

North Wilton Newsletter

November 2024

Stay up-to-date with
**the latest development
and community news**
from Panorama

In this issue

Water sensitive urban design

Learn how we're designing
for healthy waterways.

Construction update

All the latest on development
progress at Panorama.

Meet the team

Get to know our Senior
Development Manager Kevin.



One of our Stage 1 families
at Illuminate Wollondilly

Kicking back with the community at Illuminate Wollondilly

The Panorama project team had a great day catching up with the community at Illuminate, Wollondilly's annual celebration of public art, light and culture. We were on the festival main street to share project information and climate resilience tips - and more importantly, give out free popcorn and spin-to-win prizes. We even met one of our lovely Stage 1 families, who are excited to start building their new house.

On the day we also encouraged festival goers to give us their used coffee cups. We'll send these cups off to be turned into Pak-Pave, an innovative recycled asphalt mix we're using in select roads in Panorama. The big block of asphalt at our stall sparked some great conversations about sustainability!



Updating the community
on project progress



Did you know...

**Wollondilly Council recently
launched a newsletter just
for Wilton residents?**

In it you'll find upcoming events and activities happening in Wilton. Join a free weekly walking group, mums and bubs yoga, or meet your neighbours at one-off events such as reptile shows and ice bath mornings for the brave!

Scan the QR code
to sign up.



Everything you need to know about: **Water sensitive urban design**



A swale with cut out kerbs

If you've ever lived in or near new development, you may have heard the term water sensitive urban design (WSUD). WSUD is a way of designing places so that we sustainably manage and reduce stormwater impacts on our creeks and rivers.

But what exactly does it involve? And why is it important? We've put together some key facts to get you up to speed.



A raingarden in Huntlee

How stormwater affects natural waterways

In nature, rainwater either evaporates, is used by plants or absorbed into the ground. In urban areas however, roofs, driveways, footpaths and roads are too solid for water to travel through. Instead rainwater runs off them, down drains and eventually into creeks and rivers (this is known as 'stormwater'). Along the way, stormwater picks up pollution that has settled on hard surfaces from cars, trucks and the urban environment, carrying them into waterways.

The impact of stormwater is even greater after heavy rain, when a rush of polluted water enters waterways. This is why you're often advised not to swim at the beach for a few days after a big downpour!

Why WSUD helps

Water sensitive urban design reduces a town or city's impact on the natural water cycle by:

- diverting stormwater away from waterways
- slowing down the flow of stormwater into drains
- filtering and improving the quality of stormwater runoff.

But how exactly does it do this?

There are many different ways to implement WSUD. If you look closely, you're likely to see many examples around you!

Raingardens (also known as bioretention systems) are special garden beds that naturally filter stormwater runoff. Layers of plants and fast-draining soil absorb water while trapping sediment and toxins.

Swales are small channels that collect stormwater, often seen along roads, car parks and fields. They can be lined with soil, plants, or even rocks. They are useful for trapping larger pollutants such as rubbish and coarse sediment.

Rainwater tanks collect rainwater runoff from roofs for reuse in gardens, toilets or washing.

How is WSUD being used in North Wilton?

We're integrating WSUD throughout Panorama. There will be three raingardens in the future Stage 1 open space, as well as a planted swale which mimics natural creek lines. Over in Stages 2-4 we will build planted swales and tree pits, which allow stormwater to be treated before feeding plants.

The street lights in Stage 1 were recently connected to power!



Construction update

Work is now underway on Panorama stages 2, 3 and 4!

We recently started civil works on Stage 4, which includes building new internal roads and drainage, and connecting utilities such as water, electricity, NBN and sewerage. On stages 2 and 3 we are currently doing bulk earthworks to prepare the site for new homes and services.

Elsewhere in Panorama, some of our Stage 1 owners have begun building their future homes. It's exciting for us to see house frames popping up!

What's next?

- Ongoing civil construction for Stage 4 and bulk earthworks on Stage 2 and 3.
- New sales centre, open space and demonstration home Development Applications under assessment by Council
- Coordination of Stage 1 school site design with Department of Education.



Future Stage 3 roads have recently been dug out.



Meet the team

Kevin Lam
Senior Development Manager

Q: Why did you decide to work at Landcom?

A: My interest in development began in childhood, making mini cities with my twin brother out of toy cars, Legos, cereal boxes – anything we could find! This evolved into playing Sim City (an online city-building game) in high school and then eventually studying town planning at university.

One of my first career experiences was working for City Futures Research Centre, looking at an urban renewal project Landcom was delivering in Bonnyrigg. There I was able to see first-hand how development can positively change people's lives.

— It's a proud moment where we can reflect and share with our loved ones: "I was involved in that being built!".

Q: What is your favourite part of the job?

A: It's really fulfilling when all the planning and day-to-day work finally turns into reality – new neighbourhoods with families living in homes. It's a proud moment where we can reflect and share with our loved ones: "I was involved in that being built!".

Q: What part of North Wilton are you most excited about?

A: The future lake. I think it will put North Wilton on the map and make the community excited and proud to live in North Wilton. I envision the lake being popular for exercise runs, like the Bay Run in Drummoyne.

Q: What do you think makes a great community or place to live?

A: Parks, beautiful landscaping, amenities, schools and shops all close together. This helps increase community connection as people don't need to travel long distances for their daily needs.



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