

# Planning process and timeline – 1

## Strategic Planning for the Wilton Growth Area

### Rezoning process commences

Wilton was identified as early as 1968 for investigation of new suburbs in the Sydney Region Outline Plan. In December 2012, following community consultation, the Wollondilly Shire Council resolved to support a State Government led rezoning process.

### Wilton Growth Area (WGA) – identified in 2016

In June 2016, the NSW Government formally declared Wilton New Town a Priority Growth Area through an amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

### Wilton 2040 – adopted in September 2018

In collaboration with Wollondilly Shire Council (WSC) and land owners, the NSW Department of Planning Industry and Environment (DPIE) has undertaken precinct planning over the WGA and produced Wilton 2040.

Wilton 2040 sets the long-term vision and future planning direction for the next levels of planning including Precinct Planning and Neighbourhood Plans.

### The North Wilton Precinct Structure Plan – rezoned November 2018

View the plan diagram ‘Planning process and timeline – 2’.

Provides guidance on the general land uses across the Precinct, and identifies the offerings of the Neighbourhood, including:

- » Low Density housing
- » Medium Density housing
- » Schools
- » Mixed Use precincts
- » Enterprise precincts
- » Local Centre
- » Playing fields
- » Key local open space areas
- » Regional open space
- » Major road network

### North Wilton Draft Neighbourhood Plan No. 1

- » The North Wilton Draft Neighbourhood Plan No. 1, lodged with Wollondilly Shire Council is currently on Public Exhibition for comment until Thursday 22 October 2020.
- » The first DA within the area covered by the Draft Neighbourhood Plan No. 1 is the Stage 1 DA lodged with the Sub-arterial Road DA and placed on public exhibition for comment by Wollondilly Shire Council in November-December 2019.
- » The assessment and consent authority for the new ramps and entry bridge is Transport for NSW.
- » Applications for the first stage of North Wilton are consistent with the master plan previously exhibited.



Aerial view of Wilton

### What is a Neighbourhood Plan?

As described by Wollondilly Shire Council, a neighbourhood plan is a high level master plan that sets out how development will occur at a neighbourhood level within land that has been zoned for urban uses in the Wilton Growth Area.

A neighbourhood plan is the step between the State Environmental Planning Policy (SEPP) Sydney Region Growth Centres and the lodgement of a Development Application (DA).

North Wilton is capped at 5,600 homes and any neighbourhood plan is required to be consistent with Wilton 2040 and the SEPP.

The North Wilton draft Neighbourhood Plan No. 1 is the first neighbourhood plan for Wilton submitted to Council

The Neighbourhood Plan, once adopted, will provide guidance for future development applications for the area covered by the Plan through its inclusion in the Wilton Development Control Plan.

View details of the first North Wilton Neighbourhood Plan at ‘About the North Wilton Draft Neighbourhood Plan No. 1’

# Planning process and timeline – 2

## Vision of the North Wilton Neighbourhood Plan No.1

The Neighbourhood Plan No.1 establishes a concept that retains natural assets and introduces water into the environment with a series of ponds, streams and waterfalls. This creates a sense of arrival to the Wilton New Town, as well as providing a focal point for the future community.

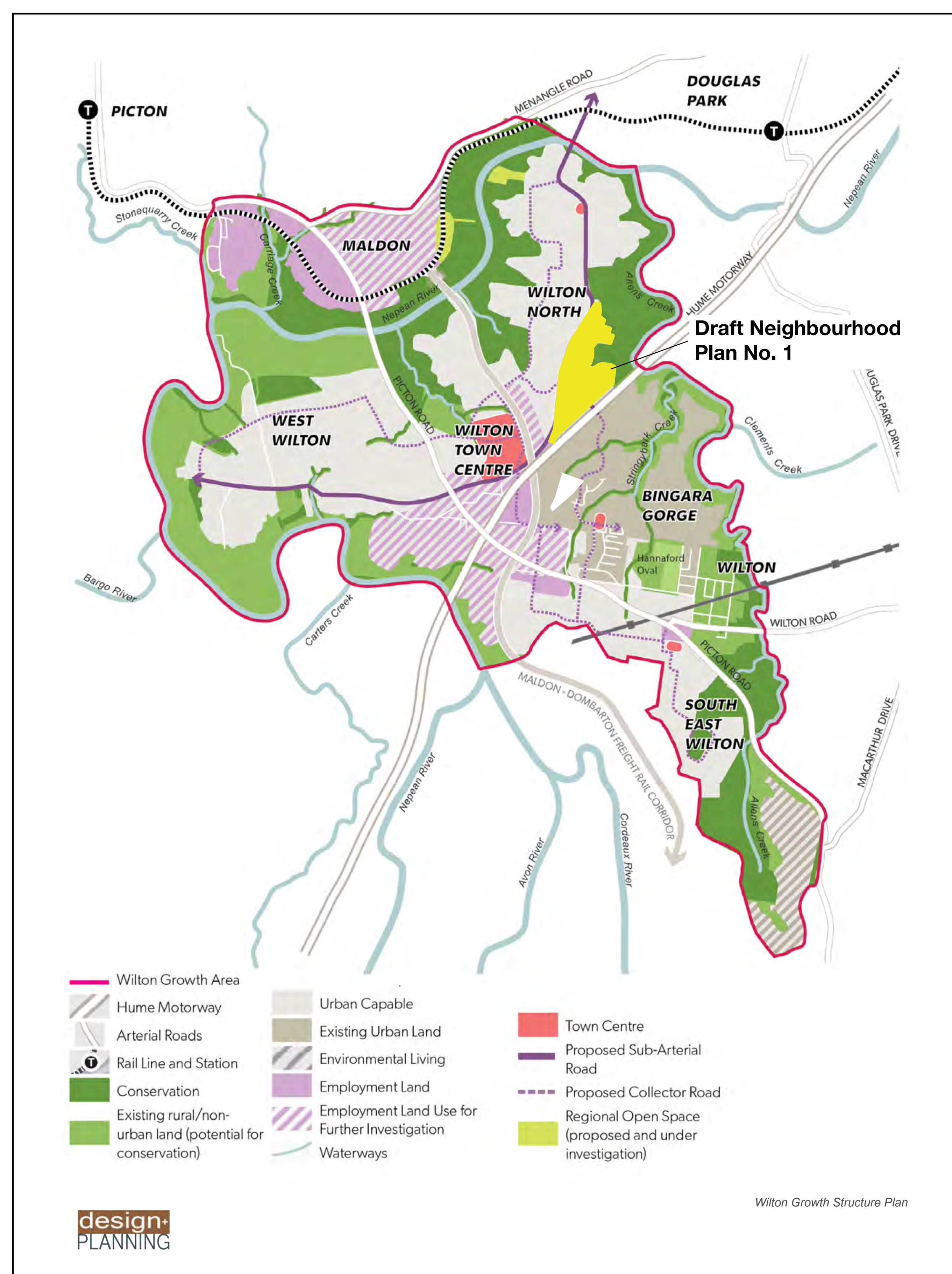
The road network and hierarchy has been designed to ensure that a pedestrian and cycle network connects residents to place-making features of the site as well as services and facilities within the wider Precinct, such as the Lakeside Hub, as well as the broader Growth Area, including the Wilton Town Centre.

The urban design principles facilitate an outcome that orientates housing around community assets including new open space with retained vegetation, education facilities and conservation land.

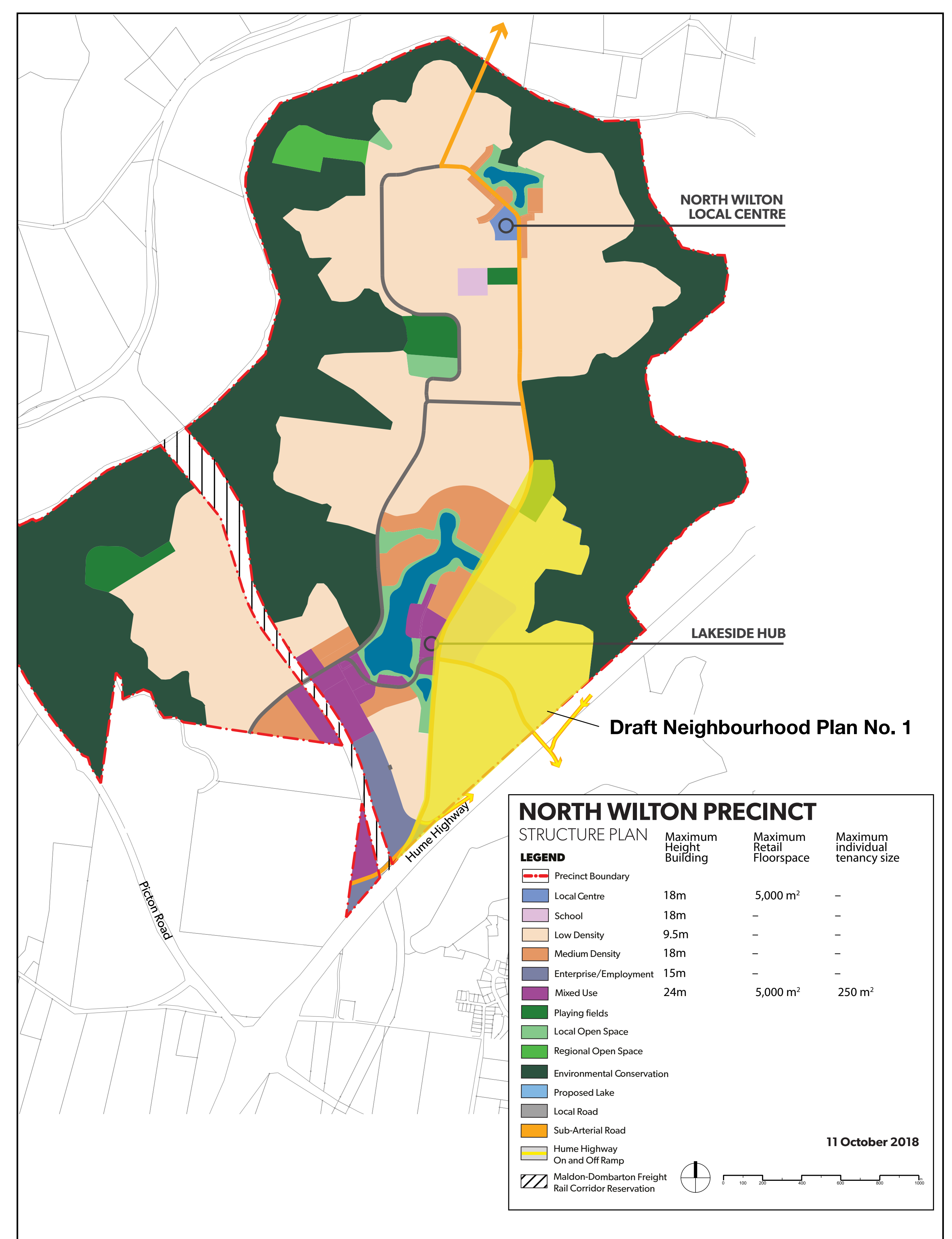
The pedestrian and cycle network celebrate the natural setting provided by the E2 Environmental Conservation zoned land and views towards the Razorback Ranges.

The Direct Access Hume Motorway off and on ramps and Sub-arterial Road network provides future residents and visitors of the Precinct and broader Wilton Growth Area (WGA) convenient access to retail, leisure and employment opportunities and a convenient and safe trip home.

### Wilton 2040 Plan Adopted in September 2018



### North Wilton Structure Plan Rezoned November 2018

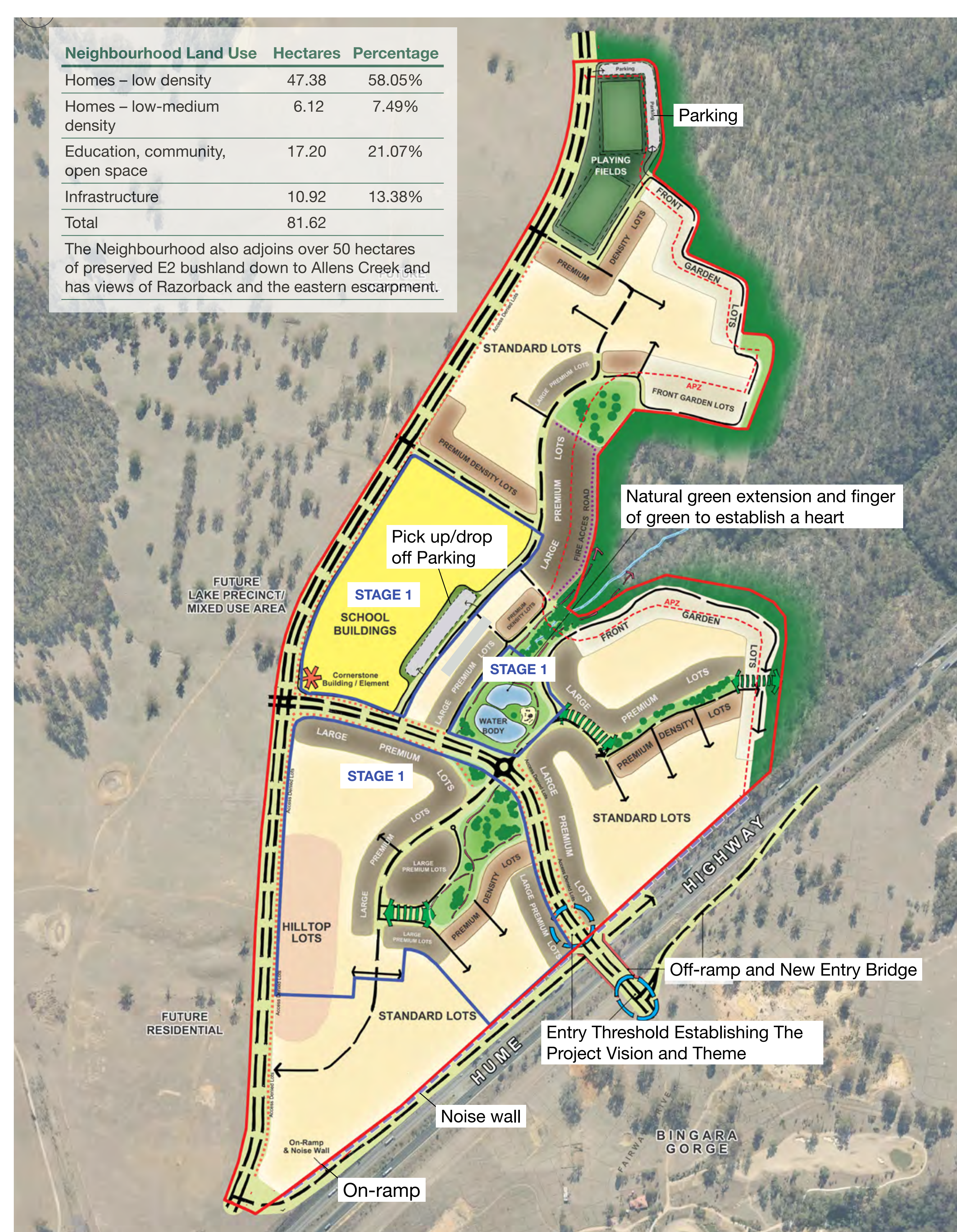


# About the North Wilton Draft Neighbourhood Plan No. 1

North Wilton will be an aspirational self-contained garden city, delivering new homes in a recreation-rich setting close to jobs, a place people choose to live. The Neighbourhood Plan No.1 establishes a concept that retains natural assets and introduces water into the environment with a series of ponds, streams and waterfalls. This creates a sense of arrival to the Wilton New Town, as well as providing a focal point for the future community.

## Key urban design principles for the neighbourhood

- » Residential densities and allotment design to deliver:
  - allotments that allow for low density dwelling types
  - private open space
  - solar access
  - activated primary streets and public domain including local parks and school
  - a sensitive interface with land zoned E2 Environmental Conservation
  - a road network and allotments that foster appreciation for this environment and address bushfire planning requirements
  - allotments with protection from noise sources such as the Hume Highway.
- » Open space that delivers:
  - open space connected through a pedestrian, cycle and road network
  - usable and attractive passive open space using existing vegetation
  - view lines to scenic features within the site and surrounding landscape.
- » Movement and connectivity delivered through:
  - a logical road hierarchy connecting the Wilton Town Centre, Lakeside Hub and future development areas to the north
  - a connected pedestrian and cycle network
  - a local street network providing convenient access to allotments and supporting pedestrian movement
  - a road network accommodating public transport.
- » Staging of development that considers the staged delivery of infrastructure and amenity.



Area covered by the North Wilton Draft Neighbourhood Plan No. 1

## Environmental Conservation

The neighbourhood area has generally been cleared of any significant vegetation through grazing and cropping, with scattered paddock trees in some areas.

Bio diversity assessments conducted as part of the Precinct rezoning found the vegetation of low value.

Advice has been received that the North Wilton Precinct will be certified as 'urban capable' under the Cumberland Plain Conservation Plan.

The Neighbourhood Plan area bounds the E2 Environmental Conservation zoned bushland shown in the diagram and considers pedestrian connections to 'Greenlinks' within these areas.

## Aboriginal heritage

An Aboriginal Cultural Heritage Assessment (ACHA) report was prepared as part of the rezoning for the North Wilton Precinct.

A number of items were identified within the Neighbourhood Plan area, including two scar trees on the site of the proposed K-12 school.

A list of actions has been developed as part of the ACHA to ensure items that have been identified as having Aboriginal heritage significance are respected appropriately.

# Benefits – Liveability

The Neighbourhood Plan proposes lot sizes, housing mix and public open space.

## Home choices for all

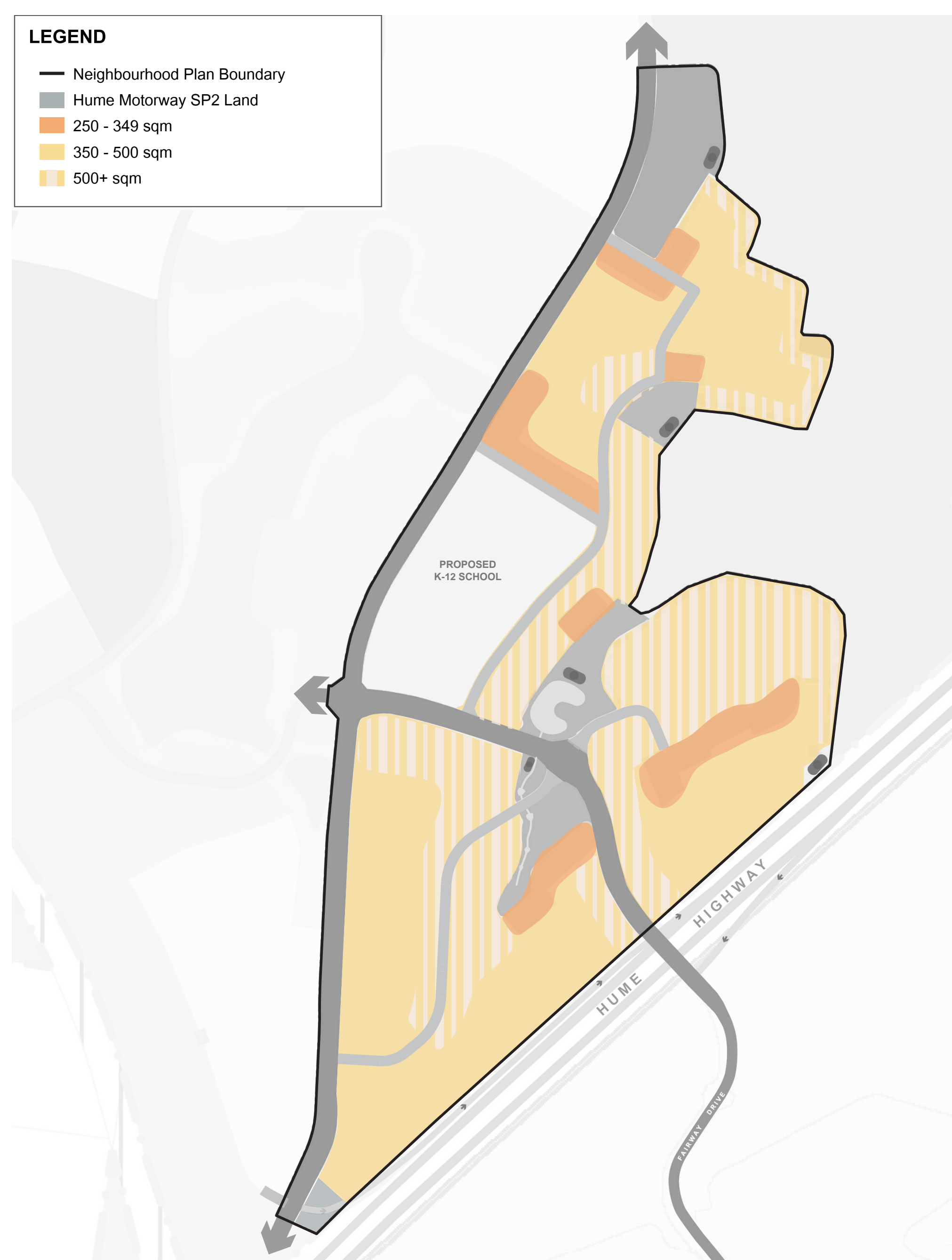
The Neighbourhood Plan outlines a diverse range of new housing offerings designed to appeal broadly with attractive lifestyle options. A place where homebuyers of all ages and backgrounds such as professionals and trade specialists, through to retirees, will desire to live.

The plan considers the needs and aspirations of singles, aspiring young families, growing families, downsizers and retirees and is aimed at creating a place for generational living supporting a strong sense of community.

Key features proposed to deliver a highly liveable neighbourhood include:

- » many lot sizes that allow for a tree in the yard and room for a pool
- » options for patio and terrace designs located in areas of high amenity with park and water outlooks
- » increased tree canopy delivered through the number of larger lot sizes and generous open space
- » water landscape known to provide a cooling effect and sense of well-being.

New dwellings will assist to meet Sydney's demand for housing supply and would achieve the mandatory dwelling targets set by the Growth Centres SEPP.



Lot Mix Plan

**The proposed lot mix would deliver approximately 750 lots within the Neighbourhood Plan No. 1**

- » Approximately 30% of lots sized 601m<sup>2</sup> and above and 10% between 501-600m<sup>2</sup>
  - Larger lots generally along key roads
  - Select areas next to open space providing transition from conservation area to more urban areas
  - Others spread throughout the neighbourhood
- » 40% of lots sized between 350-500m<sup>2</sup>
  - Spread throughout the neighbourhood
- » 20% of lots sized between 250-349m<sup>2</sup>
  - Located near open space to the north of the proposed school site

## School

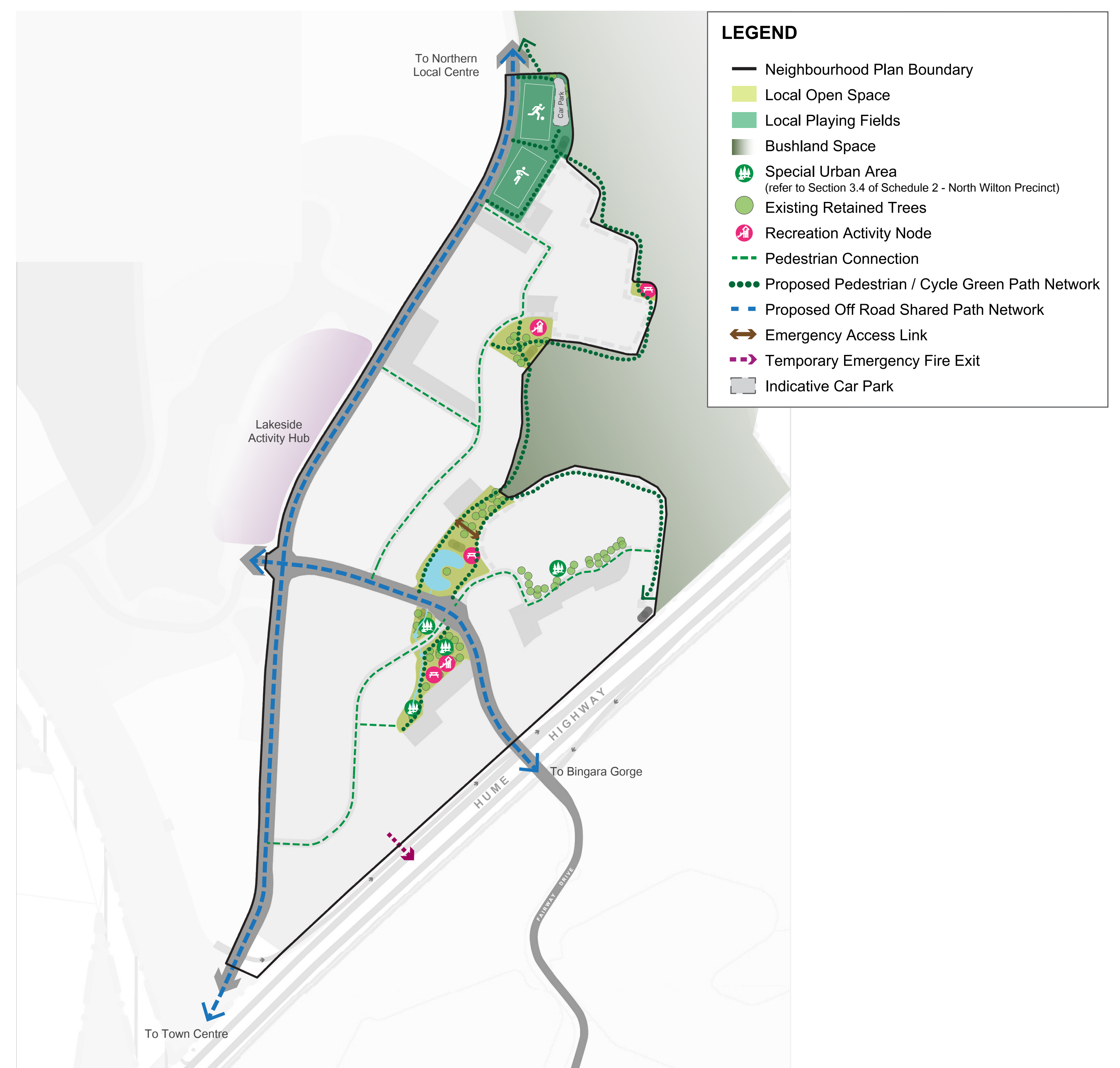
A K-12 school has been proposed as part of the holistic planning of the neighbourhood with a focus on community assets.

## Recreation and open space

North Wilton has been designed to deliver a network of open space incorporating both existing vegetation areas and new local parks to deliver high amenity public spaces. Each open space area has distinct characteristics that will contribute to creating place and community.

Open space in the Neighbourhood comprises local passive open space areas and active open space:

- » Taking advantage of the natural setting, existing vegetation will be retained to create a passive space for the local community.
- » The active space will comprise two football fields, running north-south and cater for active and organised sports.
- » Open space will be dedicated to Council, once completed, as part of the development process.



Open space plan

### Water Cycle Management (WCM) Strategy

Treatment train consisting of 'lot', 'street level' and 'subdivision/development' treatment measures.

Raingardens to assist with water quality incorporated into the open space areas.

Size of raingardens to be determined at Development Application stage and dependent on the catchment they serve.

Stormwater infrastructure proposed to be dedicated to Council as part of the development process.

# Benefits – Transport, Safety, Connectivity

Transport and access arrangements were planned and adopted as part of the North Wilton Precinct Structure Plan.

## Roads

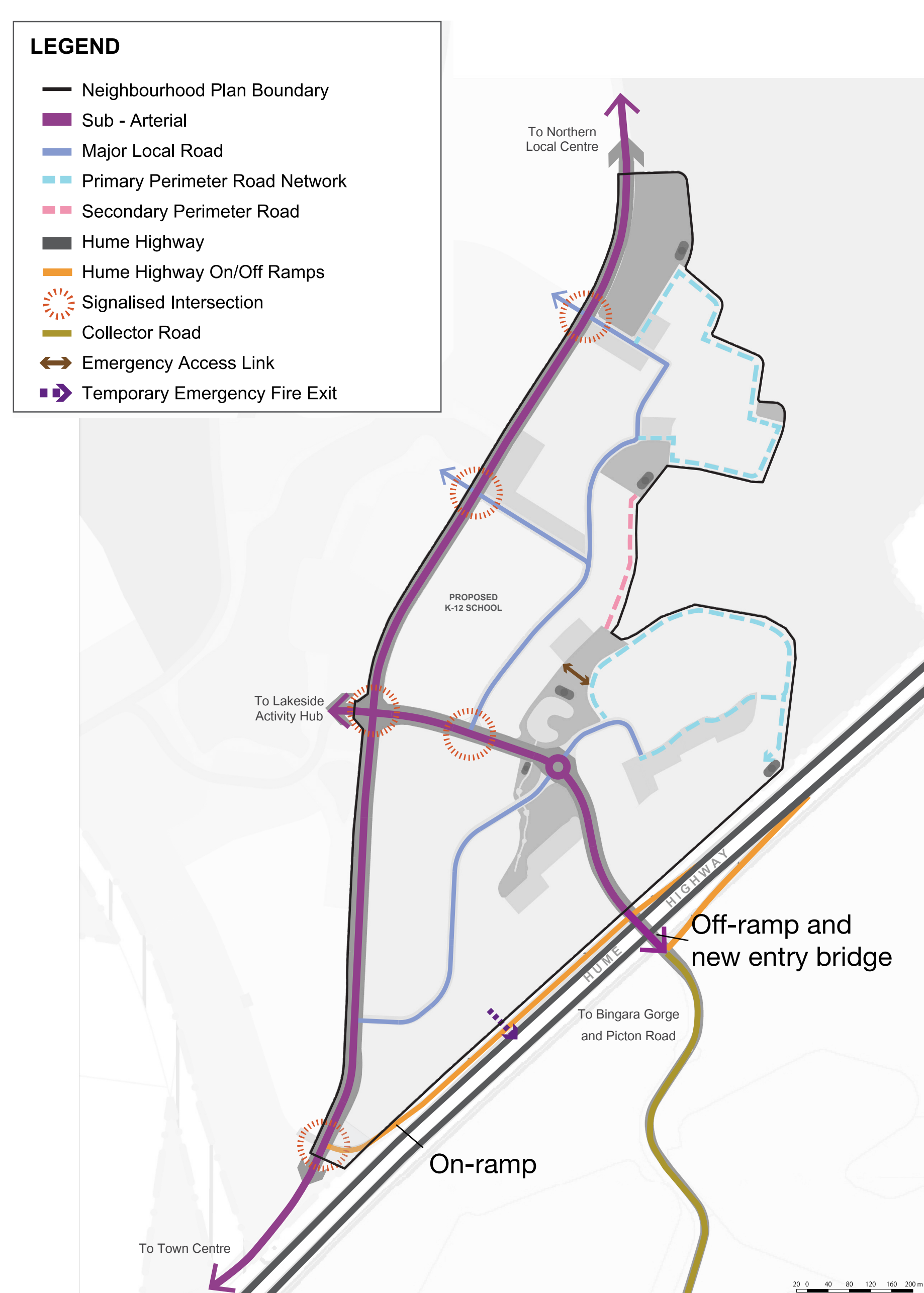
- » Key to Wilton 2040 is the delivery of a road network that services the Growth Area providing a safe, connected and easily navigated outcome that maximises accessibility and efficiency.
- » The north-south sub-arterial road forms the 'backbone' of the broader Precinct, providing a main thoroughfare that connects the North Wilton Precinct with the Wilton Town Centre and broader Wilton Growth Area.
- » The assessment and consent authority for the sub-arterial road is Wollondilly Shire Council.
- » On and off ramps provide safer access taking pressure off the Picton Road intersection.
- » The assessment and consent authority for the new ramps and entry bridge is Transport for NSW.
- » Once completed, local road infrastructure will be dedicated to Council.

## Pedestrian and cycle connectivity

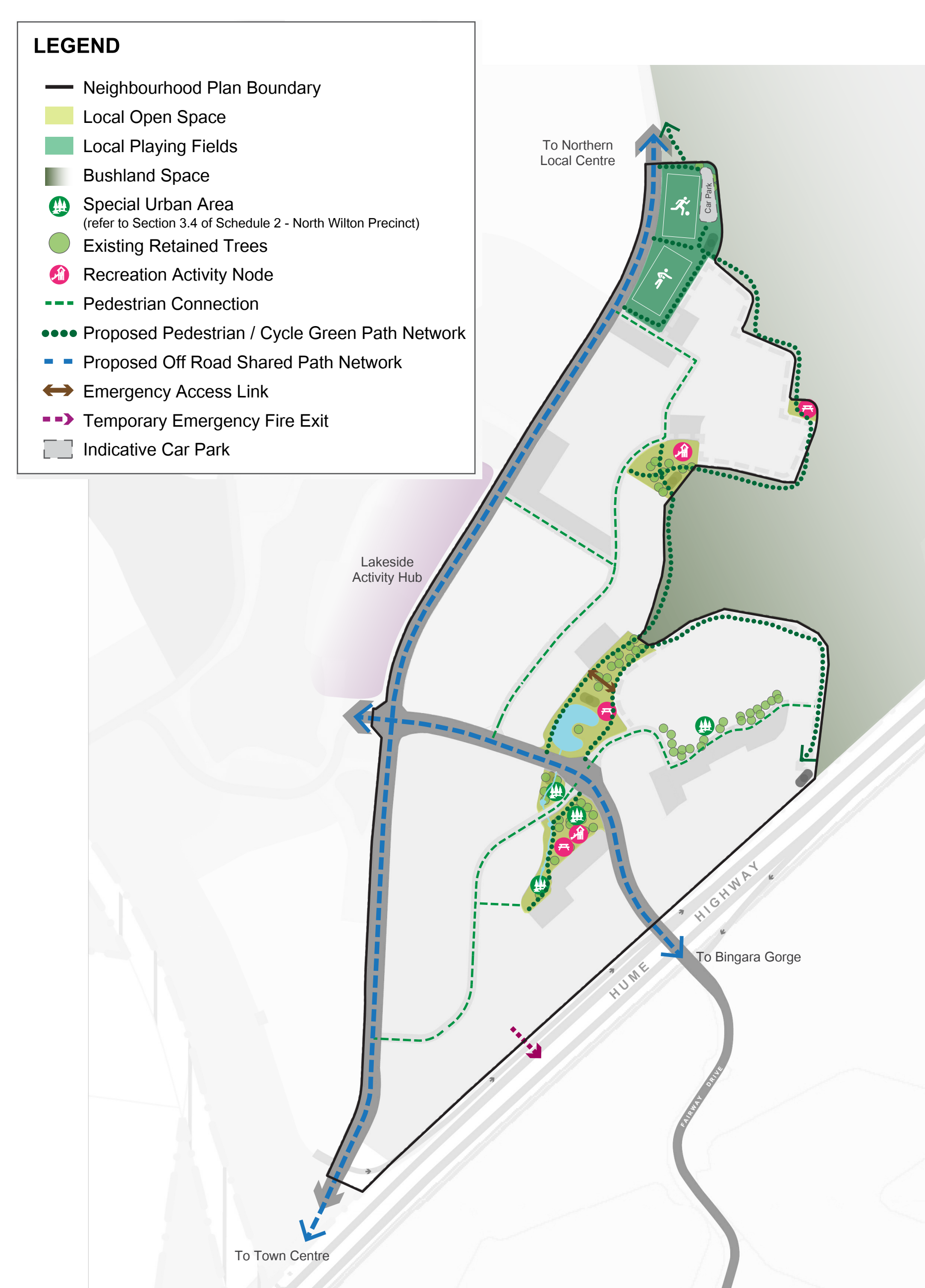
- » Pedestrian and Cycle connectivity is a key design principle and the road layout creates streets for people rather than just roads for cars.
- » Key roads, such as the sub-arterial road, will provide pedestrian, cycle and share-path linkages to open spaces within the Neighbourhood with easy connections to the Lakeside Hub and Wilton Town Centre.
- » The central, north-south primary local roads provide pedestrian connectivity to public open space areas and the 'Green Links' that run through these open spaces and the bushland.

## Public Transport

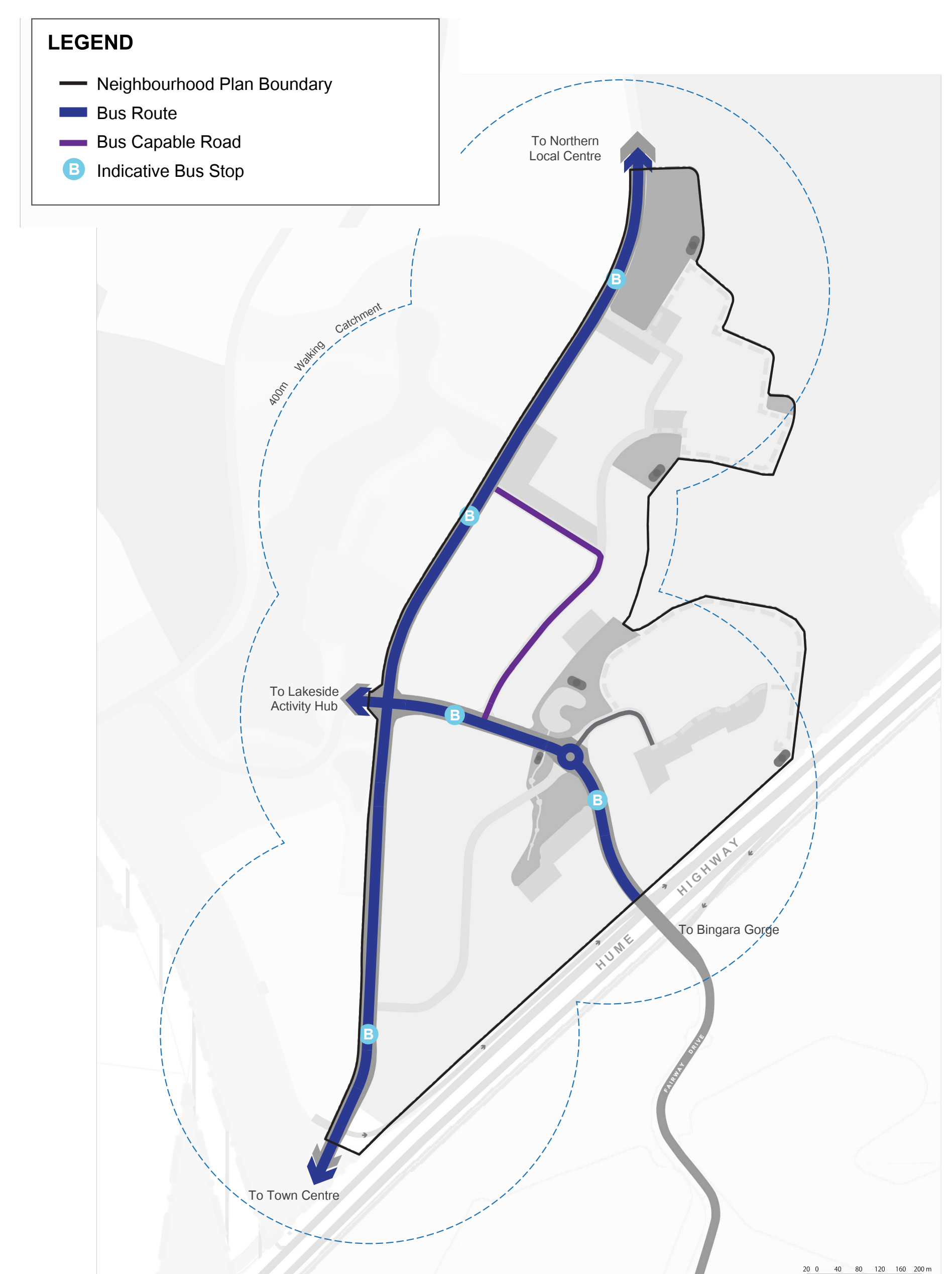
- » The Public Transport Network for the Neighbourhood has been based on the indicative bus routes identified in the Public Transport Plan.
- » Indicative bus stop locations are based on 400m walking catchments. The final location of bus stops will be determined with input from the bus operator.
- » The road around the proposed K-12 School site will be designed to readily accommodate school buses



Road Hierarchy Plan including general alignment of the proposed sub arterial road network linking the Hume Motorway south bound off ramp, entry bridge over the Motorway and north bound on-ramp.



Pedestrian and Cycle Connectivity Plan



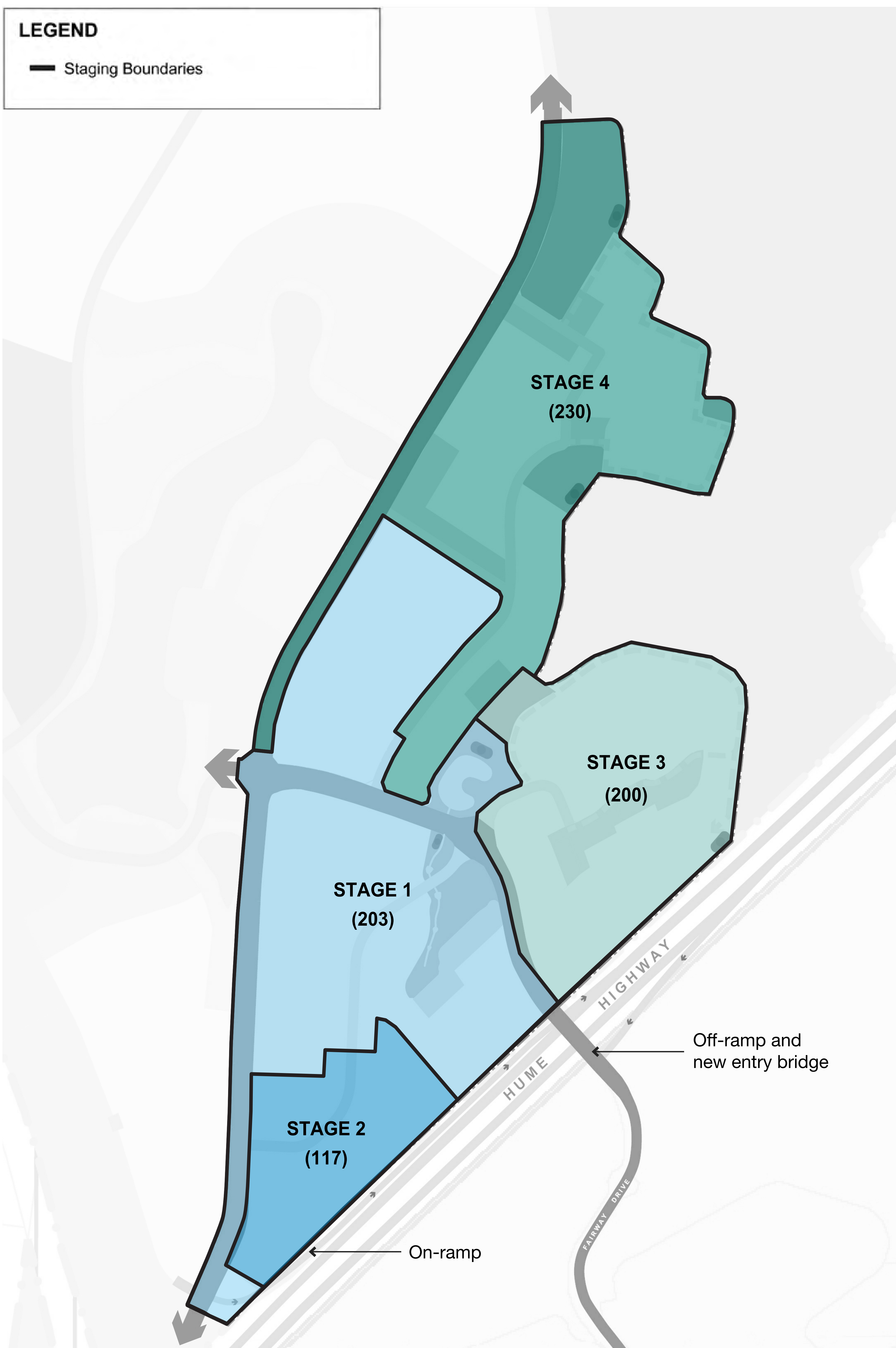
Bus Connectivity Plan

# Staging and Next steps

## Staging

- » The staging plan in the North Wilton Neighbourhood Plan has been segmented into four sub-stages that will deliver between 150- 200 lots with associated open space, roads, drainage and services.
- » Staging is anticipated to commence from the southern portion of the Neighbourhood with the logical extension of the development towards the north.

Staging diagram



## Timing of key infrastructure

- » The direct access south bound off-ramp, new Niloc Bridge, north bound on-ramp and Sub-arterial Road will be delivered to provide direct and convenient access to future residents.
- » The intent is to deliver these key pieces of infrastructure as soon as possible.
- » Works on the south bound off-ramp, new Niloc Bridge and Sub-arterial Road are anticipated to commence together or close to the commencement of works for the first stage of development of the Neighbourhood (subject to approvals).
- » Notwithstanding this, the Planning Agreement between Bradcorp and the NSW State Government requires the delivery of the ramps, bridge and sub-arterial road required by the registration of the 300th lot.

## Next steps

- » The plan will be finalised following assessment of the Draft Neighbourhood Plan No. 1 by Wollondilly Shire Council. This will include consideration of submissions received during public exhibition.
- » Pending approval of the final Neighbourhood Plan No. 1 it will be included in the Wilton Growth Area Development Control Plan (DCP), by the Department of Planning, Industry and Environment (DPIE).
- » The Development Application for Stage 1 is expected to be determined by following assessment of the Neighbourhood Plan
- » Construction of on and off ramps and new bridge as outlined under 'Timing of key infrastructure' above
- » On-site works for Stage 1 are expected to start in mid 2021 subject to approvals
- » Development Applications for Stages 2, 3, 4 will be prepared and lodged during 2021-2022