



Attachments Booklet

Monday 19 February 2018

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SUSTAINABLE AND BALANCED GROWTH

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GR1 Attachments

1. Site Plan
2. Elevations and Floor Plans
3. Landscape Plan

Monday 19 February 2018

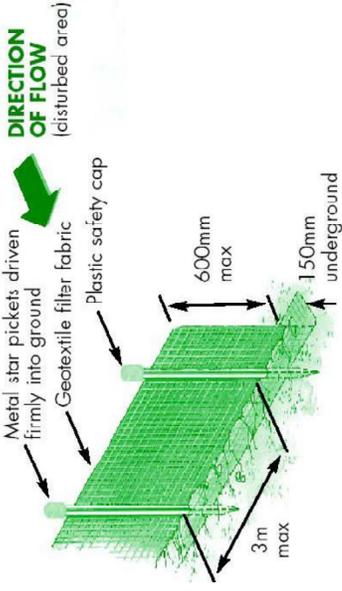
GR1 – Development Application No. 010.2016.00000590.001 –
Multi Dwelling Housing (5 Units) – 23 Burragorang Street,
The Oaks

APPROVED SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED ON SITE BEFORE CONSTRUCTION COMMENCES. THEY ARE TO BE RETAINED UNTIL CONSTRUCTION IS COMPLETE

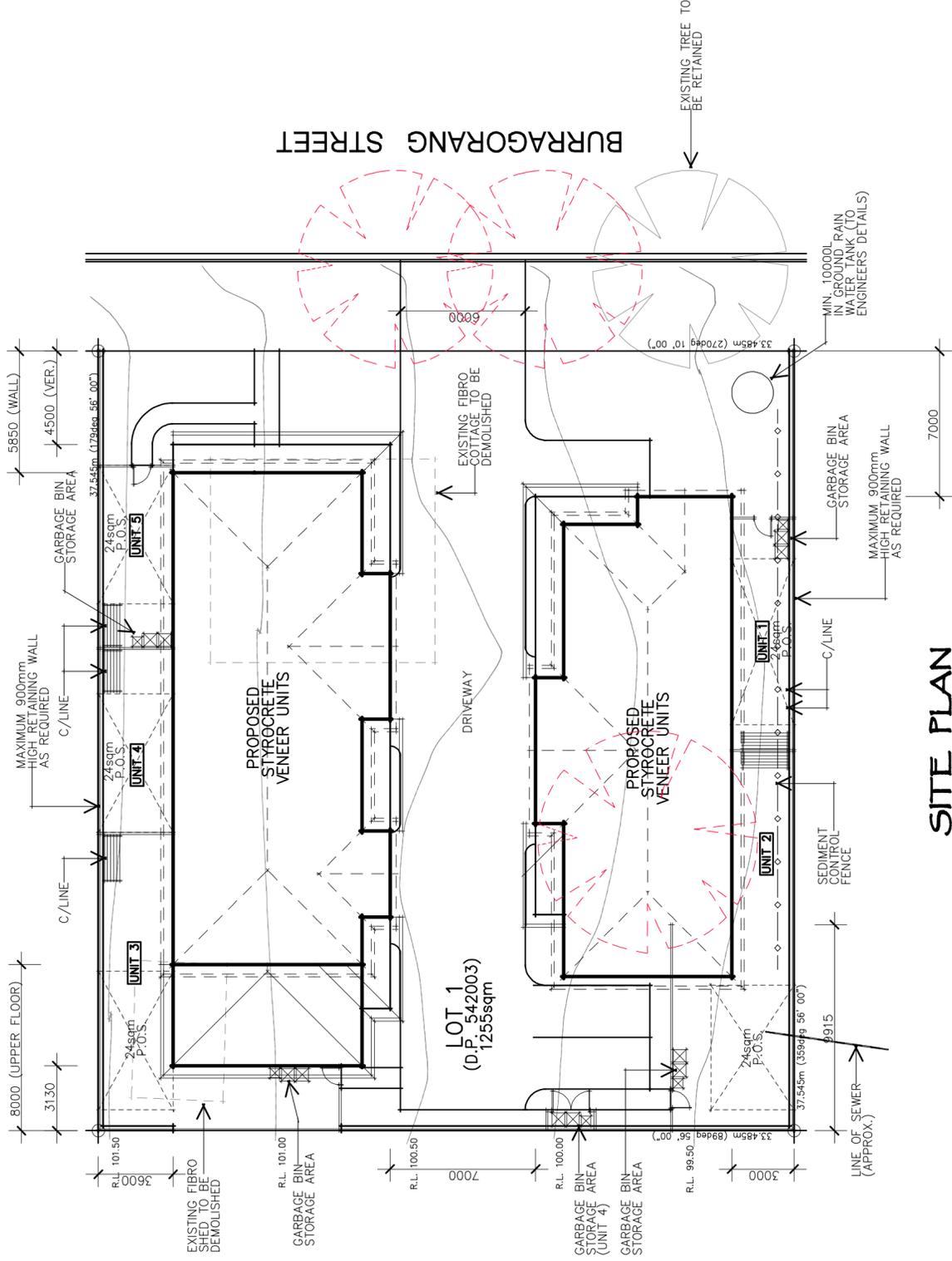
LOCATION OF WATER TANK TO BE VERIFIED BY BUILDER BEFORE WORK COMMENCES

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK

SEWER DETAILS SHOWN ARE APPROX. ONLY, AND ARE TO BE VERIFIED BY A SURVEYOR BEFORE WORK COMMENCES.



SEDIMENT CONTROL DETAIL NOT TO SCALE



SITE PLAN SCALE 1:200



PRIVATE OPEN SPACE AREAS:	
UNIT 1	33.84sqm
UNIT 2	90.57sqm
UNIT 3	76.86sqm
UNIT 4	32.12sqm
UNIT 5	31.88sqm

CALCULATIONS:

SITE COVER	COVER 75% OF SITE
MINIMUM SITE COVER	941.25sqm
MAXIMUM SITE COVER	833.36sqm (COMPLIES)
LANDSCAPED AREA:	
MINIMUM FORMAL LANDSCAPED AREA OF 10% SITE AREA	125.50sqm
FORMAL LANDSCAPED AREA	421.64sqm (COMPLIES)

- NOTES:**
- Levels shown are approximate only and should be verified on site before work commences.
 - Figured dimensions are to be used in preference to scaling.
 - All measurements are in millimetres unless otherwise stated.
 - Window sizes are nominal only. Final window schedule by builder.
 - Graniteguard termite barrier to perimeter unless otherwise notated.
 - All work to be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

Certificate no.: 000077820
 Assessor Name: Reginald Hawkins
 Accreditation no.: 20072
 Certificate date: 01 August 2016

Average star rating: 5.8
NATIONWIDE HOUSE
 BUILDING & TRADING COMPANY
 www.nathaus.gov.au

23 Burragorang Street
 The Oaks, NSW
 2570

ABS **Block Building Multi- Dwelling**
 (REGULATED BY) 130220415
 (ISSUED BY) 07/03/2013
 (ISSUE DATE) 07/03/2013
 (ISSUE TYPE) 2012
 (ISSUE STATUS) 2012
 (ISSUE TYPE) 2012
 (ISSUE STATUS) 2012

www.nathaus.gov.au

C DA ISSUE (R.H.)	28-7-16
ISSUE	AMENDMENT
CLIENT:	MR & MRS GORDON

JOB: **PROPOSED MULT-UNIT DEVELOPMENT**

23 Burragorang Street The Oaks NSW 2570

LOT: 1	DP: 542003	AREA: 1255sqm
LG: Wollondilly Shire Council		
SCALE:	DATE:	
1:200 @ A2	20-4-16.	
DRAWING No:	DRAWN ISSUE:	
1968	T.H.E	

Proud designer of:
WINNER 2010 HANSW Spec-Home of the Year

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"SPECIALISING IN EXCLUSIVE LUXURY HOMES"

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Certificate no.: 0600670820
 Assessor Name: Reginald Hawkins
 Accreditation no.: 20072
 Certificate date: 01 August 2016

5.8
 Average star rating

NATIONWIDE HOUSE
 www.natwide.gov.au

23 Burragorang Street,
 The Oaks, NSW
 2570

www.natwide.gov.au

ABS Class 1 Building
 Home Building
 Licence No. 17232005
 Licence Holder: Reginald Hawkins
 Licence Issue Date: 01/08/2016
 Licence Expiry Date: 31/07/2021
 Assessor Name: Reginald Hawkins
 Assessor No.: 20112
 Assessor Status: Approved
 Assessor Type: BASIX Home Building Practitioner

C	DA ISSUE (R.H.)	28-7-16
ISSUE	AMENDMENT	DATE
CLIENT: MR & MRS GORDON		

JOB:
PROPOSED STYROCRETE VENEER UNITS

23 Burragorang Street, The Oaks NSW 2570
 LOT: 1 DP: 542003 AREA: 1255sqm
 LGA: Wollondilly Shire Council

SCALE: **1:100**
 DATE: **21-6-16.**
 DRAWN: **T.H.**
 ISSUE: **C**

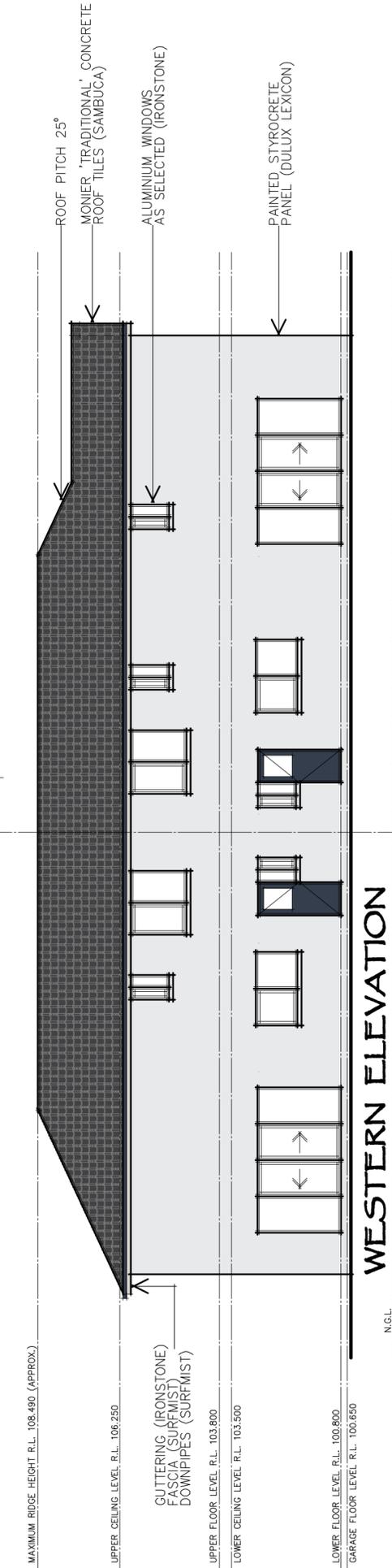
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	COLORBOND 'SURFMIST'		SAMBUCA
	COLORBOND 'IRONSTONE'		MONIER 'TRADITIONAL' CONCRETE ROOF TILES (SAMBUCA)
			DULUX 'LEXICON' (B16)

NOTES:

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Certificate no.: 0000670820
 Reginald Hawkins
 Accreditation no.: 20072
 Certificate date: 01 August 2018

NATIONWIDE HOUSE
 (NATIONAL EXCELLENCE AWARDS)
 www.nationwidehouse.com.au

23 Burragarang Street
 The Oaks, NSW
 2570
 www.nrdra.com.au

ABS Class 1 Builders
 Building & Plumbing
 Licence No: 103220005
 Licence Exp: 31/03/2018
 Assessor Name: Reginald Hawkins
 Assessor No: 2017
 Assessor Exp: 31/03/2018
 Member of: **BASIS**

ISSUE	AMENDMENT	DATE
C		28-7-16
CLIENT:	MR & MRS GORDON	

PROPOSED STYROCRETE VENEER UNITS

23 Burragarang Street, The Oaks NSW 2570

LOT: 1 DF: 542003 AREA: 1255sqm

LGA: Wollondilly Shire Council

SCALE: **1:100**

DATE: **21-6-16.**

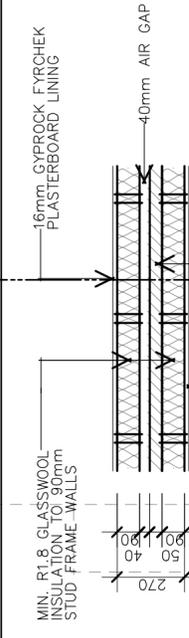
DRAWN: **T.H. C**

ISSUE: **1968-1**

PROUD DESIGNER OF: **REGGIE'S**
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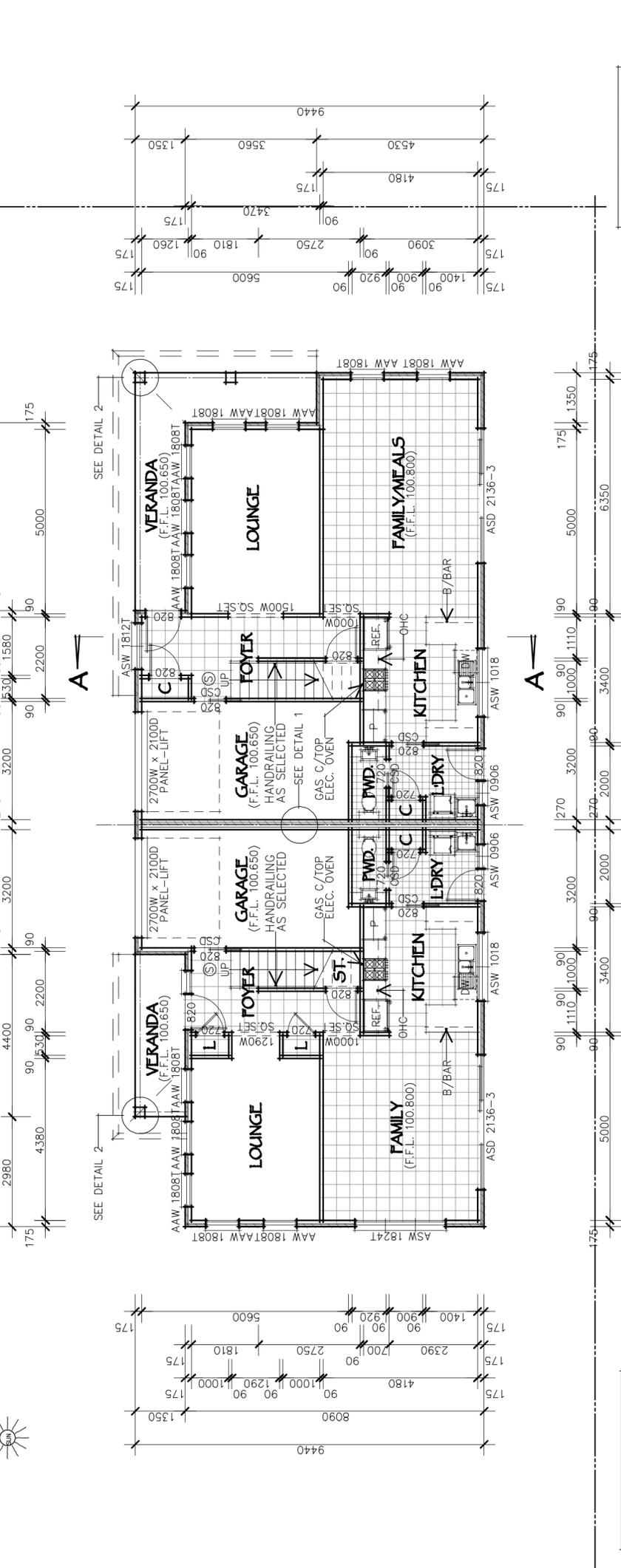
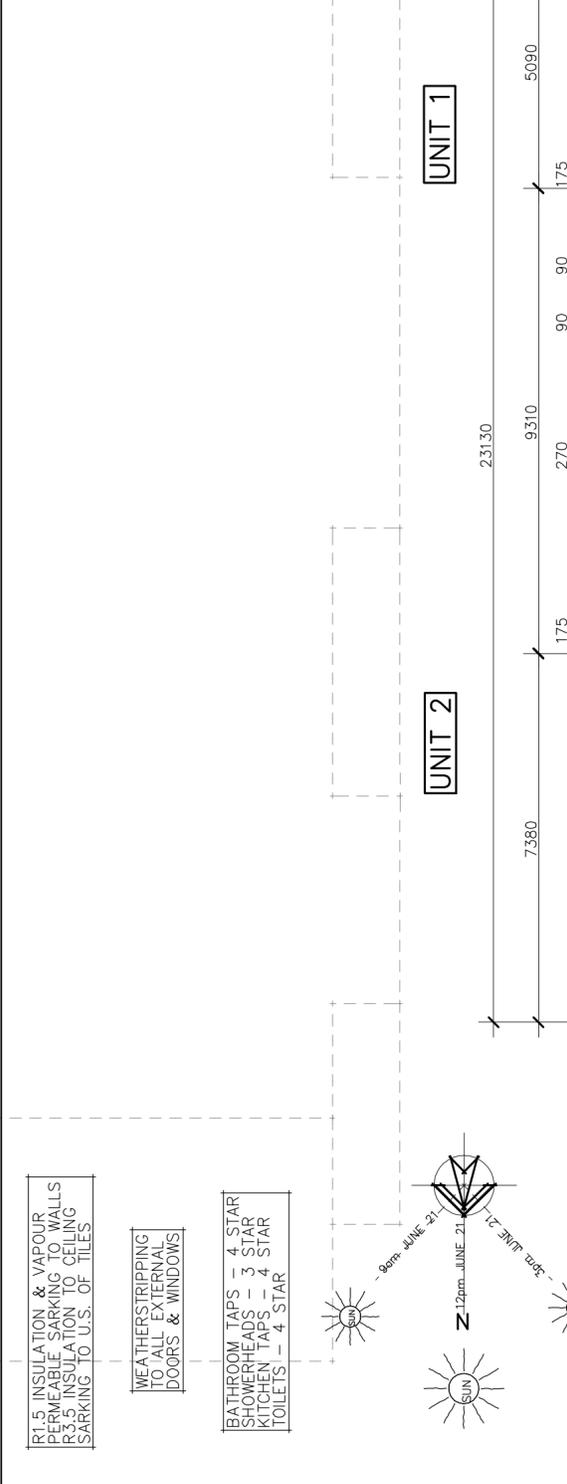
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DETAIL 1
 SCALE: 1:20

Rw 69, Rw+Ctr 55 (+) WITH STANDARD 13mm PLASTERBOARD REPORT BY INSULATED 25/1/13 EXCEEDS CSR 456(b)



LOWER FLOOR PLAN
 SCALE 1:100

CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT AUSTRALIAN STANDARDS

A MIN. 3-3.5 STAR RATED DUCTED REVERSE-CYCLE AIR CONDITIONING UNIT TO BE INSTALLED TO ALL LIVING ROOMS AND BEDROOMS

NO VENTILATED DOWNLIGHTS TO BE INSTALLED UNLESS OTHERWISE NOTED. IF DOWNLIGHTS ARE TO BE INSTALLED THEY MUST BE LED DOWNLIGHTS WITH COVER ALLOWING CEILING INSULATION TO COVER

UNIT 1 FLOOR AREA:	
LOWER FLOOR	: 82.44m ²
UPPER FLOOR	: 98.95m ²
VERANDA	: 13.50m ²
GARAGE	: 19.60m ²
TOTAL	: 214.49m ² (23.09sq)

UNIT 2 FLOOR AREA:	
LOWER FLOOR	: 73.00m ²
UPPER FLOOR	: 92.84m ²
VERANDA	: 5.84m ²
GARAGE	: 19.84m ²
TOTAL	: 191.52m ² (20.63sq)

ALL LIGHT FITTINGS TO BE INSTALLED WITH EITHER A LED OR FLUORESCENT GLOBE TO THE FIXTURE

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK

HOT WATER SYSTEM TO BE A RHEEM INSTANTANEOUS 24L/MIN. GAS UNIT OR EQUIV. MIN. 5 STAR SYSTEM

R1.5 INSULATION & VAPOUR PERMEABLE SARKING TO WALLS
R3.5 INSULATION TO CEILING
SARKING TO U.S. OF TILES

WEATHERSTRIPPING TO ALL EXTERNAL DOORS & WINDOWS

BATHROOM TAPS - 4 STAR
SHOWERHEADS - 3 STAR
KITCHEN TAPS - 4 STAR
TOILETS - 4 STAR

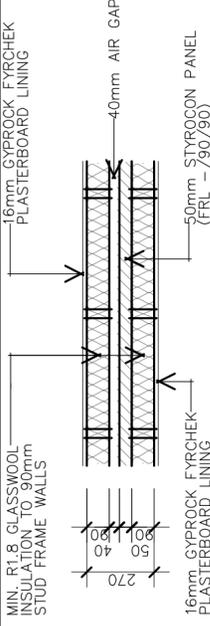


UNIT 3

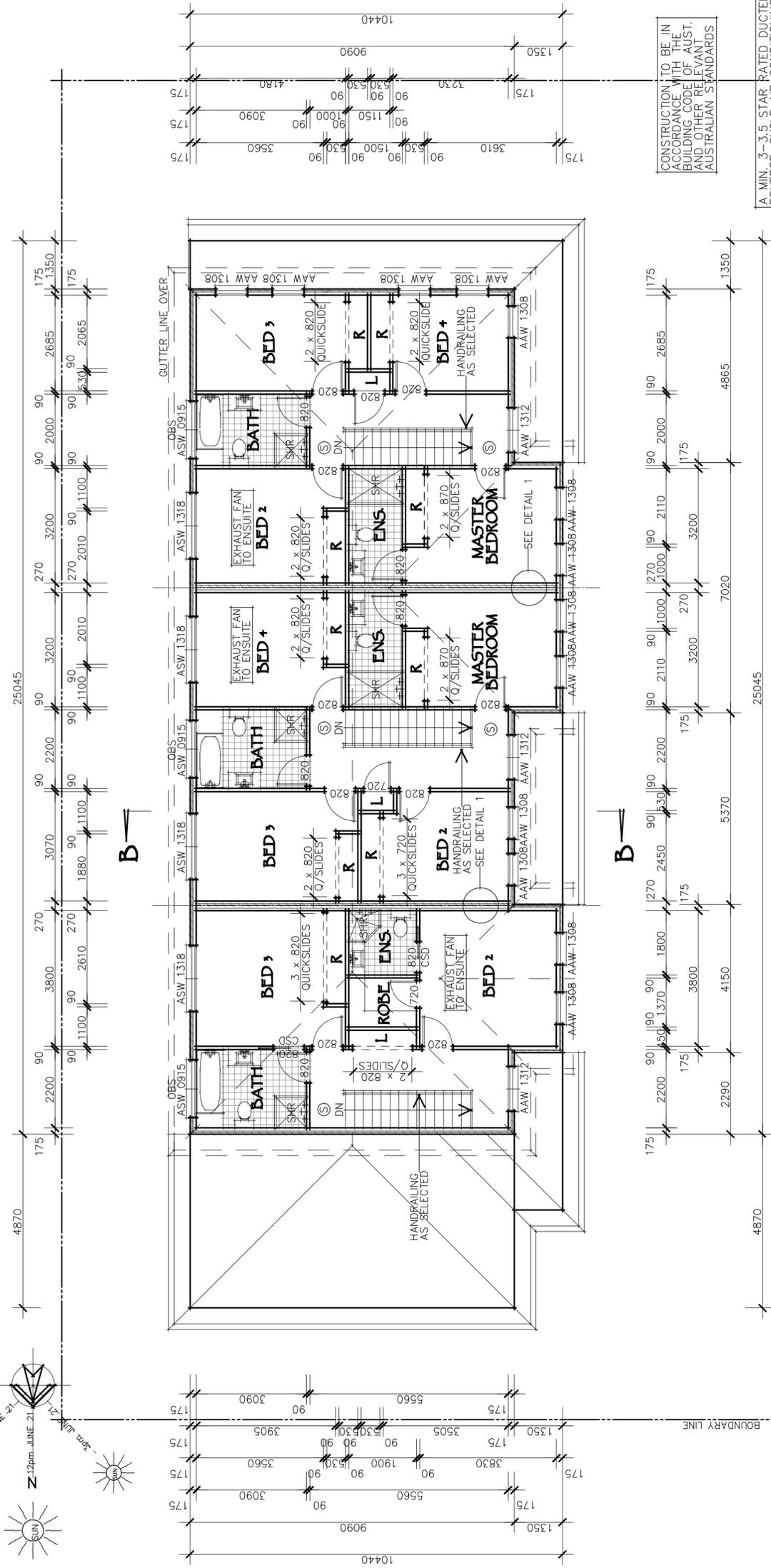
UNIT 4

UNIT 5

DETAIL 1
SCALE 1:20
Rw 69, Rw+Clr 55 (+/-3) WITH STANDARD 13mm PLASTERBOARD
REPORT BY INSUL DATED 25/1/13
EXCEEDS CSR 556(b)



ADAPTABLE DWELLING



NO VENTILATED DOWNLIGHTS TO BE INSTALLED UNLESS DOWNLIGHTS ARE TO BE INSTALLED. THEY MUST BE COVER ALLOWING CEILING INSULATION TO COVER

ALL LIGHT FITTINGS TO BE INSTALLED WITH EITHER A LED OR FLUORESCENT GLOBE TO THE FIXTURE

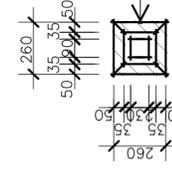
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK

HOT WATER SYSTEM TO BE A RHEEM INSTANTANEOUS 24L/MIN. GAS UNIT OR EQUIV. MIN. 5 STAR SYSTEM

ALL OPENABLE BEDROOM WINDOWS 2 METRES OR GREATER ABOVE THE SURFACE BELOW AND ALL WINDOWS GREATER THAN 4 METRES ABOVE THE SURFACE BELOW TO BE FITTED WITH CHILD RESISTANT MECHANISM OR SUITABLE SCREEN SO A 125mm SPHERE CANNOT PASS THROUGH.

⑤ - SMOKE DETECTORS

UPPER FLOOR PLAN
SCALE 1:100



DETAIL 2
SCALE 1:20
FRL 90/90/90

CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUST. AND OTHER RELEVANT AUSTRALIAN STANDARDS

A MIN. 3.5 STAR RATED DUCTED REVERSE CYCLE AIR CONDITIONING UNIT TO BE INSTALLED TO ALL LIVING ROOMS AND BEDROOMS

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Certificate no: 00087823
Assessor Name: Reginald Hewkirk
Accepted on: 2002
Certificate date: 01 August 2016
Dwelling Address: 23 Burragarang Street, The Oaks, NSW 2570
www.natwide.gov.au

Class 1 Buildings Multi-dwelling
BASIS
BASIS Building Compliance
BASIS Building Compliance
BASIS Building Compliance

C DA ISSUE (R.H.)	28-7-16
ISSUE	AMENDMENT
CLIENT:	MR & MRS GORDON

JOB:

PROPOSED STYROCRETE VENEER UNITS

23 Burragarang Street, The Oaks NSW 2570

LOT: 1 DP: 542003 AREA: 1259sqm

LGA: Wollondilly Shire Council

Scale Designer: oh

SCALE: 1:100

DATE: 21-6-16

DRAWN: T.H.E

ISSUE: E

DRAWING No: 19688-5



WINNER 2010
HANSW
Spec Home of the Year

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GARDEN BEDS:
 THEY SHALL BE EXCAVATED SUFFICIENTLY ENOUGH TO ALLOW FOR NO LESS THAN 300mm DEEP OF PREMIUM ORGANIC GARDEN SOIL MIX TO BE APPLIED. PREVIOUS TO THIS THE CLAY SUB-BASE SHALL HAVE AN APPLICATION OF GIPSUM TO THE MANUFACTURERS SPECIFICATIONS.

GARDEN EDGES:
 THEY SHALL BE CONSTRUCTED WITH 100mm x 25mm TREATED PINE BOARDS. THESE SHOULD BE FIXED TO POINT GALVANISED FIXINGS. (50mm x 50mm) WITH GALVANISED FIXINGS.

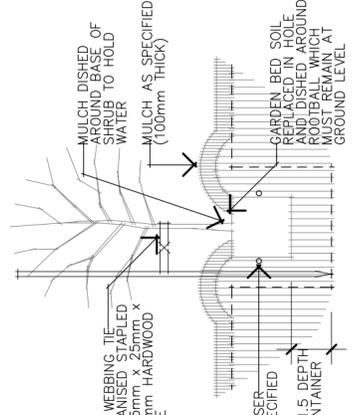
PLANTS:
 ENSURE ALL PLANTS ARE NOT ROOTBOUND WITHIN THE POT OR BAG. BADLY STAKED OR BROKEN IN THE GROWING TIP. IF SO, THEY SHOULD BE REJECTED AND NEW STOCK SOURCED. DO NOT DISTURB ROOTS AND PLANT ALL PLANTS AS PER DETAILS. WATER PLANTS THOROUGHLY UPON PLANTING AND ENSURE PLANTS ARE WATERED DAILY IF NOT PLANTED AFTER DELIVERY. THE PLANTS SHALL BE STAKED AND FERTILISED AS DETAILED.

FERTILISER:
 ALL ADVANCED TREES ie: 300mm POTS TO 100LIR BAGS, SHALL BE FERTILISED BY MEANS OF ADDING 200g OF OSMOCOTE, OR EQUIVALENT IN THE BACKFILL AFTER ALL OTHER SHRUBS SHALL BE FERTILISED. USE THE SAME METHOD WITH ONLY 100g OF OSMOCOTE.

MULCH:
 MULCH SHALL BE INSTALLED TO ALL GARDEN BED AREAS AS DETAILED AT LEAST 100mm THICK. THE MULCH SHOULD BE OF A FINE GRADE, NOT BIGGER THAN 15mm. REFERABLY PINE BARK. ENSURE THE MULCH DOES NOT BUILD UP AROUND THE PLANTS STEM AFTER INSTALLATION.

TURF:
 THE VARIETY OF TURF USED CAN BE AT THE DISCRETION OF THE BUILDER, HOWEVER, IT IS RECOMMENDED KIKUYU OR PALMETTO IS USED. ALL AREAS TO BE TURFED ARE TO BE PREPARED WITH AT LEAST 30mm OF TURF UNDERLAY REFERABLE TO THE TURF SUPPLIER. TURF SHOULD BE WATERED THOROUGHLY DAILY UNTIL EXTENSIVE ROOT GROWTH IS ESTABLISHED. MOWING SHALL COMMENCE BETWEEN 2 AND 4 WEEKS AFTER ROOT GROWTH.

MAINTENANCE PERIOD:
 THE COMPLETE MAINTENANCE OF THE GARDENS AND TURF SHALL PROCEED FOR PERIOD OF 6 MONTHS UP UNTIL THE CLIENTS MAKE FINAL POSSESSION. IT SHALL INCLUDE AND WATERING. THE WATERING SHOULD OCCUR DAILY FOR ONE WEEK PERIOD AFTER COMPLETION AND ONCE WEEKLY THEREAFTER. EXTREME WEATHER MAY REQUIRE THIS TO BE INCREASED OR DECREASED AS NECESSARY WHERE PLANTS ARE INSTALLED TO PROVIDE A HEDGE. THEY SHALL BE PRUNED TO INITIATE SUCH GROWTH.



**150mm POT + 1L POTS
 IN PREPARED GARDEN BED
 SCALE 1:25**

CALCULATIONS:

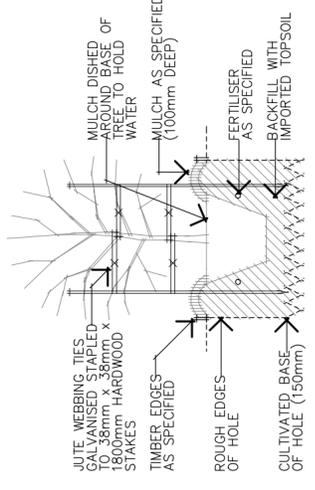
SITE COVER:	75% OF SITE
MAXIMUM SITE COVER =	941.25sqm
MAXIMUM SITE COVER =	833.36sqm (COMPLIES)

LANDSCAPED AREA:
 MINIMUM FORMAL LANDSCAPED AREA OF 10% SITE AREA = 94.125sqm (COMPLIES)
 FORMAL LANDSCAPED AREA = 421.64sqm (COMPLIES)

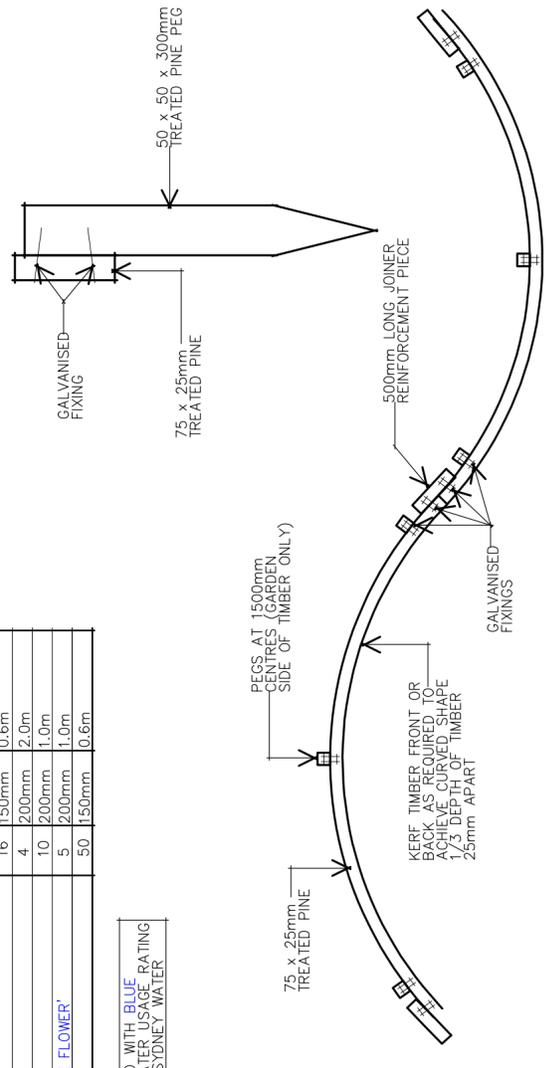
PLANT LIST

No.	SPECIES	QTY.	SIZE	MAT. HGT.
TL	TRISTANOPSIS LAURINA 'WATER GUM'	2	45L TR	10.0m
LI	LAGERSTROMIA INDICA 'CREPE MYRTLE'	2	45L TR	6.0m
SP	SYZIGIUM PANICULATUM (SELECT) 'LILLY PILLY'	24	200mm	2.0m (HEDGED)
TT	LEPTOSPERMUM JUNIPERINUM 'PRICKLY TEA TREE'	12	200mm	2.0m
VB	VIBURNUM TINUS	18	200mm	2.5m
LL	LOMANDRA LONGIFOLIA 'MAT RUSH'	16	150mm	0.6m
AG	ABELIA GRANDIFLORA 'ABELIA'	4	200mm	2.0m
RI	RAPHIOLEPIS INDICA 'INDIAN HAWTHORNE'	10	200mm	1.0m
EM	ERIOSTEMON MYOPOIODES 'LONG-LEAF WAX FLOWER'	5	200mm	1.0m
AA	AGAPANTHUS AFRICANUS 'AGAPANTHUS'	50	150mm	0.6m

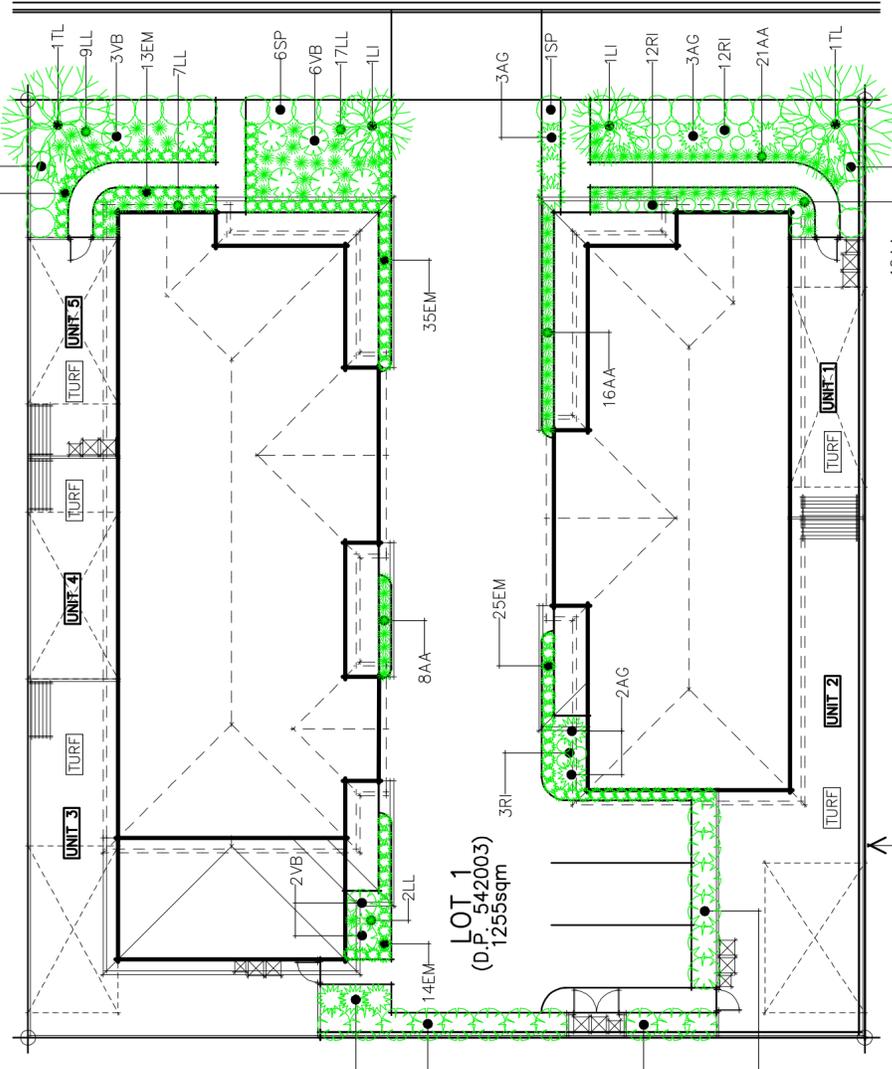
SPECIES MARKED WITH BLUE HAVE LOW WATER USAGE RATING ACCORDING TO SYDNEY WATER



**ADVANCED TREES PLANTED
 IN GRASSED AREA + TREE GUARD
 SCALE 1:50**



**TIMBER EDGING DETAIL
 NOT TO SCALE**



**LANDSCAPE PLAN
 SCALE 1:200**

KEY:

---	FOLDAWAY CLOTHESLINES
---	BIN STORAGE AREA
---	SCREENED AND LOCKABLE BIN STORAGE AREA ENCLOSURES
---	24sqm PRIVATE OPEN SPACE

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DATE	28-7-16
ISSUE	AMENDMENT
CLIENT:	MR & MRS GORDON

**PROPOSED MULTUNIT
 DEVELOPMENT**

23 Burragorang Street The Oaks NSW 2570		
LOT: 1	DF: 542003	AREA: 1255sqm
LGA: Wollondilly Shire Council		
SCALE:	DATE:	20-4-16.
As Shown	DRAWN: ISSUE:	T.H. C
DRAWING No:	1968-9	

REGGIE'S
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"SPECIALISING IN EXCLUSIVE LUXURY HOMES"

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 Email: design@reggiesdesign.com.au

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GR3 Attachments

1. Amended proposed plan
2. Response to Heritage concerns raised at December 2017 Council meeting
3. Response to questions raised at Community Forum

Monday 19 February 2018

GR3 – Development Application No. 010.2011.00000568.002 –
Modification of Consent – 294-296 Pheasants Nest Road,
Pheasants Nest



Proudly producing THE AUSSIE EGG Since 1965

WOLLONDILLY SHIRE COUNCIL	
TRIM NO.	1110.2011.0000568.2
PROP. No.	
22 DEC 2017	
AUTH. No.	
ASSIGNED TO:	m Bockley

18th December 2017

Wollondilly Shire Council
PO Box 21
PICTON NSW 2571



Dear Sir/Madam,

**Re: Development Application No. 010.2011.00000568.002
Modification of Consent – 294 to 296 Pheasants Nest Rd, Pheasants Nest.**

At the Council Meeting held on the 11th December 2017, it was requested that the applicant provide additional information and documentation to address Wollondilly Local Environmental Plan (WLEP) 2011 Clause 5.10 and in particular the potential impacts of the proposed development upon the locally listed heritage Item I128 "Farm Cottage" under Schedule 5, located at 290 Pheasant Nest Road and commonly referred to as "Narringa" homestead. Information is regards to how we, the current owner and applicant, intend to use and maintain the asset. This letter is written to clarify our position on these matters.

It is noted by Council that the correct address should be noted as 290 Pheasants Nest Road, rather than 280 Pheasants Nest Road, as identified in the WLEP 2011.

The NSW Office of Environment and Heritage listing provides the following Statement of Significance:

"290 Pheasant's Nest Road has local significance as a good and highly atypical example of a late 19th century farm dwelling. The building does not follow the usual form of picturesque Georgian Revival cottages commonly seen in the area, but rather, has the form of a town cottage or small school house. The use of facebrick and sandstone detailing suggests the original occupant was reasonably prosperous and hints at some possible government involvement."

Response:

The proposed development will be located approximately 125m south of the heritage listed dwelling. No changes are proposed to the dwelling and will therefore have no impact on the building fabric and form. A landscape buffer surrounding the grounds of the dwelling is proposed to reinforce an informal property boundary and reduce any visual impact of the proposal on the dwelling. Refer **Figure 1** and attached plan.



Figure 1: Location of dwelling and proposed development and landscape buffer

Pirovic Investments Pty Ltd purchased the property in March 2014. When we acquired the property it was quite run down. The house itself was structurally and cosmetically sound, however the surrounding grounds, gardens and fences etc. were in poor condition and overgrown.

Since March 2014, considerable time and money has been spent removing and restoring the overgrown garden and removing the abandoned cars and refuge that had been left by previous owners. Pre-existing access driveways have been re-established and upgraded with new gravel. The old fencing has been replaced with similar and same material i.e. chicken wire mesh and single strand barbed wire on top at 1.2m High has been installed which reinforces the curtilage of the homestead and serves to isolate and protect it from the working area of the farm. Refer **Figure 2**.



Figure 2: New Fence – Front Boundary

Further, since acquiring the property we have had our Farm Manager reside in the "Narringa" homestead. This has assisted greatly in the process of continuing to improve and maintain the property. It is our intention to continue to have our Pheasants Nest Farm Manager residing in "Narringa" and the maintenance and upkeep of the gardens and home will be maintained in good working order, which will help preserve the asset well into the future.

In accordance with Development Consent 010.2011.00000568.001 (dated 12 February 2012) Condition #12 we intend to extend the landscaping buffer to the entire perimeter of the consolidated lots (see attached plan showing proposed extent of landscaping buffer). This would be accepted as a condition of the modified consent.

Further to this, to preserve and clearly delineate the "Narringa" homestead from the farm activities, the proposed landscape buffer is proposed to surround the grounds of the dwelling which will reduce the visual impact of the proposal (refer Figure 1 and attached plan).

The proposed use of "Narringa" homestead along with the landscape buffer will complement the rural farming activities not hinder them. The homestead itself is ideally located to take advantage of this.

We respect and admire heritage conservation of periodic assets such as "Narringa" homestead and are proud to own the asset. The time, effort and money we have already committed to the restoration and preservation of the asset is a testament to this. The fact that our Farm Manager currently and will into the future reside in the homestead will ensure not only the homestead itself, but also the grounds, gardens, fencing, will be maintained into the future. The provision of the landscape buffer will clearly delineate the asset from the rest of the farming activities.

We trust the above adequately addresses Councils concerns regarding potential impact on the heritage significance of the "Narringa" homestead as well as its proposed use into the future.

Yours sincerely



FRANKO PIROVIC
Managing Director
Pirovic Investments Pty Ltd



Proposed Landscaping Buffer

1.25m approx

From:
Sent: Wednesday, 31 January 2018 4:55 PM
To:
Subject: Proposed development 294-296 Pheasants Nest Rd Pheasants Nest
Importance: High

Chris Stewart

Director Planning

E: Chris.Stewart@wollondilly.nsw.gov.au

P: 0246779559

From: Michael Buckley [<mailto:Michael.Buckley@wollondilly.nsw.gov.au>]
Sent: Thursday, 18 January 2018 3:18 PM
To: Illondilly Shire Council
Cc: Luke Johnson; Robyn Cooper; Ian Dencker; Chris Stewart
Subject: RE: Proposed development 294-296 Pheasants Nest Rd Pheasants Nest
Importance: High

Dear Mr. Meuleman.

I will provide comment to your questions provided below;

We received a letter dated 15 May 2017 on the 20/6/2017 which has raised immediate concern for us. Firstly because we received the letter 20 days after we could raise our concerns. How does this happen? Then on Wednesday the 29/11/17 we receive a letter regarding a public forum being held on the 4 December 2017 only leaving two days to put our questions forward, this in itself is ridiculous that a letter can't go out to the residents to give them a fair opportunity to discuss and put forward their concerns.

I have simplified the issues we have with this and also the surrounding residents, but our questions are as follows:

* we have a son with respiratory issues, how will the dust and pollutants affect him?

*air born contaminates and pollutants will affect our drinking water as Pheasants nest residents are on tank water, why are we allowed to drink contaminated tank water but the chickens aren't. How if this fair?

A: You would know that the original DA was considered by Council at its meeting back on 20 February 2012 to extend three (3) poultry Sheds & erect seven (7) poultry sheds on the subject site. Consideration would have been given by Council of the potential water contamination and thus granted a conditional approval.

*we have a swimming pool, phosphates cause a major problem with the clarity and quality of a pool, not to mention the ongoing expense for us to continually correct this problem.

A: if there is visible examples of this problem leading to your pool , please provide this to enable Council to effectively inspect this matter and report back to Council to enable appropriate action back to the owner of the subject site.

Furthermore, the development assessment prepared for Council's 2018 February meeting is conditional with matters such as 'drainage/stormwater', 'earth dams', 'erosion & sediment control', 'earth fill', 'inspections', 'waste and odour management forming part of the recommended approval.

*in the small amount of information we received, it states that the sheds are being relocated. There are currently three sheds and now it is to be seven more sheds. Where are they being relocated from? Clearly not from the property.

A: The description of 'relocated' is used by the applicant based on the Council approval for the 7 sheds original location, and details that they are intended to be repositioned to another location. This has been indicated on plans.

*in the letter we received there is no mention of the type of poultry to be housed there; cage, free range, barn , broiler etc

A: From the original approval, and this will continue with the amendments the sheds are barn style with the birds being kept indoors but not in cages. The birds are provided with a scratch area, roosting area and nesting boxes. The farm is for Egg Production.

*the drawing we were sent is wrong! It states that "existing structures are shown in light grey", yet these sheds do not exist here at all, they are actually the proposed structure

A: the plans show in light grey what has been approved, and their location compared to what is being modified.

*under section 961a: sheds must blend into the existing environment. What does that even mean?

A: No bright orange sheds, but more earthy colours to blend in with any residential structures.

* how many birds are allowed in the current sheds?

A: Approximately 15,000 per shed. approved are 43,000 birds & after commissioning the proposed 7 sheds (if approved in their new location), the farm will hold 162,000 birds.

*how many birds will be in the new sheds?

A: 15,000 birds in each shed, and will depend on the placement of birds and commencement of the cycle.

*is there a traffic management plan or a vehicle impact study. How many truck movements will there be daily?

The traffic generation was considered reasonable by Council Engineers as part of the original DA to Council. It is noted that there is no change to the number of sheds proposed. The following condition is recommended as part of the proposed approval....

A "Traffic Management Plan" that details suitable safety measures that will be implemented whenever work is being undertaken in the public road reserve shall be submitted to Principal Certifying Authority. The safety precautions are to be in accordance with the requirements of the RTA's "Traffic Control at Work Sites" manual. The plan is to be prepared and endorsed by a person with current RTA certification and provided to the Principal Certifying Authority before the issue of a Construction Certificate for development.

* has there been an air , noise and water impact study?

A: YES – Bentbow Environmental – Noise & Air – Parson Brinckerhoff – Odour.

*what chemicals and pesticides do they intend to use?

A: The Bentbow report indicates that's chemicals (?) are stored in accordance with safety data sheets by trained staff. A Condition is to be recommended;

"Prior to the release of any Occupation Certificate the applicant shall provide the Principal Certifying Authority with a plan of management for any proposed agricultural chemicals to be used on the site. Only chemicals listed on this plan and approved by the Principal Certifying Authority may be used on the site unless Council subsequently approves an amended plan of management in which case only chemicals on the most recent amended plan may be used."

*what happens with the daily waste, eg dead birds

A: Dead birds are frozen onsite and stored for collection. Waste removal is conditioned.

*the state of our roads is another major concern as the roads are narrow and generally in poor condition. With the extra traffic, in particular trucks, this will only make the roads worse and more dangerous for the residents. Council already struggle to maintain the roads to a safe standard

A: It has been considered that the traffic increase is acceptable based on deliveries and pickups. Notwithstanding, the following condition is recommended on the approval;

"The developer shall upgrade and bitumen seal the unsealed sections of the access road from Pheasants Nest Road to the existing dwelling and garage/shed, including staff parking & turning area prior to the occupation of any new sheds. The developer shall also restore and bitumen seal the sections of sealed road in disrepair prior to the occupation of any new sheds. Details of this shall be shown on the plan for approval by the PCA prior to the issue of Construction Certificate".

* it was bad enough having fleets of trucks carting thousands of tonnes of material on to this property as we , along with majority of other residents were being run off the road then. What would it be like with permanent truck activity?

A: noted, refer above. Condition recommended:

"Engineer's Certification shall be provided to the Principal Certifying Authority for all civil works carried out within the private property prior to any occupation of the development or the issue of any Occupation Certificate."

*why did council approve for so much material to be carted and stockpiled and why wasn't the residents notified?

A: the modification is partially to do with the impractical earthworks proposed in the original DA.

*is it a fact that it was contaminated with asbestos?

A: There is no evidence of this.

* Was the soil been tested and validated prior to being carted from who knows where to 294-296 Pheasants Nest Rd Pheasants Nest?

The original DA had progressed to a point where a Construction Certificate had been issued that signs off all the DA conditions of approval (2012 DA). A condition will appear on any approval as below;

"Only fill characterised as VENM or ENM under the guidelines of the NSW Environmental Protection Authority may be used in this development. Copies of validation reports for all fill used shall be retained and presented to Council on request."

*the heavy vehicle activity has already scared off and killed off a large number of wallabies that we once saw on a daily basis on this property

A: noted. This would include vehicles.

* on several occasions over the past five years we have seen a number of echidnas on the property, including two rare albino echidnas, which we have been lucky enough to have photographed on occasion. What will happen to them?

A: Out of Council's control. Hopefully, the local traffic and those incoming for the poultry farm will take more care.

*How does the application comply with the Wollondilly Shire Council Primary agricultural and Rural uses Development Control Plan, such as but not limited to:

The minimum setback/separation distances? These don't meet the requirements on the plan supplied by council.

Sites with a slope greater than 3-4% must not be used for intensive livestock agriculture. How does this site comply?

A: Complies:

The poultry farm is a permissible use under WLEP 2011.

The DA - separation between new sheds minimum 117.9m (DCP 50m) & boundary setback >50 m (DCP 50m) – separation from a dwelling on neighbouring land – approx.. 240 m (DCP 150m)

Separation from residential zones – Your site is zoned RU1 – Primary Production (is not a residential zone). The minimum setback from the western boundary is 136 metres and maximum of 203.9 metres.

The slope has been considered reasonable by Council on the original application.

*Odour is another massive impact to the residents, how is this controlled and monitored? What are the odour monitoring frequency rate? Does council or the EPA do this?

A: Odour modelling was carried out by Parsons Brinckerhoff for the original 7 sheds and found acceptable. To improve odour impact, a condition is recommended requiring all boundaries of the subject site to be landscaped, except for within 10 metres of the vehicle access point.

Conditions -

"A 15 metre wide mulched landscaping strip consisting of 1 tree, 2 shrubs and 1 ground cover per 5m² of area. This strip shall be located between 5m and 40m from the property boundaries."

"Within six months of the commencement of use of the subject sheds odour monitoring shall be undertaken during a week in which the birds are at maximum size. If this monitoring finds that the post development odour level at any dwelling is higher than 5 OU and is also higher than the predevelopment odour level, a plan of odour management shall be prepared to the satisfaction of Council and implemented within twelve (12) months."

* Is there a testing regime for water leaving the sediment ponds making it way to the nearby water course? What is the testing frequency rate? Does council or the EPA do this?

A: recommended condition

"Stormwater runoff from the site for storm events up to the 1 year ARI are to be treated to the water quality standards as identified in the "Australian Runoff Quality – A guide to Water Sensitive Urban Design" published by Engineers Australia. Litter and sediment pollution is to be treated to Upper Nepean River Catchment Management Plan 1999 standards. Evidence that the proposed stormwater treatment system will achieve these guidelines is to be provided prior to the issue of the Construction Certificate."

There other conditions for the earth dams and erosion & sediment controls.

Mr Meuleman, I Hope the above comments are satisfactory.

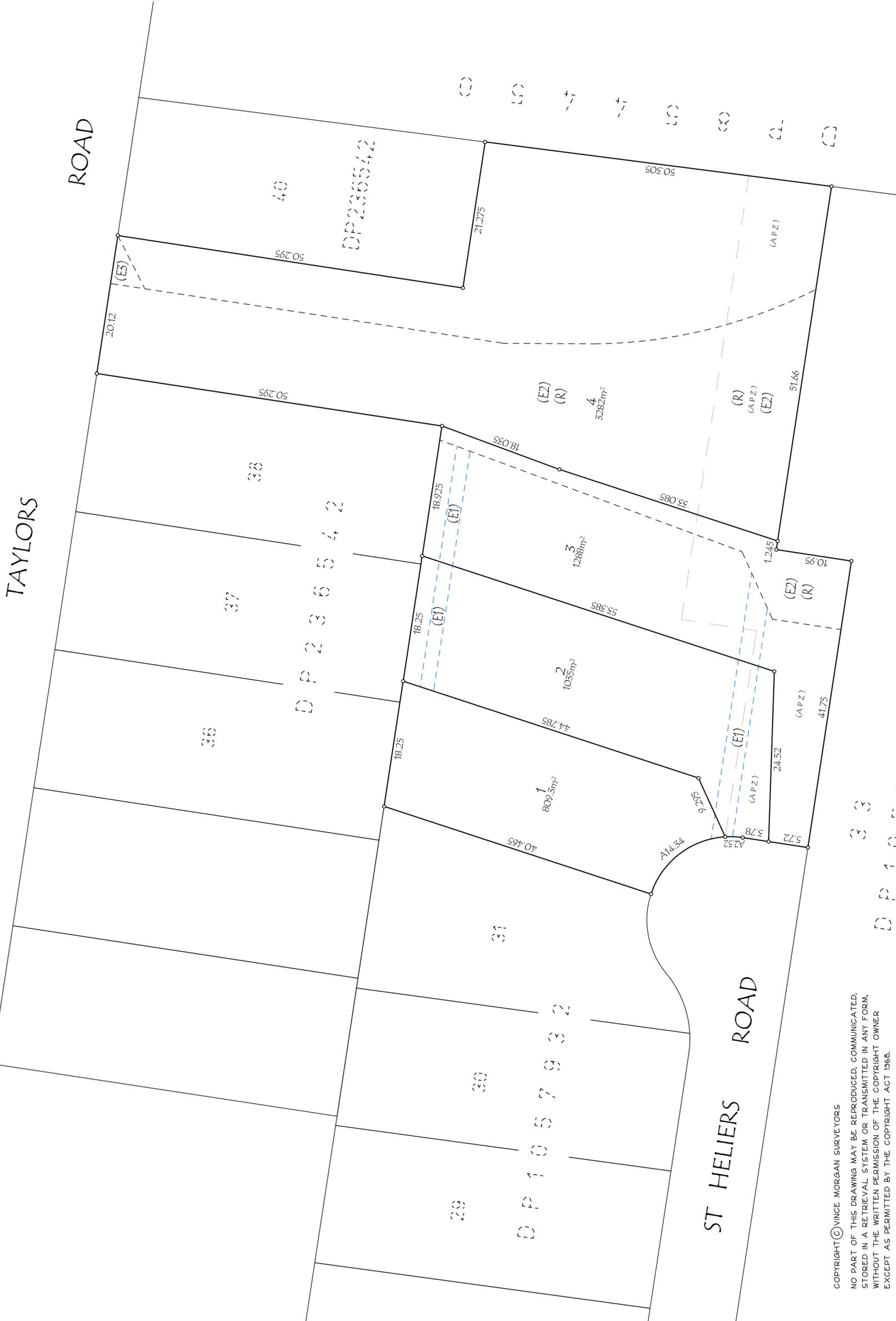
Michael Buckley

GR4 Attachments

1. Plan of subdivision
2. Alternative concept plan
3. Flooding maps

Monday 19 February 2018

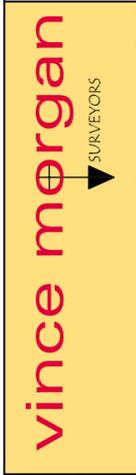
GR4 – Development Application No. 010.2016.00000014.001 –
Four Lot Subdivision – 78 Taylors Road & 61 St Helliers
Road, Silverdale



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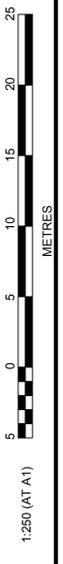
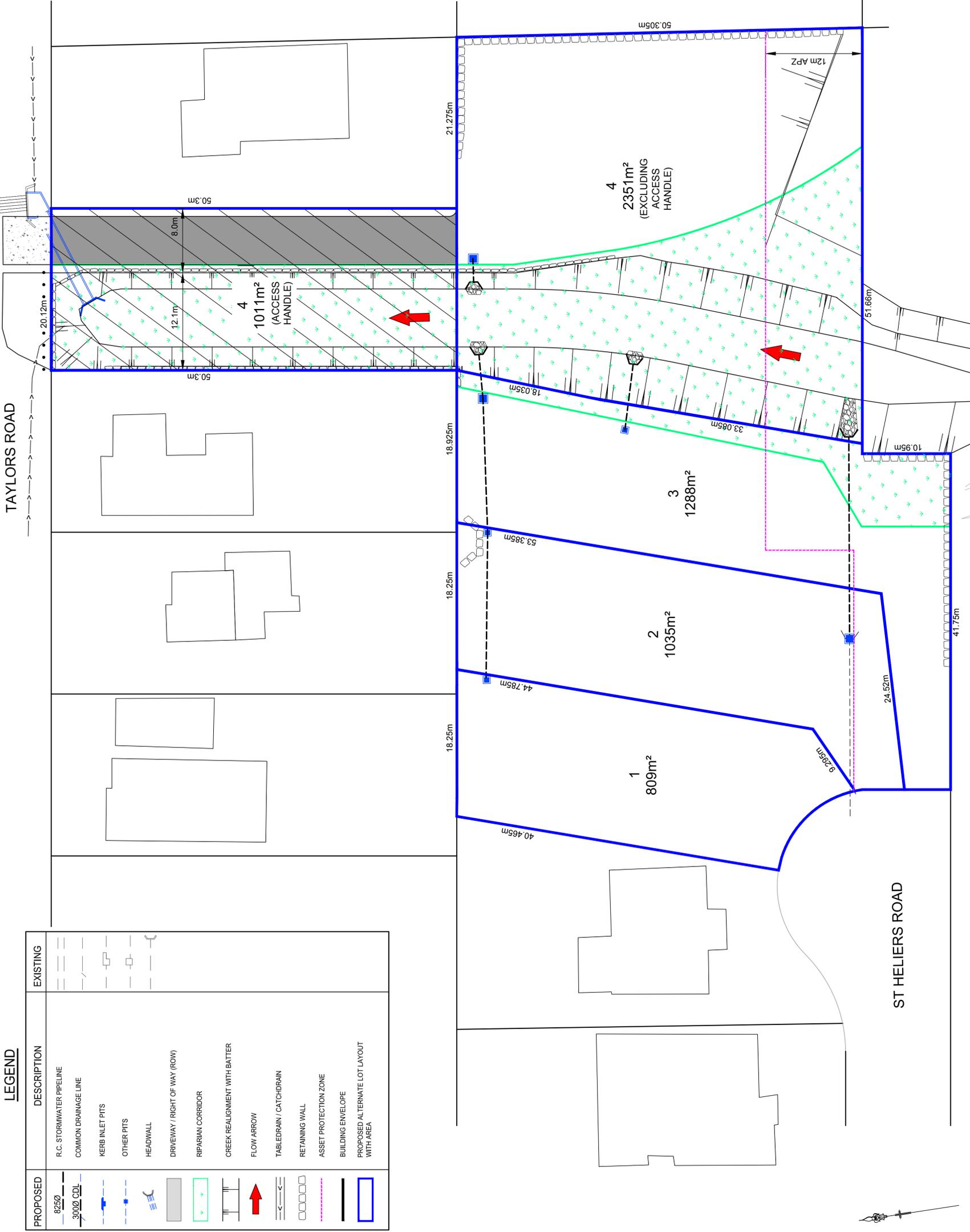
APZ DENOTES ASSET PROTECTION ZONE 12 WIDE
 (R) DENOTES RESTRICTION ON THE USE OF LAND (RIPARIAN CORRIDOR)
 (E2) EASEMENT TO DRAIN WATER VARIABLE WIDTH
 (E3) EASEMENT TO DRAIN WATER VARIABLE WIDTH

No.	AMENDMENT	DATE	Vince Morgan (Surveyors) Pty Ltd 77 UNION ROAD PENRITH PO BOX 4156 PENRITH PLAZA 2750 Ph 47215295 Fax 47512821 email mail@vmsurvey.com.au www.vincemorgansurveyors.com.au		DATE: 13/10/17 SCALE: 1:400 @A2 CHECKED:	CLIENT: SANCORP DEVELOPMENTS PTY LTD	PLAN OF PROPOSED SUBDIVISION OF LOT 32 IN D.P.1057932 TAYLORS AND ST HELIERS ROADS SILVERDALE	PLAN No. 19917-P3 SHEET 1 OF 1 SHEETS
			DATUM:	ORIGIN:	DRAWN: IVM	ABN 52 065 060 808		



LEGEND

PROPOSED	DESCRIPTION	EXISTING
8250	R.C. STORMWATER PIPELINE	---
3000 CDL	COMMON DRAINAGE LINE	---
	KERB INLET PITS	
	OTHER PITS	
	HEADWALL	
	DRIVEWAY / RIGHT OF WAY (ROW)	
	RIPARIAN CORRIDOR	
	CREEK REALIGNMENT WITH BATTER	
	FLOW ARROW	
	TABLEDRAIN / CATCHDRAIN	
	RETAINING WALL	
	ASSET PROTECTION ZONE	
	BUILDING ENVELOPE	
	PROPOSED ALTERNATE LOT LAYOUT WITH AREA	



ISSUED FOR DISCUSSION
NOT FOR CONSTRUCTION

CLIENT:
SANCORP DEVELOPMENTS

PLAN No: 9948SK04
FILE No: 9948SK04
SHEET SIZE: A1 ORIGINAL

61 ST HELIERS ROAD, SILVERDALE
LOT 32 IN DP1057932
ALTERNATE CONCEPT PLAN

AZIMUTH:
DATUM:
ORIGIN:

J. WYNDHAM PRINCE CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS
PO Box 4366 PENRITH WESTFIELD NSW 2750
P 02 4720 3300 F 02 4720 3399 W www.jwprince.com.au E jwp@jwprince.com.au

REVISION	DESCRIPTION	DATE
E	ISSUED TO COUNCIL	17/10/17
D	ISSUED TO COUNCIL	10/02/17
C	ISSUED TO CLIENT	08/02/17
B	ISSUED TO CLIENT FOR DISCUSSION	02/02/17
A	ISSUED TO COUNCIL FOR DISCUSSION	20/09/16

LEGEND

-  Watercourse Invert
-  Piped Culvert
-  Contours
-  Existing Retaining Wall
-  Lot Boundary
-  HECRAS Section (with Top Water Level)

FLOOD DEPTH (m)

-  0.0 to 0.1
-  0.1 to 0.2
-  0.2 to 0.3
-  0.3 to 0.5
-  0.5 to 1.0
-  1.0 to 2.0
-  2.0 +

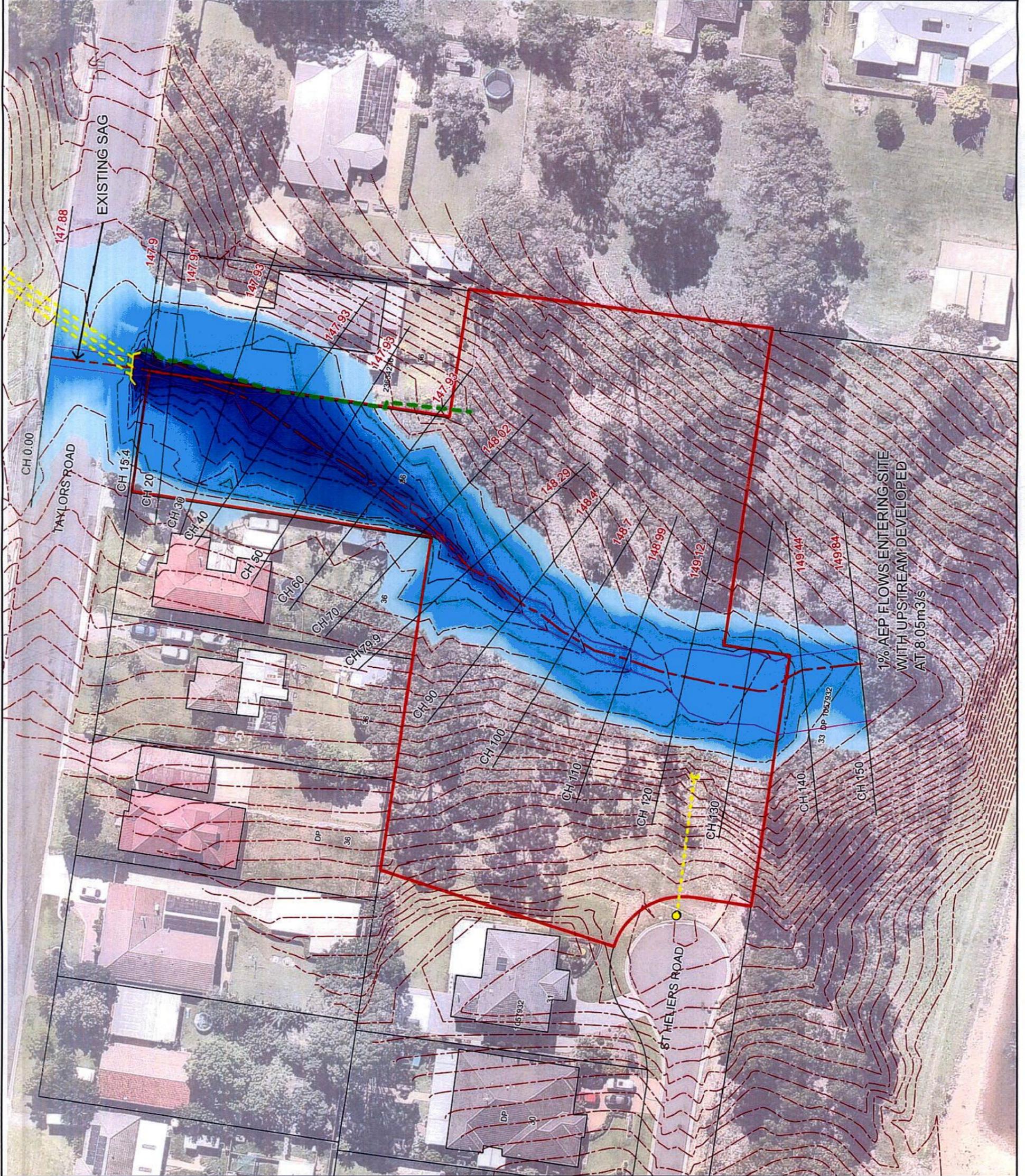


Scale 1: 600 @ A3


Figure 5.1

**61 St Heliers Road,
Silverdale
1% AEP Existing
Flood Depth and Extent
(Upstream Developed)**

File Name: 9948_Fig 5.1
Date: 21/12/2015
Issue: A



LEGEND

- Watercourse Invert
- Riparian Corridor
- Piped Culvert
- Contours
- Existing / Proposed Retaining Wall
- Lot Boundary
- HECRAS Section (with Top Water Level)

FLOOD DEPTH (m)

- 0.0 to 0.1
- 0.1 to 0.2
- 0.2 to 0.3
- 0.3 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0



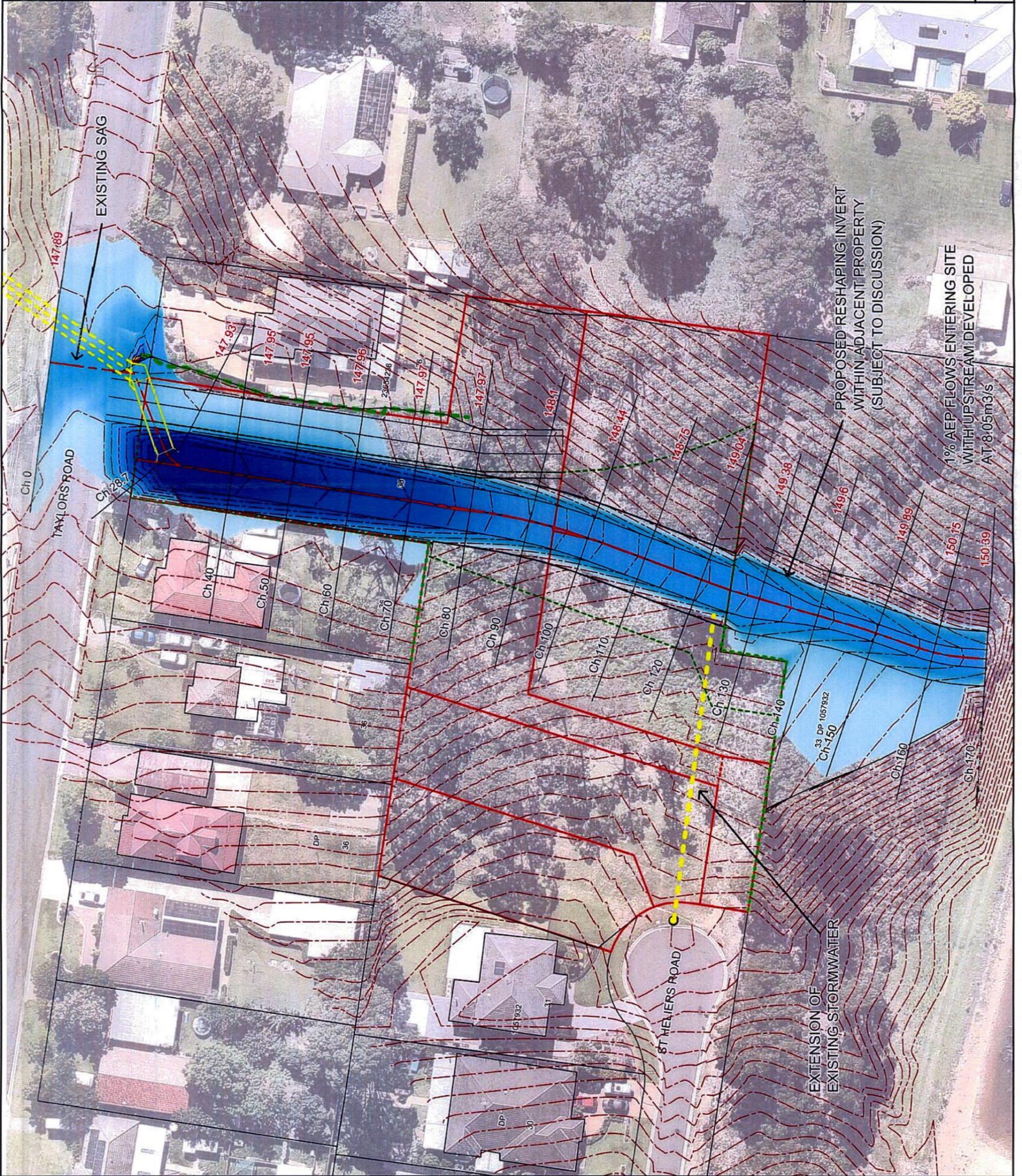
Scale 1: 600 @ A3



Figure 5.2

**61 St Heilers Road,
Silverdale
1% AEP Developed
Flood Depth and Extent
(Upstream Developed)**

File Name: 9948_Fig 5.2
Date : 21/12/2015
Issue : A



LEGEND

- Watercourse Invert
- Riparian Corridor
- Piped Culvert
- Contours
- Existing / Proposed Retaining Wall
- Lot Boundary
- HECRAS Section (with Top Water Level)

FLOOD DEPTH (m)

- 0.0 to 0.1
- 0.1 to 0.2
- 0.2 to 0.3
- 0.3 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0



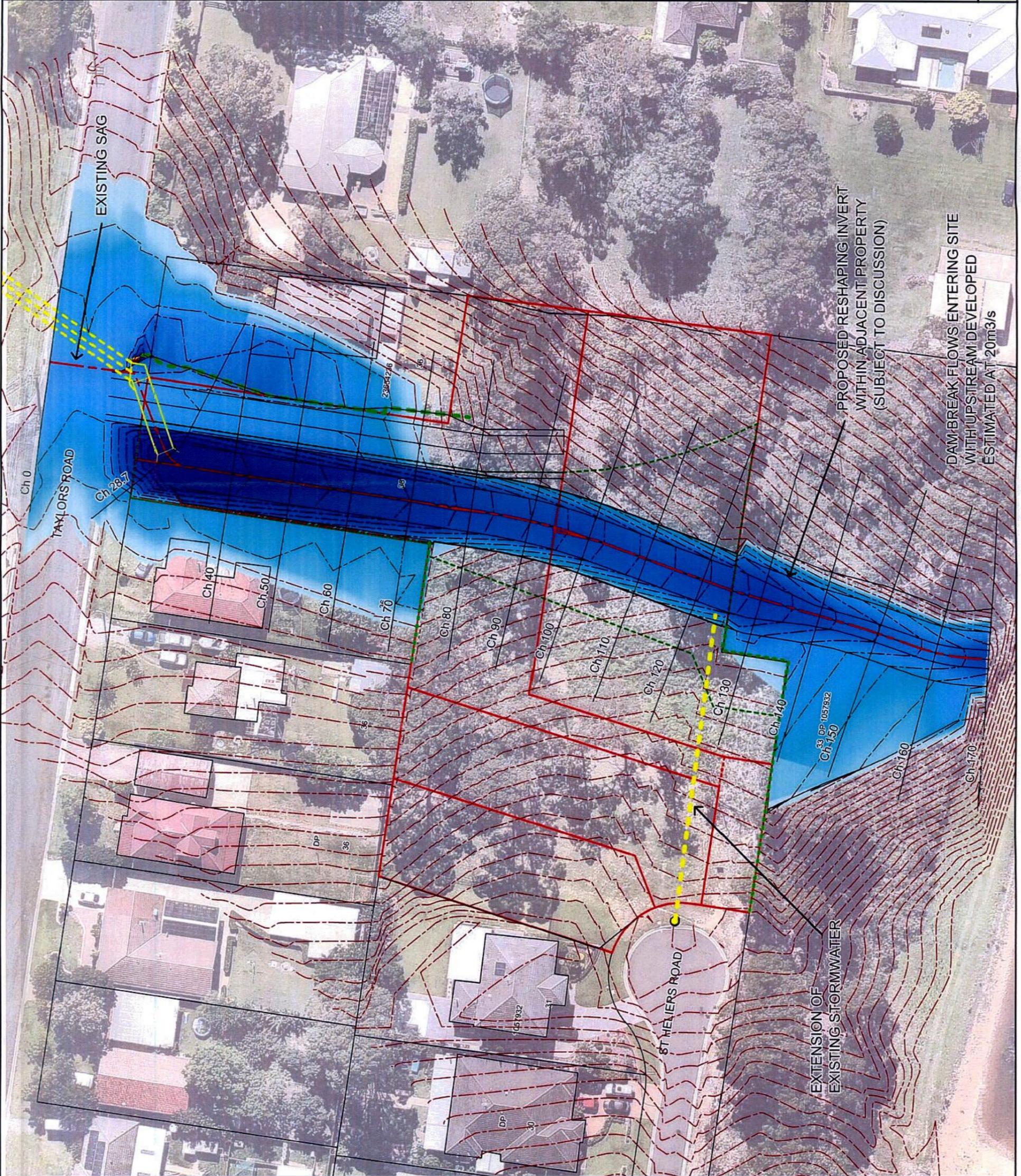
Scale 1: 600 @ A3



Figure 5.3

**61 St Heliers Road,
Silverdale
Dam Break + 1% AEP
Developed
Flood Depth and Extent**

File Name: 9948_Fig 5.3
Date : 21/12/2015
Issue : A



GR5 Attachments

1. Public Exhibition Notice from Department of Planning & Environment
2. Wilton North West Draft Precinct Plan
3. Wilton North West Draft SEPP Maps
4. Wilton North West Draft Indicative Layout Plan
5. SEPP Explanation of Intended Effect
6. Council Submission to North West Precinct

Monday 19 February 2018

GR5 – Public Exhibition of Wilton (North West Precinct)



29 November 2017

Dear Sir / Madam

WOLLONDILLY SHIRE COUNCIL	
TRIM NO.	9457
PROP. No.	
04 DEC 2017	
AUTH. No.	Wes Folitank
ASSIGNED TO:	Strategic

Have your say on the draft Plan for Wilton North

Plans for a vibrant new bushland community in Wilton North, with a new school, thousands of new local jobs, a local centre and lakeside community hub.

We have worked with the proponent (Bradcorp), Wollondilly Shire Council, Transport for NSW and state agencies on the plans for the Wilton North Precinct. We are now inviting your feedback on the draft Plan and supporting studies.

Wilton North Draft Precinct Plan

We have released a draft Plan for the Wilton North Precinct. The Draft Precinct Plan is a detailed guide for development in the precinct. The Draft Plan provides the opportunity to add to the pipeline of new homes needed for a growing Greater Sydney, and also create around 5.500 new local jobs.

A local centre is proposed in the north of the precinct and will include a new primary school and open space. A new K-12 private Anglican school will be located in the south of the precinct, as well as open space and services that growing communities need.

A lakeside activity hub is proposed in the south of the precinct, providing an attractive focus and meeting place for the local community.

Community drop - in sessions

Drop in and ask us your questions about these plans for Wilton North. Our planners will be available on the following dates to answer your questions and outline the next steps in the planning process:

- **Saturday 3 February from 11am to 2pm** at the Wollondilly shire hall, 62-64 Menangle Street, Picton.
- **Wednesday 7 February from 4pm to 7pm** at the Wilton public school, 11 Greenbridge Dr, Wilton.

Please note that you can drop in at any stage and that there is no formal presentation.



Have your say

We welcome your feedback on these plans for the future of Wilton North, with submissions open until Sunday 18 February.

You can make a submission on the plan:

- Online at planning.nsw.gov.au/wiltonnorth
- By mail to GPO Box 39, Sydney, NSW 2001 if you do not have internet access

Once we receive your feedback, we will finalise the Precinct Plan for Wilton North.

Further Information

The flyer included with this letter provides further information about this draft Plan.

You can find copies of the supporting documents at:

- planning.nsw.gov.au/wiltonnorth
- Wollondilly Shire Council: Frank McKay Building, 62-64 Menangle Street, Picton
- Wollondilly Library, 42 Menangle Street, Picton

Yours sincerely

Bruce Colman
Director
Land Release

How can I get involved?

Register your interest

Let us know that you would like to be kept up to date about the Precinct Plan for Wilton North by registering your email address at planning.nsw.gov.au/wiltonnorth

Make a submission

Online at: planning.nsw.gov.au/wiltonnorth

Or by mail to:

 Department of Planning and Environment
Land Release
GPO Box 39, Sydney NSW 2001

Submissions will close at 5pm on Sunday 18 February 2018. Please note we publish all submissions online. If you do not want your name published, please state this clearly at the top of your submission.

Before making a submission, please read our privacy policy at planning.nsw.gov.au/privacy

Feedback from landowners, Council and other stakeholders is a vital step in the process that will enable us to finalise the Precinct Plan for Wilton North.

More information

 Contact us on 1300 305 695

 Visit planning.nsw.gov.au/wiltonnorth

If you are deaf or have a hearing or speech impairment, call us through the National Relay Service:

- ▶ TTY users, call 133 677 and ask for 1300 305 695
- ▶ Speak and Listen (speech to speech relay users), call 1300 555 727 and ask for 1300 305 695
- ▶ Internet relay users, connect to the NRS (relayservice.com.au) and ask for 1300 305 695

Translating and interpreting service:

Please telephone 131 450 and ask for an interpreter in your language to connect you to 1300 305 695.

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Planning for Wilton North Precinct

Enhanced by surrounding bushland, creeks and rivers, Wilton North will add to the pipeline of new homes needed for a growing Greater Sydney. Development in the precinct will integrate a network of open space, schools, a variety of community services and shops. 5,500 ongoing local jobs will support the growth of Wilton.

We have worked with Bradcorp (the proponent), Wollondilly Shire Council, Transport for NSW and other State agencies on the planning for the Wilton North Precinct.

What are we consulting on?

We welcome your feedback on the draft plan which includes:

- ▶ A plain English Explanation of Intended Effect that explains the planning controls for the precinct
- ▶ Exhibition maps
- ▶ Draft Indicative Layout Plan (ILP)
- ▶ Planning Report
- ▶ Technical studies

View the Plan

To view the documents online, please visit planning.nsw.gov.au/wiltonnorth

The documents are also available in printed form at:

Wollondilly Council

Frank McKay Building
62-64 Menangle Street, Picton

Wollondilly Library

42 Menangle St, Picton

Come and talk to us about the draft plan

Drop in and ask us your questions about the draft plan for Wilton North. We will be available at the following locations to answer your questions:

Wollondilly Shire Hall

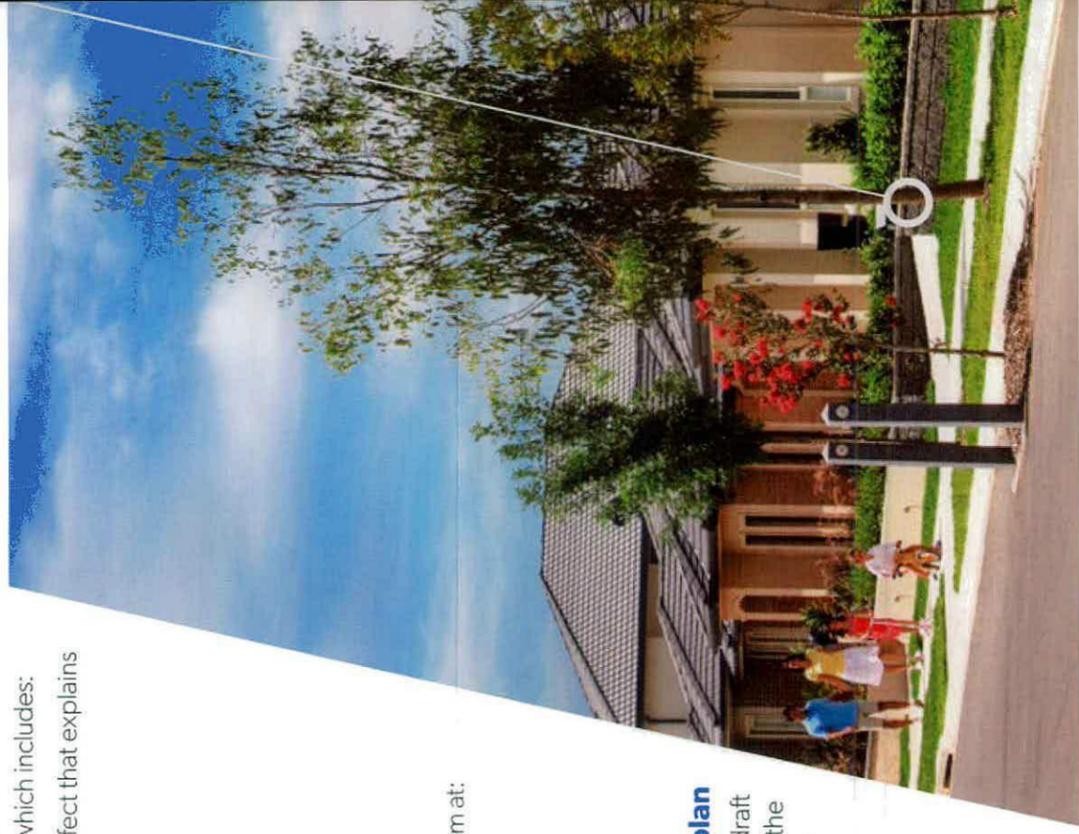
62-64 Menangle Street Picton

Saturday 3 February from 11am to 2pm

Wilton Public School

11 Greenbridge Dr, Wilton NSW 2571

Wednesday 7 February from 4pm to 7pm



Wilton North Precinct: Highlights



Variety of homes

Wilton North will provide a variety of housing to help add to the pipeline of new homes needed for a growing Greater Sydney.



New and upgraded infrastructure

Infrastructure will support new and changing communities including water, sewage, electricity and roads, with its timing to be coordinated with the delivery of new homes.

A village centre is proposed in the north of the precinct and include a new primary school and open space. A new K-12 private Anglican school, in the south of the precinct, as well as open space and services that growing communities need.



New paths and cycleways

Walking and cycling routes will provide connections within the precinct and access to the local centre, increasing travel choice and promoting healthy lifestyles.



Heritage

Wilton's Aboriginal and European historically significant areas will be recognised and protected.



Local jobs

Around 5,500 new local jobs will be created in the precinct, reducing the need for long commutes to work.



Shops, restaurants and services near homes

A new local centre located in the north of the precinct ensuring residents are close to local shops and services.



Environmental protection

Care will be taken to manage the boundary between conservation areas (including koala habitats) and urban development. 385 hectares of significant vegetation will be protected.



Open space and community facilities

Sporting fields, a neighbourhood centre and local open space for community uses such as open air markets will be provided.

Timeline

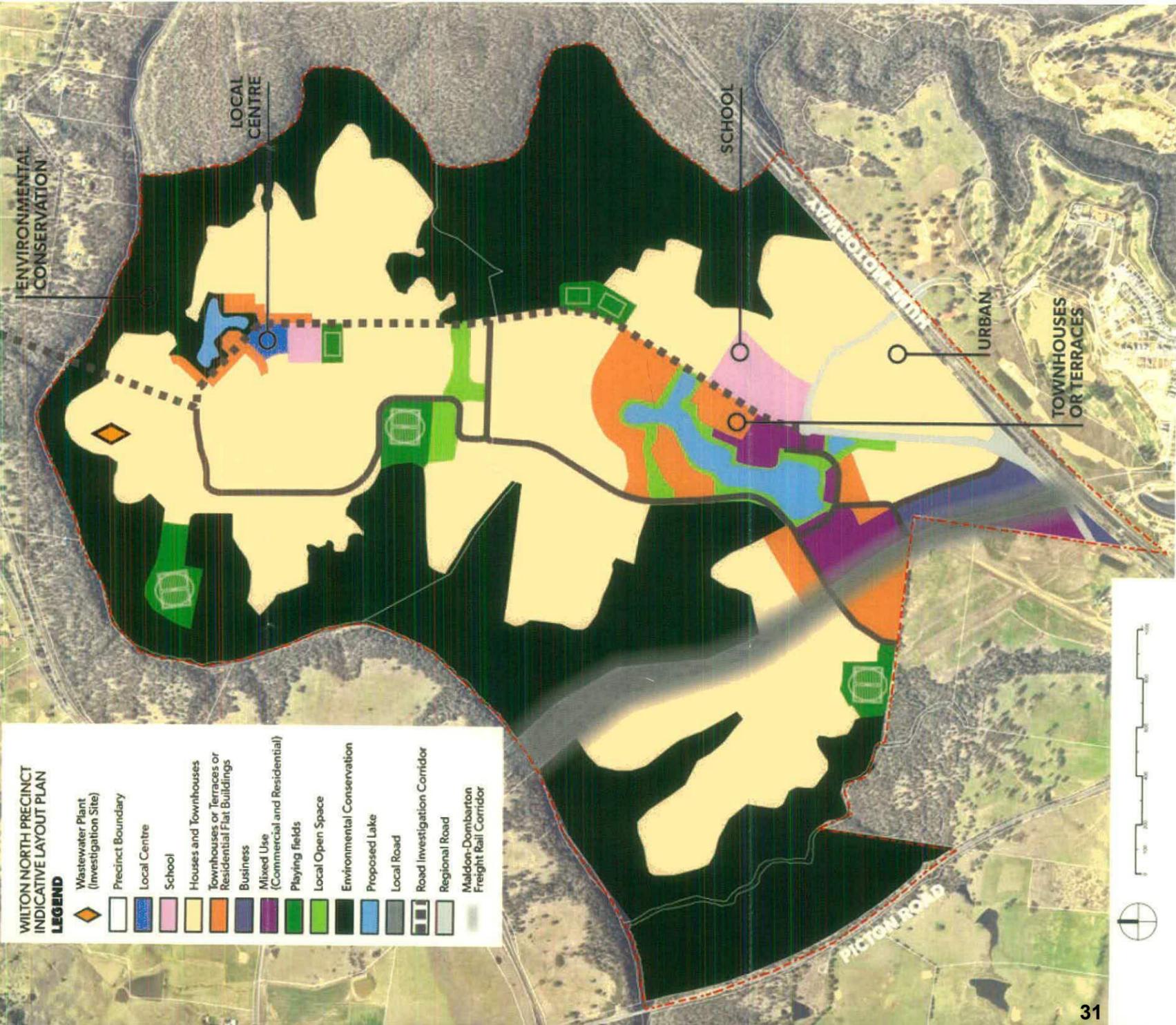
January 2017
Proponent (Bradcorp) lodged a rezoning proposal for their land in Wilton North

Jan 2017 - Sept 2017
We worked with Wollondilly Council and other government agencies seeking feedback on the landowner's rezoning proposal

We are here
Consultation on draft Precinct Plan

Following consultation
Review of submissions

First half of 2018
Finalisation of Precinct Plan





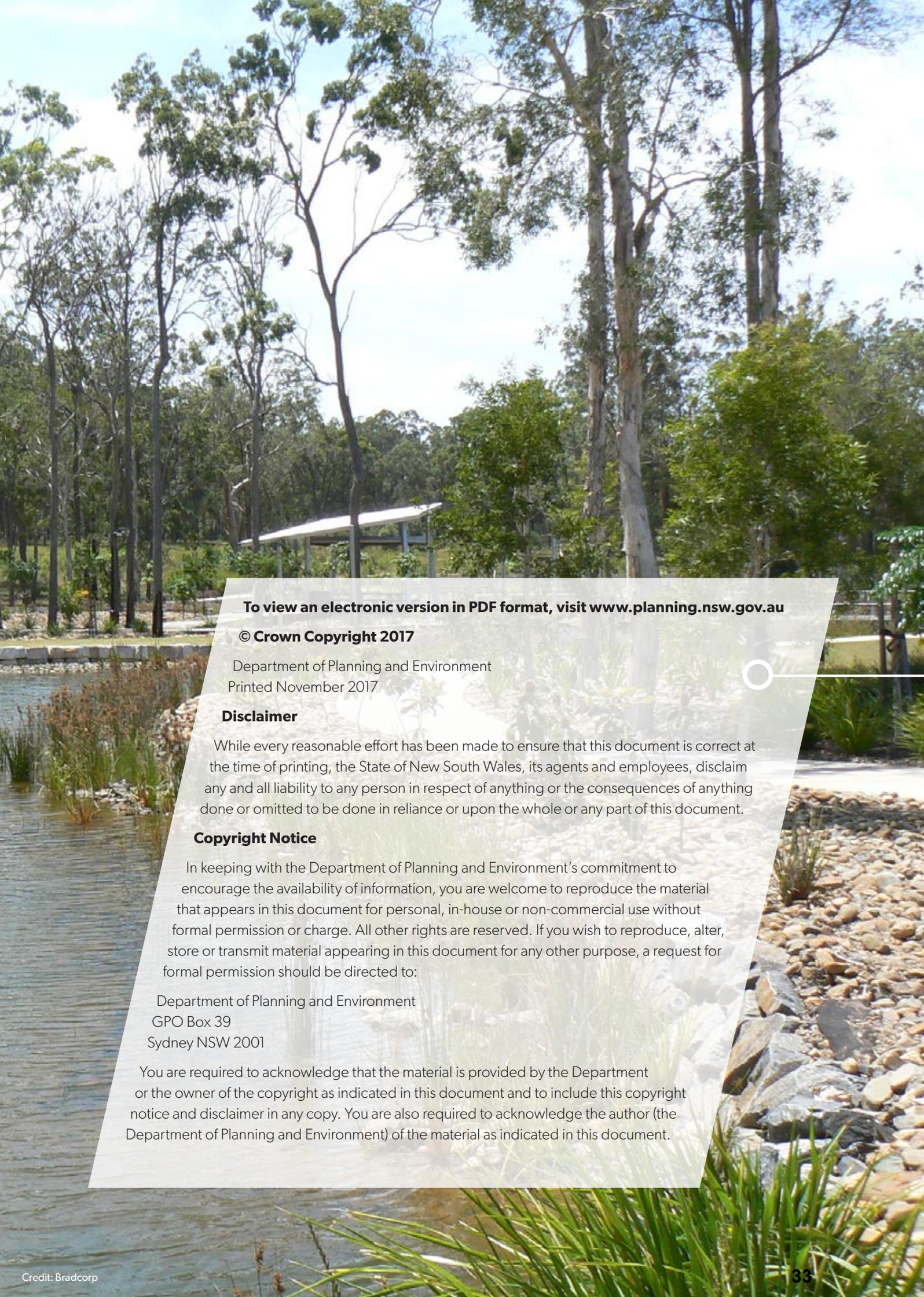
Planning &
Environment

Wilton

Growth Area

○ Wilton North Precinct

Draft Precinct Plan
November 2017



To view an electronic version in PDF format, visit www.planning.nsw.gov.au

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Department of Planning and Environment
Printed November 2017

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About the Wilton North Precinct

Enhanced by surrounding bushland, creeks and rivers, the area has the potential to provide new homes for the growing community in Wilton. Development in the precinct will be supported by a network of open space, retail, new schools and a variety of community facilities. The potential for 5,500 ongoing local jobs, and temporary construction jobs, will support the growth of Wilton.

We have worked with Bradcorp (the applicant), Wollondilly Shire Council, Transport for NSW and other State agencies to plan for the Wilton North Precinct.

The Precinct is an 870-hectare area in Sydney's south west within the Wollondilly Shire local government area, in the Wilton Growth Area, (Figure 1). It is located north west of the existing Wilton Village and Bingara Gorge precinct and has access to the Hume Highway.

The Wilton Growth Area will provide new homes, 15,000 new jobs and associated infrastructure over the next 20 years. Wilton North is a major precinct within the Growth Area. A major town centre is also proposed within the Growth Area in a separate precinct. A proposed lakeside activity area and neighbourhood centre within Wilton North will provide local services and amenities and complement the major town centre.

The precinct is currently zoned for rural purposes under the *Wollondilly Local Environmental Plan 2011* (Wollondilly LEP), and is now proposed for urban development. This document describes what the precinct could be like in the future. It also explains how people can get involved and provide feedback on the proposed precinct plan.



WILTON NORTH PRECINCT INDICATIVE LAYOUT PLAN

LEGEND

-  Wastewater Plant (Investigation Site)
-  Precinct Boundary
-  Local Centre
-  School
-  Houses and Townhouses
-  Townhouses or Terraces or Residential Flat Buildings
-  Business
-  Mixed Use (Commercial and Residential)
-  Playing fields
-  Local Open Space
-  Environmental Conservation
-  Proposed Lake
-  Local Road
-  Road Investigation Corridor
-  Regional Road
-  Maldon-Dombarton Freight Rail Corridor

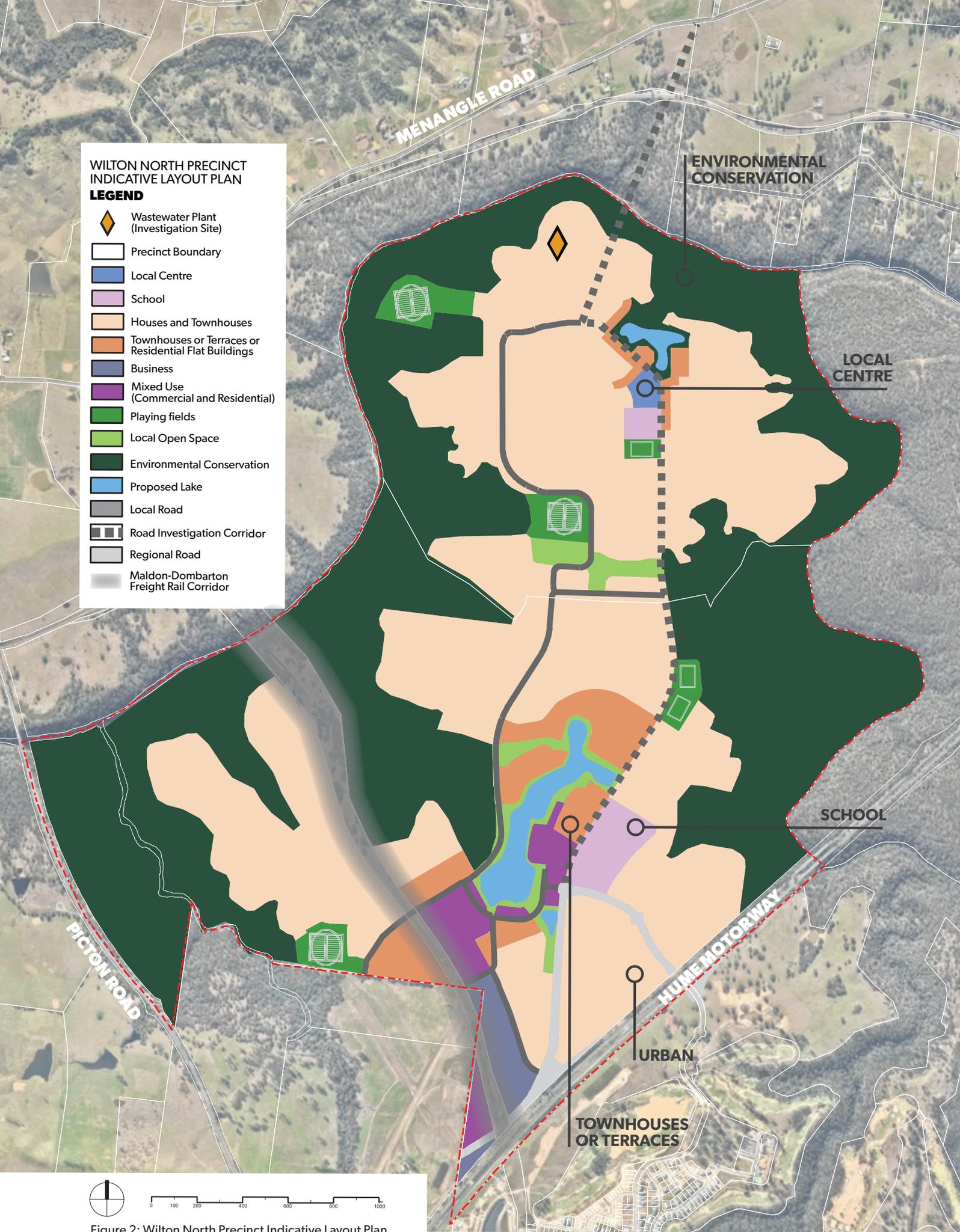


Figure 2: Wilton North Precinct Indicative Layout Plan

About the draft precinct plan

We have worked with the proponent to prepare the draft precinct plan which has been refined in consultation with Wollondilly Council and State agencies. It provides guidance for development within the precinct. Other specialist studies, including water studies, Aboriginal and heritage studies and biodiversity assessments, may result in revisions to the plan. The map, shown opposite, outlines the proposed land uses for the precinct.

The draft Precinct Plan is a detailed plan for the precinct and has been guided by the Interim Wilton Land Use and Infrastructure Implementation Plan. The Indicative Layout Plan (ILP) will be refined as further information and community feedback is received.

The draft plan is now on public exhibition, and we welcome your feedback. To view the documents and make a submission, visit planning.nsw.gov.au/wiltonnorth.



A new approach to rezoning

We are exploring a new approach to rezoning for the Wilton North Precinct under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP).

A proposed flexible urban development zone would apply to all land within the precinct, which is suitable for development. A flexible boundary clause will allow for some variation of the urban development zone boundary in specific locations after the rezoning. This approach to rezoning would allow appropriate areas to be rezoned before final details of the neighbourhood layout and the final boundary of the conservation area are determined.

Future development within the urban development zone would need to be generally in accordance with the Wilton North Precinct Plan and the Wilton Land Use and Infrastructure Implementation Plan (LUIIP). All proposals for development would be subject to the issue of a site verification certificate by the Department of Planning and Environment.

Key Considerations

Housing

The precinct has the potential to accommodate 5,600 new homes for Wilton's growing community over the next 20 years. The proposed number of homes will match the capacity of the infrastructure that is planned for the area. Homes will be built in stages to align with the delivery of new infrastructure. The precinct will deliver a mix of housing types, with detached housing expected to make up the majority of homes, with opportunities for medium density housing adjacent to the lakeside activity area and local centre. The demand for smaller lots, semi-detached, terrace homes and townhouses is expected to grow over time as Wilton New Town becomes established.

Affordable housing

Homes in Wilton North on smaller lots will provide home buyers with more housing choice. The NSW Government's District Plans propose that affordable rental housing be provided in all parts of Sydney. We will work with Wollondilly Shire Council to prepare a Growth Centres Development Control Plan (DCP) for the Wilton Growth Area. The DCP can include requirements for the developer to provide a proportion of homes to community housing providers for affordable rental housing. We will work with Council and the landowner to identify how this requirement will be applied in practice.

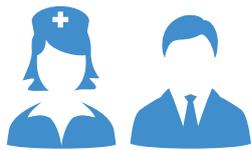
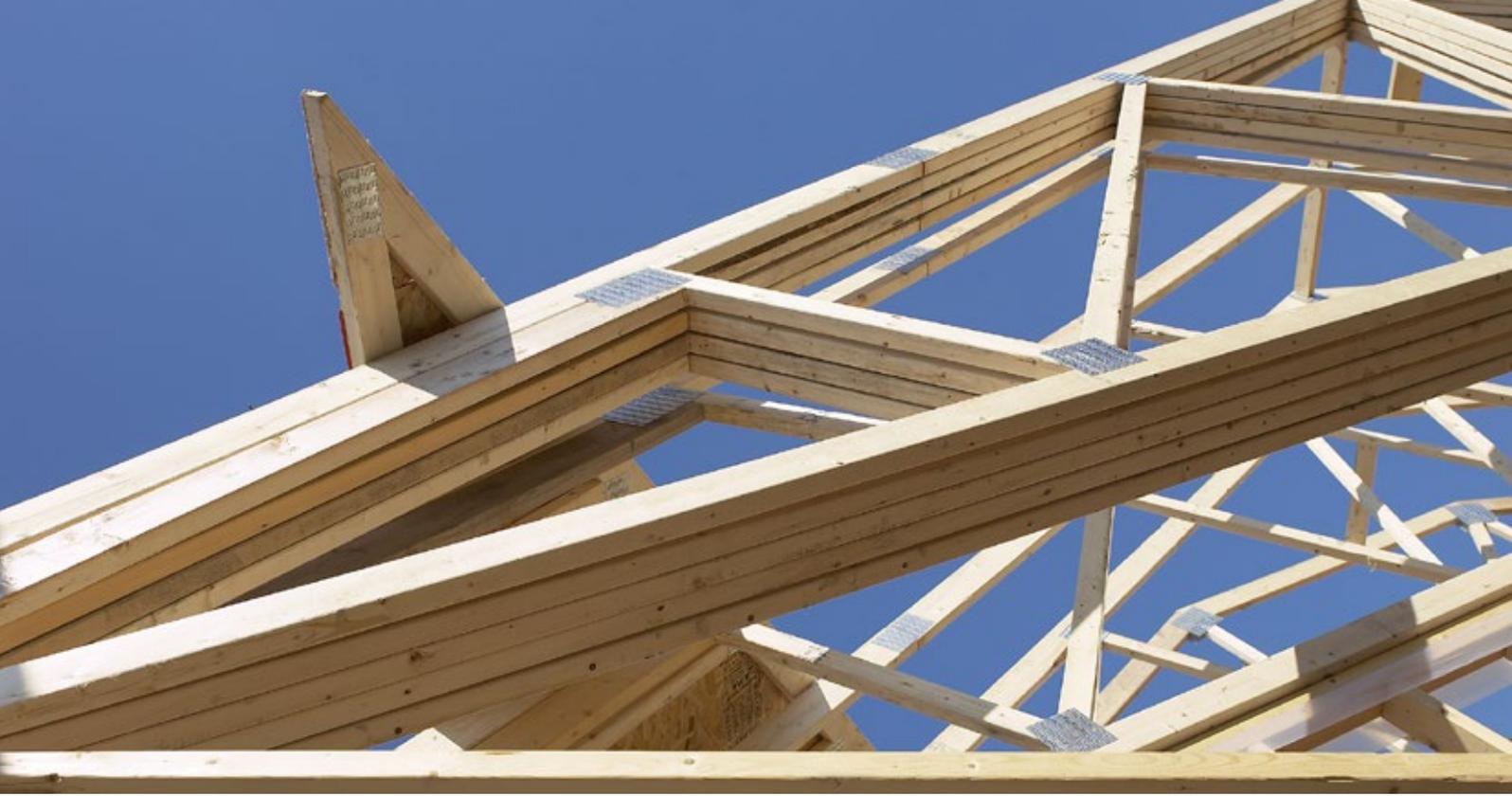
Transport

A bus route will run south-north through the precinct. Walking and off-road cycling paths will encourage active travel and these links will allow the community to use open space and other facilities on each side of Wilton.

Development in the Wilton North Precinct will require upgrades to the Picton Road and Hume Highway Junction. New transport infrastructure or upgrades include:

- New entry and exit ramps connected to the Hume Motorway to cater for local traffic
- Initial upgrade of the Picton Road and Hume Highway interchange to facilitate through traffic and heavy vehicles

The complete road network and public transport infrastructure for both the Wilton North Precinct and the wider Wilton Growth Area will develop over time to cater for the increased population in Wilton. Planning for future rail and road infrastructure includes the preservation of the Maldon-Dombarton rail corridor and the investigation of a future road connection to Menangle Road and the main southern railway line.



5,500
local jobs



300
construction
jobs annually
at peak

Employment

A local centre in the north of the precinct will provide residents with access to local services, including local shops, medical centre and child care. The local centre will be located near the proposed primary school, sporting fields, neighbourhood community centre and local open space, which could be used for community markets and other gatherings. The local centre will be linked to all residents by a north-south main street, bus route and off-road cycle paths. These transport links will encourage local employment, while reducing the need to drive for both residents and workers.

The lakeside activity area will offer services, education, retail, entertainment, recreational and community based activities. This area will also provide a range of new employment opportunities.

An employment area providing local jobs will also be located to the south of the precinct, which is easily accessible from Picton Road. New local jobs could be in a variety of industries such as knowledge and professional services, health and education sectors.

Community uses

A range of facilities including educational campuses and sports facilities will be provided. The plan identifies locations for four double sports fields. Wollondilly Council will monitor the need for any additional sports fields as they continue to plan for local open space. Local pocket parks will be provided in each new neighbourhood and will be designed in consultation with Wollondilly Council.

A primary school and a private K-12 Anglican college will be built as the population grows. In the early stages, families will have access to Wilton Public School in Bingara Gorge. The Department of Education will continue to monitor student numbers in the area, and the development will enable a school site to be acquired.

Bushfire protection

A preliminary bushfire protection assessment has identified that land on the edge of the precinct contains bushfire prone vegetation. Most of this land is located within the proposed environmental conservation zone. The bushfire protection assessment has identified the protection areas required between these hazardous areas and homes, in accordance with the *NSW Rural Fire Services Planning for Bushfire Protection 2006*.

Heritage

Heritage studies indicate that no State Heritage items are located in the Wilton North Precinct. Five potential local heritage items have been identified and potential impacts on these items will be considered and managed as development proceeds.

Further heritage assessment will be required before development applications that might affect heritage buildings or sites can be approved.

The applicant has completed an archaeological survey which identifies and assesses the significance of existing Aboriginal heritage and sites within the precinct. Further work is required across the precinct to mitigate any impacts from development on Aboriginal Cultural Heritage. This work will continue in consultation with the community and relevant agencies through detailed subdivision planning.



Credit: Nick Cubbin, Office of Environment and Heritage

Environment

The precinct contains environmentally sensitive areas, including threatened ecological communities of Cumberland Shale Plain Woodland and Shale Sandstone Transition Forest.

385 hectares of environmentally sensitive land will be conserved around the edge of the precinct. This land includes substantial areas of both ecological communities and will form part of a large, well-connected reserve network along the Nepean River and Allens Creek valley.

Conserving this land will also protect habitats for threatened species that are known or considered likely to live here. Conserving koala habitat areas and corridors is important throughout the Wilton Growth area to ensure protection of local koala colonies in Wollondilly. Care will be taken to manage the boundary between koala habitats and urban development.

The precinct contains pockets of land, including existing natural landforms and vegetation clusters that have their own unique character. We are working on ways to ensure these natural elements are considered and included in the landscape as the community grows.

We are investigating biodiversity certification for Western Sydney including the Wilton Growth Area, to enable any biodiversity issues to be addressed early, and certify land as being appropriate for development ahead of detailed precinct and subdivision planning.

This process also allows the management of any unavoidable clearing for essential infrastructure to be offset within the precinct or adjoining lands.



385
hectares
of environmentally
sensitive land
protected

Water quality

The landowner proposes an 11-hectare artificial lake, surrounded by paths and parkways, which may be suitable for some water-based recreation activities.

A series of raingardens and a sewage treatment plant will manage waste water. Stormwater will be used to irrigate open spaces, commercial land and for garden watering on residential lots.

In the short-term, temporary sewage facilities will provide waste water treatment for the precinct. Sydney Water will consider options for the location of a new sewage treatment plant, which will be needed as the precinct grows.

Sydney Water planning studies will consider a range of approaches to stormwater and waste water management, including integrated water management options and the potential for recycled water.

Water management options will be the subject of more detailed work and investigations by Sydney Water to assess the feasibility of the lake and ensure that water quality is protected.

Requirements for ongoing environmental monitoring and arrangements for future ownership of the lake, will be informed by Sydney Water's planning study and ongoing discussions with agencies and Wollondilly Council.

Land either side of waterways located on the edge of the precinct, such as Allens Creek and the Nepean River, will be protected and establish an environmental edge to the urban development.

Mining

A significant portion of the Wilton North Precinct has approval for coal mining over the next 15 to 30 years.

The precinct landowner has reached agreement with mining company, South32, to relinquish their mining leases when the area is rezoned. This agreement will enable development to proceed without subsidence and other impacts from underground mining.

Delivery and funding

Infrastructure

We are working with state agencies to identify the regional and state infrastructure required to support growth. Local infrastructure will also be provided and improved through developer contributions.

We are also working with the applicant on a specific agreement to provide and fund key infrastructure for the precinct. The agreement will ensure that roads, school sites and other infrastructure are provided on time.

Transport networks including road, public and active transport need to be provided. These links will build on existing road networks and preserve corridors for future transport opportunities.

Planning controls

The Wilton North Precinct is currently zoned for rural purposes under the *Wollondilly Local Environmental Plan 2011*. The proposed rezoning of the Wilton North Precinct includes a State Environmental Planning Policy (SEPP) that will amend the Growth Centres SEPP.

A Wollondilly Growth Centres Development Control Plan (DCP) will be prepared for the Wilton Growth Area to guide the implementation of precinct plans within the Area.

Funding

Regional infrastructure including major roads and land for health and education facilities will be incorporated in a Special Infrastructure Contributions Scheme.

Council will prepare a Section 94 Contributions Plan to identify local infrastructure. This contributions plan will require developers to contribute to the cost of local infrastructure. Funding from these contributions will be used for essential infrastructure such as local roads, drainage infrastructure, open space and land for community uses.



Have your say

We welcome your feedback on the draft Precinct Plan. You can make a submission by visiting planning.nsw.gov.au/wiltonnorth

Your feedback is a vital step in the process that will enable us to finalise the plan.

You can also register to receive updates about Wilton North Precinct at planning.nsw.gov.au/wiltonnorth

More Information



Contact us on 1300 305 695



Visit planning.nsw.gov.au/wiltonnorth

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- ▶ TTY users, call 133 677 and ask for 1300 305 695
- ▶ Speak and Listen (speech to speech relay) users, call 1300 555 727 and ask for 1300 305 695
- ▶ Internet relay users, connect to NRS (relayservice.com.au) and ask for 1300 305 695

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State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Wilton Growth Area
Wilton North Precinct
Application of Flexible Zone
Boundary

LEGEND

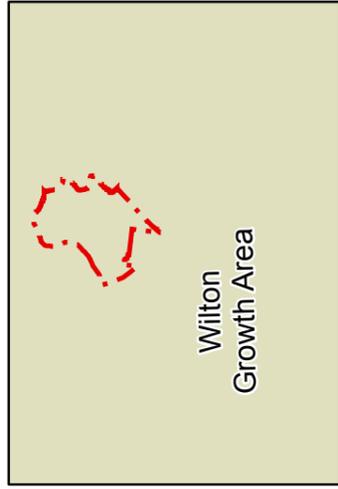
- Wilton Growth Area Boundary
- Wilton North Precinct Boundary
- Flexible Zone Boundary

Zone

- Urban Development
- SP2
- E2

Cadastral

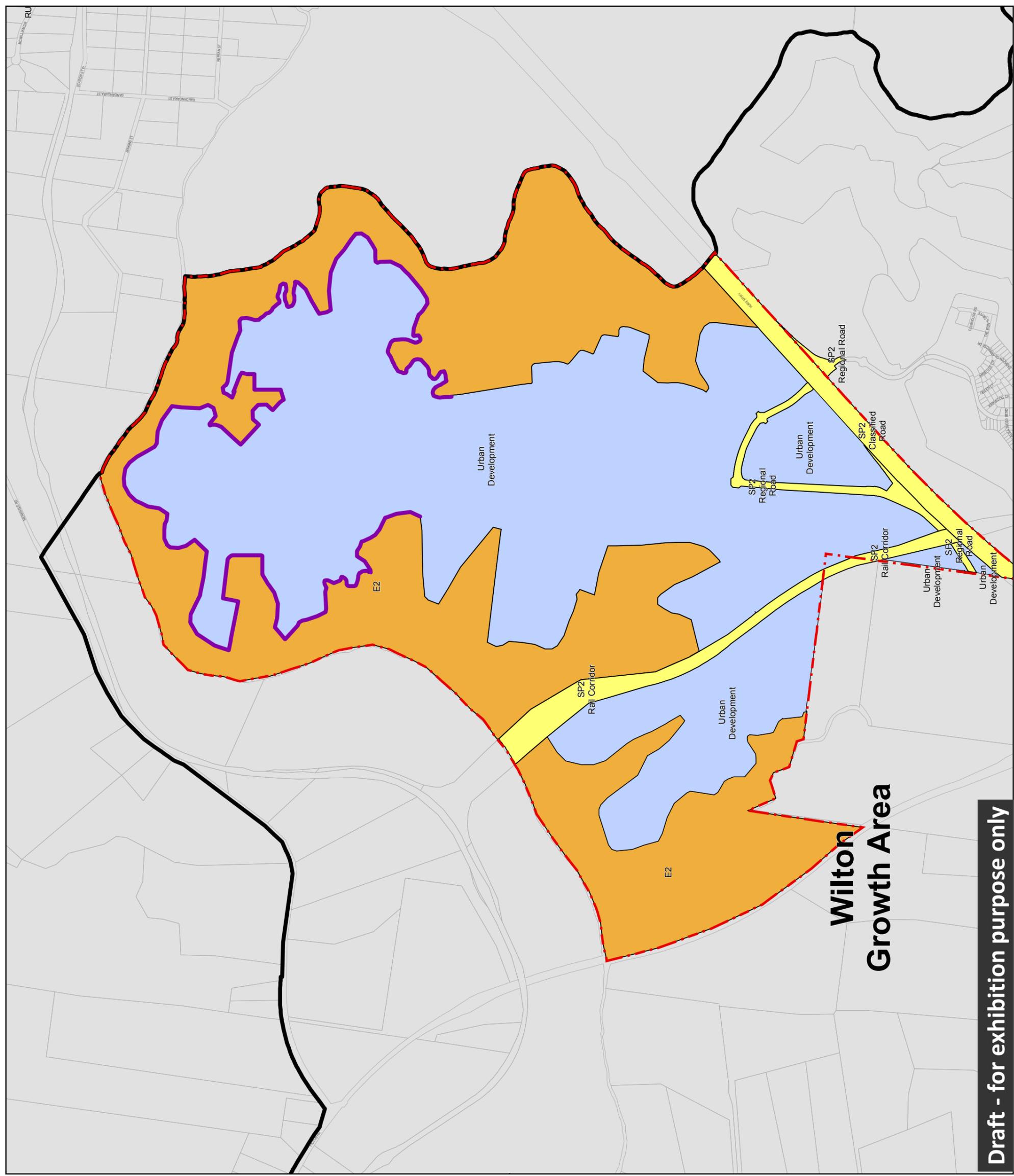
Cadastral © 10/09/2017 NSW LPI



Projection: GDA 1984
Zone 56

0 0.2 0.4 0.6 km

Map Identification Number: SEPP_SRGC_WT_FZB_20170810



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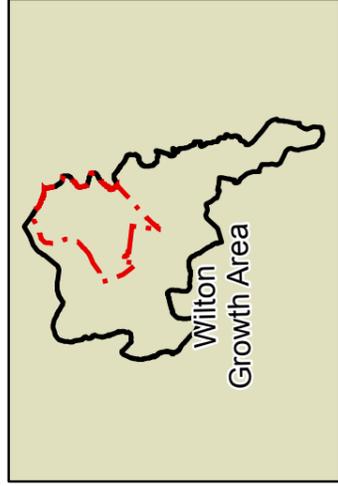
**Wilton Growth Area
Height of Buildings Map**

LEGEND
 Wilton Growth Area Boundary
 Wilton North Precinct Boundary

Maximum Building Height (m)

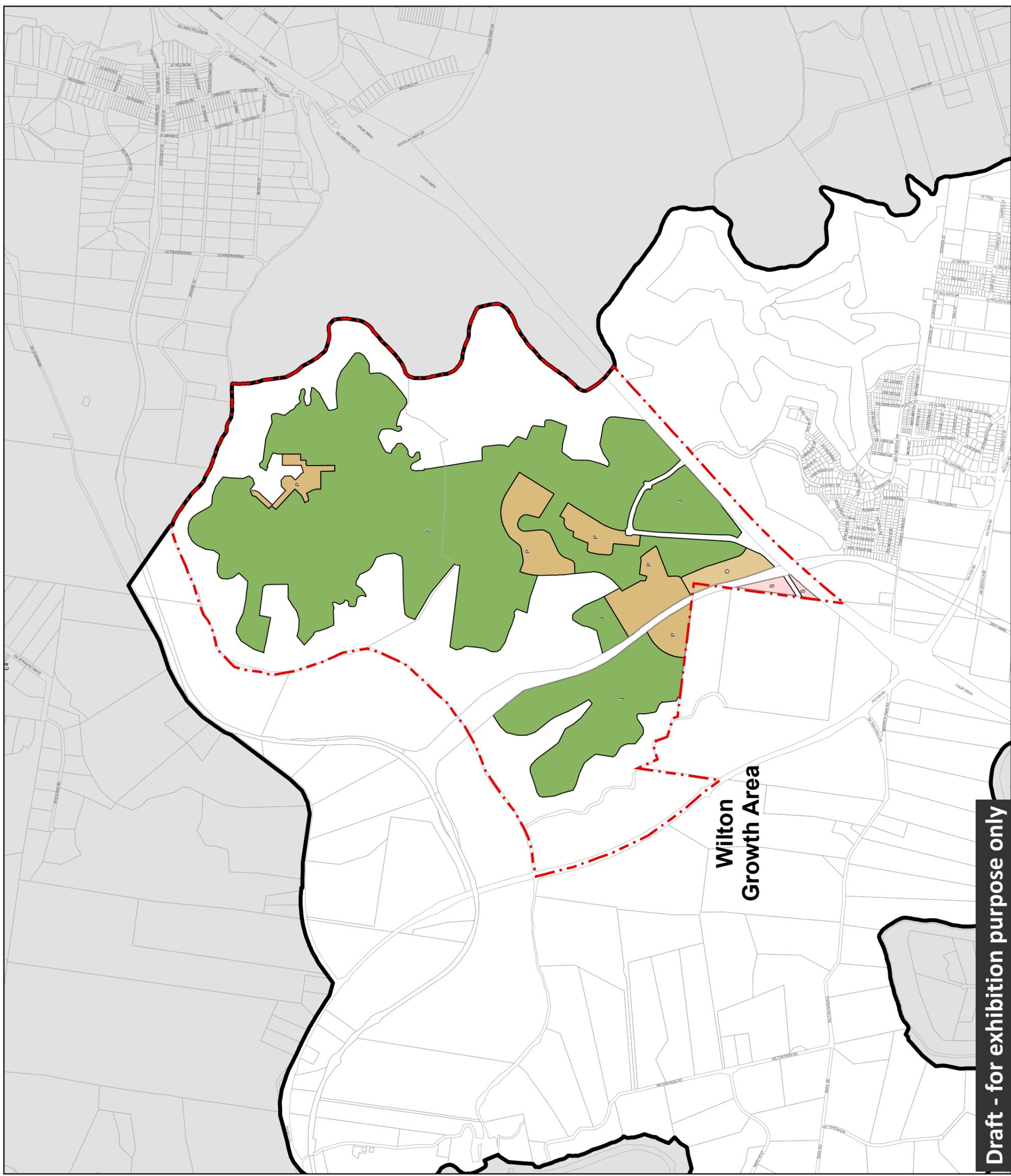
	J	9
	P	18
	O	15
	S	24

Cadastre
 Cadastre © 10/09/2017 NSW LPI



Projection: GDA 1984
Zone 56

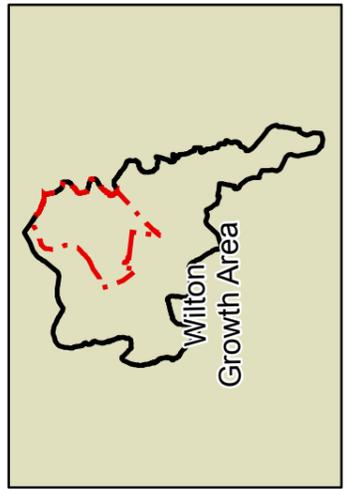
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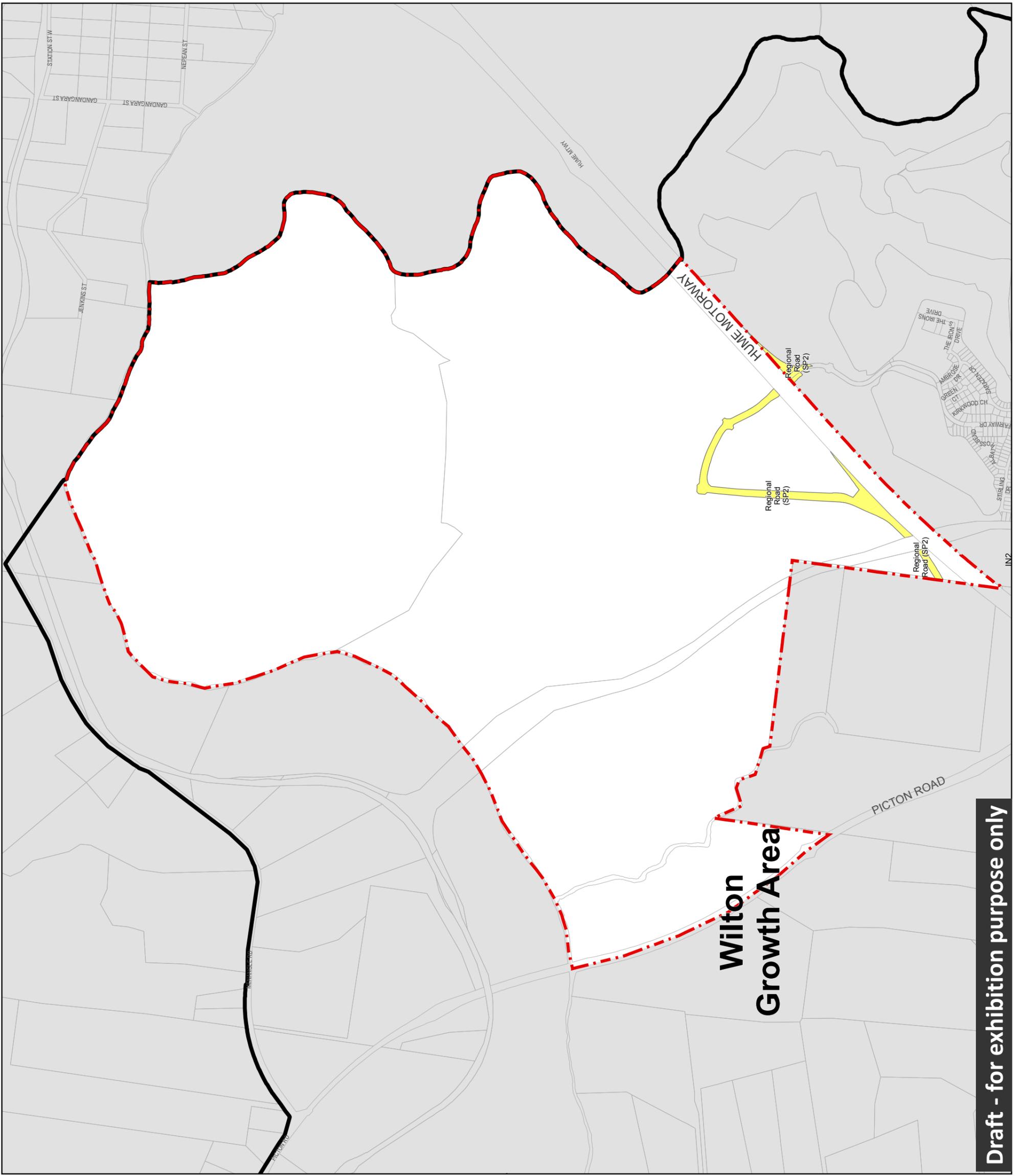
**Wilton
Growth Area**

Draft - for exhibition purpose only

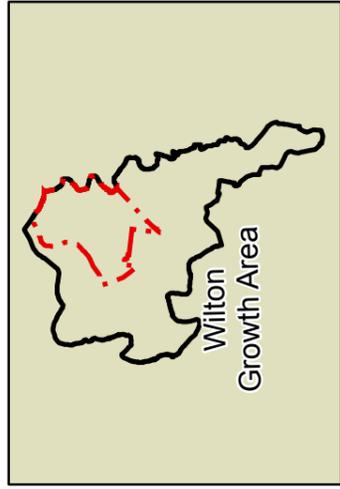
- LEGEND**
-  Wilton Growth Area Boundary
 -  Wilton North Precinct Boundary
 - Reservation Acquisition**
 -  Regional Road (SP2)
 - Cadastre**
 -  Cadastre © 25/10/2017 NSW LPI



Map Identification Number: SEPP_SRGC_WT_LRA_2017/025

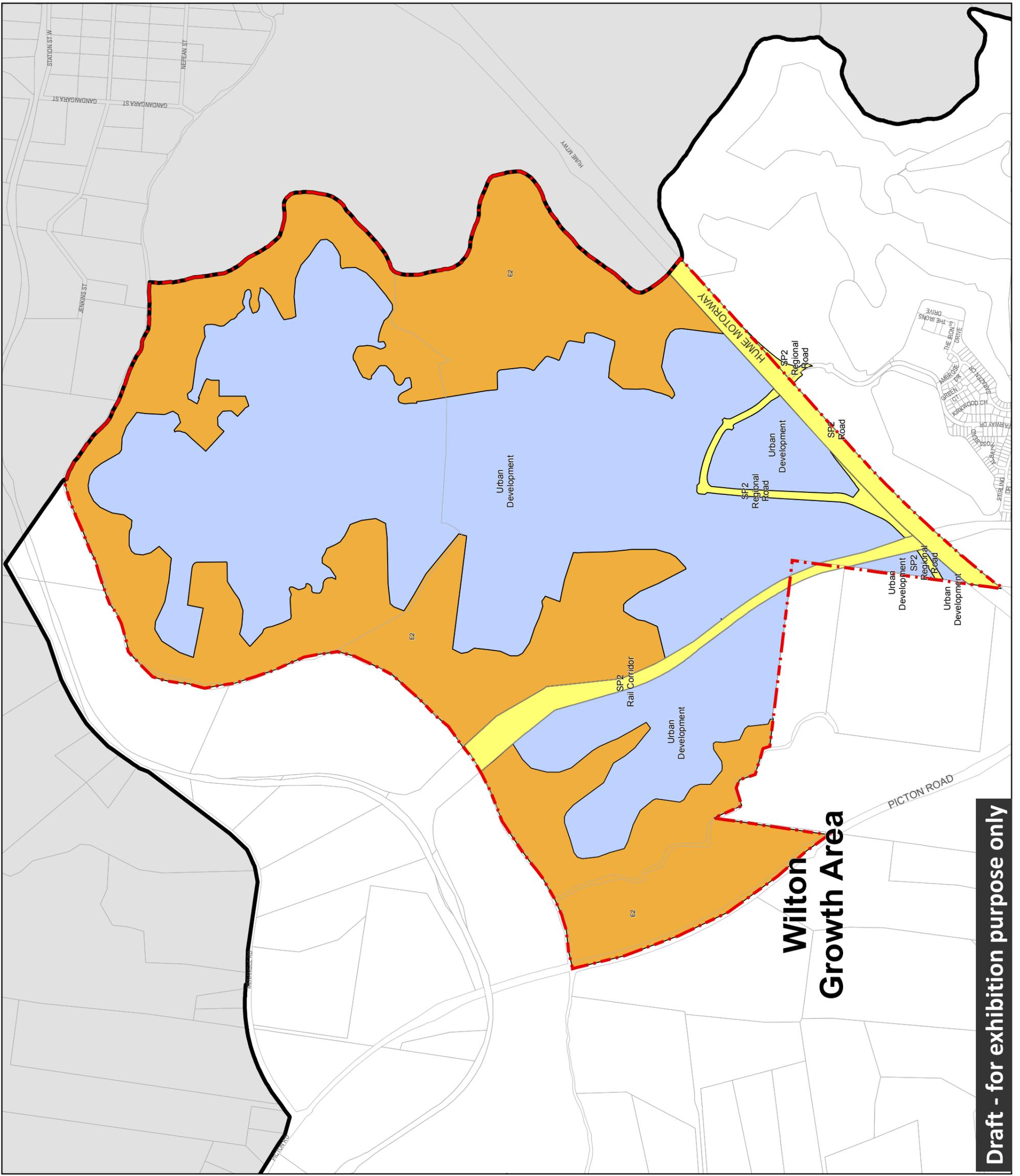


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Projection: GDA 1984
Zone 56

Map Identification Number: SEPP_SRGC_WT_LZN_2017.025



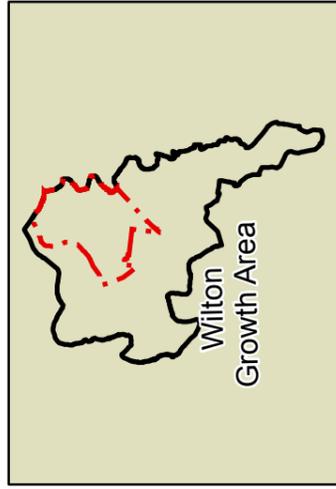
Wilton Growth Area

Draft - for exhibition purpose only

**State Environmental Planning
Policy (Sydney Region Growth
Centres) 2006**

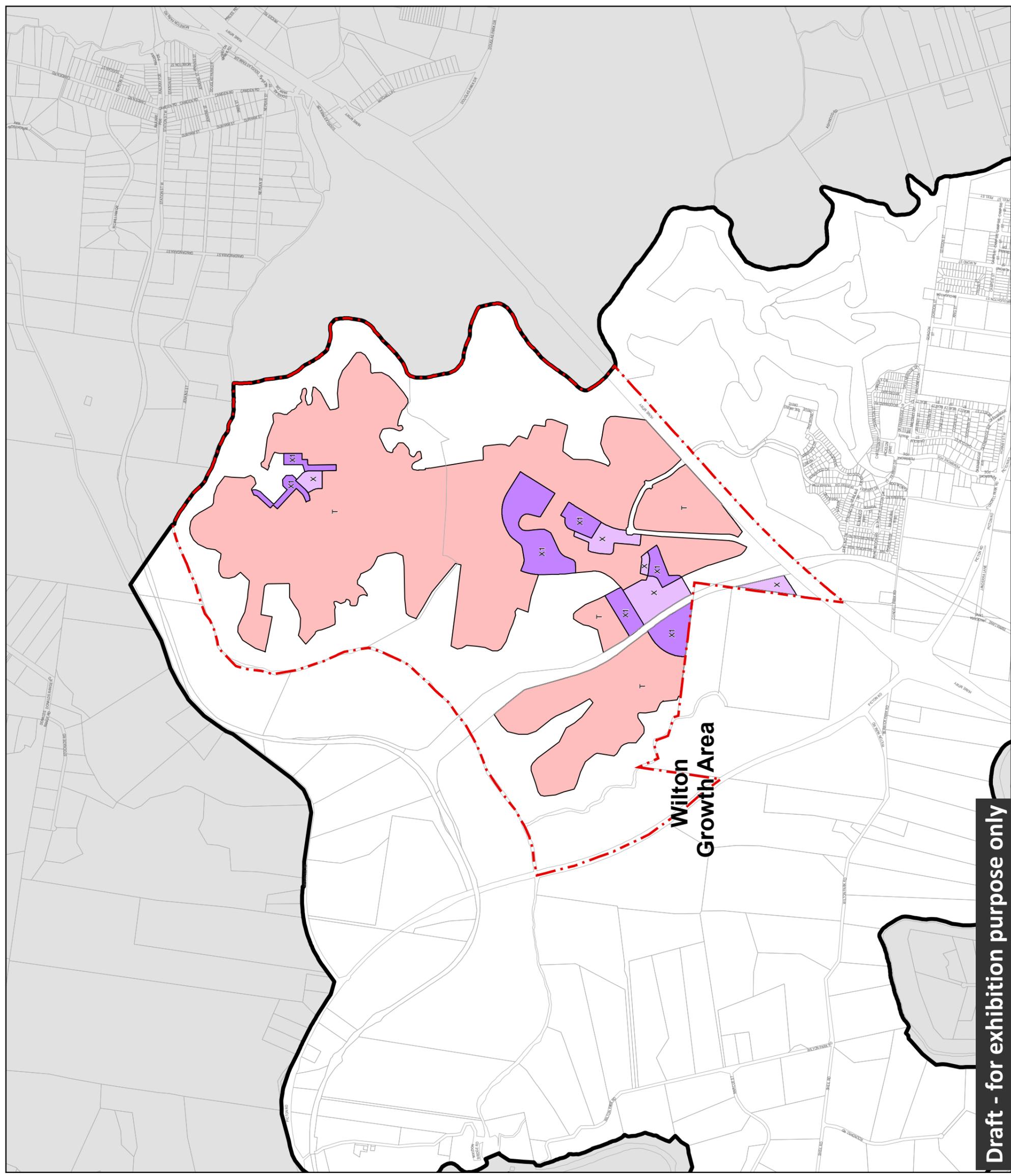
**Wilton Growth Area
Residential Density Map**

- LEGEND**
-  Wilton Growth Area Boundary
 -  Wilton North Precinct Boundary
- Dwelling Density (per hectare)**
-  T 15-25
 -  X 15-45
 -  X1 25-45
- Cadastral**
-  Cadastral © 10/09/2017 NSW LPI



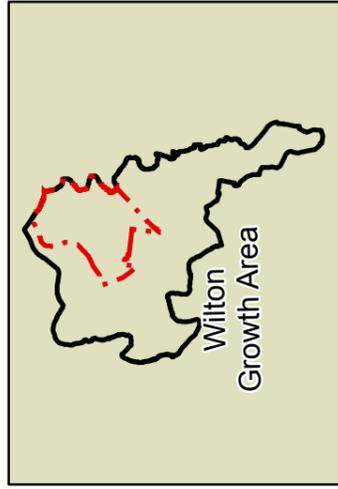
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Zone 56

Map Identification Number: SEPP_SRGC_WT_LZN_20170810



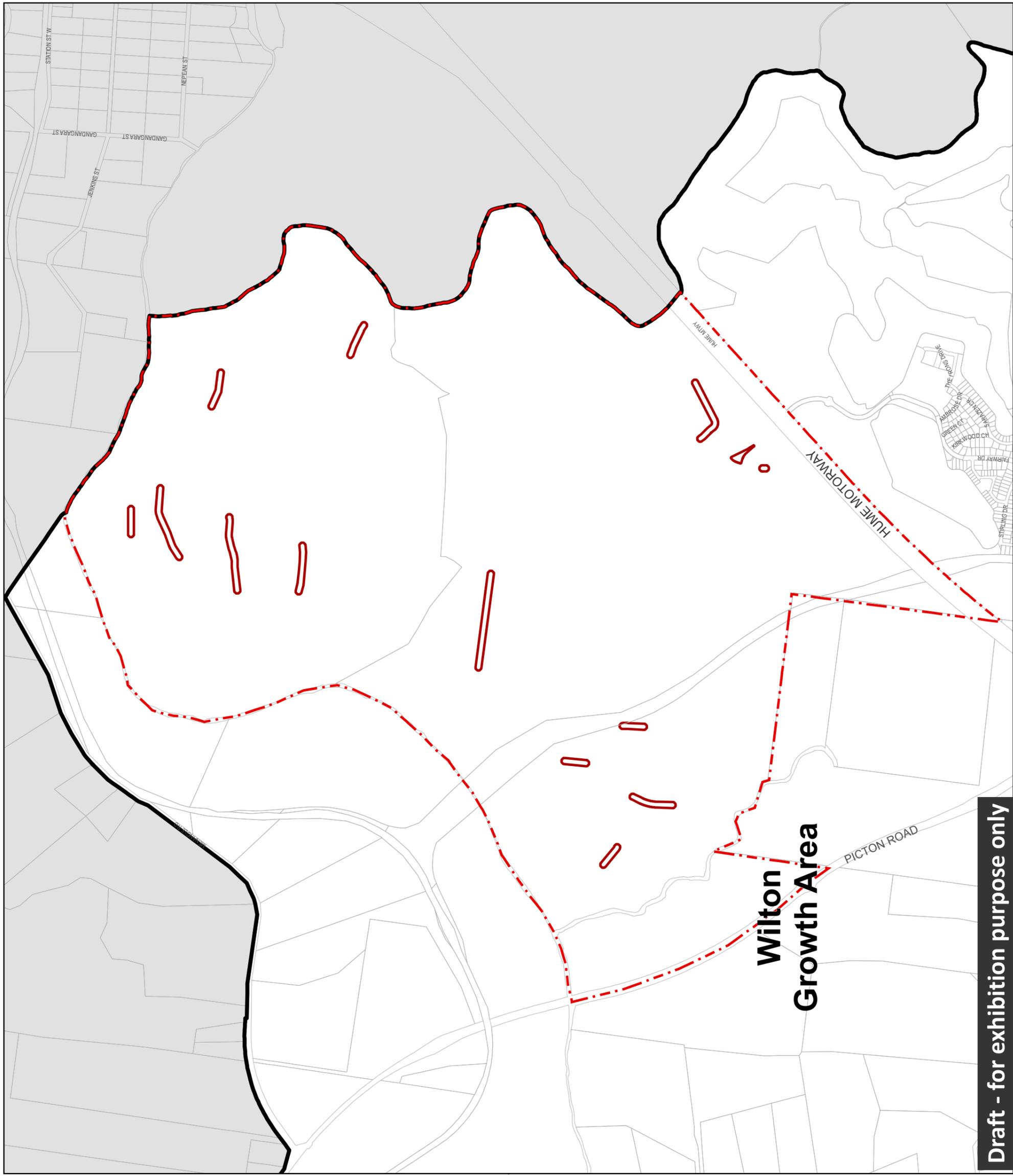
Draft - for exhibition purpose only

- LEGEND**
-  Wilton Growth Area Boundary
 -  Wilton North Precinct Boundary
 -  Area of Remnant Native Vegetation
- Cadastral**
-  Cadastral © 25/10/2017 NSW LPI

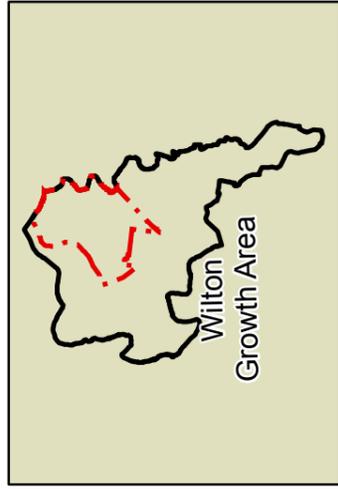


Projection: GDA 1984
Zone 56

Map Identification Number: SEPP_SRGC_WT_SUA_20171025

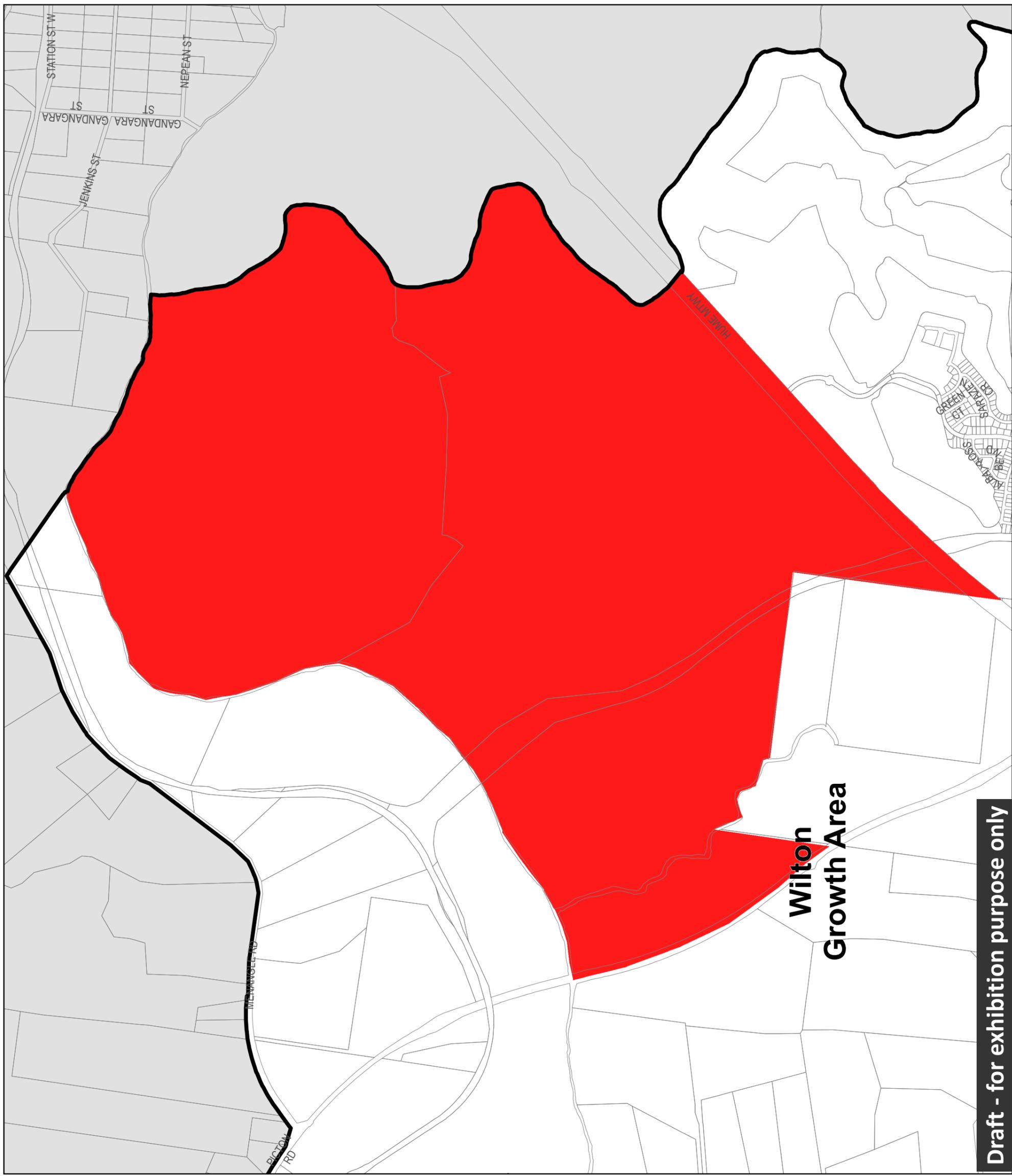


Draft - for exhibition purpose only



Projection: GDA 1984
Zone 56

Map Identification Number: SEPP_SRGC_WT_LZN_20170810



Draft - for exhibition purpose only

WILTON NORTH PRECINCT INDICATIVE LAYOUT PLAN

LEGEND

-  Wastewater Plant (Investigation Site)
-  Precinct Boundary
-  Local Centre
-  School
-  Houses and Townhouses
-  Townhouses or Terraces or Residential Flat Buildings
-  Business
-  Mixed Use (Commercial and Residential)
-  Playing fields
-  Local Open Space
-  Environmental Conservation
-  Proposed Lake
-  Local Road
-  Road Investigation Corridor
-  Regional Road
-  Maldon-Dombarton Freight Rail Corridor

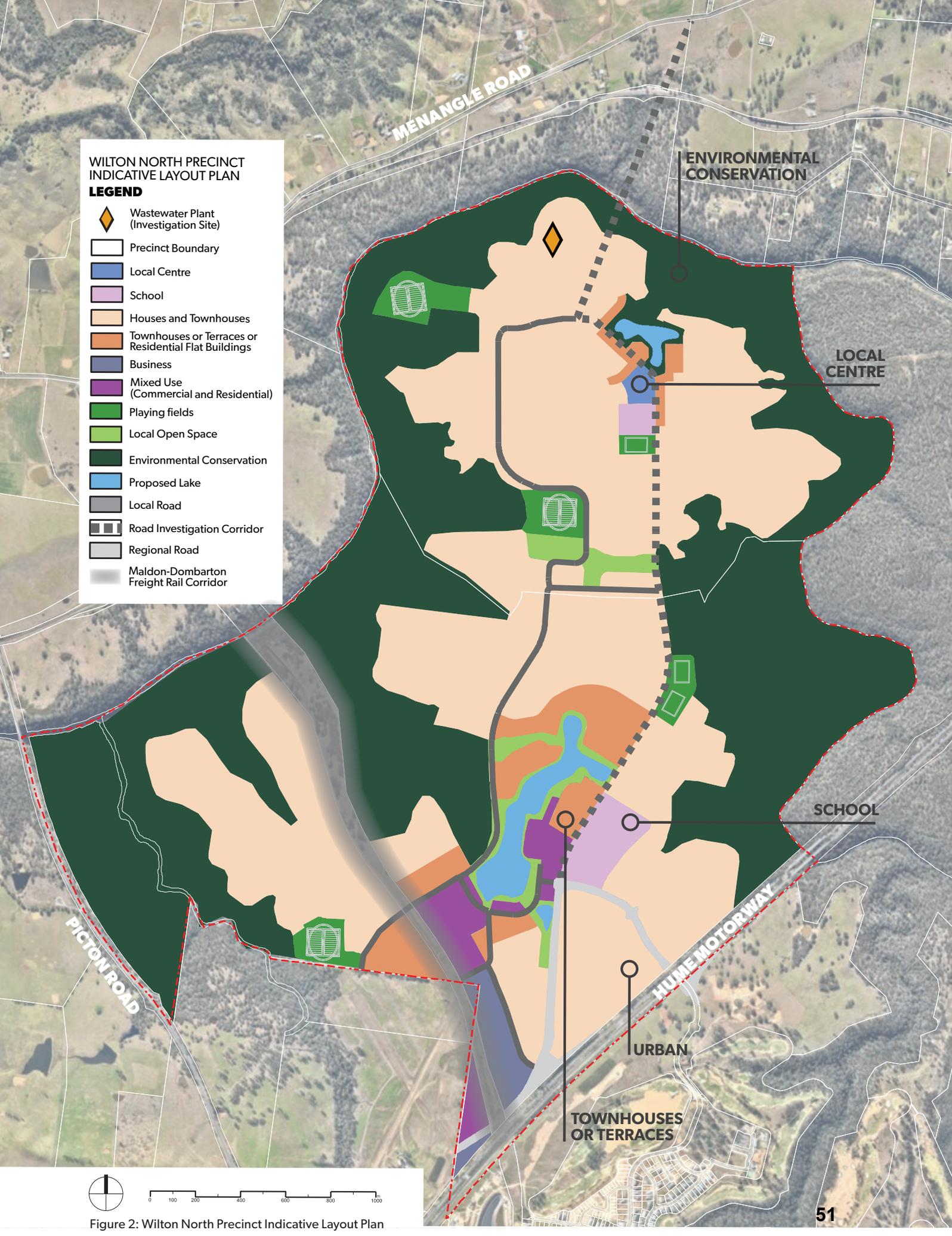


Figure 2: Wilton North Precinct Indicative Layout Plan

EXPLANATION OF INTENDED EFFECT

PROPOSED AMENDMENT TO STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 AND WOLLONDILLY LEP 2011

1.1 Introduction

The proposed amendment will modify the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)* and the Wollondilly LEP 2011 by:

- 1) rezoning land comprising the Wilton North Precinct and a portion of the Wilton Town Centre Precinct to an Urban Development Zone, E2 Environmental Conservation zone and SP2 Infrastructure zone;
- 2) amending the Growth Centres SEPP to reflect the rezoning;
- 3) provision for land required for the future regional road network within the Wilton Growth Area (Bingara Gorge Precinct) under the Wollondilly Local Environmental Plan (LEP) 2011 to SP2 Infrastructure Zone;
- 4) including in the Growth Centre SEPP a new Urban Development Zone (UDZ) and supporting process to verify that development applications in the zone are consistent with strategic planning; and
- 5) amending the Environmental Planning and Assessment Regulation 2000 to ensure that development applications made for land within an Urban Development Zone be accompanied by a site verification certification issued by the Secretary of the Department of Planning and Environment.

1.2 Background

- The NSW Government has identified opportunities for new jobs, homes and services in the Wilton area of the Western City District. Studies of the Greater Macarthur Land Release Area confirmed the capability of the Wilton area to provide new homes and jobs.
- In September 2015, the NSW Government released a preliminary strategy for the delivery of around 35,000 homes in Greater Macarthur including Wilton. Wilton was formally declared a Growth Area in July 2016.
- The Department of Planning and Environment has prepared an Interim Land Use and Infrastructure Implementation Plan for the Wilton Growth Area, which was exhibited in September 2017.
- Three major landowners initially proposed the concept of a new town at Wilton, known as Wilton Junction, to Government in response to the 2011 Home Sites Program.

- The proposal was for a largely self-contained new town and was supported by a masterplan including a major town centre and supporting transport and social infrastructure. This masterplan was endorsed by Wollondilly Shire Council in 2012.
- In January 2017, Bradcorp lodged a submission with the Department in relation to land within the Wilton North Precinct of the Wilton Growth Area.
- The submission proposes the rezoning of rural land to enable urban development. Following an assessment of site suitability and capability studies, as well as a review against the Wilton Interim Land Use and Infrastructure Implementation Plan (LUIIP), the Department believes that there is merit in recommending the area for an urban zoning.
- The Wilton North precinct is proposed to be a community of around 5,600 homes and opportunities for local employment. The precinct will develop in stages with infrastructure provided as development occurs.
- To rezone the area it is proposed to utilise a flexible new zone – the Urban Development Zone (UDZ) – to be applied to the area of developable land within the Wilton North Precinct. This zoning approach will be adopted for future precincts within other Growth Areas in the Western City District.
- Rezoning of the Wilton North Precinct (and a small part of the Wilton Town Centre precinct) is proposed through an amendment to the Growth Centres SEPP.
- Proposed zones and other planning controls are documented in the relevant maps which will be incorporated into the existing Growth Centres SEPP and the Wollondilly LEP 2011.

1.3 Proposed Urban Development Zone (UDZ)

The Department is exploring new planning controls for the Wilton Growth Area, which could be utilised in other Growth Areas in the Western City.

The proposed flexible urban development zone (UDZ) would be introduced under the Growth Centres SEPP. The UDZ is a mechanism to identify and approve land uses in new urban development areas that gives prominence to strategic planning directions when detailed site, engineering and urban design work is undertaken.

The proposal for the new zone reflects the degree to which the allocation of land uses can shift during the land release process as detailed site engineering occurs. The greenfield nature of the Wilton Growth Area allows a degree of flexibility provided some verification of strategic planning occurs.

The UDZ would apply to all land within the precinct excluding conservation areas, and land zoned for key infrastructure. A flexible boundary clause will be included to allow for minor variation of UDZ and conservation zone boundaries.

It is envisaged that once development proceeds, a series of amendments to the Growth Centres SEPP or the Wollondilly LEP would be made to give effect to the land uses shown in the Wilton North Precinct Plan (Indicative Layout Plan) once established through the development process. These zones would encompass the standard suite of commercial, residential and mixed use zones, and appropriate zoning of facilities such as schools, open space, community and social infrastructure.

New clauses would be inserted in the Growth Centres SEPP to provide a requirement for a Site Verification Certificate to be issued by the Secretary of the Department for Planning and Environment at development application stage. This will ensure that any proposed development in the Wilton Growth Area is generally in accordance with the relevant Precinct Plan and the Wilton Land Use and Infrastructure Implementation Plan (LUIIP).

To ensure a development application is supported by a site verification certificate and amendment will also be made to the Environmental Planning and Assessment Regulation 2000.

Development controls will be contained in the proposed Wollondilly Growth Centres Development Control Plan (DCP), currently being prepared by the Department in collaboration with Wollondilly Shire Council

1.4 Proposed Growth Centre SEPP amendments

Part 1 Preliminary

Part 1 sets out the aims of the Growth Centre SEPP, important definitions and the land to which the SEPP applies.

This part provides that the consent authority is the local council. Wollondilly will remain the consent authority for land zoned urban as a consequence of this SEPP amendment.

The definition of growth centre structure plan at clause 3(1)(c) would be amended to update the reference to the Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan and by inserting a new reference to the Wilton Land Use and Infrastructure Implementation Plan.

Part 2 Permitted or prohibited development

Part 2 outlines the controls that apply to precincts after finalisation of precinct planning processes.

The Growth Centres SEPP currently contains “The Wilton Priority Growth Area Precinct Boundary map”. The word “priority” will be removed from the map and from references to the map in the SEPP. The new Wilton Growth Area Precinct Boundary map will identify the precincts of South East Wilton, North Wilton, West Wilton and the Wilton Town Centre.

An appendix would be inserted into this section to specify that a new Urban Development Zone would apply to the North Wilton Precinct and that part of the Wilton Town Centre Precinct being rezoned.

The aims of the Urban Development Zone will be to:

- a) *to manage the transition of non-urban land into urban land.*
- b) *to encourage the development of well-planned and well-serviced new urban communities in accordance with the relevant Land Use and Infrastructure Implementation Plan (LUIIP) and Precinct Plan.*

- c) *to ensure a range and location of uses suitable for a newly establishing community that are consistent with the strategic planning for the precinct.*
- d) *to safeguard non-urban land from use and development that could prejudice its future urban development.*

The amendment will repeal other planning instruments applying to the land.

The proposed Urban Development Zone will apply to all developable land within the precincts. Land identified for conservation would be zoned E2 and land identified for infrastructure will be zoned SP2.

It is intended that in future, once the precinct has been developed, the final land use zones would be identified based on the standard instrument zones including residential, business, special uses and environmental protection. These zones would be inserted through separate amendments once development activity has been completed.

Land use table and zones

The amendment will modify the Growth Centres SEPP to rezone land within the Wilton North Precinct to enable development for residential and employment uses and supporting uses, open space, community facilities and supporting infrastructure within one new flexible Urban Development Zone.

The amendment will also modify the Wollondilly LEP 2011 to provide for the future arterial road network required to support development of the Wilton Growth Area.

A new clause would be inserted in the Growth Centres SEPP to provide for the issue of a Site Verification Certificate by the Secretary for all development within the Precinct, to ensure that the proposed development is generally in accordance with the Wilton North Precinct Plan and the Wilton Land Use and Infrastructure Implementation Plan (LUIIP).

Development Applications that receive a site verification certificate under this process will be exempt from further public notification required under the Environmental Planning and Assessment Regulation 2000.

The other zones to be applied in the Wilton North Precinct are the E2 Environmental Conservation zone, primarily relating to the Nepean River and Allens Creek Gorges, and the SP2 Infrastructure zone, relating to the arterial road network.

Land will be rezoned from rural to one of these three zones, as shown on the Land Zoning Map.

Land Use Table

A land use table will be inserted into the Growth Centres SEPP for the Urban Development Zone which will provide for a wide range of urban land uses to be permissible in the zone. The LUIIP and Precinct Plan will give effect to the distribution of land uses within the precinct.

Part 3 Land use – Environment, Conservation and Recreation Zones

This part applies to land that is zoned for environment conservation and recreation.

No amendments are proposed to Part 3.

Part 4 Development controls - general

Section 16 of this part outlines matters for consideration until finalisation of precinct planning for land is completed. This section would be amended to include an additional matter for consideration:

(h) in the case of development proposed within the Urban Development Zone, whether precinct planning was sufficiently advanced to ensure that the proposed use did not compromise the long-term use of the land for urban development and promoted the efficient use of the land.

Section 18 of this part provides that development must be connected to a recycled water supply if it is available. The provision does not currently apply to Wilton. This provision would be amended to require connection to a recycled water system if it is provided.

Section 18 A relates to clearing of native vegetation for public utility undertakings. This clause does not currently apply to Wilton. The clause would be amended to apply to Wilton.

Section 18 B relates to electricity generating works and recycling facilities. This clause does not currently apply to Wilton. The clause would be amended to apply to Wilton.

Preservation of the Maldon-Dombarton Rail Corridor

A new clause would be inserted in the Growth Centres SEPP to specify that development consent must not be granted for development on land in the vicinity of the Maldon-Dombarton Freight Rail Corridor unless the consent authority has considered whether or not the development would prejudice or otherwise restrict the future construction (including the provision of any public utility infrastructure) and operation of the proposed freight rail corridor.

Medium Density Housing

A new clause would be inserted in the Growth Centres SEPP to allow medium density (a minimum of 25 and maximum of 45 dwellings per hectare) to be developed in areas surrounding the Lakeside Activity Precinct and Neighbourhood Centre in Wilton North Precinct as specified on the residential densities map.

Flexible Zone Boundary Clause

A new clause would be inserted in the Growth Centres SEPP to address development near zone boundaries. The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone. This clause would apply to land as specified on the map indicating where the flexible zone boundary is to be applied. Where the flexible zone boundary is applied,

the relevant distance of a boundary between the proposed zone boundaries is 150 metres.

Maximum number of lots

A new clause would be inserted in the Growth Centres SEPP to limit the maximum number of residential lots in the precinct to 5,600. This is to ensure that the capacity of infrastructure including roads, open space and community facilities is not exceeded.

Maximum retail floor space

A new clause would be inserted to in the Growth Centres SEPP to apply a maximum retail floor space cap of 5,000m² for the Wilton North Precinct. The intention is to limit the scale of retail development in the Lakeside Activity Precinct and the Wilton North Local Town Centre to ensure the viability of the retail development planned for the Wilton Town Centre Precinct.

Areas of Remnant Native Vegetation

Areas of remnant native vegetation have been mapped and will protected under Part 6 of the Growth Areas SEPP.

Part 5 Development on flood prone and major creeks land

No changes are proposed for this part.

Part 6 Land application and consent for clearing native vegetation

No changes are proposed for this part.

Part 7 Cultural heritage landscape area

No changes are proposed for this part.

Appendices

An appendix for Wilton North Precinct and the Wilton Town Centre Precinct would be added to designate these precincts for urban development.

Consequential amendments

Map amendments

The word “priority” will be removed from the Wilton Priority Growth Area Precinct Boundary Map and from any references within the SEPP to the Wilton Priority Growth Area.

Consistent with the development controls described above, the following maps will be included in the Growth Centres SEPP that apply to the Precincts:

- Land Zoning Map
- Urban Release Area Map
- Height of Buildings Map
- Minimum Lot Size Map
- Land Reservation Acquisition Map

- Residential Density Map
- Remnant Vegetation Areas Map

The following maps will be included in the Wollondilly LEP 2011 that apply to the Wilton Growth Area (Bingara Precinct):

- Land Zoning Maps
- Land Reservation Acquisition Maps

Submission

NSW Department of Planning & Environment

Bradcorp Holdings Proposal for Wilton North West Precinct

Planning Framework

- Council notes that the NSW Department of Planning & Environment is currently preparing a Land Use and Infrastructure Strategy (LUIS) to provide a framework for development of Wilton New Town. It is noted that this LUIS and the supporting technical studies that guide this document, including those containing infrastructure servicing plans, are not yet finalised.
- The LUIS is a critical guiding planning strategy that is expected to be given statutory weight through the preparation of a Section 117 Direction and amendment to the SEPP (Growth Centres). The LUIS is intended to provide guidance on:
 - Transport infrastructure
 - Health infrastructure
 - Education infrastructure
 - Cultural needs
 - Biodiversity
 - Housing density and typology
 - Affordable housing
 - Economic and retail growth
 - Employment targets
 - Pedestrian and cycleway networks
 - Open space and recreation
 - Activation and amenity
 - Air and water quality
 - Noise attenuation
 - Bushfire protection
 - Heritage
 - Mining coexistence
- The LUIS is in preliminary draft form and is incomplete. The Department has advised that the LUIS is not in a form sufficient to be formally reported to Council or subject to public consultation at this time.
- Without the LUIS and supporting technical studies being completed, Council is unable to undertake a comprehensive assessment of the proposal.
- Council will continue to work with the NSW Department of Planning & Environment to finalise the LUIS and resolve outstanding issues ahead of supporting any rezoning of land at Wilton.

Documentation Consistency

- The proposal refers to number technical studies which have also been submitted to the NSW Government as part of the earlier SEPP-based rezoning proposal lodged by the Wilton Junction Landowner Group.
- Council as recently as August 2016 were reviewing these documents as part of the NSW Department of Planning's 'Tests of Adequacy' in responding to the Director – General's Study Requirements.
- It is unclear as to whether these studies are have been satisfactorily updated to reflect the requirements of Council and the NSW Department of Planning & Environment. The technical reports date back to the middle of 2014 and in many parts incorrectly cites a revised masterplan concept that has not been endorsed by Council.
- All documentation needs to be updated and reflect the endorsed masterplan or draft Land Use and Infrastructure Strategy for consistency and transparency. Council does not support the public exhibition of any documentation that does not accurately reflect the endorsed masterplan and subsequent LUIS. It is of critical importance to Council that all documentation is clear and consistent and illustrates endorsed masterplans supported by Government and Council.

Land Use

- The proposal seeks to rezone the subject site from RU2 Rural Landscape to a number of zones including:
 - R1 – General Residential
 - B4 – Mixed Use
 - B5 – Business Development
 - SP2 – Infrastructure (roads)
- The proposed land zoning map is generally in accordance with the Wilton Junction Masterplan as adopted by Council in December 2012. However, the most notable departure from the masterplan is the proposed wholesale use of the R1 – General Residential zone as opposed to the R2 – Low-density Residential zone used throughout the Shire. The primary reason for using the R1 zone is that it offers the added advantage of permitting a variety of housing types and densities including multi dwelling housing and residential flat buildings. It is also proposed to use and exceptions to development standards clause which would allow attached and semi-detached on lots as small as 125m² in areas abutting environmentally sensitive areas associated with the natural gorges. This outcome is inconsistent with the masterplan which proposed low density residential development in these areas.
- Council prefers the use of alternative zones including the R2 – Low-density Residential zone and achieving greater housing diversity and density in designated areas close to the town centre and public transport infrastructure and regional open space areas.
- Furthermore, a review of the appropriateness of the proposed minimum lot size of 400m² and traditional residential zones in land abutting sensitive environmental areas needs to be undertaken. There are more appropriate environmental zones such as E2 Environmental Conservation and more suitable lots sizes to manage the

environmental qualities of these areas. E3 Environmental Management and E4 Environmental Living may be considered where supported by a detailed ecological report. In any case, the natural gorges are highly valuable environmental assets which while having high ecological value also contribute to the natural beauty and recreational value of the Shire. Development must an appropriate balance between density in the right locations and protection and enhancement of our natural assets.

- Although being very supportive of the concept behind the proposed 'Activity Precinct', Council is not supportive of the proposed use of the B4 Mixed Use Zone as it would allow for retail premises which includes specialty retail and supermarkets. These uses are accommodated in the town centre and Council is committed to establishing and supporting the long term viability of the town centre.
- Consideration of alternative uses including B1 Neighbourhood Centre and B5 Business Development is going to need to be given so as not to hinder the strategic objective of creating a strong commercial centre to support Wilton.
- Council does not support the proposed introduction of an objective "To ensure that the scale of retail development does not impact on the hierarchy of retail centres within the Zone B2 Local Centre" as the sole and best method to achieve this outcome.

Open Space

- The open space network suggests that there will be "connected open space corridors for fauna movements". There is currently no reference to where or how these networks will be created to link spaces east/west and north/south.

Staging and Sequencing

- There is no staging plan included in the proposal documentation and Council does not support the proposal proceeding without provision of a staging plan unless it is first agreed to by Council and the NSW Department of Planning & Environment and integrated with the LUIS.

Employment Generation

- In 2012 when Council resolved to support a master planned new town at Wilton, a job to house ratio of 1:1 was adopted to ensure that employment opportunities would be provided locally to avoid forcing residents to burden long commutes for work which has economic, environmental and social implications.
- The proposal submitted by Bradcorp Holdings will generate approximately 5,400 new homes and 1,750 jobs by 2033. This jobs target also includes a significant portion of home-based employment, rather than direct jobs generated from employment uses and other institutions.
- The proposal also refers to potential for new jobs emerging in time with the use of smart technologies. While this is not disputed it cannot be used to justify failure to deliver a self-sustaining new town which reduces the dependence of long commutes to access employment opportunities outside the LGA. Local employment generation is a critical success determinant and the LUIS must ensure that housing growth is supported by provision of sufficient local employment opportunities.

- It is acknowledged that the north western precinct was never projected to contain a very high proportion of the overall employment target for Wilton New Town. However, without the LUIS and supporting economic job generation strategy being finalised it is premature to endorse the proposed zonings until there is greater certainty that the broader Wilton New Town is capable of generating the required number of jobs to sustain new growth.
- Council has consistently advocated for the establishment of an appropriate mechanism to ensure that adequate employment opportunities are created to match housing supply. Council and the Department of Planning & Environment have agreed to work with landowners and part of developing the LUIS to arrive at such a mechanism. A series of workshops are currently being negotiated with the Department to resolve this issue.
- Council does not support any rezoning of land until there is an appropriate mechanism in place to ensure that adequate local employment opportunities are created to support housing growth.
- The employment strategy submitted includes employment for an 80 room accommodation facility. There is no reference to the facility in the indicative layout plan or other supporting documentation.

Transport Infrastructure

- The Transport Management and Accessibility Plan prepared for the Wilton Junction Landowners Group dated 30 June 2014 is summarised in the appendices to the planning proposal.
- The TMAP was based on an anticipated incoming population of 11,000 to 13,000 people. As such it is considered that the TMAP needs to be revised to reflect the total likely development of Wilton New Town of 16,600 as outlined in the Greater Macarthur Land Release Investigation - Preliminary Strategy & Action Plan.
- The proposal is supported by a Wilton West Direct Access Report dated February 2017. This report outlines proposes for an additional ramp off the Hume Highway (southbound) to connect with Niloc bridge to provide direct access to their landholdings west of the Hume Highway.
- Council is generally supportive of the proposed additional ramp and have expressed a strong view that pedestrian and cycleway access must be include as a first stage to access via Niloc Bridge.
- It is noted that there is no access to the North West Precinct for northbound traffic off the Hume Highway. This design is making the assumption that all traffic will be coming from a southbound direction into the North West Precinct. The implication will be that any construction traffic travelling northbound will be required to travel through Bingara Gorge (via Pembroke Ave) to access the site. This needs to be avoided and the design should therefore incorporate both access from the Hume Highway into the North West Precinct for northbound traffic and egress from the North West Precinct onto the Hume Highway northbound.
- It is requested that Niloc bridge be duplicated in the early stages of development of Wilton North West Precinct and that provision of a northbound direct access ramp to Hume Highway also be included.

- The road and transport traffic strategy that informs the LUIS is not completed. This must include amongst other things provision for the upgrade of the Hume Highway to three lanes in each direction.

Public Transport

- The TMAP found that “Improvements to public transport services and infrastructure are recommended to reduce the amount of car use and meet State Government targets for sustainable transport. The major component of the public transport network would be a greatly expanded bus network, with a mixture of regional, local, school and rural services and service levels commensurate with a town of the size planned for Wilton Junction”.
- As previously alluded to this assessment did not take into consideration the current estimated dwelling yield for Wilton of 16,600 as outlined in the Greater Macarthur Land Release Investigation - Preliminary Strategy & Action Plan. Nor does it considered the implications of the Greater Macarthur Consultation update which foreshadowed a further 18,000 homes at West Appin by 2046.
- The TMAP only considering the lower dwelling yield of 11,000-13,000 is deficient and does not accurately consider the real development potential of Wilton and surrounding growth planned for West Appin as identified in the Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan.
- The TMAP proposed a bus network plan which provided for:
 - bus routes, service frequencies and journey time estimates
 - estimates of the bus fleet required to service the bus plan
 - interchange and layover focused within the Town Centre
 - facilities for passengers at the Town Centre, neighbourhood centres and along the bus routes.
- The TMAP and supporting documentation provided as part of proposal does not fully articulate the timing for delivery of a bus network and the location of a bus interchange. This needs to be resolved as part of the LUIS before being placed on public exhibition.
- Council is concerned that the issue of public transport has not been adequately resolved and that rezoning should not occur until the LUIS has finalised an integrated public transport plan that provides for the logical establishment of early priority bus services and interchange and the planned introduction of passenger rail services to meet growth as it occurs over time.
- Council notes that a proposed local bus network has been submitted as part of the proposal however this needs to be considered in tandem with the LUIS and involve discussion with local bus service providers and Transport for NSW.
- While bus services are appropriate in the short to medium term in the development of Wilton New Town it is the strong view of the Council that passenger rail would provide the best outcome for Wilton New Town.
- The Department of Planning & Environment in consultation with Council must review options to imbed the use of value capture funding models (including, but not limited to the SIC) for the provision of heavy rail and ensure that such a funding framework

is supported by the LUIS.

Educational Facilities

- While provision is made for a private K-12 School on the Bradcorp Holdings land, the proposal claims that “A Public K-12 school if the adjacent landowner is not developing and Wilton New Town has reached 5,000 dwellings.”
- The Land Use and Infrastructure Strategy needs to include clear thresholds for the establishment of a K-12 Public School and must at designate the spatial location for such a school within the LUIS and demonstrate how it integrates with the overall masterplan for Wilton New Town.
- Council does not support the ad hoc approach to the provision of educational facilities and expects that the LUIS structure planning process presents the optimal opportunity to reach agreement with relevant agencies to identify community educational needs over time and coordinate planned rollout of infrastructure to meet those needs in a way which complements the masterplanned approach. This must consider the significant gaps in public school services across the Shire and at minimum commit to one new K-12 Public School before further land is released for housing at Wilton.

Health Care Facilities

- The identification of an appropriately sized site for an integrated health care facility within Wilton New Town is required. This site needs to be capable of servicing the staged population growth predictions (including Wilton New Town and proposed Appin West) across all three tiers of health care ultimately including a new hospital. The addition of a planned health service will provide valuable high skilled employment opportunities.
- Council does not support the view of the NSW Department of Planning & Environment that Wilton can access hospital facilities at Campbelltown up to and including full development of approximately 50,000-60,000 people. This would result in an unacceptable situation where a City the size of Wagga Wagga would not have access to tertiary public health care services within 30 kilometres. At today’s current driving times this is still roughly 30 minutes to access essential health services in an emergency. As Wilton continues to grow however, traffic congestion is likely to see travel times increase beyond 30 minutes, particularly in the morning and afternoon peaks.

Walking and Cycling

- A Pedestrian & Cycling Masterplan has not been submitted as part of the proposal. This needs to be undertaken and reflected the most revised Indicative Layout Plan.
- The Cycle Connections (Figure 20) in the planning proposal was originally prepared by Connor Holmes and does not reflect the current road network as being developed by consultants appointed by the NSW Department of Planning & Environment.
- The LUIS should include a high level bicycle and pedestrian network masterplan which includes the key access points between each precinct. Each precinct plan submitted with planning proposals should then include a cycleway and pedestrian connectivity masterplan/overlay which demonstrates that the network provides

access to key nodes within the precinct, including open space areas, schools, community facilities and neighbourhood centres.

- Further consideration should be given to integrating other infrastructure into the pedestrian and cycleway network that promotes health and wellbeing outcomes. Eg: outdoor gym equipment.

Housing Choice and Affordability

- Housing typology is not given enough consideration in the indicative layout plan / structure plan.
- Council has prepared a Social Planning Strategy (adopted Nov 2016) which has identified that the current homogenous stock of traditional detached forms of housing as a risk to affordability across the Shire. The masterplanned approach to Wilton is a strategic opportunity to set appropriate targets for a mix of housing typologies that provide affordable choices for first home buyers and low income households with equitable access to local services and amenities.
- A report prepared by MacroPlan Dimasi for the Wilton Junction Landowners Group dated May 2014 states that greenfield areas typically exhibit a preference for detached dwelling stock versus townhouses, villas apartments etc. It is proposed that across the masterplanned area, 84% of all dwelling stock will be of a detached nature. Council does not support adoption of such high proportion of detached dwelling stock without a supporting strategy that demonstrates that adequate affordable and lifestyle housing choices are being provided.
- The planning proposal proposes a blanket minimum lot size of 400m² with an “Exceptions to minimum lot sizes clause” allow attached and semi-detached dwellings down to a minimum lot size of 125m².
- Council does not support this approach and will and emphasises that the masterplanned approach provides the most appropriate mechanism to plan for a mix of housing typologies and implement those through the land zone and minimum lot size map in Wollondilly LEP 2011.
- The LUIS should provide further guidance and requirements for adoption of principles to support a range of housing choices but in the right locations.
- The LUIS should establish clear targets to support a greater mix of housing types and choices to accommodate a range of segments of the market. This is an important consideration intended to ensure that affordable housing choices are provided and cater for a broader demographic.
- Targets for retirement living and aged care should be identified in the LUIS. There is reference to employment being generated by aged care but no plan in the proposal which identifies locations of such facilities or the number of units which should be provided to accommodate this important demographic. As yet there is no way to assess whether sufficient provision of aged care and retirement living are being provided.

Proposed Development Standards – Minimum Lot Sizes

- The planning proposal proposes a blanket minimum lot size of 400m² with an

“Exceptions to minimum lot sizes clause” allow attached and semi-detached dwellings down to a minimum lot size of 125m².

- Council is not supportive of this blanket approach to minimum lot size use and believes that a more strategic approach should be favoured where housing density is *planned* close to services, amenities and along designated transport corridors such as local bus routes. The proposed approach does not sufficiently respond to the natural features of the Wilton Priority Growth Area and reflect the visual and environmental qualities that would justify larger lot sizes in these locations.
- In keeping with Council's preferred design method of achieving greater housing diversity and density in designated areas close to the town centre, it is recommended the removal of 4.1C “4d) Within 200 metres of a recreation area” and Clause 4.3 Height of Buildings “3a(iv) Recreation Area” should the concept of exceptions to lot sizes and heights be adopted.

Affordable Housing

- Affordable housing has not been adequately considered as part of the proposal. Council expects that the LUIS will set appropriate targets and principles to require adequate provision of affordable housing. The LUIS should be informed by the Draft South West District Plan and Council's Social Planning Strategy (adopted Nov 2016).

Biodiversity Offset Strategy

- Council has reviewed an Ecological and Offset Strategy provided in March 2014 as part of the Director – General's Requirements and recent biodiversity reports prepared on behalf of Bradcorp Holdings dated 20 February 2017.
- In respect to Derived Native Grasslands, Council is not satisfied with the approach taken as the Survey Guidelines are not in accordance with the OEH Survey Guidelines for mapping Native Derived Grasslands. Land on the edge of intact vegetation contains an abundance of DNR while the central portions of the site have not been systematically surveyed and are likely to contain DNR also.
- Regarding the biocertification application, we note that landowners have expressed a preference for DPE to make the biocertification application, however Council must be a party to the review of data and any decision making if this approach is supported by DPE. Council also requests that the biocertification application be exhibited concurrently with the planning proposals.
- Council considers that there is an absence of a defined pathway and mechanism to adequately offset biodiversity losses associated with the proposal consistent with established biodiversity offset strategy. These issues must be fully resolved before any rezoning take place.

Noise Mitigation

- The planning proposal includes provision for an additional clause for ‘Development or land within or adjacent to MDRL’ which applies to development applications for residential accommodation or sensitive uses to maintain a minimum setback of 60 metres. In addition, such buildings shall be designed and constructed to mitigate rail noise and vibration impacts associated with the operation of the railway line.

- Council is generally supportive of this measure however, also feels that this clause should be expanded to include requirement for a noise impact assessment to be undertaken. Such a report should demonstrate that minimum outdoor and indoor noise levels are achieved. The WA Planning Commission's *Road And Rail Transport Noise and Freight Considerations in Land Use Planning* State Policy contains acceptable thresholds which could be applied.
- Council has a strong view that noise attenuation barriers should not be used and that other solutions including building setbacks and design should be used to address noise related issues as a result of the MDRL, Picton Road and the Hume Highway.

Heat Island Mitigation

- Council is strongly concerned with the effects of creating heat islands. Further consideration should be undertaken to setting appropriate targets in the LUIS to control the heat island effect and mechanisms to ensure these targets are achieved included in a new DCP for Wilton New Town.
- As part of addressing this issue, the proposal for the North West Precinct should include a landscape masterplan with a planting guide to assist in providing adequate shading to public places and roads, cycleways and footpaths to limit heat retention.

Mining Coexistence

- Council notes that Bradcorp Holdings have negotiated a commercial agreement with South32 to relinquish their mining rights under Bradcorp's land.
- Council welcomes this approach however, if no such agreement is reached, Council requests that the NSW Government intervenes and prioritises urban development over mining rights where there is no demonstrable plan for mining to occur within 14 years.
- The commercial agreement between South 32 and Bradcorp should not be to the detriment of providing any state or local infrastructure either through a SIC or a VPA. The adequate provision of infrastructure to support urban growth at Wilton is a critical success factor to Wilton New Town delivering the vision contained in the Masterplan and Council's continuing support.
- Council do not support the rezoning of any land within the Wilton Priority Growth Area unless mining coexistence issues are resolved. Council's initial support for the NSW Government's Potential Homesites Program which initiated the Wilton new Town Project has always been contingent upon mining coexistence issues being resolved across the entire masterplanned area.
- The NSW Government must provide cabinet support for the cancellation of mining licenses through commercial agreements with landowners in relation to any land within the Wilton Priority Growth Area before any land is rezoned.

Local Infrastructure Services

- Bradcorp Holdings has not submitted with its planning proposal a Voluntary Planning Agreement to provide local infrastructure funding. Such an agreement would need to be negotiated in order to accommodate any rezoning.

- Supporting technical reports appended in the planning proposal state that “The Proponents will also be required to make Section 94 Contributions to Wollondilly Shire Council (Council). The Section 94 Plan will be exhibited shortly after the Wilton Junction SEPP rezoning exhibition”.
- The planning proposal also appends Social Infrastructure Needs Assessment which outlines a range of local infrastructure requirements that made be provided. These will be used as a base by Council in undertaken a separate local infrastructure needs analysis to capture the revised demands generated by the larger priority growth areas than first envisaged.
- Council does not support the rezoning of any land within the Wilton Priority Growth Area until satisfactory arrangements have been made for local infrastructure services to be provided.

Community Consultation and Public exhibition

- It is noted that as this planning proposal is considered to be a submission to the draft LUIS and that the NSW Department of Planning & Environment is the relevant planning authority.
- Accordingly, Council requests that these issues be fully resolved before the draft LUIS is placed on public exhibition.

Other issues:

- The draft LUIS needs to consider the needs for additional cemetery services to meet planned growth needs.
- The draft LUIS needs to consider the needs for additional waste disposal to meet planned growth needs.