

PURPOSE OF THIS POLICY

The purposes of the Neighbourhood Plan Policy are to:

- Establish Council's requirements for the submission of Neighbourhood Plans by proponents;
- Implement a whole-of-Council approach for the processing of Neighbourhood Plans so that Council can be consistent in its assessment;
- Provide Council with an effective policy framework and streamlined Neighbourhood Planning process in the absence of a robust statutory framework;
- Provide planning advice to all stakeholders on the purpose and requirements for a Neighbourhood Plan; and
- Recognise Neighbourhood Plan as a requirement under Wilton 2040 (and any subsequent Precinct Plan) to be submitted prior to a development application within the Wilton Growth Area.

Always read this policy in conjunction with the Related Procedures identified below.

POLICY STATEMENT	This policy provides certainty to the community, development proponents and public agencies regarding the purpose, scope and requirements of Neighbourhood Plans for the Wilton Growth Area.
SCOPE	Councillors, Council Officers, Consultants, Proponents
RELATED PROCEDURES	<ul style="list-style-type: none"> • Dedication of Land Policy • Environmental Protection Zones Protocol • Interaction with Developers, Lobbyists & Submitters • Integrated Water Management Policy • Planning Agreements Policy • Social Health and Impact Assessment Policy
RELATED DOCUMENTS	<ul style="list-style-type: none"> • Wilton 2040: A plan for the Wilton Growth Area • Wilton Infrastructure and Phasing Plan Brochure • Wilton Health and Wellbeing Strategy • Wilton Growth Area Development Control Plan 2021 • Social Health and Impact Assessment Guidelines • Wollondilly Community Participation Plan

COMPLIANCE REQUIREMENTS	<ul style="list-style-type: none"> • Cumberland Plain Conservation Plan • Environmental Planning and Assessment Act 1979 • Environmental and Planning and Assessment Regulation 2021 • Protection of Environment Operations Act 1997 • Local Government Act 1993 • Local Government Regulation 2005 • State Environmental Planning Policy (Precincts – Western Parkland City) 2021
POLICY OWNER	Manager Sustainable Growth
ADOPTION DATE	27 June 2023
NEXT REVIEW DATE	27 June 2026 Every 3 years unless legislative requirement differs

1. BACKGROUND

- 1.1 The requirement for a Neighbourhood Plan stems from Wilton 2040, the Western Precincts SEPP and the Wilton DCP. A Neighbourhood Plan should provide guidance on the development of land within the Wilton Growth Area through the application of relevant neighbourhood-specific controls within the Wilton DCP and Western Precincts SEPP, and where required, development of neighbourhood-specific controls to achieve the outcomes desired for Wilton. A neighbourhood plan, once adopted, will form part of the Wilton DCP.
- 1.2 The Urban Development Zone (UDZ) has been applied to land within the Wilton Growth Area as stipulated by the Western Precincts SEPP. The introduction of UDZ provides a flexible approach for land use planning within the Wilton Growth Area. Due to the lack of specificity provided by UDZ, a Neighbourhood Plan is required prior to a development application to refine specific land uses within each precinct.
- 1.3 The intention of a Neighbourhood Plan is to provide a link between the strategic intent in the relevant Precinct Structure Plans and the details required in a development application. The Neighbourhood Plan provides a high-level plan for a neighbourhood within the Wilton Growth Area in order to inform subsequent DAs, but not so far as to replicate or duplicate the same process. The intend is to use the information to create a series of site-specific objectives and controls that guide future development applications.



Figure 1: Wilton Growth Area Line of Sight

2. PRINCIPLES

- 2.1 This policy seeks to promote best practice, built form outcomes through a simple yet influential policy framework. There are several intended recipients of this policy.
- i. For Council, this policy seeks to define the requirements, streamline the assessment processes and ensure the strategic positioning of a Neighbourhood Plans between the relevant Precinct Plan and DA's.
 - ii. For development proponents, this policy seeks to articulate what is required as part of a Neighbourhood Plan application, and define the assessment pathway leading towards the eventual lodgment of a DA.
 - iii. For the community, this policy seeks to convey the relevance of a Neighbourhood Plan as a new planning tool, and support more informed and meaningful public consultation when a Neighbourhood Plan is placed on exhibition.
 - iv. For other agencies, this policy seeks to provide clarity on the scope of Neighbourhood Plans, allowing them to provide targeted and relevant comments when a Neighbourhood Plan is placed on public exhibition.

3. POLICY DIRECTIONS

- 3.1 A Neighbourhood Plan application shall be approved by Council prior to lodgment of a DA.
- 3.2 A Neighbourhood Plan application shall be supplemented with a Neighbourhood Plan Package as described in the Appendix A to this Neighbourhood Plan Policy.
- 3.3 The date of lodgment of a Neighbourhood Plan application shall be the date of receipt of the Neighbourhood Plan Package and the payment of the applicable fees.

4. ROLES AND RESPONSIBILITIES

ROLE	RESPONSIBILITY
INTERNAL STAKEHOLDERS	
COUNCILLORS	To promote and support policy
CEO	To promote and support policy
DIRECTOR	To promote and support policy
MANAGER	To oversee the implementation of policy
STAFF	To implement and comply with policy
EXTERNAL STAKEHOLDERS	
DPE	Until the Wilton Growth Area Development Control Plan is delegated Council, DPEs role is to adopt the Neighbourhood Plan and amend the Wilton Growth Area Development Control Plan.
NSW RFS	To determine whether there are impacts from physical environment and road network specific to fire hazard in the Neighbourhood Plan.
SYDNEY WATER	To determine whether water, waste water, and infrastructure assets can reasonably support the development of the proposed Neighbourhood Plan to its full potential and its continued sustenance.
NSW EPA	The EPA champions ecologically sustainable development to enhance, restore and protect the environment and human health. The EPA focusses on air quality, water quality, noise, climate change, waste, land contamination, hazardous chemicals, and radiation.
TFNSW	To determine whether a proposed Neighbourhood Plan supports a transport network safety and efficiency.
WATER NSW	To determine whether a proposed Neighbourhood Plan protects the Upper Canal Water Supply Corridor and the Metropolitan Special Area from development. This requirement need only apply to the South East Wilton Precinct.

NSW HEALTH (SOUTH WEST SYDNEY LOCAL HEALTH DISTRICT)	To determine whether a proposed Neighbourhood Plan encourages and maintains environments (built and natural) that contribute to positive health impacts and minimise negative health impacts for people.
SCHOOLS INFRASTRUCTURE NSW / DEPARTMENT OF EDUCATION	To determine whether the proposed Neighbourhood Plan considers the needs of existing and future educational facilities within the subject area, including the provision of active transport corridors that deliver safe pedestrian and cycle infrastructure to and from existing and future schools.
SUBSIDENCE ADVISORY NSW (SA NSW)	To determine any impacts relevant to mining are considered early, including past or future mine subsidence.
HERITAGE NSW	<p>To determine that a proposed Neighbourhood Plan, identifies, supports and protects any state heritage listed items within the area.</p> <p>Ensure that the investigation work or Aboriginal significance and the investigation for the likelihood of relics has been undertaken.</p>
PROPONENT	The proponent of a Neighbourhood Plan requires to adhere to the intent of this policy, and prepare and present the Neighbourhood Plan Package as outlined in the Appendix to this Policy.

5. WHAT IS A NEIGHBOURHOOD PLAN

As per the Wilton DCP a Neighbourhood Plan:

- i. Is intended to be a high-level plan that sets out the design intent of a neighbourhood, including residential densities, dwelling numbers and typologies, public and open spaces, movement, connectivity, approaches to interfaces and special areas, locations of community facilities, treatment of environmentally sensitive land and staging to ensure the effective and ongoing management of development and delivery of infrastructure within the Wilton Growth Area;
- ii. Should demonstrate consideration of applicable Council strategies;
- iii. Should be submitted to Council for approval prior to lodging a DA; and
- iv. Should be consistent with the relevant Precinct Structure Plan and Wilton 2040.

6. WHAT DOES THIS MEAN FOR COMMUNITY

This policy intends to provide an effective policy framework that produces best practice outcomes for the existing communities and future residents of the neighbourhoods. Having a framework that addresses the key planning matters across an area prior to receiving development applications prevents the uncertainty associated with addressing the matters on a lot by lot basis. This provides an understanding of the final neighbourhood form early in the process of realising the development plans both for the current and future residents.

7. NEIGHBOURHOOD PLAN PROCESS

7.1 NEIGHBOURHOOD PLAN PROCESS

The flow chart below summarises the typical Neighbourhood Plan assessment process. It is noted that while Council exhibits and assesses the Neighbourhood Plan, it is the role of the Department of Planning to agree to and make the amendment to Wilton DCP. This will be the process until the Wilton DCP is delegated to Council.



7.2 REQUIREMENTS FOR SUBMITTING A NEIGHBOURHOOD PLAN

- 7.2.1 Proponents are encouraged to have a pre-lodgement meeting with relevant strategic planning staff prior to preparing and submitting a Neighbourhood Plan.
- 7.2.2 The specific requirements for a preparing and submitting an application for a Neighbourhood Plan are detailed in Appendix A.
- 7.2.3 The submission date for a Neighbourhood Plan will be the date on which Council has received all of the following:
 - a) Neighbourhood Plan (as outlined in appendix A);
 - b) Payment of the relevant fees;
 - c) Completed application form

Note: if the above requirements are submitted/paid on different dates, the submission date will be the date on which the last submission requirement is met.
- 7.2.4 The proponent identified on the application form shall be the person Council will be primary point of contact during the processing of the application.
- 7.2.5 Council will not process a Neighbourhood Plan until all the requirements in 7.2.3 have been met.

7.3 PRELODGEEMENT PROCESS

- 7.3.1 While the Pre-lodgment process is not mandatory prior to lodging the plan, it will assist the proponent in submitting a document speaks to the requirements set out by Council. The DCP section on Neighbourhood plans is not site specific and additional information may be required for different areas of the Growth area.
- 7.3.2 The time frames on assessing a neighbourhood plan of 60 days (as outlined in Wilton DCP) do not include this pre-lodgment period and allow Council and the proponent time to discuss issues that can be resolved prior to the formal process.
- 7.3.3 During the pre-lodgement process Council is to facilitate a discussion whereby the relevant teams and stakeholders have an opportunity to hear the proposed plan intentions. The proponent should identify the key points of change. The key changes include the intensification of existing

land uses and the proposal of new land use activities and modifications to the Structure Plan being considered.

- 7.3.4 The proponent must flag any significant departures from adopted policies, related procedures and compliance requirements during the pre-lodgment to seek general advice from expert staff.
- 7.3.5 Following the pre-lodgement clear advice will be provided regarding next stages for the proponent. This will be outlined with relevant feedback provided, reflective of the detail provided on the intended proposal and studies undertaken.

7.4 REQUIREMENTS FOR CONSULTATION

- 7.4.1 Council is committed to engaging with community and key stakeholders early and throughout the Neighbourhood Planning process.
- 7.4.2 Consultation requirements for preliminary and public exhibition are outlined in the Community Participation Plan.
- 7.4.3 The minimum consultation period as outlined in the Community Participation Plan may be extended at the discretion of staff, dependent on the Neighbourhood Plan.
- 7.4.4 The outcome of any preliminary notification and/or public exhibition will be reported to Council to inform the decision-making process.

7.5 CONSIDERATION OF SUBMISSIONS

- 7.5.1 Where an identical response is submitted by more than one person from the same address (for example Mrs & Mr Smith), this will be considered as one submission.
- 7.5.2 Where a person submits more than one response, those responses shall be considered as one submission.
- 7.5.3 Where a petition is received, Council will advise the head petitioner only of the outcome of the consultation.
- 7.5.4 The head petitioner is considered to be the person who submitted the petition. If this is not clear, then it will be the first person listed on the petition.
- 7.5.5 Late submission will be accepted but will only be considered where these are received in sufficient time to allow for their reporting.
- 7.5.6 Where a submission addresses factors considered by Council to be not in the best interest of the community or of significant impact to delivering the principles of the policy council will seek amendments from the proponent. Such examples of this are local knowledge of site-specific

contamination or sound wall additions on the site or missing active transport links.

- 7.5.7 However, there are some submissions such as the location of schools and or roads which are already set in the structure plan which is law (legal) and cannot be altered without the approval and exhibition process by DPE.

7.6 CONSULTATION WITH PUBLIC AGENCIES

- 7.6.1 Consultation with relevant public agencies during preliminary notification will be undertaken at the discretion of Council (i.e. Consultation will occur with SA NSW when the subject area is in a mine subsidence zone).
- 7.6.2 Council will consult with the relevant public agencies having regard to the agencies listed in Table 2 at the beginning of the formal public exhibition process.

7.7 CHANGING THE PROPONENT

- 7.7.1 A request to change the current proponent to another individual or entity, shall be in writing, and that request shall be made by the current proponent.

7.8 CONCURRENT LODGMENT OF NEIGHBOURHOOD PLANS

- 7.8.1 Wilton DCP sets out that the lodgment of the neighbourhood plan is required prior to the lodgment of a DA. This is because the plan is intended to set out the design and intent via a series of objectives and controls specific to the site.

7.9 ACTIONS FOR A REFUSAL OF A SUBMITTED NEIGHBOURHOOD PLAN

- 7.9.1 The assessment and consideration of a neighbourhood plan has many benefits to the Council, community and the proponent. This means that the continued work of the Council and the proponent collaboratively will be for the betterment of the community.
- 7.9.2 If the Council refuse to amended the DCP and include or make a new neighbourhood plan the Applicant can lodge the subsequent Development Application without a neighbourhood plan for the site.
- 7.9.3 In such case the DA will need to meet the minimum requirements set out in the EPA Act and generally complies with Wilton DCP.

7.10 WITHDRAWING OR NOT SUPPORTING A NEIGHBOURHOOD PLAN

- 7.10.1 If a draft Neighbourhood Plan is withdrawn prior to being reported to Council for finalisation or endorsement, a proponent will be eligible for up to 50 percent refund of the DCP Amendment (Neighbourhood Plan) Fee.
- 7.10.2 Where Council resolves not to support a draft Neighbourhood Plan, the proponent will be eligible for up to 25 percent refund of the DCP Amendment (Neighbourhood Plan) Fee.
- 7.10.3 The amount of refund will be determined by Council and may depend on the amount of resources Council used for processing an application.
- 7.10.4 Any refund will be made to the same person or company who made the original payment.

7.11 VARYING THE POLICY - EXTENUATING CIRCUMSTANCES

- 7.11.1 Departures from any part of this policy can be considered where there are extenuating circumstances.
- 7.11.2 Requests to vary any provision in this policy must be justified in writing.
- 7.11.3 Variations must be approved by Director Planning. In the instance where the Director Planning has a conflict of interest, the variation must be approved by the Chief Executive Officer.

7.12 CONSEQUENCES OF REJECTING OR SIGNIFICANTLY DELAYING THE ADOPTION OF A NEIGHBOURHOOD PLAN

- 7.12.1 If Council refuses to make an amendment to Wilton DCP to include a Neighbourhood Plan submitted in accordance with Wilton DCP, or delays by more than 60 days to make a decision on whether to proceed to make the amendment, an applicant may submit a Development Application for the subject site despite the requirement in Wilton DCP for a Neighbourhood Plan.

8. DEFINITIONS

TERM	DEFINITION
Asset Protection Zone (APZ)	is a fuel reduced area surrounding a built asset or structure for the purposes of reducing bushfire fire risk.
CONSENT AUTHORITY	means the authority having the function to determine the application for approval.
DA	means a development application.
DEVELOPMENT CONTROL PLAN	is a detailed guideline that illustrates the controls that apply to a particular type of development or in a particular area and is made under the EP&A Act.
DPE	is the NSW Government Department of Planning and Environment.
EP&A ACT	<i>means the Environmental Planning and Assessment Act 1979</i>
GROWTH CENTRE	means the Wilton Growth Area with boundaries as shown on the <i>Wilton Growth Area Precinct Boundary Map</i> stipulated in the Western Precincts SEPP.
GROWTH CENTRE STRUCTURE PLAN	is the NSW Government's <i>Wilton 2040: A Plan for the Wilton Growth Area</i> .
NEIGHBOURHOOD (AREA)	a neighbourhood area in relation to the application of a "neighbourhood plan" is the area defined by the proponent in consultation with Council, there is no predetermined size for a neighbourhood although it is noted that ideally there would only be a maximum of 2 or 3 neighbourhoods in a Precinct as identified in the Western Precincts SEPP.
NEIGHBOURHOOD PLAN	is 'a high-level plan that sets out the design intent of a neighbourhood, including residential densities, dwelling numbers and typologies, public and open spaces, movement, connectivity, approaches to interfaces and special areas, and staging to ensure the effective and ongoing management of development and delivery of infrastructure within the Wilton Growth Area' (Wilton DCP 2021, Appendix A, page 4).

NSW EPA	is the New South Wales Environmental Protection Authority.
NSW RFS	is the New South Wales Rural Fire Service.
PRECINCT PLAN	means the plan referenced in Clause 1.4(b) of the relevant appendices of the Western Precincts SEPP.
PROPONENT	means the applicant responsible for the submission of a Neighbourhood Plan.
TFNSW	Is Transport for New South Wales.
WESTERN PRECINCTS SEPP	means the <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i> .
WILTON 2040	means Wilton 2040: A Plan for the Wilton Growth Area.

APPENDIX A: Neighbourhood Plan Requirements

1. NEIGHBOURHOOD PLAN

1.1. Aim of a Neighbourhood Plan

The overarching aim of a neighbourhood plan is to guide future development in a cohesive manner that delivers liveable, sustainable and resilient communities while protecting our natural environment

1.2. Policy Position of a Neighbourhood Plan

The intention of a Neighbourhood Plan is to bridge the gap between high level strategic documents applicable to the Wilton Growth Area and individual DAs. A Neighbourhood Plan, which sits between the Precinct Plan and DA, is similar to a master plan and sets out the design intentions for a specific neighbourhood. It promotes place-based planning and development outcomes within an identified precinct.

2. COVER REPORT REQUIREMENTS.

1.1 Purpose

The purpose of the Cover Report is to identify the land to which the Neighbourhood Plan applies to, assist in the assessment of the Neighbourhood Plan, and provide clarity to stakeholders when the document is placed on public exhibition. The Cover Report must provide a direct line of sight to the Neighbourhood Plan and provide a written rationale for the land use configuration, design responses and related components.

1.2 Planning Principles

The Planning Principles outlined within *Wilton 2040: A plan for the Wilton Growth Area* and Appendix B of Wilton Development Control Plan 2021 shall be addressed in the covering report and/or spatially in any mapping, as appropriate.

Broadly, these planning principles relate to the following themes:

- Social Infrastructure;
- Green Tree Canopy/Corridors;
- Heritage;
- Landscape, including: Protecting and enhancing important habitats, Wilton Green Plan (as described in the Wilton DCP), Waterway Health, and Bushfire Protection;
- Land Use, conflicts and interfaces;
- Built Form;
- Residential Density;
- Movement;
- contaminated site locations; and
- Wilton Town Centre

1.3 Structure and Content

Broadly, the Cover Report must start by providing a high-level overview of the site and eventually become more granular as the contents of the Neighborhood Plan are unpacked.

The Cover Report should not include value-laden or subjective language. The information provided will be used to develop a set of objectives and controls that will be incorporated into Wilton DCP as an amendment with supporting visuals.

Table 3 outlines the required contents of the Cover Report, ensuring that the details of each content is required to be contextually relevant.

Table 3: Cover Report requirements

Section	Requirements
Cover page	The cover page must clearly articulate the name of the proponent and specific neighbourhood for which the Plan applies.

Neighbourhood Plan	This section should introduce the Neighbourhood Plan and articulate what it is trying to achieve. This section should state that the following sections have helped shape the Neighbourhood Plan which sits as a separate document and that will be incorporated into the Wilton DCP. If any staging to the development is proposed, this must be highlighted.
Site Analysis	This section must introduce and frame the site. The following themes should be addressed in a site analysis: location; neighbourhood context; legal and postal description of sites; natural and physical features; human-made features; existing utilities; and local and state heritage. Where relevant, maps should be used as reference to address the above themes. This section must also list any relevant studies that have been previously undertaken.
Visual character assessment	This section requires for further desktop and field analysis to be conducted to describe the visual character of the neighbourhood and surrounds. This assessment should be concise and no more than 3 pages in length.
Steep and unstable land	This section should identify steep and unstable land in the form of a topographic risk map. This map should identify low risk (green) and high risk (red) land. Commentary must be provided which demonstrates that steep and unstable land has been considered by the Neighbourhood Plan and where medium to high risks have been identified, how these risks will be managed and what design responses will be maximised.

Transport	This section should explain the active transport and road hierarchy maps contained in the Neighbourhood Plan. Key transport connections to points of interest should be discussed and actions taken to maximise the opportunities for non-vehicular transport should be highlighted.
Dwelling yields	<p>This section must provide commentary on the total number of dwellings proposed in relation to the total dwellings limit provided in the Western Precincts SEPP. A comparison must be made of:</p> <ul style="list-style-type: none"> • the number of dwellings proposed in the Neighbourhood Plan in relation to the relevant neighbourhood; and • the total developable area within the land to which the Neighbourhood Plan applies in relation to the developable land available across the whole precinct. <p>A dwelling yield diagram should be included in this section. This diagram will show dwelling yields across the Precinct Plan where the Neighbourhood Plan applies.</p>
Density and Diversity of housing	This section should explain the density and lot typology plans in the Neighbourhood Plan. Relevant statistics must be provided which identify the types of housing being delivered, followed by commentary which demonstrates that the breakdown of housing types (as a percentage) is diverse and is responsive to changing community needs.
Urban design	This section should provide the urban design rationale underpinning the urban design concept. Where relevant, this

	<p>section should complement the urban design concept plan for centres provided in the Neighbourhood Plan.</p> <p>Centres require nominated active frontages, access points, interfaces between public and private domains, links to open space areas, and all other design responses/details should be clearly articulated.</p> <p>This section should acknowledge any design decision that relate to <i>Designing with Country</i>, heritage and future provision of public art at a high level. The urban design principles should be clearly identified in the proposed Neighbourhood Plan including how the design choices mitigate urban heat.</p>
Noise mitigation	This section should identify the rationale for the location of noise mitigation measures as identified in the Neighbourhood Plan.
Natural disaster management	<p>This section should identify natural disaster risks which may impact on the site (bushfires, flooding, etc.) and how the Neighbourhood Plan aligns with the objectives of relevant emergency services and agencies (Rural Fire Service, State Emergency Services, etc.). Any indicative Asset Protection Zones (APZ) or evacuation routes should be discussed and justified. APZ should be noted to show areas where planting will need to align with planning for Bushfire Protection. Any variations to the Wilton DCP as a result of this must be justified within this section. This section should also clearly</p>

	articulate that high-density development will not be permitted in exclusion zones.
Public Assets and Infrastructure	<p>This section should identify areas of local public amenities and services such as transport, active and passive open space, community facilities, stormwater facilities and any land nominated for public ownership, but note that design details and negotiations regarding land/asset transfers are not within the scope of the Neighbourhood Plan. This section should identify any existing infrastructure and utilities including the Upper Canal Corridor. This process is being used to commence negotiations, rather than resolve land/asset ownership.</p> <p>The adoption of a Neighbourhood Plan does not commit Council to ownership of land/assets as this is subject to a separate process. This section should also demonstrate alignment with the relevant Local Contributions Plan (s7.11 Plan) and/or Draft Special Infrastructure Contributions (SIC) or any applicable State Voluntary Planning Agreements (VPA).</p>
Water management	<p>This section should note that a detailed water cycle management strategy will be prepared at a later stage and separate to the Neighbourhood Plan.</p> <p>A Concept Storm Water Strategy that incorporates Water Sensitive Urban Design (WSUD) principles should be submitted as an appendix to the Cover Report. This report would ideally align with Council's WSUD Policy and should</p>

	<p>identify storm water infrastructure which may be dedicated (other than roads or individual lots). Where possible irrigation areas should be nominated on relevant plans. Stormwater infrastructure should not compromise other aspects of the aims of Wilton 2040.</p>
Biodiversity	<p>This section should identify any biodiversity considerations as identified in the Flora and Fauna Study submitted with the rezoning and/or the Cumberland Plain Conservation Plan including design responses and interface treatments.</p> <p>It should also outline any relevant best practice planning approaches in response to the above.</p>
Land Use Conflicts	<p>This section should highlight the land use conflicts around the site and within the site. It must indicate the conflicts that are temporary while the growth area progresses and what will remain as a permanent conflict.</p> <p>The temporary and permanent conflict must have solutions and management plans.</p>
Aboriginal cultural heritage considerations	<p>Consultation with the local Aboriginal groups is essential to addressing the heritage considerations for the site. This section should highlight the investigations that have occurred, how potential items are protected and what the local groups agreed on with the continued protection of these items.</p>

State heritage and historical archaeological considerations	Proponents are to ensure that existing management of the heritage and archaeological sites are maintained and need to ensure that the sites are not impacted further by the proposed works.
Interfaces	<p>Proponents are to address relationships between the neighbourhood plan and surrounding areas, for example:</p> <ul style="list-style-type: none"> • How the proposed density relates to surrounding neighbourhoods. • How the proposed transport arrangements will support active and passive transport connections between the neighbourhood and adjoining neighbourhoods. <p>Green corridors, roads, share paths, footpaths and cycleways that end at the neighbourhood boundary need to connect to like infrastructure within adjoining neighbourhood plans.</p>
Additional supporting material	This section may demonstrate best practice planning approaches arising from reports to inform the Neighbourhood Plan including but not limited to WSUD, conservation of biodiversity, livability, and resilient communities.

3. NEIGHBOURHOOD PLAN MAPPING REQUIREMENTS

3.1 Purpose

The purpose of a Neighbourhood Plan is to provide one cohesive plan supported by objectives, controls and maps for individual neighbourhoods within the Wilton Growth Area.

A Neighbourhood Plan is primarily a plan-based output and seeks to provide context to the Neighbourhood Plan package. All maps need to be consistent with the relevant Precinct Plan.

The Neighbourhood Plan map, including any objectives with necessary site-specific controls to achieve the objectives, will be incorporated into the Wilton DCP.

3.2 Structure and Content

The table below outlines the mapping requirements of the Neighbourhood Plan.

Map	Requirements
Neighbourhood Plan Map	This single, overall map shall incorporate and summarise elements from the maps listed below in this table. Provide a clear, defined boundary.
Blue-Green-Grey Grid Map	<p>This map contains three elements as follows:</p> <p><i>Blue Elements</i></p> <p>This map should show riparian corridors, catchment areas and any existing storm water infrastructure. In addition, the map is to show indicative land to be nominated for public ownership for the purposes of storm water management and how this infrastructure links to natural storm water flows, noting that a Neighbourhood Plan does not commit Council to ownership of any land/assets as this is subject to separate processes</p> <p><i>Green Elements</i></p> <p>This map should define key corridors of existing vegetation and other areas that are capable of deep soil planting (open space, buffer zones, etc.). For areas which were previously identified as to be developed, separate shading should apply which seeks to maximise deep soil planting and vegetation (consistent with the Wilton DCP and best practice).</p>

	<p><i>Grey Elements</i></p> <p>The map should define active transport networks such as cycle ways (by type), paths, vehicular roads identified in the precinct plans and perimeter roads (thick line for arterial roads, thinner line for roads, local streets should not be shown).</p> <p>Any nominated public transport routes must contain a disclaimer that they are indicative and pending TfNSW assessment and approval.</p> <p>This map should extend past the neighbourhood boundary in order to show connections and movement networks in other parts of the Precinct and the broader Wilton Growth Area.</p>
Built Form Maps	<p>Two maps are required.</p> <p>The first map should seek to define what built form typologies will be located across the precinct. The map should include the following typologies as a minimum: low-density dwellings, medium-density dwellings, mixed-use town centres (if applicable), industrial areas (if applicable), open space, and special uses (schools and other community facilities.).</p> <p>If any centres are proposed in the neighbourhood, active frontages and access points should be included on the first map.</p> <p>The second map applies to land identified for residential purposes in the first built form map. This map should apply</p>

	<p>indicative lot size ranges using a coloured scale. It is expected that this would closely align with the densities outlined in the first map, but should demonstrate how a diversity of housing types will be provided and that the precinct dwelling cap has been considered.</p> <p>Any interface treatments should be demonstrated where required, and should respond to matters such as bushfire, environmental conservation, open space, and or density or use transitions.</p>
Environmental Constraints Map	<p>This map should show any environmental zones, asset protection zones, perimeter roads, evacuation routes, noise mitigation measures, and the boundary between urban land and the identified Cumberland Plain Conservation Land.</p> <p>The map should also show any areas of known or potential contamination, as identified by the relevant studies prepared as part of the rezoning process, that require further investigation at the development application stage.</p> <p>Where relevant, this map should extend past the neighbourhood boundary in order to show evacuation route connections and large-scale environmental constraint boundaries in other parts of the Precinct and the broader Wilton Growth Area.</p>

4. APPLICATION FORM

A Neighbourhood Plan Package must be accompanied by an application with the following information:

- I. Name of the proponent,
- II. Name of landowner/s,
- III. Address of the property, including Lot/s details
- IV. Disclosure of political donations and gifts,
- V. Declaration of conflicts of interest, and
- VI. Confirmation of payment of application fee