



# Wilton: Building a great new town

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How critical infrastructure will be delivered in Wilton over 20 years





The Wilton Growth Area is set to play a key part in the planned growth of Western Sydney, with an expected population of 40,000 and 15,000 new local jobs.

The Wilton 2040 plan outlines how Wilton will develop into a resilient, sustainable community with a diverse range of housing surrounded by green open spaces and protected bushland.

After 20 years of growth, Wilton will be centred around a thriving, liveable town centre providing jobs and services to the wider community. Travelling to and around Wilton will be easier than ever with improved transport links and a network of walking and cycle paths.

Delivery of key infrastructure is a crucial part of the planning for Wilton's growth. The Department of Planning, Industry and Environment is working closely with developers, state government agencies and Wollondilly Shire Council to ensure Wilton gets the infrastructure it needs, when it needs it.

## Wilton 2040 – the story so far

In September 2018, the Department released the Wilton 2040 plan, which outlines the vision for the Wilton Growth Area. Since then, the South East Wilton and North Wilton precincts have been rezoned for urban development.

Planning for the Wilton Town Centre Precinct is underway. The proposal to rezone this precinct for urban development will be exhibited in November 2020.

The major town centre at Wilton will include regional facilities, providing services to Wilton and the wider Wollondilly area.

Transport for NSW is investigating new, rapid public transport options to connect communities in Wollondilly and the Southern Highlands with Sydney's electrified rail network. New routes to be explored will include Bargo, Picton and Wilton to Campbelltown.

Sydney Water Corporation (SWC) is developing a 30-year strategy for the whole Macarthur Region that will inform long-term servicing for Wilton, providing a holistic, integrated water management strategy.

## What will be delivered

Key infrastructure identified in Wilton 2040 includes:

- upgrades to the Wilton Interchange and Picton Road, and new on- and off-ramps connecting to the Hume Motorway at North Wilton
- pedestrian and cycling networks connecting across Wilton
- a new kindergarten to Year 12 public school at Wilton Town Centre
- Land in South East Wilton and North Wilton for future education purposes
- playing fields adjoining new schools connected to a network of local parks
- public transport interchange in the Wilton Town Centre
- community and health care facilities in the Wilton Town Centre
- community facilities in local town centres in South East Wilton, North Wilton and West Wilton
- protection of conservation areas through preservation of land and a contribution to biodiversity measures (SIC)

Sydney Water Corporation is undertaking planning and design for water, wastewater and recycled water infrastructure needed to support growth in Wilton. The pace of planning, design and delivery work is guided by developers, and all interim infrastructure is at the developers' expense. Infrastructure to service the Wilton Growth Area will be planned, designed and delivered over three stages.

## PAYING FOR INFRASTRUCTURE

### Special Infrastructure Contributions Plan

Special Infrastructure Contribution plans (SICs) are a mechanism used by the NSW Government to ensure developers contribute to the cost of delivering the infrastructure required to support growing communities, coordinated in time with demand.

SIC contributions are either payable as a monetary contribution (developer pays the SIC rate) or by delivering works-in-kind (developer undertakes works based on the SIC infrastructure schedule).

The Department exhibited a draft SIC plan for the Wilton Growth Area in September 2018. Developers at Wilton have also either entered into or are negotiating Voluntary Planning Agreements (VPAs) with the Department to fund infrastructure in accordance with the draft Wilton SIC.

SICs ensure infrastructure funding and delivery are coordinated with development. The Wilton SIC will bring the Wilton 2040 plan to fruition.

The exhibited Wilton SIC is levied on residential development and provides for developer contributions of \$771 million towards the cost of delivering required infrastructure to support the growing community of Wilton, including:

**\$655m**

Roads, intersections, bridges and cycleway improvements

**\$65m**

Biodiversity conservation and regional open space

**\$31.2m**

Education

**\$5m**

Bus infrastructure

**\$750,000**

Health facilities

**\$625,000**

Emergency services

**\$14m**

Planning and delivery



### Wollondilly Shire Council's Local Contributions Plan

Complementing the SIC Plan developed by the Department, Wollondilly Shire Council has adopted the Wollondilly Contributions Plan (Council CP), which was adopted by Council in May 2020.

The plan's proposed infrastructure schedule identified \$346 million in new local infrastructure to support Wilton's future growth. This includes:

**\$58m**

for transport infrastructure, including 10km of new collector roads, road upgrades and intersection upgrades

**\$70m**

for social infrastructure, including a leisure centre, community hub and three neighbourhood centres

**\$212m**

for open space development, including 17 local parks, 16 neighbourhood parks and \$4 million for plan administration and management.

Developers are required to contribute funds to Council under the Council CP to deliver local infrastructure items as development occurs.



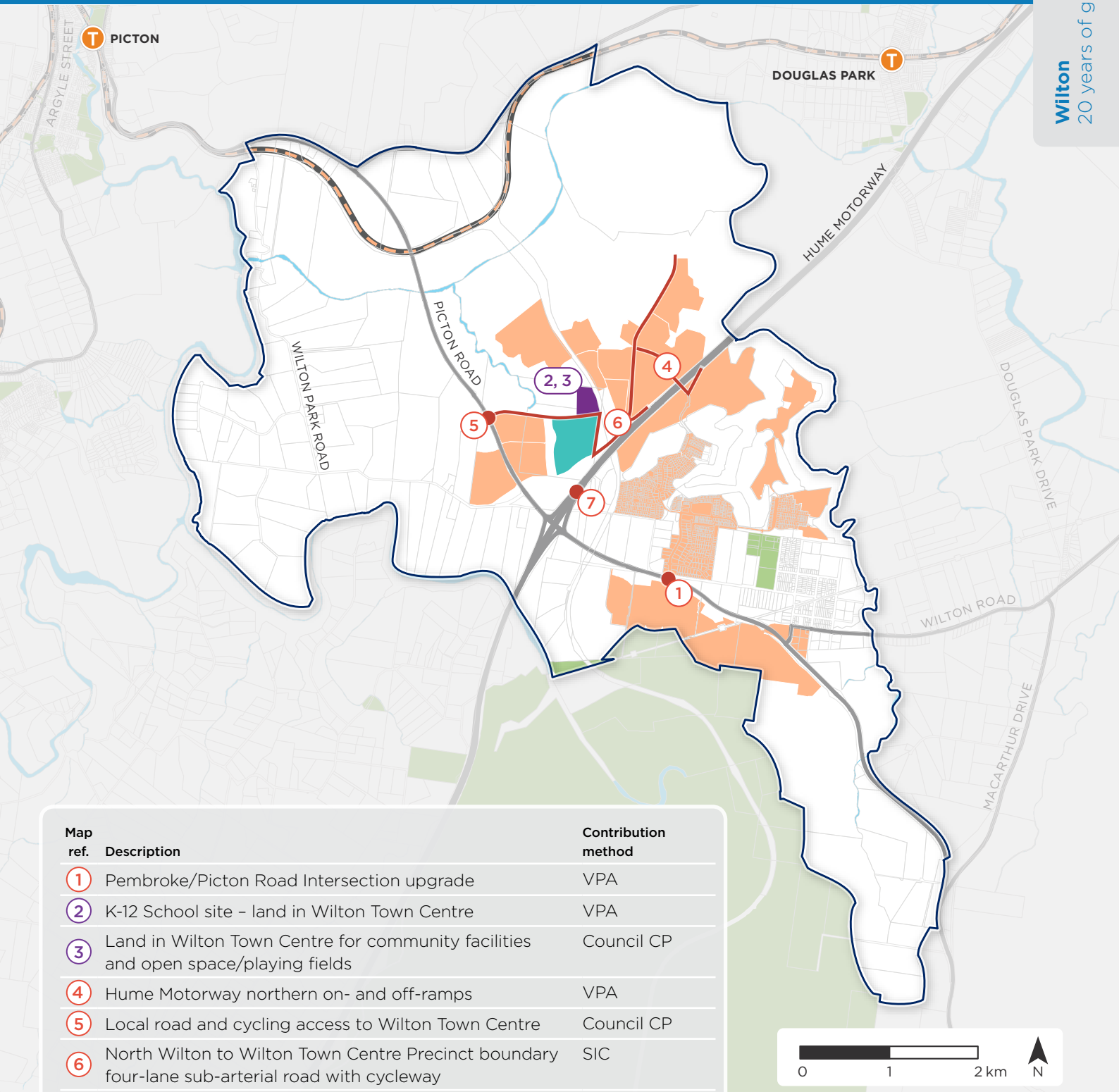
### Timing of infrastructure

The Department has been working with Wollondilly Shire Council, state agencies and major landowners in Wilton to determine the staging and prioritisation of critical transport and social infrastructure in Wilton.

This assessment consists of four components: a background review of existing studies; review of landowner VPAs and staging plans; SIC infrastructure analysis; and SIC cashflow analysis. The key infrastructure items and timing of their delivery are shown in the maps and tables below.

## Infrastructure delivered by 5 years

Dwellings built: 5,425



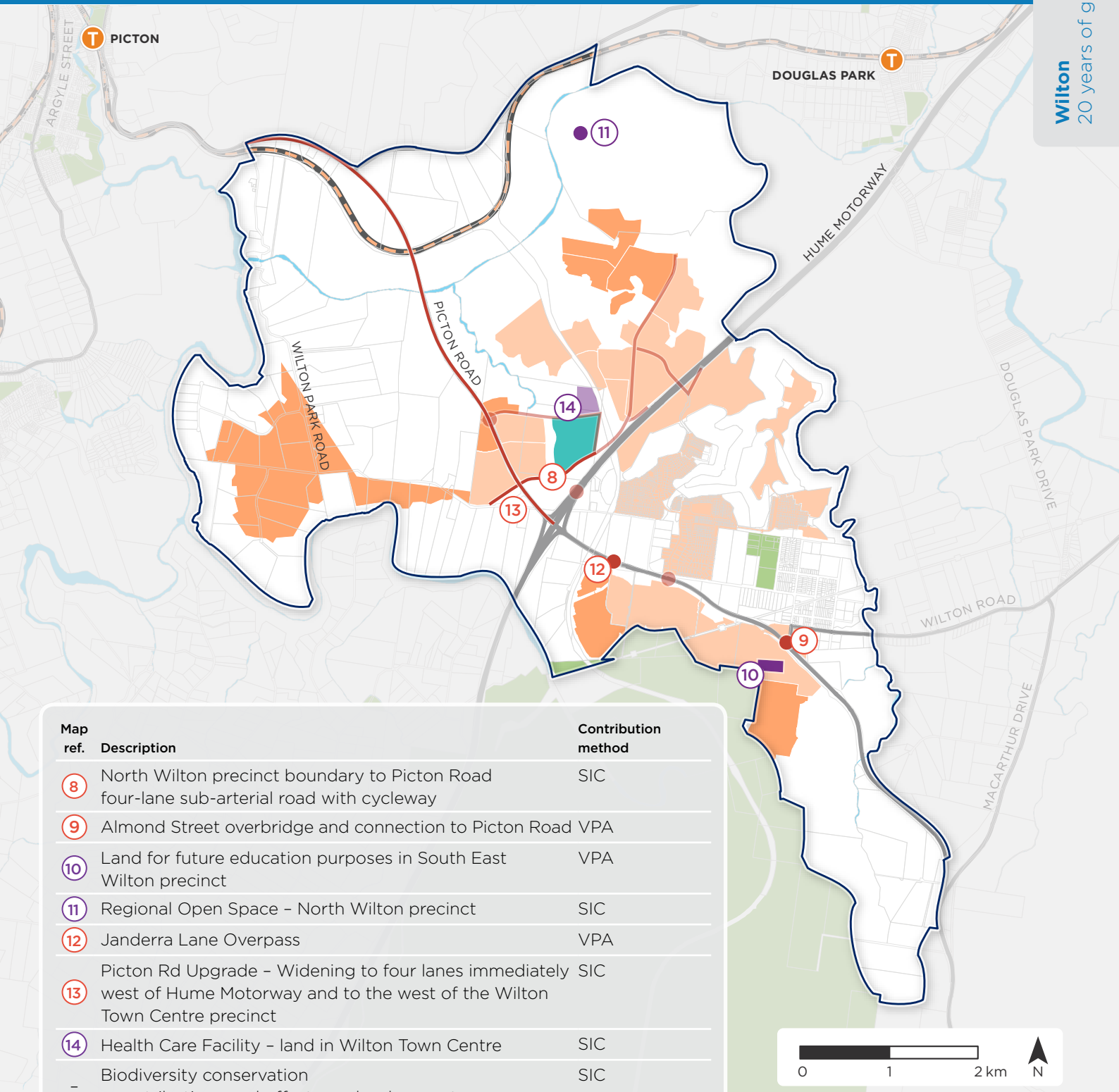
| Map ref. | Description  | Contribution method                            |
|----------|--|--|
| ①        | Pembroke/Picton Road Intersection upgrade  | VPA  |
| ②        | K-12 School site - land in Wilton Town Centre  | VPA  |
| ③        | Land in Wilton Town Centre for community facilities and open space/playing fields  | Council CP                                     |
| ④        | Hume Motorway northern on- and off-ramps   | VPA  |
| ⑤        | Local road and cycling access to Wilton Town Centre  | Council CP                                     |
| ⑥        | North Wilton to Wilton Town Centre Precinct boundary four-lane sub-arterial road with cycleway   | SIC  |
| ⑦        | Wilton Town Centre local road, pedestrian and cycling access across Hume Motorway (location indicative)  | SIC  |
| -        | Biodiversity conservation - contributions and offsets as development occurs  | SIC  |
| -        | Local parks, open space network and community centre - integrated into development   | Council CP                                     |
| -        | Water reservoirs - 12ML potable water and 8ML recycled water, transfer and distribution mains, Transfer Water Pump Station and pressure reduction valves. Packaged Treatment Plants (if requested by developers) | Forward funded by developer; Reimbursed by SWC |

- Dwellings built in this stage
- Infrastructure items
- Transport infrastructure
- Wilton Major Town Centre Core Area
- Precinct Boundary
- Railway



## Infrastructure delivered by 10 years

Estimated dwellings built: 9,784



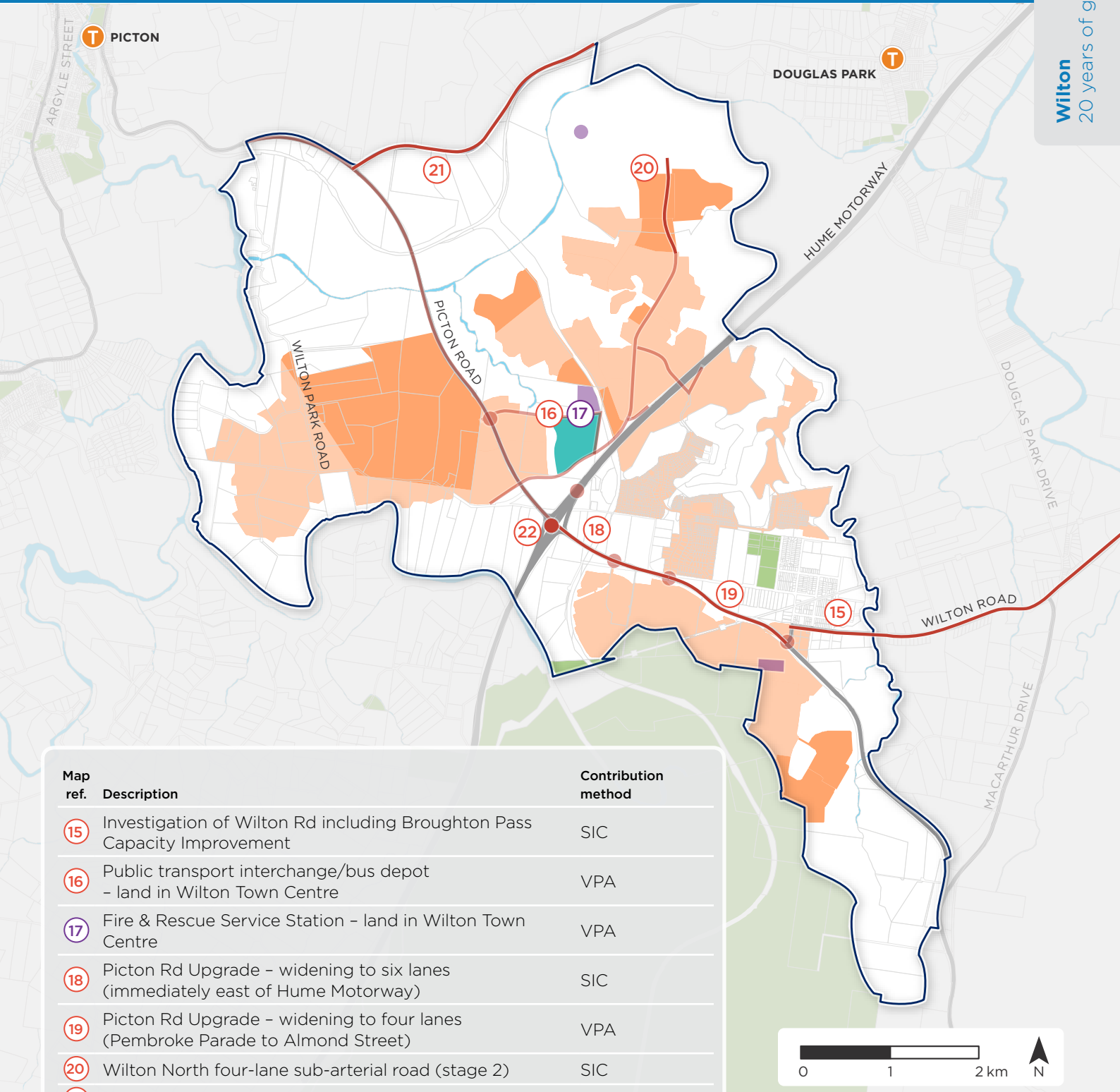
| Map ref. | Description   | Contribution method                            |
|----------|---|--|
| 8        | North Wilton precinct boundary to Picton Road four-lane sub-arterial road with cycleway   | SIC  |
| 9        | Almond Street overbridge and connection to Picton Road  | VPA  |
| 10       | Land for future education purposes in South East Wilton precinct  | VPA  |
| 11       | Regional Open Space - North Wilton precinct   | SIC  |
| 12       | Janderra Lane Overpass  | VPA  |
| 13       | Picton Rd Upgrade - Widening to four lanes immediately west of Hume Motorway and to the west of the Wilton Town Centre precinct   | SIC  |
| 14       | Health Care Facility - land in Wilton Town Centre   | SIC  |
| -        | Biodiversity conservation   | SIC  |
| -        | - contributions and offsets as development occurs   |  |
| -        | Leisure Centre and Library (Wilton Town Centre)   | Council CP                                     |
| -        | Local parks, open space network and community centre - integrated into development (including playing fields for South East Wilton future educational purposes)                                 | Council CP                                     |
| -        | Macarthur Water Filtration Plant Water Pump Station and boosters, distribution mains, Centralised Treatment Plant Sewer Pump Station, wastewater pressure and gravity mains, Pressure Catchment | Forward funded by developer; Reimbursed by SWC |
| -        | Wilton business development director  | VPA  |

- Dwellings built in this stage
- Dwellings built in previous stages
- Infrastructure items
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## Infrastructure delivered by 15 years

Estimated dwellings built: 12,702

Wilton  
20 years of growth



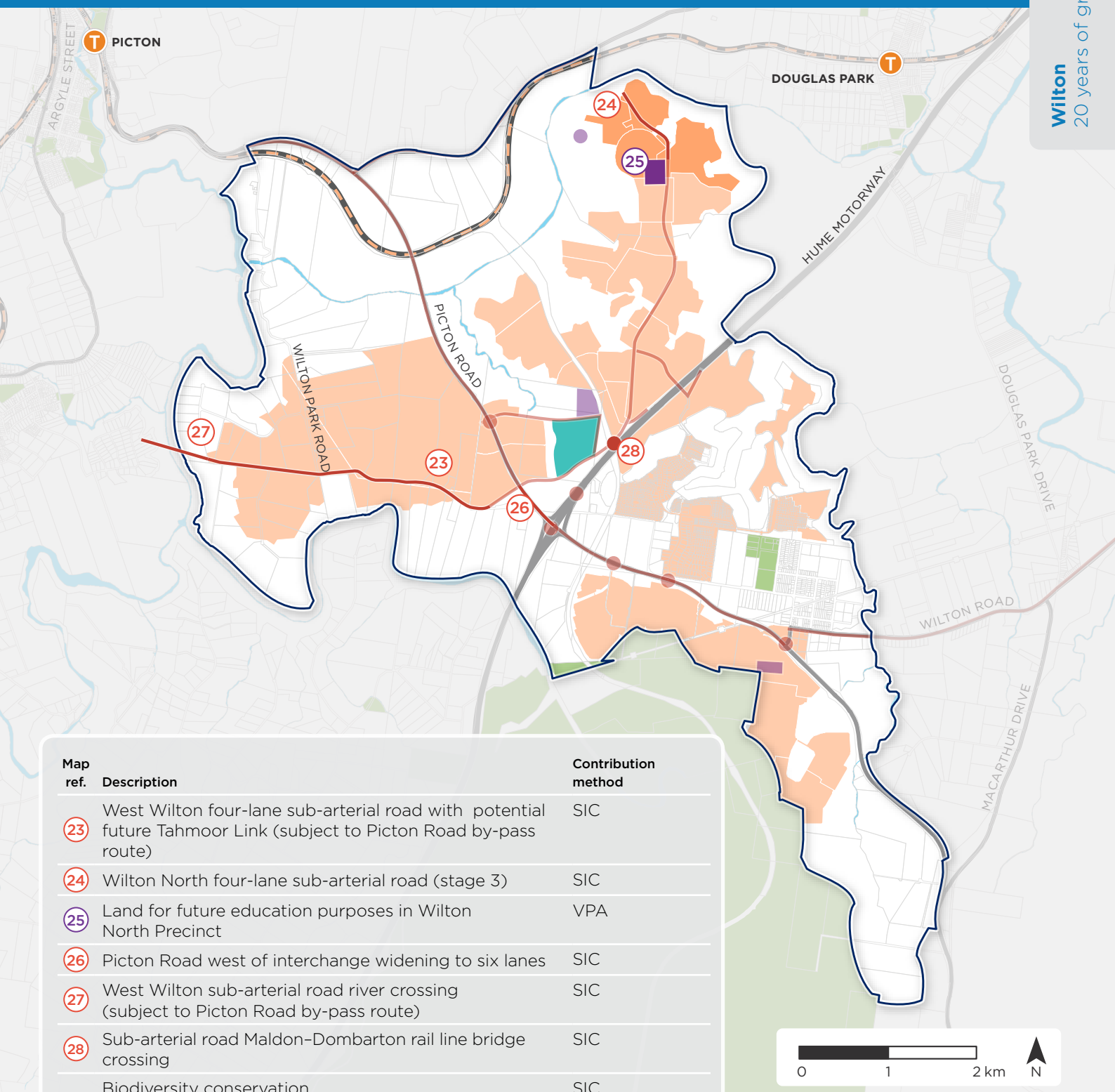
| Map ref. | Description  | Contribution method                            |
|----------|--|--|
| 15       | Investigation of Wilton Rd including Broughton Pass Capacity Improvement   | SIC  |
| 16       | Public transport interchange/bus depot - land in Wilton Town Centre  | VPA  |
| 17       | Fire & Rescue Service Station - land in Wilton Town Centre   | VPA  |
| 18       | Picton Rd Upgrade - widening to six lanes (immediately east of Hume Motorway)  | SIC  |
| 19       | Picton Rd Upgrade - widening to four lanes (Pembroke Parade to Almond Street)  | VPA  |
| 20       | Wilton North four-lane sub-arterial road (stage 2)   | SIC  |
| 21       | Menangle Rd Upgrade - Widening to four lanes   | SIC  |
| 22       | Hume Motorway/Picton Rd Interchange Upgrade  | VPA & SIC                                      |
| -        | Biodiversity conservation - contributions and offsets as development occurs  | SIC  |
| -        | Local parks, open space network and community centre - integrated into development   | Council CP                                     |
| -        | Water reservoirs - 6ML potable water and 4ML recycled water, transfer and distribution mains, Sewer Pump Station, pressure and gravity mains, Pressure Catchment | Forward funded by developer; Reimbursed by SWC |

- Dwellings built in this stage
- Dwellings built in previous stages
- Infrastructure items
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# Infrastructure delivered by 20 years

Estimated dwellings built: 15,000

Wilton  
20 years of growth



| Map ref. | Description   | Contribution method                               |
|----------|---|---|
| 23       | West Wilton four-lane sub-arterial road with potential future Tahmoor Link (subject to Picton Road by-pass route)   | SIC   |
| 24       | Wilton North four-lane sub-arterial road (stage 3)  | SIC   |
| 25       | Land for future education purposes in Wilton North Precinct   | VPA   |
| 26       | Picton Road west of interchange widening to six lanes   | SIC   |
| 27       | West Wilton sub-arterial road river crossing (subject to Picton Road by-pass route)   | SIC   |
| 28       | Sub-arterial road Maldon-Dombarton rail line bridge crossing  | SIC   |
| -        | Biodiversity conservation<br>- contributions and offsets as development occurs  | SIC   |
| -        | Local parks, open space network and community centre<br>- integrated into development (including playing fields for Wilton North future educational purposes) | Council CP  |
| -        | Local parks and open space network<br>- integrated into development   | Council CP  |
| -        | SWC ultimate solution including local wastewater treatment plant and maximisation of recycled water   | Forward funded by developer;<br>Reimbursed by SWC |

- Dwellings built in this stage
- Dwellings built in previous stages
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Laurimar local town centre – main street

## Living and working in Wilton

Wilton will become a fully developed new town, with a diversity of dwellings and local job opportunities, set in a green and inviting place.

Well-situated local public schools in new residential neighbourhoods will encourage kids to ride or walk to school. Open space networks will add to the liveability of Wilton.

Retailing, community and commercial areas will deliver services at a scale ranging from neighbourhood and local centres to the major Wilton Town Centre, which will also draw people from wider Wollondilly, Greater Macarthur and the Illawarra.

State and local infrastructure will combine to be the glue that binds this new community together.



Tullimbar – green residential streets



Rouse Hill – town centre



**Call** 1300 305 695



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