



North Wilton Precinct

*Finalisation Report
October 2018*

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Wilton Growth Area

Wilton is an important component of the delivery of a 30-minute city for the Western City District of Sydney. Wilton's strategic location allows for connections between future employment and commercial areas in Western Sydney Airport, Greater Macarthur, and the Illawarra.

The Wilton Growth Area comprises five undeveloped precincts – South East Wilton, North Wilton, Wilton Town Centre, Wilton West and Maldon. A sixth precinct, Bingara Gorge, was rezoned in 2005 and is being developed for low density housing.

A key attraction of the Wilton Growth Area is its setting in the natural and untouched river gorges of the Nepean River and Allens Creek. Biodiversity values in Wilton are high, and protection of significant areas of the growth area for environmental conservation has been given high importance in the detailed planning of Wilton's development.

The concept of a new town at Wilton was initially proposed in 2011. In 2015, the *Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan* was released by the State Government for community consultation.

Wilton 2040: A Plan for the Wilton Growth Area

Since its exhibition in September 2017, the draft Wilton ILUIP has been finalised into a comprehensive strategic planning document called *Wilton 2040: A Plan for Wilton Growth Area (Wilton 2040)*. *Wilton 2040* features an overarching strategic framework, precinct planning principles for staged development and provision of infrastructure in Wilton to establish a community of around 15,000 homes, open space, schools, employment areas, and a range of retail and commercial services.

The planning of the North Wilton Precinct is consistent with *Wilton 2040* and its precinct planning principles.

The North Wilton Precinct

In February 2017, the proponent (Bradcorp) lodged a submission for the rezoning of the North Wilton Precinct (the Precinct) to enable residential and employment uses to be developed over a 20-30 year time frame.

The Precinct has a total area of 874 hectares and will be mainly residential in nature, with up to 5,600 homes and a local community of 15,680 people. The residential area of the precinct is approximately 418 hectares (comprising 381 hectares of low density residential land and 37 hectares of medium density residential land).

A diverse range of dwellings will be constructed, to meet the needs of a range of households and deliver affordable housing options for the new community.

A local town centre the northern part of the Precinct will have community uses such as a medical centre, a child care centre, a gathering space and a community centre. A public primary school is also proposed in the northern part of the precinct. A private Anglican K-12 college is proposed adjacent to the lakeside hub.

A medical precinct near the lakeside hub is under investigation.

The Precinct also contains 360 hectares of environmentally significant land that is rezoned to Environmental Conservation Zone.

Community Engagement on the proposed rezoning of the North Wilton Precinct

Community drop-in sessions and a call for submissions on the North Wilton Precinct occurred between 24 November 2017 and 18 February 2018.

The Department has reviewed the 63 submissions received, including the advice of Council and State agencies, to update the precinct plan.

Protection of Koala Habitats and the Cumberland Plain Conservation Plan

The Department of Planning and Environment is undertaking strategic conservation planning in Western Sydney to support the delivery of housing, infrastructure and economic development in the growth areas. This work will deliver a conservation plan that will help maintain and enhance the area's important environmental values over the long term.

The *Cumberland Plain Conservation Plan* (CPCP), the conservation plan being developed for Western Sydney, is one of the largest conservation planning exercises ever undertaken in Australia, and will provide an enduring conservation legacy for Western Sydney.

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

The preparation of the CPCP is running concurrently with land use and infrastructure planning and precinct rezoning. The plan will balance biodiversity impacts in the bio-certified areas through a range of conservation measures, including protection of high conservation value core and corridor areas, revegetation and renewal, zoning protection and investment in species recovery initiatives.

The CPCP will support a regional 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 to reduce the risks of vehicle strike and dog attacks.

DPE has carried out extensive field surveys to identify the biodiversity values in the Wilton Growth Area so that precinct plans can be developed that will avoid or minimise significant biodiversity impacts.

Funding for State and Local Infrastructure

A Voluntary Planning Agreement (VPA) with the proponent for the Precinct provides certainty that funding for regional infrastructure for the precinct will be provided by the proponent.

The Wilton Growth Area will include a Special Infrastructure Contribution (SIC). There is no additional cost to the Government of providing the regional infrastructure required for the first 20 years of development. The proponent has agreed to meet any additional costs identified in the SIC. The draft Wilton SIC is being exhibited between 28 September and 9 November 2018.

Wilton 2040 provides a basis for the regional level contributions, as well as a strategic framework for the Wilton Growth Area. It identifies new and upgraded regional 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 Local Contributions Plan for developer contributions for local infrastructure (roads, drainage, open space and community facilities) required to service development in the Wilton Growth Area. The Local Contributions Plan will be exhibited in early 2019.

Public Transport for the Wilton Growth Area

The State Government's recently released *Future Transport Strategy 2056* identifies two major public transport projects in Wilton for further investigation – the provision of enhanced rail services to service growth at Wilton, and the Maldon-Dombarton rail link.

Discussions with Transport for NSW (TfNSW) have confirmed that this is anticipated to be a freight rail link only. The North Wilton Precinct Structure Plan preserves the Maldon-Dombarton rail corridor for this purpose.

In the initial stages of Wilton's development, enhanced bus services will provide public transport for residents of the growth area. Detailed precinct planning will include bus capable routes and bus facilities at the Wilton Town Centre. Funding for bus facilities is included in the State level contributions.

Strategic Road Network for the Wilton Growth Area

The strategic layout of the arterial road network for the Wilton Growth Area has been resolved as part of the finalisation of *Wilton 2040* and the preparation of the Wilton draft SIC.

This work has been informed by a review of strategic road designs, assessment of urban design impacts, and traffic modelling, commissioned by the Department, and in collaboration with RMS, Transport for NSW, and Wollondilly Shire Council. It was required to resolve the access to be provided from the Hume Motorway to the Precinct, and to the Wilton Town Centre.

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 proposed K-12 High School. The Hume Motorway will continue to function as the major through route.

Co-existence of Mining Agreements

A significant portion of the Precinct has approval for coal mining over the next 15-30 years. The Department, through the Division of Resources and Geoscience (the Division), is tasked with overseeing the allocation and regulation of this coal resource.

The proponent and the lessee (mining company South32) have agreed commercial terms to allow residential development to proceed instead of underground mining. This will ensure that the Precinct is not subject to any future mine subsidence.

The rezoning of the precinct will use the Urban Development Zone (UDZ)

The *Urban Development Zone* (UDZ) will be applied to the Precinct 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 South East Wilton Precinct was rezoned in April 2018 using the UDZ.

A Line of Sight Diagram for the Wilton Growth Area at **Figure 1** illustrates the approval framework for the Wilton Growth Area.

Further work on the Wilton Growth Area in 2018

More work will be undertaken by the State Government and Wollondilly Shire Council on the Wilton Growth Area to prepare for the next public and agency exhibition in late 2018. This exhibition will include the draft Wilton Town Centre Precinct Plan and the Wilton Growth Area Development Control Plan.

Changes to the North Wilton Precinct Indicative Layout Plan (ILP) arising from consideration of submissions

The following changes have been made to the final plan for the precinct, arising from submissions made and consultation with State agencies:

- Relocation of a double sportsground to Wilton Town Centre Precinct to co-locate with the proposed K-12 school.
- Minor adjustment to UDZ development footprint to accord with draft strategic conservation planning of Wilton Growth Area.
- Relocation of double sportsground from northern part of the Precinct
- Location of wastewater treatment plant moved to Bingara Gorge Precinct (adjacent to existing infrastructure).
- New area of Regional Open Space created adjoining conservation area.
- Protection of the viability of the Wilton Town Centre, through a 5000m² retail cap to apply to North Wilton Local Centre.
- Removal of open space connection, to protect koala habitats in conservation areas.

- Complementary retail and commercial uses allowed in North Wilton Precinct mixed use areas with a cap on retail floor space of 5000m². Individual tenancies are not to exceed a floor space area of 250m².
- Finalisation of the strategic road network in North Wilton precinct (and connections to the Wilton Town centre Precinct).
- Minor re-alignment of the North Wilton Precinct boundary to follow the land ownership boundary on the northern side of the Maldon-Dombarton Freight Rail Corridor
- Relocation of the indicative school site away from the sub-arterial road
- Mixed use replaces medium density adjacent to the Maldon-Dombarton Freight Rail Corridor (to relocate sensitive uses away from the corridor)

These post-exhibition changes are indicated on the North Wilton Precinct Structure Plan at **Figure 2**.

Figures

Figure 1 – Line of Sight Diagram – Wilton Growth Area

Line of sight diagram – Wilton Growth Area

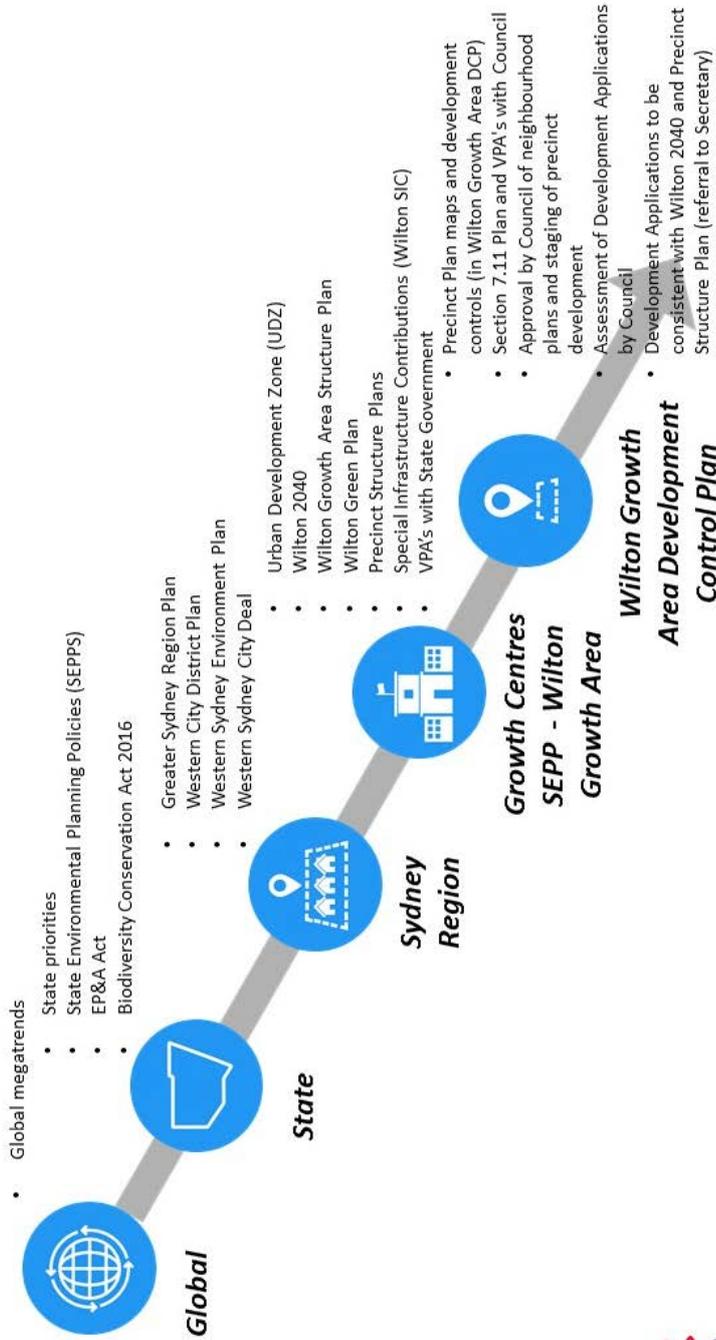


Figure 2: North Wilton Precinct Structure Plan – Amendments post exhibition Line of Sight Diagram – Wilton Growth Area

