

North Wilton Rezoning

Frequently asked questions

November 2018

What is the North Wilton precinct plan?

- We exhibited a draft plan for the North Wilton Precinct in November 2017. North Wilton is one of six precincts identified in the Wilton Interim Land Use and Infrastructure Implementation Plan (ILUIIP), which was prepared after Wilton was designated as a Growth Area in July 2016.
- In the future, Wilton will become a thriving new town with a major town centre. The North Wilton Precinct will provide around a third of the new homes in Wilton as well as over 5,000 local jobs and 300 construction jobs when homes are built.
- The final North Wilton Precinct Structure Plan provides detailed guidance for development within the Precincts.
- The Department recently finalised *Wilton 2040 - A Plan for the Wilton Growth Area* which contains the high-level strategic planning framework and vision for the growth area. All development within North Wilton needs to be consistent with the Wilton Growth Area structure plans and the planning principles contained in *Wilton 2040*.

What will the precinct plan deliver?

- A proposed new public primary school and a new kindergarten to Year 12 private school.
- Over 5,000 new local jobs and 300 construction jobs will be provided to support the growth of Wilton.
- A local centre in the north of the precinct, including local shops and a child care centre.
- Up to 5,600 new homes over the next 20 to 30 years, to add to the pipeline of new homes needed for a growing Greater Sydney.
- Improved road and transport networks to support the growing community and connect the precinct to the Wilton Town Centre Precinct.

What are the main changes to the plan since exhibition?

- Relocation of two double sportsgrounds: to the Wilton Town Centre precinct adjoining the proposed K-12 school and from the northern part of the precinct;
- Relocation of the proposed primary school site away from the sub-arterial road;
- Relocation of the wastewater treatment plant to be adjacent to existing infrastructure in Bingara Gorge;
- A new area of regional open space created adjoining the conservation area;

North Wilton Rezoning

Frequently asked questions

November 2018

- Provision of a clause to protect the Town Centre Precinct, through a 5000m² retail cap that will apply to North Wilton Local Centre;
- Use of an environmental zoning to protect koala habitats in conservation areas, which included re-designating an open space corridor to environmental protection;
- Improved road connections to the Wilton Town Centre including from Bingara Gorge;
- Re-alignment of the North Wilton boundary to follow the land ownership boundary on the northern side of the Maldon-Dombarton Freight Rail Corridor; and
- Some minor adjustments have been made to the developable land within the precinct based on fieldwork surveys undertaken by the Department's ecologists.

What types of homes will be built in North Wilton?

- The precinct will deliver a mix of housing types. Standalone homes will make up the majority of new homes.
- There will be opportunities for medium density housing (2-3 storeys) and residential buildings up to 4 storeys next to the local centre in the north of the precinct, and also within the proposed mixed-use area in the south of the precinct.
- Blocks of land could be available from 2020.

What road upgrades has the developer committed to?

- As part of the development of North Wilton, the developer will construct a new entry point from the Hume motorway.
- Key infrastructure will be delivered through funding by the developer.

What infrastructure will be put in place to support the growing community?

- The precinct plan provides for the following infrastructure to support the growing community in North Wilton:
 - A proposed new public primary school and a private Kindergarten to Year 12 college. Land for the public school will be provided by the developer and the NSW Government will build the school when it is needed for the growing community;
 - 7 sporting fields;

North Wilton Rezoning

Frequently asked questions

November 2018

- Neighbourhood community centre;
- Child care and medical centres;
- Local and regional open space;
- Road upgrades as detailed above;
- Public and active transport links, such as cycleways and walkways, encouraging a healthy lifestyle.
- At least one new wastewater treatment plant will be required in the near future, as well as new reservoirs and trunk and distribution mains. Sydney Water will identify the best location of a new wastewater treatment plant as the precinct grows.
- Capacity already exists to provide electricity to 4,000 homes across the Wilton Growth Area. Upgrades to the electricity network will be required by 2026 to meet the housing and employment needs of the growing community across the growth area.
- Government agencies are continuing to investigate future options for public transport in Wilton.

How will the Urban Development Zone operate in North Wilton?

- The Urban Development Zone (UDZ) doesn't specify individual zones like commercial or residential. Unlike a standard zoning, it is a single zone that covers all development land within the precinct. This means that future development must be consistent with the precinct plan and Wilton 2040.
- The UDZ doesn't cover environmental conservation, or infrastructure zones. Heavy industry uses are not allowed within the UDZ.
- Development can't be approved in the UDZ unless it is consistent with the strategic planning for the precinct and growth area.

What are the benefits of having a UDZ?

- The flexible boundaries allow for adjustments through the development process;
- This new zoning provides for better conservation outcomes at the interface with biodiversity areas;
- The land required for infrastructure can also be adjusted as requirements become finalised; and
- The UDZ is responsive to market changes in housing, commercial development and innovation.

North Wilton Rezoning

Frequently asked questions

November 2018

How will the environment and threatened species be protected?

- The precinct contains areas of high biodiversity value, including threatened ecological communities of Cumberland Shale Plain Woodland and Shale Sandstone Transition Forest.
- Conserving koala habitat areas and corridors is important throughout the Wilton Growth Area to ensure protection of local koala colonies in Wollondilly. Care will be taken to manage the boundary between koala habitats and urban development.
- The precinct contains pockets of land, including existing natural landforms and vegetation clusters, that have their own unique character. We are working on ways to ensure these natural elements are considered and included in the landscape as the community grows.
- Where ecologically-sensitive land may be impacted by urban development and the delivery of infrastructure such as water, sewer and roads, this will be addressed appropriately through the Strategic Conservation Planning processes.

Is there less environmental zoning protection in the final plan than in the draft plan?

- 7ha has been added to the area being conserved - now to be protected by a regional open space zoning.
- The area of the lake and local open space in the northern part of North Wilton was exhibited as Environmental Conservation – this was incorrect and should have been exhibited as UDZ. In the North Wilton Precinct Plan this area remains as local open space and a proposed lake.
- The overall amount of land to be protected for environmental conservation in the North Wilton Precinct is approximately the same. There have been some minor adjustments to the boundary of the environmental conservation zone following further survey work by the Department's ecologists.

What is the new tree planting initiative, and does it affect the area?

- Millions of extra trees will be planted across Sydney as part of a NSW Government plan to create a greener Sydney for the future. The planting of trees will have a focus on west and south-west suburbs and growth areas.
- A new target is being set to more than double tree canopy cover across Sydney, from an existing 16.8 per cent to 40 per cent by 2030, by planting more trees along our streets, in new and existing parks and open spaces, schools, and front and backyards of homes.
- The plans for North Wilton align with the future Greener Places policy, providing for a more liveable and sustainable urban environment by improving community access to recreation and exercise and supporting

North Wilton Rezoning

Frequently asked questions

November 2018

walking and cycling connections. The policy will outline principles for coordinating population growth with an increase in green spaces to combat the effect of climate change while also providing space for local flora and fauna.

- For more information please visit planning.nsw.gov.au/greening

Will mining operations affect the area?

- North Wilton is one of several areas in the Wilton and Macarthur Growth Areas where mining co-existence agreements have been signed.
- The proponent and mining company have reached an agreement that mining operations will not be taking place in the North Wilton Precinct.

How will heritage items and significant sites be protected?

- The proponent is currently completing investigations to identify and assess the significance of any existing Aboriginal heritage items and sites within the precinct.
- This work will continue in consultation with the community and relevant agencies through detailed planning.

What are the next steps?

- More collaborative work will be undertaken by the NSW Government and Wollondilly Shire Council on the Wilton Growth Area to prepare for the next public exhibition.
- This exhibition will include the following draft documents:
 - The Wilton Town Centre precinct rezoning and design concept;
 - The Wilton Growth Area Development Control Plan; and
 - The Wilton Growth Area Green Plan is being prepared.

More information

- Visit our website at planning.nsw.gov.au/northwilton
- Call us on 1300 305 695