
Planning and Environment

Wilton Growth Area Update

Update to Wilton 2040:
A plan for the Wilton Growth Area

June 2023



Acknowledgement of Country

The Department of Planning and Environment acknowledges that the Wilton Growth Area is on Dharawal and Gundungurra land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Wilton Growth Area Update

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Image on front cover: Aerial of Wilton.

Credit: DPE.

Artwork by Nikita Ridgeway.

Introduction

Since the publication of *Wilton 2040: A Plan for the Wilton Growth Area* (Wilton 2040) in 2018, many significant decisions and achievements have been made to deliver the Wilton Growth Area. This update aims to highlight what has occurred since 2018 and provide a consolidated view of the government agency and Council collaboration and initiatives currently underway.

Key changes since 2018

Significant progress has been made in precinct planning which is a key step to delivering much needed housing for Sydney. This includes State-led precinct rezoning of the North Wilton precinct and more recently the Wilton Town Centre precinct. Further precinct planning and the potential future rezoning of West Wilton, South Wilton, and Maldon precincts will be undertaken through collaboration between Council and the department. Council will lead the planning of these precincts, with support from the department to resolve wider issues, determine appropriate timing of development and infrastructure, and together drive high quality outcomes.

Delivery of key infrastructure to support the Wilton Growth Area was initially outlined in the Wilton Infrastructure Phasing Plan (IPP), titled *Wilton: Building a great new town* (November 2020). The department has worked closely with Wollondilly Shire Council and state agencies such as Sydney Water, Transport for NSW, School Infrastructure NSW, and major landowners to review infrastructure items in the Wilton Growth Area. The review identifies the priority level and funding sources for infrastructure that is essential to housing delivery. This work will be finalised and published in the coming months.

The department will regularly publish updates as rezoning occurs and as new decisions and announcements are made. This will provide the community, developers, councils, landowners, agencies, with up-to-date information about how the Wilton Growth Area is being delivered.

Figure 1: Timeline of significant milestones achieved since the publication of Wilton 2040



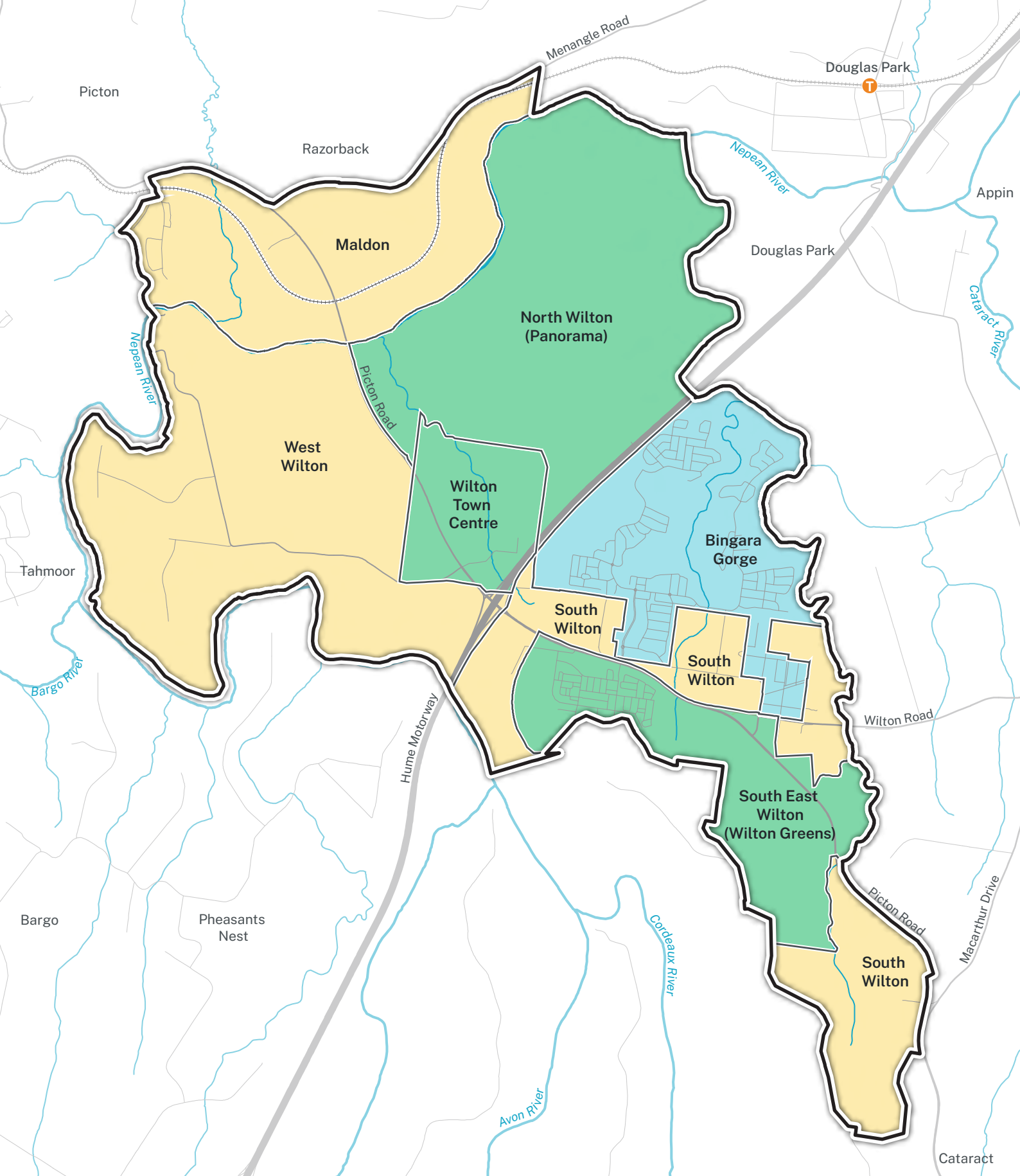


Figure 2: Map of Wilton Growth Area precincts and their rezoning status

- | | | | |
|--|----------------------|--|-------------------|
| | Growth area boundary | | Rezoned under LEP |
| | Precinct boundary | | Rezoned precincts |
| | Railway station | | Not yet rezoned |

- | | |
|--|--------------|
| | Railway line |
| | Road |
| | River |

Development updates for rezoned precincts

South East Wilton

South East Wilton (also known as Wilton Greens) was rezoned in 2017 and a Development Application for subdivision in Stage 1 was approved by the Sydney Western City Planning Panel in October 2019.

The South East Wilton Structure Plan was updated in 2022 as a result of the approval of the Cumberland Plain Conservation Plan. A Draft Neighbourhood Plan for Stages 2 and 3 has been lodged with Wollondilly Shire Council. This Neighbourhood Plan provides for approximately 1,286 lots, including residential and employment lands, a local centre, a school, playing fields, and passive and active open space.

More information on South East Wilton can be found at the [department's website](#).

North Wilton

The North Wilton Precinct (also known as Panorama) was rezoned in October 2018. Covering 874 hectares, it will comprise up to 5,600 homes built in approximately 10 stages, over 25 years supporting a vibrant local community. North Wilton includes a lakeside business hub, local centre, medical centre, childcare centre, gathering space, school, and a community centre.

A Neighbourhood Plan and the Stage 1 Development Application have been approved by Wollondilly Shire Council. The North Wilton Precinct proponent and developer, Landcom, has commenced construction on Stage 1.

More information on North Wilton can be found at the [department's website](#).

Wilton Town Centre

The Wilton Town Centre Precinct (also known as Governors Hill) will be the residential, retail, commercial and entertainment core of the Wilton Growth Area and the largest strategic centre in the Wollondilly Shire. The department worked with Wollondilly Shire Council and state agencies to prepare the draft planning package, which was on exhibition in November and December 2020. The new controls for the precinct were approved in 2021 and came into effect on 30 June 2023.

The Wilton Town Centre will deliver:

- a major retail and commercial centre to provide jobs and services
- about 1600 new homes with a mix of housing types from detached houses to low-rise apartments
- a new major public open space including sports fields
- protection of 37 hectares of environmentally sensitive land and
- improved roads and public transport Infrastructure including provision for a central bus terminal.

More information on the Wilton Town Centre can be found at the [department's website](#).

Wilton Growth Area Development Control Plan (2021)

The department worked with Wollondilly Shire Council and other stakeholders to prepare and finalise the Wilton Growth Area Development Control Plan (DCP). The DCP contains the detailed development controls to guide development in the Wilton Growth Area. It currently applies to the rezoned South East Wilton, North Wilton, and Wilton Town Centre Precincts, which have been the first stages of development for the growing Wilton community. To create vibrant places to work and connect socially, the department working with Council to prepare planning controls for employment lands, commercial centres, and the Wilton Town Centre.

It is noted that the key planning drivers for the Wilton Green Plan (originally referred to within Wilton 2040) have now been embraced within the planning principles and development controls of the DCP and the Wollondilly Urban Tree Canopy Plan and Landscape Strategy. This streamlines the requirements for assessing Planning Proposals and Development Applications. The Wilton Growth Area will provide future communities with open space for recreation while protecting and enhancing biodiversity through connected green corridors and an urban tree canopy in the public domain.

More information on the DCP can be found on the [Planning Portal](#).

Wilton Greenfield Housing Code

The Wilton Greenfield Housing Code is a fast track complying development pathway for the Wilton Growth Area to speed up the delivery of new homes in areas identified as low density residential in the Urban Development Zone within the Wilton Growth Area. The Wilton Greenfield Housing Code applies to land in South East Wilton and North Wilton for land identified for low density housing, with the exception of South East Wilton Stage 1. The Wilton variations to the Greenfield Housing Code include settings for:

- front, side, and rear setbacks
- minimum lot width and lot area bands
- minimum landscape area to suit new lot area bands
- a buffer to environmental land
- light-coloured roofs for reduced solar absorption

The Wilton Greenfield Housing Code and map of where it applies can be found on the [department's website](#)

Transport for connecting communities

The department and Transport for NSW have identified the need to reprioritise transport infrastructure and opportunities for improved transport services in anticipation of the future communities in the Wilton Growth Area. An infrastructure review is being undertaken to prioritise the connections between precincts, so that people in Bingara Gorge or South East Wilton can access the schools in North Wilton, the future town centre and bus interchange in the Wilton Town Centre. The review aims to support the provision of early key active transport connections to encourage healthy and sustainable living alongside the need to plan new bus services that will bring people from surrounding suburbs, such as Picton, Bargo, Tahmoor and Wilton. The identification of key infrastructure also aims to support future connections to Campbelltown and local connectivity to the wider area.

In its Budget 2022-23, the Australian Government committed \$95.6 million to the planning of the upgrade of Picton Road and Picton Bypass projects. In addition, the NSW Government was successful in progressing a business case for Picton Road Upgrade and Interchange, allocating \$44 million for the planning of the upgrade of Picton Road (including the Interchange). These funding decisions have enabled major road projects in Wilton to be fast tracked. Furthermore, progress on planning for other parts of greater Western Sydney has updated some transport and planning requirements in the Wilton Growth Area.

Artist's impression of Bingara Gorge intersection with South East Wilton. Credit: Metro



Educational facilities

Construction is underway for the upgrade of Wilton Public School in Bingara Gorge to bring students improved facilities and support the growing local community. This work will provide 22 permanent flexible learning spaces, a new car park, and upgrades to the hall, library, canteen, covered outdoor learning area, and administration.

The Strategic Business Case for a new primary school in Wilton Growth Area is being prepared, with an architect and consultant appointed for the Master Planning stage. Site investigations and needs analysis are underway, which includes studies of demographic trends, education requirements, catchment boundaries, and heritage requirements.

Water servicing and supply

Sydney Water has published their [Growth Servicing Strategy 2022-2027](#) which highlights upgrades to the existing treatment plant in Bingara Gorge, construction of new sewerage pump stations, and water reservoir for the Wilton Growth Area. Extensive planning has been undertaken and detailed design and construction commenced for the staged delivery of these potable water, wastewater, and recycled water services. Sydney Water has worked with landowners to secure agreements for Stage 1 developments in South East Wilton and North Wilton, and future development in Bingara Gorge. Additional capacity is estimated to be available in stages by approximately 2026, 2031, and 2036.

The Cumberland Plain Conservation Plan

The Cumberland Plain Conservation Plan helps protect threatened plants and animals while supporting the creation of housing, infrastructure, and green spaces in Western Sydney. In areas like Wilton this provides a significant benefit by requiring landowners to consider the impacts of development on local biodiversity, and clearly define where new housing and infrastructure can be constructed early in the planning process.

The Plan identifies where development can occur and where land is avoided for biodiversity conservation. The Wilton Development Control Plan and Cumberland Plain Conservation Plan Mitigation Measures Guidelines implement these land categories by providing guidelines that landowners must address before receiving development approval.

In August 2022 the NSW Government approved the Plan and is currently seeking the Commonwealth's approval of the Plan. Until Commonwealth approvals are received, some landowners may still be required to seek separate biodiversity approvals for matters of national environmental significance.

More information on the Cumberland Plain Conservation Plan can be found on the [department's website](#).

Koala corridors

The approval of the Cumberland Plain Conservation Plan has helped the department further implement the advice and recommendations of the Office of the NSW Chief Scientist and Engineer. For example, the department has progressed our commitment to delivering expanded and revegetated koala corridors to protect biodiversity including the grey-headed flying fox, painted honeyeater, masked owl, Cumberland Plain land snail, eastern pygmy possum, nodding geebung, Bargo geebung, Deane's paperbark, Sydney plains greenhood, and spiked rice flower, among others.

The Cumberland Plain Conservation Plan supports a regional approach to maintain and protect the Southern Western Sydney koala population and includes measures to protect koala habitat corridors in perpetuity and to restore land to augment and strengthen existing corridors. Appropriate conservation zones and revegetation to support the safe movement of koalas will occur

over time as land is rezoned. The community can read more about how koala corridors are being implemented as planning proposals are exhibited. As further improvements to protecting koalas and their habitat are being made in new rezonings, such as in the Greater Macarthur Growth Area, these initiatives will be rolled out in the Wilton Growth Area to ensure a consistent planning framework for koala corridor controls.



Eastern pygmy possum habitat is also protected in koala corridors under the Cumberland Plain Conservation Plan. Credit: Ken Stepnell, DPE

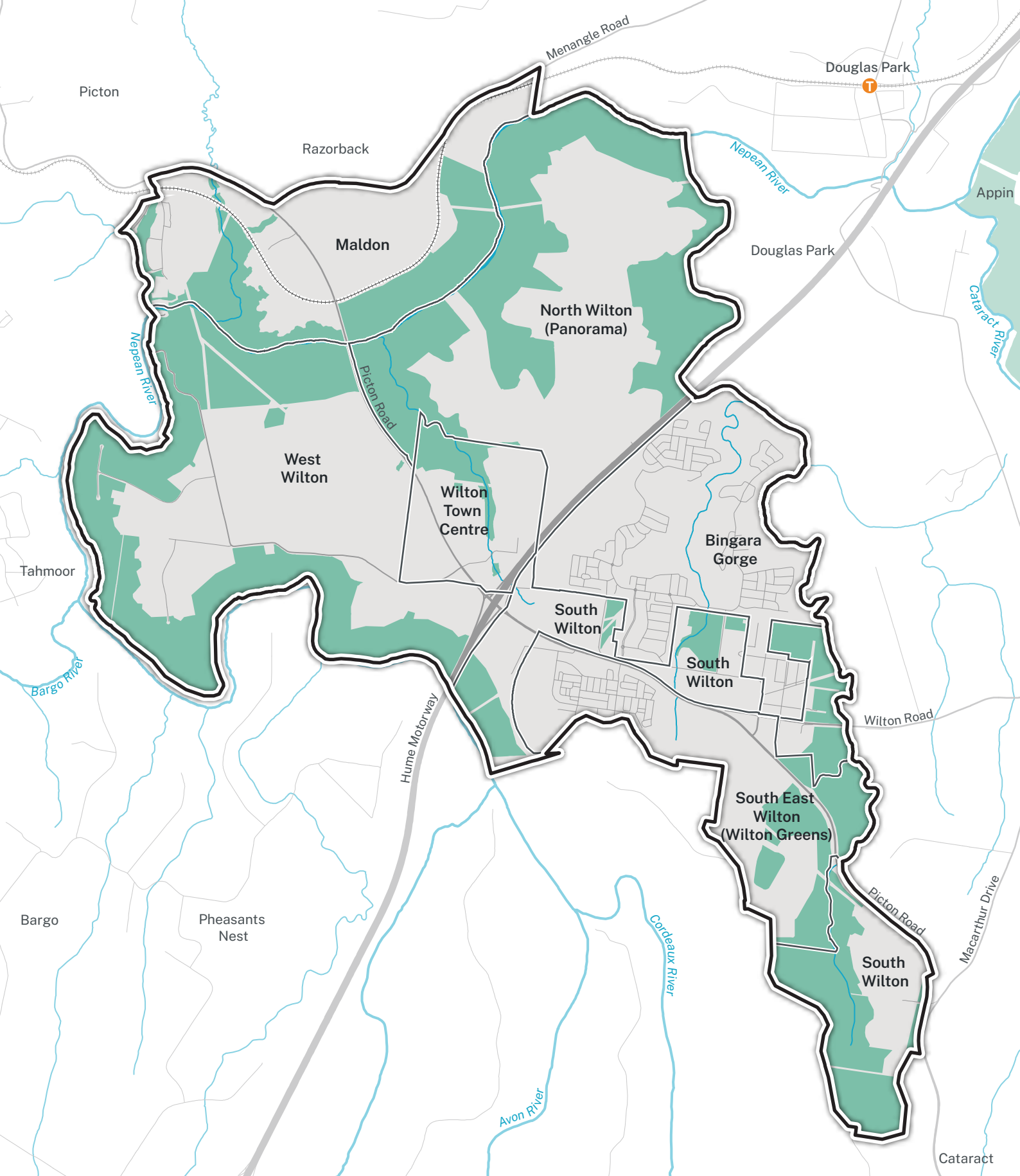


Figure 3: Map of Cumberland Plain Conservation Plan avoided land (avoided for biodiversity) in Wilton Growth Area

0 0.5 1 2 km



- | | | |
|----------------------|-------------------------|--------------|
| Growth area boundary | Urban capable land | Railway line |
| Precinct boundary | Avoided land under CPCP | Road |
| Railway station | | River |

Wollondilly Shire Council initiatives

Wollondilly Shire Council has taken an active role in preparing the strategic planning policies and framework that will assist in the staged delivery of the Wilton Growth Area.



Figure 4: Wollondilly Shire Council local strategies to help deliver the vision of vibrant, sustainable communities in Wilton Growth Area.

Council strategies

Wollondilly Shire Council has prepared the following land use strategies relevant to the Wilton Growth Area. An overview of the strategies is provided below with further details available through [Council's website](#).

Wollondilly Local Strategic Planning Statement

In March 2020, Council adopted the [Wollondilly Local Strategic Planning Statement](#), which provides specific guidance to implement the priorities and actions of the [Western City District Plan](#) at the local level. Priority 4 of the Wollondilly Local Strategic Planning Statement sets out Council's commitments to create vibrant, healthy, and sustainable communities in Wilton. This includes local contributions planning for playing fields, parks, roads, a library, and health facilities.

Wollondilly Local Housing Strategy

The [Wollondilly Local Housing Strategy](#) provides a 20-year vision for housing across the Wollondilly Shire. The strategy states that the delivery of additional housing in Wollondilly can be achieved through planned growth in the Wilton Growth Area, with the focus on coordinated planning and infrastructure delivery across State and Local Government. The Wilton Growth Area provides an opportunity to contribute to housing supply at a district level with 90% of forecasted housing growth in the Wollondilly LGA to be located in the Wilton Growth Area.

Wollondilly Employment Lands Strategy

Council adopted the [Wollondilly Employment Land Strategy](#) to establish a framework to guide future development on employment land in Wollondilly Shire LGA. 40 hectares of land has been identified in the strategy for future employment precincts as part of the Wilton Growth Area Structure Plan. These areas are proposed for business and enterprise type uses, including office, bulky goods retail and highway service centre uses.

Other strategies

Council also adopted the following strategies in 2021:

- Urban Tree Canopy Plan and Landscape Strategy
- Rural Lands Strategy

In 2022 Council completed the *Wilton Growth Area Commercial Centres Study*.

With a key focus on the potential commercial and employment opportunities that the Wilton Growth Area represents, Council exhibited the Wilton Growth Area Commercial Centres Study from July – September 2022. The study identifies the role and anticipated locations of the centres in Wilton Growth Area and offers a plan for how the new residents of Wilton will access services such as supermarkets, cinemas, healthcare, cafes, and shops at the neighbourhood, local, and regional level. The study can be found on [Council's website](#).

Neighbourhood Plan Policy guidelines

A Neighbourhood Plan is a high-level master plan prepared for land that has been rezoned. It provides a framework to prepare and assess Development Applications (DA), ensuring they align with the strategic direction of Wilton 2040 and Precinct Structure Plans. Neighbourhood Plans provide a detailed outline for what the developed land will look like. This includes fine grain land uses such as cycleways, local road networks, drainage systems, recreation areas, etc.

Wollondilly Shire Council has prepared and exhibited the Draft Neighbourhood Plan Policy that will guide the preparation of Neighbourhood Plans in the Wilton Growth Area. Further details can be found on [Council's website](#).

What projects are underway?

Bushfire management

A detailed Bushfire Fire Risk Assessment has been undertaken for the Wilton Growth Area, supported by extensive consultation with the NSW Rural Fire Service. The Assessment identified areas of low bushfire risk where development may proceed. The department is currently undertaking a further detailed Bushfire Evacuation Study to investigate future evacuation routes and scenarios, especially for high bushfire risk areas. This work will to consider existing roads, planned road upgrades, and shelter-in-place options for the future Wilton community. For example, school sites may provide a suitable evacuation point for residents. The Wilton DCP also includes specific development guidelines to ensure development is sensitive to emergency bushfire scenarios.

New planning controls for commercial, retail and other employment-generating development

In 2021, the 'Employment Chapter' of the Wilton Growth Area Development Control Plan was publicly exhibited alongside the Wilton Town Centre rezoning. This Chapter will guide the development of commercial and industrial spaces such as shopping centres, public plazas, and office buildings, while also making them welcoming spaces for all residents by considering ecologically-sensitive design. The department is working closely with Council and landowners to finalise the proposed controls and other house-keeping amendments to the Wilton Growth Area Development Control Plan. Once finalised, the updated controls will be made available on the department's website.

Wilton Critical Infrastructure Priority Plan

In 2020 the department published [Wilton: Building a great new town](#) which identified planned infrastructure for the Wilton Growth Area. In response to evolving growth patterns, the department is finalising a review of this earlier publication and working with Council and state agencies to better plan for and deliver this infrastructure in the Wilton Growth Area. Once finalised, the updated plan will also be published on the department's website.

Infrastructure reform

The [Housing and Productivity Contribution](#) (HPC) framework that is currently before NSW Parliament, is to facilitate regional infrastructure to support and promote housing and economic activity. The HPC can contribute towards the growth-enabling infrastructure such as:

- Active transport
- Transport
- Education
- Health
- Emergency
- Justice
- Open Space and conservation

Once finalised, the HPC framework will provide an additional funding source for infrastructure in the Wilton Growth Area.

South East Wilton Precinct

The first residential Development Applications are being lodged with Council for Stage 1 in South East Wilton. Stage 1 will deliver 500 new houses, and agreements are in place with Sydney Water to provide servicing for these homes through nearby Bingara Gorge water treatment plant and future upgrades to provide additional capacity.

The department is working with Council and Risland to update the South East Wilton Precinct Structure Plan in response to more detailed planning that has occurred. The updated Structure Plan will support the delivery of local parks, future homes, community facilities, and a commercial centre in future Stages 2 and 3.

Artist's impression of Wilton Greens Central Park in South East Wilton. Credit: Risland Australia



North Wilton Precinct

Earthworks for Stage 1 in the North Wilton precinct are now underway.

To support the development of local infrastructure such as sub-arterial roads, local playing fields, special urban recreation areas, and a potential school site, the North Wilton Precinct Structure Plan is currently being updated. Once finalised, the updated structure plan will be published on the department's website and guide future development, including updates to the Wilton Growth Area Development Control Plan.

Wilton Town Centre Precinct

Wollondilly Shire Council is undertaking masterplanning for the Wilton Town Centre Precinct. The masterplan will identify strategic locations for community facilities and services. These include a library, health centre, bus depot, school, recreation centre, and community centre to be accessible alongside shops, cafés, and public spaces.

As the Wilton Town Centre rezoning has now come into effect, the department is working closely with the landowner to finalise a State Voluntary Planning Agreement. This seeks to cater for the provision of key state infrastructure such as sub-arterial roads, a bus depot, and land for educational facilities.

Fine grain development controls are being prepared for the Wilton Town Centre chapter. These aim to actively deliver on the vision of an accessible, vibrant town centre for future residents. The masterplanning work will inform these controls and once finalised will be adopted into the Wilton Growth Area Development Control Plan.

Artist's impression of the Panorama Estate community in North Wilton. Courtesy: Landcom



Next steps

The department will continue to work with Wollondilly Shire Council and all stakeholders to progress the planning and development of Wilton Growth Area. As new projects and decisions are announced the department will provide updates on the Wilton Growth Area to keep the strategic framework aligned to government policy.

If any significant changes to the Growth Area and Precinct Structure Plans are proposed in the future, the department will publicly exhibit these changes and seek feedback prior to making any final decisions.

There are several potential projects and actions that may be undertaken to further plan for the Wilton Growth Area. These include:



Update to the Wilton Growth Area Structure Plan.



Detailed guide to the Wilton Growth Area, including a framework to assist in the preparation and assessment of planning proposals.



Further masterplanning for precincts which will not rezone land but provide finer grain detail to the Structure Plan to inform planning proposals.



Planning proposals currently being prepared for submission to the department.



Investigation of an Urban Development Program for the Western Parkland City.

Further, the department anticipates the release of a revised Western City District Plan, will inform future updates.

Additional information will be made available on the department's website to advise of any future work programs and opportunities to be involved.

Artist's impression of the Panorama Estate community in North Wilton.
Courtesy: Landcom



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