

About the South East Wilton precinct

- The plans for South East Wilton were exhibited from 5 August to 20 September 2017. South East Wilton is one of the five planned precincts within the Wilton Growth Area.
- Walker Corporation, the proponent, has prepared the precinct plan in consultation with the Department and Wollondilly Shire Council. It provides detailed guidance for development within the precinct.

What community benefits will the precinct plan deliver?

- A village centre offering convenient access to shops, a supermarket, a medical centre and a child care centre;
- A new primary school located near the village centre;
- 1,000 local jobs and 800 construction jobs to support the growth of Wilton;
- Improved road and transport network to support the growing community;
- A network of local open space and sports fields.
- Around 3,600 new homes for a community of 9,600 people over the next 20 to 30 years;

What community facilities will be provided?

Community uses will be located close to the local village centre and will include:

- a proposed new primary school co-located with sporting fields and community facilities;
- local open space for community uses such as markets and other gatherings.

What is the Urban Development Zone?

- A new Urban Development Zone has been used to rezone the Precinct and allow the new community to be created
- The Urban Development Zone 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 the Wilton Land Use and Infrastructure Implementation Plan.
- The Urban Development Zone doesn't cover environmental conservation, or infrastructure zones. Heavy industry uses also are not allowed in the zone.
- Development can't be approved in the urban development zone unless it is consistent with the strategic planning for the precinct and growth area.

What types of homes will be able to be built in South East Wilton?

- The Precinct will deliver a mix of housing types. Low density housing is expected to make up the majority of homes.
- Opportunities for medium density housing are planned near the village centre.
- Homes on smaller lots will be located near local open space and future bus routes. The demand for small blocks of land, semi-detached homes, terraces and low-rise apartments is expected to grow over time as Wilton becomes established.
- Land will be released in stages, with infrastructure planned to be delivered to support the new community.

What road upgrades has the developer committed to?

As part of the development of South East Wilton, the developer will:

- Fund part of the upgrade of the Hume Highway and Picton Road interchange;
- upgrade the intersection at Picton Road and Pembroke Parade;
- build a new bridge over Picton Road at Almond Street;
- build a new bridge over Picton Road at Pembroke Parade West; and
- contribute to the duplication of Picton Road between the Hume Highway and Almond Street.

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 South East Wilton:
 - A proposed primary school – land for the school will be provided by the proponent and the State Government will build the school when it is needed;
 - Sporting fields;
 - Local open space;
 - Road upgrades;
 - Public and active transport links, such as cycleways and walkways, encouraging a healthy lifestyle.
- The proponent will be working to ensure the new wastewater treatment plant, as well as new reservoirs and trunk and distribution mains, are constructed to meet demand.

- Upgrades to the electricity network will be required by 2026 to meet the housing and employment needs of the growing community. Endeavour Energy advises that this could be expanded to cater for up to 17,000 dwellings when required.
- The current capacity of the electricity grid can provide electricity to 4,000 lots across the Wilton Growth Area before an upgrade is required.

How is this infrastructure being paid for?

- Infrastructure will be provided at no cost to government.
- A Voluntary Planning Agreement with the Walker Corporation for the precinct provides certainty that funding for essential infrastructure will be provided at the same time as homes are constructed.
- The proponent has also agreed in the Voluntary Planning Agreement to meet any additional costs identified in the Special Infrastructure Contribution scheme (SIC).
- This SIC will enable full cost recovery of State infrastructure required for the first 20 years of development.
- The ILUIP provides a basis for the State level contributions and the delivery thresholds, as well as a strategic framework for the growth area. It identifies new and upgraded regional and State infrastructure, such as major roads and land for education and health, to support development of the Wilton Growth Area.
- Wollondilly Shire Council is preparing a Contributions Plan for developer contributions for local infrastructure (roads, drainage, open space and community facilities) required to service development in the growth area.

How will the environment be protected?

- The precinct contains areas of high biodiversity value, including threatened ecological communities of Cumberland Plain Shale Woodland and Shale Sandstone Transition Forest.
- Over 160 hectares of environmentally sensitive land will be conserved in the southern part of the precinct. This land includes substantial areas of both ecological communities and forms a well-connected reserve network along the Nepean River and Allens Creek valley. This measure will also conserve habitats for threatened species, including koala habitat and corridors.

How will threatened species like koalas be protected?

- The precinct plan considers the local landscape including views, creeks and flora and fauna. A number of protective measures are proposed by the proponent such as koala fencing and improved underpasses for Picton Road to minimise impacts on koalas, a critically endangered species under the EPBC Act.

- The environmental conservation area adjacent to the western side of the Allens Creek corridor is being widened to provide a protected area for koala movements.
- A small expansion to urban area in the south east corner of the precinct is proposed to balance the area used in the creation of the koala corridor.

How will heritage items and significant sites be protected?

- Four Aboriginal sites have been identified in the precinct. A further six sites are located in proposed conservation areas along creek lines.
- One highly significant site is an identified scar tree adjacent to Picton Road. Further Aboriginal archaeological investigations are required at the locations identified prior to the approval of development applications.
- The Cottage on the northern side of Picton Road identified in the Wollondilly LEP will continue to be protected under the Growth Centres SEPP.

What are the next steps?

- Council and the Department will finalise the Development Control Plan for the site, including the neighbourhood plans to show how the detail of the first stages of the new Precinct will be designed.
- The proponent will need to lodge a development application with Council, providing detailed plans and the staging of development over time.
- Home sites are expected to be available from late 2019.

More information

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- Connect with us on Twitter @nswplanning
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- Phone 1300 305 695