

WILTON INDUSTRIAL PARK

URBAN DESIGN REPORT
PLANNING PROPOSAL

FINAL 31/05/2023

HATCH | RobertsDay

ALTIS
PROPERTY PARTNERS

HATCH | RobertsDay

Title:	Wilton Industrial Park - Urban Design Report
Prepared for:	Altis Property Partners
Reference:	H369245
Status:	Final
Date	31.05.2023
Prepared by:	Artur Chyra, Charlie Chen
Approved by:	Stephen Moore

DISCLAIMER & COPYRIGHT

This document was prepared for the exclusive use of Altis Property Partners. Hatch RobertsDay acts in all professional matters as a faithful advisor to its clients and exercises all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods. Hatch RobertsDay does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to Hatch RobertsDay by third parties. The development parameters (dwelling yields, stages etc) referred to in this report may vary over time. The figures contained herein are estimates; they represent a good approximation of likely development outcomes to a sufficient level of accuracy for the purposes of this report. Hatch RobertsDay makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by Hatch RobertsDay. This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of Hatch RobertsDay.

© Hatch RobertsDay Pty Ltd, 2022

Hatch RobertsDay
Level 3, 50 Carrington Street, Sydney NSW 2000
T: +612 8202 8000 www.robertsday.com.au
ABN 53 667 373 703 ACN 008 892 135

CONTENTS

01 INTRODUCTION

EXECUTIVE SUMMARY	6
PROJECT	8
HIGHLIGHTS	8

02 CONTEXT AND PLACE ANALYSIS

INTRODUCTION	10
SITE LOCATION	11
SETTING THE SCENE	14
DELIVERING STRATEGIC OBJECTIVES	15
REGIONAL CONTEXT	16
LOCAL CONTEXT	17

03 PLACE DESIGN FRAMEWORK

SITE IN THE WILTON GROWTH AREA	18
SITE PROFILE	19
SITE TODAY	20
WALK ON COUNTRY AND ABORIGINAL PLANNING PRINCIPLES	24
CONNECTING WITH COUNTRY FRAMEWORK	25
GUIDING DESIGN PRINCIPLES	26
PROJECT VISION	27
PLACE DESIGN FRAMEWORK	28
PLACE DESIGN FRAMEWORK	30

04 THE PROPOSAL

COMPLETE MASTERPLAN	34
STREETS SECTIONS	36
DEVELOPMENT SUMMARY	37
REALISING THE VISION: CREATE A SENSE OF PLACE	40

05 REALISING THE VISION

REALISING THE VISION:	42
RESILIENT AND SUSTAINABLE DEVELOPMENT	42
REALISING THE VISION:	44
ACTIVE AND ENGAGING DESTINATIONS	44
REALISING THE VISION::	46
STRENGTHEN CONNECTIVITY WITH THE FUTURE TOWN CENTRE	46
CONCLUSION	48

01



INTRODUCTION

EXECUTIVE SUMMARY

This report provides urban design analysis, concept master plan and justification for the proposed Wilton Industrial Park and associated Planning Proposal to amend the Wollondilly LEP 2011 controls for zoning and height of buildings for a Site comprising multiple properties, located at Wilton Park Rd, Wilton NSW

Strategically located in close proximity to Hume Hwy and future planned Wilton Town Centre, the site presents an opportunity to shape a employment hub in Wilton area and provide a response to local planning objectives.

Hatch RobertsDay were engaged to work collaboratively with the design team to develop a place-led design response for the site and unlock it's potential for transformation. The vision for Wilton Industrial Park is to create a context-responsive, logistics and manufacturing hub, complementing the vision for Wilton and responding to a unique natural setting of the site. The vision for Wilton Industrial Park has been developed based on detailed understanding of local context, character, policy and site-specific opportunities to create a great place and a state of the art sustainable industrial hub.

The Proposal will deliver a place for people that evolves the best attributes of Wilton into the 21 Century. Over time, it is the intent for Wilton Industrial Park to be recognised as a significant project for creating better employment places

in Wollondilly LGA and a national benchmark for delivering industrial development.

This report concludes that the proposal offers significant strategic merit, significantly enhancing the Wilton in terms of services, amenities and employment. The site is strategically well positioned for accommodating employment uses, building on connectivity to Western Parkland City and Western Sydney Airport and associated synergies and logistics opportunities.

The Proposal is also consistent with Wilton 2040 plan which identifies the site as suitable for employment uses.

The report also concludes the proposed concept master plan achieves excellent design outcomes by proposing an active integrated approach to public domain, streetscape and landscaping design as well as sustainable built form design.

Considering the urban design outcomes outlined herein, it is recommended that the Planning Proposal be supported.

PLANNING CONTROLS FOR THE SITE

ZONING
E4- GENERAL INDUSTRIAL





PROJECT HIGHLIGHTS

Wilton Industrial Park presents an opportunity to become one of the first catalyst projects on Wilton's path to transformation into a new sustainable town.

The key project outcomes that Wilton Industrial park will deliver are:



DEVELOPMENT THAT IS
CONSISTENT WITH THE
PRINCIPLES OF WILTON 2040
PLAN

UP TO 237,000 SQM OF HIGH
QUALITY, 6-STAR GREEN
TARGETED SUSTAINABLE
INDUSTRIAL SPACE





**SUPPORTING RETAIL USES
FOR LOCAL WORKERS,
VISITORS AND NEARBY
RESIDENTS**



**ALMOST 3 KM OF TRAILS AND
PEDESTRIAN LINKS UNLOCKING
ACCESS TO ADJACENT
NATURAL CORRIDOR**



**RESPONDING TO DESIGN
WITH COUNTRY PRINCIPLES
TO ENSURE COUNTRY IS
RECOGNISED AND CARED FOR**



INTRODUCTION

BACKGROUND

Property referred to as Wilton Industrial Park (comprising multiple parcels of land along Wilton Park Rd) is owned by Altis Property Partners, further referred to as “The Client”.

Inspired by the local character of Wollondilly Shire and best practice employment precincts from Australia and overseas, Altis intends to invest in creating a role model industrial development on their land.

Focused on strengthening local economy and connecting with adjacent natural corridors, the Proposal intends to provide a catalyst employment hub with broad public benefit that will complement the transformation of Wilton into a new sustainable and prosperous town.

Altis has engaged Hatch as engaged Hatch RobertsDay (HRD) to develop a place-led vision and a master plan supporting the Planning Proposal for Wilton Industrial Park.

The master plan for Wilton Industrial Park provides a place-led design response, that is evolved from understanding the planning framework, local context and site conditions, and integrating Client's vision, Designing with Country principles and best practice design of employment hubs. The result is a sustainable warehousing and logistics industrial hub, designed to respond to it's unique natural setting next Nepean river.

PURPOSE

This urban design report and the associated Planning Proposal seeks to amend the Wollondilly Local Environmental Plan (LEP) 2011 in accordance with the proposed concept design.

The report provides:

- A strategic justification for the Proposal including: alignment with key state and local planning documents, analysis of local context and site conditions, and justification of proposed uses
- A vision statement and guiding design principles for creating a destination Wilton Industrial Park
- A place design framework demonstrating how the understanding of the context is converted into a design response for the Site
- A local merit assessment for the Planning Proposal in terms of complementing the local character of the area.

STRUCTURE

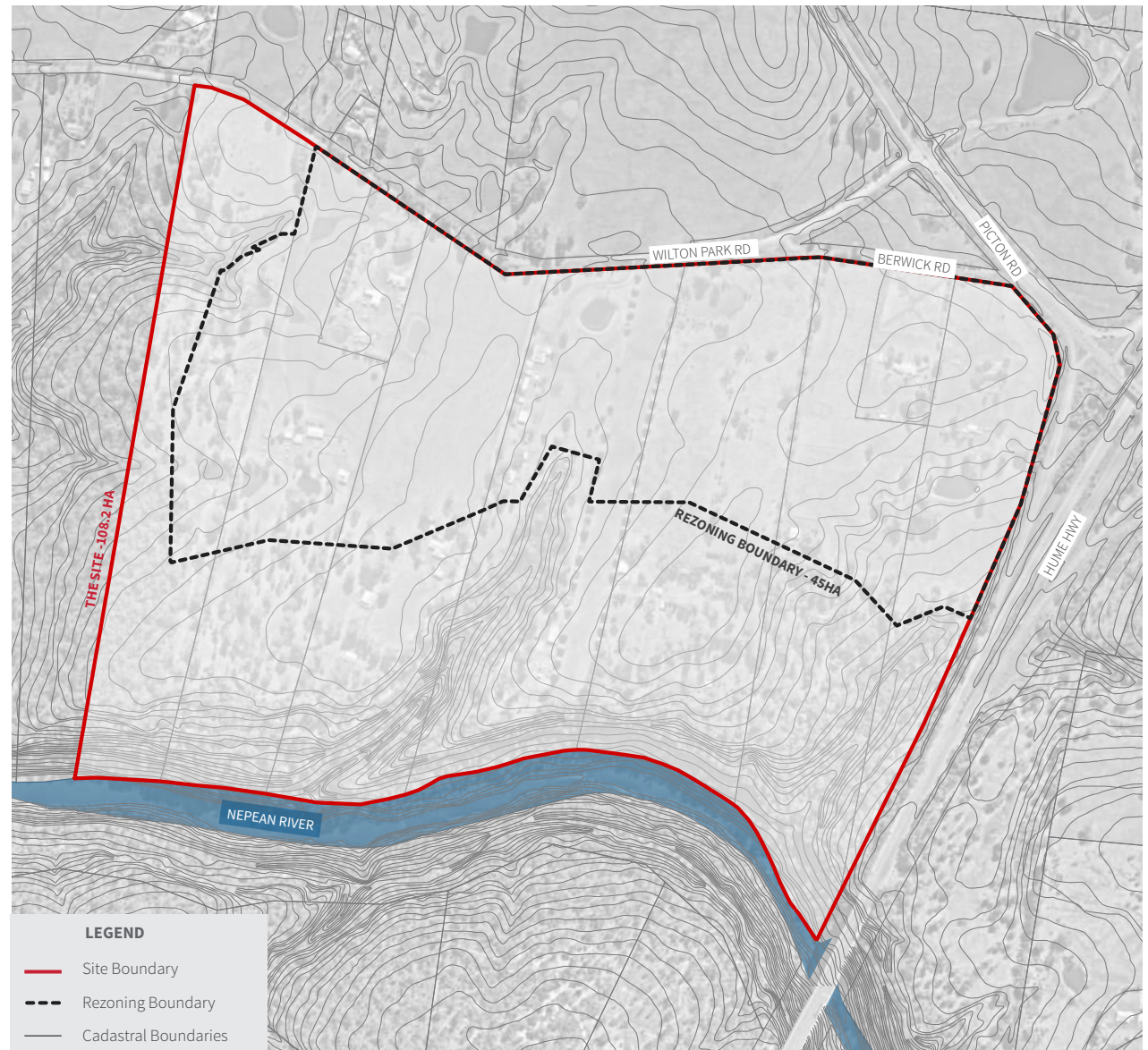
The Urban Design Report is composed of four sections;

- **Context and Place Analysis** provides background information and analysis of local planning merit, context analysis at regional, local and site scale, and identifying key spatial opportunities to inform the concept design.
- **Project Vision** highlights the aspirations of Wilton Industrial Park as an high performing employment hub, and outlines guiding design principles aimed to activate the Site and shape a place that complements the long-term vision for Wilton.
- **Place Design Framework** demonstrates the physical design moves that in sequence evolve into a complete master plan for Wilton Industrial Park. The design moves include: movement network, built from layout and interface, proposed public places and blue-green network initiatives.
- **Realising the Vision** demonstrates how the design moves have been implemented in the concepts for Wilton Industrial Park.

SITE LOCATION

The Site is located approximately 82km from Sydney CBD and 55km from Western Sydney Airport.

It comprises nine properties located along Wilton Park Rd with combined area of 108 ha. The Site is located immediately west of Hume Hwy and is bound by Nepean River from the south.



02



CONTEXT AND PLACE ANALYSIS

SETTING THE SCENE

A PROSPEROUS AND SUSTAINABLE TOWN

Over the next 20 years, Wilton is planned to become a new sustainable community, with plans to deliver 15,000 new homes, supported by 15,000 jobs, new social and community infrastructure and open spaces.

CONTRIBUTING TO THE LONG TERM VISION

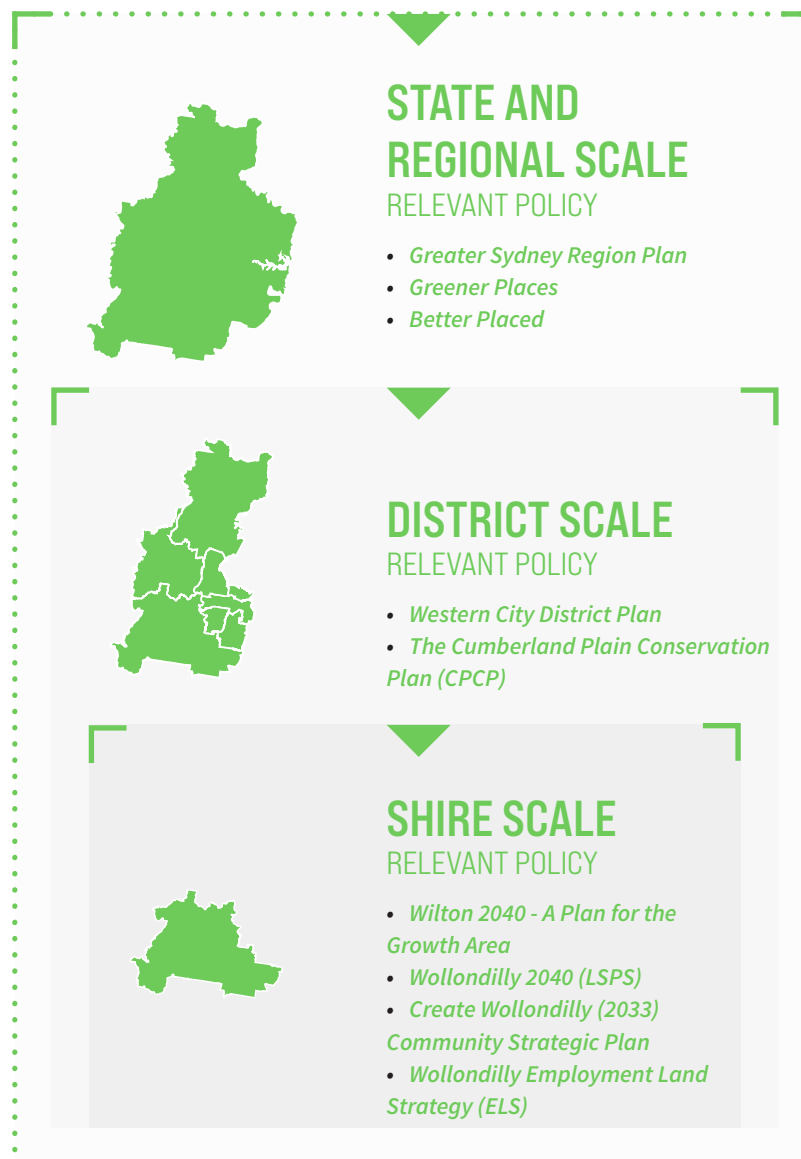
The development of the design framework has been informed by analysis of key state, regional and local planning documents, in order to understand the strategic objectives for Wilton, and inform how the Site can respond to the long term vision for Wilton as a new exciting place to live.

The following planning documents have been analysed as part of the Planning Proposal:

- Wollondilly 2040 (LSPS)
- Wilton 2040 - A Plan for the Wilton Growth Area
- Greater Sydney Region Plan
- Greener Places (GANSW)
- Better Placed (GANSW)
- Western City District Plan
- Create Wollondilly Community Strategic Plan

A comprehensive assessment of the proposal in planning terms has been developed by Urbis and will be submitted as part of this Planning Proposal.

PLANNING FRAMEWORK



THE VISION FOR THE SITE



DELIVERING STRATEGIC OBJECTIVES

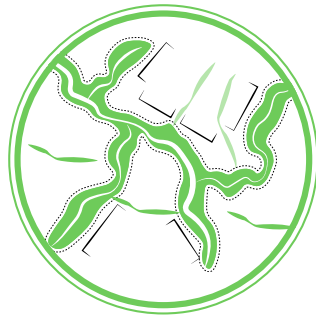
The Site presents a unique opportunity to contribute to realisation of a number of strategic planning objectives for Wilton and Wollondilly Shire. The strategic objectives that the Proposal has the potential to contribute to are:



01

GROW LOCAL JOBS AND ATTRACT INVESTMENT

The Site presents an opportunity to be a catalyst employment hub, delivering employment within Wilton Growth Area and building on investment opportunities related to the proximity of Hume Hwy connecting the Site with Western Sydney Airport and Western Parkland City.



02

PROTECT AND ENHANCE ECOLOGICAL CORRIDORS AND WATERWAYS AND ADOPT FEATURES OF LOCAL BUSHLAND CHARACTER

The Site presents an opportunity to become an integral element of the local community character through adopting and celebrating local bushland character, providing high quality tree canopy and protecting the natural corridors and biodiversity surrounding the Site.



03

A SUSTAINABLY DESIGNED PLACE

Wilton Industrial Park will target SIX STAR GREEN sustainable development representing a leading industrial project which enhances liveability, contributes to local economic prosperity and delivers sustainable outcomes. State of the art and innovative building techniques will encourage the development to be flexible and adaptable to changing environment.



04

SHAPE A CONNECTED URBAN COMMUNITY AND A 30 MINUTE CITY

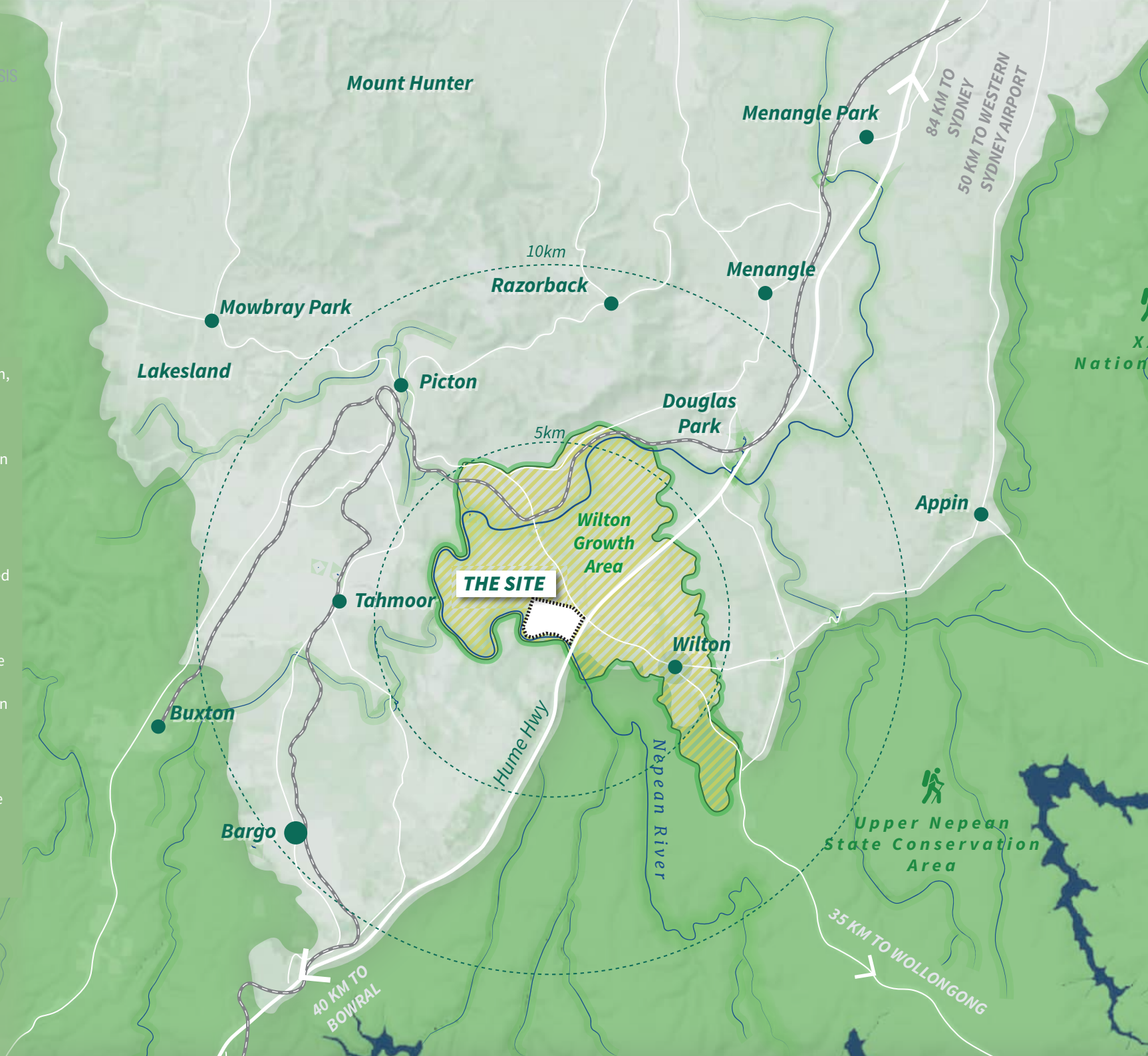
The development of the Site has potential to contribute to Wilton as a vibrant new town through offering local employment opportunities, creating activation along main desire line routes, providing new public open spaces and fostering a connected community in Wilton where people can live, work locally. With proximity of Wilton town centre, the development will complement the future centre and strengthen its position as a 30 minute city, where all necessary uses and urban commodities are provided within a 30-minute walking and cycling distance.

REGIONAL CONTEXT

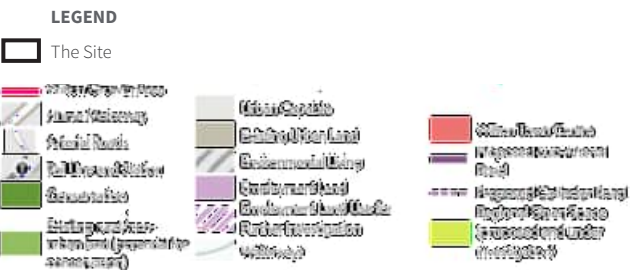
The Metropolis of Three Cities Plan, identifies Wilton as a important growth area for the evolving Western Parkland City. Wilton Growth Area sits at the intersection of Hume Hwy and Picton Rd and forms part of Wollondilly Local Government Area.

Located in proximity to Greater Macarthur Area and well connected to the Illawara region (35 km to Wollongong) and future Western Sydney Aiport (50km), the area is strategically positioned to become a key location for creating job opportunities in the South Western Sydney Region.

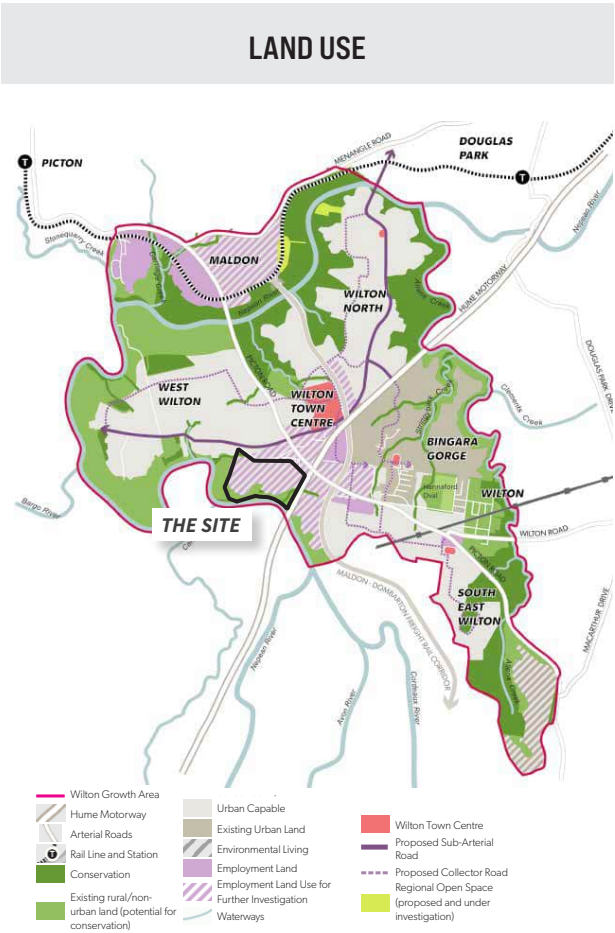
By 2040, Wilton is intended to be transformed into a new major town centre, built upon it's unique landscape setting, resilient and sustainable community, and a strong local jobs offering.



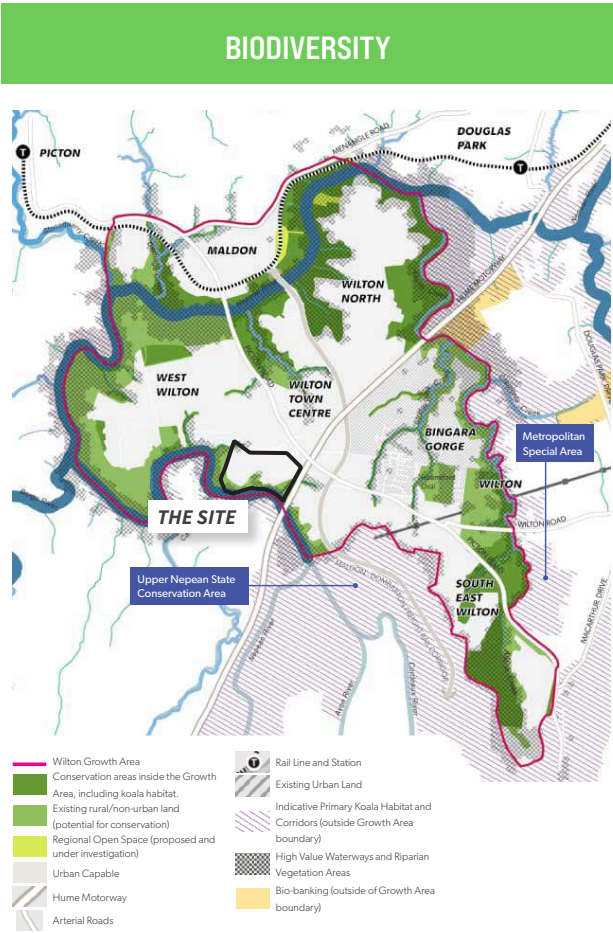
The strategy envisages that the Site will form part of a greater employment area, focused around proximity and access to Hume Hwy. Additionally, the Site is envisaged to have an interface with a future urban capable residential areas to the north-west.



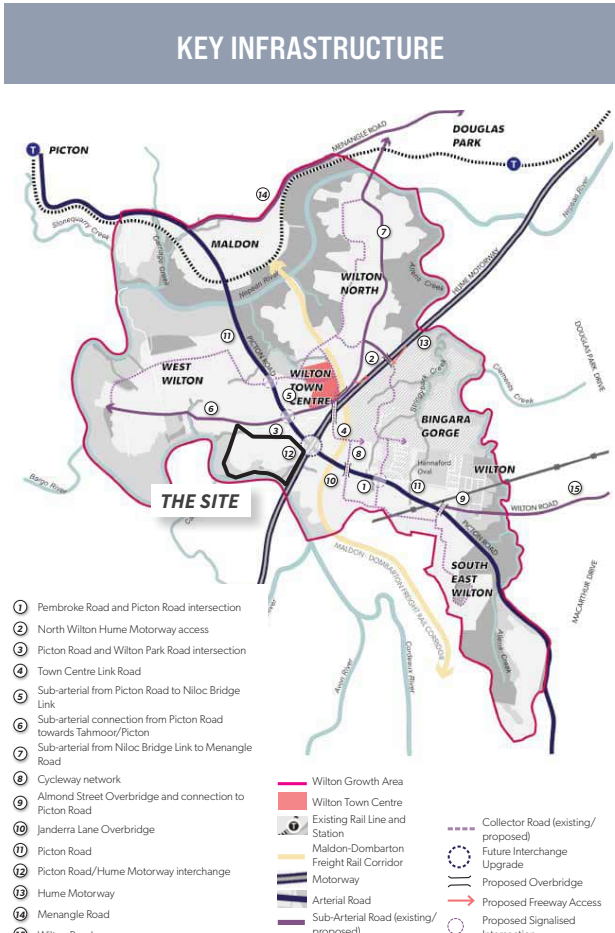
SITE IN THE WILTON GROWTH AREA



The Site is identified as land suitable for employment to service Wilton and complement potential uses within the Town Centre.



The Site is located along conservation areas inside the Growth Area including koala habitat. However, majority of the Site is suitable for development.



The Site benefits from key infrastructure improvements within Wilton Growth Area including a sub-arterial connection from Picton Rd to Tahmoor/ Picton as well as Picton Rd and Wilton Park Rd intersection upgrade.

SITE PROFILE

LOCATION

The Site is bound by Wilton Park Rd and Berwick Park Rd from the north, Hume Hwy from the east, Nepean River from the south, and rural lands to the west. The extent of the site is 108.2ha in area, however, the area subject to this Planning Proposal and associated rezoning is reduced to 53.5ha and excludes the southern part of the site in accordance with the final Cumberland Plain Conservation Plan Boundary.

TOPOGRAPHY

The Site has noticeable level differences with an 18m level difference along its eastern boundary alongside Hume Hwy. Moving from the east, towards north-west, the terrain inclines towards the high point, and then slopes down towards western and southern rezoning boundary.

EXISTING BUILDINGS

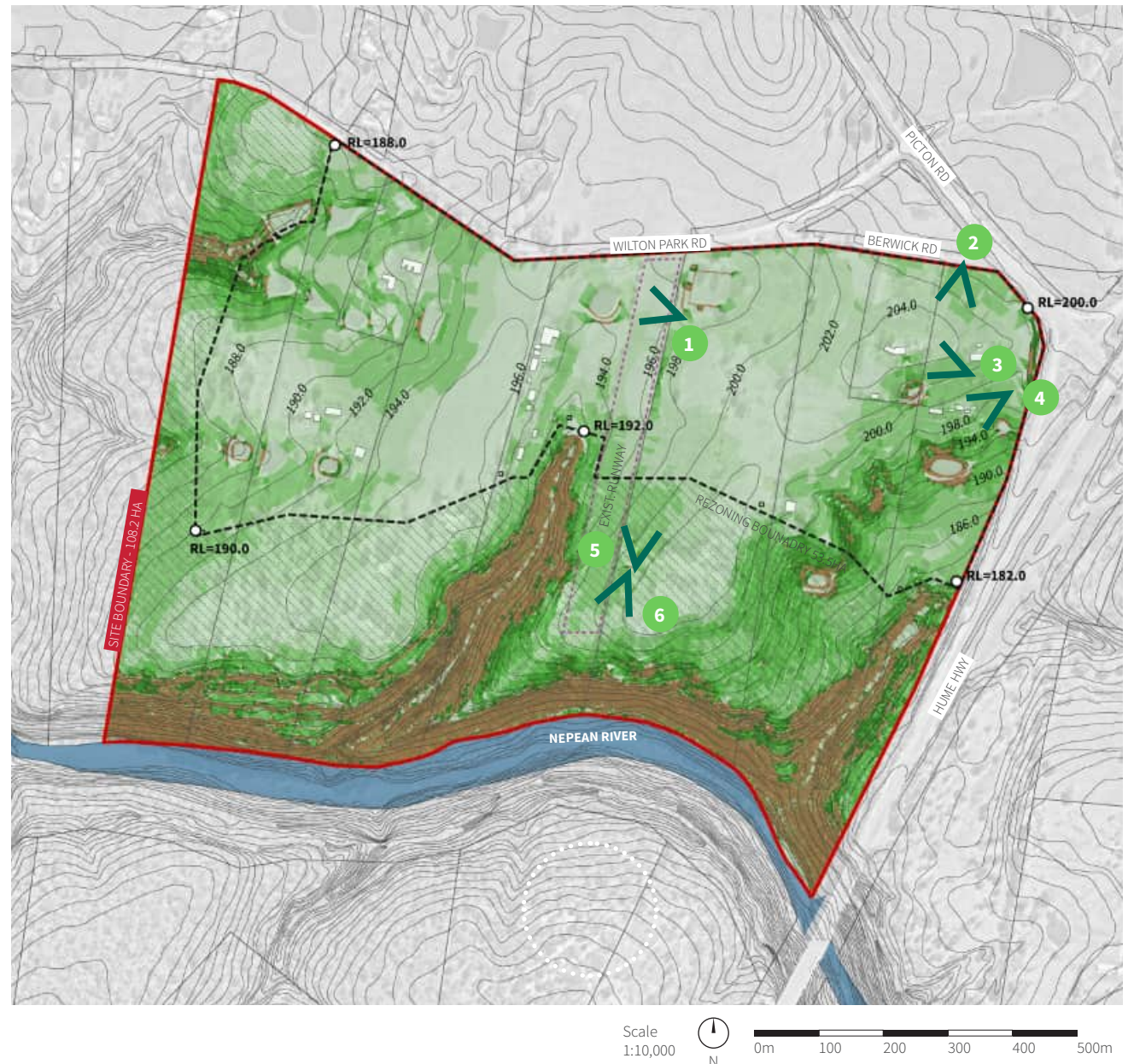
The site today has a rural character and comprises a number of properties containing low-rise rural homes and homesteads.

LEGEND

- Site Boundary
- Rezoning Boundary
- Existing Buildings

SLOPE ANALYSIS

- 0-3%
- 3-5%
- 5-8%
- 8-12%
- 12-15%
- 15-20%
- over 20%



SITE TODAY



VIEW OF NORTHERN DAM LOOKING WEST



EXISTING PROPERTY ENTRANCE - VIEW FROM BERWICK PARK ROAD LOOKING SOUTH



EXISTING STRUCTURES ON SITE - VIEW LOOKING WEST



VIEW LOOKING SOUTH-WEST TOWARDS EXISTING PROPERTY ON SITE



VIEW FROM RUNWAY - LOOKING NORTH TOWARDS THE SITE



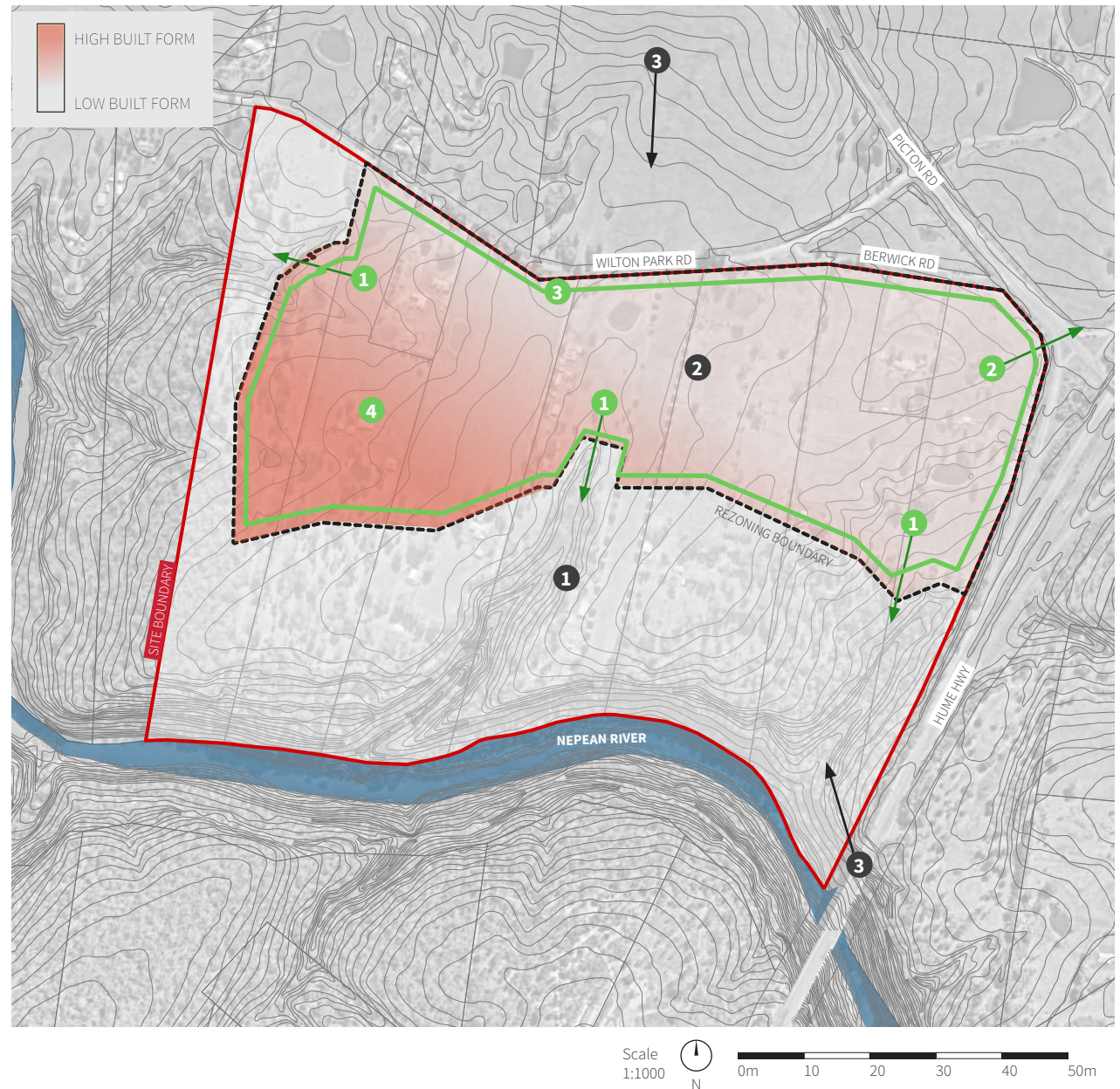
EXISTING STRUCTURES ON SITE - VIEW LOOKING SOUTH-WEST FROM RUNWAY

KEY OPPORTUNITIES

- 1 Capitalise on Site's topography, waterways and proximity of the Nepean River as an opportunity to create new public spaces
- 2 Take advantage of the site's visual exposure to Hume Hwy to create a recognisable arrival experience to the Site
- 3 Draw from local Indigenous history and the story of the site to create engaging places that are designed with Country
- 4 Build on sites topography an establish responsive height strategy

KEY CHALLENGES

- 1 Ensuring development imposes minimal impacts on the adjacent sensitive areas including biodiversity conservation land, koala habitats and Nepean River
- 2 Developing a site-responsive earthwork strategy to minimise cut and fill and protect the natural terrain where possible.
- 3 Maintaining scenic views to the existing escarpment by proposing appropriate height with minimum visual impact on the surrounding natural environment







PLACE DESIGN FRAMEWORK

WALK ON COUNTRY AND ABORIGINAL PLANNING PRINCIPLES

The project has begun with a site visit and a Walk on Country led by local members of Aboriginal Community. The Walk provided an opportunity to share stories and history of Aboriginal Peoples on site with the project team and make first observations around sites topography, landscape and hydrology.

Connection to Country is a personal and form of connection that Aboriginal People share with a particular land, region or place. Understanding of Country begins with:

- **The Earth.** The earth is often referred to as Mother and everything about it is held in great reverence. The type of rock determines vegetation, tools and trade, and minerals set the prosperity of a Country as trade was sure to follow. The soil has been compressed and eroded due to impacts
- **The Sky.** The Father and Grandfather are often associated with the sky and sun and is where we came from and go too in the afterlife.
- **Water:** Water sets the structure of Country in the way it interacts with Earth. It carves Country up and sets the rhythm and flow of how humans experience it. It also determines where people plants and animals live by providing rich resource areas in rivers, billabongs, wetlands and riparian zones.
- **Vegetation:** determined by the above, provide the resource, tools and fuel for people to live well.
- **People.** We take the Above four points and make art, culture, civilisations etc. Understanding these 4 points about Country but in a highly localised context starts to get the the idea of what Country is for Aboriginal people.

Hills and high places hold spiritual and practical significance including important places for stone and other alpine resources, such as moth, plants, medicines etc.



Open forest a cool place important for giving cover to people and animals as well as resources and food providing a diverse range of habitats that support many species.



Plains / Park lands are important hunting grounds which are kept open using cultural fire management to provide easy access for animals and people.



Wetlands are important as they filter the water before entering rivers and provide the structure and resources for an abundance of food, ecological niches and resources.



Rivers / Water are perhaps the most significant practically and spiritually, as water sustains and promotes life.



ABORIGINAL DESIGN PRINCIPLES, SOURCE: MICHAEL HROMEK WSP

CONNECTING WITH COUNTRY FRAMEWORK

Building on Understanding of Country elements, the project team has identified how the elements can be applied to the Wilton site. The following site-specific principles have been established in the process:

THE EARTH	THE SKY	WATER	VEGETATION	PEOPLE	LANGUAGE
<ul style="list-style-type: none"> Existing vegetation adjacent to the Nepean River is to be retained avoiding unnecessary ground disturbance. 	<ul style="list-style-type: none"> Protect and provide key view lines through the development (to and from the Nepean River). Maintain significant view corridors to Razorback Keeping the development low in the sky. Retention of water in open basins that will reflect the sky across the development. The Father and Grandfather are often associated with the sky and sun and is where we came from and go too in the afterlife. 	<ul style="list-style-type: none"> Provide pedestrian connections to streams located on the site. Providing WSUD treatments, including open basins and swales. Maintaining existing stream locations and riparian setbacks. 	<ul style="list-style-type: none"> Tree canopy targets that promote the introduction of local significant trees. Adopt plant species endemic to the area. Adopt plant species with local cultural significance as suggested by Rebecca. Provide pedestrian/cycle access to the southern vegetation to activate previously inaccessible parts of the site. Retaining vegetation adjacent to the Nepean River. 	<ul style="list-style-type: none"> Creating destinations through the development that are spaces to celebrate country. Providing ground plane elements that provide wayfinding and story telling opportunities. 	<ul style="list-style-type: none"> Using the local language to name the built environment such as the precinct, open space, and wayfinding to keep it alive.

GUIDING DESIGN PRINCIPLES

Following the review and understanding of site’s context and relevant strategic initiatives for the area, we have established key place design principles for the Site.

The following key principles were identified:

- **Create a Sense of Place**
- **Shape a Resilient and Sustainable Development**
- **Shape Active and Engaging Public Domain that Builds on Country**
- **Strengthen Connectivity with the Future Town Centre**

The place design principles are intended to inform the design framework for the Wilton Industrial Park whilst achieving alignment with policy and strategic direction as highlighted in the Context and Place Analysis section.

The diagram opposite highlights the intention behind each principle as well as project specific design outcomes that relate to each principle.



CREATE A SENSE OF PLACE

.....

Create a place that has builds on the green identity of Wollondilly an celebrates and respects Country. Ensure that Wilton Industrial is experienced as an integrated precinct - seamlessly unifying the public domain, the streetscape and built form.

.....



SHAPE A RESILIENT AND SUSTAINABLE DEVELOPMENT

.....

Create a sustainable development that provides quality tree canopy, integrates water-sensitive urban design and delivers climate responsive built form.

.....



ACTIVE AND ENGAGING DESTINATIONS

.....

Improve the experience of workers and visitors with quality green spaces seating areas and rest spaces co-located with retail, food, beverage and amenities.

Integrate local Indigenous history and knowledge into the proposed public spaces.

.....



STRENGTHEN CONNECTIVITY WITH FUTURE TOWN CENTRE

.....

Create an urban environment that builds strong connectivity with the future Wilton Town Centre and is intuitive with clear wayfinding and is easy to move around in.

.....

PROJECT VISION

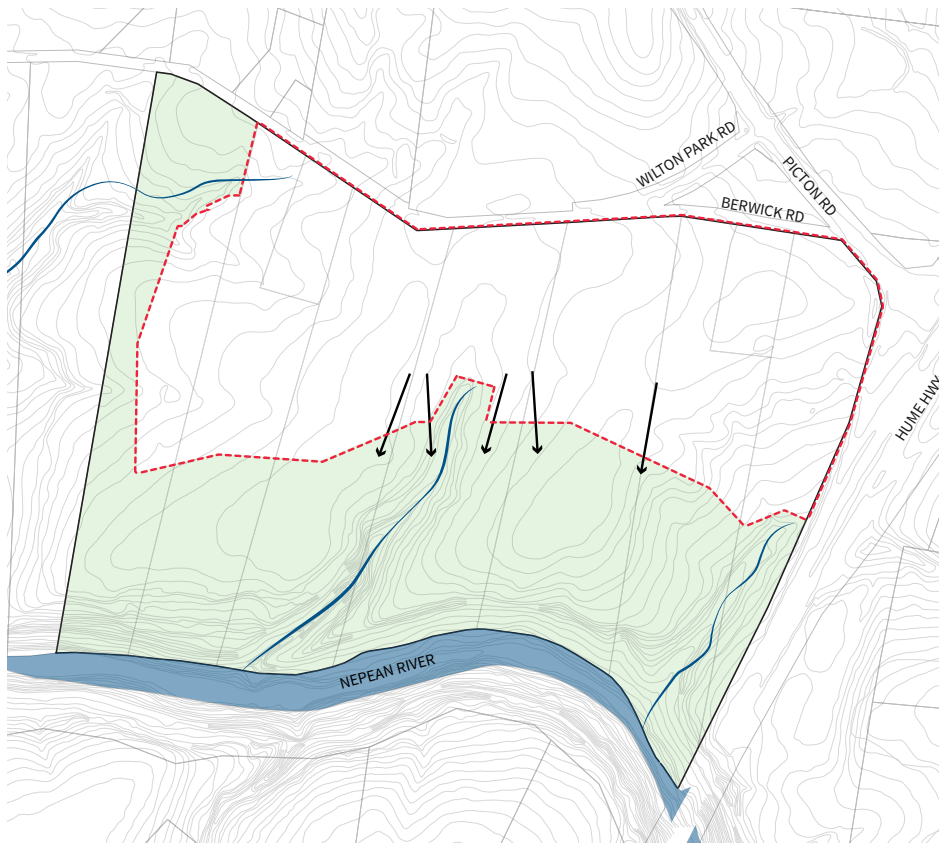
Wilton Industrial Park re-purposes a underutilised and strategically located site to become an A-class employment hub embracing its location within Wollondilly Shire. The atmosphere of the estate will be shaped by high quality architecture, a network of pedestrian and cycling connections, lush tree canopy, outdoor activity opportunities and an active public spaces that build on local character and Country identity.



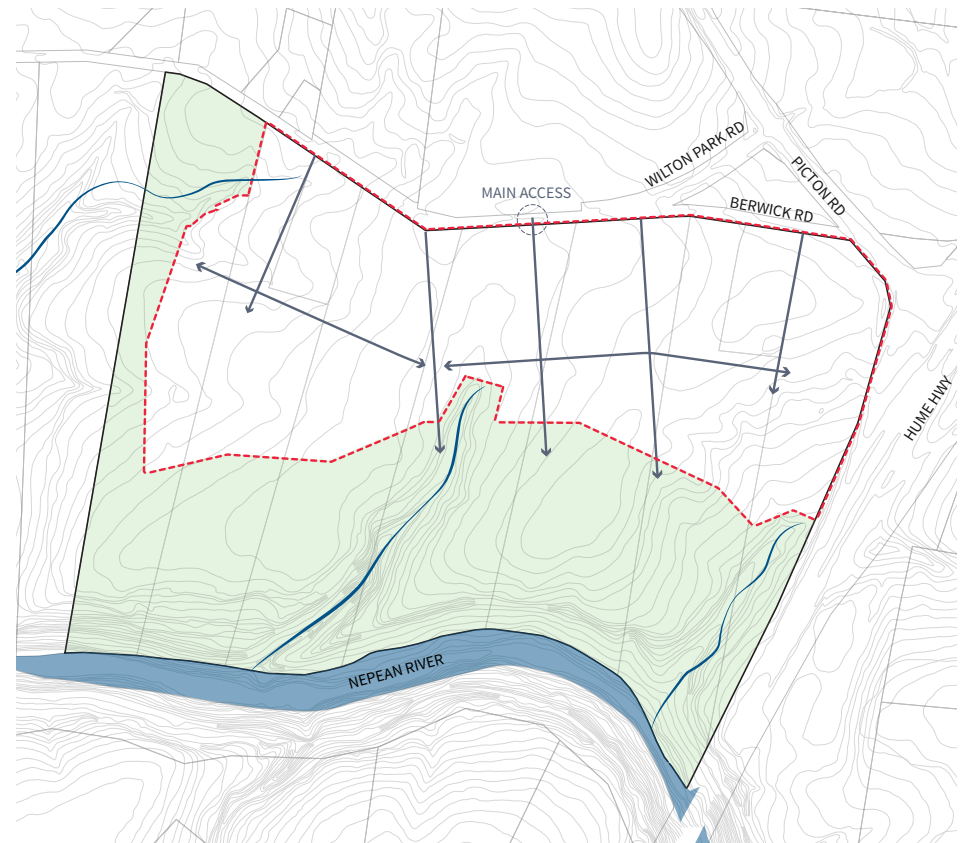
PLACE DESIGN FRAMEWORK

Following the establishing of the guiding design principles, the sequence below illustrates the development of the design framework for Wilton Industrial Park.

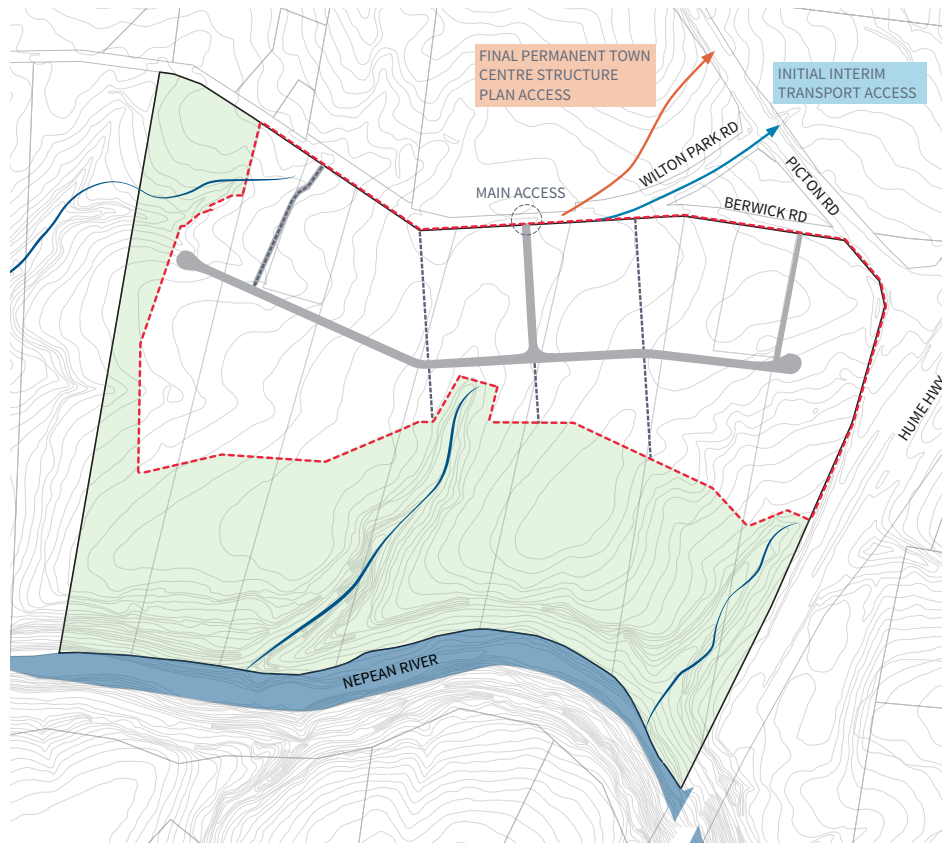
1. CONNECT TO THE NEPEAN RIVER



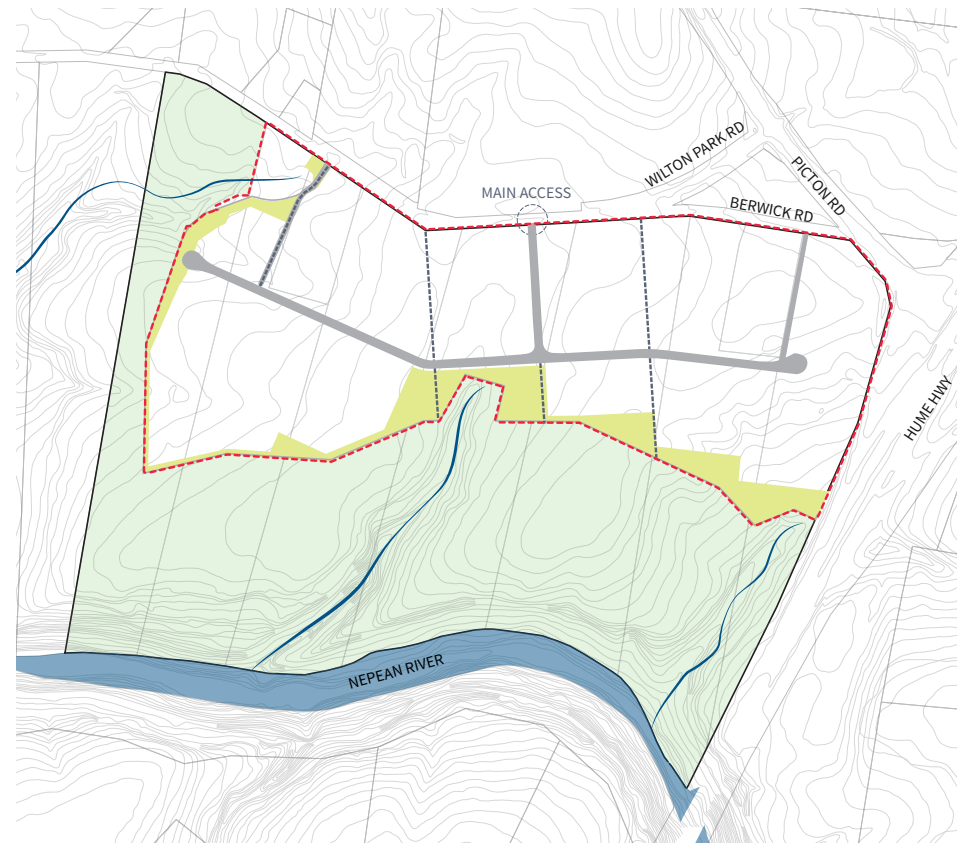
2. ESTABLISH KEY VIEWLINES



3. CREATE A MOVEMENT NETWORK

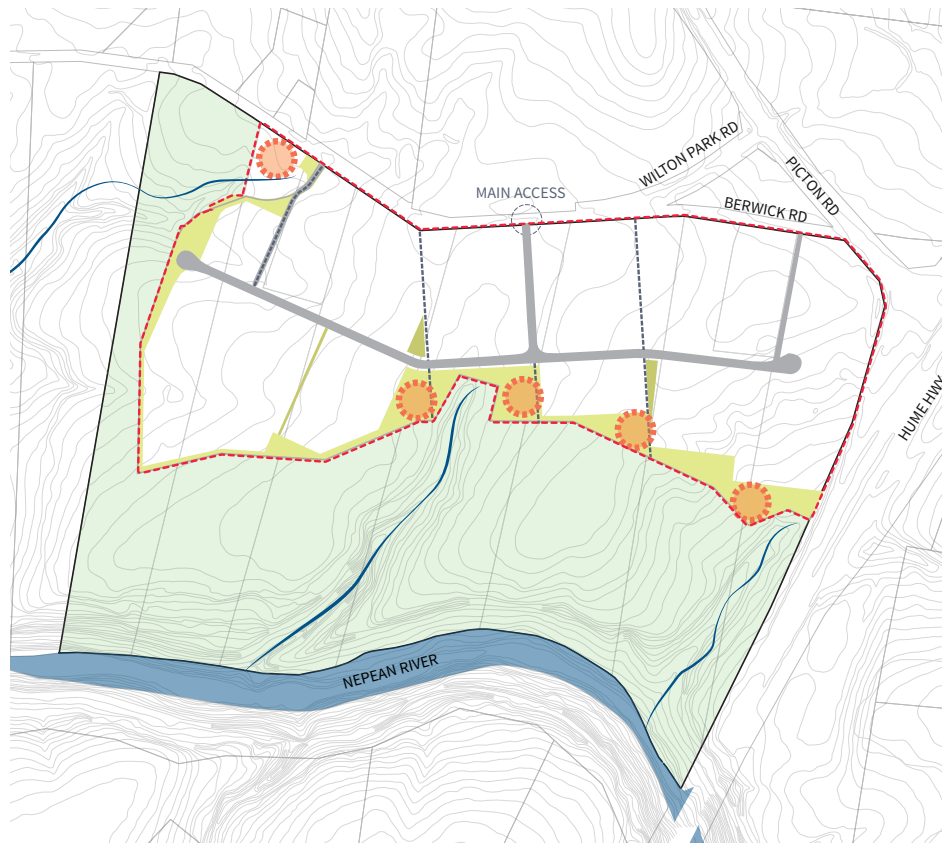


4. CREATE A GREEN EDGE / TRAIL

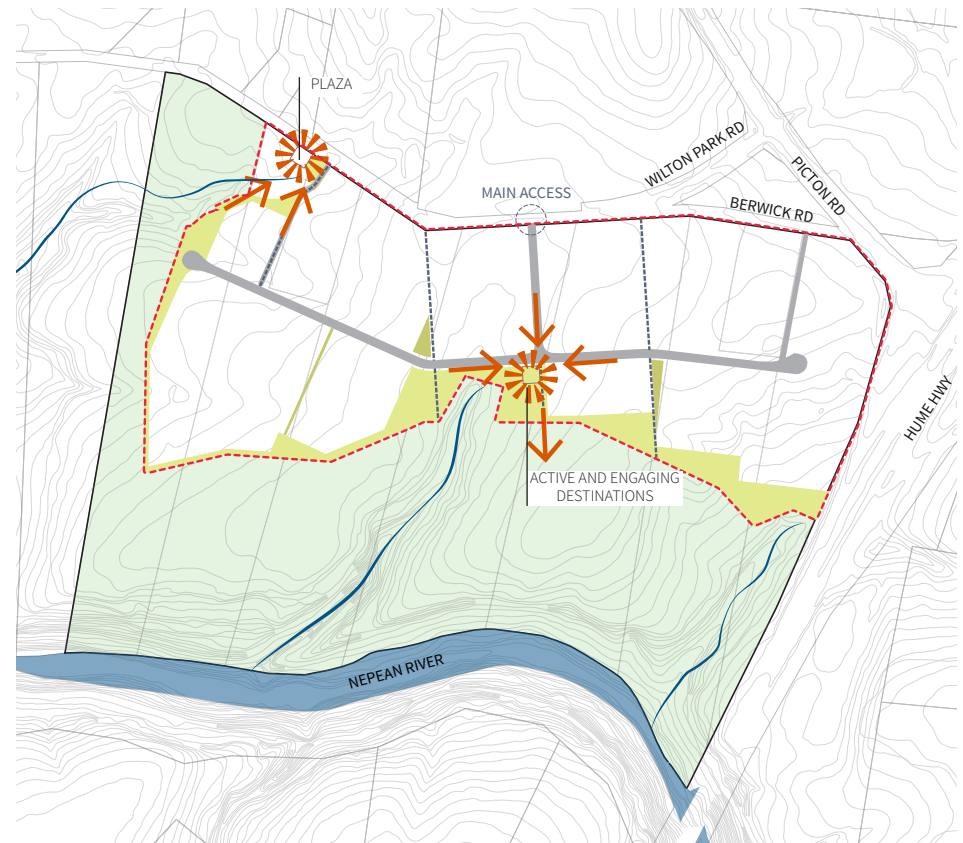


PLACE DESIGN FRAMEWORK

5. ACTIVATE THE GREEN EDGE (CONNECT TO COUNTRY)



6. CREATE DESTINATIONS



7. CREATE A GREEN PUBLIC DOMAIN, LOCATE OFFICES CLOSE TO THE STREET + MINIMISE VISUAL EXPOSURE OF LOADING AREAS



8. CAPTURING WATER





HOUSE 04

05

An architectural rendering of a park area. On the left is a modern building with a curved roof and vertical wooden slats, labeled 'WILTON PARK CAFE'. To its right is a wooden signpost for 'WILTON INDUSTRIAL PARK' with directional arrows for 'Warehouse 1', 'Bush Trail', and 'Warehouse'. A paved path winds through the park, with people walking and cycling. The foreground is filled with tall grasses and rocks. The background is filled with mature trees.

**WILTON
PARK
CAFE**

WILTON
INDUSTRIAL
PARK

Warehouse 1
Bush Trail
Warehouse

THE PROPOSAL

COMPLETE MASTERPLAN

The plan demonstrates the master plan for Wilton Industrial Park.

LEGEND

- Site Boundary
- Rezoning Boundary
- Proposed Buildings
- Basins / WSUD
- Edge Trail / Pedestrian and Cycle Links
- Cafe / Amenity Areas / Breakout Spaces





PEDESTRIAN LINKS

PEDESTRIAN LINKS

LOGISTICS
WAREHOUSES

FEATURE CORNER /
ARRIVAL EXPERIENCE

PLAZA AND CAFE

MAIN ENTRY

MAIN STREETS

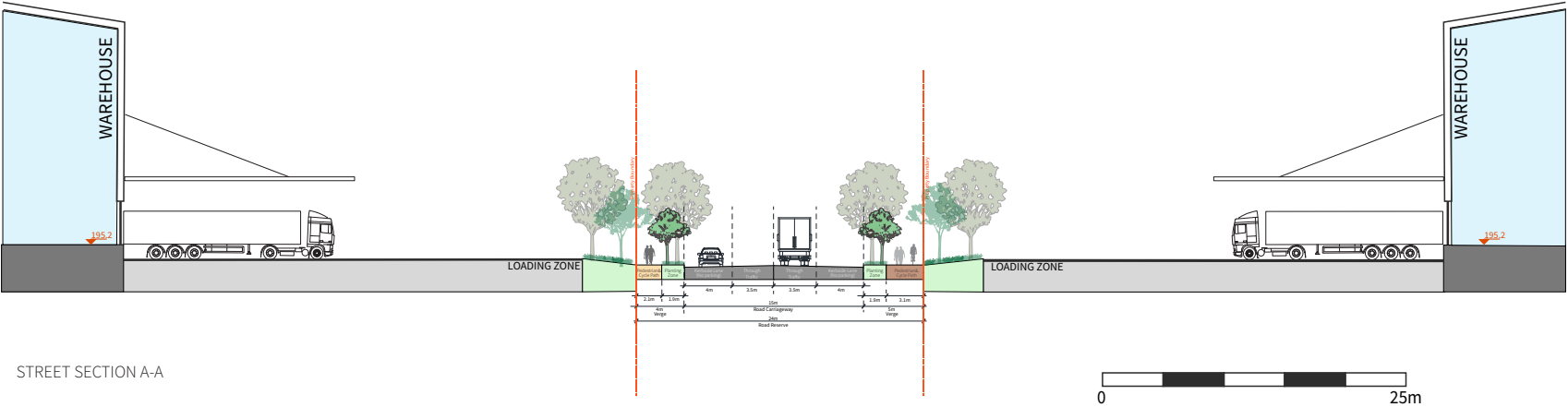
AMENITY
SPACE

BASINS / WSUD

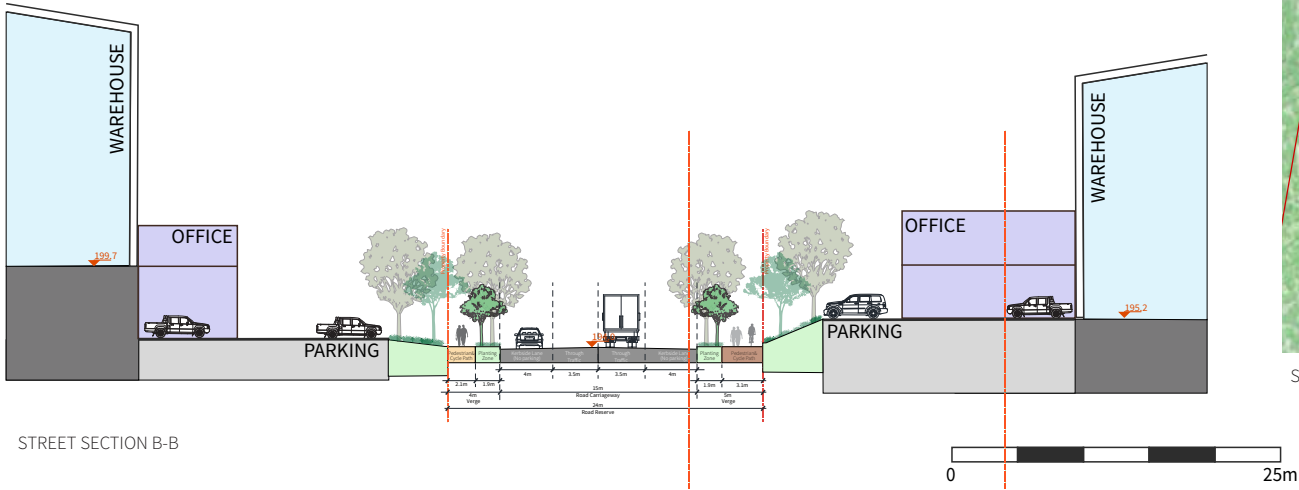
GREEN EDGE TRAIL

GREEN EDGE TRAIL

STREETS SECTIONS



STREET SECTION A-A



STREET SECTION B-B



STREET SECTION - KEY MAP

DEVELOPMENT SUMMARY



DEVELOPMENT ANALYSIS

BUILDING	GLA - APPROX
LOT 01	
WAREHOUSE 01	5,367 m ²
OFFICE 01	200 m ²
	5,567 m ²
LOT 02	
WAREHOUSE 02	14,753 m ²
OFFICE 02	800 m ²
	15,553 m ²
LOT 03	
WAREHOUSE 03A	1,830 m ²
OFFICE 03A	200 m ²
WAREHOUSE 03B	2,363 m ²
OFFICE 03B	200 m ²
WAREHOUSE 03C	1,937 m ²
OFFICE 03C	200 m ²
WAREHOUSE 03D	1,935 m ²
OFFICE 03D	200 m ²
WAREHOUSE 03E	1,934 m ²
OFFICE 03E	200 m ²
	10,999 m ²
LOT 04	
WAREHOUSE 04A	9,759 m ²
OFFICE 04A	400 m ²
WAREHOUSE 04B	9,862 m ²
OFFICE 04B	400 m ²
	20,421 m ²
LOT 05	
WAREHOUSE 05A	10,207 m ²
OFFICE 05A	400 m ²
WAREHOUSE 05B	10,299 m ²
OFFICE 05B	400 m ²
	21,306 m ²
LOT 06	
WAREHOUSE 06	17,481 m ²
OFFICE 06	800 m ²
	18,281 m ²
LOT 07	
WAREHOUSE 07	10,417 m ²
OFFICE 07	800 m ²
	11,217 m ²
LOT 08	
WAREHOUSE 08A	5,385 m ²
OFFICE 08A	200 m ²
WAREHOUSE 08B	6,150 m ²
OFFICE 08B	200 m ²
	11,935 m ²
LOT 09	
WAREHOUSE 09A	20,598 m ²
OFFICE 09A	800 m ²
WAREHOUSE 09B	14,863 m ²
OFFICE 09B	800 m ²
	37,061 m ²
LOT 10	
WAREHOUSE 10A	3,779 m ²
OFFICE 10A	200 m ²
WAREHOUSE 10B	3,450 m ²
OFFICE 10B	200 m ²
	7,629 m ²
LOT 11	
WAREHOUSE 11	15,114 m ²
OFFICE 11	800 m ²
	15,914 m ²
LOT 12	
WAREHOUSE 12A	8,225 m ²
OFFICE 12A	400 m ²
WAREHOUSE 12B	8,225 m ²
OFFICE 12B	400 m ²
WAREHOUSE 12C	8,225 m ²
OFFICE 12C	400 m ²
WAREHOUSE 12D	4,742 m ²
OFFICE 12D	200 m ²
OFFICE 12E	200 m ²
WAREHOUSE 12E	3,510 m ²
OFFICE 12F	200 m ²
WAREHOUSE 12F	2,620 m ²
OFFICE 12G	200 m ²
WAREHOUSE 12G	1,805 m ²
	39,352 m ²
GRAND TOTAL	215,235 m²

ARCHITECTURAL MASTERPLAN AND DEVELOPMENT SUMMARY, SOURCE: WATSON AND YOUNG



HOUSE 04

ES

An architectural rendering of a park area. On the left is a modern building with a curved roof and vertical wooden slats, labeled 'WILTON PARK CAFE'. A person is riding a bicycle past it. In the center, a woman is walking. To the right, a wooden signpost for 'WILTON INDUSTRIAL PARK' stands on a path. The signpost has arrows pointing to 'Warehouse 1', 'Bush Trail', and 'Warehouse'. A man is looking at the sign. Further down the path, another person is walking. On the far right, a woman is riding a bicycle. The background is filled with trees and a clear sky. The foreground has some low-lying plants and rocks.

**WILTON
PARK
CAFE**

**WILTON
INDUSTRIAL
PARK**
Warehouse 1
Bush Trail
Warehouse

**REALISING
THE VISION**

REALISING THE VISION: **CREATE A SENSE OF PLACE**

SENSE OF PLACE IS ACHIEVED THROUGH:

- Design for integration between public and private spaces, eg, a fluid pedestrian circulation between public realm and the building entrance.
- Create a legible entrance to the development through entry features, signage and distinct facade treatment. Design to feature elements contributing to improved sense of place eg. Design with Country inspired elements of architecture or streetscape.
- Use of native landscaping and tree planting that emphasises the sense of locality



USE OF NATIVE TREES
AND LANDSCAPING

ADOPTING THE GREEN
CHARACTER OF
WOLLONDILLY THROUGH
TREE CANOPY AND
PLANTING

CREATING A LEGIBLE
ENTRANCE TO THE
DEVELOPMENT

CREATING LEGIBLE BUILDING
ENTRANCE THAT ENABLES EASY
ACCESS TO THE BUILDING FROM
THE STREET

ARCHITECTURAL
EXPRESSION THAT IS
INSPIRED BY COUNTRY
AND LOCAL IDENTITY

REALISING THE VISION: RESILIENT AND SUSTAINABLE DEVELOPMENT

RESILIENT AND SUSTAINABLE DEVELOPMENT IS ACHIEVED THROUGH:

- Achieving sustainable built form outcomes through 6-star green star sustainable development compliance
- Providing quality tree canopy cover to achieve cooler and shaded public and private domain. This also
- Utilising existing terrain and water courses to naturalise stormwater run-off and integrate elements of water-sensitive urban design into the streetscape and public domain



TREE CANOPY
COVER PROVIDING
COOL AND SHADED
ENVIRONMENT

CAPTURING WATER AND
UTILISING WATER SENSITIVE
URBAN DESIGN INITIATIVES IN
THE PUBLIC DOMAIN

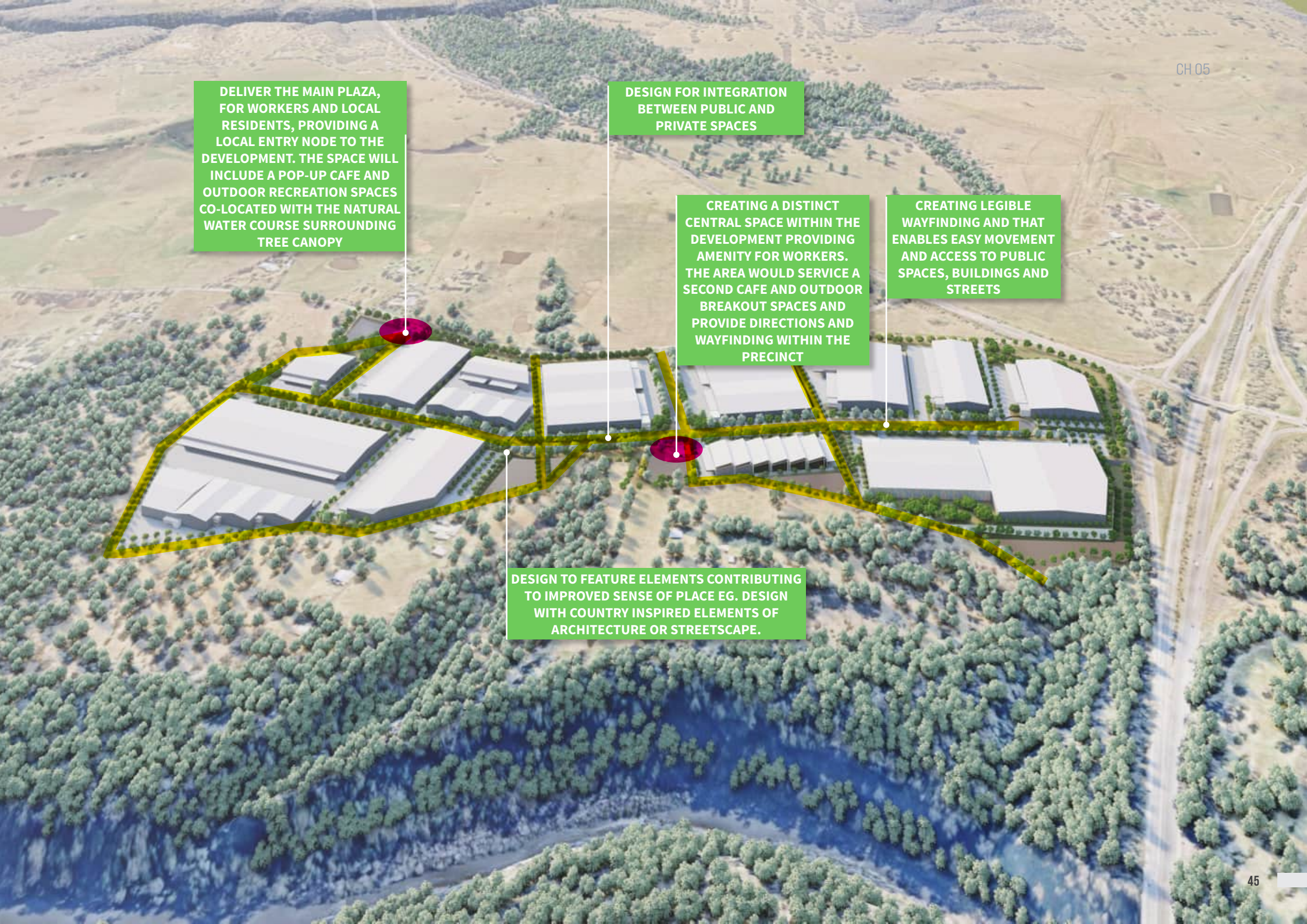
6-STAR GREEN STAR
SUSTAINABLE BUILT FORM

REALISING THE VISION: ACTIVE AND ENGAGING DESTINATIONS

ACTIVE AND ENGAGING PUBLIC DOMAIN IS ACHIEVED THROUGH:

- Delivering the main plaza, for workers and local residents, providing a local entry node to the development. The space will include a pop-up cafe and outdoor recreation spaces co-located with the natural water course surrounding tree canopy
- Creating a distinct central space within the development providing amenity for workers. The area would service a second cafe and outdoor breakout spaces and provide directions and wayfinding within the precinct
- Create distinct destinations that function as key areas of pedestrian activity
- Design for integration between public and private spaces, eg, a fluid pedestrian circulation between public realm and the building entrances.
- Creating legible wayfinding and that enables easy movement and access to public spaces, buildings and streets
- Design to feature elements contributing to improved sense of place eg. Design with Country inspired elements of architecture or streetscape.





DELIVER THE MAIN PLAZA, FOR WORKERS AND LOCAL RESIDENTS, PROVIDING A LOCAL ENTRY NODE TO THE DEVELOPMENT. THE SPACE WILL INCLUDE A POP-UP CAFE AND OUTDOOR RECREATION SPACES CO-LOCATED WITH THE NATURAL WATER COURSE SURROUNDING TREE CANOPY

DESIGN FOR INTEGRATION BETWEEN PUBLIC AND PRIVATE SPACES

CREATING A DISTINCT CENTRAL SPACE WITHIN THE DEVELOPMENT PROVIDING AMENITY FOR WORKERS. THE AREA WOULD SERVICE A SECOND CAFE AND OUTDOOR BREAKOUT SPACES AND PROVIDE DIRECTIONS AND WAYFINDING WITHIN THE PRECINCT

CREATING LEGIBLE WAYFINDING AND THAT ENABLES EASY MOVEMENT AND ACCESS TO PUBLIC SPACES, BUILDINGS AND STREETS

DESIGN TO FEATURE ELEMENTS CONTRIBUTING TO IMPROVED SENSE OF PLACE EG. DESIGN WITH COUNTRY INSPIRED ELEMENTS OF ARCHITECTURE OR STREETScape.

REALISING THE VISION:: **STRENGTHEN CONNECTIVITY WITH THE FUTURE TOWN CENTRE**

CONNECTIVITY WITH THE FUTURE TOWN CENTRE IS ACHIEVED THROUGH:

- Creating a permeable master plan that allows for more than one access and mode of transport to access the development (pedestrian, cycling, vehicles and heavy vehicles)
- Future proof the development such that access to the Nepean River and adjoining nature corridors is possible as Wilton transforms into a new town centre
- Align the development with planned infrastructure that forms part of Wilton's transformation plan

CREATING A PERMEABLE MASTER PLAN THAT ALLOWS FOR MORE THAN ONE ACCESS AND MODE OF TRANSPORT TO ACCESS THE DEVELOPMENT (PEDESTRIAN, CYCLING, VEHICLES AND HEAVY VEHICLES)

ALIGN THE DEVELOPMENT WITH PLANNED INFRASTRUCTURE THAT FORMS PART OF WILTON'S TRANSFORMATION PLAN

FUTURE PROOF THE DEVELOPMENT SUCH THAT ACCESS TO THE NEPEAN RIVER AND ADJOINING NATURE CORRIDORS IS POSSIBLE AS WILTON TRANSFORMS INTO A NEW TOWN CENTRE



CONCLUSION

The Proposal for Wilton Industrial Park is an industrial development located at Wilton Park Rd, Wilton NSW.

The Proposal's vision evolved from understanding local context, celebrating the rural location of the site, as well as understanding local strategic planning objectives. Developed in accordance with the principles of GANSW Better Placed and strategic planning objectives, The Proposal delivers:

- Considered, high quality sustainable industrial development providing over 237,000 sqm of floorspace
- Employment land uses that are compatible with intended uses of the Wilton 2040 - A Plan for Growth Area and have the potential for strong synergies with Western Parkland City and Western Sydney Airport
- Context responsive design that celebrates Site's unique natural location adjacent to the Nepean River corridor
- Engaging and active public domain that includes a plaza, cafe, outdoor breakout spaces, green trails, high quality tree canopy, landscaping and considered street design that integrates the principles of Designing with Country
- High quality green interface of the development with adjacent conservation corridor
- Design that is of appropriate scale and character with the intended character of area

The design of Wilton Industrial Park looks to create a benchmark for industrial development in the future. Care, consideration and imagination has been focused to create an urban design outcome that blends building design, landscape, activation and designing with Country identity to create an exceptional place.

Considering the urban design outcomes outlined herein, it is recommended that the The Proposal is supported.



**WILTON
PARK
CAFE**

HOUSE 04

HOUSE 04

A1

**WILTON
PARK
CAFE**

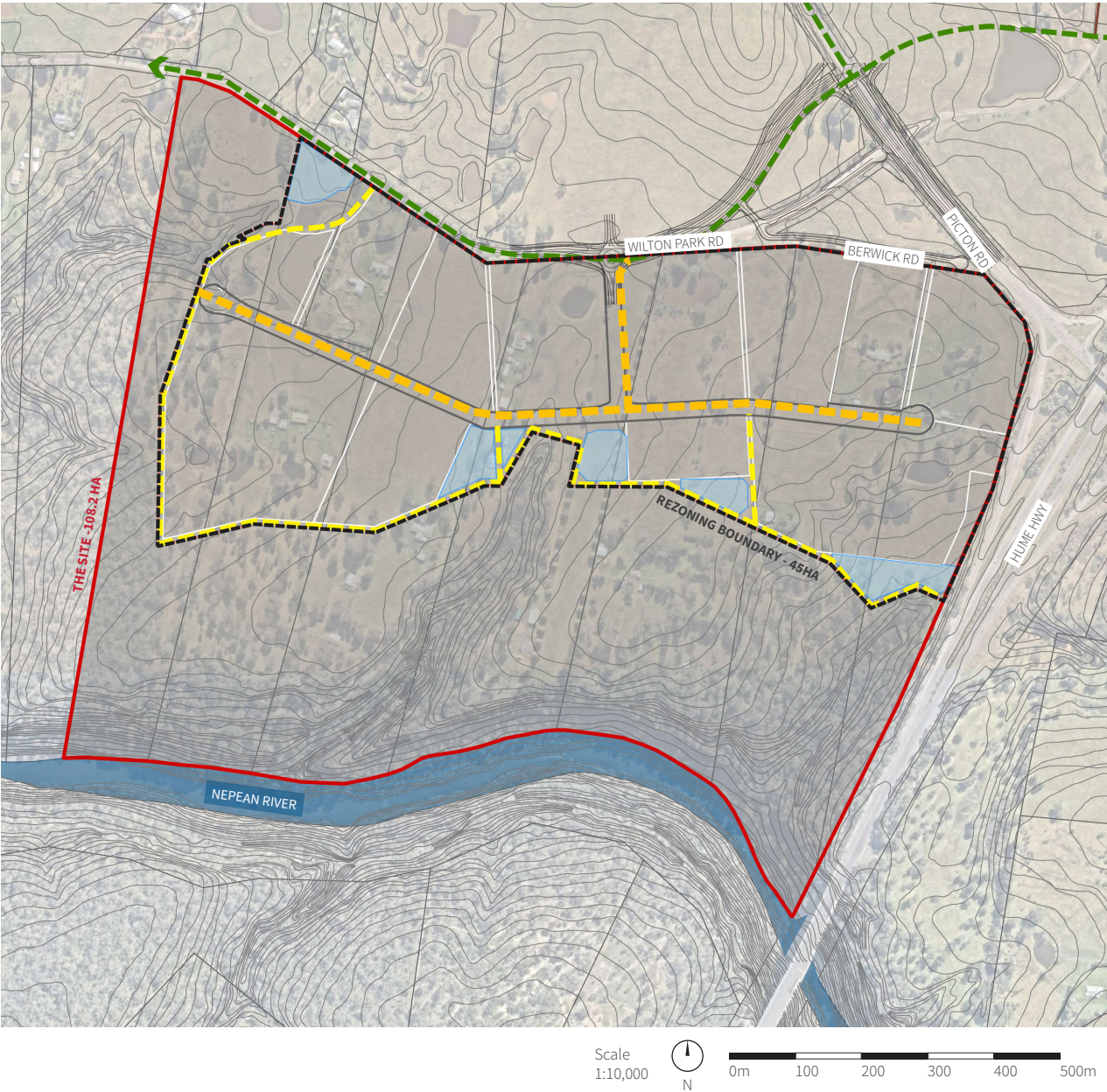
WILTON
INDUSTRIAL
PARK

Warehouse 1
Bush Trail
Warehouse

TECHNICAL MAP

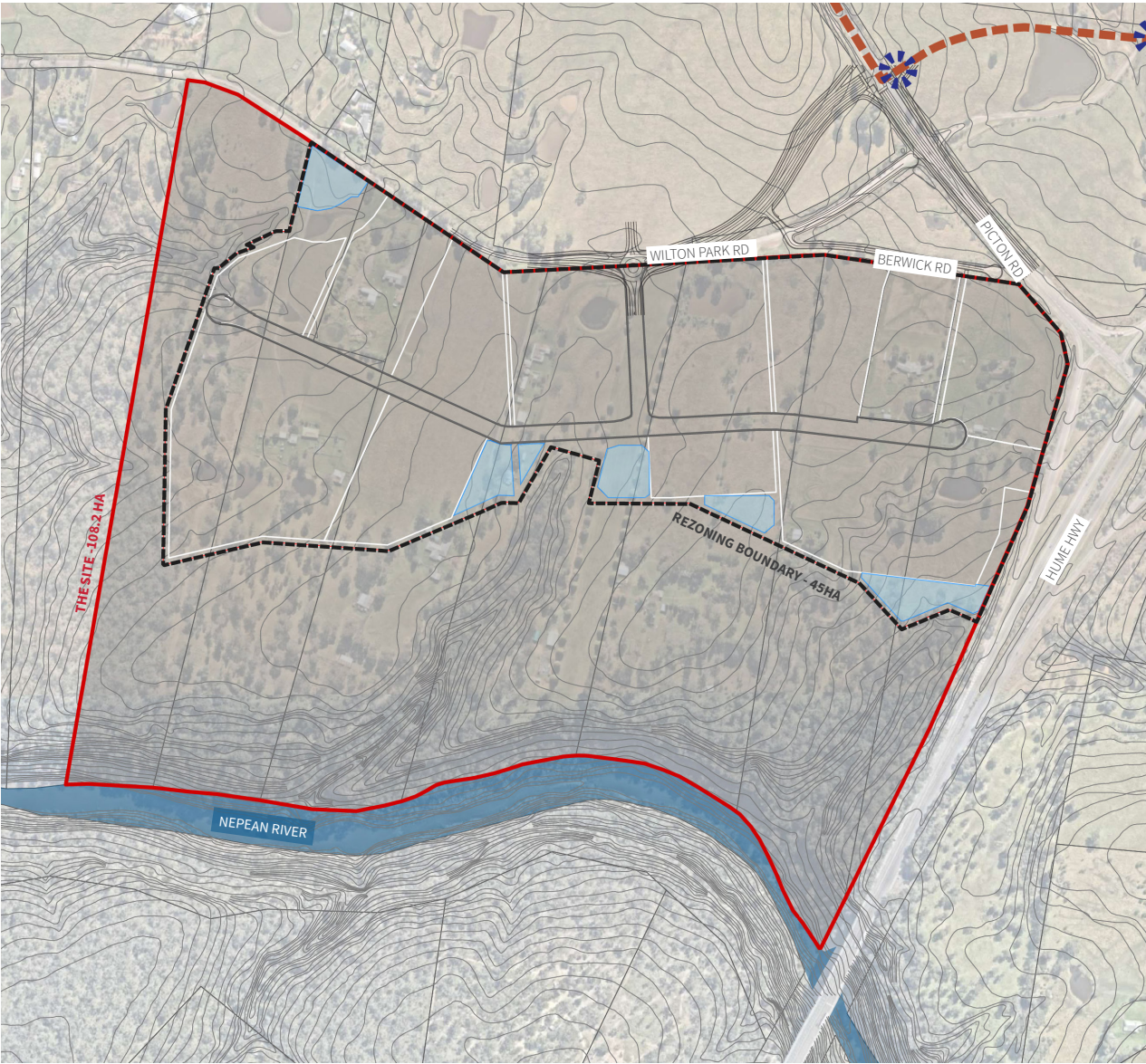
INDICATIVE PEDESTRIAN AND CYCLE NETWORK

- LEGEND**
- Site Boundary
 - - - Rezoning Boundary
 - Cadastral Boundaries
 - ■ ■ Future On Road Cycleway
 - ■ ■ Proposed Pedestrian Path / Cycleway within the road reserve
 - ■ ■ Proposed Pedestrian Link / Cycleway



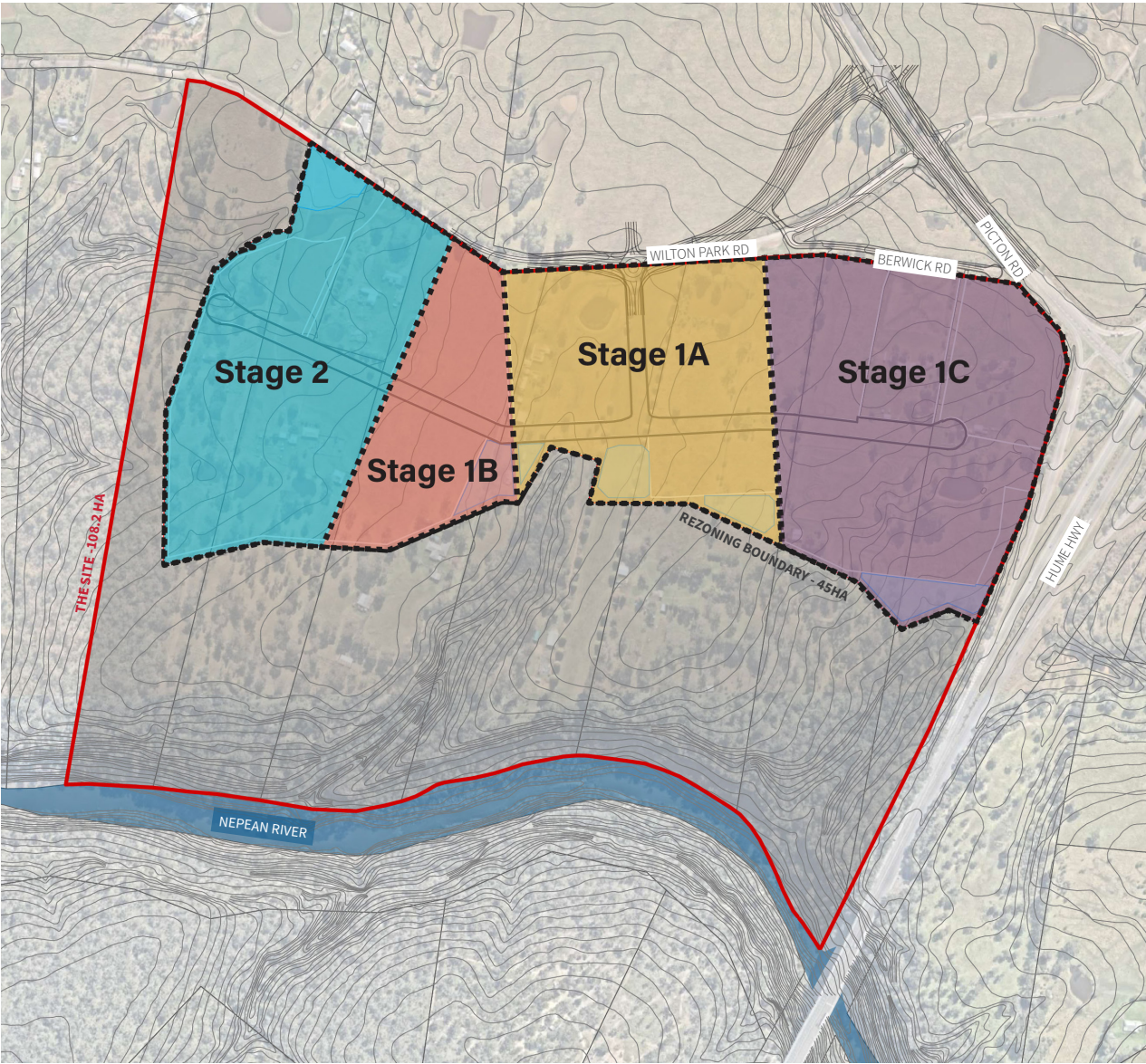
INDICATIVE PUBLIC TRANSPORT PLAN

- LEGEND**
- Site Boundary
 - - - Rezoning Boundary
 - Cadastral Boundaries
 - - - Future Regional & Sub-region Bus Route to Picton
 - Future Bus Stop



INDICATIVE STAGING PLAN

- LEGEND**
- Site Boundary
 - - - Rezoning Boundary
 - Cadastral Boundaries



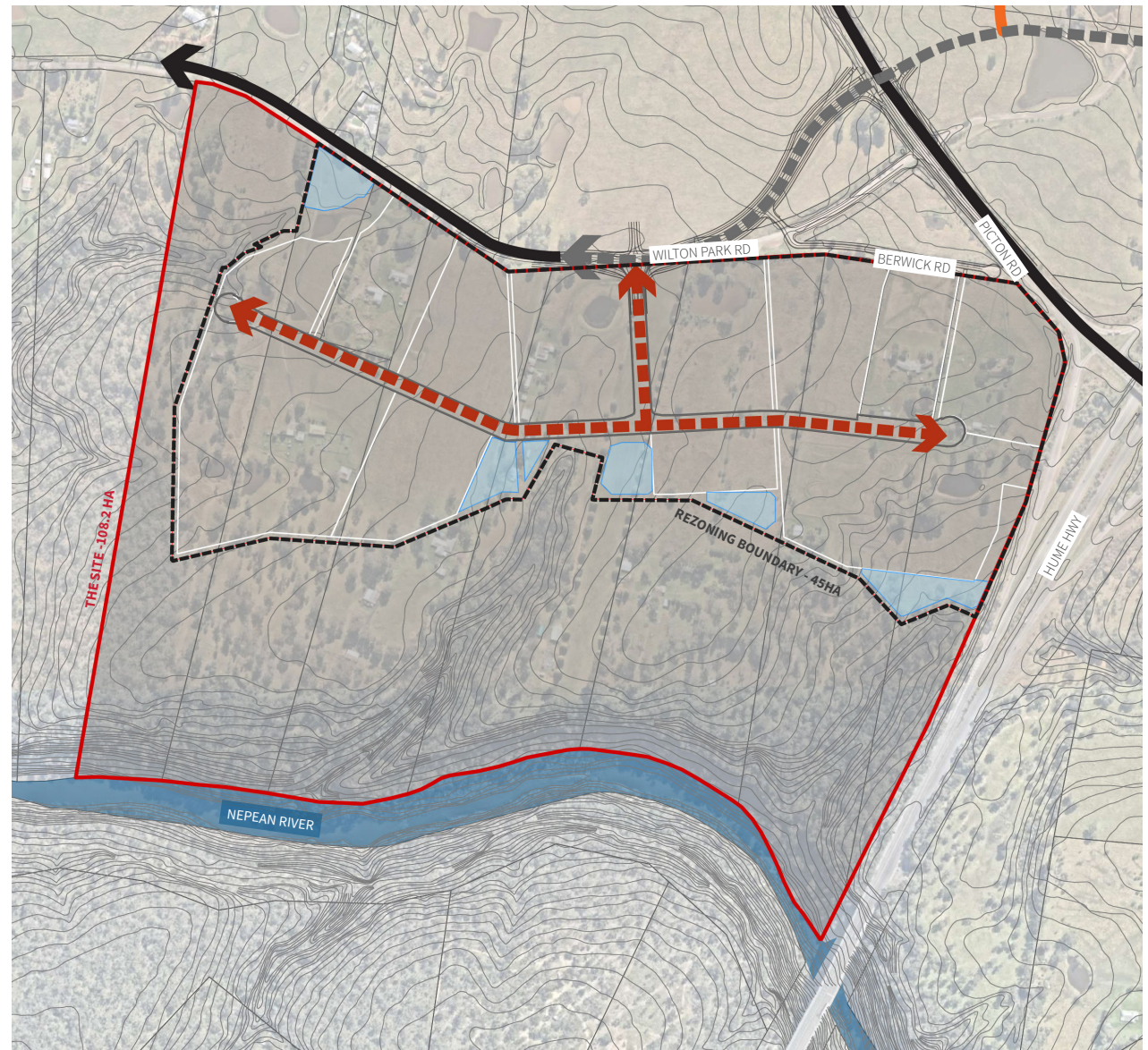
Scale
1:10,000

N

0m 100 200 300 400 500m

INDICATIVE STREET DESIGN AND ROAD NETWORK

- LEGEND**
- Site Boundary
 - - - Rezoning Boundary
 - Cadastral Boundaries
 - - - Proposed Internal Road - 24m
 - - - Future Sub-Aerial Road
 - Existing Sub-Aerial Road

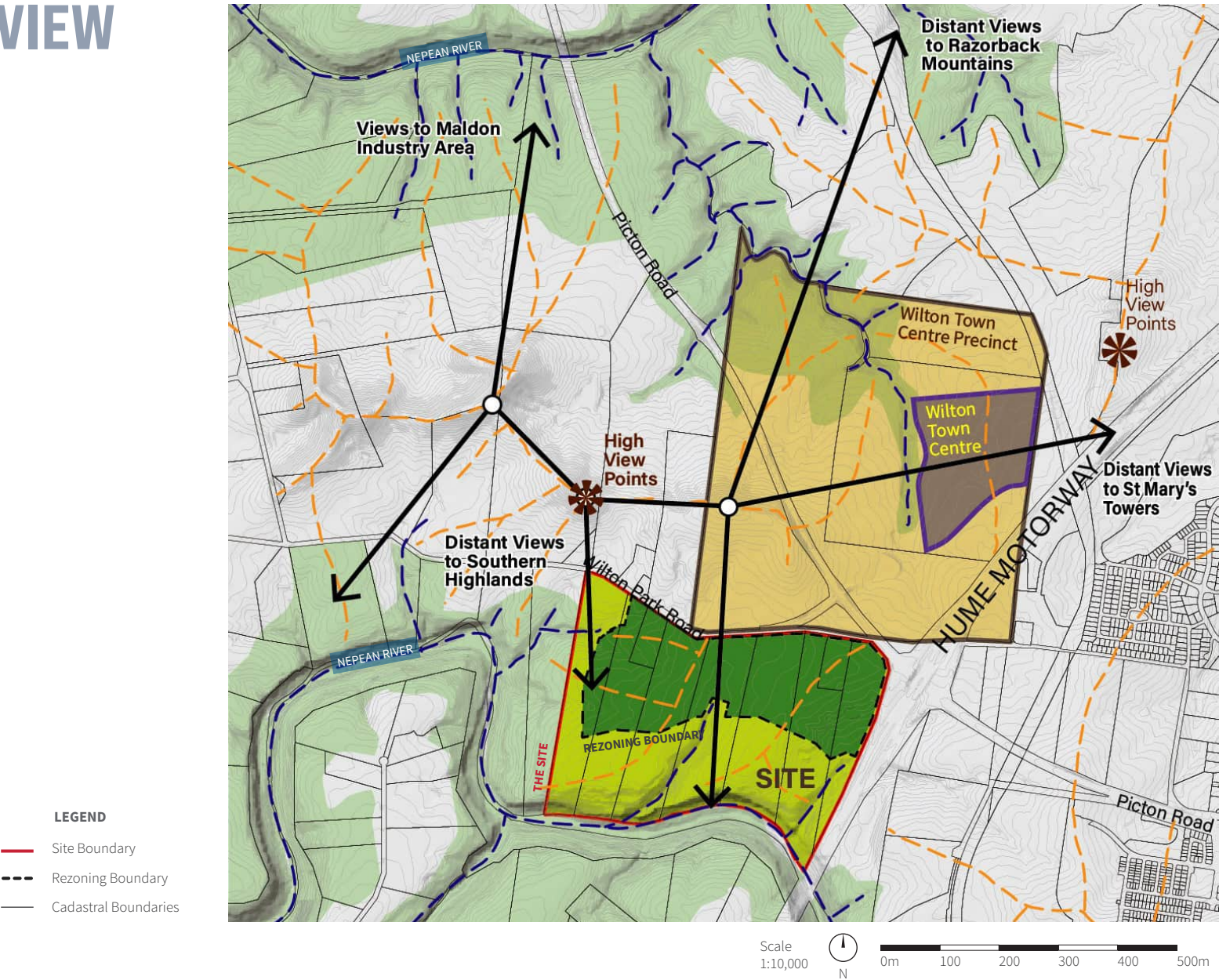


Scale
1:10,000

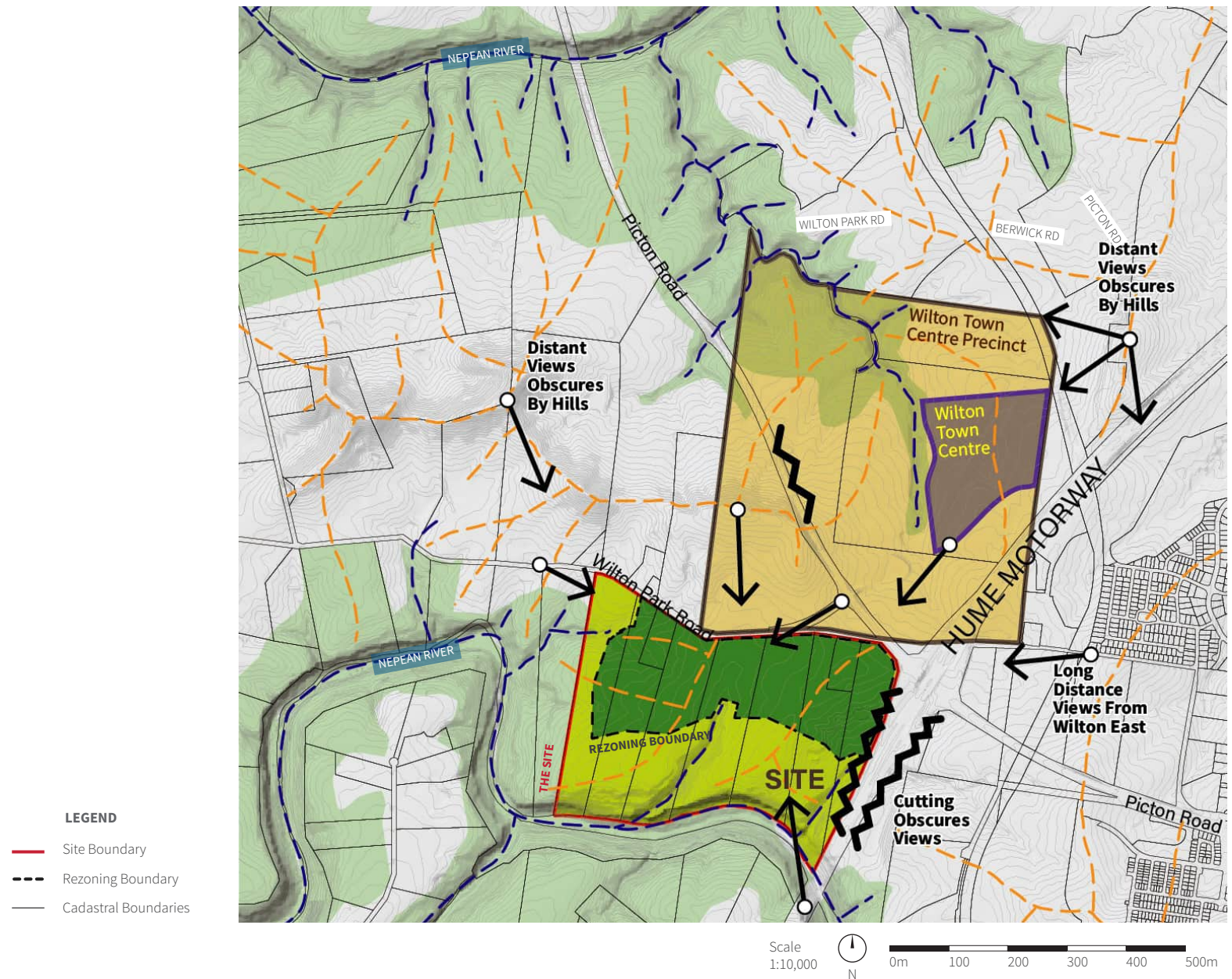


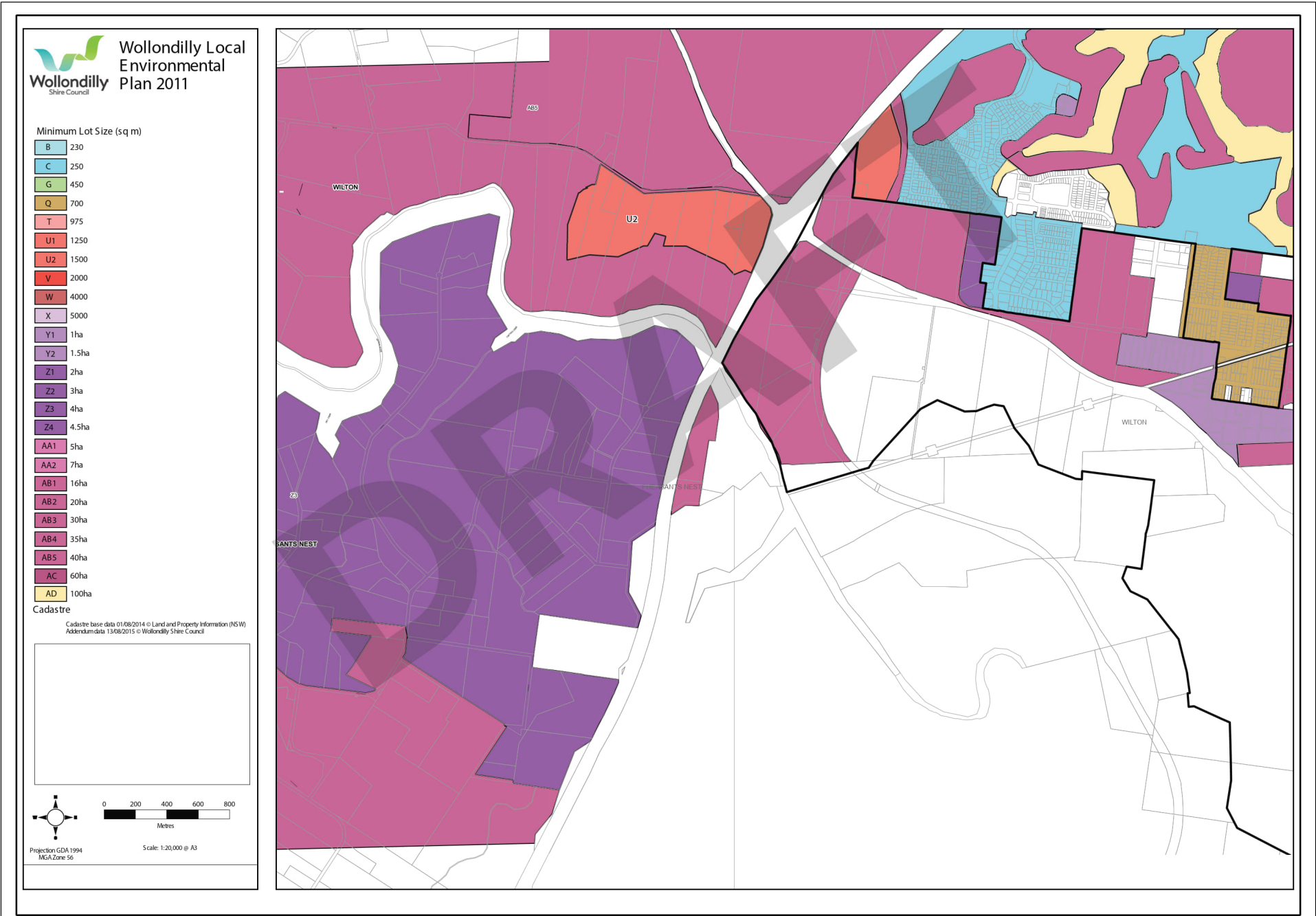
0m 100 200 300 400 500m

INDICATIVE VIEW CORRIDORS



INDICATIVE VISUALLY SENSITIVE LOCATIONS





TYPICAL COLLECTOR ROAD SECTION

