



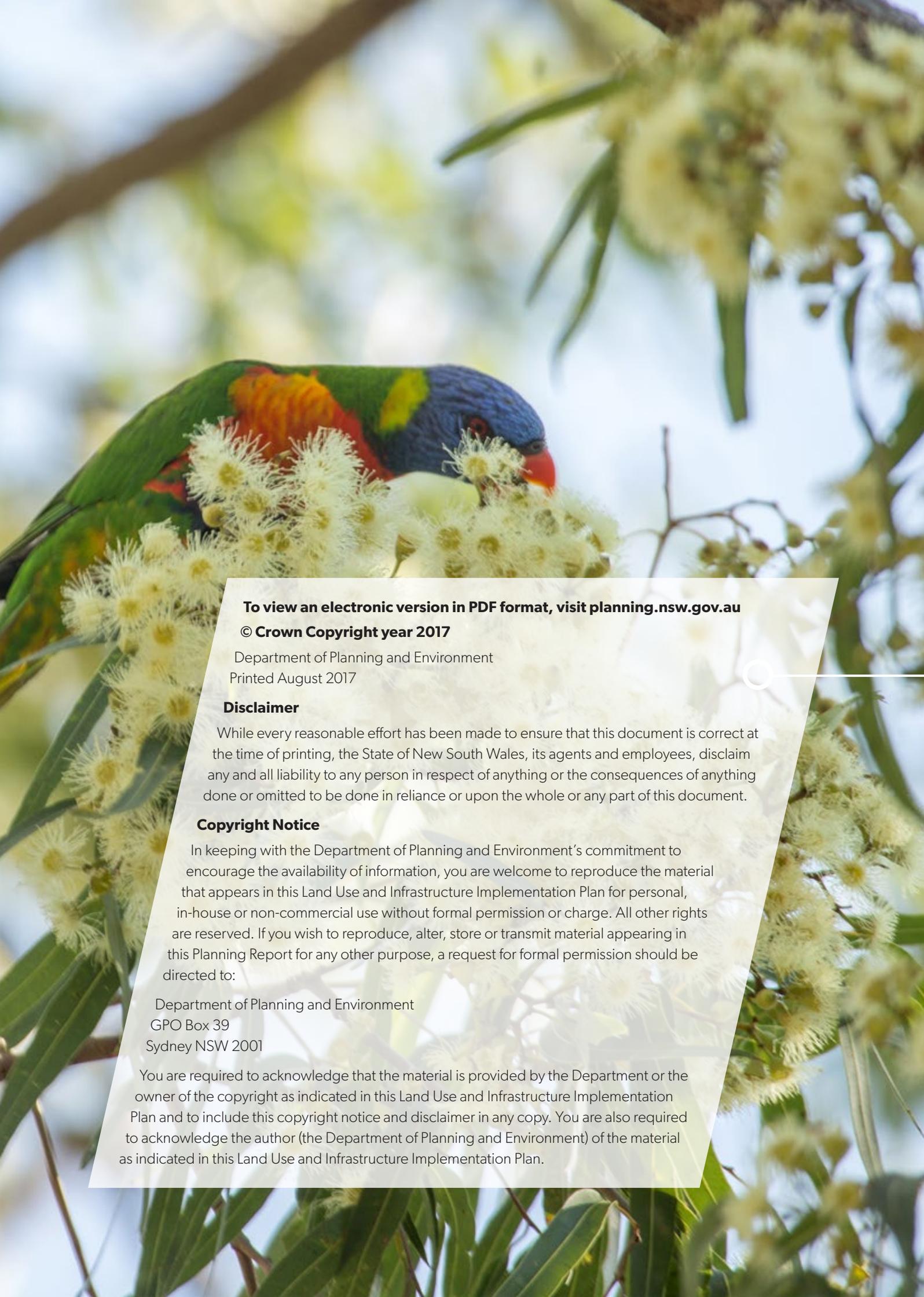
Planning &
Environment

Wilton

Priority Growth Area

○ **Interim Land
Use and
Infrastructure
Implementation
Plan**

August 2017

A vibrant lorikeet with blue, green, red, and yellow feathers is perched on a branch of a tree with clusters of small, white, fluffy flowers. The background is a soft-focus view of more branches and flowers.

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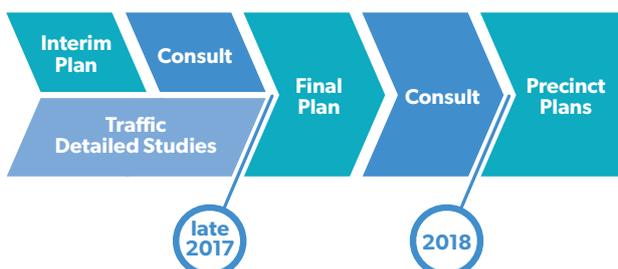
About the Wilton Priority Growth Area

Wilton in 2040 is a place where families are thriving and businesses are flourishing. The town has grown sustainably over the last 25 years with a strong natural environment, and jobs leveraging the town's location relative to Wollongong and the new Western Sydney Airport. The town has excellent access to services and connections to infrastructure reinforcing Wilton as a place where families can live, work and play. Wilton is recognised as the leader in housing diversity. Wilton is a home for all.

The Wilton Priority Growth Area is positioned at the junction of the Hume Motorway and Picton Road within the Wollondilly Shire Local Government Area. Separate from the metropolitan growth corridors of Sydney, Wilton will become a new town providing homes and jobs in the south west of the Sydney basin. With access to the beaches of Illawarra and National Parks, Wilton will be a thriving community in the region.

The vision for Wilton is for a community of around 15,000 new homes over the next 20 to 30 years. The community will develop around a major new town centre with open space, schools, employment areas and a range of retail and commercial uses. The Wilton town centre and employment area at Maldon will provide local jobs in line with Wollondilly Shire Council's vision for local growth in population and employment. Infrastructure will be provided commensurate with development as the new town grows.

The Department has worked with Wollondilly Shire Council, Transport for NSW and other State agencies on the planning for Wilton. The Department has now released an Interim Land Use and Infrastructure Implementation Plan and we are finalising transport and other detailed studies. This now allows us to consider planning proposals that address environmental considerations and provide infrastructure. The Minister for Planning has made it clear that the Implementation Plan and proposed amendments to the Growth Centres State Environmental Planning Policy will not be finalised until such time as traffic, transport and infrastructure matters are satisfactorily resolved.



Key features of Wilton

Key features include:

- around 15,000 new homes in a variety of forms to meet the needs of people of different ages and income
- around 60,000m² of retail and business space to provide new shops, restaurants and services near to homes
- a target of 15,000 local jobs to create employment opportunities close to new homes.
- appropriate infrastructure to support new and changing communities
- new walking and cycling routes
- conservation of important wildlife habitat and biodiversity corridors
- recognition and conservation of the area's historic and Aboriginal heritage
- proactive employment and economic advisory board partnered by Council, NSW Government and major landowners to ensure jobs are created in accordance with this plan
- streamlined rezoning and precinct planning processes piloted in Wilton with the focus of delivering housing, jobs and infrastructure sooner.

The Interim Plan outlines the delivery of a new town at Wilton and identifies the infrastructure needed to support this new community over the next 20 to 30 years.

This document details the Interim Plan and the package of information that is available for public consultation. For more detail on the technical investigations and community engagement process that informed the planning for Wilton, view the draft Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis.



Figure 1: Land Use Plan

About the Land Use and Infrastructure Implementation Plan

The Interim Land Use and Infrastructure Implementation Plan for Wilton provides a comprehensive framework for the delivery of a new town at Wilton. It sets out the long term vision for Wilton so that the community grows as planned. It also provides an infrastructure masterplan to coordinate delivery of essential infrastructure to support new homes and jobs.

The Plan guides the overall growth area and will be reviewed periodically to adapt to changes in market forces, NSW and Federal government policy and investment decisions. Periodic reviews will also help to ensure job and housing targets are on track. Precinct plans will provide more guidance for development within each precinct. Major landowners will prepare precinct plans in consultation with the Department and Wollondilly Shire Council. For areas of fragmented land ownership Council and the Department will prepare precinct masterplans in consultation with the community.

Key features of the Interim Plan:

- develops a long-term vision for Wilton built around jobs and housing so the community grows as planned
- identifies the essential transport links for the Priority Growth Area
- provides an infrastructure masterplan
- identifies areas for growth based on a detailed analysis of opportunities and constraints
- develops a framework to guide future planning
- establishes an implementation and monitoring framework.



Developing the Interim Land Use and Infrastructure Implementation Plan

The Interim Land Use and Infrastructure Implementation Plan is based on extensive investigations into the suitability of Wilton for development. In response to the Department's 2011 Home Sites Program, several major landowners carried out detailed technical studies. As part of the Greater Macarthur Land Release Investigation, the Department commissioned additional studies. These additional studies considered a larger area than originally examined in the 2011 Home Sites Program. Following the exhibition of the Preliminary Strategy for the Greater Macarthur Land Release Investigation in 2015, the Department did further work to update and finalise these studies. The Department is continuing to finalise work on transport to determine the final road network and public transport requirements. Notwithstanding, it is appropriate to release this Interim Land Use and Infrastructure Implementation Plan for public comment and review.

The Interim Plan has been informed by the following technical investigations:

- economic development
- heritage
- Biocertification
- water quality
- utilities
- social infrastructure
- transport (ongoing).

These studies are summarised in the draft Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis report and are available on the Department's website.



New homes

Wilton has the potential for around 15,000 new homes to accommodate around 50,000 people over the next 20 to 30 years. A new streamlined approach to rezoning will be piloted in Wilton with a view to developing housing and jobs sooner. The Bingara Gorge precinct has already been rezoned for urban development with approval for up to 1,800 homes.

Homes will be delivered in a variety of forms to meet the needs of people of different ages and income. Detached housing is expected to make up the majority of homes while the demand for smaller lots, semi-detached homes, townhouses and low rise apartments is expected to grow over time as the new town becomes established. These would make up around 20% of total homes when the new town is fully developed. Large lot housing could be developed within appropriate land at the south-eastern edge of the growth area. In order to address housing affordability and housing diversity needs, the Department has proposed to remove minimum lot sizes and encourage innovative housing solutions as part of precinct plans to ensure a variety of housing products are provided to meet the needs of a changing community.


15,000
homes


variety
of home types



New jobs

The new town has the potential to accommodate around 60,000m² of retail and business space to provide new shops, restaurants and services near to homes. The Department has adopted a target to create 15,000 new jobs over the next 20 to 30 years in partnership with Council, NSW Government and major landowners. Local employment is essential to minimise commuting and promote a self-contained town. The Department aims to match the supply of new homes in proportion to the creation of new jobs ensuring that the new town grows in balance. Employment will be focused in the major town centre, village centres and an expansion of the Maldon employment precinct. This will support a range of jobs including retail, food services, health, education, trades, service industries and general light industrial jobs. The growth area's proximity to existing and future regional transport connections provides opportunities for employment in industries such as freight, logistics and manufacturing.

The Department is working with Wollondilly Shire Council to prepare an economic development strategy to complement proposals by the private sector to attract jobs to Wilton. An economic development board will be established to focus efforts on this key issue in partnership with Council, NSW Government and major landowners. This will enable the board to assess and adapt to changing employment opportunities as development proceeds.

Improved transport

The growth of Wilton must be supported by the timely provision of adequate transport infrastructure to meet the needs of the future population. In consultation with relevant State agencies, major transport infrastructure requirements have been identified including:

- widening of Picton Road between Pembroke Parade and Almond Street
- upgrades to the Hume Highway between Picton Road and Narellan Road
- Pembroke Road and Picton Road intersection upgrade
- western bridge over Picton Road, near Janderra Lane
- new bridge over Picton Road at Almond Street
- investigate access to Hume Motorway
- Picton Road West and Wilton Park Road intersections.

The Department is continuing to work on transport to determine the final road network and public transport requirements. These will be finalised prior to the release of the final Land Use and Infrastructure Implementation Plan.



15,000
new jobs



Community areas

Wilton will have a full range of health and community uses that will grow over time. Major landowners will support the provision of social infrastructure as well as providing sites for schools and health facilities. Services including schools will continue to be provided by the NSW Government in response to housing location choices made by the community.

Careful understanding of the future demographics of the area allows us to understand the kind of community assets required in Wilton. These will include:

- new private schools, three public primary schools and a public high school
- new or upgraded emergency services such as police, fire and rescue
- local medical facilities including an integrated health centre
- privately-operated child care centres.

State based facilities will be provided in accordance with agreed population and demand thresholds over the next 20 years.

The environment

One of the defining features of Wilton is the exceptional setting in bushland adjoining the Hawkesbury-Nepean River, other water courses and drinking water catchment areas. The area has high biodiversity value and includes Endangered and Critically Endangered Ecological Communities. Much of the vegetation will be conserved to maintain biodiversity and habitat for fauna.

Heritage

The Gandagara people are the traditional custodians of land in the Priority Growth Area. Investigations and engagement with the Gandagara people have identified the presence of Aboriginal objectives/sites of significance, with the majority expected to occur along the Hawkesbury-Nepean River and Allens Creek, which are not suitable for development.

There are nine listed non-Indigenous heritage items that reflect the area's pastoral history, one of which is also likely to have high Aboriginal heritage potential. Most of these items are locally listed. Wilton Park is listed on the State Heritage Register.

An Integrated Archaeological Research Design and Management Strategy has been developed. This will guide development near known or potentially significant heritage items and sites, and assist in defining the extent and nature of heritage significance so that these sites can be properly managed.



Delivery and funding Infrastructure

The Plan identifies infrastructure that the growing community will need, as well as upgrades to existing infrastructure that will be required. This includes major roads and land for education and health.

Infrastructure planned for Wilton includes:

- upgraded roads with improved intersections
- public transport facilities, including a new bus interchange in the town centre and bus depot to operate bus services from Wilton
- open space and recreation in each precinct with a district sports ground near the town centre
- new primary schools in each precinct and a high school near the town centre
- community, health and cultural facilities.

Major landowners will build most supporting infrastructure to align with the release and development of land and will set aside sites for schools. The NSW Government will build schools as the population grows. Wollondilly Council will provide local infrastructure in accordance with Council's local infrastructure plans.

Infrastructure for new and growing communities will be provided in line with development. Planned major infrastructure will be incorporated in a Special Infrastructure Contributions Scheme. This will be exhibited later in 2017 and will allow developers to make monetary contributions for items listed on the Infrastructure Schedule, or to arrange works-in-kinds agreements.

Infrastructure delivery thresholds

The Background Analysis report accompanying the Interim Plan outlines general guidance for infrastructure to be provided in line with dwelling and population thresholds. Adoption of this Plan when it is finalised will assist agencies to plan for future capital works. Provision of schools, health facilities and roads will be incorporated in NSW budget planning processes to ensure that funding is allocated in a timely way.

The following general targets are suggested and will be refined in consultation with Wollondilly Council and State agencies:

- New primary school in Wilton South East to be provided to open before Wilton Primary School exceeds student capacity of 1000 students in line with Department of Education guidelines.
- New primary school for subsequent precincts to be opened in stages.
- Timing of new high school in Wilton town centre will be planned for before new Picton High School exceeds capacity, and when road and other infrastructure is in place to provide access to students.
- Bus services to be provided from the occupation of first homes within Wilton South East.
- Expanded bus services to be provided in stages.
- Transport for NSW will consider the merits of electrification of the Southern Highlands rail corridor through the Future Transport Strategy.
- Playing fields to be provided in stages within each precinct with active open space provided in the first stage of each precinct release.
- Planning for Integrated Health Centre to begin in 2018 in consultation with Council and NSW Health.

Bushfire protection

The land that can be developed within the Priority Growth Area is influenced by bushfire risks. Despite risks to some areas, development can happen in Wilton provided appropriate bushfire protection measures are put in place.

During precinct planning, development proposals will require bushfire protection assessments which will also be referred to the Rural Fire Service. The Department will continue to work with the Rural Fire Service and landowners to develop practical bushfire protection measures that can be implemented in the Priority Growth Area.

Mining

Part of the Priority Growth Area has approval for coal mining over the next 15 to 30 years. The Department is working with landowners and the mining industry to address the risks associated with building homes near mining areas. These will be resolved before any precinct planning is approved. Landowners of the northern and town centre precincts have reached agreement with miner South32 that the mining lease over this area will be relinquished when the area is rezoned. This will enable development to proceed.

Planning controls

Further detailed planning will be undertaken for each precinct following the finalisation of the Land Use and Infrastructure Implementation Plan. Wollondilly Council is currently preparing a development control plan for the Priority Growth Area.

The Department is proposing to use a new approach that introduces an urban zone under the Growth Centres State Environmental Planning Policy. This new zone aims to facilitate faster delivery of homes, jobs and infrastructure giving investment certainty about the future land uses expected in the area. The urban zone would apply to an entire precinct and confer development rights. Development and subdivisions would only occur once detailed precinct plans have been prepared and assessed to show how the strategic planning and infrastructure requirements in the Land Use and Infrastructure Implementation Plan have been included in the new development. These more detailed plans would apply an urban design process to address issues including biodiversity, heritage and local road networks.

After precinct plans are developed a supplementary planning amendment would occur to reflect the final land use under the standard planning instrument through an amendment to Wollondilly Council's local environmental plan.

Biodiversity Certification

To enhance and protect Wilton's natural assets, the Department is 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.

Have your say

The Department welcomes your feedback on the Interim Land Use and Infrastructure Implementation Plan. You can make a submission by visiting planning.nsw.gov.au/wilton.

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 the Final Land Use and Infrastructure Implementation Plan at planning.nsw.gov.au/wilton

More Information

-  Contact us on 1300 305 695
-  Email us at community@planning.nsw.gov.au
-  Visit planning.nsw.gov.au/wilton

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