

Panorama at North Wilton Community Update



Stage 1 here we come!

We have secured development approval for Stage 1 of Panorama at North Wilton, including 199 residential lots and a 7ha school site. Construction will begin in February 2023.

Panorama will be built and sold in stages in line with planning requirements and housing demand.

With the start of construction we understand some of our neighbours may have questions about how works will be managed. Stage 1 construction access will be via the existing bridge over the Hume Highway at the end of Fairway Drive in Bingara Gorge.

Importantly, most heavy machinery will remain on site until the end of construction to ensure minimal disruptions to Bingara Gorge residents.

A new bridge over the Hume Highway and on/off ramps will be delivered before there are 300 lots at Panorama, which will remove construction traffic from existing residential areas for future stages.

We understand that construction traffic is a challenge for our neighbours. We've got plans in place to reduce the impact of heavy machinery and truck movements.

- Stage 1 construction access will be over the existing bridge at the end of Fairway Drive.
- Most heavy machinery will enter the site once and stay for the entirety of Stage 1 construction to minimise truck movements through Bingara Gorge.
- Landcom is seeking to use a haulage route to minimise heavy traffic movements along Fairway Drive.

First land release coming soon

Build your forever home at Panorama. A place of big skies, new beginnings and open spaces. Uniquely located amongst some of the most beautiful natural assets in Greater Sydney – this is where the city meets the country, and the sky meets the earth.

Register your interest to buy land online or visit our temporary sales centre in Bingara.

landcom.com.au/places/panorama-at-north-wilton



New temporary sales centre at 195 Fairway Drive, Wilton

Aspiring to be a 6-Star Green Star Community

We have lodged an application to have Panorama at North Wilton assessed for a 6-Star Green Star Communities rating. This is the highest possible rating under the Green Star Communities Framework with the Green Building Council of Australia and reflects world's best practice sustainability.

What is the Green Star Communities Framework?

The framework is used to assess the planning, design and construction of large development projects on a community scale. Our planning and delivery of Panorama will be independently assessed using a rigorous rating system across five impact categories, including governance, liveability, economic prosperity, environment and innovation.

Source: new.gbca.org.au/green-star/rating-system/communities

Meet the team



Sama Akram
Development Manager

1. Have you ever been somewhere and caught yourself thinking 'this is what a healthy community' looks like'?

I recently studied in Jordan and was amazed by how well the residents knew each other in the area I lived. Residents, and especially children, would spend hours on the street socialising every day. This was the moment I realised what a tightknit community looks and sounds like!

2. In your role as Development Manager, who do you imagine living in Panorama at North Wilton?

I imagine myself and my future family as residents of Panorama. I ask myself 'What would we love about the community in North Wilton?' and 'What amenities will we need and how would we love to spend our time?'

I have a passion for any activity related to water so the proposed lake at Panorama is something that really excites me. I believe it will be the standout feature of the project and a place that will bring the community of North Wilton together.

3. What's the best part of your job?

The opportunity, every day, to make a positive change, be it small or big, on projects we work on.

I'll know we got it right at North Wilton if I can talk about the project with family and friends in years ahead, and have a true sense of pride that we've done a great job and have delivered on what we promised.



What's happening

Over the next 25 years, Landcom will develop up to 514ha of the North Wilton site for 5,600 new homes.

In the next few months look out for:

- appointment of the civil contractor (late 2022)
- Stage 1 sales release (late 2022)
- commencement of Stage 1 construction (February 2023).

Engagement in 2023

Thank you to everyone who shared their time with the project team earlier this year to help shape a shared vision. We are currently working with the Aboriginal community to get their important feedback before we finalise the project vision. Next year, we will be providing new engagement opportunities to help identify urban design principles and inform neighbourhood planning. We are especially keen to hear from young people about the future of North Wilton. More information about engagement opportunities will be shared early in 2023.

The Cumberland Plain Conservation Plan

With the advancement of the Cumberland Plain Conservation Plan, Panorama at North Wilton will include an increased conservation area for koala habitat.



Working with the Wilton Action Group - The Project Team was joined by the Wilton Action Group for a site visit on 29 September. We walked the site together, referring to copies of the Structure Plan, to discuss the Stage 1 works.

If you have any questions, please contact us:
1800 512 233 or email
northwilton@landcom.nsw.gov.au



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