



# **SOUTH WILTON PRECINCT**

**CELL 3:  
ALKOOMIE PLACE 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 3 is identified exclusively for low-impact rural residential development.

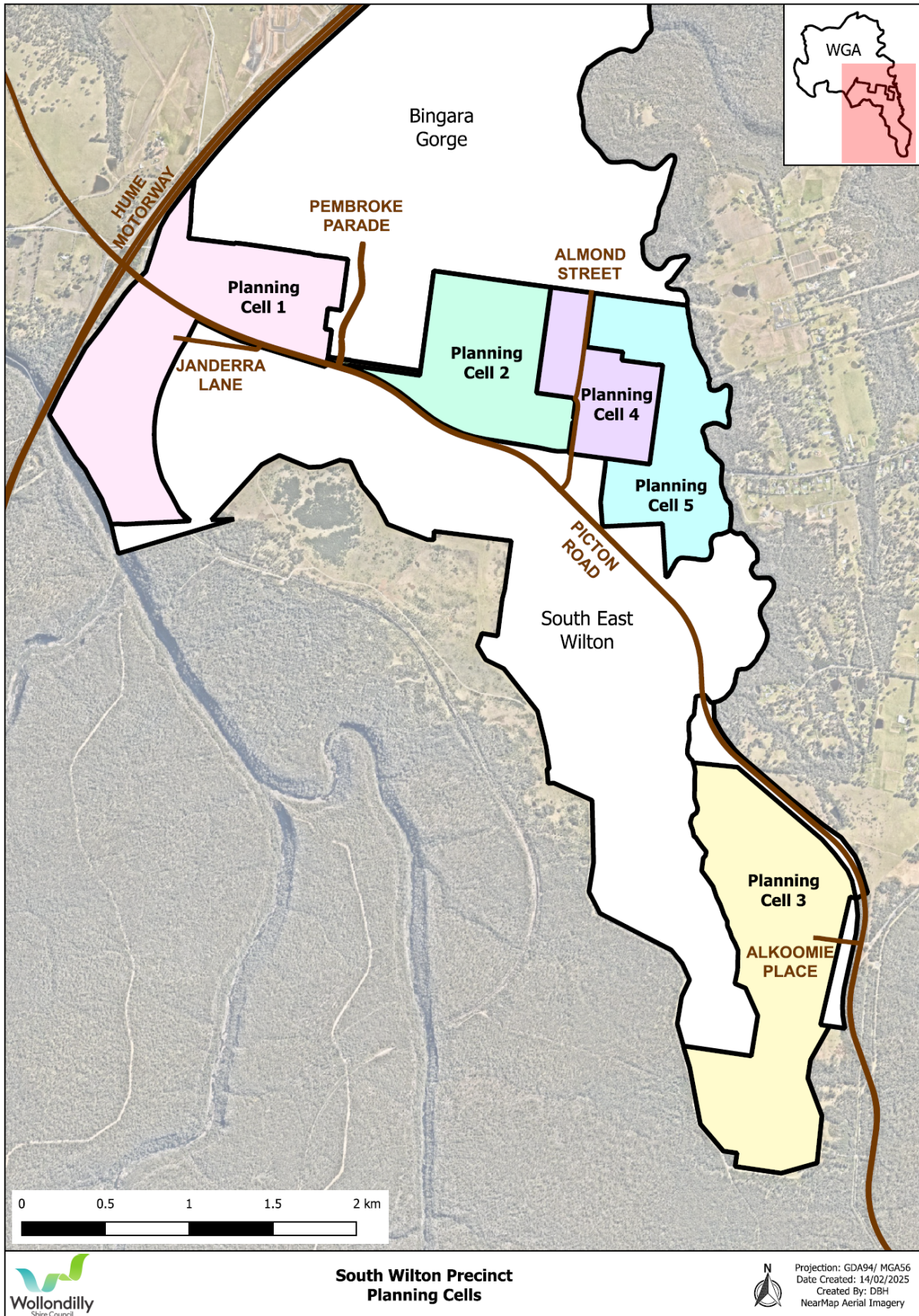
## 2 KEY CONSIDERATIONS

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. Development is expected to roll out as identified in Wilton structure plan.

**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 the ability of older 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 that the work for the South Wilton Precinct needs to be further understood by Council to ensure that land transitions effectively to align with the priorities for Wilton Growth Area and respects the landscape and its challenges.

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.

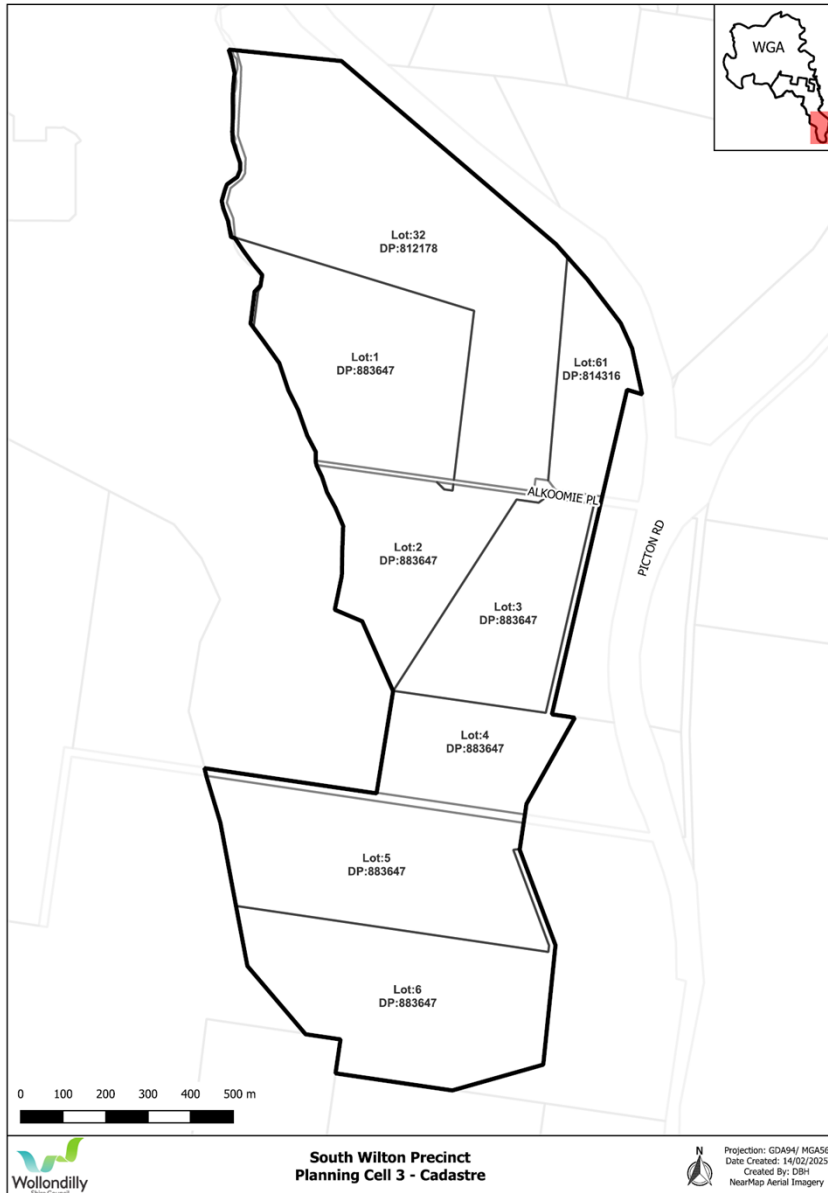


## 3 PLANNING CELL 3: ALKOOMIE PLACE SUB-PRECINCT

Planning Cell 3 is accessed using and centred along Picton Road and Alkoomie Place. The site is isolated from the broader WGA and the remaining South Wilton Precinct. The area is bordered by C2 Environmental Conservation zoned land and adjoins Wilton Greens (South East Wilton Precinct) to the north (see **Aerial Photo** below).



Planning Cell 3 contains 12 parcels zoned RU2 Rural Landscape and C2 Environmental Conservation and has an area of approximately 156 hectares, of which 11 hectares is under State Agencies ownership, and therefore not available for further development. A cadastre map of the Cell identifying Lot and Deposited Plan (DP) number of each parcel is shown below.

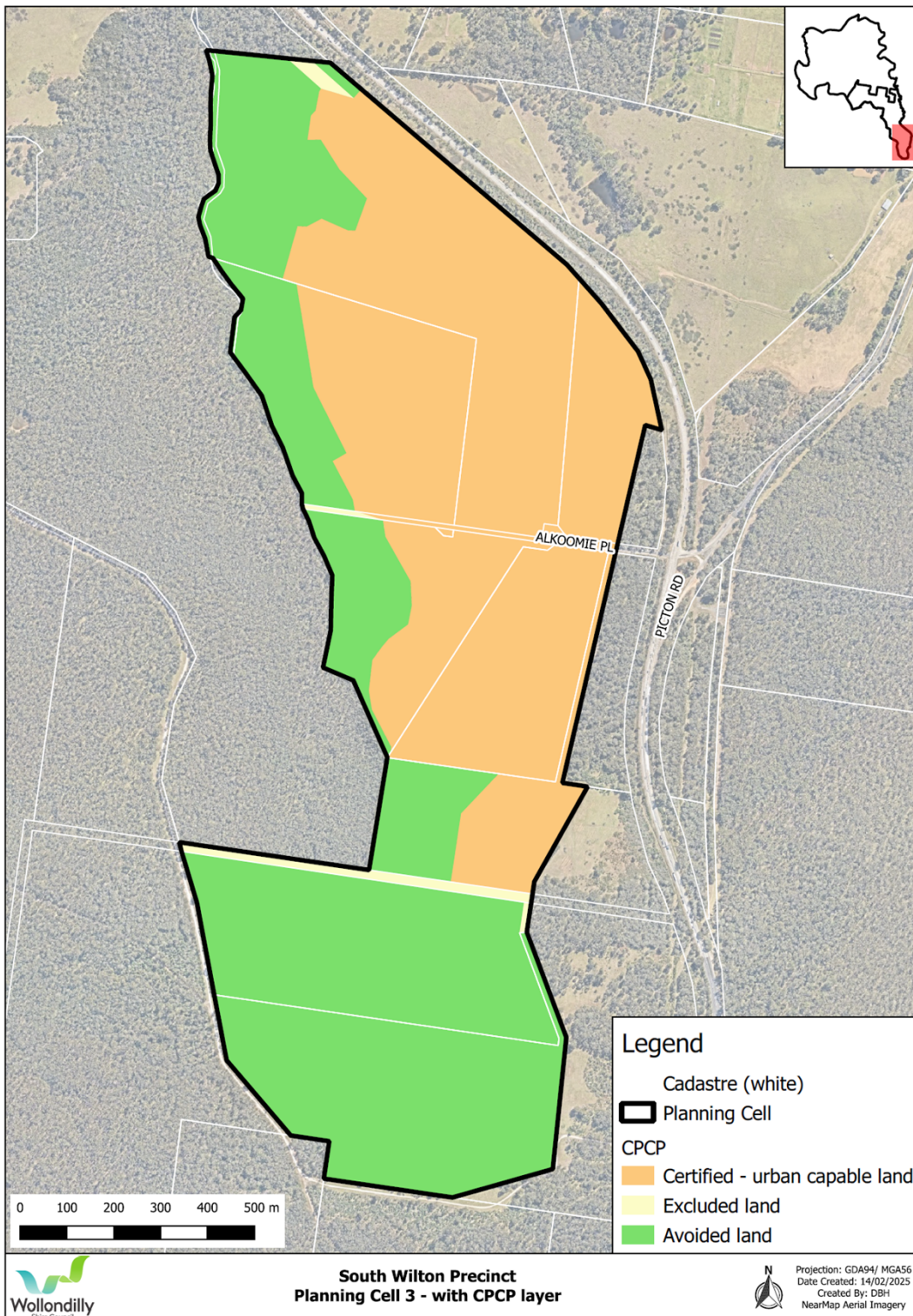


## 4 LAND USE CONSTRAINTS

Site characteristics within and outside an area can influence the extent and type of development possible. For Planning Cell 3, these include access, bushfire risk, evacuation and conservation areas.

**Land Characteristics** - The land is generally flat sloping towards northerly direction. 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 and rapid surface water flows can be experienced.

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. A significant area in the Cell, particularly its western boundary is affected by the CPCP “Avoided Land” layer (**Map** below). Avoided land cannot be intensified under the CPCP.





**View** from Picton Road towards Alkoomie Place

## 5 CHALLENGES

Planning Cell 3 contains significant bushfire risk, limiting opportunity to intensify land use for housing purposes.

Planning Cell 3 requires upgraded access to Picton Road from Alkoomie Place and this would need to be resolved in consultation with Transport for NSW before development can be supported.

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 land can transition to urban development.

Properties in the southern part of the Cell and partially to its west and east are identified as CPCP Avoided Lands, the purpose which is to protect and rebuild environmental values of the land. No additional development would be allowed under the CPCP legislation.

The WGA has a dwelling cap of 15,000 homes and these dwellings have been allocated across the main precincts, but have not included South Wilton Precinct. Wilton 2040 has identified a dwelling cap of 50 for Cell 3. Proponents may seek to vary this via the Planning Proposal process. These proposals will be assessed on merit and address any issues.

Interfaces with environmentally sensitive land will need to be carefully managed.

## 6 OPPORTUNITIES

Planning Cell 3 may be suitable for a small number of new homes in a rural setting while preserving, and minimising impacts on environmentally sensitive locations and scenic quality. Any additional homes would be subject to Rural Fire Service advice and support.

Development in the area should not unreasonably increase the demand for public services or public facilities, and the development and management of the land must have proper regard for the environmental values of the land.

The residential redevelopment should also sensitively respond to all potential interface issues and land-use conflicts with environmentally sensitive areas. This area has the potential to

provide new homes within a unique setting and the housing typology that is different to the rest of WGA.

## 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 scoping 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 ENVISAGED FOR PLANNING CELL 3

- **Rural residential development** – Facilitate a maximum of 50 rural residential development that is compatible with environmental values.
- **Sensitive to surrounding environment** - Development that responds to bushland setting; values and protects native vegetation and fauna; and sympathetically manage interface issues.
- **Safe for current and future residents** - Responsive to RFS advice on bushfire risk and evacuation and providing Asset Protection Zone (APZ) within Certified-urban capable Land.

# PRECINCT PLANNING CELL 3: ALKOOMIE PLACE SUB-PRECINCT

**Location**

Cell 3 is located abutting Picton Road and centered on Alkoomie Place

**Aim**

Facilitate low-impact large lot lifestyle residential development that is considerate of the isolated location, potential for bushfire risk, and limited access to Picton Road

**Possible Land Uses**

Large lot rural residential and environmental living style development

**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**

- Picton Road upgrades
- Alkoomie Place intersection treatment (safety)
- Safeguard future of Macarthur Drive and possible role as key connector road
- Bushfire safety, evacuation and risk management
- Water and wastewater management
- Wilton 2040 envisaged approx. 50 lots – to be tested subject to future planning proposals.

**Key Documents**

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

