



South East Wilton Precinct - Schedule 1

Neighbourhood Plan No. 1

Wilton Growth Area Development Control Plan 2021

September 2023

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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 1 – South East Wilton Precinct.

This Part applies to all development on the land in the South East 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 South East Wilton Precinct as shown on the Structure Plan.

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 1, this Part takes precedence.

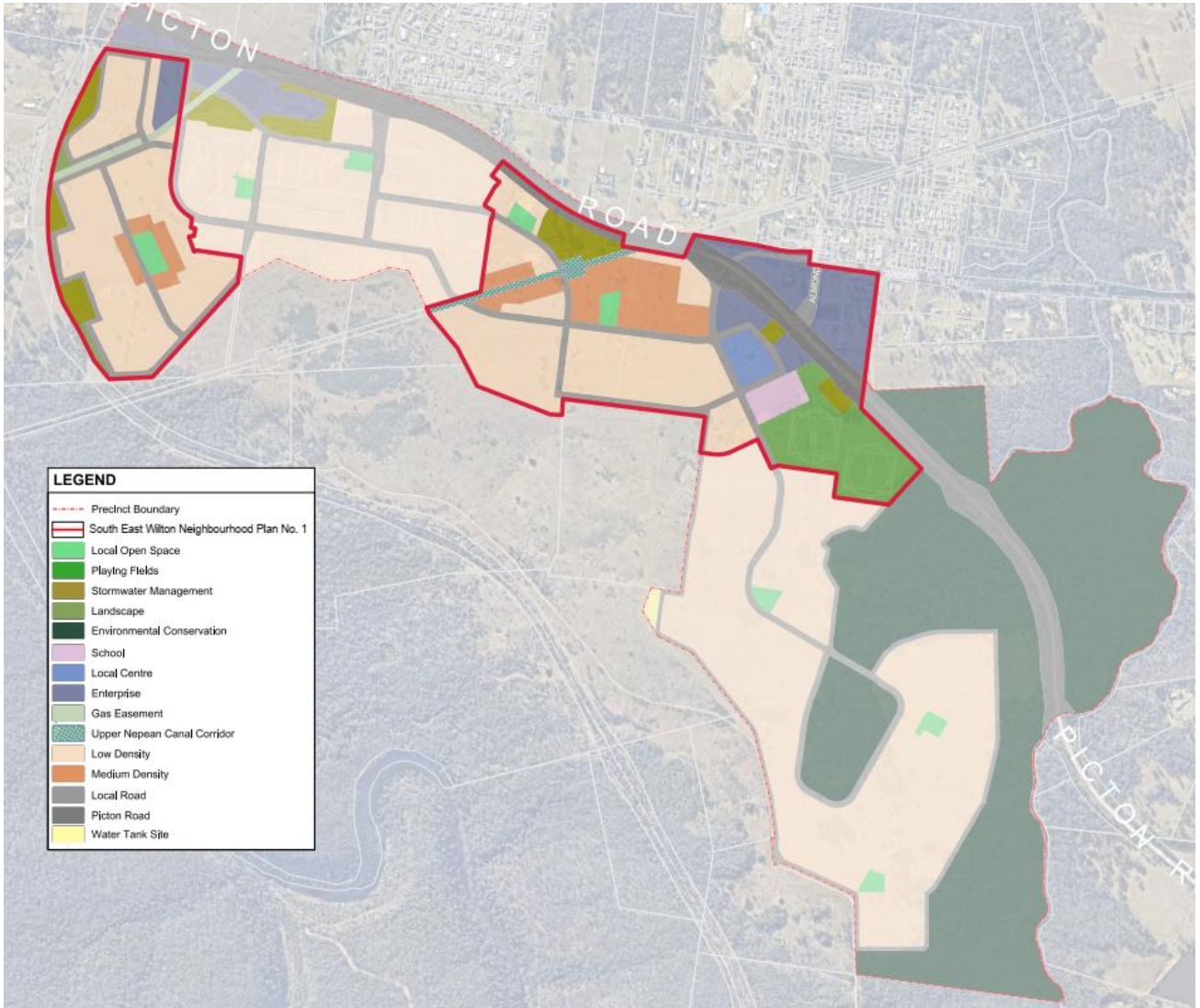


Figure 1: South East Wilton Neighbourhood Plan No.1 Land Application Map

Note: land identified as Stage 1 in subsequent figures is subject to an existing planning approval, and outside the remit of this neighbourhood plan.

2 DEVELOPMENT PLANNING AND DESIGN

Note: This Part establishes the vision for South East Wilton and introduces the Neighbourhood Plan No.1 that will further guide the delivery of development at South East Wilton.

2.1 South East Wilton Neighbourhood – Principles

The key Principles for South East Wilton Neighbourhood are:

- a. Deliver a connected open space network via the road and walking/cycle network
- b. Deliver a road network that works with the Neighbourhood's topography and provides improved connectivity and interface with the land uses.
- c. Deliver a local street network that encourages public and active transport use.
- d. Providing a diverse range of housing options and community facilities to increase the diversity of residents and build community cohesion and resilience.
- e. Provide a logical progression of development where dwellings are supported by a staged delivery of infrastructure and amenity.
- f. Deliver development that protects the function and operation of the Upper Canal Corridor for Sydney's water supply.
- g. Deliver a built environment that responds and protects the 'Blue Grid' and promotes integrated water cycle management including the effective management of stormwater.
- h. Deliver a built environment which appropriately responds and respects the surrounding natural setting, including water catchment land, conservation land and rural land.

2.2 South East Wilton Neighbourhood Plan No.1 (Development Stages 2 & 3)

The South East Wilton Neighbourhood Plan No. 1 (Development Stages 2 & 3) 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, South East Wilton Precinct Structure Plan and the South East Wilton Neighbourhood Plan.

Controls

1. All development is to be undertaken generally in accordance with the South East Wilton Neighbourhood Plan No.1 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).

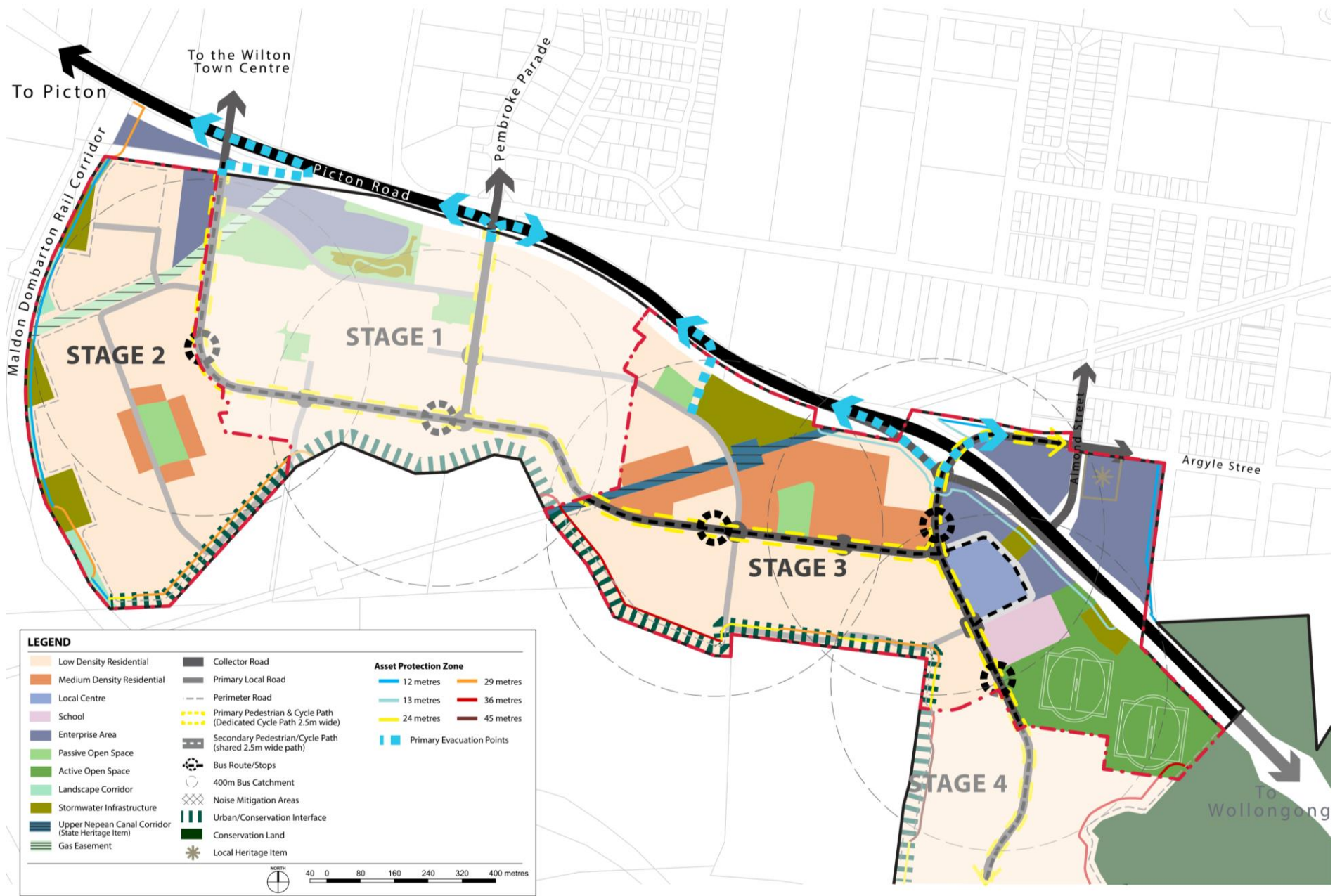


Figure 2: South East Wilton Neighbourhood Plan No.1

2.3 Green and Blue Grid

Objective

- a. To facilitate the provision of open space that is accessible and welcoming, allows equitable participation in activities that strengthen health and wellbeing, and feels safe at all times of the day.
- b. To encourage a range of open space typologies for a broad range of activities and users.
- c. WSUD is to be consistent with Council's adopted Integrated Water Management Policy, Integrated Water Management Strategy and WSUD Guidelines for Developers 2020.
- d. To maximise synergies between the Blue and Green Grid to support resilient water and landscape outcomes.
- e. To support the longevity, health, resilience and growth potential of urban trees.

Controls

1. Open space is to be provided generally in accordance with the Green and Blue Grid Plan at **Figure 3**.
2. The size of open space is to be generally consistent with **Figure 3**. Where variations are sought, additional information and justification is to be provided that supports the proposed variation.
3. Open space is to be designed to have road frontages on all sides.
4. In addition to the requirements set out in 3.5.1(7) of the Wilton DCP, a Landscape Plan must also:
 - a. Identify any areas nominated for irrigation purposes, including passive irrigation of stormwater and treated wastewater.
 - b. Overlay wastewater and stormwater management onto green space and streetscapes to show any integration.
 - c. Show how the landscaping plan was designed to support significant usage of treated wastewater and stormwater runoff.
 - d. Identify any permeable surfaces e.g. pervious driveway cross overs
5. Site specific water management plans should include both stormwater and wastewater and address all relevant requirements of Council's WSUD Guidelines.
6. Development is to consider the provisions of 3.2 and 4.2 of the Wilton Growth Area DCP (main document).
7. A self-evacuation approach to any flooding constraints is to be considered.
8. Consideration is to be given to the Draft Shire Wide Flood Study
9. Any Flood Risk Assessment should consider the full range of flooding including events up to the PMG and should have regard to flood warning and evacuation demand on the road network.

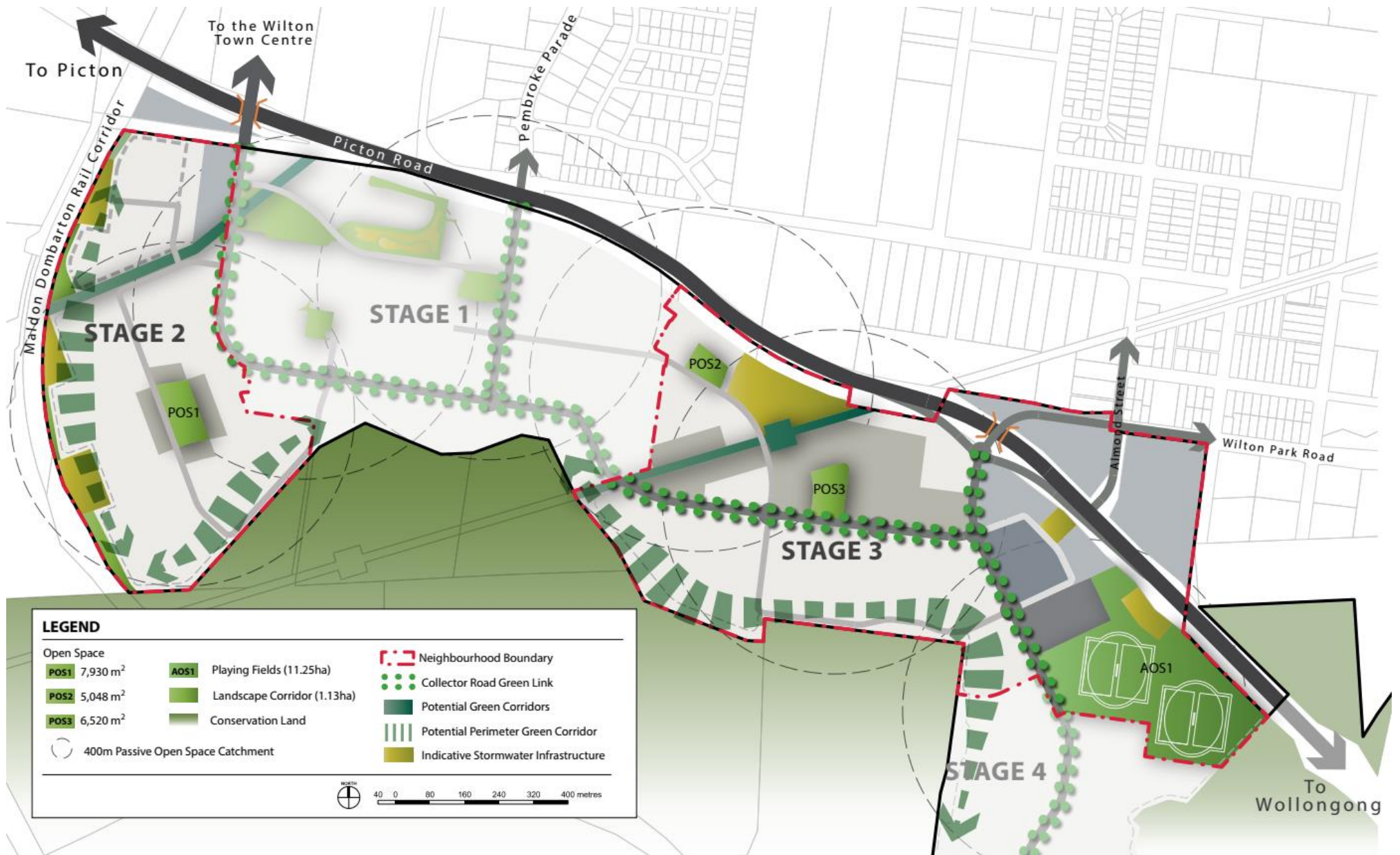


Figure 3: Green and Blue Grid Plan

2.3.1 Tree Canopy Cover

Objective:

- a. To ensure 40% tree canopy cover is achieved, to provide shade and shelter, improve air quality, absorb carbon and rainfall, reduce the urban heat island effect and contribute to attractive place
- b. To encourage appropriate design responses to mitigate bushfire risk.
- 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.

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. Trees located within road reserves and trees located within rear and front setback of lots as per DCP
 - c. Total tree canopy coverage (%) at 5, 10, 15 and 20 years across the development site
 - d. Total tree canopy coverage (%) at 5, 10, 15 and 20 years across only the road reserves
3. The siting of trees within the streetscape is to be considered when locating driveways.
4. Where appropriate, alternate innovative approaches towards achieving 40% tree canopy cover is encouraged and is to be demonstrated as part of future subdivision applications.
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.
 - a. When demonstrating the achievement of 40% canopy cover, land affected by APZ should be removed from any calculation.
 - b. 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.

2.3.2 Water Sensitive Urban Design

Objective:

- a. To assist in the protection of waterways and riparian habitats.
- b. To improve climate resilience including minimising heat island effect through greener neighbourhoods, support landscaping, water reuse and recycling.
- c. To improve community liveability by supporting the establishment of recreation and amenity areas.

Controls

1. WSUD infrastructure is to be located generally in accordance with the Green and Blue Grid Plan at **Figure 3**.
2. WSUD is to be generally 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.

2.4 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 walking, cycling and vehicle movements within the Neighbourhood.
- c. To prioritise public and active transport use through the provision of appropriate enabling infrastructure including bus stops, walking and cycleway paths for the use of the community, within and beyond the Neighbourhood.
- d. To encourage residents to walk or cycle, in preference to using motor vehicles, as a way of gaining access to the potential education facilities, shops, and local community and recreation facilities.
- e. To promote the efficient use of land by allowing walking pathways and cycleways to be located within parks and corridors wherever practical.

Controls

1. The walking and cycle network are to be generally consistent with **Figure 4**.
2. Off road walking and cycle links are to be integrated with open space.
3. Walking and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all.
4. Walking and cycle shared paths are to be a minimum width of 2.5m.
5. Principles of CPTED (Crime Prevention through Environmental Design) to be incorporated in the design of the access and movement system.
6. Road design and networks must support and promote active and public transport modes to the Local centre cluster including the education and open space facilities, and meet the necessary service levels.
7. Picton Road is a controlled access road, with access restricted along the Boundary of the site with Picton Road.
8. Transport for NSW is to be consulted prior to the finalisation of emergency access route locations.

2.4.1 Road hierarchy

Objective

- a. To create a complete network of streets that provide high-quality environmental, social and health outcomes for all street users.

Controls

1. Selection of road sections must provide a gradual step down in road hierarchy and should be generally consistent with the following:
 - a. *Sub-Arterial Road*
 - b. *Typical Employment Area Local Street*
 - c. *Collector Street*
 - d. *Primary Local Road*
 - e. *Local Residential Street*
 - f. *Local Street*
2. Selection of road sections must give consideration of the selection and design criteria outlined in Section 3.14 Movement of the Wilton Growth Area DCP and in particular consider the design requirements of WSUD in the streetscape.

3. Road sections must be selected to support the multiple functions that the road reserve must achieve.
4. Verge widths supporting infrastructure and landscaping must be considered as part of the design of any street.
5. Staggered parking bays on both sides of the road should be used in Local Residential Streets and Local Streets to create alignment variations to slow vehicles.
6. Collector roads are to provide the following:
 - a. a 3m cycle path
 - b. a 2m for footpath for medium density areas
 - c. a 3m for areas along the local centre and school areas
7. Subject to appropriate urban design, Perimeter Roads are to provide 2m footpath.

Note 1: *Alternate road sections can be adopted from the Wollondilly Shire Council Design Specification section D1 in consultation with Council's Development Engineering Team.*

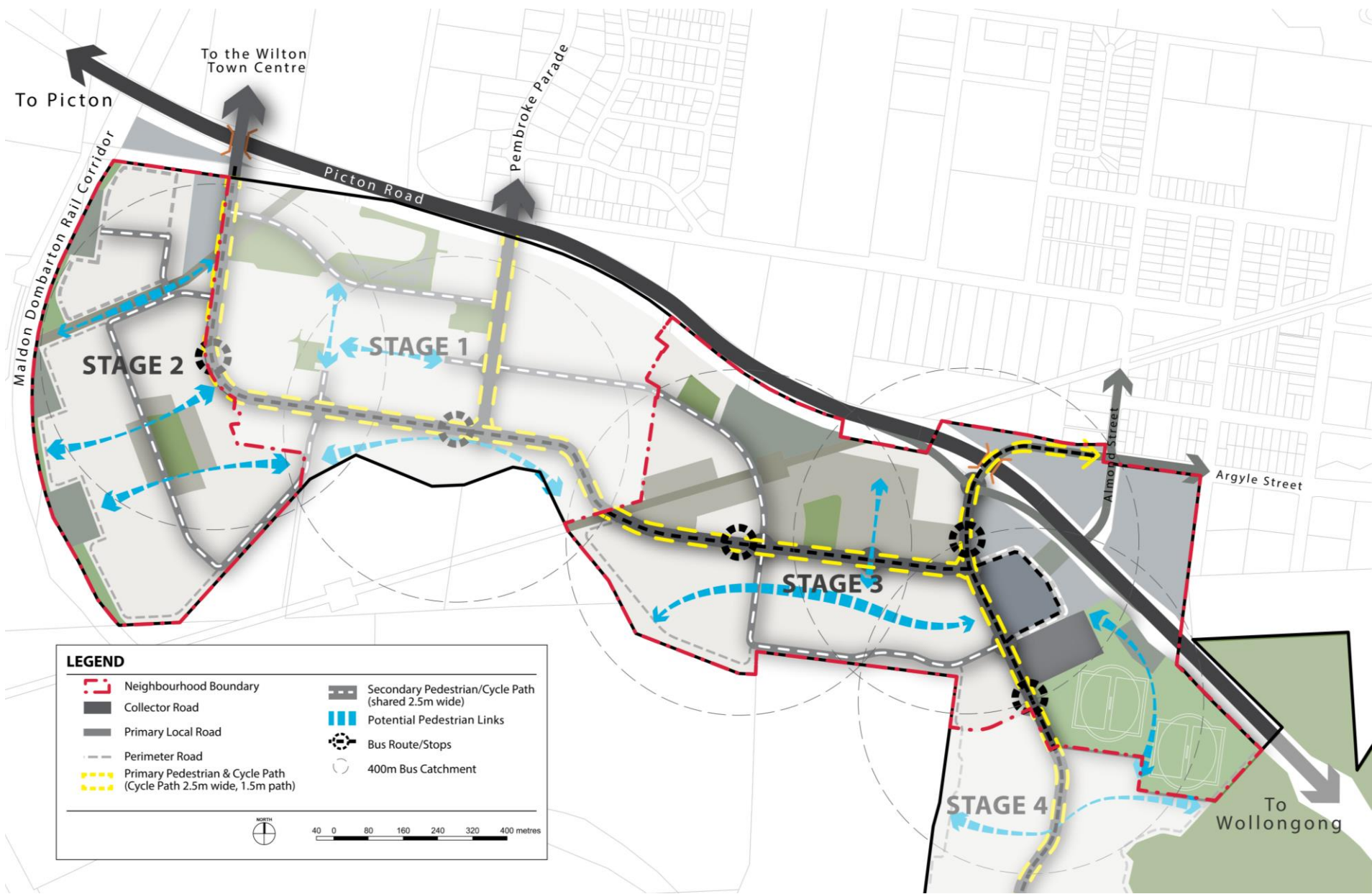


Figure 4: Grey Grid

2.4.2 Road Transitions

Objectives

- a. To ensure safe and legible road transition between Stage 1 roads and the Neighbourhood Plan area.

Controls

1. Road transitions between Stage 1 and Stage 3 are to be generally consistent with the road cross sections in **Figure 5**.
2. Consistency with the relevant road typology as contained in the Wilton DCP is to be demonstrated, with any variation to be supported by justification and agreed by Council's Development Engineers.



Figure 5: Street Transition

2.4.3 Perimeter Roads

Objectives

- a. To ensure perimeter roads are designed to be consistent with Planning for Bushfire Protection 2021.

Controls

1. Perimeter roads are to be designed to be consistent with the requirements of PBP 2021 and generally in accordance with **Figures 6 and 7**.
2. Where appropriate, varying road widths are to be used to ensure that the APZ does not extend further than the minimum dwelling setback

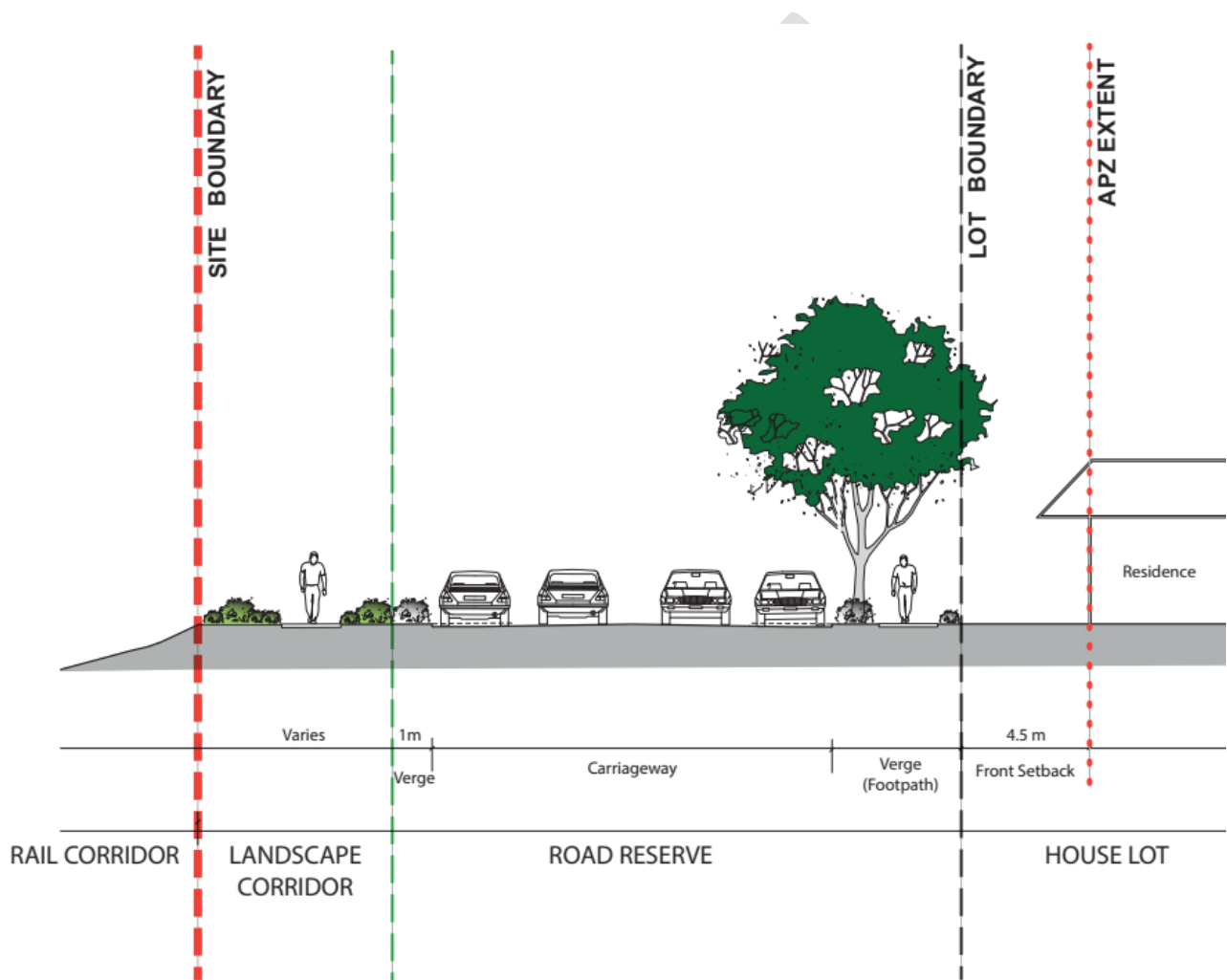


Figure 6: Indicative Perimeter Road Cross Sections (Landscape Corridor)

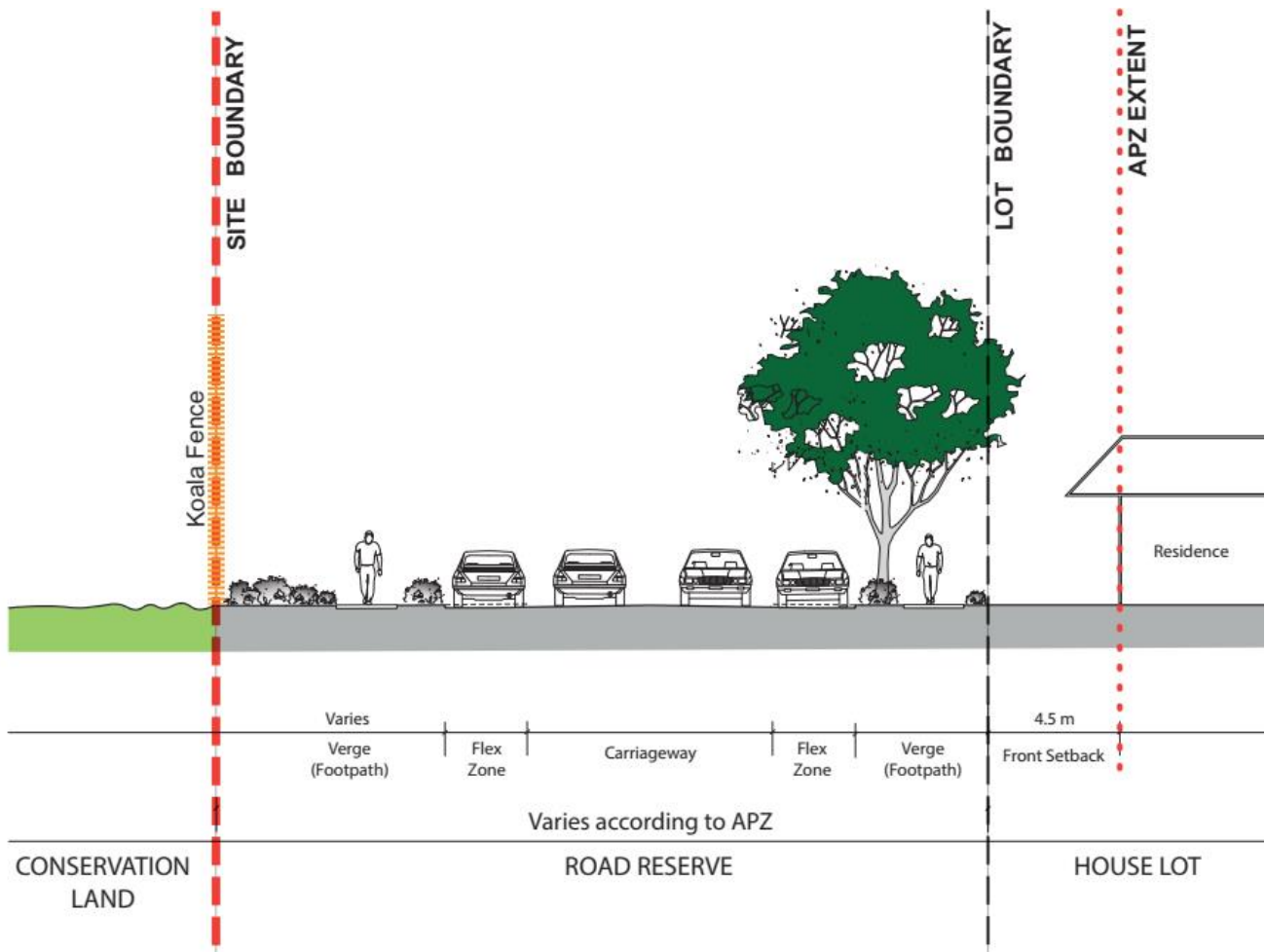


Figure 7: Indicative Perimeter Road Cross Sections. (Primary Local Road)

2.4.4 Roads Adjacent to Gas Easements

Objectives

- a. To ensure roads adjacent to gas easements are designed to be consistent with the requirements set by APA Group.

Controls

1. Roads adjacent to gas easements are to be designed to be consistent with the requirements of APA and generally in accordance with **Figure 8**.

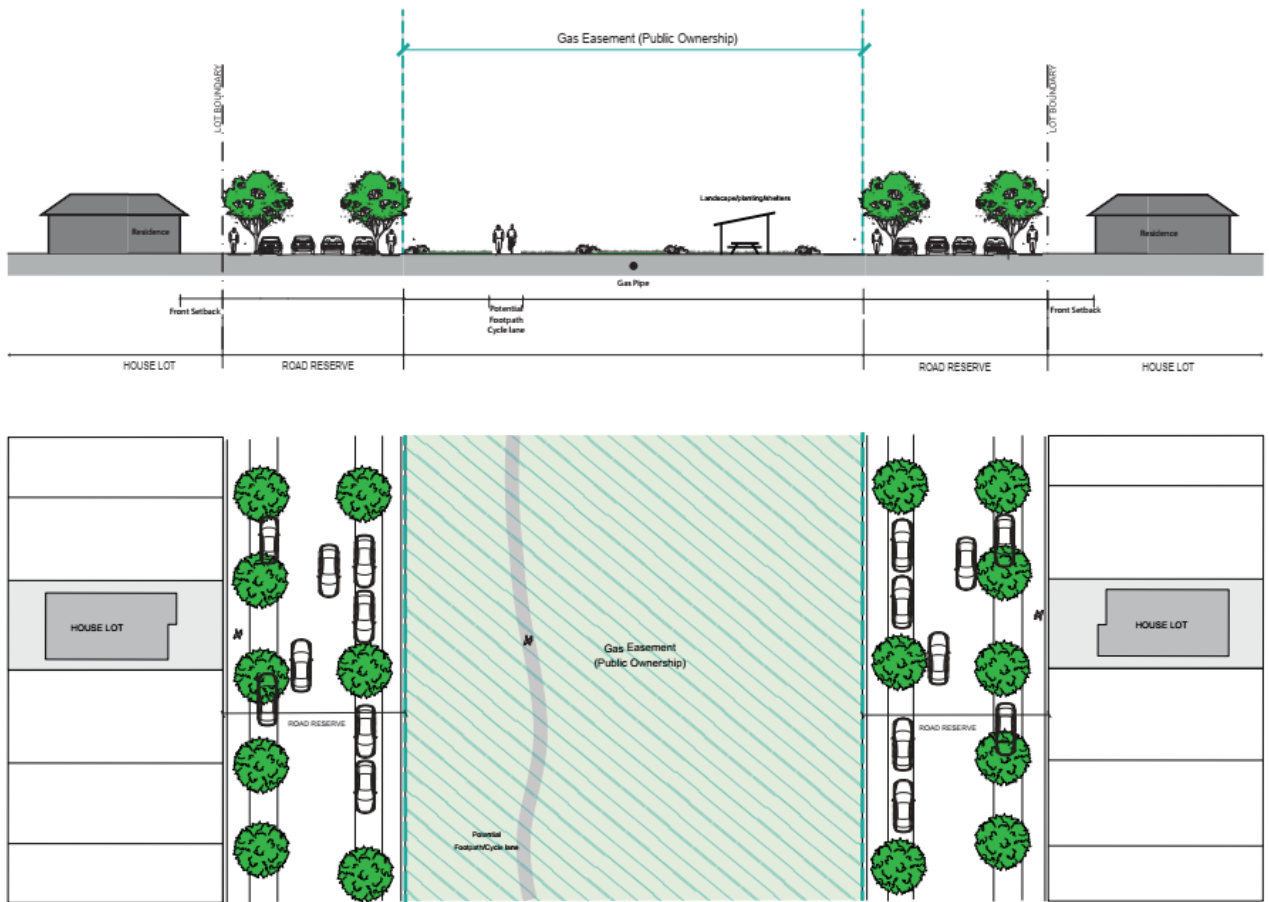


Figure 8: Roads Adjacent to Gas Easements Cross Section

2.5 Environmental Constraints

2.5.1 Canal Corridor

Objectives

- a) Ensure the Upper Canal and associated corridor is taken into account in siting, designing constructing and operating any proposed development adjoining or in the vicinity of the Upper Canal.

Controls

1. Development proposals adjacent to or in the vicinity of the Upper Canal and associated corridor with the potential to impact on the Upper Canal, are to refer to WaterNSW's Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines.
2. In accordance with WaterNSW's Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines post-development flows entering or conveyed across the Corridor are to be equal to or less than the pre-development volumes and velocity for each storm event up to and including the 1% AEP event.
3. The Upper Canal System is shown in **Figure 9**.
4. All development must include the provision of appropriate security/delineation fencing and/or other mitigation strategies in consultation with WaterNSW.
5. Access to the Upper Canal Corridor by WaterNSW is to be maintained, including for heavy plant machinery for operational and emergency purposes.
6. Access roads parallel to the Upper Canal Corridor should be provided.
7. Any WaterNSW structures along the Corridor (such as air shafts or survey marker) is to be protected by fencing.

8. Any stormwater management and control measures will need to be contained within the development footprint and not encroach into the Corridor.
9. Modification of any watercourses that transect the Corridor need to be appropriately addressed and will require landowner consent.

2.5.2 Upper Nepean State Conservation Area.

Objectives

- a. Ensure access to the Upper Nepean State Conservation Area is controlled to authorised persons.

Controls

1. Access to or works on the park are to occur only if authorisation is granted by NPWS under the NPW Act or the National Parks and Wildlife Regulation 2019 (NPW Regulation).
2. The legal boundary between the park and the Precinct should be surveyed, and the legal tenure correctly established prior to the detailed planning and assessment phase.
3. All future DAs must be accompanied by survey plans to demonstrate that all development including ancillary infrastructure, services and landform modification is off the park and wholly contained within the development footprint and not impact SCA.
4. Regulatory and informative signage, suggested control: Fencing along the boundary adjoining Upper Nepean SCA land is to be designed and installed in consultation with NPWS Hawkesbury/Nattai Area. Contact via email npws.hawkesburynattai@environment.nsw.gov.au or phone (02) 4720 6200).

Note: if any encroachments to park are required to erect fencing authorisation under the National Parks and Wildlife Regulation 2019 will be required.

5. Requirement for any development within 50m of the Upper Nepean SCA boundary to be referred to NPWS for comment. Rationale: the precinct shares a significant boundary with the Upper Nepean State Conservation Area, which is also drinking water catchment. The park is recognised as an environmentally sensitive area of state significance and NPWS seeks to ensure any adverse impacts are avoided to the greatest practicable extent. Development proposed adjacent to the park must address likely impacts (both direct and indirect), protect landscape connectivity and be designed to avoid opportunities for public access to the park.

2.5.3 Bushfire Management and Evacuation

Objectives

- b. To create safe communities which consider emergency access arrangements.

Controls

1. Emergency access to be located generally consistent with the location nominated at **Figure 9**.
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. 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.
5. A perimeter road is to be provided for all lots that front the C2 Environment Conservation land (refer to **Figure 4**). The road is to be consistent with the requirements of Planning for Bushfire Protection 2019.

6. The Upper Nepean State Conservation Area fire trail connections as relevant to the Rural Fire Service's (draft) Fire Access and Fire Trail Plan and ensure the designation of the trail and assigned category are acknowledged. The design of the egress relative to the type of operational vehicle accessing the park for firefighting or hazard reduction purposes – refer to NSW Fire Trail Standards (RFS 2016) and the Design and Construction Manual.
7. The ancillary fire and management trails as shown within the Upper Nepean State Conservation Area Fire Management Strategy and Upper Nepean State Conservation Area Plan of Management to ensure access to the park are maintained from the proposed local road network.
8. No supplementary management zone obligation or ongoing hazard reduction burden is to be placed on any land administered under the NPW Act in this locality.

2.5.4 Aboriginal Cultural Heritage

Objectives

- a. To recognise and protect known Aboriginal Cultural Heritage items
- b. To consider and manage Aboriginal objects and/or places of heritage significance at the earliest practical stages in the land development process.

Controls

1. Development is to be in accordance with **3.9 Aboriginal Cultural Heritage** of the DCP
2. Development within the area identified under AHIP 4642 AHIP C0003872 or any other applicable AHIP is to be undertaken in accordance with the conditions set by the relevant AHIP.
3. Areas identified in Wilton South-East Precinct Stage 2 and Stage 3: Aboriginal Cultural Heritage Due Diligence Assessment by Biosis dated 29 November 2021 as having high archaeological value should be avoided wherever possible. If impact to these areas cannot be avoided, subsurface investigations (test excavations) will be required prior to the commencement of works. This would include the preparation of an Aboriginal Cultural Heritage Assessment (ACHA) to support an AHIP application. The ACHA must be prepared in accordance with the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW* (OEH 2011). This includes an Archaeological Report prepared in accordance with the Code and consultation with Aboriginal community in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW 2010c).

Note: An assessment under the 2010 Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW is not considered an archaeological assessment or substitute for a comprehensive ACHAR

2.5.5 Non-Aboriginal Heritage

Objectives

- a) To respect and recognise Local and State Heritage items within and adjacent to the neighbourhood plan area

Controls

1. Development is to be in accordance with **3.10 Non-Aboriginal Heritage** of the Wilton DCP.
2. Due to the presence of two historical heritage items within the study area, and one adjacent to the study area, a Statement of Heritage Impact (SoHI) is to be undertaken and submitted with development application in the vicinity of these items.

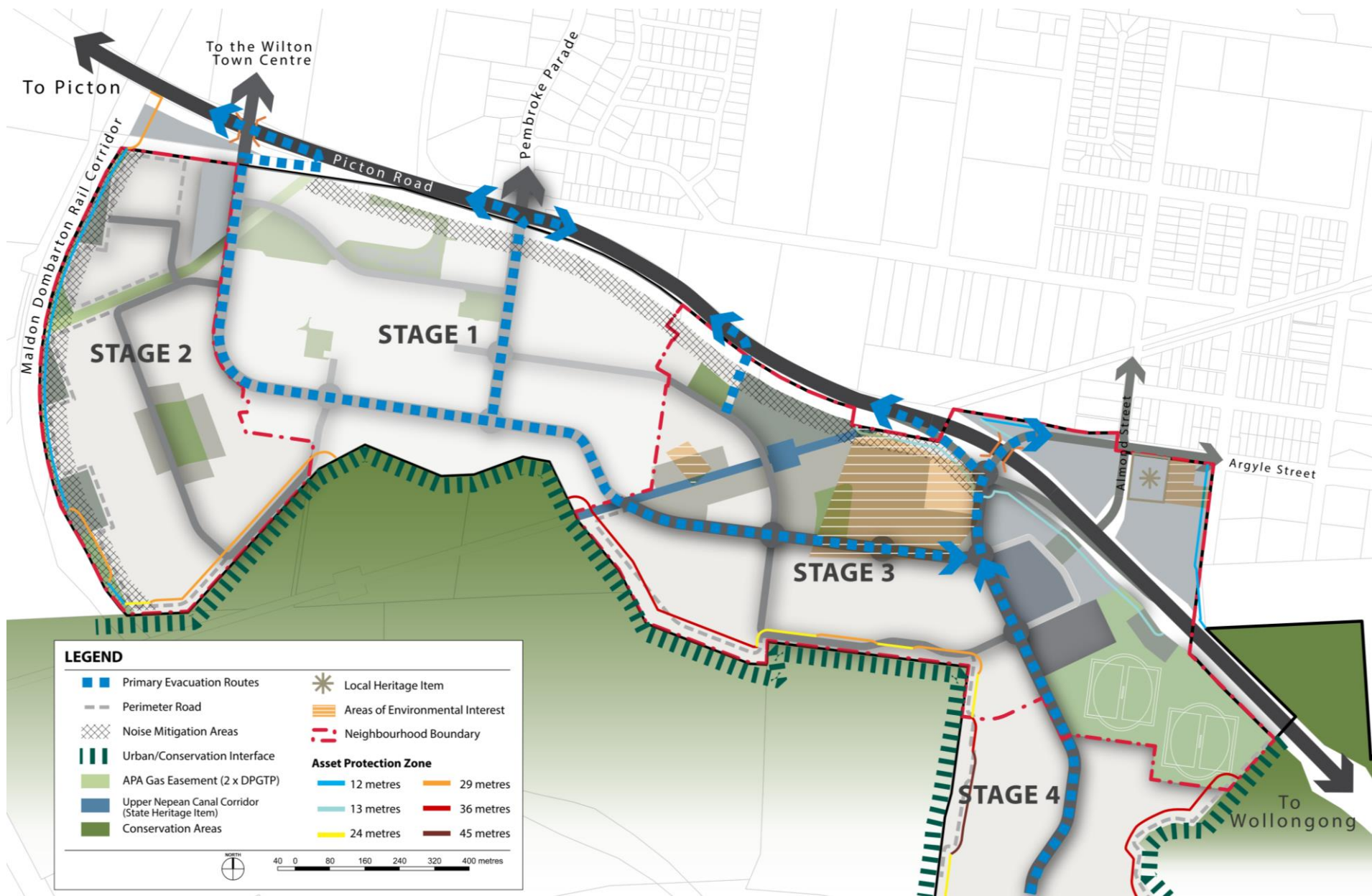


Figure 9: Environmental Constraints

2.5.6 Contaminated Land

Objective:

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

Control:

1. A Phase 2 Detailed Site Investigation, and if necessary a Remediation Action Plan, is to be provided as part of the development application for the areas identified in the Identified Areas of Environmental Interest at **Figure 10**. This is to be prepared by a suitably qualified and experienced person and prepared in accordance with the requirements of NSW Environment Protection Authority (EPA 2020) Consultants Reporting on Contaminated Land - Contaminated Land Guidelines, so as to satisfy the requirements of Section 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021*.

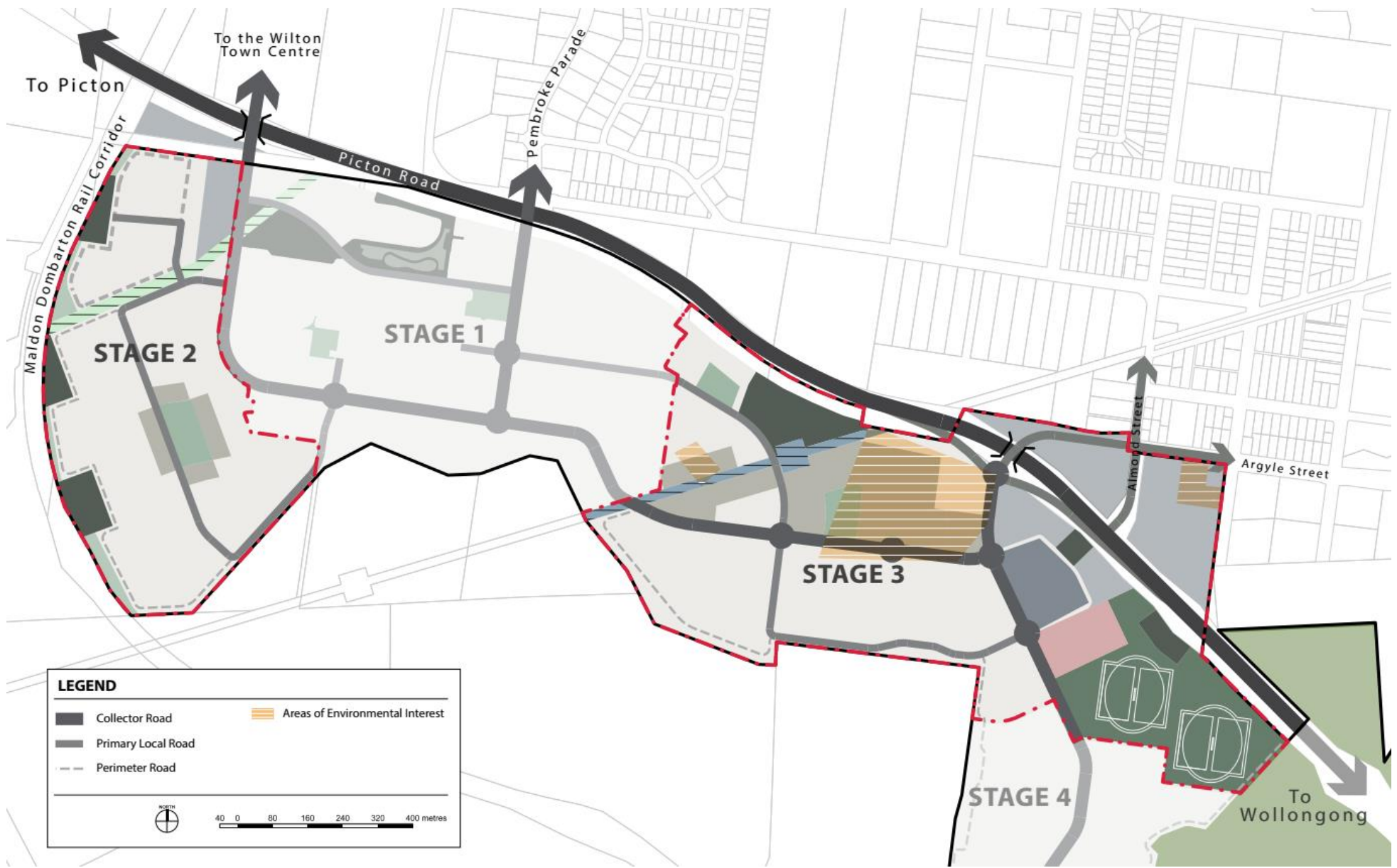


Figure 10: Identified Areas of Environmental Interest

2.5.7 Development Near Gas Easements

Objectives:

- a. Ensure that development on or near high pressure gas pipeline easements considers potential impacts on the integrity and safety of the high-pressure gas pipeline.
- b. Minimise risks to property and people associated with gas pipelines

Controls:

1. Development within gas easements must be consistent with Section 3.17 Development Near or On Gas Easements of the DCP.
2. Development of 'sensitive land uses' within the mapped Measurement Length area of Figure 9 of the South East Wilton Precinct – Schedule 1 is to be referred to APA.
3. Development must demonstrate compliance with the controls set out in 3.17 Development Near or On Gas Easement contained within the Wilton DCP.
4. Any landscaping or walking/cycleway works considered as part of a development proposal, must be submitted to APA for consideration.
 - a. Such works are to be consistent APA Group's National Landscape Guidelines.

2.6 Residential controls

2.6.1 Introduction

This Part stipulates objectives and controls in addition to those in the main body of the DCP and Schedule 1, 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.

2.6.2 Subdivision Design

Objective:

- a. To support and enhance existing mature tree canopy.
- b. To support the retention of paddock trees where possible.
- c. To ensure tree canopy can be met through appropriately planting trees in residential lots.
- d. To encourage design responsive to the natural setting

Control:

1. The design of road and subdivision layout shall consider the retention of mature trees.
2. The removal of trees, as a result of detailed design, is to be supported by evidence that demonstrates that is not practicable to be retained, including:
 - Detailed engineering design;
 - Detailed tree survey and assessment, including current health and likely survival; and,
 - Road and lot/dwelling alignment.
3. Tree planting must be proposed at a minimum in accordance with Section 5.10 of the DCP.
4. An overlay of the development proposal and the land use zones is to be submitted with any development application to ensure there is no encroachment (including supporting infrastructure and/or indirect impacts) into the adjoining C2 Environmental Conservation Land..

2.6.3 Acoustic amenity and Precinct interface

Objectives

- a. To minimise the impacts of noise from major transport infrastructure, including road and rail corridors.
- 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. Development of land identified as a 'Noise Mitigation Area' in Figure 12 of the South East Wilton Precinct – Schedule 1 is to be accompanied by an acoustic assessment in association with a subdivision application.
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).

2.6.4 Development along ridgelines or prominent sites

Objectives:

- a. To mitigate the visual impact of the development on the surrounding area, and respect the surrounding visual landscape
- b. To use landscaping as a principal form of visual softening.
- c. Ensure the design of any subdivision takes into account inherent site constraints, and natural landform features.

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. Where view lines of the environmental lands are available with the neighbourhood, road design and layout will consider opportunities to retain these views.
3. 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.
4. Use of vegetation to soften the visual landscape.
5. Development in higher elevations to ensure that no building elements dominate the skyline.
6. Development on steep land is to be supported by a geotechnical report prepared by a suitably qualified person for each dwelling application.
7. Subdivision layout should respond to the topography of the site, and consider individual lot access (driveway location and grade).
8. Lots shall be designed to respond to inherited slopes. Housing products that suit sloping lots, including split level house designs and landscape solutions are encouraged.

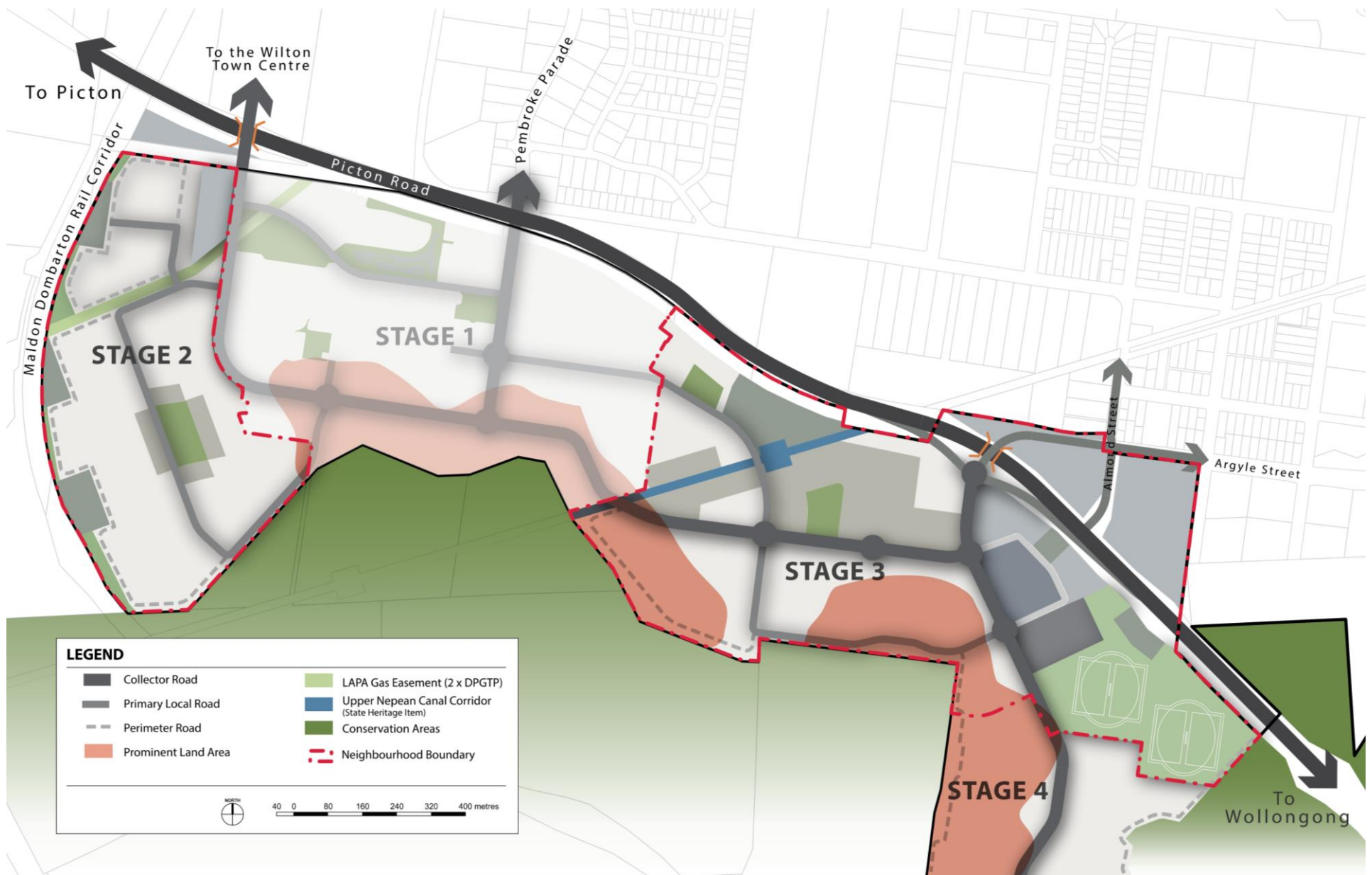


Figure 11: Prominent Sites

2.7 Residential Density

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 distribution of dwelling typologies is to be generally in accordance with **Figure 12**.
2. Dwelling yields proposed in each subdivision application will be tracked against those in the Neighbourhood Plan.
3. Dwelling yields may be 'traded' between sub-precincts if it meets the overall targets and objectives of the DCP and Neighbourhood Plan.

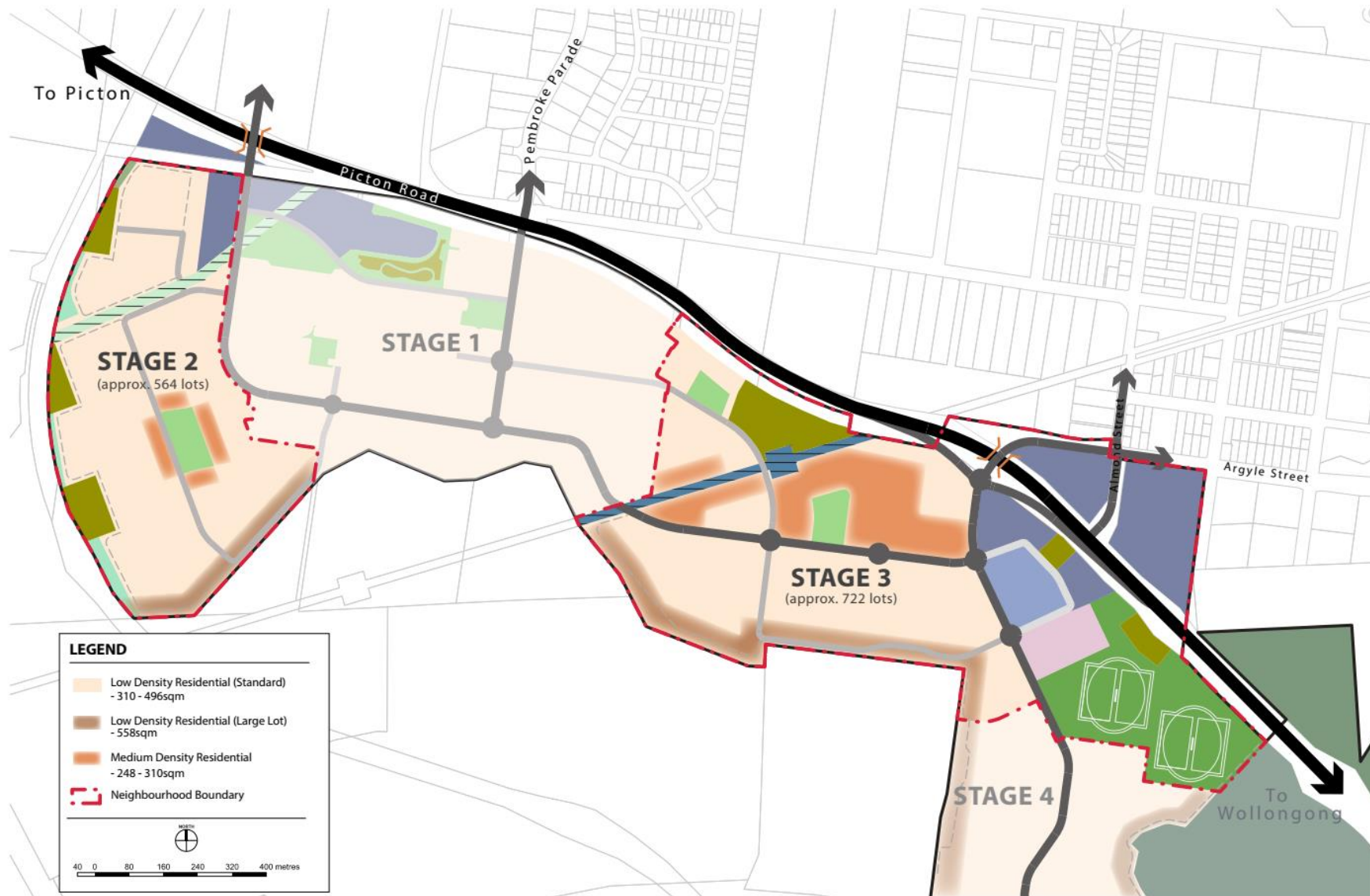


Figure 12: Indicative Residential Density

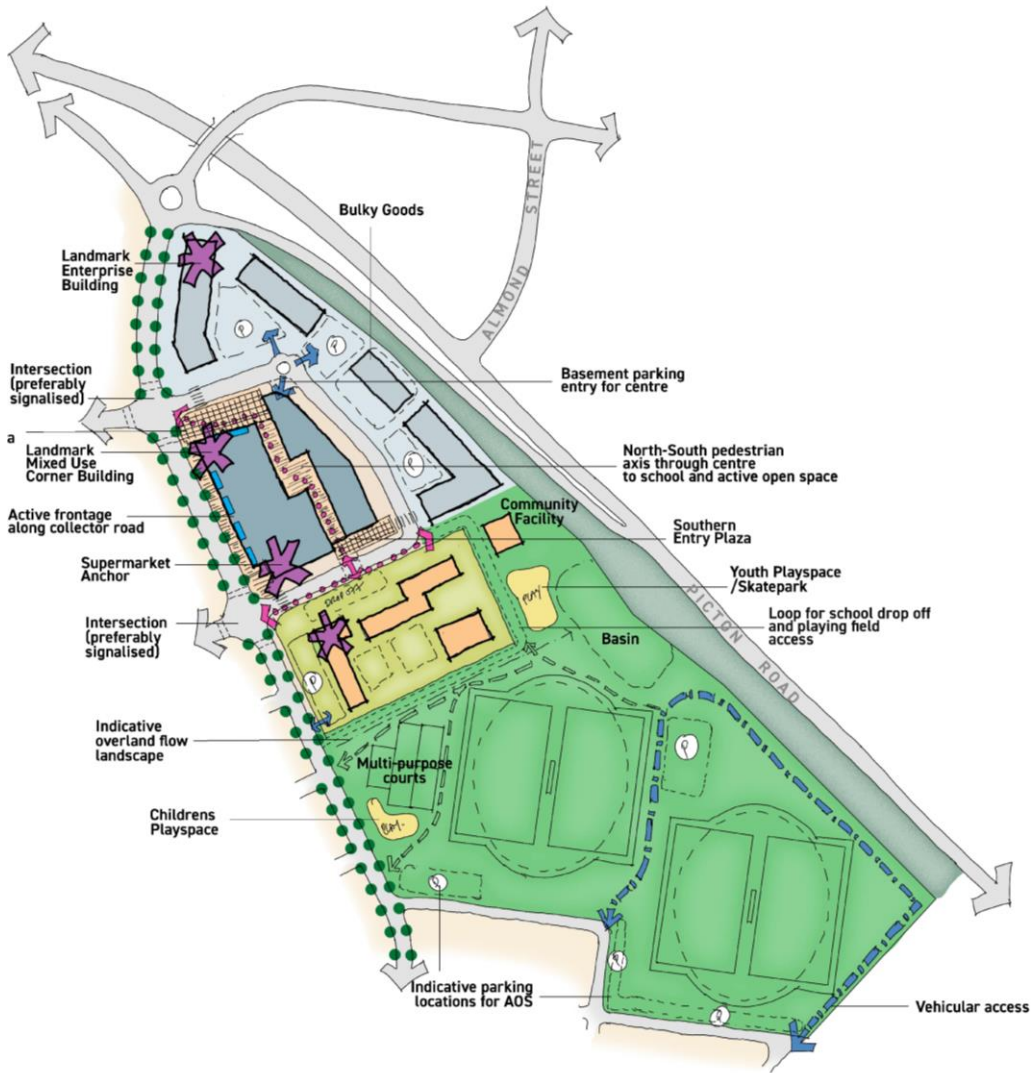
2.8 Local Centre

Objectives

- a. Provide easy access to and within the Local Centre by well-connected walking and cycling networks.
- b. To facilitate the provision of Local Centre land uses.
- c. To promote plazas and activated frontages within the Local Centre.

Controls

1. Future detailed design of the Local Centre is to consider and build upon the principles identified in the Concept Plan at **Figure 13**.
2. Active street frontages are to be provided to public roads and adjacent to the potential education facilities.
3. Public spaces, such as plazas within the Local Centre are encouraged to be defined by active frontages.
4. Sufficient off-street parking is to be provided in the Local Centre, consistent with the requirements of the Wilton DCP.
5. Buildings should be located and designed to maximise solar access to the public domain.
6. A wider footpath and/or increased building setbacks should be considered in areas adjacent to the collector road and potential education facilities to maximise opportunities for outdoor retail activities.
7. Good quality street furniture, lighting and paving to be provided.
8. Community facilities are to be provided in accordance with the Wollondilly Contributions Plan (dated July 2020) and be co-located with the Playing Fields.
9. Accessibility to the potential education facilities (subject to further investigation) site and playing fields is to consider the safe travel of vehicles and walking. Use of cul-de-sacs are to be limited, however where necessary should be designed to ensure easy access to and from the school and/or playing fields.
10. Development must demonstrate that impacts on sensitive uses (such as educational establishments) have been minimised and that appropriate mitigation measures are proposed.



INDICATIVE SECTION

A ————— A1

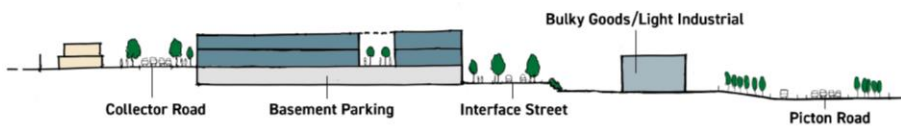


Figure 13: Local Centre Concept Plan