

PANORAMA




NORTH WILTON

Life, wide open.



Acknowledgement of Country

We acknowledge the Dharawal people as the traditional custodians of the land and waters on which the Panorama project is located, and thank their Elders past, present and emerging for their ongoing care of Country. We acknowledge traditional custodians will feel the impacts on Country as the area grows and changes. We will work with the community to respect, celebrate and acknowledge their deep and ongoing connection to the land.

A Landcom development.  **LANDCOM**

Welcome.



Welcome to Panorama, where open hills meet every-day ease. Big skies set a calm backdrop, while life will run smoothly with planned shops, services and a lakeside hub close at hand. Safe streets, schools and shared spaces will make it easy to know your neighbours and be part of something real. Here, nature frames the day and community fills it.

This is living, wide open.

5,600

new homes over
the next 20yrs

15,000

new residents



Liveability.

Life at Panorama is unhurried, with walkable streets and green spaces to play and connect. With a 40% target for tree coverage, the neighbourhood is designed to feel cooler, greener and more inviting. Parks, open spaces and the future lakeside activity hub are all an easy walk away. Start the day outdoors and wind down by the water or under the trees.

Wellbeing is designed into every day, with streets and shared spaces made for comfort and connection to your new community.

The raw beauty of nature.



Panorama's character begins with the land itself - open vistas, textured bushland and light that changes with every hour. It's beauty you can breathe; calm, generous and grounding.



Conservation sits at the heart of the plan, with habitat-sensitive planning and green corridors woven through neighbourhoods, so nature is part of daily life.



410ha+
(=3,280 Olympic pools)

More than 410 hectares will be protected as an environmental conservation area, making it easy to step outside and reconnect with nature.

Your new lakeside hub.

The lake is Panorama's natural gathering place, a circuit for morning walks, cafés for easy catch ups, and open space for markets and moments. It's lively without being loud, a rhythm of daily convenience and weekend energy. Whether you're meeting friends, finding a bit of quiet or letting the kids explore, the Lakeside Activity Hub brings the community together.



Amenities

11-hectare Lakeside Activity Hub at the centre of community life

Walking loop with places to pause, meet and play

Flexible recreation spaces for events and classes

Family-friendly design ensuring shade, seating and lighting



Artist impression



Your every day, made easy.



Daily essentials are made simple. At Panorama, the plan brings groceries, health and dining options close to home, so weeknights feel lighter and weekends stretch further.



Local centre
proposed for groceries and everyday services

Health and wellness services
are anticipated nearby

Active streetscapes
designed to increase walkability





Learning belongs at the heart of a great community.

Panorama's education vision brings high quality facilities into the neighbourhood, with safe routes and thoughtful design that make school life richer.

Nearby options complement what's planned inside the precinct, so every age and stage is supported to thrive.



3x

new public schools by 2027, including preschool, primary and high school

Early learning

options nearby for every stage of learning

Why choose Panorama?



Connected yet calm

Fast links to major centres like Sydney and Wollongong, without the hustle and bustle

Future ready

Planned infrastructure, schools and amenities, designed with sustainability in mind

Space to breathe

Room to roam with open skies, shade and trails built into everyday life

Confidence in quality

Delivered by Landcom, the trusted name behind 220+ communities and homes for 100,000+ families across NSW

Lifestyle that inspires

A lakeside hub, parks and vibrant community spaces, plus seven new sporting fields planned



The investment opportunity.

Panorama sits within the Wilton Growth Area, delivering homes, jobs, schools and a new town centre over the next two decades. Major access upgrades like the new Hume Motorway ramps and a bridge to connect North Wilton and the town centre will strengthen daily convenience and long-term value.

Buying at Panorama can be more achievable with rebates offered by Landcom and other government programs that can assist first home buyers to reduce upfront costs and realise home ownership sooner.



Check your eligibility to take advantage

- Landcom \$5,000 landscaping rebate*

- Landcom \$10,000 sustainability rebate on qualifying homes*

- Government Stamp Duty relief**

- First Home Buyers Grant**

- Shared Equity Home Buyer Helper**

- 5% Deposit Scheme (no LMI)**

- First Home Super Saver Scheme**

**Check availability, eligibility criteria applies.*

***Eligibility criteria apply to government initiatives and is subject to change. Details should be checked on the relevant Government websites. Correct as of 06/02/2026.*

Live better, live wide open.

Panorama is a 6 Star Green Star community where comfort, health and lower running costs are designed in from day one.

Cooler streets, cleaner indoor air and smarter water and energy systems make everyday living feel better – now and into the future. Sustainability here is not a feature, it's the foundation.

Sustainability features

6 Star Green Star Community accreditation

40% minimum tree canopy target to reduce urban heat

All-electric, no gas means cleaner indoor air and future-proof energy

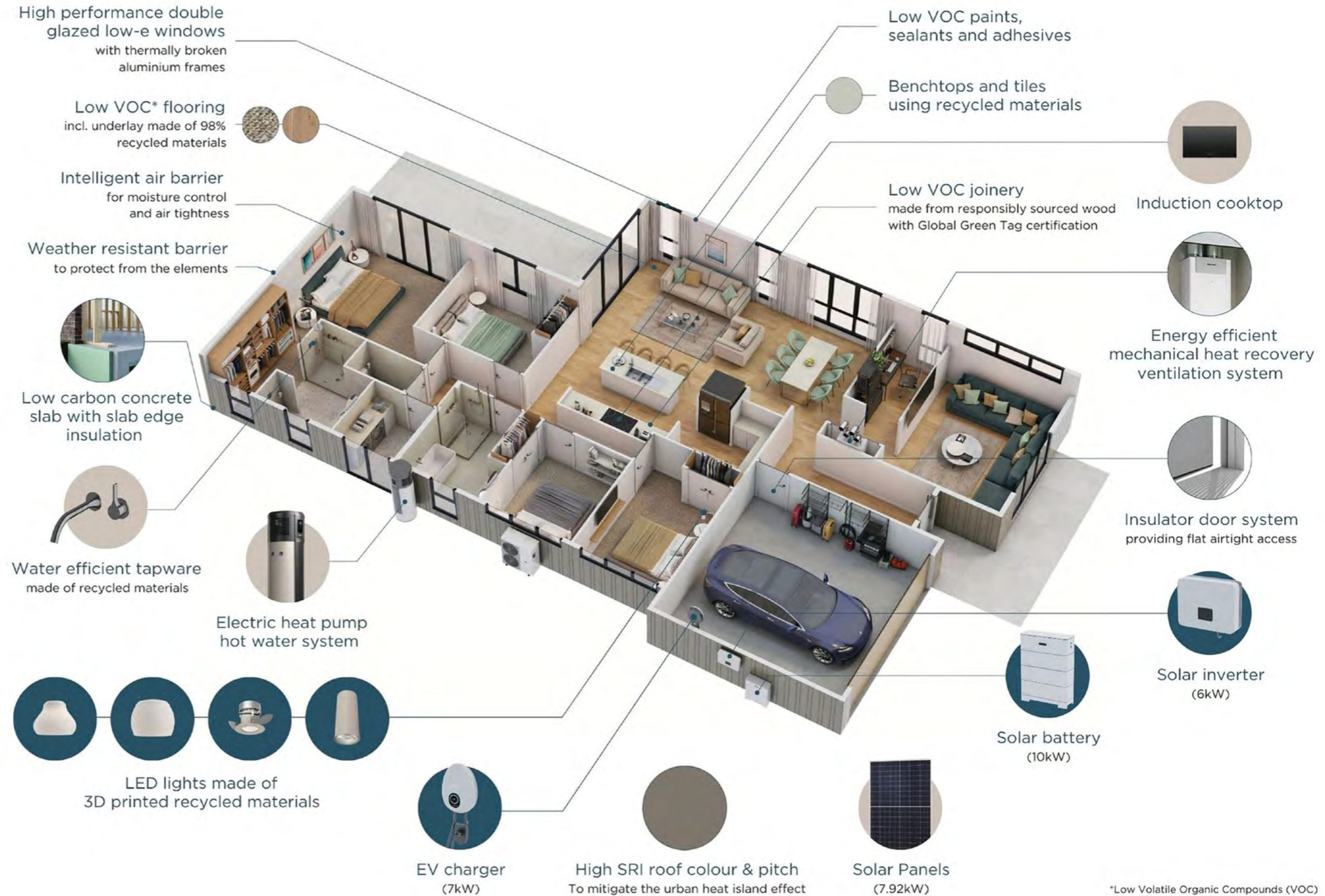
Water Sensitive Urban Design integrated into streetscapes

EV-ready living

Large scale use of sustainable materials in civil construction

Potential savings of up to \$1,700 per year*

*Savings are indicative and vary by home and usage



Visit our net zero home

Showcasing practical ways to incorporate sustainable design and cutting-edge renewable energy solutions in new and existing homes.



15 min
to Picton



20 min
to Campbelltown



25 min
to Wollongong



1 hr
to Sydney

**Everything
within reach.**

Panorama keeps you close to what matters. New Hume Motorway ramps and a bridge improve access to major corridors and ease local pressure, so trips feel shorter and weekends open up. Safer walking and cycling links via Niloc Bridge help the neighbourhood stay calm, connected and easy to move through.



Buying with confidence.

Landcom is one of NSW's most trusted developers. We deliver sustainable, award-winning communities that prioritise liveability, resilience, inclusion, affordability and environmental quality.

Landcom is proud that residents of Panorama will be able to enjoy leafy streets, a strong sense of community, and natural surroundings.

50+
years experience

220+
projects successfully delivered in NSW

100K+
home sites delivered since 1976

Making homes happen.

As the NSW Government's land and property developer, we're on a mission to create more homes, in more places, for more people.



Ready to take the next step?

Register for updates, book a time with the sales team and be first to know about new releases. Whether you're comparing lots or just starting to explore, we'll go through a range of options and find the land that's right for your future home.



Book an appointment

with our sales team

Phone: (02) 9391 2983

Email: panorama@landcom.nsw.gov.au



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for release dates, maps and program details



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