



## North Wilton Precinct - Schedule 2

### Neighbourhood Plan No. 1

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Wilton Growth Area Development Control Plan 2021

September 2023

Published by NSW Department of Planning, Industry and Environment

[dpie.nsw.gov.au](http://dpie.nsw.gov.au)

Title: North Wilton Neighbourhood Plan No. 1

First published: September 2023

**More information**

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## **1 INTRODUCTION**

### **1.1 Name and Application of this Part**

This Part forms part of the Wilton Growth Area Development Control Plan Schedule 2 – North Wilton Precinct.

This Part applies to all development on the land in the North Wilton Precinct Neighbourhood No.1 shown in **Figure 1**. This Part and related amendments to the DCP give effect to the provisions of this Schedule for land within the North Wilton Precinct as shown on the Land Application Map.

### **1.2 Structure of this Schedule**

This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Part and the main body of the DCP and Schedule 2, this Part takes precedence.

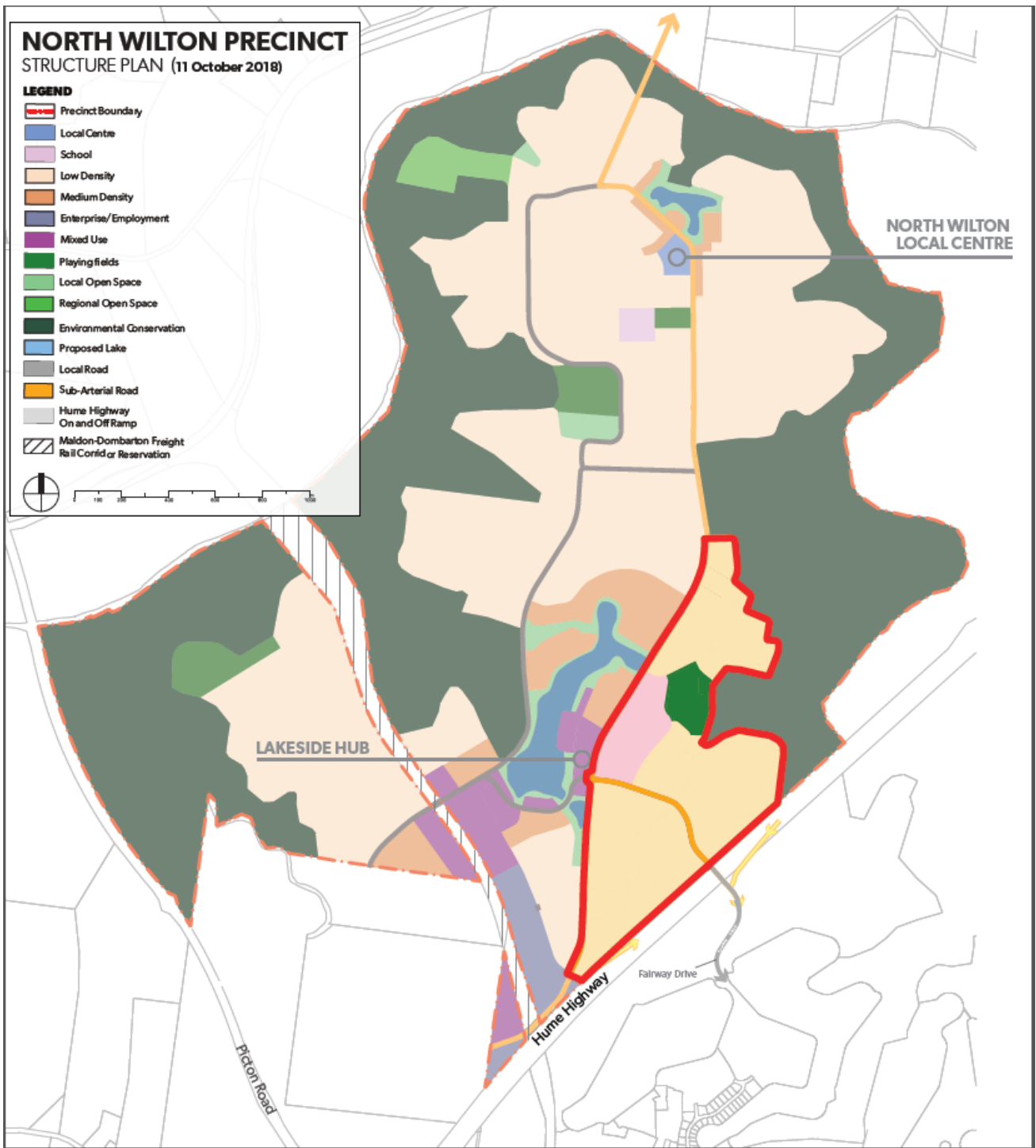


Figure 1: Land Application Map

## 2 DEVELOPMENT PLANNING AND DESIGN

*Note: This Part establishes the vision for North Wilton and introduces the Neighbourhood Plan that will further guide the delivery of development at North Wilton.*

### 2.1 The North Wilton Neighbourhood – Principles

The key Principles for North Wilton Neighbourhood No. 1 are:

- a. Deliver an affordable, sustainable, and amenable neighbourhood in North Wilton.
- b. Leverage off the precinct's natural assets, and accessibility to Sydney, Wollongong, Campbelltown, and Canberra, to provide a great opportunity to provide urban amenity within a rural setting.
- c. Achieve a 6 Star Green Star Community rating, which demonstrates global standards of liveability, resilience, inclusion, affordability, and environmental quality.
- d. Providing a diverse range of housing options and community facilities to increase the diversity of residents and build community cohesion and resilience.
- e. Ensuring water is captured, recycled and reused.

### 2.2 Neighbourhood Plan No.1

The North Wilton Neighbourhood Plan No.1 at **Figure 2** illustrates the broad level development outcomes for the neighbourhood area. It outlines the development footprint, land uses, open space and conservation areas, corridors, major transport linkages and general location of community facilities and schools.

#### Objectives

- a. To ensure development of the Neighbourhood is undertaken in a co-ordinated manner consistent with the vision and objectives of the Wilton 2040, North Wilton Precinct Structure Plan and the North Wilton Neighbourhood Plan.

#### Controls

1. All development is to be undertaken in accordance with the Neighbourhood Plan at **Figure 2** subject to compliance with the objectives and development controls set out in this Part of the DCP.
2. Where variation from the Neighbourhood Plan is proposed, the applicant is to demonstrate that the proposed development is consistent with the Development Principles for the Neighbourhood set out in **Section 2.1**.
3. Development must be in accordance with Part 8 of the Wilton Growth Area DCP 2021 in relation to Sustainability and Biodiversity objectives and controls.
4. Where a recycled water network is provided, all lots must be serviced by dual reticulation (potable and recycled).
5. Where wildlife is present, appropriate protection measures are developed and implemented in consultation with the Environment and Heritage Group

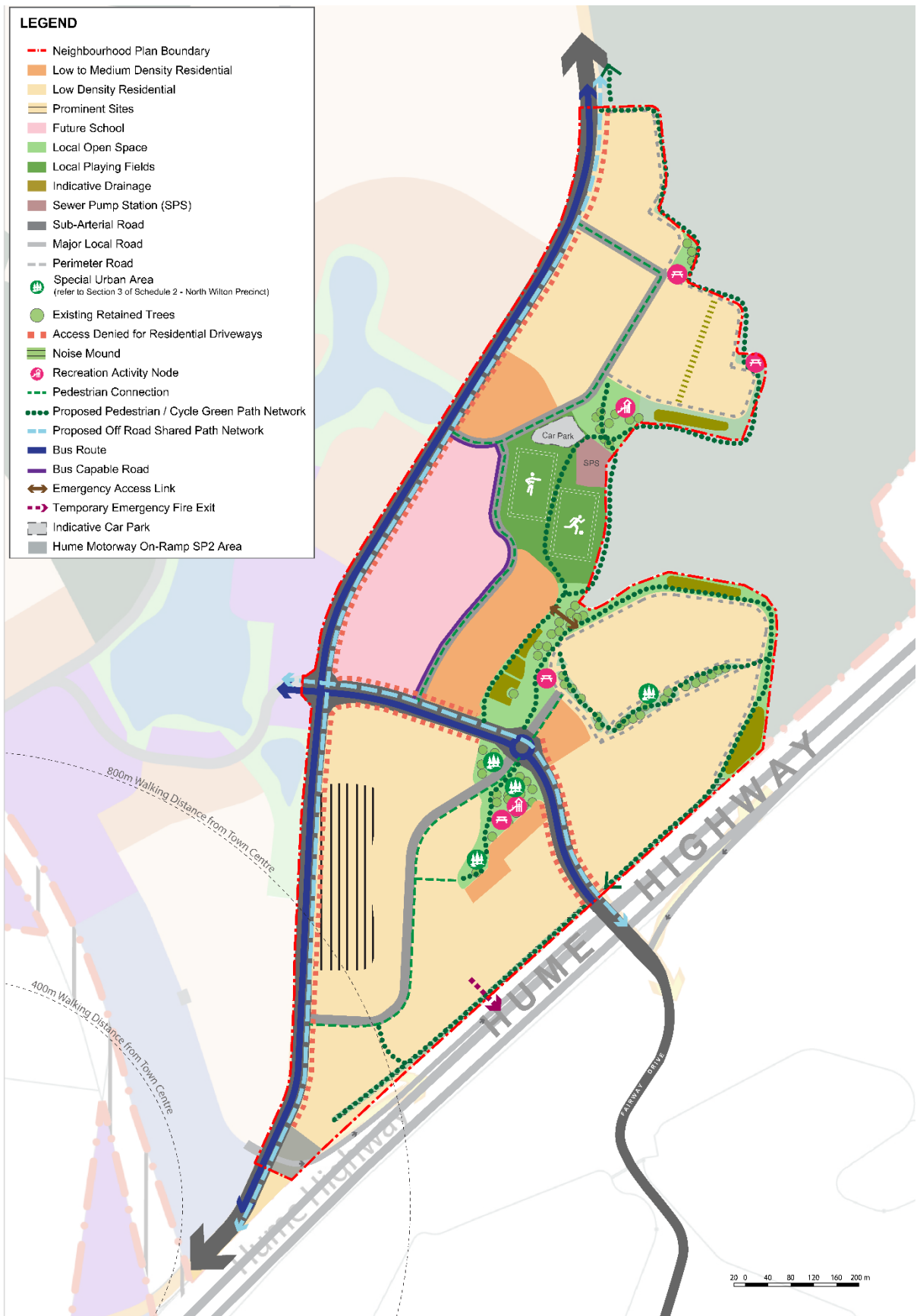


Figure 2: North Wilton Neighbourhood Plan

## 2.3 Green and Blue Grid

### Objective

- a. To facilitate the provision of open space consistent with the level of development.
- b. To encourage a range of open space typologies for a broad range of activities and users.
- c. To ensure that the Blue Grid is integrated into the development through appropriate WSUD infrastructure.

### Controls

1. Open space is to be provided in accordance with the Green and Blue Grid Plan at **Figure 3**.
2. The size of open space is to be consistent with **Figure 3**. Where variations are sought, additional information and justification is to be provided that support the proposed variation.
3. WSUD is to be consistent with Section 3.3 of the DCP. Where variations are sought, additional information and justification is to be provided that support the proposed variation and achieve the objectives of Section 3.3.



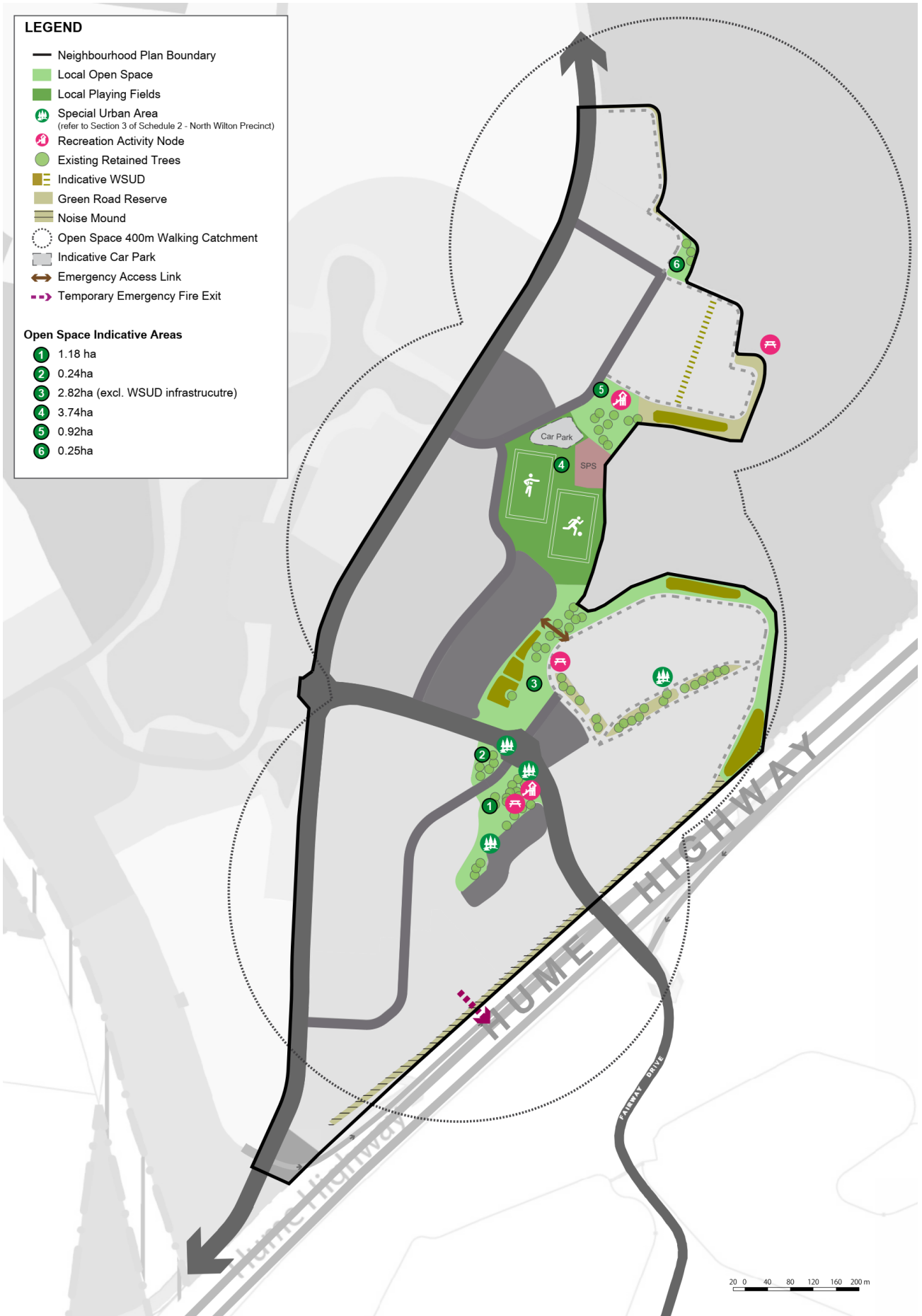


Figure 3: Green and Blue Grid Plan

## 2.4 Tree Canopy Cover

### Objective:

- a. To ensure 40% tree canopy cover is achieved in accordance with the DCP.
- b. To ensure the bushfire risk is mitigated through appropriate design responses.
- c. To support a balanced approach between tree canopy cover and bushfire risks.
- d. Preserving and enhancing local bushland to protect local native plants and animals.
- e. Support the reduction of the heat island effect via consideration of building materials and colours as well as tree canopy cover

### Controls:

1. 40% tree canopy cover to be achieved within 15-20 years.
2. All applications must demonstrate how 40% tree canopy cover can be demonstrated across the development site by providing a tree canopy analysis plan which provides calculations for the following:
  - a. Canopy area for trees proposed for their growth at 5, 10, 15 and 20 years
  - b. Site area
  - c. Trees located within road reserves and trees located within rear and front setback of lots as per DCP
  - d. Total tree canopy coverage (%) at 5, 10, 15 and 20 years across the development site
  - e. Total tree canopy coverage (%) at 5, 10, 15 and 20 years across the road reserves
3. Driveways are encouraged to be set to assist with the siting of trees within the streetscape.
4. Demonstration in the development application of other innovative approaches towards achieving 40% tree canopy cover is encouraged.
5. For land that is affected by APZ, the requirements of Planning for Bushfire Protection 2019 (PBP) must be applied, including the relevant tree canopy requirements in Inner and Outer Protection Areas.
6. When demonstrating the achievement of 40% canopy cover, land affected by APZ should be removed from any calculation.
7. Tree species proposed within APZs are to be appropriate for the risk level. Consultation between the appointed bushfire consultant and the landscape architect or arborist is to be undertaken.

## 2.5 Grey Grid

### Objectives

- a. To promote safe, attractive and interactive streetscapes which respond to their surroundings and their role in the wider transport network.
- b. To provide a clear hierarchy of road types which recognise the need to integrate pedestrian, cycling and vehicle movements within the Neighbourhood.
- c. To encourage public and active transport use through the provision of appropriate enabling infrastructure.
- d. To provide a convenient, efficient and safe network of pedestrian and cycleway paths for the use of the community, within and beyond the site.
- e. To encourage residents to walk or cycle, in preference to using motor vehicles, as a way of gaining access to the schools, shops, and local community and recreation facilities.
- f. To promote the efficient use of land by allowing pedestrian pathways and cycleways to be located within parks and corridors.

### Controls

1. The pedestrian and cycle network is to be consistent with **Figure 4**.
2. Off road pedestrian and cycle links are to be integrated with open space, special urban areas and conservation areas.
3. Pedestrian and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all.
4. Pedestrian and cycle shared paths and facilities within the bushland area are to provide access to the wider community. Pedestrian and cycle shared paths are to be a minimum width of 2.5m.
5. Streets are to be designed in accordance with *Section 3.14 Movement* of the DCP. Alternate street type designs are permitted, subject to negotiation with the relevant consent authority. Where alternate street type designs are proposed, they must demonstrate the following:
  - a. Achievement of the objectives of this Section and those of *Section 3.14 Movement*.
  - b. Achievement of the 40% canopy cover in accordance with *Section 2.4 Canopy Cover* of this Part.
  - c. Provision of adequate pedestrian and cycle infrastructure.
  - d. Achievement of adequate vehicle movement commensurate to the street type
6. Principles of CPTED (Crime Prevention through Environmental Design) to be incorporated in the design of the access and movement system.

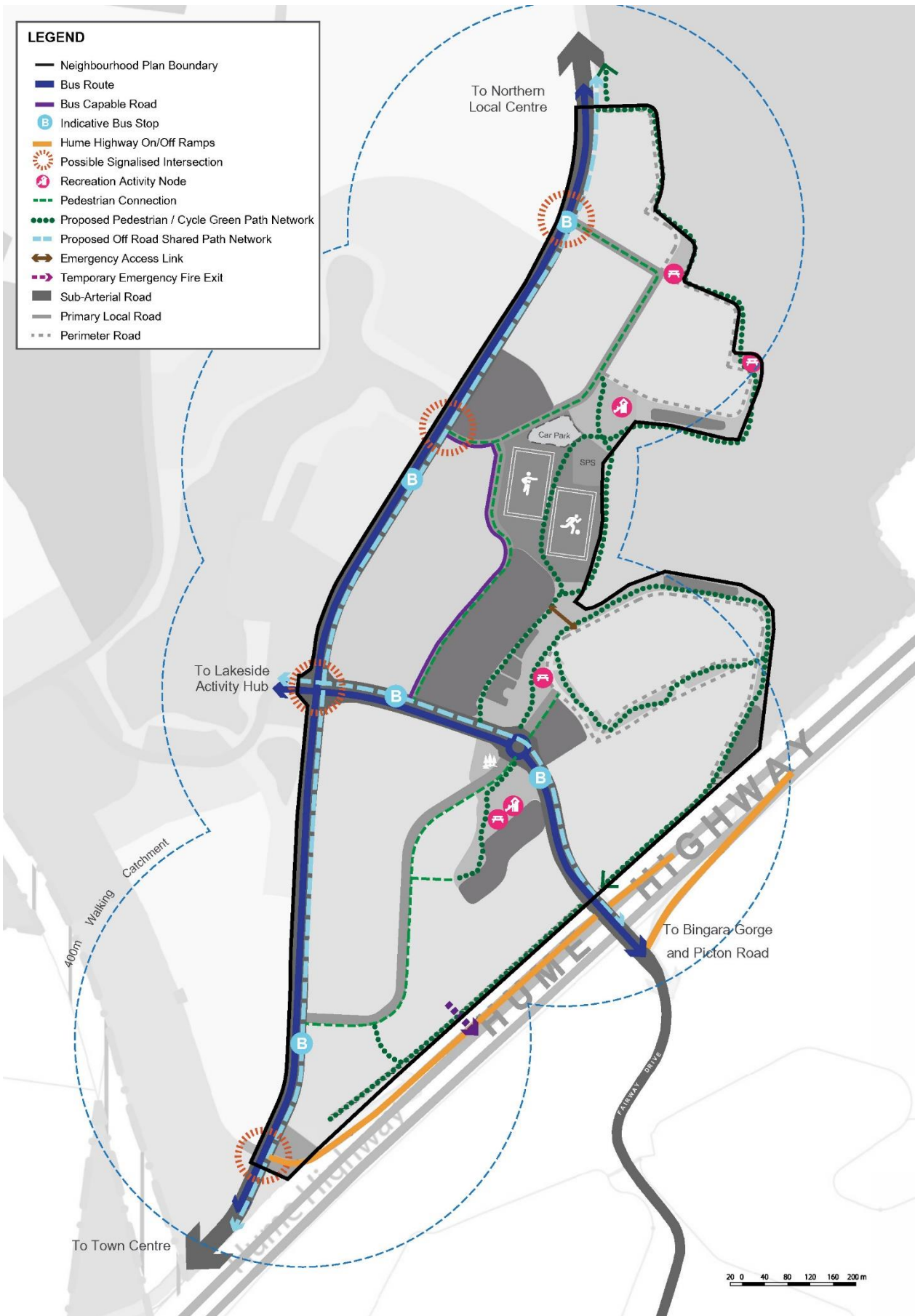


Figure 4: Grey Grid

## 2.6 Bushfire Management and Evacuation

### Objective

- a. Create safe communities which consider emergency access arrangements.

### Control:

1. Emergency access to be located consistent with the location nominated in the Neighbourhood Plan at **Figure 2**.
2. Emergency access location and configuration is to be considered and proposed as part of subdivision development applications where required.
3. Emergency access for each subdivision development application to be negotiated and agreed with RFS.
4. Consideration to be given to suitable locations for emergency access to be provided for people from elsewhere in the Shire relocating to Wilton during major fire events

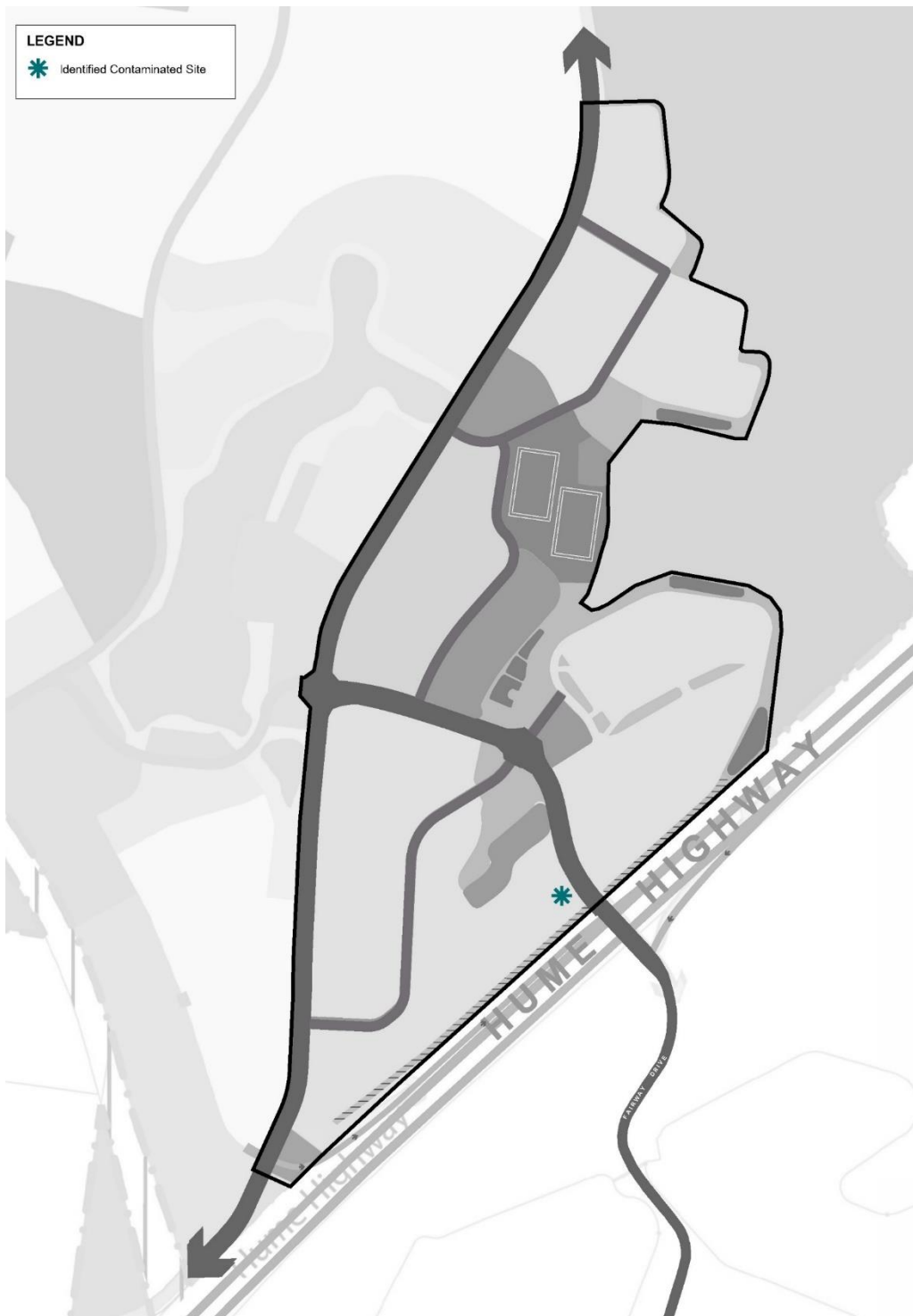
## 2.7 Contaminated Land

### Objective:

- a. To identify and appropriately address any known contamination.

### Control:

1. Detail site investigations and appropriate control measures for the area identified in the Land Contamination Plan at **Figure 5**, will be undertaken as part of the development application.



**Figure 5:** Identified Contaminated Land Area

## 2.8 Residential controls

### 2.8.1 Introduction

This Part stipulates objectives and controls in addition to those in the main body of the DCP and Schedule 2, specific to residential development in Neighbourhood No. 1. These controls will ensure that an appropriate level of amenity will be provided to lots within the Neighbourhood.

### 2.8.2 Lot Design

#### **Objective:**

- b. To support and enhance existing mature tree canopy.
- c. To support the retention of paddock trees.
- d. To ensure tree canopy can be met through appropriately planting trees in residential lots.

#### **Control:**

1. Maximise opportunities to retain mature trees through the considered design of roads and lot
2. Open space will be located to benefit from established tree canopy.
3. The removal of trees, as a result of detailed design, is to be supported by evidence that demonstrates that it is not possible to be retained, including:
  - Detailed engineering design;
  - Detailed tree survey and assessment, including current health and likely survival; and,
  - Road and lot/dwelling alignment.
4. Tree planting is to be proposed at a minimum in accordance with Section 5.10 of the DCP.

### 2.8.3 Prominent Sites

#### **Objectives:**

- a. To mitigate the visual impact of the development on the surrounding area.
- b. To use landscaping as a principal form of visual softening.

#### **Controls:**

1. *Development in or on higher elevations are to be designed to be sensitive to the scenic and visual qualities of the area.*
2. *During planning phase, consideration is given to one or more of the following elements in minimising visual impact;*
  - *Lot siting and orientation,*
  - *Landscaping design,*
  - *Roof pitch and design,*
  - *Colour palette.*
3. *Use of vegetation to soften the visual landscape.*
4. *Development in higher elevations to ensure that no building elements dominate the skyline.*
5. *Construction of buildings in prominent site are to be single storey in appearance*

## 2.8.4 Residential lot adjacent to the land zoned C2 Environmental Conservation

### Objectives

- a. To facilitate mitigation of bushfire risk through lot and street design.
- b. To promote the appropriate use of land affected by bushfire.

### Controls

1. Each allotment to have a build area of approximately 280m<sup>2</sup> outside of APZ affected land
2. Despite any provisions in the main part of the DCP, land affected by APZ can be utilised for the purposes of private open space.
  - a. Appropriate fencing and landscaping is to be used to create private open space areas.
3. A perimeter road is to be provided for all lots that front the C2 Environment Conservation land (refer to **Figure 6**). The road is to be consistent with the requirements of Planning for Bushfire Protection 2019.

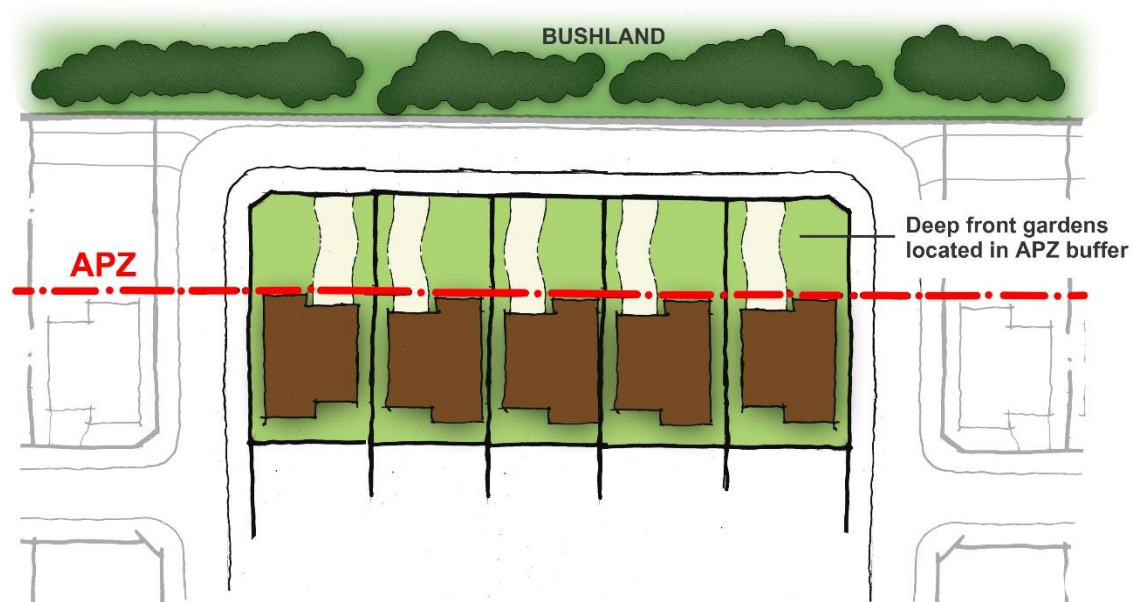


Figure 6: APZ Lots



## 2.8.5 Acoustic amenity and Precinct interface

### Objectives

- a. To minimise the impacts of noise from major transport infrastructure.
- b. To achieve an acceptable residential noise environment whilst maintaining well designed and attractive residential streetscapes.
- c. To facilitate a landscaped buffer between the Hume Highway and residential development.

### Controls

1. The interface with the Hume Highway boundary is to be consistent with the following:
  - a. A maximum batter of 1:3.
  - b. A variety of vegetation to provide visual screening.
  - c. A 2.5m path, to be used for active transport and maintenance.
2. Development of land affected by noise is to be consistent with the noise criteria in *Development Near Rail Corridors and Busy Roads - Interim Guideline* (Department of Planning 2008).



Figure 7: Interface with Hume Highway Boundary

## 2.9 Indicative Staging and Yield

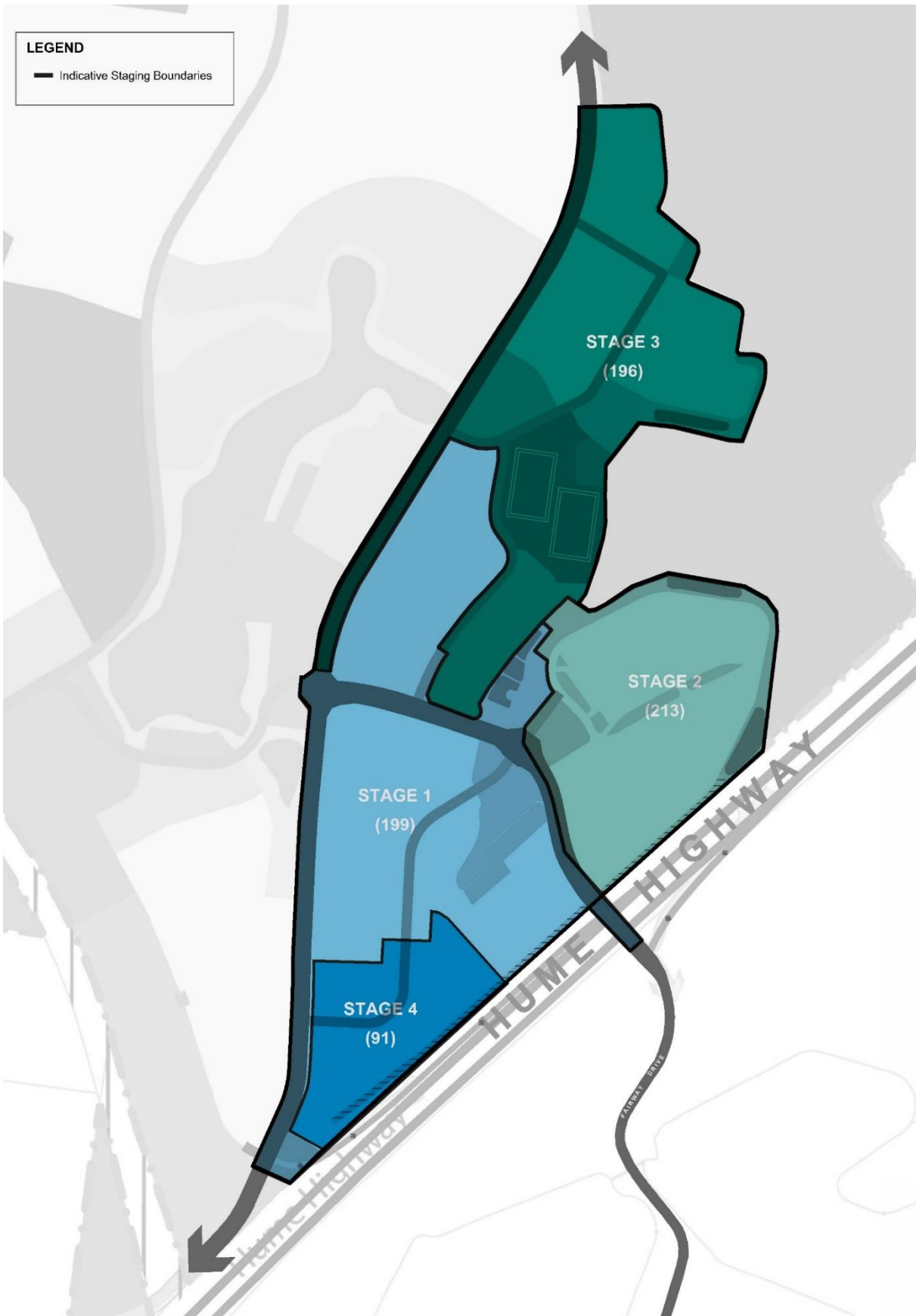
### Objectives:

- a. To ensure the residential development targets identified in the SEPP and confirmed through the Neighbourhood Plan preparation process are achieved and not surpassed.
- b. To provide a range of residential development densities and types for a wide variety of demographic and socioeconomic groups.
- c. To ensure the yield achieved within the Neighbourhood Plan is consistent with the nominated residential dwelling capacity of the Precinct.
- d. Maximise access to open space and services through well located medium density and small lot housing.

### Controls

1. The residential dwelling target for North Wilton is 5,600.
2. Dwelling yields proposed in each subdivision application will be tracked against those in the Neighbourhood Plan.

- Dwelling yields may be 'traded' between sub-precincts if it meets the overall targets and objectives of the DCP and Neighbourhood Plan. Where variation to the indicative stage yield is proposed, an applicant is to demonstrate that the overall dwelling target of 5,600 dwellings for the Neighbourhood Plan area can still be achieved (refer to **Figure 8**).



**Figure 8:** Indicative Staging and Yield