

Complying development in the Wilton growth areas

This document answers frequently asked questions about complying development in the Wilton growth areas

The Wilton Greenfield Housing Code balances a fast approval pathway for low density dwellings with greenspace and neighbourhood amenity.

How does the Wilton Greenfield Housing Code work?

Instead of a standalone complying development code for Wilton, complying development for the Wilton Growth Areas is based on the Greenfield Housing Code with variations specifically for Wilton.

The variations are listed in Part 3 of Schedule 3 in the Codes SEPP. This means that landowners will comply with the Greenfield Housing Code as well as the specific planning controls for North Wilton and South East Wilton.

How does the Wilton Greenfield Housing Code differ from the Greenfield Housing Code?

Main difference include:

- minimum lot width of 8m
- minimum front setback of 4.5m for all lots
- larger setbacks
- increased minimum landscaped area

Detailed information on the planning controls is available in the comprehensive [Guide to the Wilton Greenfield Housing Code](#).

Where does the Wilton Greenfield Housing Code apply?

The Wilton Greenfield Housing Code applies to low density residential areas South East Wilton (**excluding Stage 1**) and North Wilton, but only where a lot has been created by a plan of subdivision lodged or registered after the Neighbourhood Plan process under the development control plan applying to the land has been completed.

What complying development code do I use for Stage 1 South East Wilton

In Stage 1 South East Wilton homes will be able to be approved under the Greenfield Housing Code. This is because the subdivision of land in Stage 1 South East Wilton was approved without a Neighbourhood Plan in place and was based on a prior draft development control plan.

Is the Wilton Greenfield Housing Code area mapped?

Yes, the whole of area where the Wilton Greenfield Housing Code will ultimately apply is mapped, please refer to the Wilton Greenfield Housing Code Variation Area Map. However, only those areas that have an adopted Neighbourhood Plan will be able to develop under the Wilton Greenfield Housing Code. See Wollondilly Shire Council more information on Neighbourhood Plans.

What type of home can I build under the Wilton Greenfield Housing Code?

You can build a 1 or 2 storey dwelling house and any attached development and alterations and additions to a 1 or 2 storey dwelling house.

What colour does my roof have to be?

To be complying development roofs in South East and North Wilton must be made of roof material that has a solar absorptance rating of 0.7 or less. Roof solar absorptance is the proportion of the total incident solar radiation that is absorbed by the roofing material (the remainder is reflected).

Who can approve my complying development in Wilton?

As with any complying development, it can be certified by your local council or a Private Certifier. All development controls must be met for approval of your development.