

Wilton Interim Land Use and Infrastructure Implementation Plan

Frequently Asked Questions

August 2017

What are we consulting on?

- Wilton was declared a Priority Growth Area in July 2016 and we are now exhibiting an Interim Land Use and Infrastructure Implementation Plan to provide a framework for development in Wilton over the next 20 to 30 years.
- Wilton will provide around 15,000 new homes and a town centre. We are targeting the creation of 15,000 new jobs over time including industrial jobs within planned employment lands on the northern edge and town centre. The first stage of the town centre development is likely to include highway services and retail opportunities. Wilton will include health and education services to support growth. Key road infrastructure to serve new communities will be a condition of any future development proposals.
- The Department is developing a plan for roads, transport, education, health and biodiversity. This will be a fully costed plan that shows what developers will fund and when the infrastructure will be provided to ensure services are available for new homes and communities when they are built.

Has the land been rezoned?

- Not at this stage.
- The Growth Centres SEPP has been amended to include Wilton as a Priority Growth Area. Rezoning will occur through local environmental plans or a SEPP that amends local environmental plans.
- No land will be rezoned until there are satisfactory arrangements for the delivery of infrastructure to support growth. We will consult further with the community prior to rezoning land in Wilton.

How will the land be rezoned and when?

- The rezoning of land within each precinct will occur over time. There are current planning proposals for parts of Wilton which will be considered by the Department and Wollondilly Shire Council. Some areas could be rezoned from late 2017, with the first homes expected to be under construction in 2019.

What is proposed for Wilton South East?

- Wilton South East is one of the precincts within the Wilton Priority Growth Area.
- A detailed planning proposal is being developed for part of this precinct by the Department in response to a submission from Walker Corporation. This could see around 3,000 homes provided for a growing community, along with the infrastructure that is needed for a growing population.
- If the proposal is approved, homes could be under construction in 2019.
- We are interested in your feedback on the draft Precinct Plan for Wilton South East. Visit planning.nsw.gov.au/wiltonsoutheast to have your say.

I made a submission about the Wilton Priority Growth Area last year. How have you addressed my comments?

- In 2016 the Department informed the community that Wilton had been declared a Priority Growth Area. We have adapted our plan in response to the feedback from local communities, agencies and the private sector. The plan addresses the following outcomes of the consultation:
 - Natural areas will be conserved and linked and biodiversity and heritage protected.
 - Schools, health facilities, transport and roads, open space and cultural facilities will be provided or upgraded as the population increases.
 - More homes and jobs will be provided and will complement existing local villages and communities.

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Existing roads need to be upgraded. What is being done about that?

We are working with Transport for NSW to develop a transport strategy for the Growth Area. We are currently planning major road upgrades to support growth. These include:

- Picton Road upgrade
- Hume Highway upgrade
- Upgrade of the Hume Motorway and Picton Road intersection
- Bus services between Wilton and key local and regional destinations
- Cycle and pedestrian network within Wilton linking to the broader South West District.

Will new schools be provided?

- We are currently planning for new education facilities in the Growth Area. These include three new public primary schools and a high school. Land for public schools will be provided by landowners and the NSW Government will build the infrastructure as communities grow.
- Landowners are also making arrangements for private schools to be established in the Growth Area.

What will be done to protect the environment?

The strategy protects flora and fauna by:

- Planning the biocertification of native vegetation to protect flora
- Identifying fauna corridors
- Planning for wetlands, ponds and treatments to protect water quality in rivers
- Implementing air quality protection initiatives.

When will homes be available?

- Parts of Wilton will be ready to deliver homes from 2019. Local services will be provided within each neighbourhood and roads upgraded in tandem with development.

There are sites of significance to Aboriginal people in the area. Will these be protected?

- Investigations and engagement have identified the presence of Aboriginal objects/sites of significance, with the majority expected to occur along the Hawkesbury-Nepean River and Allens Creek, which are not suitable for development.
- Any development within the vicinity of known or potential heritage items and sites will require further investigation to define the extent and nature of heritage significance and inform an appropriate design and/or management response.

How can I be involved?

- We are interested in your feedback on the Interim Land Use and Infrastructure Implementation Plan for Wilton. Make a submission at planning.nsw.gov.au/wilton or if you do not have access to the internet, you can mail your submission to GPO Box 39, Sydney NSW 2001.
- Register your interest at planning.nsw.gov.au/wilton so we can keep you up to date about the Plan for Wilton. We will let you know when the final Plan is released.
- We will consult you further about detailed plans for the area.