



Draft Planning Proposal

WILTON INDUSTRIAL PARK PLANNING PROPOSAL

Wilton Park Road &
Berwick Park Road, Wilton

QA Code: 420206271150

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EXECUTIVE SUMMARY

Key Information	Details
Site Address	10, 20, 30 Berwick Park Road and 25, 45, 55, 75, 85, 95 Wilton Park Road, Wilton
Lot DP	Lot 2 DP 609222, Lot 1 DP 609222, Lot 16 DP 251051, Lot 7 DP 233845, Lot 6 DP 233845, Lot 5 DP 233845, Lot 41 DP 749823, Lot 40 DP 749823, Lot 3 DP 233845
Applicant	Altis Property Partners now known as Barings
Existing Planning Controls	Wollondilly LEP 2011. Zoning - RU2 Rural Landscape Height of building – None Minimum Lot Size - 16ha
Proposed Amendments	The intended outcome of this Planning Proposal is to amend the WPC SEPP as follows: • Rezone the northern portion of the site to E4 General Industrial. • Rezone CPCP avoided land to C2 Environmental Conservation • Insert height of building control within the northern portion of the site of 20m. • Amend the minimum lot size control for the site to 1,500m2.
Technical Studies	The following technical studies have been relied upon to inform the planning proposal: • Urban Design Report, May 2023, prepared by Hatch Roberts Day • Draft Wilton Employment DCP and Wilton Industrial Park Schedule, June 2023, Prepared by Urbis • Economic Assessment, May 2023, Prepared by Urbis • Social Impact Assessment, May 2023, Prepared by HillPDA • Landscape Master Plan, May 2023, prepared by Geoscapes • Visual Impact Assessment, May 2023, prepared by Hatch Roberts Day • Geotechnical Assessment, April 2023, prepared by PSM • Preliminary Site Investigation (contamination), April 2023, prepared by JBS&G • Connecting with Country (CWC) Aboriginal Design Principles prepared by WSP • Aboriginal Cultural Heritage Advice, May 2023, Prepared by Austral Archaeology • Historical Archaeological Assessment, August 2022, prepared by Austral Archaeology • Civil Engineering and WSUD Strategy, May 2023, prepared by Costin Roe • Ecological Constraints Assessment, September 2022, prepared by ecoplaning • Sustainability Assessment, May 2023, prepared by Civile

	• Agricultural Assessment, Dec 2022, prepared by Edge Planning • Bushfire Assessment, May 2023, prepared by Peterson bushfire • Service Infrastructure Assessment, May 2023, prepared by Landpartners • Transport Assessment, May 2023, prepared by ason group • Noise and Vibration Impact Assessment, May 2023, prepared by Renzo Tonin • Mining Subsidence, May 2023, prepared by msec • Waste Management Plan, May 2023, prepared by WSP • Infrastructure Delivery Plan, May 2023, prepared by gln • Overland Flow and Flooding Assessment, Apr 2023, Prepared by Costin Roe • Civil Engineering Drawings, Nov 2022, Prepared by Costin Roe
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Version	Date	Details	Prepared by	File
1	Jun 2023	Proponent planning proposal for submission for Gateway determination	Urbis	CM 14316#~9#3
2	Sept 2025	Planning Propose Updated to address Gateway determination (Condition x) on Council template	Adam Hogan	CM 14316#428
Current Version		2		

Overview

This document steps out the site details where change is being proposed and provides an explanation of the changes including assessment against key framework set by the State. This detail is presented in the following sections.

The Site



Figure 1: Location map of Wilton Industrial Park Planning Proposal site

The subject site is made up of large rural landholdings used predominately for rural residential and small-scale agricultural purposes.

The site is predominantly characterised by cleared and flat terrain in the northern half of the site, which transitions into an environmental conservation area in the southern portion of the site. The transition is characterised by a steep drop in levels at the southern and western peripheries, toward the Nepean River. The interface becomes heavily vegetated and constrained by steep topography grading from north to south. This transition in the character of the terrain defines the developable area within the site and the environment conservation area.

The site is included within the Wilton Growth Area and is anchored to the west of a major transport interchange formed by the M31 Hume Motorway and Picton Road.

ATTRIBUTE	DESCRIPTION
LAND ZONE	RU2 Rural Landscape
LOT SIZE	16ha
HEIGHT	N/A
NATURAL RESOURCES – BIODIVERSITY	N/A
NATURAL RESOURCES – WATER	The site is partially mapped as Natural Resources- Water under the Wollondilly LEP 2011, for the Nepean River and two creeks
HERITAGE	The site does not contain any known mapped heritage items however it is proximate to three known heritage sites at 180, 305 and 370 Wilton Park Road, Wilton.
BUSHFIREPRONE LAND	The site is classed as bushfire prone.
FLOOD PRONE LAND	The site is not identified as flood prone.
MINE SUBSIDENCE	The site is located within the Wilton Subsidence District.
CUMBERLAND PLAIN CONSERVATION PLAN (CPCP)	The site is affected by the CPCP and includes CPCP Avoided Land and Certified urban Capable land

Table 1: Current Site Attributes

Structure of this document

This Planning Proposal has been prepared to meet the requirements of the NSW Government's *Local Environmental Plan Making Guideline* (the Guideline).

The Guideline provides information on the process for preparing planning proposals. In particular it sets out what matters should be included in a planning proposal to satisfy the requirements of the *Environmental Planning and Assessment Act 1979*.

The Guideline is available on the NSW Government's website. This document is structured in six parts:

Part 1	A statement of the objectives and intended outcomes of the proposed instrument.
Part 2	An explanation of the provisions that are to be included in the proposed instrument.
Part 3	The justification for strategic and site-specific merit.
Part 4	Maps to identify the intent of the planning proposal and the area to which it applies.
Part 5	Details of the community consultation that is to be undertaken on the planning proposal.
Part 6	Project timeline to detail the anticipated timeframe for the planning proposal.

Decisions on Planning Proposal to date

The Wollondilly Local Planning Panel met on 4 April 2024, and advised that the planning proposal demonstrates both site specific and strategic merit and can be supported.

Council considered this proposal on 28 May 2024. Hyperlinks below:

- [Report](#)
- [Minutes](#)

The proposal was submitted to DPHI 12 June 2024 via the planning portal.

The Department of Planning, Housing and Infrastructure issued a gateway determination for PP-2023-1277 on 13 October 2024.

An alteration of Gateway Determination was issued 30 October 2025 extending the date of completion timeframe to 30 June 2026, and modifying the requirement for the Neighbourhood Plan to be exhibited with the Planning Proposal.

Delegation

Council has not requested delegation for this planning proposal.

Council has not been authorised as the Local Plan-Making Authority (LPMA) for this proposal.

1 OBJECTIVES AND INTENDED OUTCOMES

1.1 Objective

To amend the WPC SEPP to create an employment precinct, within a highly accessible location in Wilton Growth Area, which will provide jobs and services to support the planned population growth of Wilton.

Protect and enhance ecological corridors and waterways and adopt features of local bushland character: Intended outcomes

- Wilton Industrial Park will provide employment floorspace, to the immediate south of Wilton Town Centre, which would attract new industries and employment opportunities for the broader Wollondilly Shire.
- The Wilton Industrial Park aims to deliver 1,511 ongoing local jobs, and 215,235sqm of employment space across 12 warehouse and distribution buildings.
- To rezone Cumberland Plains Conservation Plan (CPCP) Avoided Land to C2 Environmental Conservation

2 EXPLANATION OF PROVISIONS

2.1 Intended Provisions

- Rezone the northern part of the site from RU2 Rural Landscape to E4 General Industrial.
- Rezone the CPCP Avoided Land to C2 Conservation Land.
- Amend the minimum lot size from 16ha to 1,500sqm.
- Amend the height of building map to include maximum building heights to 20m.
- Include a clause to address urban heat
- Include a clause to address the koala corridor

The current and proposed zoning, lot size and height maps are provided at Figures 2 to 4.

The proposed Land Use Table for E4 General Industrial is below at table 2

2.1.1 *Explanation of the intended urban heat clause*

- To ensure development incorporates planning and design measures to reduce the urban heat island effect in Wilton Industrial Park
- To ensure buildings and outdoor spaces are thermally comfortable for people visiting and working in Wilton Industrial Park
- To promote the cooling benefits of green infrastructure and water in the landscape.

2.1.2 *Explanation of the koala corridor and concurrence clauses*

- To identify koala corridor on the Koala Corridors Map (Figure 6)
- To clarify that development consent must be granted with Planning Secretary Concurrence on koala corridor land who must consider
 - o Protection of the koala population in the Wilton Industrial Park Precinct

Table 2 - Proposed Land Use Zones

Proposed Zone and Objectives	Permitted Uses	Explanation of Provision
E4 General Industrial		
▪ To provide a wide range of industrial and warehouse land uses. ▪ To encourage employment opportunities. ▪ To minimise any adverse effect of industry on other land uses. ▪ To support and protect industrial land for industrial uses. ▪ To ensure new development is sustainable and will not impact on land with high biodiversity value. ▪ To maintain the efficient operation of the regional and local road network. ▪ To support the health and well-being of the community by providing services and employment close to housing.	Permissible Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Office premises; Oyster aquaculture; Plant nurseries; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified as prohibited. Prohibited Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Exhibition	This zone applies to the land identified as Certified – Urban Capable land under the CPCP. This zone reflects the developable area within the northern portion of the site, which has direct access to Wilton Park Road and Berwick Park Road.

Proposed Zone and Objectives	Permitted Uses	Explanation of Provision
	homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Information and education facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Rural industries; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.	

3 JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

3.1 Strategic merit

This section is a detailed assessment of the proposal strategic and site-specific merit.

Section A – need for the planning proposal

1 Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Wilton 2040 provides a strategic framework to guide development and identify the infrastructure needed to support this growth. The plan includes strategic land use and infrastructure planning across the Wilton Growth Area.

Wilton 2040 sets out five themes that collectively encompass an area as experienced by people: place, landscape, land use, built form and movement. The subject site is identified as Employment Land Use for future investigation.

The proposal aligns with the land use principle to be an employment hub for logistics, and the movement principle being connected to Wollongong, Western Sydney via enhanced access to the Hume Motorway and Picton Road.

Cumberland Plain Conservation Plan Avoided Land on the site will contribute to environmental conservation and protection by rezoning Avoided Lands from RU2 Rural Landscape to C2 Environmental Conservation for high conservation outcomes.
The Planning Proposal is generally consistent with Wilton 2040.

The Planning Proposal is consistent with the directions established in the LSPS, which identifies the significant opportunity presented by Wilton to provide new facilities, services and amenities for the Wollondilly community. The LSPS emphasises greater investment and employment opportunities across Wollondilly under the key theme of productivity. Planning Priority 10 seeks to attract investment and grow local jobs which can contribute to the Western Sydney City Deal initiative of creating 200,000 jobs for the Western Parkland City.

2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, it is the only suitable mechanism to support future employment land uses. The Planning Proposal which seeks to rezone the site and implement specific development standards for contemporary employment uses and warehouse and distribution facilities is consistent with current government policy both at the local and State level and is considered the best means of achieving the objectives, priorities and intended outcomes of those policies, with minimal environmental impacts to the site and the immediate surrounds.

Section B – need for the planning proposal

3 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Regional Plan

The proposal is generally consistent with the following themes and supporting directions of the Greater Sydney Regional Plan; Infrastructure and Collaboration; Liveability; Productivity and Sustainability. CPCP Avoided Land will be rezoned C2 Environmental Conservation.

Western City District Plan

The proposal is generally consistent with the Western City District Plan Directions of Infrastructure and Collaboration, Liveability, Productivity and Sustainability with the exception of the intention to retain RU2 zoning of the avoided lands. It is recommended that the Avoided Land be rezoned C2 Environmental Conservation.

4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Wollondilly 2040 - Local Strategic Planning Statement (2020)

The proposal is consistent with Wollondilly's LSPS themes of Infrastructure and Collaboration, Liveability, Productivity and Sustainability.

Wollondilly Employment Land Strategy 2021 & Addendum 2022

The proposal is consistent with Wollondilly's Employment Land Strategy 2021 & Addendum 2022.

5 Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The Cumberland Plain Conservation Plan

The proposal is considered consistent with the planning controls of the CPCP, in that all avoided land is proposed to transition to C2 Environmental Conservation.

6 Is the planning proposal consistent with applicable SEPPs?

The draft proposal is consistent with all applicable State Environmental Planning Policies. The draft proposal aligns and gives action to the Precincts SEPP, being located in the Wilton Growth Area as shown in the Wilton Growth Area Precinct Boundary Map.

7 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The draft proposal is generally consistent with Section 9.1(2) Ministerial Directions.

Minor inconsistencies exist with Ministerial Directions 9.1 Rural Zones and 9.2 Rural Lands as the land proposes changes to RU2 Rural Landscape, however inconsistencies are justified through alignment with Ministerial Direction 1.8. Ministerial Direction 1.8 is written to ensure that development within the WGA is consistent with the planning for Wilton and the Employment Land Strategy.

An assessment of Strategic Alignment (Attachment 1) is attached which addresses Ministerial Directions, State and Local Policy.

3.1 Site-specific merit

Section C – environmental, social and economic impact

8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The site contains 54.85 ha of high ecological value within the study area. This includes areas of mapped and validated native vegetation listed as threatened ecological communities under the BC Act

and EPBC Act, mapped streams and areas on the Biodiversity Values map. The site has areas mapped as Avoided Land and Certified Urban Capable Land under the Cumberland Plain Conservation Plan (CPCP). The proposal's development area, entirely in CPCP Certified Urban Capable land, is predominantly of low ecological value. The minor extent of this located within the identified high ecological value is 8.91 ha. Areas of low and moderate values make up the majority of the development area. This includes areas of exotic grasses and weeds, planted exotic /native trees, areas of bare ground and infrastructure, and dams. Therefore, the Master Plan manages any major impacts to critical habitat and ecological communities by ensuring development is not in this vicinity.

The Planning Proposal further retains areas of high value biodiversity through the zoning of 'avoided land' under the Cumberland Plain Conservation Plan. It divides the site into developable urban capable land in the northern portion of the site.

The field assessments confirm the existing vegetation mapped by the National Park and Wildlife Service (NPWS) which identifies four (4) patches of native vegetation within the site. It identifies a large portion of the site as 'mixed native and exotic grassland' within the northern portion of the site, and 'Cumberland shale – sandstone ironbark forest' within the southern portion of the site. There are also large areas within the site which are highly disturbed and consists of vegetation mapped as 'planted exotic / native trees'

The Master Plan includes stormwater management structures and engineering design measures to reduce water flows and manage pollutants.

Provided that these management measures are integrated into the design and implemented during the construction phase, the assessment finds that it is unlikely that the proposal will have adverse effects on water quality, natural water flows, the stability of the bed and banks of waterways and groundwater systems.

9 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Traffic

The Transport and Access Assessment identified the Proposal is supportable on traffic planning grounds. It is adequately located in proximity to two main road corridors and increased residential populations within Wilton Growth Centre which is important for warehousing and distribution businesses.

There is limited existing public transport and active transport in the area, which is consistent with the rural context. However, the broader Wilton Growth Area is experiencing renewal and additional public and active transport services will become available over time.

Wilton 2040 identifies the need for a realignment of Wilton Park Road and the intersection with Picton Road, to accommodate the traffic expected to be generated through development of the wider Wilton Growth Area. Work is underway to facilitate this realignment and a new intersection at the ultimate location.

DPHI have advised that the proposal can proceed once the design and delivery agreement between DPHI, TfNSW, Council, proponents and relevant landowners is provided on the way forward for the Wilton Park Road intersection.

Aboriginal Heritage

Austral Archaeology prepared an Aboriginal Cultural Heritage Advice to inform the master planning process and the proposed rezoning. The desktop research and visual inspection of landforms indicates the study area is located within an environmental context consistent with low to moderate potential. While the limit of the development will not encroach upon the noted areas of high potential, noise and vibrational effects resulting from the associated activities are likely to impact their structural integrity.

A draft ACHA has been prepared and a number of sites examined. A review of sites by Aboriginal stakeholders has not been completed and the final report has not been provided.

Sites located within the development footprint are considered to be of lower significance compared to those of high significance identified outside the development footprint. Due to their distance from development, the latter are unlikely to be affected by the proposed development.

A number of recommendations have been provided for procedures before and during works., including applying for an Aboriginal Heritage Impact Permit. See Attachment 11 for full recommendation details. Continued engagement with Aboriginal stakeholders is also recommended.

The Master Plan embeds opportunities to incorporate heritage protections and preservation of the landscape character, as demonstrated in the Heritage Opportunities and Constraints Analysis prepared by Austral Archaeology, as well as responding to Aboriginal heritage values into the design of the site, through consultation with the local Aboriginal knowledge holders.

European Heritage

Austral Archaeology were engaged to prepare a heritage letter of advice for the proposal. The report assesses the potential historical archaeological resource of the site, measuring the potential for physical archaeological resource to be present. It found there is low potential for the study area to contain any historical structures as it was used mainly for agricultural purposes. Any heritage identified is likely to be in the form of fencing or postholes.

A site inspection reaffirms this, as it did not identify any evidence of historical archaeological potential or heritage values within the properties inspected. Therefore, there are no adverse impacts posed in terms of European heritage as a result of the development. It concludes that works can proceed with caution and no further historical assessment is required.

Geotechnical

A Preliminary Geotechnical Assessment was prepared by PSM in support of the proposal. The report identifies the existing soil characteristics within the site which will require further investigation.

PSM confirms that the site is suitable for industrial development. Geotechnical advice associated with civil works should be sought prior to further design and construction stages. The specific geotechnical elements that need to be addressed at future design and construction stages are detailed below and will be able to be addressed by typical engineering and construction controls. The identified geotechnical risks that need to be addressed are not considered to affect the ability of the site to be developed for industrial purposes.

Contamination/Salinity

The Preliminary Site Investigation (Contamination) prepared by JBS&G assessed the sites potential of contamination. The objective of the investigation was to assess potential contamination issues that may preclude the rezoning of the site. JBS&G undertook detailed site inspections of a selection of representative properties, a review of available site history and background information, to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs). Several potentially contaminating activities associated with former and current uses have been identified, particularly associated with fill and stockpiled material onsite, as well as domestic chemical usage and storage. However, intrusive investigations of soil, surface water and sediment on selected properties have not identified the occurrence of gross and/or widespread contamination conditions at the site that would prevent rezoning of the site.

Bushfire

A Bushfire Assessment has been prepared by Peterson Bushfire to assess the potential bushfire hazard on the site. The subject land is identified as containing 'bushfire prone land' and the study found that parts of the site pose a greater hazard to bushfire risk.

The forest to the south and west is identified as the primary bushfire hazard affecting the urban capable land. These are largely forested areas to the south and west of the subject site associated with the Nepean River. The secondary bushfire hazards include the grassland within surrounding grazing lands to the north of the site. Properties to the north of Wilton Park Road and Berwick Park Road have the potential to present a grassland hazard depending on the management regime (e.g. grazing rates), grass growth and curing. As such, the paddocks are to be classified as a 'grassland' hazard.

The narrow riparian corridor within the development site is identified as low hazard. It's located at the north-western corner of the urban capable land. Further, the study found that the Hume Motorway which shares the eastern boundary of the subject land to provide a substantial buffer to the grasslands further to the east.

The Bushfire assessment finds that the Planning proposal combined with the recommended bushfire protection measures, satisfies the specifications and requirements of Ministerial Directions No. 4.3 and Planning for Bush Fire Protection.

Flooding

A Civil Engineering and WSUD Strategy has been prepared by Costin Roe Consulting. The assessment finds that the site is clear of flooding relating to the Nepean River, up to and including the PMF event.

The report demonstrates that the proposed development will need to consider flooding and large rainfall events in relation to the nearby Nepean River, and local runoff and overland flow paths from the north. Consideration to the local overland flow paths will be required on the north and north-west of the site. These are noted to carry limited and defined catchments and can be accommodated in the estate drainage system, or via the open channel flow path on the north-west of the property.

Noise

A Noise and Vibration Impact Assessment has been prepared by Renzo Tonin and Associates of the construction and operational noise and vibration impact. The nearby noise and vibration sensitive receivers and land uses to the subject site include proposed and existing residential receivers situated mostly north and east of the subject site.

Predicted noise levels found that the noise levels during all construction stages when they are occurring nearby the closest receivers along Wilton Park Road, then the construction noise levels may be above the NML. However, when construction works are taking place at other locations within the Proposal site, the construction noise levels are often below the NML. Additionally, the noise impact of construction traffic on the existing road network has been reviewed and are considered not to be significant.

Potential noise emissions from future operations and tenants will require consideration and management as part of further design development to minimise impacts on nearby residences as development occurs. Potential increases in road traffic noise by heavy vehicles generated by the Proposal on public roads has been reviewed. Generally, the road traffic noise level contributions from the vehicle movements associated with the Proposal are not expected to increase existing traffic noise levels by more than 2 dB(A) and so would meet the NSW Road Noise Policy (RNP) requirements.

A range of recommendations for management and mitigation measures are outlined in the assessment for construction and operation noise. The report concludes they are to be implemented where there is potential for the noise management levels to be exceeded by the constructions works either individually or cumulatively.

10 Has the planning proposal adequately addressed any social and economic effects?

Social Impacts

A Social and Health Impact Comment 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:

- The provision of around 1,511 full-time equivalent jobs on site.
- Increased access to employment in the local area, both during construction and operation.
- Indirect social cohesion and wider economic benefits to the LGA.
- The proposal was also considered to have the potential to cause some negative impacts including:
 - o Access impacts to future residents in the area and workers at the site due to limited public transport connections.
 - o Noise and amenity impacts for neighbouring residents.
 - o Urban heat impacts from increased development and reduced vegetation cover at the site.

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.

Economic Impacts

An Economic Assessment was completed by Urbis to identify the economic benefits associated with the Planning Proposal. The development is highlighted to provide valuable economic benefits and jobs. This is highlighted by REMPLAN modelling that details the construction phase will generate 119 construction jobs and provide an economic contribution of \$172.6 million during the nine-year construction period.

The ongoing operations of the proposed development upon completion will create significant value for the local and NSW economies and create new employment for the local and wider community. The operational phases will generate a further 1,644 jobs of which 917 are direct jobs in the Transport, postal and warehousing industry.

In addition, the assessment found the Proposal will help support employment containment in Wollondilly LGA. An analysis of the employment profiles of Wollondilly LGA workers and resident workers who live in the LGA reveal there are more resident workers than jobs available in sectors that will benefit from development's construction and operations. ABS 2016 Census data indicates there is a shortage of jobs in the following sectors for local residents who have to travel outside the LGA to work. These gaps are:

- Deficit of 1,702 jobs in Construction
- Deficit of 776 jobs in Transport, Postal and Warehousing
- Deficit of 507 jobs in Wholesale Trade.

The 917 direct jobs from the proposed development will make a positive contribution to the deficit in the Transport, Postal and Warehousing industry where there are more resident workers employed than there are jobs available in the Wollondilly LGA. The subject site and other new developments are identified to play a valuable role by providing jobs for local residents in industries and sectors at risk of further self-containment deterioration.

Section D – Infrastructure (Local, State and Commonwealth)

11 Is there adequate public infrastructure for the planning proposal?

This Planning Proposal seeks to deliver local facilities such as greater access to outdoor amenity and natural environment over the existing site layout. It also delivers an edge trail around the site perimeter, providing access to previously inaccessible natural areas. It will also deliver upgraded roads that enable and support the end use.

Infrastructure Funding

Wollondilly Contributions Plan 2020 (WCP2020) levies monetary contributions on Subdivision of Employment Land for local roads and transport infrastructure and plan management. Considering approx. 53.5 Ha of employment land being subdivided by the proponent, approximately \$1.7 million at current rates of Development Contributions will be applicable.

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.

It is noted that the proponent proposes to undertake all of the infrastructure work internal to the site at no cost to the Council via conditions of consent through the development application, and that all of the infrastructure (apart from the local road network) will be owned and maintained by a body corporate/community scheme and at no cost to Council. No offset on Local Contributions will be considered.

A planning agreement will only be required where land or infrastructure is to be dedicated to Council, and/or where infrastructure already identified in Wollondilly Contributions Plan WCP2020 is to be delivered by the developer and an offset on development contributions to be negotiated.

If the proponent did decide to enter into a Planning Agreement with Council, an Infrastructure delivery schedule which include costs, timing of works with triggers, delivery mechanism, post-delivery ownership and maintenance contributions will need to be provided.

It is noted upgrades are proposed on Berwick Park Road and Wilton Park Road to support the development. These include a kerb gutter and footpaths. These works are to be built by the developer at no cost to Council.

Coordination of infrastructure and its staged delivery with TfNSW is required for access to Picton Road. The delivery of the intersection of Wilton Park Road and Picton Road in it's ultimate location is required. This is to be delivered in conjunction with Council, TfNSW, DPHI and relevant landowners.

Noting the nature of the proposed development, as well as the site's location on strategic freight corridors, any solution needs to be designed appropriately under Heavy Vehicle design Standards.

It is further noted that any road infrastructure identified in state road corridor will not be owned nor maintained by Council.

The Cumberland Plain Conservation Plan (CPCP) identified area is proposed to be dedicated to the State Government. Protection fences will need to be built by developers to avoid general/public access to steep falls on the boundary of the Nepean River.

A State planning agreement is likely to be required for delivery of the above-mentioned infrastructure works and land dedication.

Section E – State and Commonwealth Interests

12 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Note that details are provided in Section 5 Community Consultation.

Authorities and Agency	Status
DPHI Environment & Heritage Group (EHG)	Issues Raised The importance of addressing CPCP mitigation measures as well as protecting, rehabilitating, management and appropriate zoning of: • Critically endangered ecological communities (CEEC) which occur on the site including within the proposed development area, namely Cumberland Plain Woodland and Shale Sandstone Transition Forest • The koala corridor along the Nepean River • Waterways and riparian corridors • Land identified as containing biodiversity values and other biodiversity
DPHI Cumberland Plain Conservation Plan Team (CPCP)	Issues Raised Clarified that parts of the EHG response above do not align with the CPCP, noting: • The land within the proposed development area is certified-urban capable land meaning the CPCP has already assessed and will offset for biodiversity impacts on this land. No further assessment or 'avoidance' of biodiversity impacts within the certified land under NSW BC Act is required (noting EPBC approvals have not been issued). • The planning proposal proposes to rezone the part of the site that is certified urban capable land to a general industrial zone E4. The planning proposal complies with the Ministerial Direction 3.6. • The mitigation measures are not relevant at the planning proposal stage and are only applicable at the development application stage.

	- The planning proposal is required to be considered against strategic plans such as the CPCP (see the LEP making Guideline). This planning proposal has demonstrated that it will rezone the land in accordance with the strategic biodiversity certification under the CPCP. The planning proposal is consistent with the ministerial direction and it should proceed to rezoning, specific impacts on biodiversity values are assessed at the development application stage. - Buffer zones in corridors/habitat should be separate from asset protection zones (APZs), with APZs on the urban side of the exclusion fence. We have incorporated this principle into the mapping of the urban-capable and avoided lands, with adjustments to corridor widths made where necessary. The CPCP has ensured that buffers are located within the avoided land and that the APZ is located within the certified urban-capable land. - A draft koala exclusion fencing guideline has been circulated recently to the CPCP working group for review and comment.
DPHI Metro West – Planning & Land Use Strategy Team	Issues Raised Reiterated the expectation that CPCP avoided land be zoned C2 – Environmental Conservation, in line with Ministerial Direction 3.6 Strategic Conservation, to achieve appropriate environmental protections. This is reflected in the latest version of the Planning Proposal
Heritage NSW	Issues Raised - Recommends undertaking Aboriginal consultation and more comprehensive archaeological assessment during the early planning stage. This gives more certainty to any future development proposals. - The outcomes of the Aboriginal Cultural Heritage Assessment Report (ACHAR) should be used to inform the planning proposal. - If significant Aboriginal cultural heritage values have been identified within the planning proposal areas, then options to avoid impact to these values need to be explored. For example, where the significance of Aboriginal cultural heritage values has been assessed as high, then conservation and avoidance of these values through footprint design should always be the first option - If impact cannot be avoided or if the values have been assessed as moderate, appropriate mitigation measures should be negotiated with the registered Aboriginal parties. - An ACHA report (draft) is provided at Attachment 11 and included recommendations for before and during development, but do not affect this planning proposal in terms of the development footprint. - Ongoing consultation is also recommended
Sydney Water	Support No objection to the proposed development provided the proponent work with Sydney Water on a commercial agreement.
Transport for NSW (TfNSW)	Requested written feedback on the delivery of the Wilton Park Road and Picton Road intersection has not been provided at this stage – noting that Council is in talks with developers, TfNSW and DPHI to design and deliver an intersection in the ultimate location
NSW State Emergency Service (SES)	No concerns
Water NSW	No concerns

NSW Rural Fire Service (RFS)	No objections
Environmental Protection Authority (EPA)	Issues raised Potential impacts identified but can be addressed at DA stage
Department of Regional NSW – Mining, Exploration & Geoscience	Issues Raised - Note that Section 4.17 - Mining of the Wilton Industrial Park PP report acknowledges a north-west portion of the project overlaps with Consolidated Coal Lease No. 767 held by Endeavour Coal Pty Limited (a subsidiary of South 32) and that the subject site is located within the Wilton Mine Subsidence District. - There are currently no mining operations (approved or proposed) that occur directly beneath the subject site. Early engagement is recommended with mining operators. - No concerns to raise regarding the proposal and local planning direction 8.1 Mining, Petroleum Production and Extractive Industries under section 9.1(2) of the Environmental Planning and Assessment Act 1979.
NSW Subsidence Advisory	Issues raised - The site of the proposal is located within a declared Mine Subsidence District and future development will require consultation with Subsidence Advisory NSW. - Development in forward mining areas also requires Subsidence Advisory to consult with the title holder regarding mining impacts at the time of assessment. Advice from the lease holder indicates that mining adjacent to the site may result in subsidence impacts to development.

4 MAPS

4.1

Maps Below

- Current Land Zoning v Proposed
- Current Minimum Lot Size v Proposed (1,500sqm)
- Current Height of Building map v Proposed
- Current Koala Corridor v Proposed
- Structure Plan

NB - The proposed Land Use Table for E4 General Industrial is above at table 2

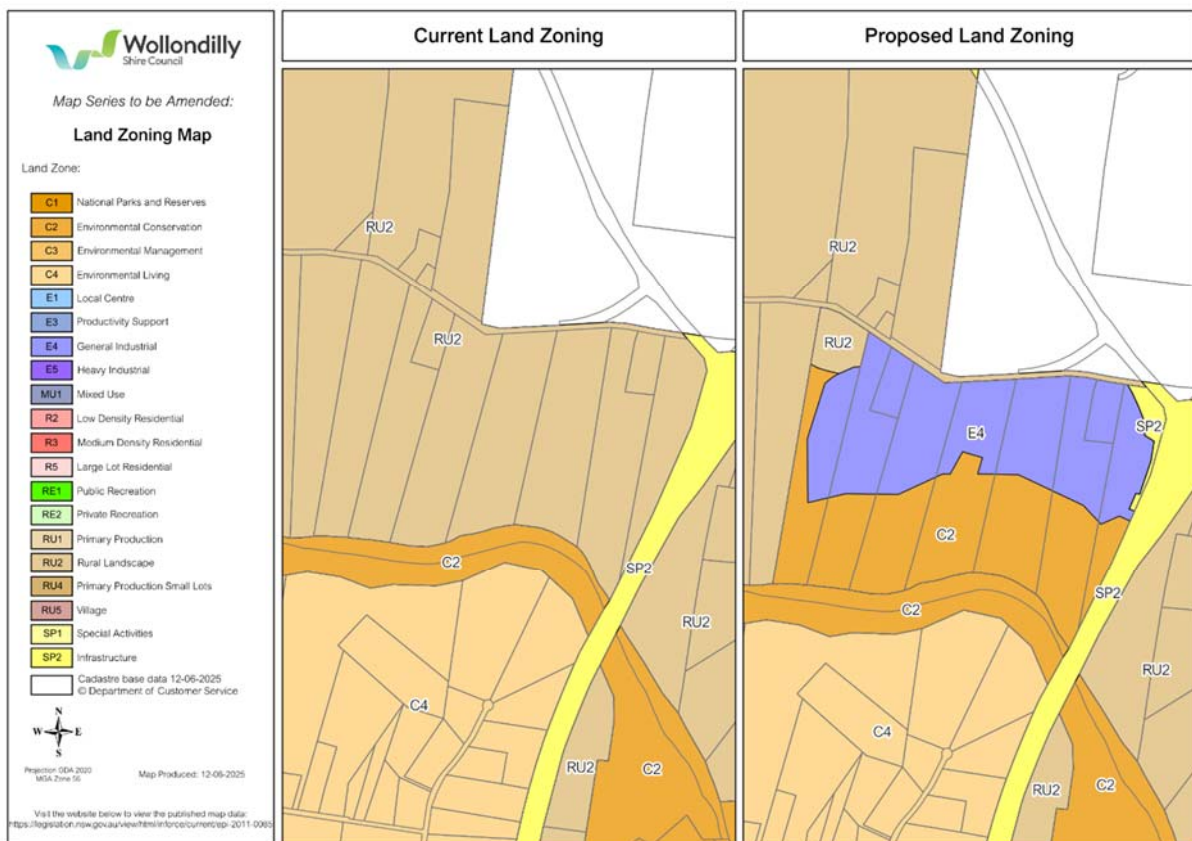


Figure 2: Current Land Zoning v Proposed

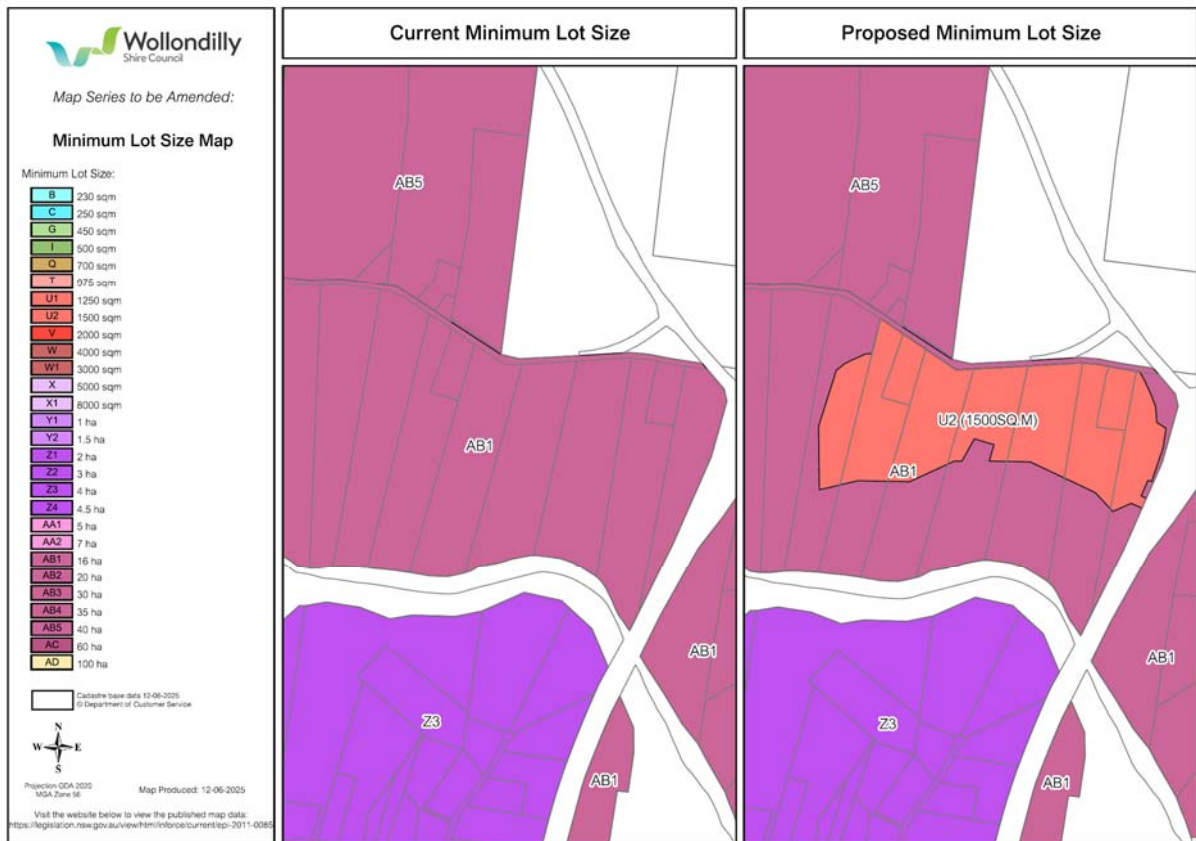


Figure 3: Current Minimum Lot Size v Proposed (1,500sqm)

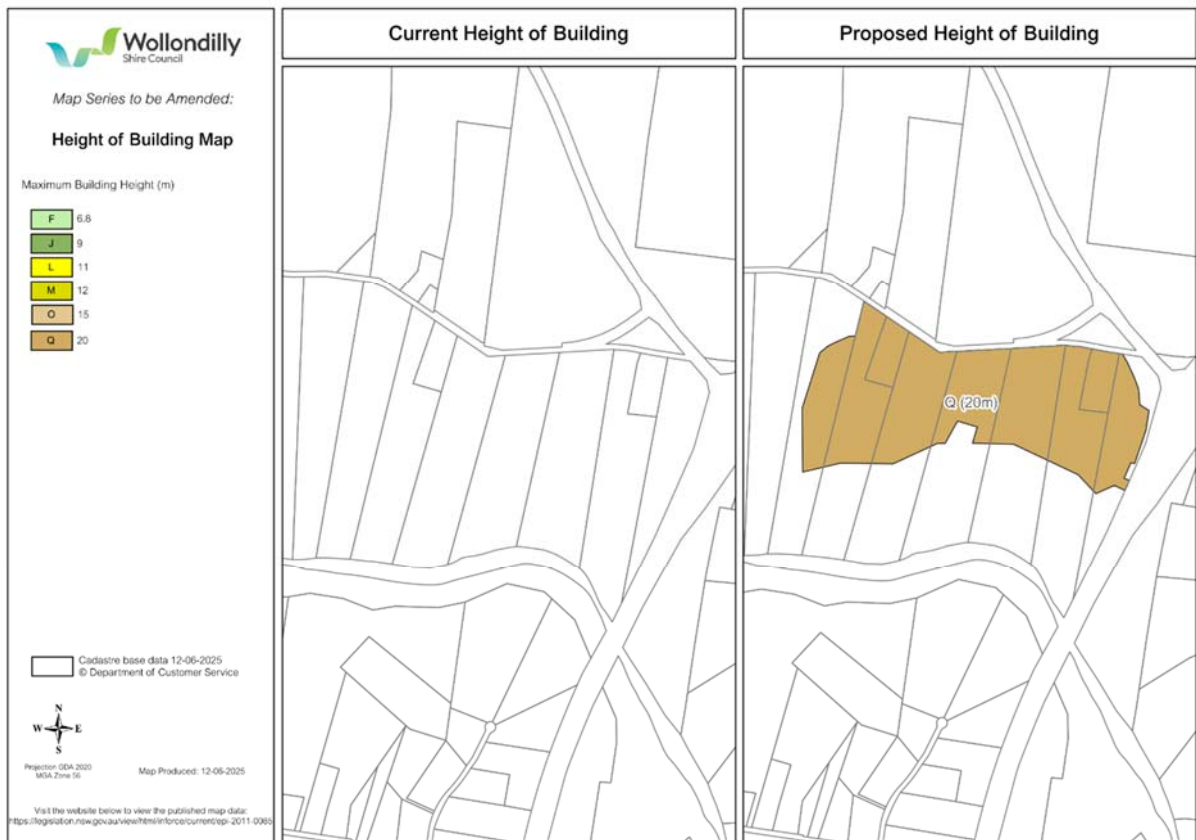


Figure 4: Current Height of Building map v Proposed

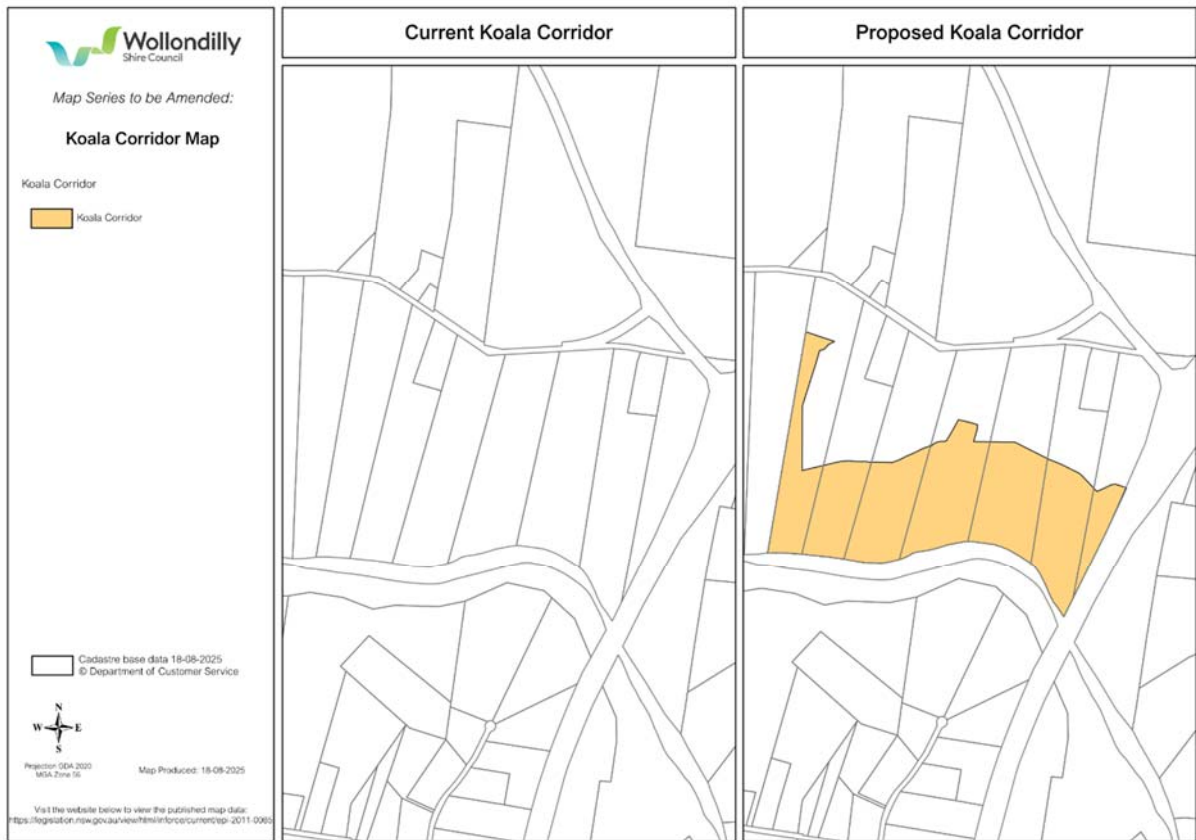


Figure 5: Current Koala Corridor v Proposed

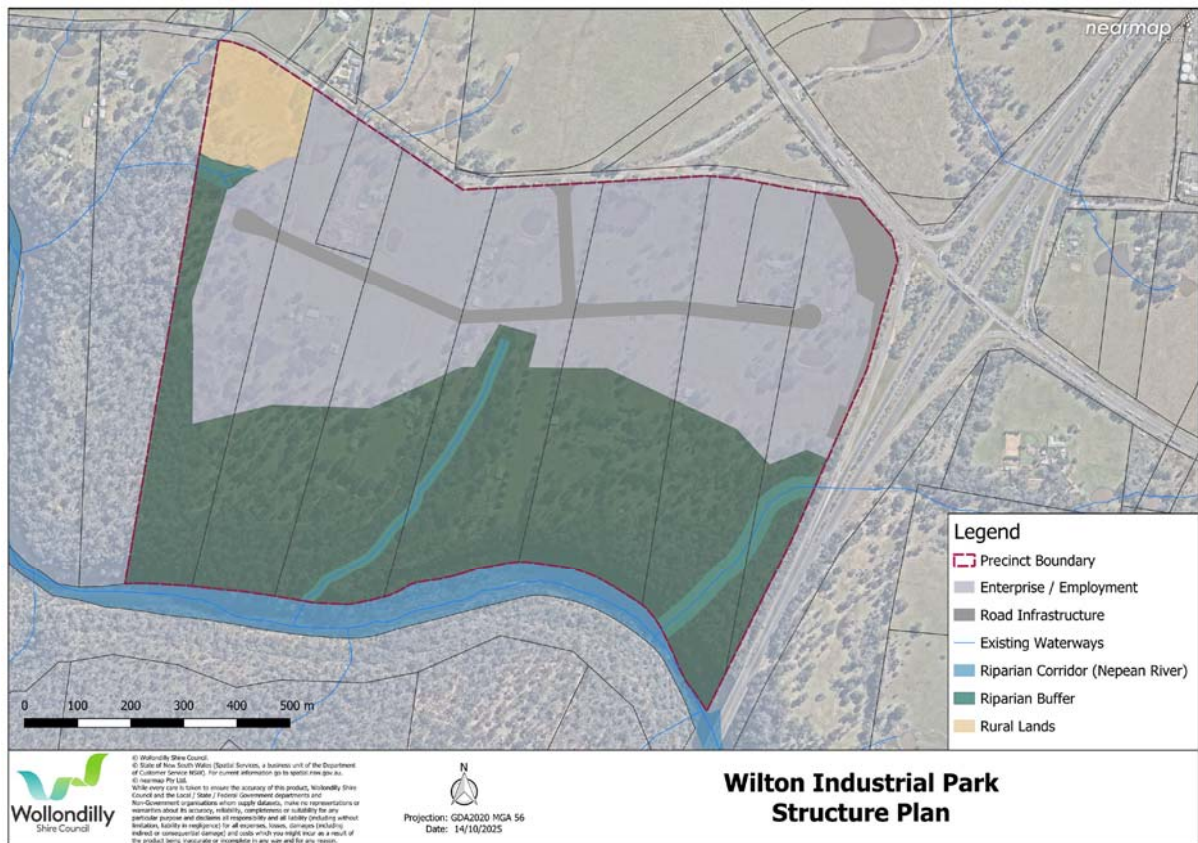


Figure 6: Proposed Structure Plan

5 COMMUNITY CONSULTATION

5.1 Preliminary Notification – prior to LPP and Council Reporting

5.1.1 Pre-lodgement Advice

A pre-lodgement meeting was held 30 November 2022. The advice was provided on 13 December 2022 and is provided at Attachment 2.

5.1.2 Community Feedback

The Wilton Industrial Park draft Planning Proposal was placed on exhibition as a preliminary notification for a period of 28 days from 21 July 2023 – 18 August 2023.

The key messages heard through this process included concerns for:

- Condition of existing rural roads and intersection with Picton Road, and the impact of increased traffic
- Bushfire evacuation routes needed to supplement the single exit to Picton Road
- Area currently without water or sewer
- Welfare of native flora and fauna, the Nepean River, and the loss of agricultural land and the peaceful rural Wollondilly landscape
- Prioritisation of supermarkets, schools, hospitals, sporting facilities in Wollondilly
- Numbers for jobs to be delivered was questioned
- Alternate locations suggested for employment, such as Maldon
- The visual impact from the Motorway and local area in general

A summary of community submissions is found at Attachment 3.

5.1.3 Agency and Stakeholder Feedback

A summary of agency and stakeholder submissions is found at Attachment 3.

5.2 Key Consultation per Gateway determination

5.2.1 Prior to public exhibition

- NSW Rural Fire Service was consulted on the planning proposal in accordance with Direction 4.3 Planning for Bushfire Protection. Comments have been addressed in the planning proposal. See Attachment 4.
- Consultation with Transport for NSW is ongoing, but has confirmed the following:
 - Appropriate access arrangements for the site can be delivered in the agreed (ultimate) location; and
 - The portion of the site to be rezoned to SP2 Infrastructure and an appropriate acquisition authority has been identified in relation to the Picton Road Upgrade REF.
- Sydney Water has been consulted. No objections have been raised. See Attachment 5.

5.2.2 Exhibition requirements

Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Transport for NSW

- Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- Subsidence Advisory NSW
- Department of Primary Industries and Regional Development - Mining, Exploration & Geoscience
- NSW Fire and Rescue
- State Emergency Service
- Environmental Protection Agency
- Sydney Water
- Endeavour Energy
- Heritage NSW
- Tharawal Local Aboriginal Land Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5.3 Key Conditions being sought per Gateway determination

Gateway determination is found at Attachment 6.

An assessment of Gateway Conditions is found at Attachment 7.

6 PROJECT TIMELINE

6.1 Indicative Planning Proposal timeline

Stage	Timeframe and/or date
Preliminary Notification	
Report to Local Planning Panel	04/04/2024
Report to Council	28/05/2024
Gateway determination	16/09/2024
Pre-exhibition	15/07/2025
Commencement and completion of public exhibition period	10/11/2025- 19/12/2025
Consideration of submissions	15/2/2026
Post-exhibition review and additional studies	15/5/2026
Submission to the Department for finalisation (where applicable)	15/9/2026
Gazettal of LEP amendment	31/12/2026

Table 2. Planning Proposal Benchmark Timeframes

Stage	Maximum Benchmark Timeframes (working days)			
	Basic	Standard	Complex	Principal
Stage 1 – Pre-lodgement	30 days	50 days	60 days	20-30 days
Stage 2 – Planning Proposal	80 days	95 days	120 days	40 days
Stage 3 – Gateway determination	25 days	25 days	45 days	45 days
Stage 4 – Post-Gateway	20 days	50 days	70 days	160 days
Stage 5 – Public Exhibition & Assessment	70 days	95 days	115 days	95 days
Stage 6 – Finalisation	25 days	55 days	70 days	80 days
Sub-total (Department target)	140 working days	225 working days	300 working days	380 working days
Total (end to end)	220 days	320 days	420 days	420 days

Note: Department target of 380 working days is measured from Stage 3 – Stage 6 (inclusive).

7 ATTACHMENTS

- 1 Strategic Assessment
- 2 Pre- DA – Written Advice
- 3 What We Heard – Community and Agency Submissions
- 4 RFS Consultation
- 5 Sydney Water Consultation
- 6 Gateway Determination
- 7 Gateway Determination Assessment
- 8 Structure Plan
- 9 Neighbourhood Plan Map
- 10 Response to RFS Consultation
- 11 Alteration of Gateway Determination



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