, stormwater facilities and open space.

Revisiting the plan

To provide a valuable evidence base to inform service and infrastructure delivery as the Growth Area evolves over the next 20 years, the Department will monitor and report annually on the:

- + **number** of housing approvals, construction commencements and completions for all housing types
- + **pipeline** for additional housing throughout the South West District
- + **number** of jobs created in the Growth Area.

The Department will also monitor population, household and dwelling projections for the South West District and the Wollondilly Local Government Area.

A review and evaluation of progress in delivering the objectives of *Wilton 2040* and applying the UDZ will be completed.

Precinct rezonings

Rezoning will be required to allow development in accordance with the *Wilton 2040*. The Department will carry out rezoning through a State Environmental Planning Policy (SEPP) amendment. The Growth Area will be supported by a development control plan which is being prepared in consultation with Wollondilly Shire Council.

More information



Contact us on 1300 305 695



Visit planning.nsw.gov.au/wilton

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GLOSSARY

Better Placed Better Placed is a policy for our collective aspirations, needs and expectations in designing NSW. It is about enhancing all aspects of our urban environments, to create better places, spaces and buildings, and thereby better cities, towns and suburbs.

Development Control Plan Provides detailed planning and design guidelines to support planning controls.

Ground-truthing Confirming accuracy of information collected using site survey by on site survey, observation or recording of GPS coordinates.

Greater Sydney Region Means the region comprising the local government areas within the boundary shown on the map in Schedule 1 of the Greater Sydney Commission Act 2015.

Growth Area Identified by the NSW Government as major greenfield development areas.

Legacy gas wells A gas well that has been drilled and abandoned, and has no known owner.

Local centre Smaller-scale places that vary from a few shops on a corner to a vibrant main street and generally serve a local population.

Local Environmental Plan (LEP) A statutory spatial plan comprising planning controls to determine the type and amount of development that can occur on a parcel of land. In the Greater Sydney Region, LEPs can be made by the Minister for Planning or the Greater Sydney Commission.

Neighbourhood planning A Precinct will be separated into different areas and each area will be staged in its development. The neighbourhood planning process relates to each development stage. A neighbourhood plan is required to be submitted for each stage prior to the submission of development applications for lots.

The Neighbourhood Plans provide up to date spatial allocation, where the land use typologies and lots are located within a phasing plan. The objective of the neighbourhood plan process is to ensure that each neighbourhood plan per phase is responding to the successes of previous phases. This would include monitoring the development and population capacities and ensuring the typologies are responding to market forces and desires.

Peri-urban farming Agriculture undertaken in places on the fringes of urban areas.

Precinct planning Precinct planning identifies the development intent and development capacity across the entire precinct, through the allocation of land uses and densities. Precinct Planning includes land uses, housing choices, built form, infrastructure, and environmental and open space desires.

Planned precinct A planned approach to growth, with new homes and jobs close to public transport, shops and services, while retaining and enhancing a community's character.

State Environmental Planning Policy (SEPP) A statutory plan, typically prepared by the NSW Department of Planning and Environment and endorsed by the Minister for Planning that can be a spatial plan for particular land in NSW, and/or set policy that applies to particular land or all land in NSW.

Strategic centre Places with one or more of the following characteristics:

- ✚ a higher proportion of knowledge-economy jobs, principally relating to the presence of major hospitals, tertiary education institutions, standalone office development or a combination of these
- ✚ the presence of existing or proposed major transport gateways
- ✚ a major role in supporting the increased economic activity of the Eastern, Central or Western cities.

APPENDICES

Draft infrastructure list

The items included in the draft SIC below will be exhibited, and the list will be updated prior to finalisation. Some items will not be fully funded by the SIC. The SIC will be reviewed every two years as infrastructure investigations progress.

Table 3: Draft infrastructure schedule

No	Item	Measure	Timing
1	Pembroke Road and Picton Road intersection	Signalised upgrade	Required with development of South East Wilton
2	North Wilton Hume Motorway access	New bridge over the Hume Motorway with northbound on ramp and southbound off ramp	Required with development of North Wilton
3	Picton Road and Wilton Park Road intersection	Signalised upgrade on Picton Road with realigned Wilton Park Road	Required with development of Wilton West and/or Town Centre
4	Town Centre Link Road	New road and bridge over Hume Motorway including shared path for pedestrians and cyclists	Required with commencement of Town Centre and/or K12 school
5	Sub-arterial from Picton Road to Niloc Bridge Link	New road	Staged upgrade, initial stage required with development of Town Centre
6	Sub-arterial connection from Picton Road towards Tahmoor/Picton	New road (realignment of Wilton Park Road)	Staged upgrade linked to development of Wilton West
7	Sub-arterial from Niloc Bridge Link to Menangle Road	New road	Staged upgrade linked to development of North Wilton
8	Cycleway network	Provide internal growth area cycleway network	Timing to be determined
9	Almond Street Overbridge and connection to Picton Road	Bridge over Picton Road and connections	Timing to be determined
10	Janderra Lane Overbridge	Bridge over Picton Road connecting South East Wilton to the Town Centre Link Road	Timing to be determined
11	Picton Road	Investigate capacity improvements on Picton Road within the boundary of the Growth Area	Timing to be determined
12	Picton Road/Hume Motorway interchange	Investigate capacity improvements at the interchange	Timing to be determined
13	Hume Motorway	Investigate capacity improvements on the Hume Motorway	Timing to be determined
14	Menangle Road	Investigate capacity improvements on Menangle Road	Timing to be determined
15	Wilton Road	Investigate capacity improvements on the Wilton Road including consideration of Broughton Pass crossing	Timing to be determined
16	Regional open space, bus infrastructure, health and education facilities	Land to be provided	Timing to be determined





Planning &
Environment

Wilton

Priority Growth Area

○ Interim Land Use and Infrastructure Implementation Plan

August 2017



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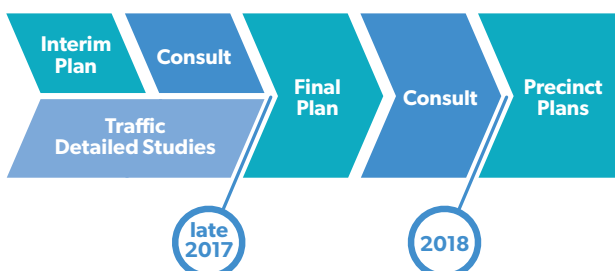
About the Wilton Priority Growth Area

Wilton in 2040 is a place where families are thriving and businesses are flourishing. The town has grown sustainably over the last 25 years with a strong natural environment, and jobs leveraging the town's location relative to Wollongong and the new Western Sydney Airport. The town has excellent access to services and connections to infrastructure reinforcing Wilton as a place where families can live, work and play. Wilton is recognised as the leader in housing diversity. Wilton is a home for all.

The Wilton Priority Growth Area is positioned at the junction of the Hume Motorway and Picton Road within the Wollondilly Shire Local Government Area. Separate from the metropolitan growth corridors of Sydney, Wilton will become a new town providing homes and jobs in the south west of the Sydney basin. With access to the beaches of Illawarra and National Parks, Wilton will be a thriving community in the region.

The vision for Wilton is for a community of around 15,000 new homes over the next 20 to 30 years. The community will develop around a major new town centre with open space, schools, employment areas and a range of retail and commercial uses. The Wilton town centre and employment area at Maldon will provide local jobs in line with Wollondilly Shire Council's vision for local growth in population and employment. Infrastructure will be provided commensurate with development as the new town grows.

The Department has worked with Wollondilly Shire Council, Transport for NSW and other State agencies on the planning for Wilton. The Department has now released an Interim Land Use and Infrastructure Implementation Plan and we are finalising transport and other detailed studies. This now allows us to consider planning proposals that address environmental considerations and provide infrastructure. The Minister for Planning has made it clear that the Implementation Plan and proposed amendments to the Growth Centres State Environmental Planning Policy will not be finalised until such time as traffic, transport and infrastructure matters are satisfactorily resolved.



Key features of Wilton

Key features include:

- around 15,000 new homes in a variety of forms to meet the needs of people of different ages and income
- around 60,000m² of retail and business space to provide new shops, restaurants and services near to homes
- a target of 15,000 local jobs to create employment opportunities close to new homes.
- appropriate infrastructure to support new and changing communities
- new walking and cycling routes
- conservation of important wildlife habitat and biodiversity corridors
- recognition and conservation of the area's historic and Aboriginal heritage
- proactive employment and economic advisory board partnered by Council, NSW Government and major landowners to ensure jobs are created in accordance with this plan
- streamlined rezoning and precinct planning processes piloted in Wilton with the focus of delivering housing, jobs and infrastructure sooner.

The Interim Plan outlines the delivery of a new town at Wilton and identifies the infrastructure needed to support this new community over the next 20 to 30 years.

This document details the Interim Plan and the package of information that is available for public consultation. For more detail on the technical investigations and community engagement process that informed the planning for Wilton, view the draft Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis.



Figure 1: Land Use Plan

About the Land Use and Infrastructure Implementation Plan

The Interim Land Use and Infrastructure Implementation Plan for Wilton provides a comprehensive framework for the delivery of a new town at Wilton. It sets out the long term vision for Wilton so that the community grows as planned. It also provides an infrastructure masterplan to coordinate delivery of essential infrastructure to support new homes and jobs.

The Plan guides the overall growth area and will be reviewed periodically to adapt to changes in market forces, NSW and Federal government policy and investment decisions. Periodic reviews will also help to ensure job and housing targets are on track. Precinct plans will provide more guidance for development within each precinct. Major landowners will prepare precinct plans in consultation with the Department and Wollondilly Shire Council. For areas of fragmented land ownership Council and the Department will prepare precinct masterplans in consultation with the community.

Key features of the Interim Plan:

- develops a long-term vision for Wilton built around jobs and housing so the community grows as planned
- identifies the essential transport links for the Priority Growth Area
- provides an infrastructure masterplan
- identifies areas for growth based on a detailed analysis of opportunities and constraints
- develops a framework to guide future planning
- establishes an implementation and monitoring framework.



Developing the Interim Land Use and Infrastructure Implementation Plan

The Interim Land Use and Infrastructure Implementation Plan is based on extensive investigations into the suitability of Wilton for development. In response to the Department's 2011 Home Sites Program, several major landowners carried out detailed technical studies. As part of the Greater Macarthur Land Release Investigation, the Department commissioned additional studies. These additional studies considered a larger area than originally examined in the 2011 Home Sites Program. Following the exhibition of the Preliminary Strategy for the Greater Macarthur Land Release Investigation in 2015, the Department did further work to update and finalise these studies. The Department is continuing to finalise work on transport to determine the final road network and public transport requirements. Notwithstanding, it is appropriate to release this Interim Land Use and Infrastructure Implementation Plan for public comment and review.

The Interim Plan has been informed by the following technical investigations:

- economic development
- heritage
- Biocertification
- water quality
- utilities
- social infrastructure
- transport (ongoing).

These studies are summarised in the draft Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis report and are available on the Department's website.



New homes

Wilton has the potential for around 15,000 new homes to accommodate around 50,000 people over the next 20 to 30 years. A new streamlined approach to rezoning will be piloted in Wilton with a view to developing housing and jobs sooner. The Bingara Gorge precinct has already been rezoned for urban development with approval for up to 1,800 homes.

Homes will be delivered in a variety of forms to meet the needs of people of different ages and income. Detached housing is expected to make up the majority of homes while the demand for smaller lots, semi-detached homes, townhouses and low rise apartments is expected to grow over time as the new town becomes established. These would make up around 20% of total homes when the new town is fully developed. Large lot housing could be developed within appropriate land at the south-eastern edge of the growth area. In order to address housing affordability and housing diversity needs, the Department has proposed to remove minimum lot sizes and encourage innovative housing solutions as part of precinct plans to ensure a variety of housing products are provided to meet the needs of a changing community.


15,000
homes


variety
of home types



New jobs

The new town has the potential to accommodate around 60,000m² of retail and business space to provide new shops, restaurants and services near to homes. The Department has adopted a target to create 15,000 new jobs over the next 20 to 30 years in partnership with Council, NSW Government and major landowners. Local employment is essential to minimise commuting and promote a self-contained town. The Department aims to match the supply of new homes in proportion to the creation of new jobs ensuring that the new town grows in balance. Employment will be focused in the major town centre, village centres and an expansion of the Maldon employment precinct. This will support a range of jobs including retail, food services, health, education, trades, service industries and general light industrial jobs. The growth area's proximity to existing and future regional transport connections provides opportunities for employment in industries such as freight, logistics and manufacturing.

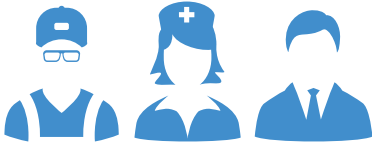
The Department is working with Wollondilly Shire Council to prepare an economic development strategy to complement proposals by the private sector to attract jobs to Wilton. An economic development board will be established to focus efforts on this key issue in partnership with Council, NSW Government and major landowners. This will enable the board to assess and adapt to changing employment opportunities as development proceeds.

Improved transport

The growth of Wilton must be supported by the timely provision of adequate transport infrastructure to meet the needs of the future population. In consultation with relevant State agencies, major transport infrastructure requirements have been identified including:

- widening of Picton Road between Pembroke Parade and Almond Street
- upgrades to the Hume Highway between Picton Road and Narellan Road
- Pembroke Road and Picton Road intersection upgrade
- western bridge over Picton Road, near Janderra Lane
- new bridge over Picton Road at Almond Street
- investigate access to Hume Motorway
- Picton Road West and Wilton Park Road intersections.

The Department is continuing to work on transport to determine the final road network and public transport requirements. These will be finalised prior to the release of the final Land Use and Infrastructure Implementation Plan.



15,000
new jobs



Community areas

Wilton will have a full range of health and community uses that will grow over time. Major landowners will support the provision of social infrastructure as well as providing sites for schools and health facilities. Services including schools will continue to be provided by the NSW Government in response to housing location choices made by the community.

Careful understanding of the future demographics of the area allows us to understand the kind of community assets required in Wilton. These will include:

- new private schools, three public primary schools and a public high school
- new or upgraded emergency services such as police, fire and rescue
- local medical facilities including an integrated health centre
- privately-operated child care centres.

State based facilities will be provided in accordance with agreed population and demand thresholds over the next 20 years.

The environment

One of the defining features of Wilton is the exceptional setting in bushland adjoining the Hawkesbury-Nepean River, other water courses and drinking water catchment areas. The area has high biodiversity value and includes Endangered and Critically Endangered Ecological Communities. Much of the vegetation will be conserved to maintain biodiversity and habitat for fauna.

Heritage

The Gandangara people are the traditional custodians of land in the Priority Growth Area. Investigations and engagement with the Gandagara people have identified the presence of Aboriginal objectives/sites of significance, with the majority expected to occur along the Hawkesbury-Nepean River and Allens Creek, which are not suitable for development.

There are nine listed non-Indigenous heritage items that reflect the area's pastoral history, one of which is also likely to have high Aboriginal heritage potential. Most of these items are locally listed. Wilton Park is listed on the State Heritage Register.

An Integrated Archaeological Research Design and Management Strategy has been developed. This will guide development near known or potentially significant heritage items and sites, and assist in defining the extent and nature of heritage significance so that these sites can be properly managed.



Delivery and funding Infrastructure

The Plan identifies infrastructure that the growing community will need, as well as upgrades to existing infrastructure that will be required. This includes major roads and land for education and health.

Infrastructure planned for Wilton includes:

- upgraded roads with improved intersections
- public transport facilities, including a new bus interchange in the town centre and bus depot to operate bus services from Wilton
- open space and recreation in each precinct with a district sports ground near the town centre
- new primary schools in each precinct and a high school near the town centre
- community, health and cultural facilities.

Major landowners will build most supporting infrastructure to align with the release and development of land and will set aside sites for schools. The NSW Government will build schools as the population grows. Wollondilly Council will provide local infrastructure in accordance with Council's local infrastructure plans.

Infrastructure for new and growing communities will be provided in line with development. Planned major infrastructure will be incorporated in a Special Infrastructure Contributions Scheme. This will be exhibited later in 2017 and will allow developers to make monetary contributions for items listed on the Infrastructure Schedule, or to arrange works-in-kinds agreements.

Infrastructure delivery thresholds

The Background Analysis report accompanying the Interim Plan outlines general guidance for infrastructure to be provided in line with dwelling and population thresholds. Adoption of this Plan when it is finalised will assist agencies to plan for future capital works. Provision of schools, health facilities and roads will be incorporated in NSW budget planning processes to ensure that funding is allocated in a timely way.

The following general targets are suggested and will be refined in consultation with Wollondilly Council and State agencies:

- New primary school in Wilton South East to be provided to open before Wilton Primary School exceeds student capacity of 1000 students in line with Department of Education guidelines.
- New primary school for subsequent precincts to be opened in stages.
- Timing of new high school in Wilton town centre will be planned for before new Picton High School exceeds capacity, and when road and other infrastructure is in place to provide access to students.
- Bus services to be provided from the occupation of first homes within Wilton South East.
- Expanded bus services to be provided in stages.
- Transport for NSW will consider the merits of electrification of the Southern Highlands rail corridor through the Future Transport Strategy.
- Playing fields to be provided in stages within each precinct with active open space provided in the first stage of each precinct release.
- Planning for Integrated Health Centre to begin in 2018 in consultation with Council and NSW Health.

Bushfire protection

The land that can be developed within the Priority Growth Area is influenced by bushfire risks. Despite risks to some areas, development can happen in Wilton provided appropriate bushfire protection measures are put in place.

During precinct planning, development proposals will require bushfire protection assessments which will also be referred to the Rural Fire Service. The Department will continue to work with the Rural Fire Service and landowners to develop practical bushfire protection measures that can be implemented in the Priority Growth Area.

Mining

Part of the Priority Growth Area has approval for coal mining over the next 15 to 30 years. The Department is working with landowners and the mining industry to address the risks associated with building homes near mining areas. These will be resolved before any precinct planning is approved. Landowners of the northern and town centre precincts have reached agreement with miner South32 that the mining lease over this area will be relinquished when the area is rezoned. This will enable development to proceed.

Planning controls

Further detailed planning will be undertaken for each precinct following the finalisation of the Land Use and Infrastructure Implementation Plan. Wollondilly Council is currently preparing a development control plan for the Priority Growth Area.

The Department is proposing to use a new approach that introduces an urban zone under the Growth Centres State Environmental Planning Policy. This new zone aims to facilitate faster delivery of homes, jobs and infrastructure giving investment certainty about the future land uses expected in the area. The urban zone would apply to an entire precinct and confer development rights. Development and subdivisions would only occur once detailed precinct plans have been prepared and assessed to show how the strategic planning and infrastructure requirements in the Land Use and Infrastructure Implementation Plan have been included in the new development. These more detailed plans would apply an urban design process to address issues including biodiversity, heritage and local road networks.

After precinct plans are developed a supplementary planning amendment would occur to reflect the final land use under the standard planning instrument through an amendment to Wollondilly Council's local environmental plan.

Biodiversity Certification

To enhance and protect Wilton's natural assets, the Department is pursuing 'biodiversity certification', a process that addresses biodiversity issues upfront, allows for the offsetting of the biodiversity impacts of development and certifies land as appropriate for development.




Have your say

The Department welcomes your feedback on the Interim Land Use and Infrastructure Implementation Plan. You can make a submission by visiting planning.nsw.gov.au/wilton.

Your feedback is a vital step in the process that will enable us to finalise the Plan.

You can also register to receive updates about the Final Land Use and Infrastructure Implementation Plan at planning.nsw.gov.au/wilton

More Information

-  Contact us on 1300 305 695
-  Email us at community@planning.nsw.gov.au
-  Visit planning.nsw.gov.au/wilton

If you are deaf or have a hearing or speech impairment, call us through the National Relay Service:

- ▶ TTY users, call 133 677 and ask for 1300 305 695
- ▶ Speak and Listen (speech to speech relay) users, call 1300 555 727 and ask for 1300 305 695
- ▶ Internet relay users, connect to NRS (relayservice.com.au) and ask for 1300 305 695

Translating and Interpreting Service:

- ▶ Please telephone 131 450 and ask for an interpreter in your language to connect you to 1300 305 695.

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