



SOUTH WILTON PRECINCT

**CELL 2:
HORNBY STREET SUB-PRECINCT**

1 INTRODUCTION

Council has prepared an indicative land use plan for the South Wilton (SW) precinct. The area has been divided into five Planning Cells. This document provides guidance for any future development proposals including possible land uses, opportunities, challenges and issues that need resolution before land can transition to new urban zones and development.

South Wilton is one of the precincts in the Wilton Growth Area (WGA). It contains approximately 430 ha of land to the east of Hume Motorway/Picton Road interchange, excluding Bingara Gorge and South East Wilton Precincts.

The Hume Motorway and Picton Road interchange is the entry for the SW Precinct. Picton Road is the spine road with access points from Pembroke Parade, Almond Street, Janderra Lane, and Alkoomie Place.

This document prepared for Planning Cell 2 has been identified primarily for residential development with some possible supporting employment.

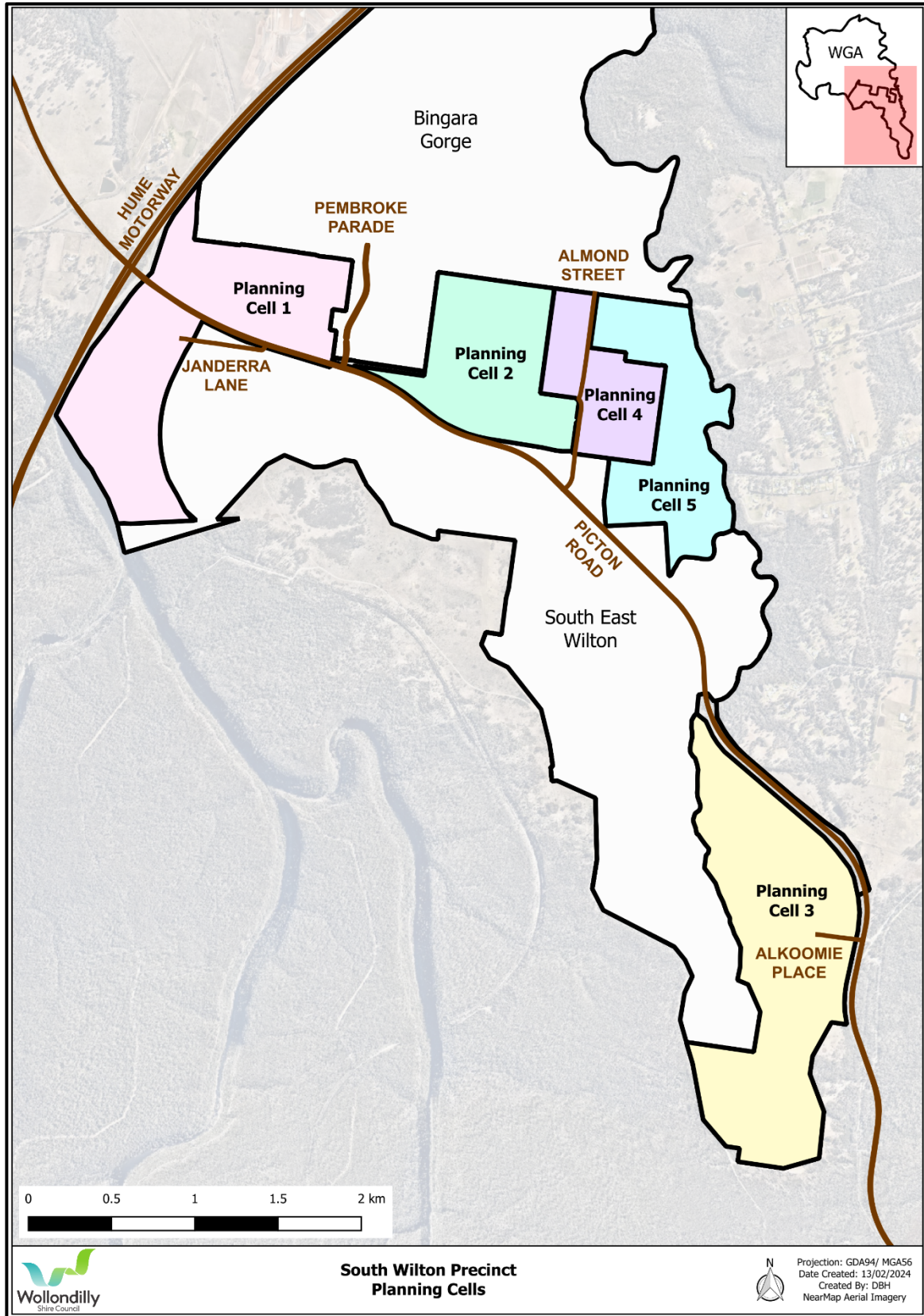
2 KEY CONSIDERATIONS

Both State and Council adopted planning documents were considered when preparing the overall plan for South Wilton.

Wilton 2040 recognises the need for variety of built form typologies delivering a well-designed built environment that will be healthy, responsive, integrated, equitable, and resilient. Specific to residential development, it promotes diverse housing typologies to suit a range of age groups.

Wollondilly 2040 commonly known as Local Strategic Planning Statement (LSPS) contains planning priorities that guide land use for Wollondilly. Planning Priority 5 aims to “provide housing options that meet local needs and match the local character of towns and villages”. To achieve the priority, Wollondilly 2040 has proposed to investigate measures to support aging in place, allow residents to enjoy Wollondilly across their changing needs. Enabling people to stay in their local area as they age and advocate for vulnerable people in the community who are at risk of insecure housing tenure. The LSPS also identifies work for the SW Precinct needs to be further understood by Council to ensure that land transitions effectively to align with the priorities for WGA.

The intent of this work is to support the successful delivery of residential lands in a timely manner with guidance. Council has prioritised advocating to and collaborating with the NSW Government for establishing appropriate development in WGA. Council will also be working with community and stakeholder groups to achieve better built and environmental outcomes in such areas.



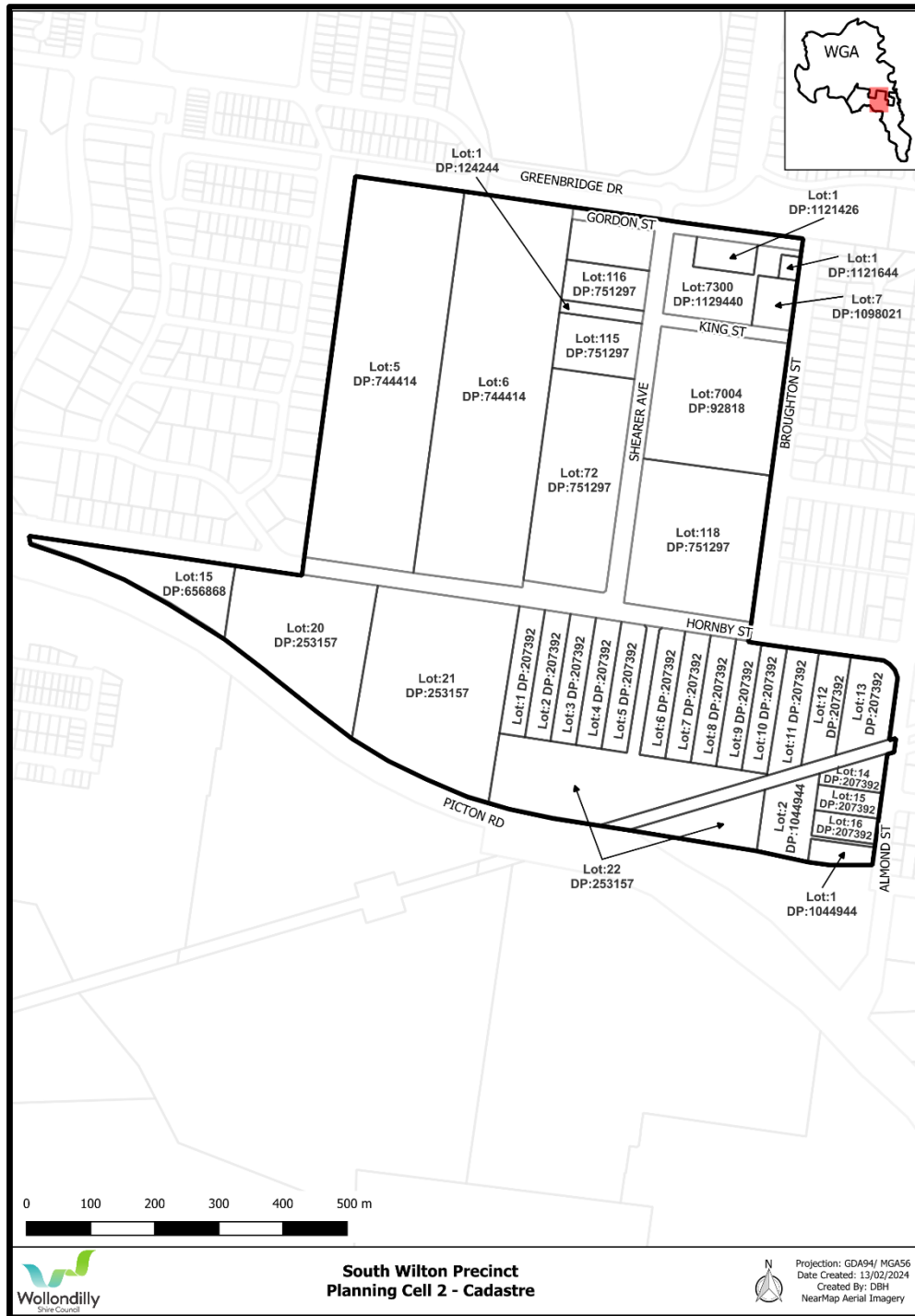
3 PLANNING CELL 2: HORNBY STREET SUB-PRECINCT

Planning Cell 2 is centred on Hornby Street, with properties to its north and south, and bounded by Picton Road to the south/south west and Almond Street to the east (see **Aerial Photo** below).



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The Cell 2 contains 36 parcels zoned RU2 Rural Landscape, RU4 Primary Production Small Lots, and SP2 Infrastructure and has an area of approximately 70 hectares. The land is generally flat with some undulating topography, with a large lot rural residential development, along Hornby Street and Almond Street. The Cell contains large areas of bush land to the north of Hornby Street along Shearers Avenue. A **cadastre map** of the Cell identifying Lot and Deposited Plan (DP) number of each parcel is shown below.



4 LAND USE CONSTRAINTS

Site characteristics within and outside an area can influence the extent and type of development possible. For Planning Cell 2, these include access, bushfire, conservation areas, and existing interface issues with Wilton Village and Bingara Gorge Precinct.

Land Characteristics - The Cell's land use capability relates to various factors including soil types, slope, vegetation etc. This site has been identified as containing Class IV soils. This means that plant varieties and management need to be carefully considered. The land has low permeability which means water does not get absorbed quickly and can experience rapid runoff in creeks, running north to south, crossing Hornby Street almost midway of the Cell (**Photos** below).



View from Almond Street towards east to Planning Cell 2

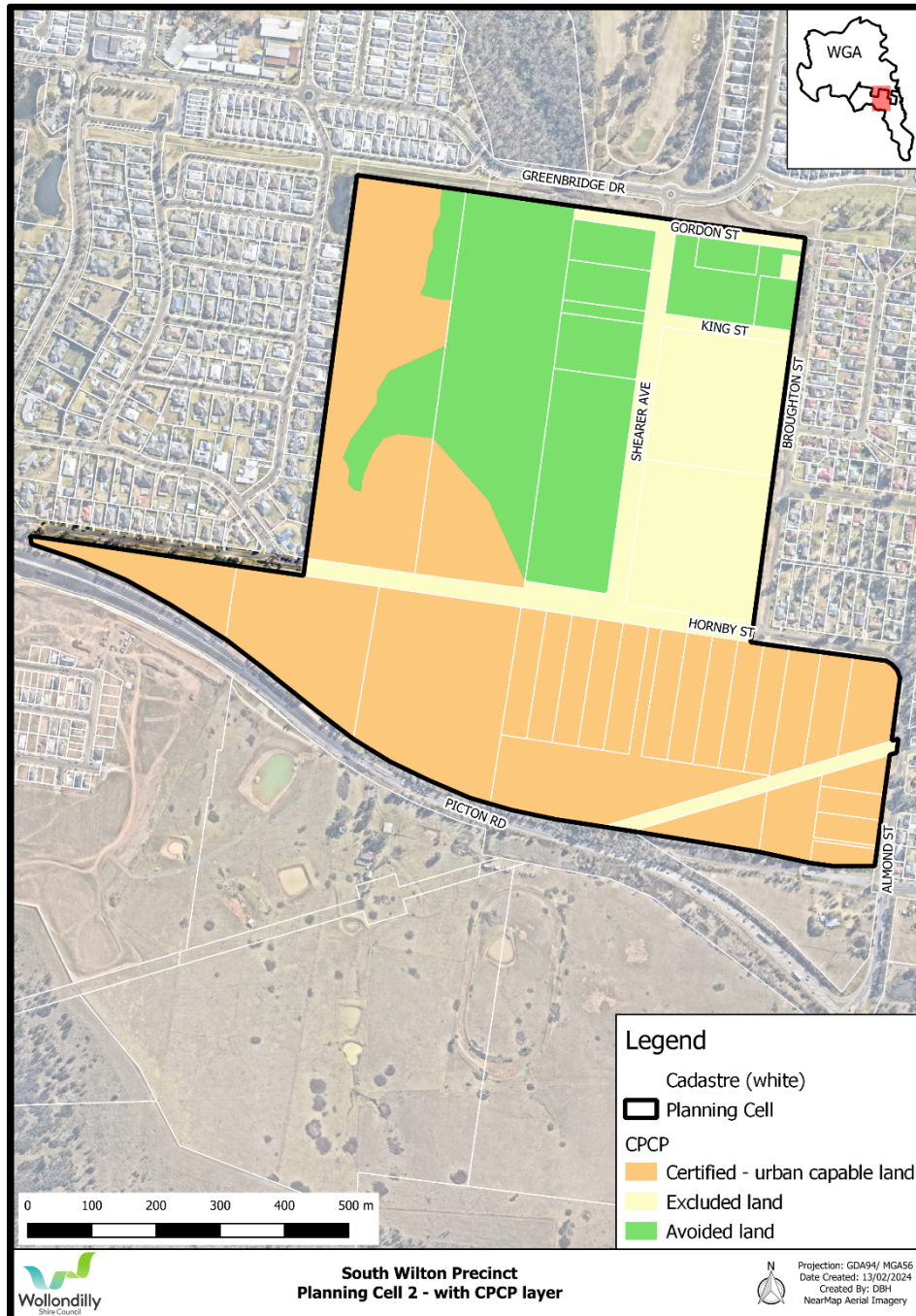


View from Hornby Street - Stringybark creek flowing from north passing under Hornby Street

Upper Canal Corridor – WaterNSW owns and manages the Upper Canal Corridor which lies within the Nepean Tunnel. This infrastructure passes underground affecting some of the

properties located to the Cell's south-east corner. The Upper Canal Corridor is listed on the State Heritage Register.

The **Cumberland Plain Conservation Plan (CPCP)** prepared by the Department of Planning and Environment (Department) is a State-led planning framework for the biodiversity values of the area. It provides protection to biodiversity including local koala corridor, and it has a direct impact on WGA. Some of the properties in the Cell are affected by the CPCP as "Avoided Land" land CPCP (**Map** below). Avoided land cannot be intensified under the CPCP.



5 CHALLENGES

Planning Cell 2 contains the Upper Canal Corridor which lies underground within the Nepean Tunnel and it adjoins existing residential areas in Bingara Gorge Precinct and existing Wilton Village. Much of the adjoining residential development is built on a larger lot type.

The WGA is in a declared Mine Subsidence District and some areas still have active mining leases, the removal of these needs to be clarified before development can transition.

Currently access to the eastern part of the Cell is through Pembroke Parade which is also the main access route to Bingara Gorge Precinct. The Cell can also be accessed using Almond Street on Picton Road and along Hornby Street. Access points, particularly Almond Street will need to be investigated and modelled depending on the arrangements at the intersection at the time of any proposal for rezoning and development. Increased housing will likely have an impact on the proposed Almond Street/Picton Road intersection.

Land to the north of Hornby Street containing CPCP Avoided Lands have limited development opportunities. Gordon Street, King Street and Shearer Avenue in its vicinity are currently unformed accessways, but has the potential to become part of the road network in the near future.

Wilton has a dwelling cap of 15,000 homes and these dwellings have been allocated across the main precinct but they have not been considered for the SW Precinct. Any planning proposal that seeks to rezone for houses will need to identify and address the issue of the legislated dwelling cap for Wilton including any impact on infrastructure requirements.

Interface issues will also need to be addressed with carefully selected housing typologies and lot sizes, respecting the character of existing Wilton Village and the wider Bingara Gorge Precinct.

6 OPPORTUNITIES

Planning Cell 2 is identified as urban capable and as such has the potential to develop into an area that can support the ageing population. Seniors living a possible outcome for the site.

Servicing options need to be investigated to allow some low and medium density development within this Cell that should be complemented with some mixed uses, public open space, and support services. Multipurpose recreation facilities, restaurants, and entertainment venues could also be part of this Cell in order to keep this community active and self-reliant.

The residential redevelopment should sensitively respond to all potential interface issues and land-use conflicts with environmentally sensitive areas, including existing reserves, and other public open space, as well as with the State Heritage Listed Upper Canal.

The Cell would ideally present different housing typologies to integrate with existing character of Wilton Village and Bingara Gorge Precinct, that is connected and that helps the transition of the land in the future to more dense form of housing that benefit from access to local open space and existing services. A dwelling cap in the order of 250 to 300 is considered possible for this site.

7 WHAT COMES NEXT

This work has been undertaken to facilitate discussions and to present Council's expectation for the Cells as landowners consider their options for future development of the site.

This document expresses the ideas, issues and opportunities that would need to be addressed as part of rezoning. The first step in a rezoning or planning proposal is preparing a scoping proposal in line with the LEP Making Guidelines prepared by the Department (<https://www.planning.nsw.gov.au/sites/default/files/2023-03/lep-making-guideline.pdf>) that provides the process and procedures involved in rezoning.

Council can provide guidance on the types of studies that would be required and explain the issues in further detail. Technical studies and assessments like the ones below should be undertaken to the minimum when considering the preparation of a planning proposal.

- Geotechnical and Contamination
- Urban Design
- Biodiversity
- Heritage
- Bushfire
- Transport and Access
- Social and Health Impact
- Social and Community Needs
- Utilities (water, wastewater, storm water)

Property owners (proponent/s) could form a group and initiate the planning proposal process to get their land rezoned. Planning proposal for a single lot would not be supported.

Council's land use policies and plans can be accessed here:

<https://www.wollondilly.nsw.gov.au/shire-projects/strategic-planning-and-land-use-policies/land-use-policies-and-plans/>

Council's fees and charges for 2023-2024 financial year can be accessed here:

<https://www.wollondilly.nsw.gov.au/assets/Wollondilly-Shire-Council-Fees-Charges-2023-24-v2.pdf>

8 DESIRED DEVELOPMENT OUTCOMES

- **Density and Diversity** - Promote an active living environment with a diverse mix of approximately 250-300 homes that have an environmentally sensitive built-form.
- **A Sense of Place** - create a socially inclusive area and an environment that promotes respect and feelings of belonging.
- **A Healthy Community** - Design buildings to increase the safety, convenience, attractiveness, inclusiveness, accessibility and walkability through streets and public spaces.
- **Character** – integration and connection to the character and landscape of surrounding development.
- **Utilities and Infrastructure** – maintaining and protecting the Upper Canal Corridor to ensure the protection of Sydney's drinking water.

PLANNING CELL 2: HORNBY STREET SUB-PRECINCT

Location

The area is centred on Hornby Street, with properties to its north and south, and bounded by Picton Road to the south/south west and Almond Street to the east.

Aim

Facilitating the development of new homes with associated job and recreation opportunities.

Possible Land Uses

Mix of low and medium density residential development, seniors housing, complemented with some mixed uses, a local open space, and support services. Consideration for recreation facilities, restaurants, and entertainment venues.

Planning Pathway

Rezoning required first, followed by the preparation of a Neighbourhood Plan (DCP Amendment), and then the Development Application.

Critical Infrastructure and Key Issues

- Hume Motorway/Picton Road Interchange and related infrastructure works
- Pembroke/Picton Road intersection capacity
- Picton Road Upgrade – widening (Pembroke Parade to Almond Street)
- Almond Street flyover and interim solutions
- Broughton Street intersection upgrade
- Dwelling Cap – maximum 250-300
- Upper Canal Corridor
- Access arrangement for fragmented land

Key Documents

- Wilton 2040
- Wollondilly 2040 (LSPS)
- Wilton Infrastructure Brochure
- Cumberland Plain Conservation Plan
- Picton Road upgrade between Nepean River and Almond Street, Wilton – Review of Environmental Factors (REF)

