



SERIES/PROGRAM NAME (INSERT SPACE IF NOT NEEDED)

Draft Wilton Town Centre Precinct - Schedule 3

Draft Wilton Growth Area Development Control Plan

October 2020

Published by NSW Department of Planning, Industry and Environment

dpie.nsw.gov.au

Title: Draft Wilton Town Centre Precinct - Schedule 3

Draft Wilton Growth Area Development Control Plan

First published: October 2020

Acknowledgements

Governors Hill, The Buchan Group & Inspire Urban Design and Planning Pty Ltd

© State of New South Wales through Department of Planning, Industry and Environment 2020. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Industry and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (October 2020) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Contents

1	Introduction	2
1.1	Name and Application of this Schedule.....	2
1.2	Structure of this Schedule.....	2
2	Development Planning and Design	5
2.1	The Wilton Town Centre Precinct – Vision.....	5
2.2	Key Development Objectives for the Wilton Town Centre Precinct	5
2.3	Referenced Figures	7
3	Special Urban Areas	17
3.1	Objectives.....	17
3.2	Town Centre Core Special Urban Areas Controls	17
3.3	Place Making Special Urban Areas Controls.....	19

Figures

Figure 1:	Land Application Map.....	3
Figure 2:	Draft Wilton Town Centre Precinct Structure Plan.....	4
Figure 3:	Indicative Staging Plan.....	7
Figure 4:	Indicative Water Cycle Management Strategy (to be refined at Neighbourhood Plan and Development Application stage).....	8
Figure 5:	Aboriginal and Non-Aboriginal Cultural Heritage Sites	9
Figure 6:	Views and Vistas.....	10
Figure 7:	Indicative Bushfire Risk and Asset Protection Zone Requirements	11
Figure 8:	Indicative Public Transport Plan.....	12
Figure 9:	Indicative Open Space, Recreation & Public Domain Network	13
Figure 10:	Indicative Precinct Road Hierarchy Plan	14
Figure 11:	Indicative Pedestrian Cycle Network Plan	15
Figure 12:	Indicative Noise Consideration Plan.....	16
Figure 13:	Indicative Wilton Town Centre Core Special Urban Areas.....	17
Figure 14:	Indicative Place Making Special Urban Areas	19

Tables

Table 1:	Schedule Structure.....	2
----------	-------------------------	---

1 Introduction

1.1 Name and Application of this Schedule

This Schedule forms part of the draft *Wilton Growth Area Development Control Plan 2019* (the DCP).

This Schedule applies to all development on the land in the Wilton Town Centre Precinct, shown in **Figure 1**. This Schedule and related amendments to the DCP give effect to the provisions of this Schedule for land within the Wilton Town Centre Precinct as shown on the Land Application Map.

1.2 Structure of this Schedule

This Schedule should be read in conjunction with all other parts of the DCP. In the event of an inconsistency between this Schedule and **Part 1** to **Part 5** of the main body DCP or draft **Part 6 Employment** of the DCP, this Schedule takes precedence.

Table 1 summarises the structure of Schedule 3 - Wilton Town Centre Precinct.

Table 1: Schedule Structure

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Development, Planning and Design	Establishes an overall vision and Structure Plan for the Wilton Town Centre Precinct. Provides specific figures that support the objectives and controls in Part 2 to Part 5 of the main body of the DCP and draft Part 6 Employment , and draft Part 7 Wilton Town Centre .
3 – Special Urban Areas	Provides specific objectives, controls and a figure for Special Urban Areas.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact the Department of Planning, Industry and Environment for advice.

Figure 1: Land Application Map

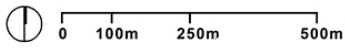
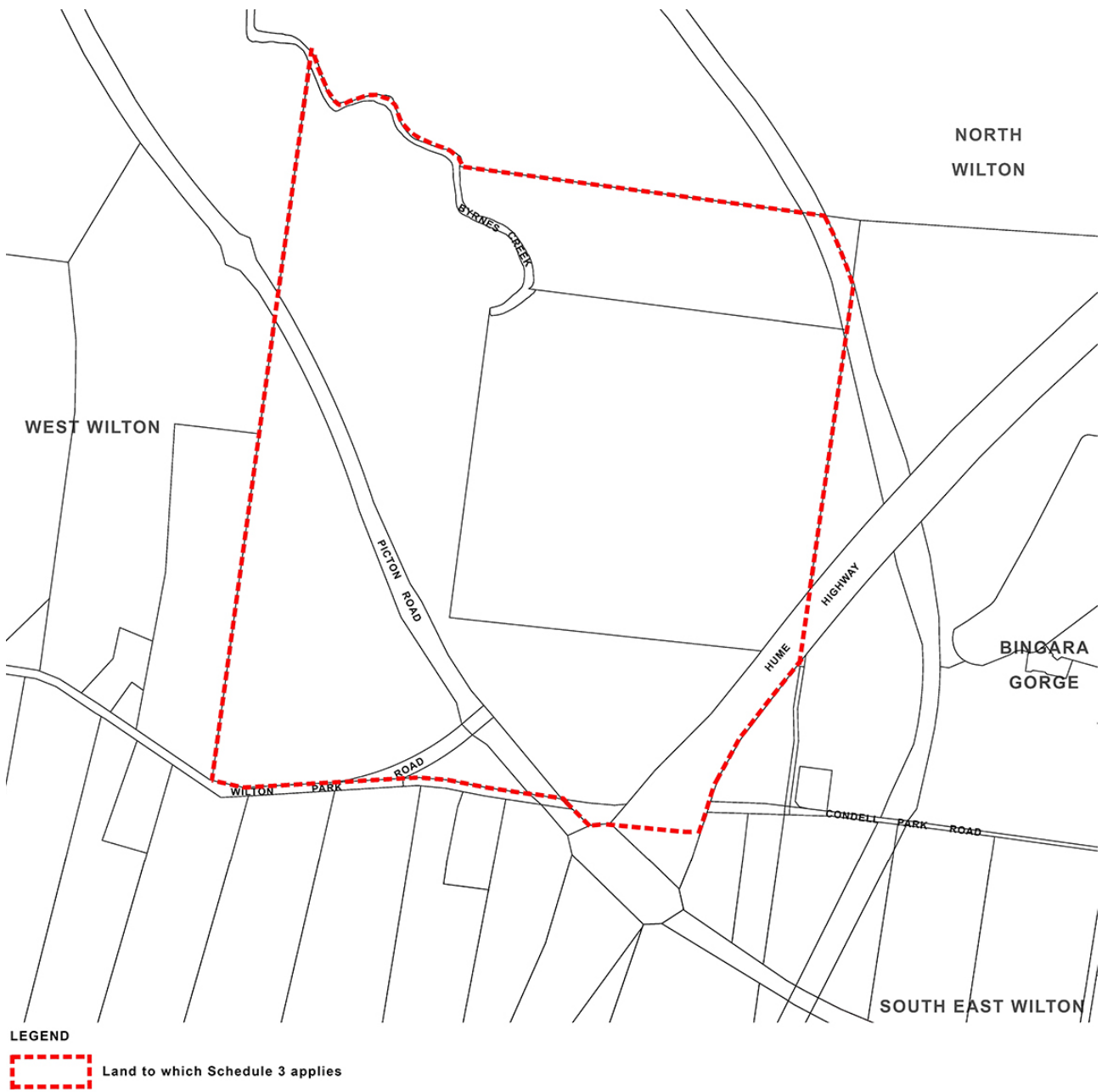
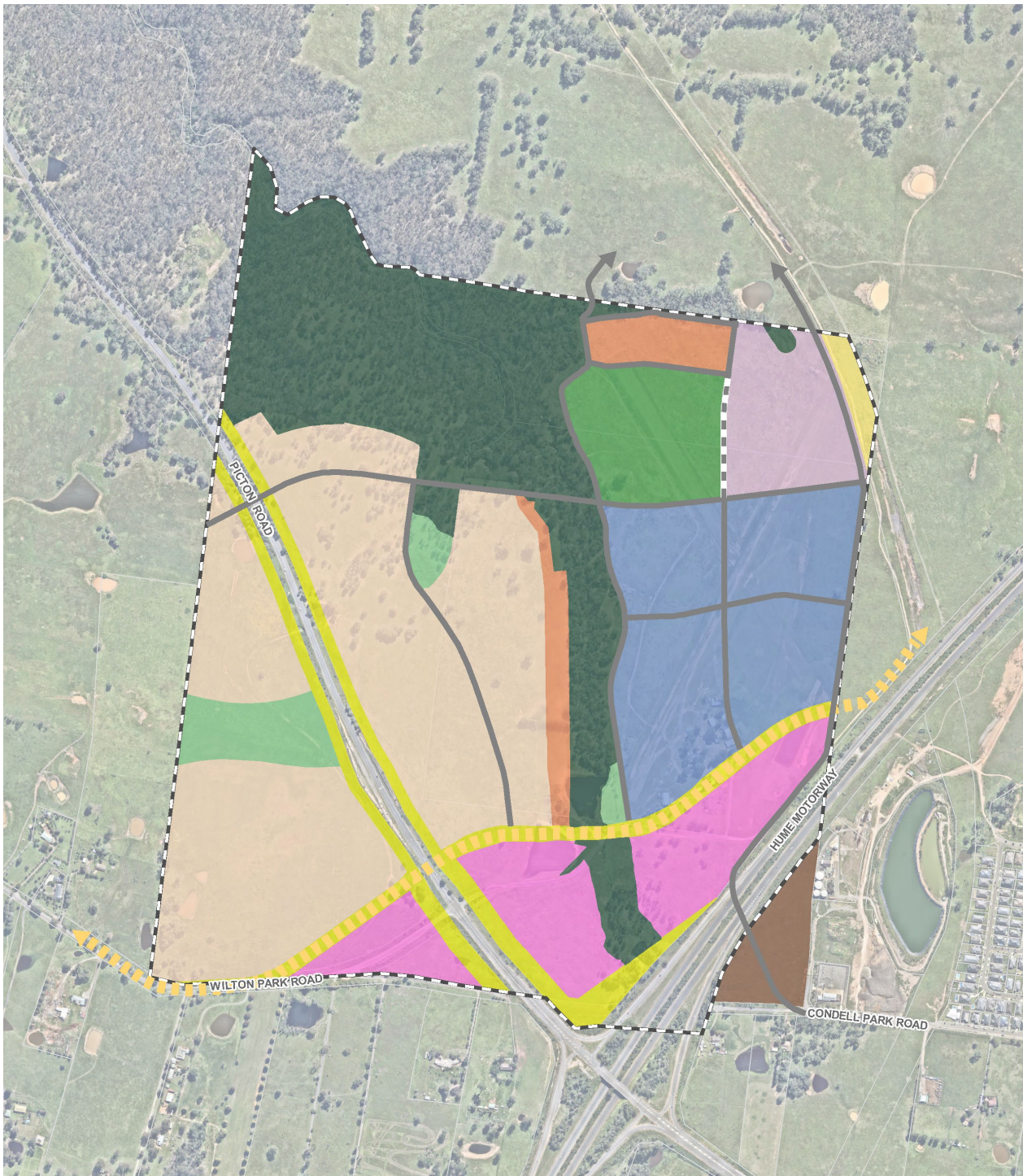


Figure 2: Draft Wilton Town Centre Precinct Structure Plan



DRAFT WILTON TOWN CENTRE PRECINCT STRUCTURE PLAN

- Wilton Town Centre Precinct boundary
- Cadastre
- Local road
- Shareway
- Sub Arterial road
- Low density residential

- Medium density residential
- Employment land
- School
- Major Town Centre
- Local open space
- Playing fields
- Environmental conservation

- Light industrial
- Proposed Infrastructure Works SP2
- Maldon-Dombarton Freight Rail Corridor

0 125 250 m

Publication Date: 21/08/2020
Coordinate System: GDA 1994 MGA Zone 58



2 Development Planning and Design

Note: This Part establishes the vision for the Wilton Town Centre Precinct.

2.1 The Wilton Town Centre Precinct – Vision

The Wilton Town Centre Precinct in 2040 will be a place to work, live, play or visit to use its many services, facilities or enjoy its public places and vibrant activities.

You may be walking along the Centre's busy main street, or meeting friends, colleagues or family in the many restaurants, shops, entertainment opportunities, offices, education and community facilities that function together to create a genuine community place with distinctive heart, identity, life and character.

The Wilton Town Centre will be the focus of employment, commercial, civic, recreation, education and social (health, community and service) infrastructure for not only the Wilton Growth Area and its precincts, but for areas further afield in the Wollondilly Shire.

Transport to the Wilton Town Centre will be easy and inviting. The movement network will include a comprehensive local and regional bus network, on a connected and permeable street pattern that allows pedestrians, cyclists and vehicles safe and easy access.

There will be a variety of homes in the Wilton Town Centre Precinct, ranging from single-detached housing to terraces housing and apartments. There will be a choice of affordable housing options all located within comfortable walking distance of the heart of the Town Centre.

The Precinct will have a strong connection to its natural environment and include green, tree-lined streetscapes leading to the Byrnes Creek wildlife corridor and beyond to the Nepean River. The trees, together with creeks, parklands and public places, will counter the effects of urban heat island conditions.

2.2 Key Development Objectives for the Wilton Town Centre Precinct

1. To address the shortfall in employment opportunities in the Wollondilly Shire to increase the ratio of local jobs for local residents, improving employment containment and reducing personal and environmental costs through commuting long distances to work.
2. To implement the "Greater Sydney Region Plan," the "Western City District Plan", and the "Wilton 2040: A Plan for the Wilton Growth Area" for the Wilton Town Centre Precinct to provide new employment lands and access to services for residents in the Wollondilly Shire and South Western Sydney.
3. To support and enhance the role of the Wilton Town Centre as the focus of community services in the Wilton Growth Area, including commercial, civic, recreation, education, health, hospitality, entertainment and social infrastructure.
4. To ensure that the economic viability of the Wilton Town Centre is reinforced by supporting the early investment and development of commercial uses in the Centre to establish a strong community role at the outset, gain momentum, and achieve critical mass to support the growth of the Centre to maturity.
5. To establish a public transport hub with a viable bus network that reduces car use, pollution generation and energy usage.
6. To establish a permeable and legible street pattern, including walking and cycling networks focussed on public transport stops, key land uses and activities to encourage alternative

forms of movement in lieu of the car and promote physical exercise and active, healthy lifestyles.

7. To create shady, comfortable and walkable "green streets" linked to the Precinct's environmental conservation areas and parks to encourage walking and cycling, and to promote and encompass the natural environment and reduce urban heat island effects.
8. To provide a range of urban residential densities and housing types to provide housing choice, facilitate affordability, maximise the use of land with access to services and employment, and facilitate public transport provision.
9. To service the educational and wellbeing needs of the Wilton Town Centre Precinct and wider Growth Area through the delivery of quality places of learning and health services.
10. To establish a vibrant, diverse mix of land uses and public spaces incorporating design measures and actions that promote the establishment of a memorable and inviting urban character that in turn evoke a unique "sense of place" and strong community identity.

2.3 Referenced Figures

Note: The referenced figures below support the objectives, controls and design principles for the subdivision planning and design in the main body of the DCP.

Figure 3: Indicative Staging Plan

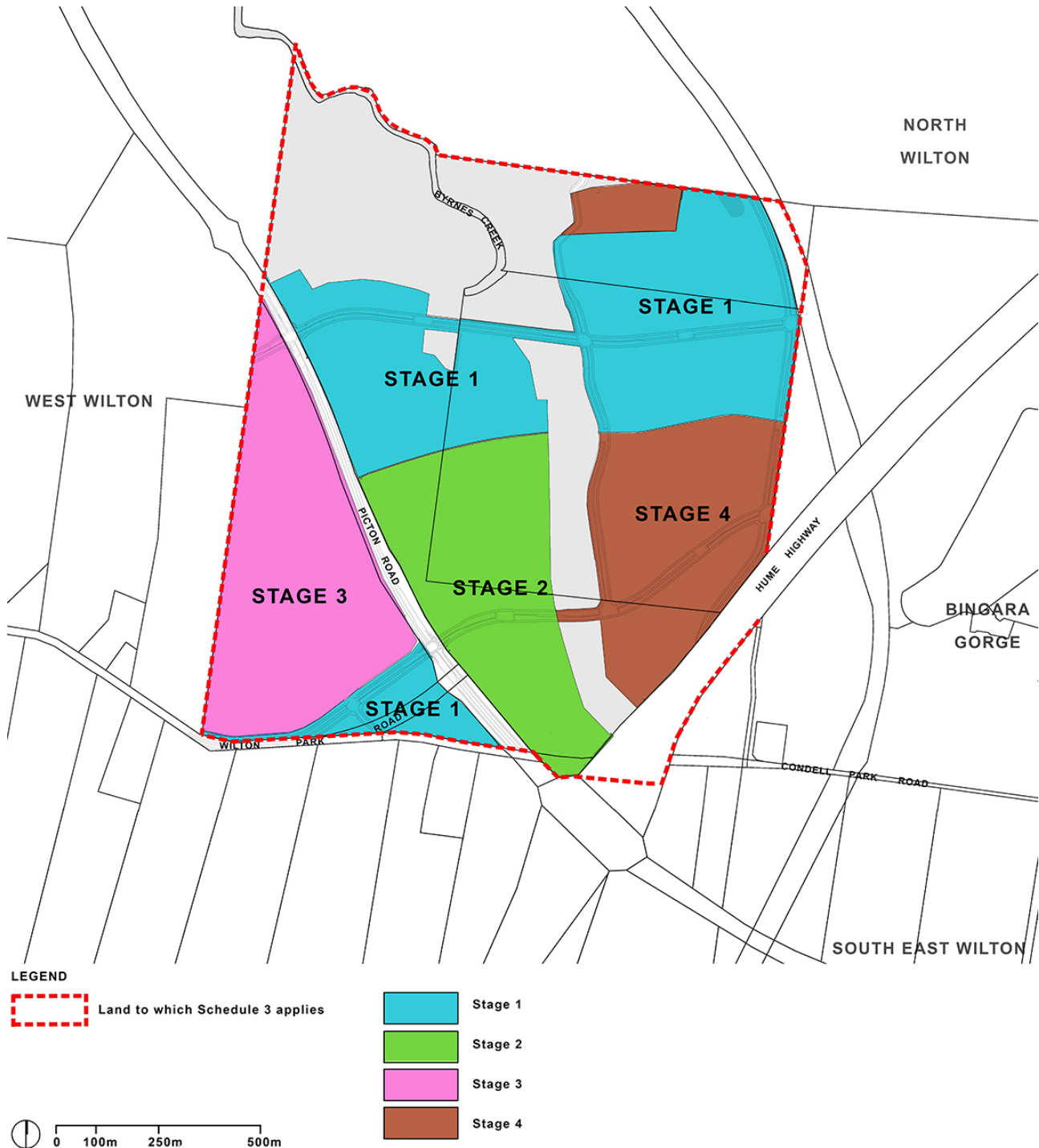


Figure 4: Indicative Water Cycle Management Strategy (to be refined at Neighbourhood Plan and Development Application stage)

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

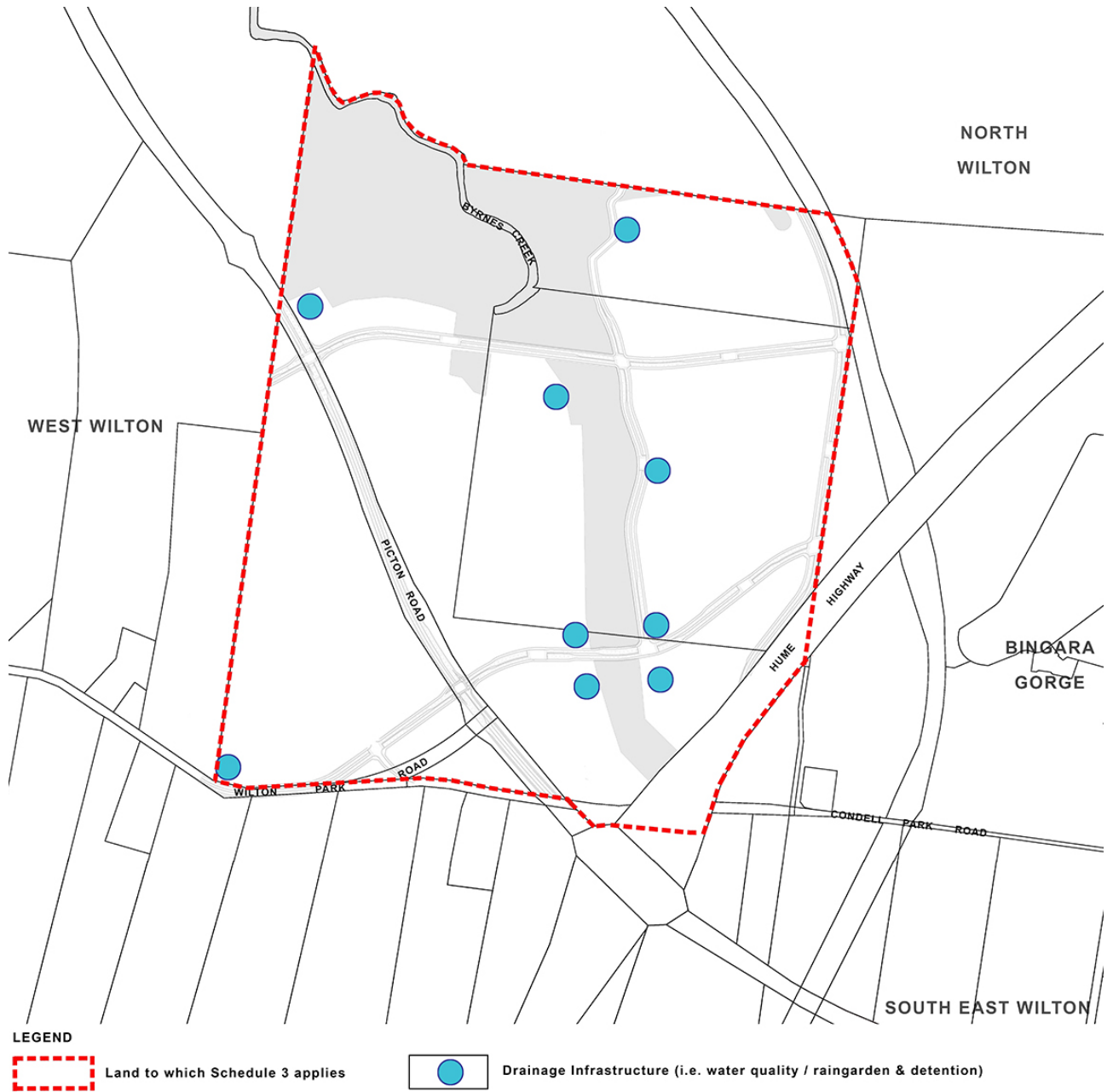


Figure 5: Aboriginal and Non-Aboriginal Cultural Heritage Sites

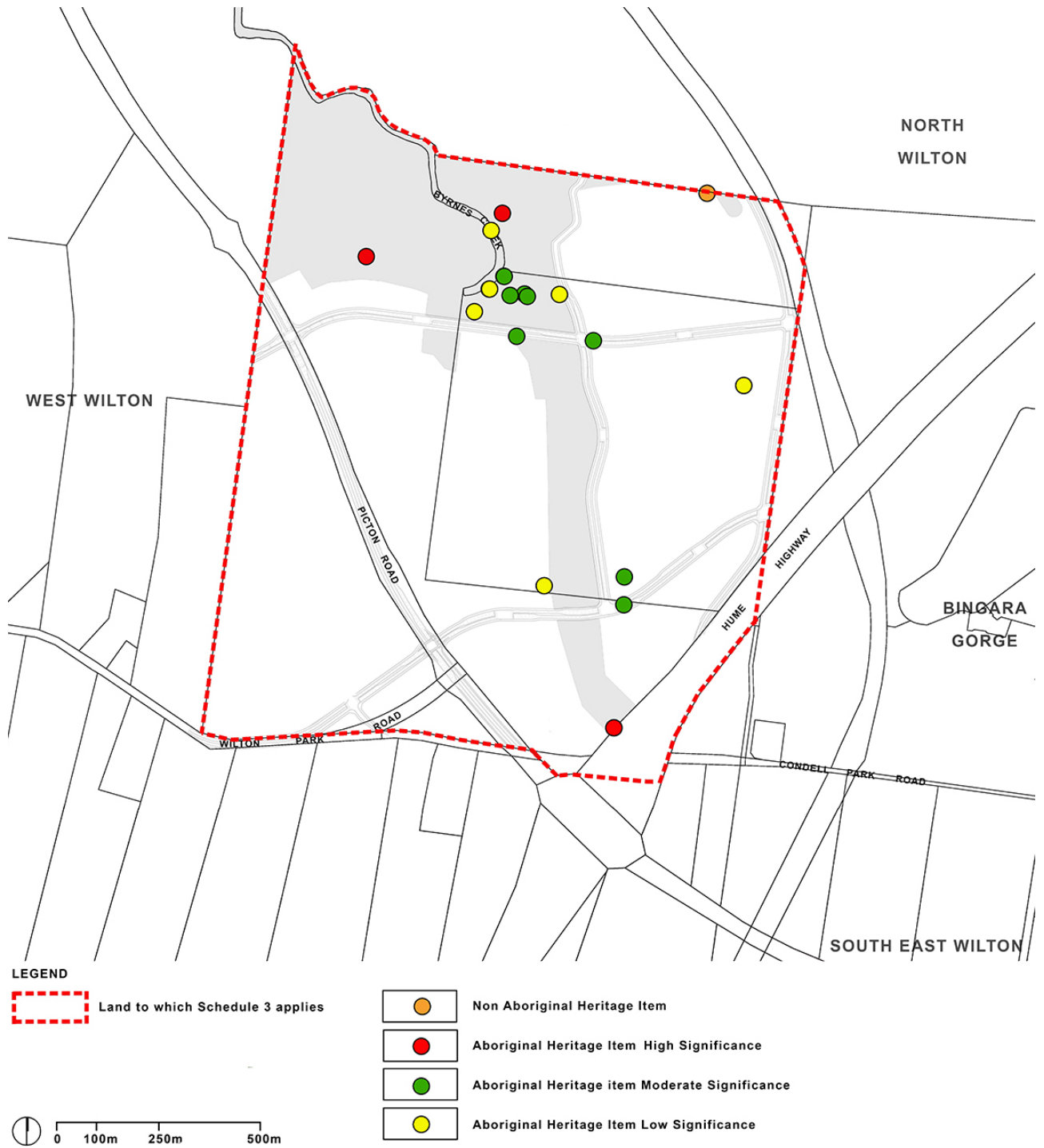


Figure 6: Views and Vistas

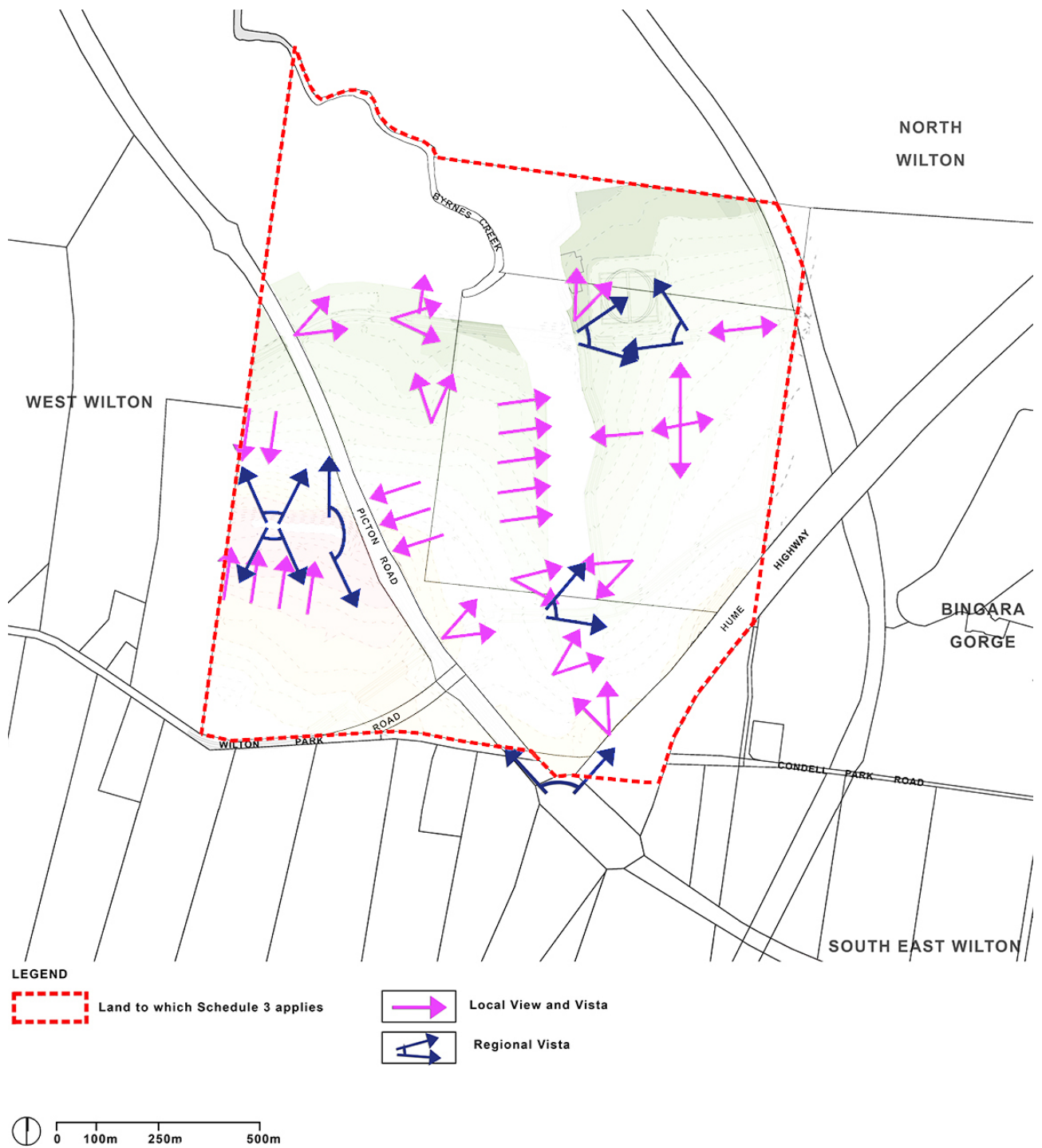


Figure 7: Indicative Bushfire Risk and Asset Protection Zone Requirements

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

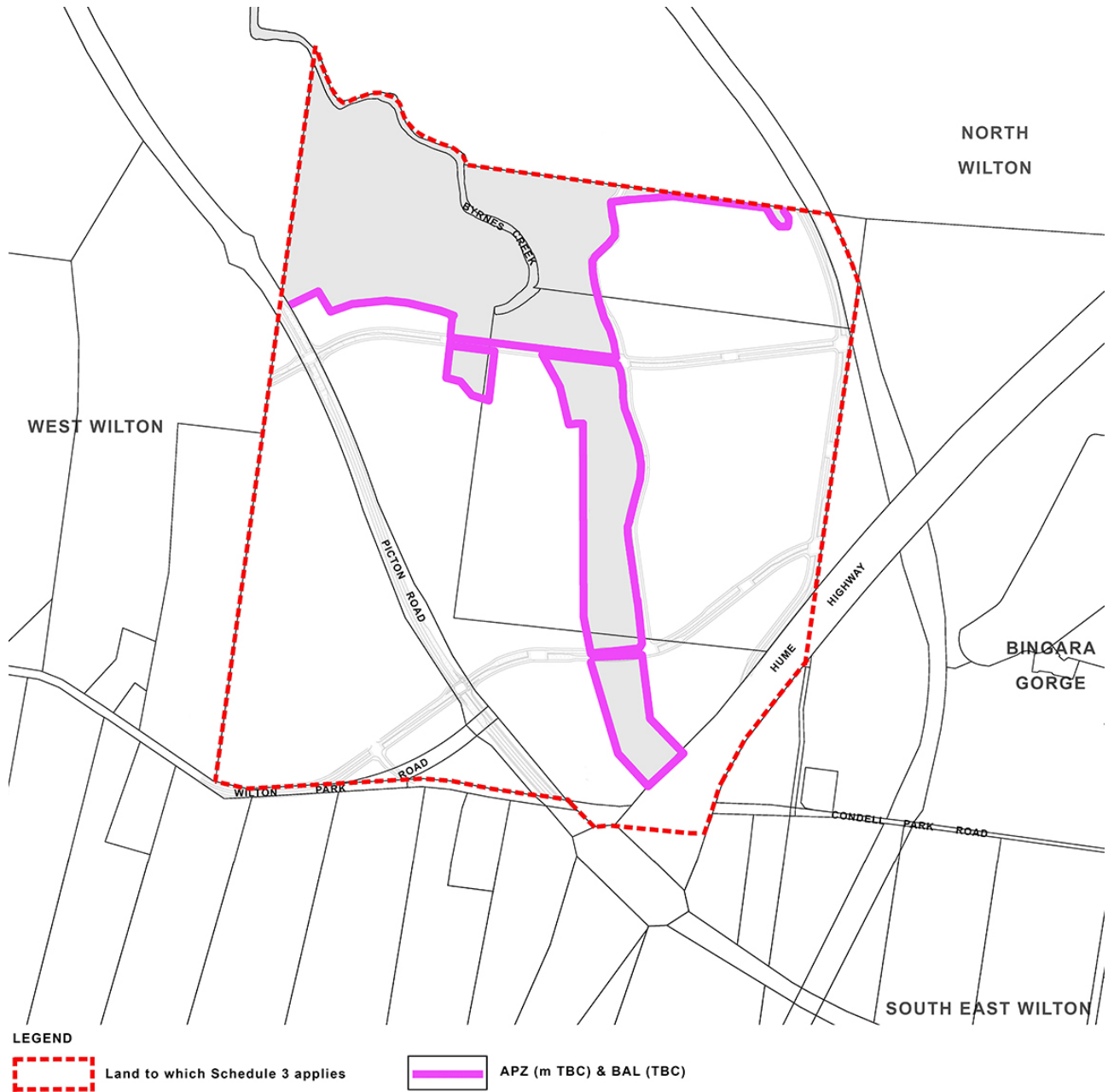


Figure 8: Indicative Public Transport Plan

Note: Indicative only. Final form to be determined in negotiation with Transport for NSW (TfNSW) and Council and designed in accordance with relevant TfNSW and Council policies.

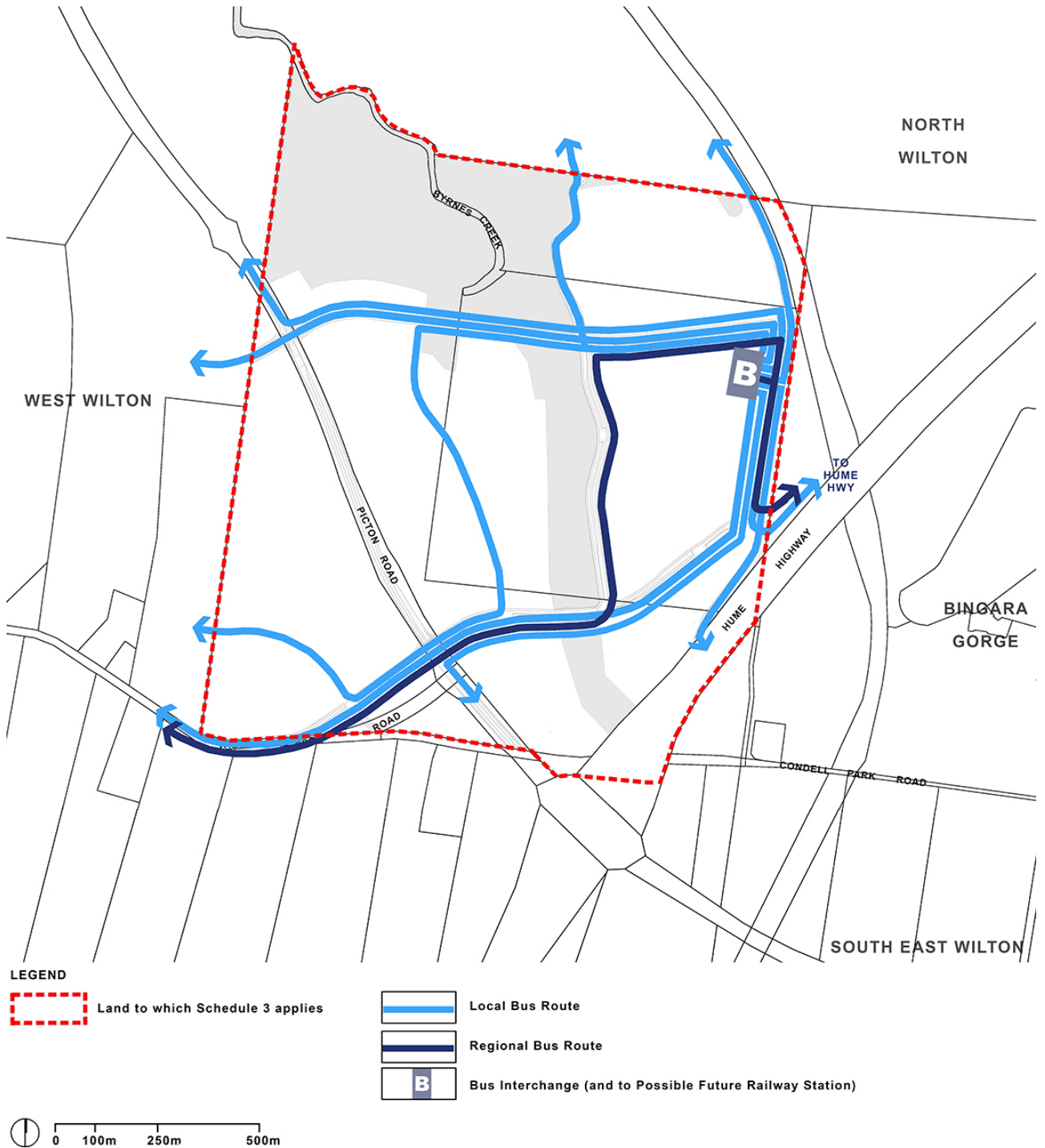


Figure 9: Indicative Open Space, Recreation & Public Domain Network

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

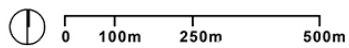
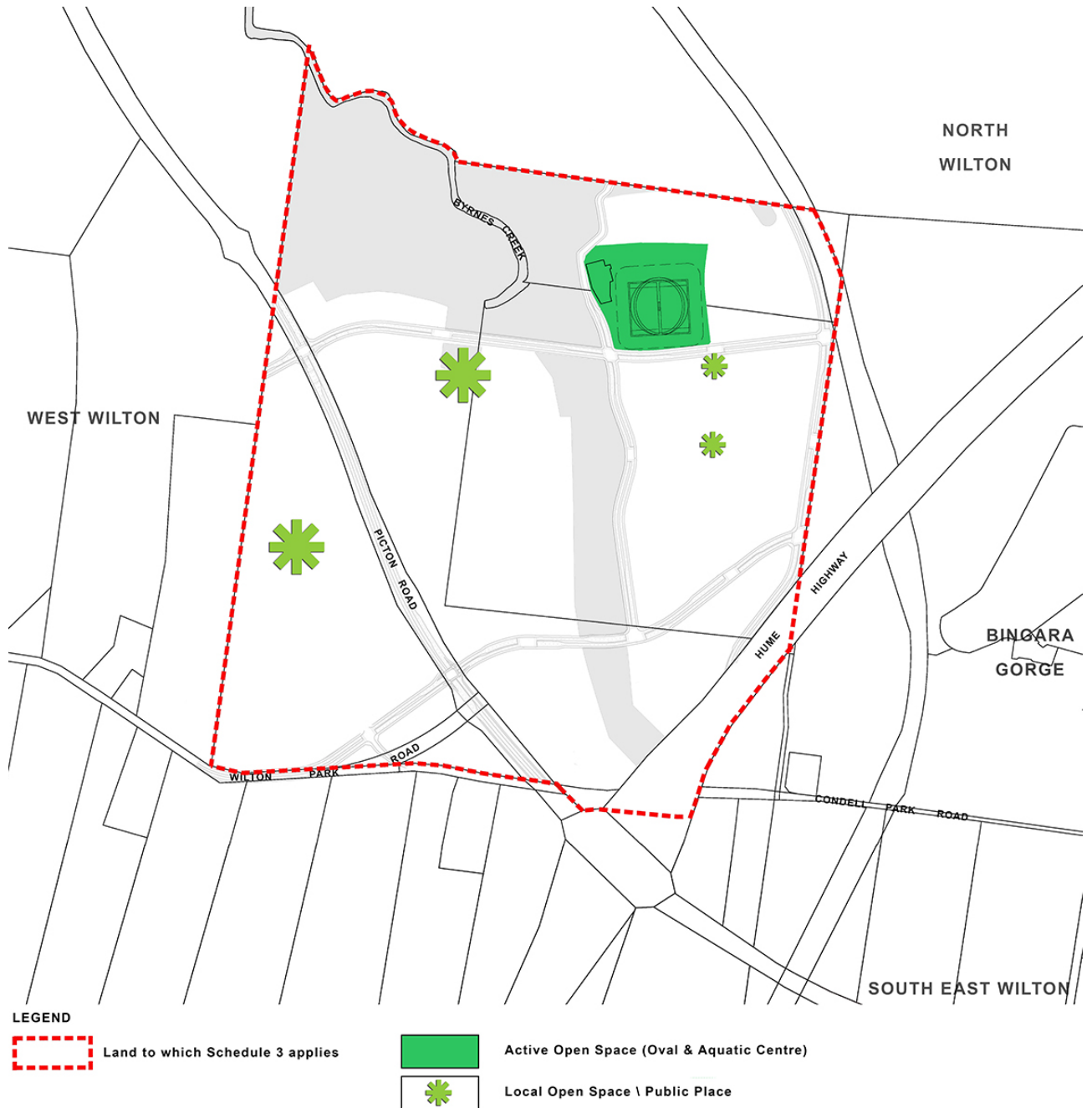


Figure 10: Indicative Precinct Road Hierarchy Plan

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

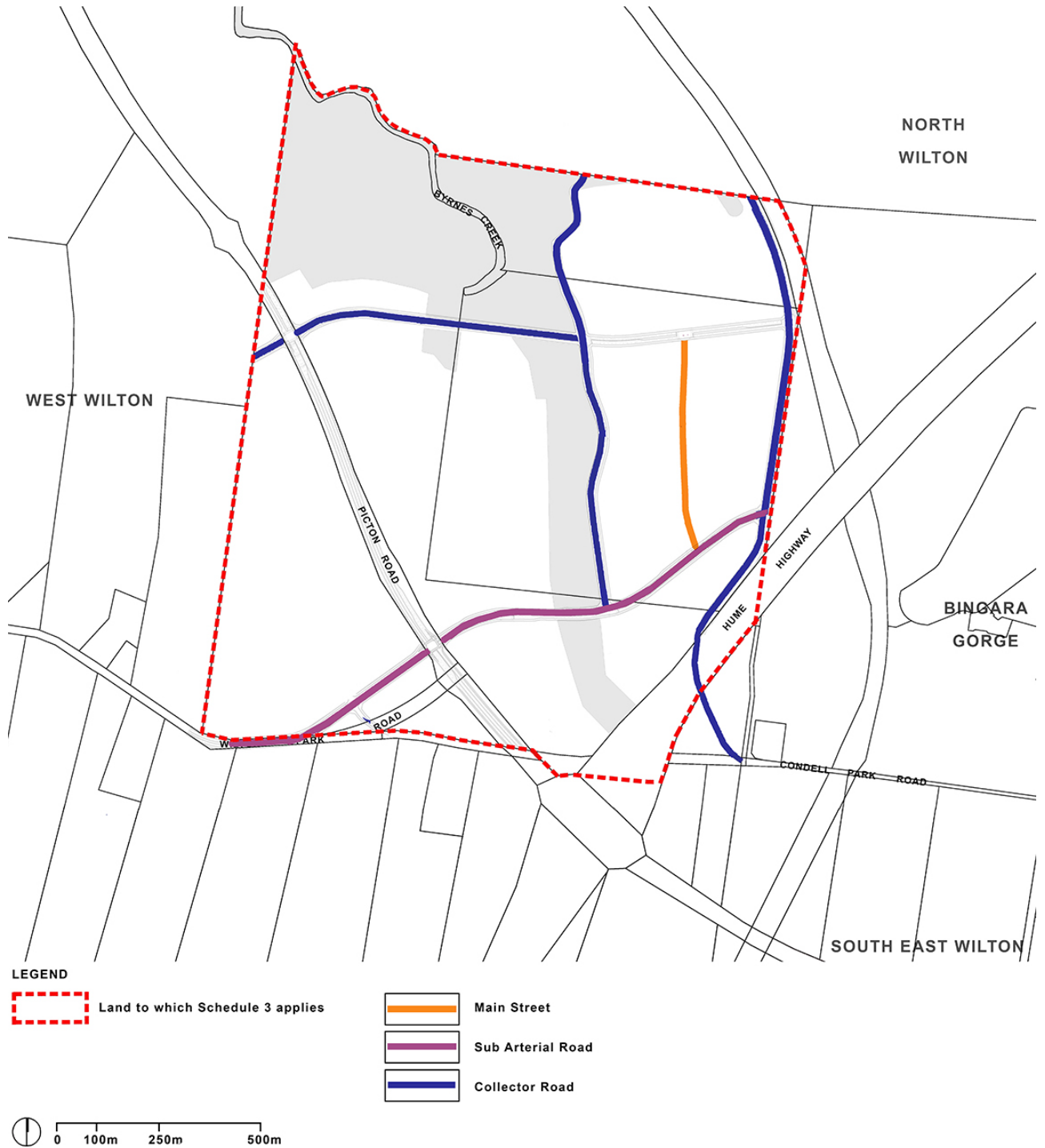


Figure 11: Indicative Pedestrian Cycle Network Plan

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

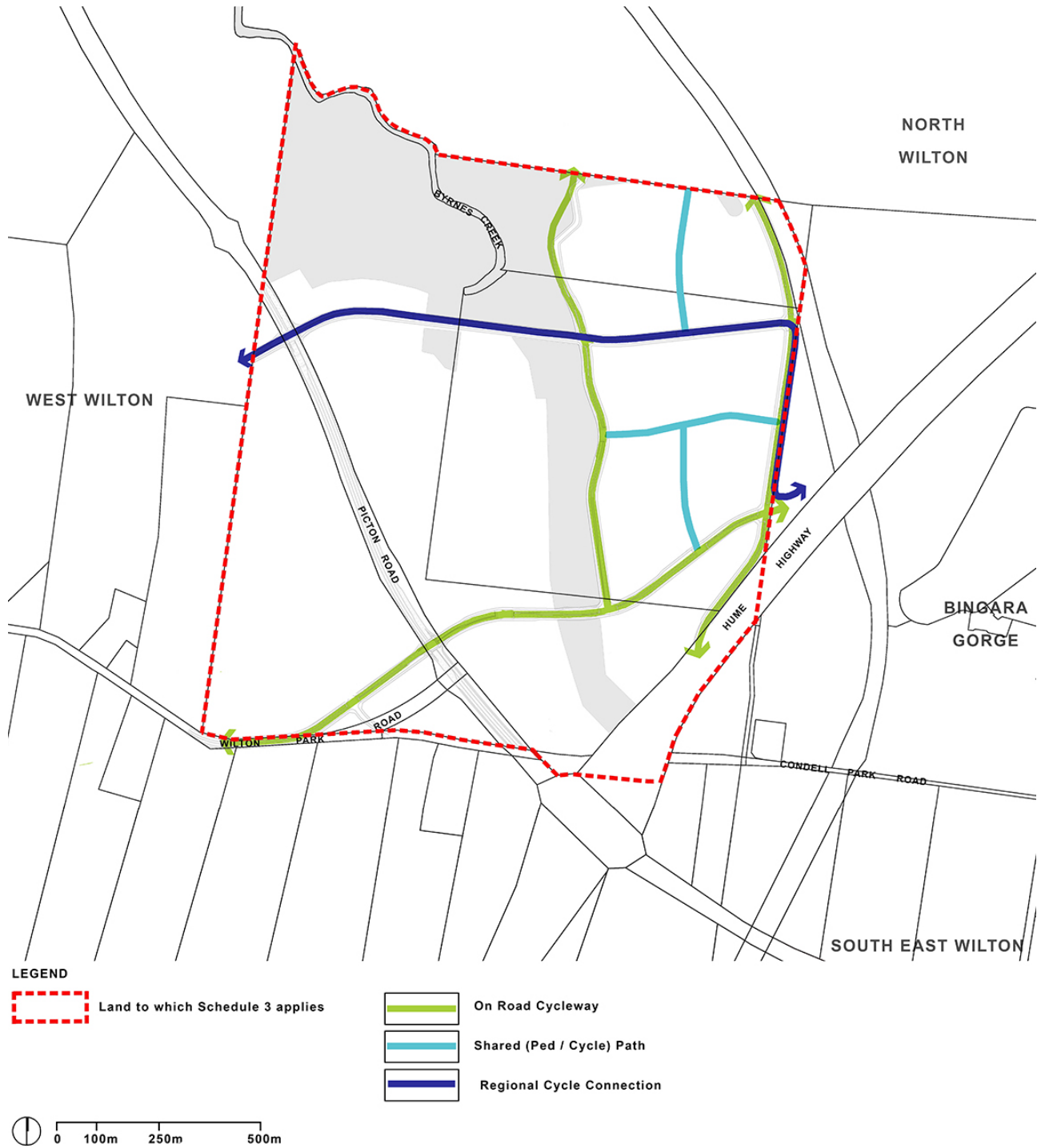
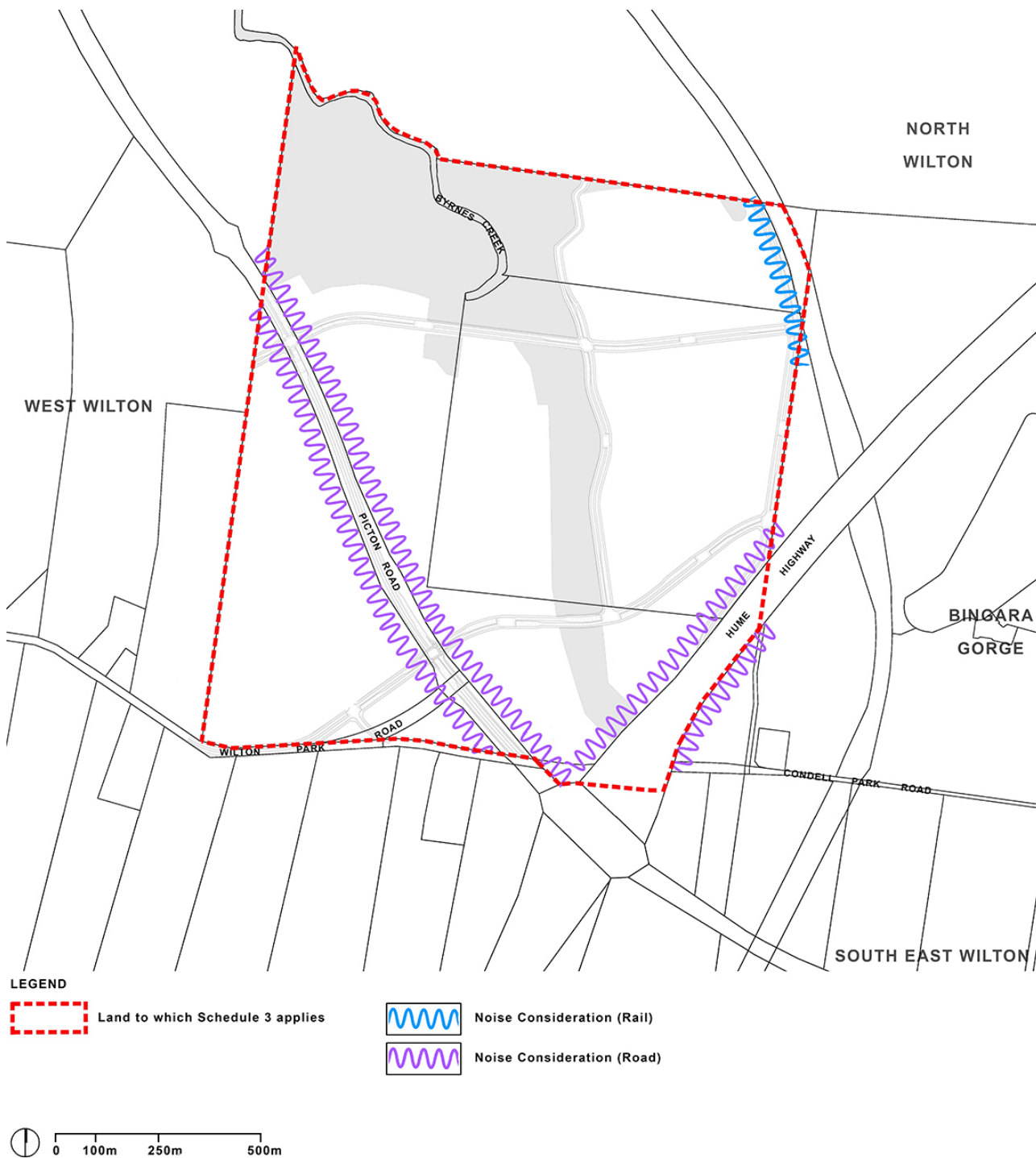


Figure 12: Indicative Noise Consideration Plan



3 Special Urban Areas

This part stipulates objectives and controls in addition to **Part 2**, **Part 3** and **Part 4** of the main body of the DCP and draft **Part 6 Employment**, specific to the land use function and built form and public domain character of the Wilton Town Centre.

This part applies to the Special Urban Areas identified in **Figure 13 and 14** of this Schedule and is to be read in conjunction with **Part 7 Wilton Town Centre** of the DCP.

3.1 Objectives

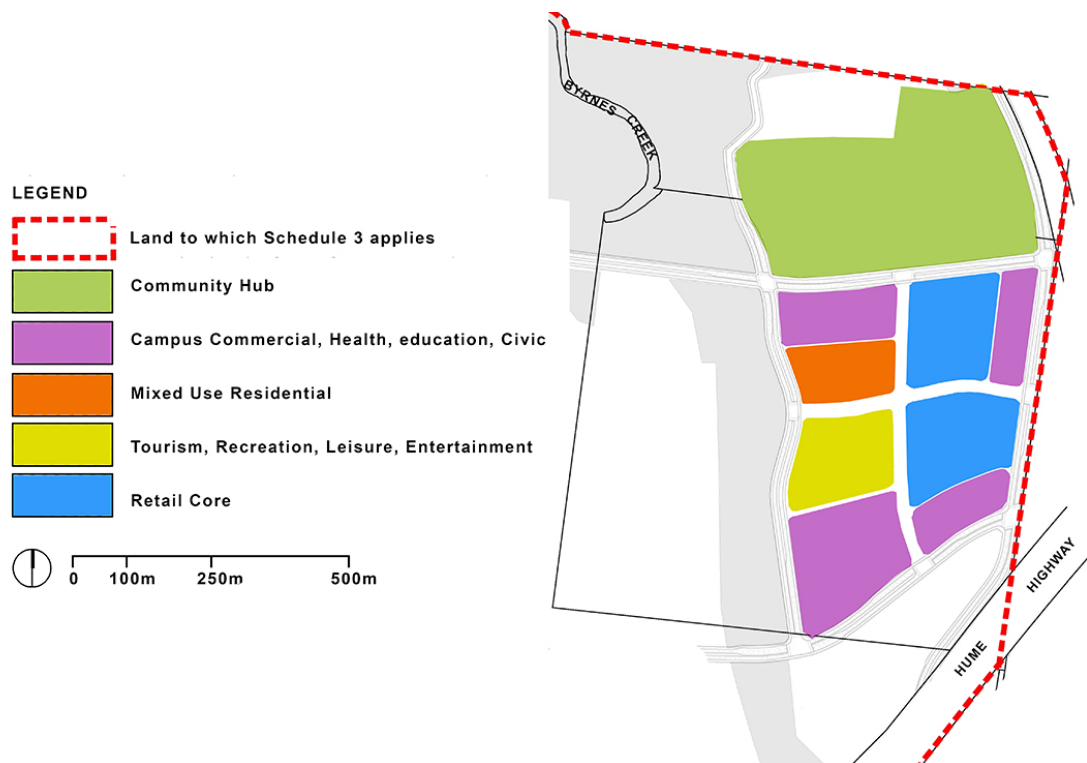
1. To encourage development in and around special areas that are compatible with the particular character and significance of each Special Urban Area; and
2. To reinforce the specific attributes and qualities of each Special Urban Area, including areas of high amenity, landscape and urban character and townscape and placemaking values.

3.2 Town Centre Core Special Urban Areas Controls

Figure 13 illustrates five Special Urban Areas.

Figure 13: Indicative Wilton Town Centre Core Special Urban Areas

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy



Campus Commercial, Health, Education and Civic

1. This area shall accommodate predominantly office, business, research, technology, tertiary and private education, public and / or private health and civic uses in a range of floor plate sizes with low scale convenience retail to serve the immediate day-to-day needs of workers.

Mixed-Use Residential

1. This area shall accommodate shop top housing comprising only low scale ground floor retail / commercial activity that provides for the day-to-day convenience needs of the residents.
2. Dwellings and ground floor retail /commercial activity shall overlook Byrnes Creek and address all street frontages.

Tourism, Recreation Leisure and Entertainment

1. This area shall accommodate a distinctive concentration of leisure, entertainment, hospitality and wide-ranging retail and visitor / tourist-oriented activity including licensed establishments, accommodation and theatre/performance/conference venues and other facilities.
2. Development shall overlook and address the main street and town square.

Retail Core

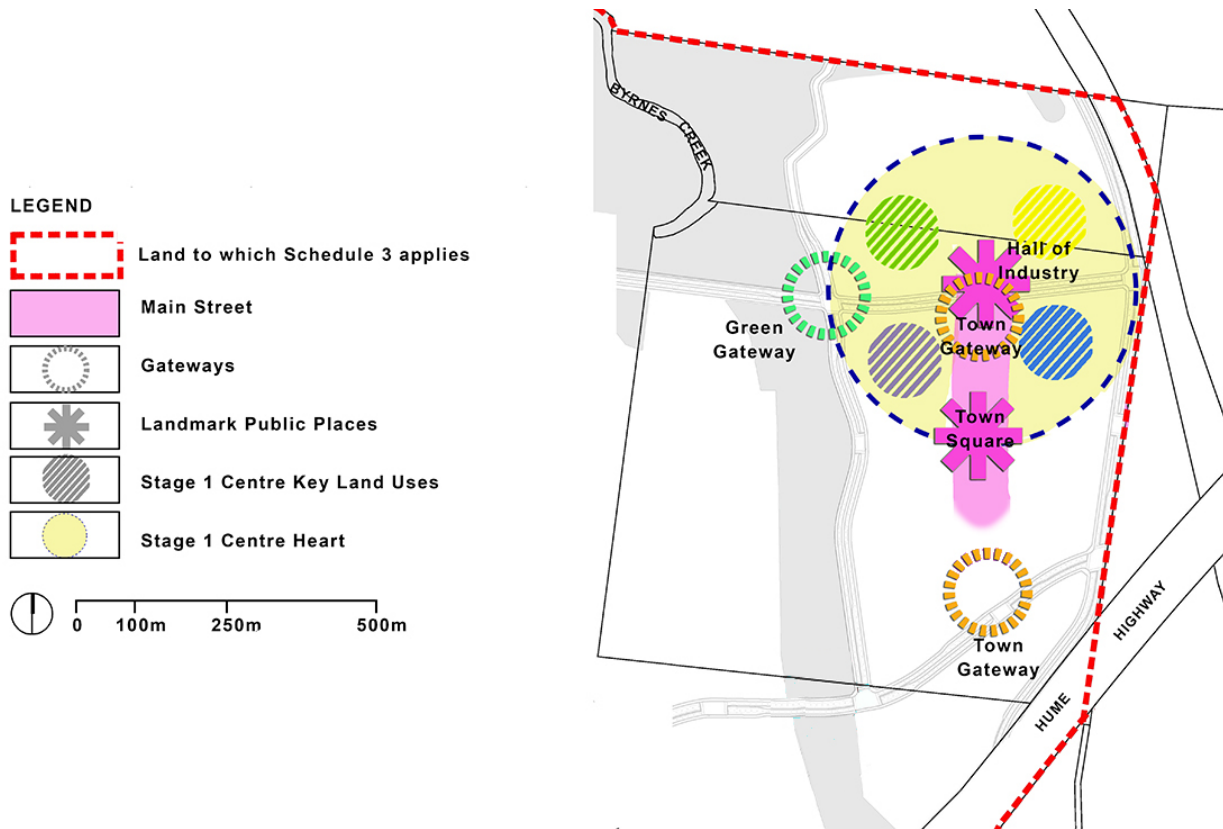
1. This area shall predominantly accommodate retail premises (for example shops, supermarkets, discount department stores, small bars, cafes and restaurants) but also accommodate business premises (for example banks and personal services), office premises, health services facilities and other permitted land uses which support a retail environment.

3.3 Place Making Special Urban Areas Controls

The Place Making Strategy is presented in **Figure 14**. It illustrates five Special Urban Areas.

Figure 14: Indicative Place Making Special Urban Areas

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy



3.3.1 Key Features

The Main Street

1. The main street with town square shall be Wilton Growth Area's symbolic and functional community 'heart' and gathering place.
2. Activities shall incorporate café and dining opportunities and other retail activities that flow onto the street space.

Gateways

1. The treatment of the public realm, landscaping and buildings in Gateway areas shall be of a form and quality that contribute to advertising the presence of the town centre for visitors and add to the character of the Wilton Town Centre as a memorable place distinguished by high-quality architectural design, vibrant and active streetscapes and attractive, inviting public places connected to and immersed in the natural environment.

3.3.2 Landmark Public Places

The Town Square

1. The Town Square Special Area is located on the Wilton main street shall be the principal urban public space in the Growth Area. The Town Square will be the Growth Area's symbolic and functional community 'heart' and gathering place.
2. The Town Square shall be lined with alfresco and other retail activities that flow onto the principal urban public space from building frontages offering a landmark space for 24hour public use.
3. The Town Square shall include a performance stage and striking public art with a mix of colours to reinforce the use and character of the place.

The Market Hall

1. Stage 1 of the Retail Core shall include a north-facing covered space (a "hall") suitable for casual/regular markets, retail and commercial activity and community meetings and greetings. The Hall shall respond to the significance of its location as the crossroads and hub for the first activities and buildings to be established and developed in the Centre (oval, public K-12 school and some civic and commercial activity).
2. The Hall shall offer multi-function spaces and facilities and protect users from the weather.
3. The Hall shall be lined with alfresco and other retail activities that flow onto the principal urban public space from building frontages.
4. The Hall shall be accessible to the public at all times.

3.3.3 Stage 1 of the Wilton Town Centre

1. The first activities to be developed within the Wilton Town Centre shall be sited, designed and connected to each other, and to the Centre's public realm, to ensure from the outset that the first stage of development of the Precinct:
 - Establishes a distinctive place with vibrant character;
 - Enables the first activities in the Centre to economically, functionally and socially flourish and secure an important role to serve the residents and workers of the Wilton Growth Area and the Wollondilly Shire;
 - Provides good connectivity to the road network, public transport, and cycling and walking facilities;
 - Permits an appreciation of the values of the Wilton Town Centre's natural environment; and
 - Establishes the framework for a healthy and sustainable urban place designed to address the environmental challenges of this century.