About the Wilton South East Precinct

Enhanced by surrounding bushland, rivers and ridges, the area has the potential to accommodate around 3,000 homes for 8,500 residents. Development in the precinct will integrate a network of open space, retail and community services. 1,900 ongoing local jobs and temporary construction jobs will support the growth of Wilton.

We have worked with Walker Corporation (the landowner), Wollondilly Shire Council, Transport for NSW and other State agencies on the planning for part of the Wilton South East Precinct.

The Wilton South East Precinct is a 433-hectare land release precinct in Sydney’s south west within the Wollondilly Shire local government area, and in the Wilton Priority Growth Area, as shown in Figure 1. It is located south of the existing Wilton Village and Bingara Gorge precinct and has close access to the Hume Highway and Picton Road junction. It is a major precinct of Wilton Priority Growth Area that will provide around 15,000 new homes, 15,000 jobs and associated infrastructure over the next 20 years. A major town centre is proposed within the Northern Precinct of the priority growth area. The development of part of the Wilton South East Precinct will be important in the early years of Wilton until the town centre is established.

The precinct is currently zoned for rural purposes under Wollondilly Local Environmental Plan 2011, and a large part of the precinct is now proposed for urban development. This document describes what the precinct could be like in the future and how people can get involved and provide feedback on the proposed precinct plan.
The Department and landowner worked together to prepare the draft precinct plan which was refined in consultation with Wollondilly Council and State agencies. It provides detailed guidance for development within the precinct. The draft indicative layout plan (ILP), shown opposite, outlines the proposed land uses for the precinct.

The draft precinct plan has been guided by the Interim Wilton Land Use and Infrastructure Implementation Plan and is a more detailed plan for the precinct. The ILP may be refined as further information and community feedback is received.

The draft precinct plan is now on public exhibition and we welcome your feedback. To view the documents and make a submission, visit planning.nsw.gov.au/willonsoutheast.

**Figure 2: Wilton South East Precinct Indicative Layout Plan**
Housing
The precinct has the potential to accommodate around 3,000 new homes for 8,500 residents over the next 20 years. Homes will be built in stages to align with the delivery of new infrastructure. The precinct will deliver a mix of housing types. Low density housing is expected to make up the majority of homes with opportunities for medium density housing adjacent to the local centre and homes on smaller lots located adjacent to local open space and areas with access to bus routes. The demand for smaller lots, semi-detached homes, townhouses and low rise apartments is expected to grow over time as Wilton New Town becomes established. Large lot housing could also be developed at the south-eastern edge of the precinct.

Affordable housing
Homes in Wilton South East on smaller allotments will provide home purchasers with more housing choice. The NSW Government’s District Plans propose that affordable rental housing be provided in all parts of Sydney. Wollondilly Council will prepare a development control plan for Wilton and, at a later stage, a housing strategy. The development control plan can include requirements for the developer to provide a proportion of homes to community housing providers for affordable rental housing. We will work with Council and the landowner to identify how this requirement will be applied in practice.

Employment
There will be a local centre in the middle of the precinct ensuring that residents are within 2km of local shops and services, including shops, a supermarket, medical centre and child care. The local centre will be strategically located near the proposed primary school, sporting field, neighbourhood community centre and local open space, which could be used for community markets and other gatherings. The local centre will be linked to all residents by an east-west main street, bus route and off-road cycle paths. This will encourage local employment while reducing the need to drive for both residents and locally employed people.

Employment will also be located to the north of the precinct, which is easily accessible to Picton Road. These jobs could be in a variety of industries, including business and warehousing, bulky goods and other light industrial uses.

Transport
A bus route will run east-west through the precinct so that 90% of residents will be within 400m of a bus route. Walking and off-road cycling paths will encourage active travel. The landowner will provide new road and pedestrian bridges over Picton Road to provide safe access for pedestrians and cyclists between the precinct and the existing Wilton village. These walking and cycling links will allow the community to use open space and other facilities on each side of Wilton.

Development in the Wilton South East Precinct may have significant impacts on the capacity and safety of Picton Road and the existing junction of Picton Road and Hume Highway. To support access for the future community, new transport infrastructure or upgrades include:

• Duplication of Picton Road between Hume Highway and Almond Street
• Upgrade of Pembroke Road and Picton Road intersection
• Upgrade of Almond Street and Picton Road intersection with a new overpass
• Initial upgrade of the Picton Road and Hume Highway interchange
• A new overpass at Pembroke Parade West.

We are continuing to work on transport to determine the final road network and public transport requirements.
Community uses

A range of community uses including open space and education will be provided within the precinct. The precinct plan identifies locations for two double sports fields. If additional sports fields are needed, Wollondilly Council will consider this need as they plan for local open space in 2017. Local parks will be provided in each neighbourhood within the precinct and will be designed in consultation with Wollondilly Council.

A primary school will be built within the precinct when the population grows. In the early stages families will have access to Wilton Public School in Bingara Gorge. Child care centres and medical practices would be located in the village centre.

Bushfire protection

A high level bushfire protection assessment has identified that land within the southern part of the precinct contains bushfire prone vegetation. Most of this land is located within the proposed environmental conservation zone. The land outside the precinct to the south also contains bushfire prone vegetation. The bushfire protection assessment has identified the buffer zones required between these hazardous areas and homes, in accordance with the NSW Rural Fire Services Planning for Bushfire Protection 2006.

To plan for bushfire protection, the precinct will generally have perimeter roads next to bushland areas and it is intended that an outer Asset Protection Zone will be included within road reserves wherever possible.

Heritage

Four Aboriginal sites have been identified within the proposed development area of the precinct. A further six sites are located within 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 by the proponent prior to development applications.

Three non-indigenous heritage items were also identified. If a development application affects an identified heritage item, further heritage assessment will be required before the application can be approved.

Environment

The precinct contains areas of high biodiversity value, including threatened ecological communities of Cumberland Shale Plain Woodland and Shale Sandstone Transition Forest. Around 160 hectares of land containing high biodiversity value will be conserved in the southern part of the precinct. This land will include substantial areas of both ecological communities and will form part of a large, well-connected reserve network along the Nepean River and Allens Creek valley. These measures will also conserve habitats for threatened species that are known or considered likely to occur here.

The Biodiversity Certification process will address the potential impacts of urban development and the delivery of infrastructure on ecologically sensitive land.

Sydney to Moomba Gas Pipeline

Two high pressure gas pipelines traverse the precinct:

- Sydney to Moomba pipeline
- Ethane pipeline

A high level risk assessment identified that no development can occur within the 40-metre pipeline corridor and sensitive uses (e.g. schools, child care, aged care facilities) will need to be located away from the pipeline. A Safety Management Study (SMS) is required to ensure future urban development within the precinct is safe and maintains the integrity of the pipeline.
Infrastructure

We have worked with other state agencies to identify the regional and state infrastructure required to support growth. Local infrastructure will also be provided and improved through developer contributions.

The Department has negotiated an agreement for the landowner to provide and fund key infrastructure. The agreement ensures that roads, a school site and other infrastructure is provided on time.

Transport networks including road, public and active transport will need to be provided. These links will build on existing road networks and preserve corridors for future transport opportunities.

Health, education, open space and community facilities have been identified and planning for their delivery will continue through the development of another voluntary planning agreement. New water and wastewater infrastructure and an augmentation of the existing electricity network will be required. A temporary Sewage Treatment Plant will also be required and located, subject to Sydney Water’s Servicing Strategy and advice. Water systems will be designed to protect in-stream water quality.

Planning controls

The draft precinct plan includes new draft planning controls to enable rezoning for the precinct and a draft Indicative Layout Plan to support rezoning. The rezoning would occur through an amendment to the current local environmental plan. Once rezoning occurs, Wollondilly Shire Council will be responsible for implementing the precinct plan.

Biodiversity Certification

To enhance and protect the precinct’s natural assets, we are 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. Biodiversity Certification will allow the management of any unavoidable clearing for essential infrastructure to be offset within the precinct or adjoining lands.

Funding

Regional infrastructure including major roads and land for health and education will be incorporated in a Special Infrastructure Contributions Scheme. Council will prepare a Section 94 Contributions Plan to identify infrastructure. This will require developers to fund local infrastructure through contributions. Funding sourced from these contributions will fund essential infrastructure such as local roads, drainage infrastructure, open space or land for community uses.

We welcome your feedback on the draft Precinct Plan. You can make a submission by visiting planning.nsw.gov.au/wiltonsoutheast

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 Wilton South East Precinct at planning.nsw.gov.au/wiltonsoutheast

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