

Department of Planning and Environment


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Proposed amendment to South East Wilton Structure Plan

Explanation of Intended Effect of the proposed amendment of the South East Wilton Structure Plan and the consequential amendments to *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*

September 2022



Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal 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.

Published by NSW Department of Planning and Environment

dpie.nsw.gov.au

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First published: September 2022

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Overview

The South East Wilton Precinct Structure Plan was first endorsed by the Department in December 2017. It applies to the whole South East Wilton Precinct and provides a high-level plan of the various land uses across the Precinct, including:

- Medium and low-density housing areas
- Potential school site
- Enterprise and local centre precincts
- Active and passive open space
- Environmental conservation
- Major road network; and
- Existing utilities infrastructure traversing the site.

The Structure Plan was updated in August 2022 as a result of the approval of the Cumberland Plain Conservation Plan.

About this Explanation of Intended Effect

Section 3.30 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) allows the Minister to seek and consider public submissions on an Explanation of Intended Effect (EIE) prior to the making of amendments to a State Environmental Planning Policy.

This EIE has been prepared to explain the intended effect of proposed amendments to:

- the South East Wilton Structure Plan, and
- consequential amendments to *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (the Western Parkland City SEPP).

The exhibition of this Explanation of Intended Effect will allow the public to provide feedback to help us better understand the views of the community and inform the proposed amendments to the Western Parkland City SEPP.

The exhibition material includes:

- this Explanation of Intended Effect (EIE),
- the draft Structure Plan at **Attachment A**, and
- the letter from Risland outlining the changes at **Attachment B**.

Proposed amendments

Proposed amendments to the South East Wilton Structure Plan

The proposed amendments to the South East Wilton Structure Plan are in conjunction with and align to the draft Wilton Greens Neighbourhood Plan lodged with Wollondilly Shire Council. Wollondilly Shire Council exhibited this Neighbourhood Plan for one month until 15 July 2022.

Amendments are only proposed to Stage 2 and Stage 3 of the South East Wilton Precinct (see **Attachment A** for the draft Structure Plan).

The key proposed amendments include:

- Reorientation and reconfiguration of 'Enterprise' land use to allow an improved interface with the road network, providing increased exposure and a clearer delineation between land uses.
- The potential school site has been reoriented to align with the collector road, with a local road providing separation from the Local Centre and allowing ease of access for pick up and drop off.
- Reorientation of the medium density land use around the 'Local Centre' to allow for the medium density to be located on a lower slope angle. The flatter ground minimises the need for earthworks due to the more appropriate topography, while providing an improved development outcome.
- Pocket parks across the Precinct have increased in size to create a more useable space, with medium density residential land use surrounding to provide improved amenity for a variety of housing types and densities.
- The collector road has shifted north to flatter ground to minimise earthworks and improve the connection between the collector and local streets. The collector provides a more direct transport route through the precinct, interconnecting with Stages 4 and 5 to the south. The collector also provides an active and public transport spine, inclusive of a separate cycle lane and bus route.

For further information, please refer to the letter from Risland at **Attachment B**.

Neighbourhood Plans

Neighbourhood Plans provide more detailed information on the layout and design outcomes anticipated for the Precinct. They must be consistent with the Wilton 2020 Strategic Plan and the relevant Precinct Structure Plan.

Once approved, Neighbourhood Plans form part of the Wilton Growth Area Development Control Plan and are required to be in place before development applications can be determined.

Proposed amendments to the Western Parkland City SEPP

As a result of the proposed amendments to the Structure Plan, there will be minor consequential amendments to the Western Parkland City SEPP. These include:

- updating the reference to the date of the published Structure Plan (this reference is contained in Clause 1.4(b)) of Appendix 7 South East Wilton Precinct Plan)
- repealing the Height of Buildings Map for the South East Wilton Precinct, as building heights are proposed to be included into the Structure Plan (this is consistent with the approach for the North Wilton Precinct),
- creating greater flexibility to minimise the need to amend precinct Structure Plans to accommodate changes in Neighbourhood Plans, and
- updating the Key Sites map to amend the location of the local centre so it aligns with the draft Neighbourhood Plan.