

Wilton North Draft Precinct Plan

Draft Precinct Plan

○ Frequently Asked Questions

November 2017

What is the Wilton North Precinct Plan?

- We are exhibiting a draft Plan for the Wilton North Precinct. This is one of five precincts identified in the Interim Land Use and Infrastructure Implementation Plan (LUIIP) for Wilton, which was declared a Growth Area in July 2016. The Interim LUIIP is the wider framework for development across the Growth Area. Detailed investigations carried out for the Interim LUIIP have also guided the precinct planning for Wilton North.
- In the future, Wilton will become a thriving new town with a major town centre. The Wilton North Precinct will provide around a third of the new homes in Wilton as well as 5,500 local and 300 construction jobs at peak.
- The proponent (Bradcorp) has prepared the draft Precinct Plan in consultation with the Department and Wollondilly Shire Council. It provides detailed guidance for development within the precinct.
- We are seeking your feedback on the draft planning package for the Wilton North Precinct. The planning package includes:
 - A plain English Explanation of Intended Effect that explains the planning controls for the precinct
 - Maps
 - Draft Indicative Layout Plan (ILP)
 - Planning Report
 - Technical Studies

What will the precinct plan deliver?

- A new primary school and a new kindergarten to year 12 private Anglican school.
- 5,500 new local jobs and 300 construction jobs will be provided to support the growth of Wilton.
- A local town 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 network to support the growing community.

How will the precinct be rezoned and when?

- The Wilton North Precinct is currently zoned for rural purposes under the *Wollondilly Local Environmental Plan 2011*, and is now proposed for urban development.
- We are exhibiting a State Environmental Planning Policy (SEPP) which will amend the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP).
- The rezoning could be finalized in the first half of 2018.
- We will work with Wollondilly Shire Council to prepare a Growth Areas Development Control Plan for Wilton.

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When will new homes be available?

- Blocks of land could be available from late 2018.

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

- 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 flat buildings up to 4 storeys next to the local centre in the north of the precinct and near a proposed mixed-use area in the south of the precinct.

What road upgrades has the developer committed to?

- As part of the development of Wilton North, the developer will:
 - Carry out an initial upgrade of the Picton Road and Hume Highway interchange; and
 - Provide new freeway entry and exit ramps connected to the Hume Highway.
- We are continuing to work on planning future transport in the Wilton Growth Area to determine the final road network and public transport requirements.

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

- The draft precinct plan provides for the following infrastructure to support the growing community in Wilton North:
 - A Government primary school and a private kindergarten to year 12 Anglican college – land for the school will be provided by the developer and the State Government will build the school when it is needed for the growing community;
 - 4 double sporting fields;
 - Neighbourhood community centre;
 - Child care and medical centres;
 - Local open space;
 - Road upgrades as detailed above;
 - Public and active transport links, such as cycleways and walkways, encouraging a healthy lifestyle.
- In coming years at least one new wastewater treatment plant will be required, as well as new reservoirs and trunk and distribution mains. Sydney Water will consider options for a location of a new wastewater treatment plant, which will be needed as the precinct grows.
- There is currently capacity to provide electricity to 4,000 home lots 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.

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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.
- 385 hectares of land of high biodiversity value will be conserved around the boundary of the precinct. This land includes substantial areas of both ecological communities as well as a large, well-connected reserve network along the Nepean River and Allens Creek valley. We also conserve habitats for threatened species that are known or considered likely to occur here.
- 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 Biodiversity Certification processes.

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

- Millions of extra trees will be planted across Sydney, predominately in the west and south-west suburbs, as part of a NSW Government plan to create a greener Sydney for the future. The planting of trees will have a particular 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 Wilton North align with the future Greener Places policy, providing for a more liveable and sustainable urban environment by improving community access to recreation and exercise, supporting 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?

- Wilton North 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 Wilton North 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.

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- Several heritage items of local significance have been identified within the precinct, and further heritage assessment will be undertaken prior to development being approved in the precinct, so that these items can be considered in the detailed planning of the precinct.

How will the urban development zone operate in Wilton North Precinct?

- Once land in the precinct has been rezoned, new planning controls will apply.
- Land will be zoned either for conservation, infrastructure or urban development.
- The Wilton LUIP and Wilton North Precinct Plan will provide the framework for the future development of land within the urban development zone. Land for dwellings, employment, open space, schools and community facilities will be shown on the precinct's Indicative Layout Plan (ILP) and future development will need to comply with the ILP.

How can I have my say on what you are proposing now?

- We are interested in your feedback on the draft planning package for Wilton North.
- We invite you to make a submission on the draft Plan at planning.nsw.gov.au/wiltonnorth
- If you do not have internet access you can post your submission to GPO Box 39, Sydney NSW 2001