

INFORMATION MEMORANDUM



Wilton Junction

STAGE 3, 4, 5 & 6

A MASTERPIECE IN THE MAKING

Knight Frank has the privilege to exclusively present
the remaining land within Wilton Junction - a
landmark residential development opportunity in
the serene landscapes of Sydney's South West



ONCE IN A LIFETIME OFFERING



Stage 3

Stage 4

Stage 5

Stage 6

Picton Road

Boundary indicative only



BUILD A VISIONARY COMMUNITY

Situated on the junction of the Hume Highway and Picton Road, Stage 3, 4, 5 & 6 Wilton Junction presents a significant development opportunity with unlimited potential at the gateway to Sydney.

The 331.5 ha* site is settled in an idyllic pocket in Wilton, located 80km* south of Sydney CBD and 25km* of Campbelltown, and forms part of a six-stage visionary master-planned community 'Wilton South East Precinct' - covering an area of 433 ha* that will be developed over the next decade to be home to 3,600 residential dwellings and a local community of 9,600 people.

Stages 3, 4, 5 & 6 are planned to deliver 2,408 lots with a comprehensive blend of low and medium-density residential development, along with 10.6 ha* of enterprise land, a 2 ha* local centre containing a medical centre, child-care centre, plaza and a community centre, a 2 ha* public school, passive and active open space, playing ovals and 164 ha* of biodiversity and conservation land.

Wilton has been identified to be a major growth area given its close proximity to Sydney, Campbelltown, Wollongong and the Southern Highlands and is within the area outlined by the NSW Government's \$7 billion Wilton 2040 growth plan which includes the development of a 200 ha* Wilton Town Centre on the western side of the Hume Highway.

With little to no comparison offered of this calibre, this is an opportunity for developers to secure a significant development pipeline and take advantage of the housing demands emerging within South West Sydney.

Stage 3, 4, 5 & 6 Wilton Junction is available for sale via an Expressions of Interest (EOI) closing **Thursday, 21 September 2023 at 4pm (AEST)**

*Artist's impression of Stage 1 (indicative only, not part of this offering)

*Approximately

SITE HIGHLIGHTS



CONSIDERABLE LAND HOLDING

Stage 3, 4, 5 & 6 Wilton Junction totals approximately 331.5 ha of landholding, and is one of the largest remaining development sites available in the South West Sydney town of Wilton, with the potential to deliver an irreplaceable development pipeline.



MASTER PLANNED COMMUNITY

Forming part of an overall six stage masterplan, Stage 3, 4, 5 & 6 is proposed to deliver circa 2,408 low and medium density residential lots along with passive and active open space, potential school site, local centre, and enterprise land. The offering also covers approximately 164 ha of biodiversity land allowing developers to capitalise on ecosystem credits.

A Neighbourhood Plan for Stage 2 (not part of this sale) and Stage 3 (containing Stage 3, 4, and part Stage 5) was endorsed by Council on 27 June 2023.



AMENITIES AT YOUR DOORSTEP

Ideally located south of the existing Wilton Village and Bingara Gorge precinct and moments away from Picton which provides amenities including an IGA, post office and train station. Close by Macarthur Square Shopping Centre features retail’s major names, such as David Jones, Woolworths and Event Cinema.



RECENTLY REZONED

Premium position within the rezoned Wilton South-East Precinct and benefits from a blend of residential and enterprise development zones. Wilton South East is one of the precincts within the Wilton Priority Growth Area, which targets approximately 3,600 residential dwellings and a local community of 9,600 people in the next 10-20 years.



FUTURE INFRASTRUCTURE HUB

Located 80km from Sydney CBD, Wilton is identified by the NSW Government through Wilton 2040 growth plan to become a focal point of Western Parkland City, leveraging off the multi billion-investment in infrastructure underway across Sydney’s south-west including the Western Sydney International Airport and the Aerotropolis.



WORLD-CLASS LANDSCAPE

Wilton is underpinned by some of Australia’s most stunning sandstone gorges, pristine rivers, and tranquil bushland, and captures an emerging lifestyle precinct with incoming amenity, education, public transport, and employment opportunities, strengthening the forecasted above market performance for the end development product.



EXCELLENT TRANSPORT CONNECTIVITY

Placemaking opportunities with impressive frontage along Picton Road, and immediate passage to Hume Highway which provides enhanced access to Campbelltown, Western Sydney and Wollongong.



CENTRE OF EXPONENTIAL GROWTH

Transform Wilton alongside iconic developments Bingara Gorge, Wilton Town Centre, and North Wilton. The site is close by to the 200 ha future Wilton Town Centre, comprising of retail, education, health, residential and entertainment amenity, anticipated to provide 1,600 new homes. Immense growth also comes from nearby Bingara Gorge (future home to 1,800 new homes, under construction) and the North Wilton Precinct (5,600 new homes, first homes 2025 and beyond).



EXISTING RESIDENTIAL DEMAND

Over a decade of planning has been thoughtfully invested in Wilton’s master-planned vision to ensure a high-quality outcome is achieved for the community. Existing pre-sales in place for Stage 1 (not part of this sale), establishing reliable data for acquisition and construction financing. Stage 1 has experienced remarkable success, with nearly all lots sold out.



Artist’s impression of Stage 1 (indicative only, not part of this offering)

EXECUTIVE SUMMARY

ADDRESS	1010 Picton Road, Wilton NSW 2571		
INTEREST	100% Freehold Interest		
TITLE	Stage 3	Lot 103 in DP 1232553	
	Stage 4	Lot 1 in DP1288665, Lot 1 in DP1018965, Lot 32 in DP814280, Lot 33 in DP814280, Lot 36 in DP814280, Lot 37 in DP814280, and Lot 2 Sec 13 in DP759094	
	Stage 5	Lot 2 in DP1288665	
	Stage 6	Lot 3 in DP1288665	
THE OPPORTUNITY	Stage 3, 4, 5 & 6 Wilton Junction is located 80km* south west of Sydney CBD, positioned as an extremely rare opportunity being one of the largest remaining development sites available in an area soon to be facing a population and infrastructure boom. Benefiting from a Structure Plan, the site is proposed to contain 2,408 residential lots along with passive and active open space, public school, local centre, and enterprise land. Stages 6 Wilton Junction is predominately biodiversity land, offering developers a chance to capitalise on ecosystem credits.		
LOCAL GOVERNMENT AREA	Wollondilly Shire Council		
ZONING	UD Urban Development		
	E2 Environmental Conservation		
	SP2 Infrastructure (Supply System)		
	SP2 Infrastructure (Road)		
PLANNING SCHEME	SEPP (Sydney Region Growth Centres) 2006 Wilton Growth		
SITE AREA BREAKDOWN	Stage 3	30 ha*	465 residential lots**
	Stage 4	28 ha*	423 residential lots**
	Stage 5	75.5 ha*	960 residential lots**
	Stage 6	198 ha*	560 residential lots + 164 ha* biodiversity **
	Total	331.5 ha*	2,408 residential lots**
PLANNING STATUS	The plans for the South East Wilton Precinct were finalised in 2017 and the area was rezoned under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).		
	The South East Wilton Structure Plan was updated in August 2022 as a result of the approval of the Cumberland Plain Conservation Plan (CPCP).		
	The Sydney Western City Planning Panel approved a development application for stage 1 of the precinct in October 2019.		
	A Neighbourhood Plan has been lodged and endorsed by Wollondilly Shire Council on 27 June 2023.		

*Approximately
** Land area and total number of lots are estimated only



Artists impression of Stage 1 (indicative only, not part of this offering)

SALES PROCESS

Stages 3, 4, 5, & 6 Wilton Junction is offered for sale via Expressions of Interest (EOI) closing Thursday, 21 September 2023 at 4pm (AEST).



DOMINIC ONG
+61 468 969 298
Dominic.Ong@au.knightfrank.com

GRANT BULPETT
+61 415 558 226
Grant.Bulpett@au.knightfrank.com

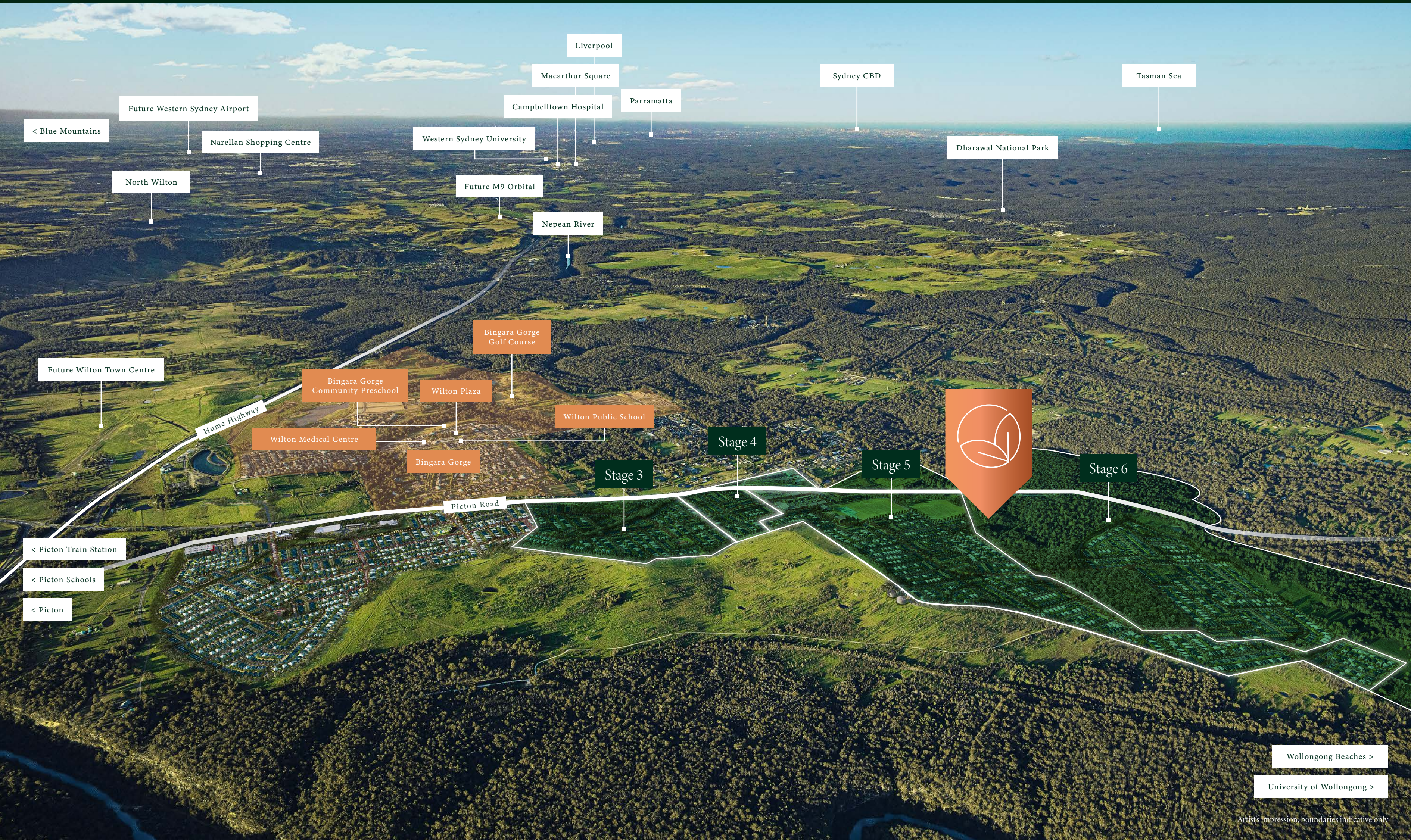
MARK LITWIN
+61 415 742 605
Mark.Litwin@au.knightfrank.com

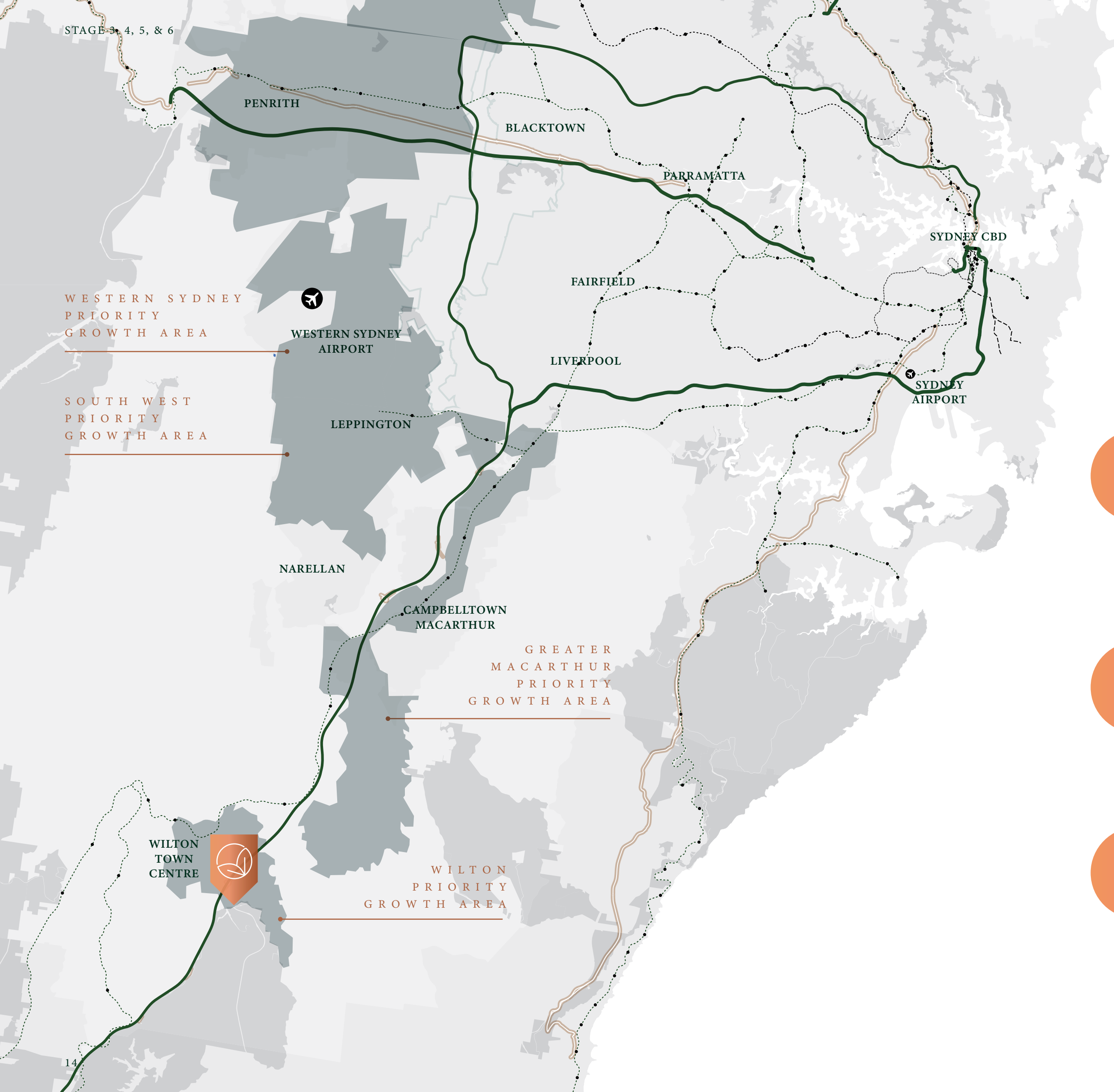
TIM HOLTSBAUM
+61 498 999 059
Tim.Holtsbaum@au.knightfrank.com

OFFSHORE
PAUL HART
+852 6198 4822
Paul.Hart@hk.knightfrank.com

PROJECT CONSULTANT
ALISTAIR CARPENTER
+61 438 178 182
Al.Carpenter@au.knightfrank.com

DUE DILLIGENCE
LINDA ZHU
+61 488 082 909
Linda.Zhu@au.knightfrank.com





LOCATION

Located 80 km* south-west of Sydney’s CBD and 25 km* south of Campbelltown, Stage 3, 4, 5 & 6 Wilton Junction is within the Wollondilly Shire, boasting a rich natural environment with waterways, national parks and conservation areas.



The Jewel of South West Sydney

One of Sydney’s fastest growing regions, South East Wilton Precinct forms a major component of the Wilton Growth Area, located on the southern extent of identified future urban growth in South West Sydney. Wilton Town Centre will become a focal point for new development, home to be for a new town of around 15,000 homes by 2040. The future self contained town will include open space, schools, employment areas and a range of retail and commercial services.



Benefits from Existing Amenities

Stages 3, 4, 5 & 6 Wilton Junction is ideally located near the renowned food hub of the Southern Highlands and the pristine beaches of the Wollongong coastline. Its convenient location and beautiful landscapes make it a highly sought after place to live for a broad demographic, from singles to young families as well as a wide range of cultures.



Excellent Connectivity

The Hume Motorway (M31) and Picton Road connects Wilton to Sydney’s CBD, Paramatta CBD, Liverpool CBD, Penrith, Western Sydney Airport and future Aerotropolis, Campbelltown and Wollongong. The Precinct has strong connections with major centres and regionally significant activity and infrastructure nodes in Western Sydney, including the future Western Sydney Airport, Sydney’s Priority Growth Areas, future M9 Orbital and Western Sydney Employment Area.



A REGION OF SPECTACULAR BEAUTY
WITH NATIONAL PARKS, NATIVE
BUSHLAND AND THE MAJESTIC
NEPEAN RIVER FLOWING THROUGH



Education

Highly regarded public and private schools such as Picton High School, St Anthony’s College and Broughton Anglican College can be reached in under 20-minutes* by car and are easily accessed by bus. The University of Western Sydney, University of Wollongong and other leading universities are all accessible by public transport.

With a choice of already established local primary schools in the area like Wilton Public School and Bingara Gorge Community Preschool, a proposed on-site primary school is planned for future residents.



Transport

Whether by road, rail or air, Wilton is conveniently positioned moments away from efficient public transport and major roads. Located at the crossroads of Sydney, Canberra and Wollongong, transport links close by at Macarthur Station and Campbelltown Station offers connection to most major employment centres. Through its enhanced access to the M31 Hume Highway, Wilton will easily connect to Campbelltown, Western Sydney and Wollongong.



Retail

Local retail at Picton is available through Coles, IGA and a Post Office located less than 10 minutes away. With over 300 shops, Macarthur Square Shopping Centre offers department stores and is anchored by a Woolworths, Big W, Target, Event Cinemas, David Jones and a multitude of specialty shops. Further South nestled between spectacular Wollongong Harbour and the Illawarra Escarpment lies Wollongong CBD and the city’s range of major centres.

*Approximately



AMENITIES AT YOUR DOORSTEP

Transport

- 1 Douglas Park Station
- 2 Menangle Station
- 3 Menangle Park Station
- 4 Macarthur Station
- 5 Campbelltown Station
- 6 Picton Station
- 7 Tahmoor Station
- 8 Bargo Station

Retail

- 1 Macarthur Square 22 min
- 2 Tahmoor Shopping Centre 18 min
- 3 Picton Mall 12 min
- 4 Narellan Town Centre 24 min
- 5 Campbelltown Mall 24 min
- 6 Dirty Janes Emporium 32 min
- 7 Highlands Merchant 40 min
- 8 Wilton Shopping Plaza 3 min

Food, Dining, & Wineries

- 1 Bendooly Estate Vineyard 35 min
- 2 Grand Bistro 33 min
- 3 Centennial Vineyards 35 min
- 4 Cherry Tree Hill 38 min
- 5 Feast at Berrima 35 min
- 6 Centennial Vineyards Rest 35 min
- 7 Biota Dining 36 min
- 8 Common Ground Bakery 15 min
- 9 George IV Inn 12 min
- 10 Ludo Cafe 33 min

Sports & Leisure

- 1 Antill Park Golf Course 16 min
- 2 Douglas Park Wilton 13 min
- 3 Picton Tennis Club 14 min
- 4 Wollondilly Pony Club 19 min
- 5 Picton Magpies Rugby LC 14 min
- 6 Hannaford Oval 3 min
- 7 Wollondilly Leisure Centre 13 min
- 8 Thirlmere Sportsground 18 min
- 9 Appin AIS Sportsground 16 min
- 10 Bargo Sports Club 12 min
- 11 Western Suburbs Club 27 min
- 12 Club Menangle 22 min
- 13 Picton Karting Track 7 min
- 14 Oz Funland 26 min
- 15 Symbio Wildlife Park 33 min

Education

- 1 Bingara Gorge Preschool 3 min
- 2 Douglas Park Primary School 13 min
- 3 Picton High School 13 min
- 4 University of Wollongong 25 min
- 5 University of Western Sydney 20 min
- 6 TAFE NSW 21 min
- 7 Wilton Public School 3 min

Medical

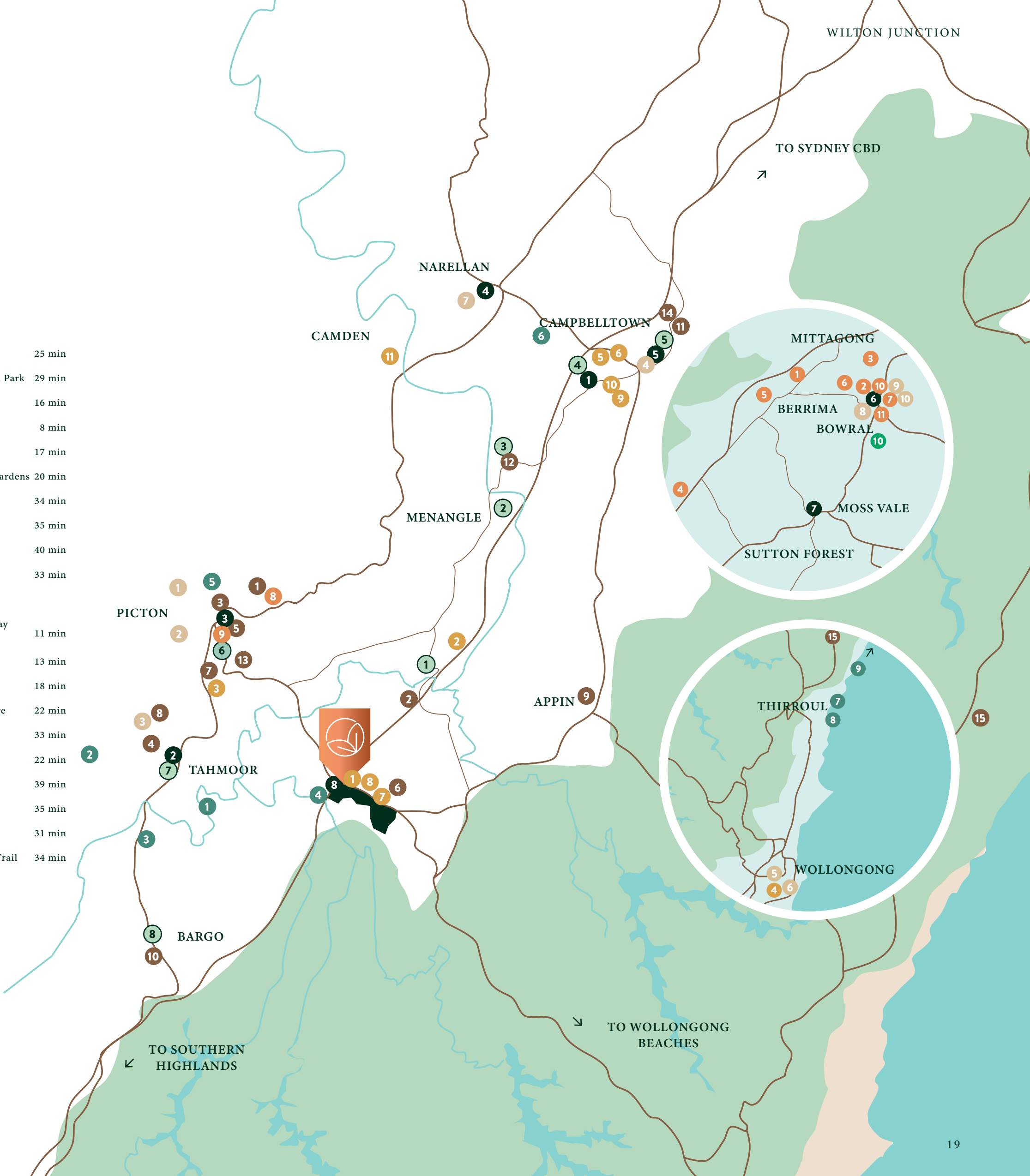
- 8 Wilton Pharmacy 2 min
- 9 Campbelltown Hospital 23 min
- 10 Campbelltown Private Hospital 12 min
- 11 Camden Hospital 24 min

Nature & Beaches

- 1 Mermaid Pools 25 min
- 2 Thirlmere Lakes National Park 29 min
- 3 Wirrimbirra Sanctuary 16 min
- 4 Nepean River 8 min
- 5 Picton Botanic Gardens 17 min
- 6 The Australian Botanic Gardens 20 min
- 7 Austimmer Beach 34 min
- 8 Thirroul Beach 35 min
- 9 Stanwell Park Beach 40 min
- 10 Bowral & Bong Tracks 33 min

Entertainment & Tourism

- 1 Stonequarry Creek Railway Viaduck 11 min
- 2 Mushroom Tunnel 13 min
- 3 NSW Rail Museum 18 min
- 4 Campbelltown Arts Centre 22 min
- 5 Wollongong Art Gallery 33 min
- 6 Event Cinemas 22 min
- 7 United Cinemas 39 min
- 8 HOYTS 35 min
- 9 Bowral Art Gallery 31 min
- 10 Southern Highlands Art Trail 34 min



*All distances and times are approximate only.

FUTURE INFRASTRUCTURE

The NSW State Government and Federal Government have committed \$7 billion of funding for the next ten years to deliver road infrastructure to Western Sydney.

The 1,700-hectare Western Sydney Airport (WSA) is located at Badgerys Creek. The first stage of the WSA is scheduled to open in 2026 and is expected to support almost 28,000 direct and indirect jobs by 2031.

Further, the NSW State Government and Federal Government have jointly committed to fund a \$7 billion North-South metro rail from WSA and St. Marys to connect to Sydney's rail network. The WSA and proposed new infrastructure is a major economic driver of change in Western Sydney and the Sydney Metropolitan Area.



WESTERN SYDNEY
INTERNATIONAL AIRPORT
\$20BN

Est. Completion: 2026
+200,000 new jobs



NORTH SOUTH RAIL LINK
\$3.5BN

Est. Completion: 2026
+14,000 new jobs



CAMPBELLTOWN HOSPITAL
REDEVELOPMENT
\$632M

Est. Completion: 2023



LIVERPOOL HEALTH &
ACADEMIC PRECINCT
\$790M

Est. Completion: 2026

A VISION FOR WILTON

Wilton in 2040 is a place where families are thriving and businesses are flourishing. The town has grown sustainably over the last 25 years with a strong natural environment, and jobs leveraging the town’s location relative to Wollongong and the new Western Sydney Airport. The town has excellent access to services and connections to infrastructure reinforcing Wilton as a place where families can live, work and play. Wilton is recognised as the leader in housing diversity. Wilton is a home for all.



\$632 m
to complete the
Campbelltown Hospital
redevelopment



15,000
permanent jobs including retail,
education & health



\$178.5 m
for transport and new
infrastructure in the area



620 ha*
of bushland to be revived
and preserved

**Wilton
2040**



\$7 bn
to be spent on
economic development



200 ha*
for a new town centre,
commercial and retail space



K-12
Two new proposed primary
schools for Wilton



\$20 bn
to develop the new Western
Sydney Aerotropolis

WILTON - A PRIORITY GROWTH AREA

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 Growth Area (WGA) was identified in 2016 by the now the Department of Planning, Industry, and Environment (DPIE), as a future urban development precinct within the suburb of Wilton. Following significant stakeholder collaboration with Wollondilly Shire Council and landowners, DPIE completed precinct planning for the WGA, which built on the Wilton Interim Land Use and Infrastructure Implementation Plan to produce Wilton 2040 – A Plan for the Wilton Growth Area (Wilton 2040) in September 2018.

The WGA is positioned at the junction of the Hume Motorway and Picton Road within the Wollondilly Shire Local Government Area. Wilton will become a new town providing homes and jobs in the south west of the Sydney basin. With access to the beaches of Illawarra and National Parks, Wilton will be a thriving community in the region.

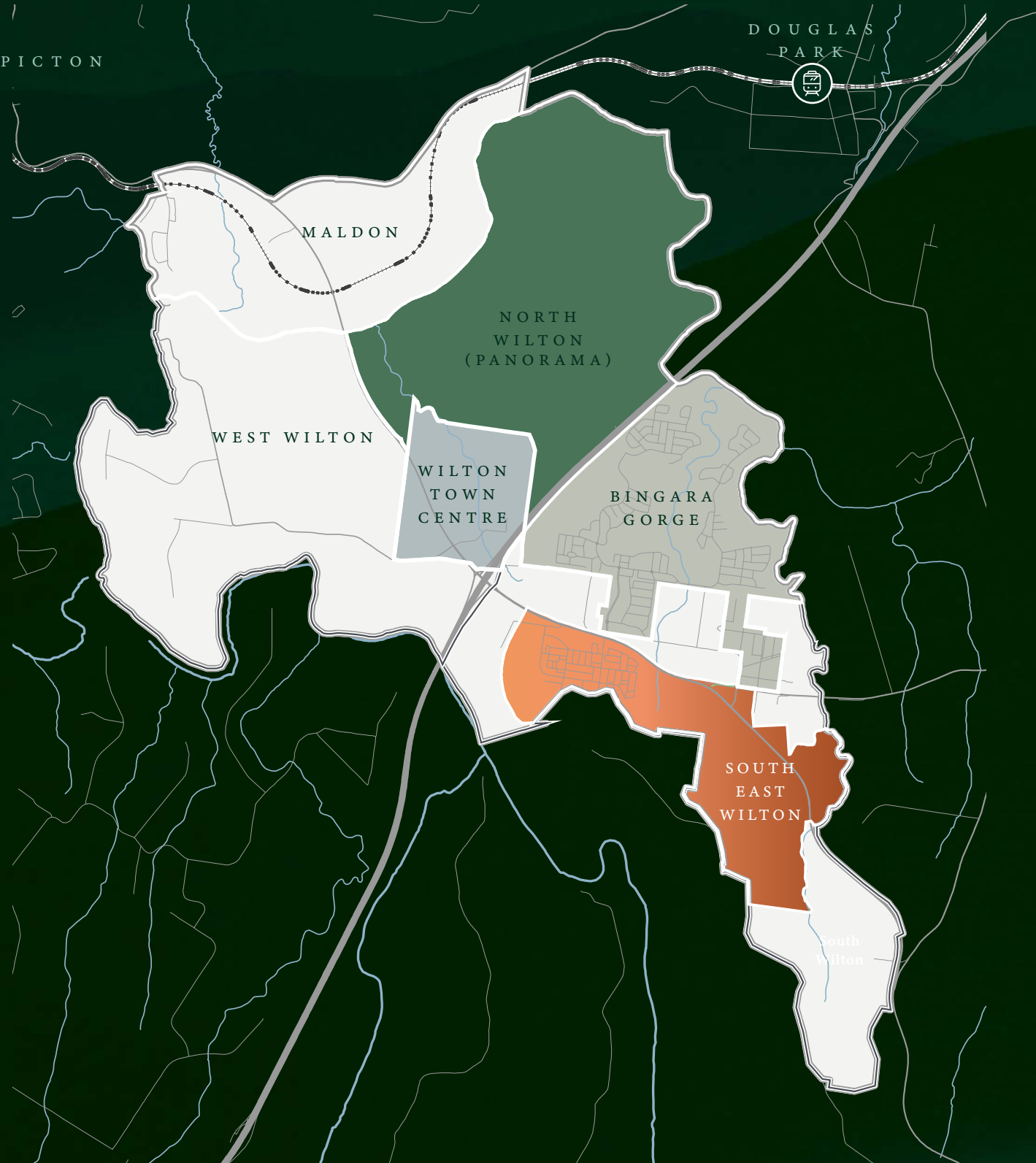
Wilton 2040

In September 2018, the Department released the Wilton 2040 plan, which identifies the high-level planning framework for the Wilton Town Centre, its supporting residential neighbourhoods, public infrastructure, and commercial and employment areas. The Wilton Growth Area comprises several undeveloped precincts - South East Wilton, North Wilton, Wilton Town Centre, Wilton West and Maldon. The only developed precinct, Bingara Gorge, was rezoned in 2005 and is being developed by Metro for low density housing. Since then, the South East Wilton, North Wilton, and Wilton Town Centre precincts have been rezoned for urban development.

Key Deliveries

- 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.



Major Precincts	Potential Lots	Status
South East Wilton	3,600	Part of Stage 1 Complete
Bingara Gorge	1,800	Under Construction
Wilton Town Centre	1,600	Rezoning Complete
North Wilton	5,600	Rezoned, marketing and Stage 1 subdivision works commenced





Artist Impression of the Wilton Town Centre

Wilton Town Centre

The Wilton Town Centre Precinct (also known as Governors Hill) will be the residential, retail, commercial and entertainment core of the Wilton Growth Area and the largest strategic centre in the Wollondilly Shire. The department worked with Wollondilly Shire Council and state agencies to prepare the draft planning package, which was on exhibition in November and December 2020. The new controls for the precinct were approved in 2021 and came into effect on 30 June 2023.

The Wilton Town Centre will deliver:

- A major retail and commercial centre to provide jobs and services
- Around 1,600 new homes with a mix of housing types from detached houses to low-rise apartments
- A new major public open space including sports fields
- Protection of approximately 37 ha of environmentally sensitive land
- Improved roads and public transport infrastructure including provision for a central bus terminal

More information on the Wilton Town Centre can be found at Department of Planning and Environment [website](#).



Artist Impression of Panorama by Landcom

South East Wilton

South East Wilton (also known as Wilton Greens) was rezoned in 2017 and a Development Application for subdivision in Stage 1 was approved by the Sydney Western City Planning Panel in October 2019.

The South East Wilton Structure Plan was updated in 2022 as a result of the approval of the Cumberland Plain Conservation Plan. A Draft Neighbourhood Plan for Stage 2 (not part of this sale) and Stage 3 (containing Stage 3, 4, and part Stage 5) was endorsed by Council on 27 June 2023. This Neighbourhood Plan provides for approximately 1,286 lots, including residential and employment lands, a local centre, a school, playing fields, and passive and active open space.

More information on South East Wilton can be found at the Department of Planning and Environment [website](#).

North Wilton

The North Wilton Precinct (also known as Panorama) was rezoned in October 2018. Covering approximately 874 ha, it will comprise up to 5,600 homes built in approximately 10 stages, over 25 years supporting a vibrant local community. North Wilton includes a lakeside business hub, local centre, medical centre, childcare centre, gathering space, school, and a community centre.

A Neighbourhood Plan and the Stage 1 Development Application have been approved by Wollondilly Shire Council. The North Wilton Precinct proponent and developer, Landcom, has commenced construction on Stage 1.

More information on North Wilton can be found at the Department of Planning and Environment [website](#).



Artist Impression of the Wilton Town Centre

SITE OVERVIEW

TITLE	Stage 3	Lot 103 in DP 1232553
	Stage 4	Lot 1 in DP1288665, Lot 1 in DP1018965, Lot 32 in DP814280, Lot 33 in DP814280, Lot 36 in DP814280, Lot 37 in DP814280, and Lot 2 Sec 13 in DP759094
	Stage 5	Lot 2 in DP1288665
	Stage 6	Lot 3 in DP1288665
LOCAL GOVERNMENT AREA	Wollondilly Shire Council	
ZONING	<p>UD Urban Development – the UD zone provides a flexible zoning approach to the long-term delivery of the South East Wilton Precinct.</p> <p>E2 Environmental Conservation – the E2 zone protects a substantial area of bushland that surrounds the South East Wilton Precinct and provides the opportunity to create unique neighbourhoods that celebrate this landscape; and</p> <p>SP2 Infrastructure (Supply System) – the SP2 zone identifies the location of the Upper Canal that traverses through the centre of the precinct.</p> <p>SP2 Infrastructure (Road) – the SP2 zone relates to Picton Road and specifically the requirement for road widening along the road alignment.</p>	
PLANNING SCHEME	SEPP (Sydney Region Growth Centres) 2006 Wilton Growth	

ZONE: UD URBAN DEVELOPMENT

- Objectives
- To manage the transition of land from non-urban uses to urban uses.
 - To encourage the development of well-planned and well-serviced new urban communities in accordance with the South East Wilton structure plans.
 - To ensure a range of uses, and uses located in a way, that are consistent with the strategic planning for the South East Wilton Precinct.
 - To safeguard land used for non-urban purposes from development that could prejudice the use of the land for future urban purposes.
 - To ensure that land adjacent to environmental conservation areas is developed in a way that enhances biodiversity outcomes for the Precinct.

Permitted without Consent
Home occupations

Prohibited
Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Mooring pens; Moorings; Open cut mining; Port facilities; Resource recovery facilities; Rural industries.



Boundary indicative only



LEGEND	MAX. HEIGHT
Local Centre	12m
School	9m
Low Density Residential	9m
Medium Density Residential	9m
Enterprise/Employment	12m
Environmental Conservation	
Playing Fields	
Open Spaces	
Stormwater Management	

*Stage 1 & 2 of the Structure Plan is not part of this offering

WILTON SOUTH EAST STRUCTURE PLAN

A Master Plan has been prepared proposing to subdivide the estate as a whole into approximately 3,600 residential allotments, together with additional green ‘open space’, commercial/industrial land, a primary school and a sports field.

The rezoning of the South East Wilton Precinct included the release of the South East Wilton Structure Plan (dated 13 December 2017). The Structure Plan covers the whole Precinct and provides the general configuration of land uses across the Precinct, including:

- Low Density housing
- Medium Density housing
- School
- Enterprise areas
- Local Centre
- Playing fields
- Key local open space areas
- Conservation Land
- Easements
- Major road network

Site Area Breakdown

Stage 3	30 ha*	465 residential lots**
Stage 4	28 ha*	423 residential lots**
Stage 5	75.5 ha*	960 residential lots**
Stage 6	198 ha*	560 residential lots + 164 ha* biodiversity
Total Building Area	331.5 ha*	2,408 residential lots**

** Land area and total number of lots are estimated only

WILTON SOUTH EAST NEIGHBOUHOOD PLAN NO.1

Endorsed by Council in June 2023, the South East Wilton Neighbourhood Plan No. 1 applies to Stages 2, 3, 4 & part Stage 5 of the South East Wilton Precinct Structure Plan.

The South East Wilton Neighbourhood Plan No. 1 (Development Stages 2 & 3) illustrates the broad level development outcomes for the neighbourhood area. Stages 3 of the Neighbourhood Plan contains Stages 3, 4, & part Stage 5 of the Structure Plan, and outlines the development footprint, land uses, open space and conservation areas, corridors, major transport linkages and general location of community facilities and schools. Stage 6 of the Structure Plan have not been included in the draft Neighbourhood Plan, as further detailed planning work is required.

The Neighbourhood Plan No.1 is available for viewing in the data room.



*Stage 2 of the Neighbourhood Plan No.1 is not part of this offering



*Stage 2 of the Neighbourhood Plan No.1 is not part of this offering



Residential Lots

Larger premium lots, (500 sqm+), will generally be located along the southern boundary of the Neighbourhood area as a transition from the conservation areas to more urban areas, and areas where the slope is high. Standard lots (between 310 sqm and 499 sqm) are dispersed across, with smaller lots (between 248 sqm and 310 sqm) located adjacent to open space and closer to the Local Centre, providing a high degree of amenity for residents and a defined built form edge to the open space and school. The lot mix for the Neighbourhood is estimated to yield approximately 1,286 lots across Stages 2 and 3, with the proposed distribution of the lot mix to be as follows:

- 248 sqm - 10%
- 310 sqm - 15%
- 372 sqm - 25%
- 434 sqm - 25%
- 496 sqm - 15%
- 558 sqm - 10%

The distribution of the lot ranges will ensure that the Neighbourhood achieves the minimum 15 dwellings per hectare in low density residential land and 25 dwellings per hectare in medium density residential land, as set by the Growth Centres SEPP.

Local Centre & Enterprise Land

The location and configuration of the Local Centre has been reviewed, particularly given the topographical challenges in the area. To deal with level differences, an under-croft parking area has been incorporated to enable a better street level interface along the collector road. This arrangement will also enable the centre activities to be located on a single lot. Improving accessibility and safety for visitors.

To facilitate future detailed design, the following design principles should be considered:

1. Proposed maximum gross floor area of 5,000 sqm for the Local Centre.
2. Active street frontages are encouraged to be provided to perimeter roads and to the adjacent proposed school.
3. Public places, such as plazas within the Local Centre are encouraged to be defined by active frontages.
4. Development on the southern side of the Local Centre is to integrate with the proposed school.

‘Enterprise’ land runs east to west and is separated with the low density land to the south via a road. Additionally, as the WGA develops this area will accommodate an overpass that will link to the Town Centre, with an elevated approach from the collector to the bridge overpass.



A COMMUNITY
MASTERPLAN
MOTIVATED BY THE
NATURAL SURROUNDS

Artist's impression of Stage 1 (indicative only, not part of this offering)

WILTON RESIDENTIAL MARKET OVERVIEW

Housing Demand

Purchasers are presently drawn to Wilton due to value for money and the semi-rural lifestyle that the area offers, causing demand for larger lot sizes. The area attracts buyers from Campbelltown, Wollongong, and Southwest Sydney who are seeking larger lots and a non-urban lifestyle.

As urban services are established (retail facilities, schools, medical facilities), the profile of Wilton will lift. Astute developers will plan for a variety of housing product, from row housing/townhouse lots to larger lots, all to be staged over a number of years.

Source: Greater Macarthur Land Release Investigation Area (GMLRIA) Housing Demand Analysis, DPE

Population & Demographics

As at the 2021 Census the reported population of the Wollondilly Shire was 53,961, living in 18,897 private dwellings with an average household size of 3 persons. Of these, 49.9% were females and 50.1% were males, with a median age of 37 years.

- An analysis of the jobs held by the resident population in Wollondilly Shire in 2016 shows the three most popular industry sectors were:
- Construction (3,559 people or 14.8%)
 - Health Care and Social Assistance (2,372 people or 9.9%)
 - Retail Trade (2,268 people or 9.4%)

Wilton is forecast to see significant population growth over the next 20 years to 2041, with an additional 35,400 residents calling the town their home.

Source: Australian Bureau of Statistics, Census of Population and Housing, 2016



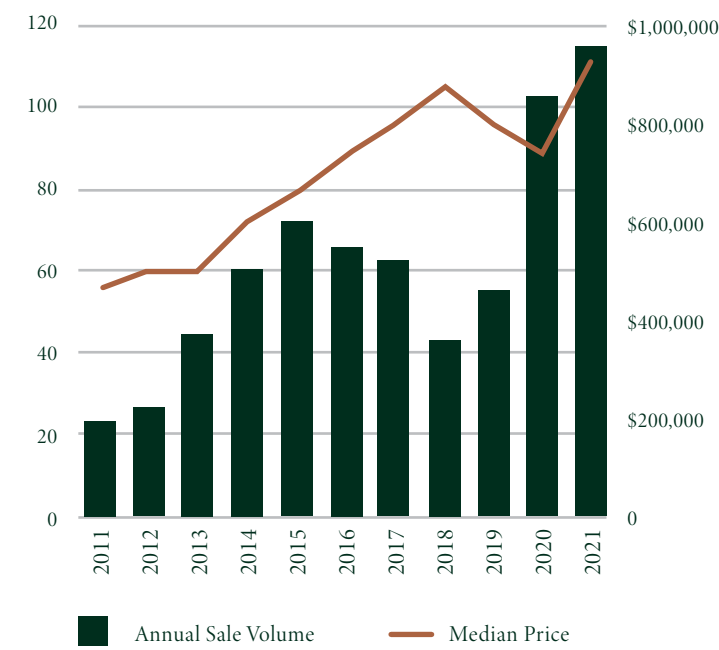
A HIGHLY SOUGHT
AFTER RESIDENTIAL
DISTRICT, EXPERIENCING
EXPONENTIAL GROWTH



Housing Prices

Wilton achieved a median house price of \$898,500 in the year to December 2021; an increase of 18% from the previous year. Detached housing on medium size lots (400 sqm - 700 sqm) makes up the majority of dwellings.

Wilton Median Price And Sales Growth – House



Source: Pricefinder, Urbis

SALE PROCESS

Stages 3, 4, 5, & 6 Wilton Junction, Wilton is offered for sale via Expressions of Interest (EOI) closing Thursday, 21 September 2023 at 4pm (AEST).

Expressions of Interest

Expressions of Interest (EOI) should be lodged via email to the exclusive sales agents and should clearly address the following information, as a minimum:

- Name and details of proposed purchasing entity
- Offer price in AUD
- Details of capacity to complete the transaction including requirement to raise equity and/or debt
- Details of any conditions or approval required
- Timetable of due diligence, execution of contract and settlement
- Contact details

Inspections

All inspections by potential purchasers and/or their consultants are to be arranged by prior appointment via the exclusive sales agents.

Due Diligence

An Electronic Data Room (EDR) has been established to facilitate the provision of due diligence information and all details relating to the associated development. Please contact one of the exclusive sales agents to arrange access to the EDR.

Changes to the Process

The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed sale of the 100% interest and to modify or add any terms and conditions to the proposed contract or other materials associated with the proposed sale which may be made available to a potential purchaser.

Exclusive Agent Details



DOMINIC ONG
+61 468 969 298
Dominic.Ong@au.knightfrank.com

GRANT BULPETT
+61 415 558 226
Grant.Bulpett@au.knightfrank.com

MARK LITWIN
+61 415 742 605
Mark.Litwin@au.knightfrank.com

TIM HOLTSBAUM
+61 498 999 059
Tim.Holtsbaum@au.knightfrank.com

OFFSHORE
PAUL HART
+852 6198 4822
Paul.Hart@hk.knightfrank.com

PROJECT CONSULTANT
ALISTAIR CARPENTER
+61 438 178 182
Al.Carpenter@au.knightfrank.com

DUE DILLIGENCE
LINDA ZHU
+61 488 082 909
Linda.Zhu@au.knightfrank.com

Disclaimer:

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