



## ALTIS WEST WILTON EMPLOYMENT PRECINCT

### Agency Comments

A pre-lodgement meeting was held between Altis, the project team and Wollondilly Shire Council on 30 November 2022, to discuss the Wilton Industrial Park Planning Proposal for the site at Berwick Park Road and Wilton Park Road. Council referred the Scoping Proposal to key government agencies for comment, which this document responds to. The agencies who provided comment include:

1. Subsidence Advisory – 4 November 2022 (refer Table 1).
2. Department of Planning and Environment – 23 November 2022 (refer Table 2).
3. Environment and Heritage Group – 27 November 2022 (refer Table 3).
4. Environment Protection Authority – 2 December 2022 (refer Table 4).
5. Sydney Water – 12 December 2022 (refer Table 5).
6. Wollondilly Shire Council – 13 December 2022 (refer Table 6).
7. Heritage NSW (**HNSW**) – 16 January 2023 (refer Table 7).
8. NSW Rural Fire Services (**RFS**) – 3 February 2023 (refer Table 8).
9. Transport for NSW (**TfNSW**) – 7 February 2023 (refer Table 9).
10. Natural Resource Access Regulator (**NRAR**) – 19 April 2023 (refer Table 10).

# 1. SUBSIDENCE ADVISORY

Table 1 SA comments

Comment	Response	Reference
<p>In accordance with the Mine Subsidence Compensation Act (2017), Subsidence Advisory regulates development within mine subsidence districts to help protect homes, buildings and infrastructure from potential subsidence damage. The proposed employment precinct is within the Wilton Mine subsidence district.</p> <p>Lot 16/-/DP 251051, Lots 1 &amp; 2/-/DP 609222 and Lots 5, 6 &amp; 7/-/DP 233845 of the proposed employment precinct are Surface Development Guideline 8 – No Restrictions. This guideline is applied where a site is not at risk of subsidence, including properties that are not undermined and where future mining is unlikely. Subsidence Advisory does place any restrictions on development on Guideline 8 properties.</p> <p>Lot 3/-/DP 233845 and Lots 40 &amp; 41/-/DP 749823 are Surface Development Guideline 6 – Active Mining Areas, Minimal Predicted Impact. Subsidence Advisory will assess any future applications for surface development on those lots in accordance with the Coal Mine Subsidence</p> <p>Compensation Act (2017), surface development guidelines and the relevant merit and subdivision policies current at the time of application.</p>	<p>Noted. Refer Mining Subsidence Assessment at <b>Appendix U</b>.</p>	<p><b>Appendix U</b> of the Planning Proposal</p>

## 2. DPE

Table 2 DPE comments

Comment	Response	Reference
<p>Should the proposal be forwarded to DPE for a gateway determination, the sorts of matters we would expect to see addressed in the proposal include:</p> <ul style="list-style-type: none"> <li>▪ Alignment of the proposed C2 zone with the approved CPCP mapping for 'avoided' land.</li> </ul>	<p>The southern portion of the site will retain the RU2 Rural Landscape zone which will protect the 'avoided' land categorisation under the CPCP.</p>	<p><b>Appendix K</b> of the Planning Proposal</p>
<ul style="list-style-type: none"> <li>▪ Confirm if any of the proposed C2 land is also identified as koala corridor, if so – the proposed uses in the koala corridor must align to those uses suitable for koala corridors, which were based on the advice of the Chief scientist. These uses include: <ul style="list-style-type: none"> <li>– Environmental Facility,</li> <li>– Environmental Protection works, and</li> <li>– Flood mitigation works,</li> </ul> </li> <li>▪ and are consistent with planning for koala corridors in the GMGA. The proposal should also propose a similar concurrence clause to require Secretary's concurrence before consent can be granted for any proposed development in a koala corridor. This proposed concurrence clause is discussed in the Department's final TAP advice for the Appin and Gilead Planning proposals and is found in the exhibition documents of those proposals</li> </ul>	<p>As above. Refer to the Ecological Constraints Assessment at <b>Appendix K</b>.</p>	<p><b>Appendix K</b> of the Planning Proposal</p>
<ul style="list-style-type: none"> <li>▪ Confirmation that TfNSW does not object to the proposed road access to the site (Wilton Park Road)</li> </ul>	<p>Noted. Refer <b>Table 4</b> in this response table.</p> <p>Ason Group have prepared a Transport Assessment at <b>Appendix S</b>.</p>	<p><b>Appendix S</b> of the Planning Proposal</p>
<ul style="list-style-type: none"> <li>▪ Confirmation that Sydney Water do not object to the proposal proceeding to gateway.</li> </ul>	<p>Noted.</p>	<p>N/A</p>
<ul style="list-style-type: none"> <li>▪ Confirmation that Subsidence Advisory NSW and the Dept Regional NSW (Mining, Exploration and Geoscience) do not object to the proposal proceeding to Gateway.</li> </ul>	<p>Noted.</p>	<p>N/A</p>

### 3. EHG

Table 3 EHG comments

Comment	Response	Reference
<p>EHG understands that the site is located within the Wilton Growth Area and that the Cumberland Plain Conservation Plan 2022 (CPCP) has identified the northern part of the site as 'Urban Capable' and the southern part as 'Avoided Land' and 'Strategic Conservation Area' (SCA). In addition, the southern part of the site is identified by the CPCP as 'Protected Koala Habitat' and 'Potential Restoration for Protected Koala'. The site adjoins the Nepean River.</p> <p>EHG recommends that the Proposal encompasses land use planning for the whole of the site, not just the northern area. Furthermore, EHG notes that the CPCP is subject to conditions relating to the Avoided Land, SCA and koala conservation and Council should ensure that these matters are addressed through the land use planning process.</p>	<p>An Ecological Constraints Assessment has been provided at <b>Appendix K</b>.</p>	<p><b>Appendix K</b> of the Planning Proposal</p>
<p><u>Design Principles</u></p> <p>EHG supports the seven Design Principles proposed in the Scoping Report (pp.7-11), and recommends the following additional principles for the Proposal:</p> <ul style="list-style-type: none"> <li>▪ zone and protect the SCA as conservation land in perpetuity</li> <li>▪ prevent fragmentation of conservation land through a minimum lot size which does not allow further subdivision (other than to subdivide off conservation from development land)</li> <li>▪ prevent impacts from development on the environment through masterplanning of future development and infrastructure</li> <li>▪ separate development and people from koala habitat with fencing on the boundary of the development</li> <li>▪ supplement and retain existing vegetation within the development for amenity and urban cooling.</li> </ul>	<p>The maps and figures have been prepared at <b>Appendix K</b>.</p>	<p><b>Appendix K</b> of the Planning Proposal</p>
<p><u>Land Use Zoning</u></p> <p>The proposed zoning for the site is unclear. Some sections of the Scoping Report (at p.3 and 49) state that part of the site will be zoned E2 Environmental</p>	<p>The southern portion of the site along the Nepean River interface will retain the existing RU2 Rural</p>	<p>Figure 61 or <b>Appendix Z</b> of the</p>

<p>Conservation, however, the Concept Master Plan (Figure 5, p.6) indicates that the rezoning relates only to the northern part of the site.</p> <p>Further, Section 3.1 (p.16) states that the Proposal is limited to the land identified as 'Urban Capable' by the CPCP because rezoning the SCA would be inconsistent with Ministerial Direction 3.6 for Strategic Conservation Planning. However, the direction does not prohibit rezoning of the SCA, rather it prevents rezoning to land uses which are inconsistent with the conservation of biodiversity. EHG recommends that the Proposal zones the SCA to C2 Environmental Conservation, with objectives and permissible uses which are consistent with the conservation of biodiversity. EHG considers that uses inconsistent with the C2 zone include but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ active recreation (including playgrounds, amenities, sports fields, dog exercise parks)</li> <li>▪ water detention basins</li> <li>▪ Asset Protection Zones (APZs)</li> <li>▪ building identification and business identification signage</li> <li>▪ ecotourism facilities</li> <li>▪ information and education establishments</li> <li>▪ childcare centres</li> <li>▪ car parks</li> <li>▪ batters.</li> </ul>	<p>Landscape zoning. The RU2 zone protects the landscape character.</p>	<p>Planning Proposal</p>
<p><u>Future management of SCA</u></p> <p>Given the significant biodiversity values present on the southern part of the site, it is necessary that the land use planning process resolves the future ownership and management of this land. EHG recommends that there be ownership and management arrangements established for the SCA prior to development commencing on the northern part of the site. The arrangements should address in perpetuity:</p> <ul style="list-style-type: none"> <li>▪ who will own and manage the land</li> <li>▪ protection and restoration of biodiversity values, including restoration of koala habitat</li> </ul>	<p>The Wilton 2040 Plan identifies the southern portion of the site, along the Nepean River, as being a conservation area inside Wilton Growth Area which includes koala habitat. This area is also forms part of the Strategic Conservation Area mapped under the Cumberland Plain Conservation Plan (CPCP).</p> <p>The southern portion of the site along the Nepean River</p>	<p><b>Appendix K</b> of the Planning Proposal</p>

<ul style="list-style-type: none"> <li>▪ formal mechanisms for ensuring the management of the land for conservation.</li> </ul> <p>EHG recommends the following mechanisms be investigated for the management of the SCA:</p> <ul style="list-style-type: none"> <li>▪ Biodiversity Stewardship Agreement (BSA)</li> <li>▪ conservation agreement</li> <li>▪ public ownership managed for biodiversity conservation</li> <li>▪ funded vegetation management plan under a voluntary planning agreement.</li> </ul> <p>EHG notes that the CPCP envisages that SCA land could be protected via a BSA with the Biodiversity Conservation Trust (BCT). The Department of Planning and Environment also offers a targeted land purchase program (subject to criteria and funding availability) and landholders may lodge an expression of interest in selling all or part of their property at <a href="mailto:cpcp@planning.nsw.gov.au">cpcp@planning.nsw.gov.au</a>.</p>	<p>interface will retain the existing RU2 Rural Landscape zoning. The RU2 zone protects the landscape character.</p>	
<p><u>Flooding</u></p> <p>The Shire-wide flood study for Wollondilly Shire identifies flood affected areas for the full range of flooding up to and including the probable maximum flood. The proponent should obtain the flood information for the full range of flooding including flood behaviour, risk and constraints from Council and if the site is flood affected a flood impact and risk assessment (FIRA) is required.</p> <p>The FIRA should:</p> <ul style="list-style-type: none"> <li>▪ outline existing flood behaviour that is compatible with Council's abovementioned flood study</li> <li>▪ identify developed flood behaviour. The developed scenario should include the proposed development with key details of the final proposal, including development type and density changing runoff characteristics, infrastructure and proposed modification to waterways or floodplain landform or vegetation</li> <li>▪ identify the impacts of the proposed development on the flood behaviour and on flood risk to the existing community</li> <li>▪ identify the impacts and risks of flooding on the development and its users</li> </ul>	<p>The site is not identified as flood prone land. A Civil Engineering and WSUD Strategy prepared by Costin Roe Consulting (Appendix M) indicates that the site is clear of flooding relating to the Nepean River, up to and including the PMF event.</p> <p>The report further highlights the proposal is required to consider flooding and large rainfall events in relation to the Nepean River and local runoff and overland flow paths from the north. As a result, the Master Plan layout and siting are sympathetic to the topography and flood planning requirements.</p> <p>The flood risk for the development is considered low to negligible, and the development meets current council flood policy.</p>	<p>Appendix M of the Planning Proposal</p>

<ul style="list-style-type: none"> <li>▪ identify how these impacts can be managed to minimise the growth in risk to the community due to the development. This includes details of any management measures to be implemented to minimise the impacts and risks posed to the existing and future community due to development</li> <li>· provide an assessment of the residual impacts of the project (that management measures cannot manage) on and off the site.</li> </ul>		
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## 4. EPA

Table 4 EPA comments

Comment	Response	Reference
The department notes the above information correctly identifies the land categories and status of the strategic assessment at this time. The department has not considered whether the identified impacts do, or do not, constitute a significant impact. If no approval is in place under the strategic assessment, it is an offence to have a significant impact on a matter of national environmental significance.	Noted. Refer Ecological Constraints Assessment at <b>Appendix N</b> .	<b>Appendix N</b> of the Planning Proposal



## 5. SYDNEY WATER

Table 5 SW comments

Comment	Response	Reference
<p><u>Water Servicing</u></p> <ul style="list-style-type: none"> <li>There is currently no drinking water service available to service the development site.</li> <li>Sydney Water is planning to deliver drinking water infrastructure to Wilton and surrounding areas in two stages as follows. <ul style="list-style-type: none"> <li>Wilton New Town Stage 1: to service South East Wilton, Wilton North and Wilton Town Centre</li> <li>Wilton New Town Stage 2: to service West end of Wilton Town Centre and east end of Wilton West.</li> </ul> </li> <li>The proposed development can be serviced by the Wilton New Town Stage 2 assets and the asset delivery is estimated c 2030.</li> <li>If the proponent seeks to develop their site prior to 2030, they could deliver part of the proposed Wilton New Town Stage 2 assets via commercial arrangements.</li> </ul>	<p>A preliminary Service Infrastructure Assessment has been prepared by Landpartners (Appendix R) to assess the future utility service infrastructure that would be required for the development of the site. The assessment identifies that a range of new infrastructure is required to service the subject site. The servicing of the site is related to the staging of the release areas for Wilton and the associated staging of the delivery of new utility service authority assets required to support the development of the site.</p> <p>Landpartners concludes in the preliminary Service Infrastructure Assessment that substantial infrastructure will be required to service the subject site, which is related to the staging of the release areas for Wilton and the associated staging of the delivery of the new utility service authority assets required to support development of the site. Critical infrastructure such as potable water supply will be determined by Sydney Waters' program as part of the GSP.</p>	Appendix R of the Planning Proposal
<p><u>Recycled Water Servicing</u></p>	<p>As above.</p> <p>Refer Section 4.15 of the Planning Proposal and the</p>	Appendix R of the

<ul style="list-style-type: none"> <li>There is currently no recycled water service available to service the development site.</li> <li>However, Sydney Water is planning to deliver recycled water infrastructure to Wilton and surrounding areas in two stages as above. Integrated water management will play an integral role in servicing and enabling growth in Wilton.</li> <li>The proposed development can be serviced by the Wilton New Town Stage 2 assets and the asset delivery is estimated c 2030.</li> <li>If the proponent seeks to develop their site prior to 2030, they could deliver part of the proposed Wilton New Town Stage 2 assets via commercial arrangements.</li> </ul>	<p>Service Infrastructure Assessment at <b>Appendix R</b>.</p>	<p>Planning Proposal</p>
<p><u>Wastewater Servicing</u></p> <ul style="list-style-type: none"> <li>There is currently no wastewater service available to service the development site.</li> <li>Sydney Water is in progress to deliver wastewater infrastructure to service South East Wilton and Wilton North.</li> <li>The proposed site and the Wilton Town Centre are designed to be serviced by the pressure sewerage system (PSS) and discharge to the existing Bingara Gorge treatment plant under a future servicing plan.</li> <li>Wilton Town Centre is taking steps to undertake a detailed planning to convert PSS into a pumping station. The proponent could work with the Wilton Town Centre project to investigate a consolidated option that suits both or other alternative options. We recommend that the proponent engages with their account manager to discuss this in full.</li> </ul>	<p>As above.</p> <p>Refer Section 4.15 of the Planning Proposal and the Service Infrastructure Assessment at <b>Appendix R</b>.</p>	<p>Appendix R of the Planning Proposal</p>
<p>Growth Data</p> <ul style="list-style-type: none"> <li>Sydney Water supports government-backed growth initiatives within our area of operations and endeavour to provide services in a timely and prudent manner that delivers cost effective water and wastewater infrastructure whilst not impacting our current customer base economically, environmentally, or unduly impacting current service levels.</li> <li>In order to do fully support all growth and developments and to fully assess proposed developments, we require the anticipated ultimate and</li> </ul>	<p>Noted.</p>	<p>Appendix R of the Planning Proposal</p>

<p>annual growth data for this development as noted in the attached appendix, be fully populated and returned to Sydney Water.</p> <ul style="list-style-type: none"> <li>▪ Sydney Water acknowledges that timescales and final growth numbers may alter however, in order to provide robust servicing advice and to investigate the potential for staged servicing to meet timescales, we require a realistic indication of demand and timescales. Failure to provide this may result in Sydney Water being unable to formulate proper planning requirements.</li> <li>▪ The growth data should be completed and provided to Sydney Water at the next lodgement i.e. when the Planning Proposal is referred to Sydney Water for review.</li> </ul>		
<p><u>Requirements/Next steps</u></p> <ul style="list-style-type: none"> <li>▪ Complete and return the growth data form in the format provided as part of the next lodgement should this pre-lodgement Planning Proposal proceed or via the Sydney Water feasibility route.</li> <li>▪ It is advised that in order to fully investigate detailed or accelerated servicing options for this proposal that a FPA (flexible planning agreement) and/or a commercial options study will likely be required. It is noted that the proponent should arrange a meeting with their Sydney Water account manager (either directly or via their WSC) to discuss this as soon as possible as these studies and outcomes can take a considerable period of time to finalise.</li> </ul>	Noted.	Appendix R of the Planning Proposal

## 6. WOLLONDILLY COUNCIL

Table 6 Council comments

Comment	Response	Reference
<p>Environmental Health</p> <p>There is an assumption that the proposed development will be able to connect to Sydney Water Infrastructure. At this stage Sydney Water has advised that there is no drinking water service or recycled water service available to service the development site. Plans are in place to service South East Wilton, North Wilton and Wilton Town Centre. West Wilton is not expected to be serviced by Sydney Water for potable water until 2030. This proposed development appears to be outside of the scope of the Sydney Water network at this stage.</p> <p>There is no certainty as to when Sydney Water may become available to the development, and more clarification needs to be sought on whether there is actual potential to connect to Sydney Water's reticulated network and predicted timeframes prior to consideration given to rezoning.</p> <p>Council requires more certainty as to water and wastewater capability from Sydney Water. We understand that you have a consultant working with Sydney Water and Council requires confirmation in writing from Sydney Water that this development can be included in the Wilton/SE Wilton future servicing plans.</p>	<p>A preliminary Service Infrastructure Assessment has been prepared by Landpartners (Appendix R) to assess the future utility service infrastructure that would be required for the development of the site. The assessment identifies that a range of new infrastructure is required to service the subject site. The servicing of the site is related to the staging of the release areas for Wilton and the associated staging of the delivery of new utility service authority assets required to support the development of the site.</p> <p>Landpartners concludes in the preliminary Service Infrastructure Assessment that substantial infrastructure will be required to service the subject site, which is related to the staging of the release areas for Wilton and the associated staging of the delivery of the new utility service authority assets required to support development of the site. Critical infrastructure such as potable water supply will be determined by Sydney Waters' program as part of the GSP.</p>	<p><b>Appendix R</b> of the Planning Proposal</p>
<p><u>Health Planning</u></p>	<p>The Social and Health Impact Assessment has</p>	<p><b>Appendix E</b> of the</p>

<p>Council has a Social and Health Impact Assessment Policy in place which is supported by Guidelines.</p> <p>The Policy and Guidelines can be found at <a href="https://www.wollondilly.nsw.gov.au/shire-projects/strategic-planning-and-land-use-policies/health-in-planning/">https://www.wollondilly.nsw.gov.au/shire-projects/strategic-planning-and-land-use-policies/health-in-planning/</a></p> <p>Given the proposal is considered an employment generating proposal, a Social and Health Impact Comment (SHIC) (not a Comprehensive Social and Health Impact Report) will need to be submitted as part of the documentation. The Guidelines provide instructions on how to provide a SHIC, and any response needs to be tailored to meet the requirements for any employment generating land use. The SHIC Initial Assessment Form requires applicants to:</p> <ul style="list-style-type: none"> <li>a) Identify all potential social and health impacts.</li> <li>b) Assess whether the impacts are likely to be significant, for each identified social and health impact.</li> <li>c) Describe the nature of the impact.</li> <li>d) Describe any enhancement measures (for positive impacts) and/or mitigation measures (for negative impacts) proposed to be undertaken.</li> </ul> <p>If a site-specific DCP, masterplan, or similar, is required, we would expect health principles to be embedded throughout and the SaHIA working group would appreciate the opportunity to provide more specific commentary on any draft site-specific controls.</p>	<p>been prepared at <b>Appendix E</b>.</p> <p>A Social and Health Impact Comment (Appendix E) was prepared by HillPDA. It completed a high level analysis of the potential social and health impacts of the planning proposal. It was found that, if approved, the proposal would likely result in positive social and health impacts, most notably including:</p> <ul style="list-style-type: none"> <li>▪ The provision of around 1,511 full-time equivalent jobs on site.</li> <li>▪ Increased access to employment in the local area, both during construction and operation.</li> <li>▪ Indirect social cohesion and wider economic benefits to the LGA.</li> <li>▪ The proposal was also considered to have the potential to cause some negative impacts including: <ul style="list-style-type: none"> <li>▪ Access impacts to future residents in the area and workers at the site due to limited public transport connections.</li> <li>▪ Noise and amenity impacts for neighbouring residents.</li> <li>▪ Urban heat impacts from increased development and reduced vegetation cover at the site.</li> </ul> </li> </ul>	<p>Planning Proposal</p>
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	With the application of mitigation measures, and undertaking appropriate reporting and engagement at the detailed design stage, the proposal is considered unlikely to result in significant negative social or health impacts.	
<p><u>Environmental Outcomes</u></p> <p>Known constraints for the site or local area that would need to be addressed in particular the mapped Koala corridors particularly on the western boundary.</p> <p>The presence of Critical Endangered Ecological Communities including Cumberland Plain Woodland and Shale/Sandstone Transition Forest should be mapped.</p> <p>There is a need to identify if there is Derived Native Grassland. There is no mention of this in the Ecological Constraints.</p> <p><b>Policies that need to be considered</b></p> <p>Development must be consistent with the Integrated Water Management Policy.</p> <ul style="list-style-type: none"> <li>• Development should have a Neighbourhood Plan that has full demonstrated consistency with Council's Policy as well as Wilton DCP.</li> <li>• Proposal should contain a consideration of Council's draft Sustainability Policy which is currently on public exhibition.</li> <li>• Proposal should consider and be consistent with Land and Environment Court findings which have refused a development due to inadequate avoidance of impacts.</li> </ul>	<p>The southern portion of the site, towards the Nepean River, is identified as 'non-certified – avoided land' and includes koala habitat. This area also makes up part of the Strategic Conservation Area mapped under the CPCP. The Ecological Constraints Assessment (Appendix N) completed by Ecoplaning identified known koala use tree species, as identified in Schedule 3 of the B&amp;C SEPP, within the study area and development area. The Proposal aligns with the koala corridors identified in the CPCP and is consistent with the protections and directions in Ministerial direction 3.6.</p> <p>The southern portion of the site along the Nepean River interface will retain the existing RU2 Rural Landscape zoning. The RU2 zone protects the landscape character.</p>	<p><b>Appendix K</b> of the Planning Proposal</p>
<p>What justification, studies or investigations are required to support a planning proposal</p> <ul style="list-style-type: none"> <li>• The Ecological Constraints Report has adequately described ecological communities. It however needs analysis as to whether there are any areas of the site satisfy definition as Derived Native Grassland.</li> </ul>	<p>The Planning Proposal is supported by an Ecological Assessment at <b>Appendix N</b>, a Sustainability Assessment at <b>Appendix O</b> and a Bushfire Assessment at <b>Appendix Q</b>.</p>	<p>Appendix N, Appendix O and Appendix Q of the Planning Proposal</p>

<ul style="list-style-type: none"> <li>• The proposal will need to contain demonstration of avoidance measures based on DCP and reflect recent findings over this matter.</li> <li>• A Koala Habitat Report is needed as described above. This Report needs to embellish the prepared Ecological Constraints Report to verify the condition of the corridor and its ecological functionality is requested to address this matter and identify the need for adjustment of the south west corner of the development footprint to avoid impacts.</li> <li>• Proposal should include a report by an urban heat specialist that addresses urban heat implications of the proposal in terms of layout and design at the appropriate level for this planning stage.</li> <li>• Detailed Bushfire Report and RFS advice that will demonstrate APZ and/or Inner Protection Area if not already prepared.</li> </ul>		
<p><b>Proposal and Master Plan</b></p> <ul style="list-style-type: none"> <li>• The proposal is acceptable from an environmental perspective apart from an issue associated with potential impacts of the western perimeter of the development footprint on the current functionality of the koala corridor as described above. If the condition is shown as being low with negligible ecological function as a koala corridor then no recommendation to the footprint will be made.</li> <li>• A recommended approximate location of the south west boundary of the footprint is shown on the attached map as a guide. This is consistent with the koala corridor mapping Council undertook with EES a few years ago and would prevent intrusion into the existing functional corridor.</li> </ul>	<p>The southern portion of the site, towards the Nepean River, is identified as ‘non-certified – avoided land’ and includes koala habitat. This area also makes up part of the Strategic Conservation Area mapped under the CPCP. The Ecological Constraints Assessment (Appendix N) completed by Ecoplanning identified known koala use tree species, as identified in Schedule 3 of the B&amp;C SEPP, within the study area and development area. The Proposal aligns with the koala corridors identified in the CPCP and is consistent with the protections and directions in Ministerial direction 3.6.</p> <p>Ecoplanning provides a strategy for protecting and preserving biodiversity and conservation within the site</p>	<p><b>Appendix N</b> of the Planning Proposal</p>

	as part of the ecological assessment in Appendix N.	
<b>Infrastructure</b> <ul style="list-style-type: none"> <li>• Infrastructure should be based on best practice sustainability principles.</li> <li>• Proposal should demonstrate consistency with the zero impact to watercourses outcome of the Integrated Water Management Strategy.</li> </ul>	<p>A Service Infrastructure Assessment has been prepared at <b>Appendix R</b>.</p> <p>In addition, a Civil Engineering and WSUD Strategy has been prepared by Costin Roe Consulting (<b>Appendix M</b>) to identify the technical considerations to confirm that rezoning of the land can occur.</p>	<b>Appendix R</b> and <b>Appendix M</b> of the Planning Proposal
<u>Development Engineering</u> <ul style="list-style-type: none"> <li>• Consideration should be given to the requirements of the Wollondilly Shire Council Design and Construction Specification and other controls contained in the Wilton DCP.</li> <li>• Staging of the development should be clearly identified.</li> <li>• Clearly identify land to be used for public infrastructure, stormwater management reserves etc.</li> <li>• Smart Shires Strategy to be consulted for requirements. Opportunities to be explored for smart technology to be incorporated into the development. This may include public lighting and management.</li> </ul> <p><a href="https://www.wollondilly.nsw.gov.au/assets/Uploads/Smart-Shire-Strategy-Adopted-042018.pdf">https://www.wollondilly.nsw.gov.au/assets/Uploads/Smart-Shire-Strategy-Adopted-042018.pdf</a></p> <ul style="list-style-type: none"> <li>• Details of proposed Title system (Community Torrens Etc)</li> </ul>	<p>Noted. This will be considered in future development stages and detailed design.</p>	N/A
<b>Traffic and Access</b> <ul style="list-style-type: none"> <li>• Early discussions with Transport for NSW will be critical for Picton Road access and the Diverging Diamond Interchange.</li> <li>• A Traffic Impact Assessment (TIA) must be prepared to determine the capacity of the existing road network and intersections to cater for the development. Consideration should be given to:</li> <li>• Provision of multiple transport and road links to key local and regional centres.</li> </ul>	<p>Ason Group were engaged to prepare a Transport Assessment (Appendix S) for the Planning Proposal. It details the Proposal is supportable on traffic planning grounds. The land is strategically located on the junction of the Hume Motorway and Picton Road. This access to two main road corridors is important for warehousing and</p>	<b>Appendix S</b> of the Planning Proposal



<ul style="list-style-type: none"> <li>• Road Safety Audit required on major intersections into the site.</li> <li>• Proposal should be supported by a pedestrian and public transport access Strategy. Consider strategies to improve active transport links to other centres. The plan must consider access to and from each development type and how measures will be implemented with a staged development.</li> <li>• Prepare indicative internal access road layout sections that consider: <ul style="list-style-type: none"> <li>• Councils design specification requirements,</li> <li>• RFS Bushfire access requirements,</li> <li>• Landscape requirements,</li> <li>• Pedestrian and cycle access,</li> <li>• Bus transport routes.</li> </ul> </li> <li>• Road sections similar to the Western Sydney Planning Partnership Street Design Guide are required in line with Wilton DCP.</li> <li>• Road layouts must provide for permeable and connected networks.</li> <li>• Upgrades required for Wilton Park Road. Intersection connections to Picton Road on advice from TfNSW.</li> </ul>	<p>distribution businesses, as well as its proximity to increased residential populations within the Wilton Growth Centre.</p> <p>The longer term impacts of the development and performance of the road network is subject to separate (ongoing) assessment. As such, this does not form part of the scope of the study.</p>	
<p><b>Stormwater Management</b></p> <ul style="list-style-type: none"> <li>• Existing natural drainage infrastructure to be maintained where possible.</li> <li>• Prepare a Stormwater Management Strategy that align with the controls in Section D5 of the Wollondilly Shire Council Design Specification. The street and road formations adopted by Council will support the management of stormwater.</li> <li>• Details to be provided of proposed control measures if individual lot controls or precinct controls.</li> <li>• Stormwater management documents provided indicate that pollutant reduction through treatment measures are proposed. Council target pollutant loads through volume reduction.</li> <li>• The strategy should include measures to promote stormwater harvesting and reuse to minimise stormwater</li> </ul>	<p>A Civil Engineering and WSUD Strategy has been prepared by Costin Roe Consulting (<b>Appendix M</b>) to identify the technical considerations to confirm that rezoning of the land can occur. Costin Roe provided an assessment of the civil engineering characteristics of the development site and technical considerations of earthworks and geotechnical, roads and access, and Water Sensitive Urban Design (WSUD) and Water Cycle management Strategy (WCMS). The WCMS assesses several</p>	<p><b>Appendix M</b> of the Planning Proposal</p>

<p>volumes. Consideration must be given to the management of waste water and reuse demand if recycled water is proposed.</p> <ul style="list-style-type: none"> <li>• Stormwater post development peak flow rates must be managed to prevent flooding of existing properties, waterways and public infrastructure.</li> <li>• Public land proposed to be allocated for stormwater infrastructure must be clearly indicated.</li> </ul>	<p>key areas of stormwater and water management, including, storm water quantity, storm water quality, water supply and reuse, flooding, and erosion and sediment control. The aim of these key areas is to reduce impacts from the development on the surrounding environment and neighbouring properties. The WCMS identifies the management measures required to meet the targets set.</p>	
<p><b>Local Contributions</b></p> <p>A new or amended Contributions Plan or a Voluntary Planning Agreement (VPA) will be needed, as the Planning Proposal results in increased demand for public amenities and services.</p> <p>Draft Voluntary Planning Agreement are to be exhibited concurrently with the Planning Proposal and will be required to consider the following:</p> <p><b>Development Contributions Obligations</b></p> <p>Wollondilly Contributions Plan 2020 (WCP2020) levies monetary contributions on Subdivision of Employment Land for local roads and transport infrastructure and plan management. Considering approx. 66 Ha of employment land being subdivided by the proponent, approximately \$2.4 million at current rates of Development Contributions will be applicable.</p> <p>Required works and land not identified in Wollondilly Contributions Plan 2020 cannot and will not be considered as offsets for any Development Contribution obligations as a result of the development.</p> <p>Plan Administration Fees are applicable in accordance with Council's adopted fees and charges. It equals \$1000 + 3% for all Cash Contributions, Land and Works.</p> <p>If any land is proposed to be dedicated to Council, that can only occur through a Voluntary Planning Agreement.</p> <p>In regards to State Contributions, DPE has advised that legislation including reforms of Infrastructure</p>	<p>The Infrastructure Delivery Plan (<b>Appendix X</b>) supports the Master plan and documents the infrastructure requirements which can inform the delivery and funding of these requirements through a Works-In-Kind Agreement or Voluntary planning Agreement. While the Infrastructure Delivery Plan is comprehensive in that it covers all the infrastructure needs of the development, it focuses on what, when and how local infrastructure will be provided and maintained over the life of the infrastructure.</p>	<p><b>Appendix X</b> of the Planning Proposal</p>

<p>Contributions framework will not continue, IDS needs to be updated in that regard.</p>		
<p><b>Infrastructure Funding</b></p> <p>It is to be noted that the following comments in relation to the Infrastructure Delivery Plan are based on a preliminary assessment and that further requirements may be applicable once all the relevant technical documentation and studies are provided by the developer in a full Planning Proposal package.</p> <p><b>General Considerations</b></p> <ul style="list-style-type: none"> <li>• Internal infrastructure such as roads and footpaths/cycleways must be constructed as part of DA Consent at no cost to Council. This means no offset on Local Contributions will be given.</li> <li>• Frontage works on Barwick Road and Wilton Park Road, including kerb and gutter, to be constructed by developer at no cost to Council. It is to be noted that Wilton Park Road has been identified in the Draft Wilton SIC as a state infrastructure item.</li> <li>• Footpath on northern boundary of the site must also be built.</li> <li>• Open spaces that have not been identified on WCP2020 and are wished to be built by the developer will not be considered as offset for local contributions. Land that is wished to be dedicated to Council must be at no cost to Council and be fit-for-purpose, meaning it must be embellished up to Council's Standards. A minimum of 35 years maintenance must be provided, with the developer maintaining from years 1 to 5 and providing maintenance contributions for years 6 to 35. No offset against development contributions will be considered for maintenance contributions.</li> <li>• Stormwater facilities, if wished to be dedicated to Council must be at no cost to Council and be fit-for-purpose. A minimum of 35 years maintenance must be provided, with the developer maintaining from years 1 to 5 and providing maintenance contributions for years 6 to 35. No offset against development contributions will be considered for maintenance contributions. Maintenance Contribution will need to consider the extra operation cost of a treatment train of gross pollutant traps (GPT's) and proprietary filtration used to mitigate any increase in stormwater pollutant load generated by the development.</li> </ul>	<p>The Master Plan is supported by an Infrastructure Delivery Plan developed by GLN Consulting (<b>Appendix X</b>). The review is informed by several specialist studies and infrastructure reports including Traffic and Transport Assessment (Appendix S), Service Infrastructure Assessment (Appendix R), Civil and WSUD Strategy (Appendix M). These reports provide an assessment of the transport and infrastructure capacities to serve the future population of West Wilton.</p>	<p><b>Appendix X</b> of the Planning Proposal</p>

<ul style="list-style-type: none"> <li>• Staging of infrastructure delivery to be in accordance to delivery of regional/state infrastructure. Interim arrangements to be defined by lot triggers.</li> <li>• Any works built by the developer, and any land wished to be dedicated to Council will need to be completed before Subdivision Certificates for the development's applicable stage.</li> </ul>		
<p><b>Additional Infrastructure Demand</b></p> <p>The following State infrastructure is to be delivered prior the first subdivision certificate:</p> <ul style="list-style-type: none"> <li>• Access via Picton Road.</li> <li>• Intersection of sub-arterial road (Wilton Park Road) and Berwick Road.</li> <li>• Main access to site from sub-arterial Road. Location of main access is to be coordinated with adjoining land site uses, particularly rezoning in process of Wilton Town Centre.</li> <li>• Cumberland Plain Conservation Plan (CPCP) identified area is to be dedicated to State Government. Protection fences will need to be built by developer to avoid general/public access to steep falls on boundary to Nepean River.</li> </ul> <p>A State VPA will be required for delivery of above-mentioned infrastructure works and land dedication.</p> <p><b>Further information required for the Developer Contributions Team to make an adequate assessment of the scoping report.</b></p> <p>Full transport modelling up to TfNSW requirements to be provided.</p> <p>Detailed On Site Stormwater Management Assessment Report to be provided as part of a Planning Proposal Report. Detail of maintenance contributions calculation to be included on report and to consider extra operation costs for being located in employment land development. Delivery of stormwater facilities to be staged in accordance to development stages, if applicable.</p> <p>Infrastructure delivery schedule to include costs, timing of works, delivery mechanism, post-delivery ownership and maintenance contributions.</p>	<p>Refer Infrastructure Delivery Plan at <b>Appendix X</b> and Transport Assessment at <b>Appendix S</b>.</p>	<p><b>Appendix X</b> and <b>Appendix S</b> of the Planning Proposal</p>

<p><b>Bushfire Hazard</b></p> <p>The site is identified as being part bushfire prone. Any planning proposal is to be supported by a Strategic Bush Fire Study to be prepared in accordance with the NSW Rural Fire Service's Planning for Bushfire Protection 2019.</p> <ul style="list-style-type: none"> <li>• Access and egress will need to be considered, for the proposal and in the context of the broader road network.</li> <li>• Any land required to facilitate Asset Protections Zones should be provided for and maintained within the boundaries of the site. APZs are not to encroach into any environmental conservation areas.</li> <li>• Any inconsistencies would need to be sufficiently justified</li> </ul>	<p>A Bushfire Assessment has been prepared by Peterson Bushfire (<b>Appendix Q</b>) to assess the potential bushfire hazard on the site. The subject land is identified as containing 'bushfire prone land', and therefore the assessment is required to ensure compliance with the relevant bushfire protection legislation and policy. The assessment found that the Planning Proposal combined with the recommended bushfire protection measure satisfies the specifications and requirements of Ministerial Directions No. 4.3 and Planning for Bush Fire Protection.</p>	<p><b>Appendix Q</b> of the Planning Proposal</p>
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## 7. HERITAGE NSW

Table 7 Heritage NSW comments

Comment	Response	Reference
1. That an Aboriginal cultural heritage assessment report (ACHAR), that includes Aboriginal community consultation and the results of archaeological test excavation, is prepared to inform the proposed Masterplan.	Aboriginal Cultural Heritage Advice has been provided at <b>Appendix K</b> .	<b>Appendix K</b> of the Planning Proposal
2. A map of the Aboriginal cultural heritage sites and areas of archaeological potential identified by Austral Archaeology (2022) is prepared.	The maps and figures have been prepared at <b>Appendix K</b> .	<b>Appendix K</b> of the Planning Proposal
3. That appropriate zoning is developed to provide long term protection to Aboriginal cultural heritage values.	<p>The southern portion of the site along the Nepean River interface will retain the existing RU2 Rural Landscape zoning. The RU2 zone protects the existing landscape character within the area identified as a Strategic Conservation Area under the CPCP.</p> <p>The proposed zoning within the northern portion of the site which is identified as Urban Capable Land under the CPCP is E4 General Industrial. It is important to note there is no development or areas proposed to be rezoned within the site which are identified as having environmental or cultural value.</p>	Figure 61 or <b>Appendix Z</b> of the Planning Proposal
4. That the Masterplan considers the recommendations of the Aboriginal Design Principles, Dharawal Country Wilton Industrial Rezone and Development report.	The Concept Master Plan and the Urban Design assessment ( <b>Appendix B</b> ) have been designed in accordance with the Aboriginal Design Principles provided at <b>Appendix J</b> .	<b>Appendix B</b> and <b>Appendix J</b> of the Planning Proposal

## 8. NSW RURAL FIRE SERVICE

Table 8 RFS comments

Comment	Response	Reference
The NSW RFS raises no concerns regarding the proposed amendments to the Wollondilly Local Environmental Plan (WLEP) 2014 subject to future development being in compliance with Planning for Bush Fire Protection (PBP) 2019.	Noted.	<b>Appendix Q</b> of the Planning Proposal
Any proposed canopy cover targets for the site exceeding the 30% requirement for outer protection areas as specified within PBP 2019 will need to be supported by a landscaping management plan which details how the site will be managed to restrict the spread of fire within the site.	Refer to the Bushfire Assessment at <b>Appendix Q</b> and Landscape Master Plan at <b>Appendix F</b> .	<b>Appendix Q</b> and <b>Appendix F</b> of the Planning Proposal
Please note that the pre lodgement advice issued is preliminary in nature and that no detailed assessment of the site or development is undertaken nor is it intended for the purpose of submitting revised information/bush fire engineering brief for further review of the original advice. The aim of the service is to identify any potential issues before the formal application is lodged.	Noted.	<b>Appendix Q</b> of the Planning Proposal

## 9. TFNSW

Table 9 TfNSW comments

Comment	Response	Reference
<b>General Comments</b>		
TfNSW recommends the proponent seeks the appropriate approvals on the proposal from Council and Department of Planning, Industry and Environment prior to commencing further detailed studies. Noting the site is listed as “employment land use for further investigation” under “Wilton 2040 a Plan for the Wilton Growth Area (August 2018) and as “potential employment land” under Council’s Wollondilly Employment Land Strategy (July 2020).	Noted.	<b>Appendix S</b> of the Planning Proposal
TfNSW advises that the proponent seek access to the TfNSW latest Strategic Traffic Model for Wilton Growth Area currently being updated to assist with the proponent’s traffic assessment and SIDRA based traffic modelling to support the planning proposal.	SIDRA modelling to based on latest information available. The proponent and consultant are in continual consultation with TfNSW for the updated Strategic Traffic Model that has not been completed and issued by TfNSW.	<b>Appendix S</b> of the Planning Proposal
Further recommended that the proponent liaise closely with TfNSW regarding their proposed access arrangements from Picton Road via Wilton Park Road and having consideration with the timing and design of the planned upgrade for Picton Road including the diverging diamond interchange (DDI) with the Hume Motorway.	Refer to section 4.4 of the Appendix S. The Proponent is working closely with TfNSW and assisting in studies when required.	<b>Appendix S</b> of the Planning Proposal
<b>Access Arrangements to the site</b>		
TfNSW advises the Infrastructure Phasing Plan (IPP) dated October 2020 prepared by the Department of Planning and Environment (DPE) outlines the key transport infrastructure items, the funding mechanisms and timing of their delivery for the Wilton Growth Area. Noting the DPE exhibited a draft Special Infrastructure Contribution (SIC) plan for the Wilton Growth Area in September 2018. Developers at Wilton have also entered into Voluntary Planning Agreements (VPAs) with the Department to fund Infrastructure in accordance with the draft Wilton SIC.	Noted.	<b>Appendix S</b> of the Planning Proposal



The MMR further states “staging of the development will be considered in the transport assessment to ensure that reasonable upgrades can be provided to support the planning proposal, should it precede that of the regional infrastructure being planned separately by others.”	Refer to section 5.4.4 of the Appendix S	<b>Appendix S</b> of the Planning Proposal
TfNSW advises the transport assessment should include a proposed access strategy for the short/medium to long term to inform the transport infrastructure as required to support the planning proposal through the staging of the development. Consideration should be given to any proposed access via the intersection of Wilton Park Road and Picton Road for the short/medium term and the transition for proposed access in the longer term via the new intersection of Picton Road with the proposed sub-arterial road from Wilton Town Centre to West Wilton as per the IPP. It is strongly recommended that the proponent liaise closely with TfNSW and DPE regarding any updates on timing, funding and the delivery of planned regional and state transport infrastructure.	Refer to section 7 of the Appendix S	<b>Appendix S</b> of the Planning Proposal
The planning proposal should identify any proposed funding for any required upgrades to transport infrastructure arising from the planning proposal. Should the planning proposal proceed to a Gateway, an appropriate developer contribution framework/funding mechanism for state and regional infrastructure will need to be in place prior to the finalisation of any amendment to the LEP that gives effect to the plan. This should consider and identify the required transport infrastructure to support the planning proposal, as well as an implementation strategy, including timing, land components, costings, delivery responsibilities, and funding mechanisms.	The Infrastructure Delivery Plan at <b>Appendix X</b> supports the Master plan and documents the infrastructure requirements which can inform the delivery and funding of these requirements through a Works-In-Kind Agreement or Voluntary planning Agreement. While the Infrastructure Delivery Plan is comprehensive in that it covers all the infrastructure needs of the development, it focuses on what, when and how local infrastructure will be provided and maintained over the life of the infrastructure.	<b>Appendix X</b> of the Planning Proposal
<b>Road Network and Safety</b>		
1. Noting the existing unsignalised intersection of Picton Road and Wilton Park Road provides the key access point from the state road network onto the development's access point via Wilton Park Road and to Berwick Park	Refer to section 5 & 7 of the Appendix S	<b>Appendix S</b> of the Planning Proposal

Road. As such, the following concerns should be satisfactorily addressed in the transport assessment:		
i. The projected traffic impact performance targets, as indicated on the provided Modelling Methodology assessment prepared by ASON Group, target a level of service 'E' or higher. Should be noted a level of service lower than 'C' is generally not acceptable without further supporting evidence to the nature of the impact from the development onto the road network.		
ii. There are safety concerns that the demand for right turns due to the development at the intersection of Picton Road onto Wilton Park Road will not adequately cater for the post-development volumes.  ▪ The existing intersection does not provide a dedicated/channelised right turn bay and is intended for low traffic access onto Wilton Park Road from Picton Road	Refer to section 5 & 7 of the Appendix S	<b>Appendix S</b> of the Planning Proposal
▪ There is a risk that increased turning traffic at this location will lead to an increased exposure to right-through type crashes and rear-end type crashes	Refer to section 5 & 7 of the Appendix S	<b>Appendix S</b> of the Planning Proposal
▪ Noting that the proposed land use is for industrial use, this may further increase the risk and given the increase of heavy vehicle turning movements in particular, which has the effect of increasing the severity of crashes, should they occur.	Refer to section 5 & 7 of the Appendix S	<b>Appendix S</b> of the Planning Proposal
2. The MMR proposes to provide a Rural Fire Service (RFS) access point off, Berwick Park Road. It should be noted that such access should be restricted to left-in, left-out (LILO) arrangement.	Refer to section 5 & 7 of the Appendix S	<b>Appendix S</b> of the Planning Proposal
<b>Planned upgrade of Picton Road and preferred design option of interchange</b>		
TfNSW's previous meeting on the preliminary planning proposal with the proponent was held on 21 June 2022. TfNSW provides the following update on the planned upgrade of Picton Road and in response to the MMR for further information on the ultimate design for Picton Road upgrade and any relevant staging details:	Noted.	N/A
▪ TfNSW advises the Picton Road interchange is part of a larger upgrade on Picton Road between the Nepean	Noted.	<b>Appendix S</b> of the

River and the M1 Princes Motorway planned to improve traffic flow in the region.		Planning Proposal
<ul style="list-style-type: none"> <li>TfNSW have identified the Diverging Diamond Interchange (DDI) as the preferred design of the Picton Road and the Hume Motorway interchange in terms of efficiency, safety and economically to handle the increasing traffic congestion in and around the intersection.</li> </ul>	Noted. Refer to section 4.4 of the Appendix S. The Proponent is working closely with TfNSW and assisting in studies when required.	<b>Appendix S</b> of the Planning Proposal
<ul style="list-style-type: none"> <li>Work has commenced on developing a concept design for the western section and with environmental assessments underway including broader biodiversity, water quality testing and geotechnical. These assessments will inform the planning and information as needed to progress the concept design and Review of Environmental Factors (REF) for the western section of the upgrade.</li> </ul>	Noted. Refer to section 4.4 of the Appendix S. The Proponent is working closely with TfNSW and assisting in studies when required.	<b>Appendix S</b> of the Planning Proposal
<ul style="list-style-type: none"> <li>TfNSW will contact all stakeholders and landowners, prior to the public exhibition of the REF for this western section and the request for public comments in 2023.</li> </ul>	Noted. Refer to section 4.4 of the Appendix S. The Proponent is working closely with TfNSW and assisting in studies when required.	<b>Appendix S</b> of the Planning Proposal
As such, TfNSW reiterates that the proponent liaise closely with TfNSW regarding any updates on the planned upgrade of Picton Road and the DDI with consideration to the planning proposal.	Noted. Refer to section 4.4 of the Appendix S. The Proponent is working closely with TfNSW and assisting in studies when required.	<b>Appendix S</b> of the Planning Proposal
<b>Traffic modelling</b>		
The MMR has requested information related to future forecast 'background growth' to be considered on the surrounding road network (and any infrastructure upgrades that may be inherent to that growth) and relevant land use assumptions that have been made in relation to the subject site for the purpose of inputs for required traffic modelling to support the planning proposal.	Noted. SIDRA modelling to based on latest information available. The proponent and consultant are in continual consultation with TfNSW for the updated Strategic Traffic Model that has not been completed and issued by TfNSW.	<b>Appendix S</b> of the Planning Proposal
TfNSW is pleased to advise that an updated strategic traffic model is currently being prepared for Wilton Growth Area in order to provide for a consistent and reliable modelling approach to be followed by the different	Noted.	N/A

developers in the South West Sydney including the Wilton Growth Area.		
<p>The Strategic traffic model is currently being updated with the following:</p> <ul style="list-style-type: none"> <li>▪ TZIP 22 - Land use assumptions including latest census, employment and population data</li> <li>▪ STM 3.9 - Informed modes of travel and patterns</li> <li>▪ PTPM - Public Transport travel patterns</li> <li>▪ STFM – General Traffic &amp; new infrastructure</li> </ul>	Noted. The proponent and consultant are in continual consultation with TfNSW for the updated Strategic Traffic Model that has not been completed and issued by TfNSW.	<b>Appendix S</b> of the Planning Proposal
TfNSW has also commissioned recent traffic counts & data for input to the above model, which is now available.	Noted.	N/A
It is anticipated the updated strategic traffic model will be available to developers by the end of March 2023 to assist with their further detailed traffic modelling and to support the transport assessment required for various precincts and developments in the Wilton Growth Area.	Noted.	N/A
The proponent should contact TfNSW regarding obtaining access to the updated strategic traffic model, upon its timed release for the Wilton Growth Area.	Noted. The proponent and consultant are in continual consultation with TfNSW for the updated Strategic Traffic Model that has not been completed and issued by TfNSW.	<b>Appendix S</b> of the Planning Proposal

## 10. NRAR

Table 10 NRAR comments

Comment	Response	Reference
A map of the proposed zoning is required, no indication of what will be zoned C4 and IN1 has been provided.	The southern portion of the site along the Nepean River interface will retain the existing RU2 Rural Landscape zoning. The RU2 zone protects the landscape character.	Figure 61 or <b>Appendix Z</b> of the Planning Proposal
Riparian Corridors shall ideally be zoned as C2 for Environmental Conservation.	The southern portion of the site along the Nepean River interface will retain the existing RU2 Rural Landscape zoning. The RU2 zone protects the landscape character.	Figure 61 or <b>Appendix Z</b> of the Planning Proposal
Works within waterfront land, as defined as 40m from top of bank of a watercourse, will require a controlled activity approval unless an exemption applies.	As above.  The existing watercourses within the site are situated within the southern periphery which is identified as avoided land under the CPCP. This area will retain the RU2 zone.	Figure 61 or <b>Appendix Z</b> of the Planning Proposal
The proponent notes in the Ecological Constraints Assessment that riparian corridors have been measured from the centreline of the creek. The Guidelines for Controlled Activities on Waterfront land require the riparian area be measured from top of bank. The plan should be amended to ensure riparian corridors are provided in accordance with these Guidelines.	Refer Ecological Constraints Assessment at <b>Appendix N</b> .	<b>Appendix N</b> of the Planning Proposal
The removal of the two mapped first order watercourses within lot 41 is not supported. These provide connectivity with multiple upstream online dams so should be retained.	Refer Ecological Constraints Assessment at <b>Appendix N</b> .	<b>Appendix N</b> of the Planning Proposal
Clarification is requested on the removal of the online dams within the site particularly in the north-western corner of the 2nd order watercourse. Should this be retained, a riparian corridor measured from the edge of the dam should be provided.	Refer Ecological Constraints Assessment at <b>Appendix N</b> .	<b>Appendix N</b> of the Planning Proposal

Riparian corridors shall be preserved and enhanced via the implementation of a Vegetation Management Plan (VMP) to establish a fully structured native riparian vegetation corridor.	Noted. To be addressed in future development application stages and detailed design.	N/A
Any stormwater outlets into the watercourses should be designed in accordance with the Guidelines for Controlled Activities on Waterfront Land – Outlet Structures.	Noted. To be addressed in future development application stages and detailed design.	N/A
The proposal should confirm that any bushfire requirements including Asset Protection Zones (APZs) are excluded from the designated riparian corridors.	The APZ requirements are excluded from the riparian corridors. Refer to the Bushfire Assessment at <b>Appendix Q</b> .	<b>Appendix Q</b> and <b>Appendix F</b> of the Planning Proposal