



Attachments Booklet

Monday 30 April 2018

GR1

BACKGROUND

The NSW Government's Potential Homesites Program in 2011 called for owners of significant landholdings to nominate their projects for priority rezoning to escalate housing supply.

In response to the program sites nominated included Bingara Gorge, Wilton South and Wilton West.

At its meeting of 20 February 2012, Council resolved that release of these sites for urban development should be undertaken as part of a coordinated master plan for the entire Wilton area.

In May 2015, the four major landowners and Council agreed to sign a memorandum of understanding to work cooperatively to prepare a high level master plan for Wilton Junction.

On 15 May 2012 Council resolved to write to the Minister for Planning to advise that a MOU had been signed with the landowners to prepare a master plan that would:

- Include all lands generally in the vicinity of the Picton Road/Hume Highway interchange at Wilton
- Deliver a new town at Wilton to provide housing, employment, all supporting infrastructure and services, and a full range of complimentary land uses to support liveability and sustainability
- Provide an overall structure and staging plan
- Identified all infrastructure requirements and an infrastructure funding strategy, to ensure timely and cost-effective delivery of all infrastructure.

A steering committee of landowners, their consultants and Council staff was formed to oversee the preparation of the draft master plan. The landowners group engaged consultants to prepare a draft high level master plan and to prepare background studies covering traffic and transport, infrastructure, employment and retail, and community facilities.

This draft high level master plan was presented to Council at its meeting on 15 October 2012 where Council resolved to:

- Consult with the community regarding the master plan
- Engage consultants to undertake a peer review of the master plan
- Consider a further report after community consultations and a peer review had occurred
- Require an infrastructure plan be provided to Council as soon as possible detailing the infrastructure required and its funding.

The draft master plan was placed on public exhibition from 22 October 2012 until 16 November 2012 and a Community Forum was held at Wilton on 5 November 2012. In total, 43 submissions were received up to 23 November 2012.

In addition, a number of agencies were consulted including the following:

- Roads and Maritime Services
- South West Sydney Local Health District
- Office of Environment and Heritage
- Transport for NSW
- Industry (Resources & Energy)
- Department of Primary Industries
- Endeavour Energy
- Sydney Catchment Authority
- NSW Rural Fire Services
- Sydney Water
- NSW Ambulance Service
- Department of Education and Training
- Mines Subsidence Board
- Police
- NSW Fire Brigades
- State Emergency Service
- Department of Family and Community Services
- Environment Protection Authority.

Council commissioned an independent review of the draft master plan and community consultations in accordance with the October resolution. The independent review found that the concerns of the community generally related to provision of open space and recreation facilities and should proceed subject to further detailed investigations being undertaken.

At its meeting of 17 December 2012, Council resolved to 'support in principle' the Wilton new town high level master plan prepared on behalf of the major landowners.

Amongst a number of matters, Council's support of the master plan was conditional on the following:

- The inclusion of land west of the study area along Wilton Park Road in the master plan
- The NSW Government coordinating the rezoning and state infrastructure agencies and resolution of mining related issues
- Identifying designs and funding for the upgrade of Picton Road and the Hume Highway to accommodate the development
- Creating 1 job for each lot created through the master plan
- The NSW Government building a new hospital to service the new town and the broader Shire
- A number of issues relating to flora and fauna and indigenous heritage be investigated in the master plan process

Council wrote to the Minister for Planning & Infrastructure in January 2013 to inform the Minister of Council's support for the Wilton new town project. Council also requested that the NSW Government coordinate the statutory planning process to implement the draft high level master plan with Council's ongoing involvement.

The NSW Department of Planning and Infrastructure (DP&I) agreed to work with Council on the project and a steering committee was established which first met on 16 January 2013. At this meeting, the Director - General of DP&I outlined a planning pathway which involved a draft State Environmental Planning Policy similar to other 'Urban Activation Precincts'. This was subject to infrastructure requirements and a State Infrastructure Levy being developed and approved by Cabinet in addition to mining co-existence issues being resolved.

The DP&I issued Study Requirements for the Wilton Junction Precinct SEPP on 2 May 2013. This set out requirements for further detailed investigations to be undertaken to support the SEPP based rezoning of the land and covered the following 19 areas:

- Strategic context
- Land uses and planning controls
- Demographic profile and social infrastructure
- Economic development and employment generation
- Ecologically sustainable development
- Mine subsidence
- Topography, soils and geology
- Biodiversity
- Water and air quality
- Heritage
- Roads, traffic and transport
- Bushfire
- Contamination
- Noise
- Agricultural land suitability
- Utilities
- Emergency services
- Infrastructure and housing delivery
- Planning agreements and developer contributions

Following this, a Community Reference Group (CRG) was established by consultants acting for the landowner's group which included state and local government representatives and community representatives.

The purpose of the CRG was to "ensure community views are heard, and to play an ongoing part in planning for Wilton Junction".

The Community Reference Group met on the following occasions:

- 24 July 2013
- 7 August 2013
- 11 September 2013
- 3 June 2014
- 9 April 2015
- 15 October 2015

Separate to the CRG, the Interagency Working Group continued to meet throughout 2013 to work through and resolve issues surrounding mining co-existence. In August 2013, DP&I indicated that unless these issues could be resolved quickly, any development west of the Hume Highway may need to be deferred until mining activities had concluded.

Council, wrote to the then Premier for NSW, Barry O'Farrell on 12 August 2013 and 20 August 2013 to express its disappointment with the NSW Government's position and reaffirm its view that urban development and mining could co-exist at Wilton. Council also emphasised its strong view that the development of Wilton should proceed as an integrated master planned community as opposed to dormitory suburbs lacking access to employment and services.

The Hon. Brad Hazzard MP, Minister for Planning and Infrastructure, replied to Council on 9 September 2013 giving assurance that the NSW Government was still investigating mining co-existence options for Wilton.

The NSW Government engaged Ms Robyn Kruk AM to undertake an independent review (the Kruk Report) into the potential for mining co-existence. Ms Kruk liaised with Council staff on several occasions to discuss these issues in compiling her report which has since been handed to the NSW Government but remains Cabinet-in-Confidence.

It is generally understood however that the Kruk Report found that coexistence is technically possible and that urban development and mining at Wilton Junction can proceed in tandem. A number of potential planning pathways available to progress urban development are also identified.

On 13 May 2014, the landowner's consortium met with Council staff and requested that the town centre be relocated to the immediate junction of Hume Highway and Picton Road. The reason for the proposed relocation was based on discussions with major retailers which suggested that the Highway exposure would potentially result in the early presence of some retailers.

This revised master plan concept is a significant departure from the concept adopted by Council in December 2012 and has not been endorsed by Council. A detailed discussion of the revised master plan concept is contained later in this report.

On 30 July 2014, DP&E referred to Council a complete updated study requirements report prepared by consultants for the landowner's consortium for review and comment on its adequacy.

Council replied to DP&E on 2 October 2014 advising that an assessment of the study package found that ecological assessment and biodiversity offset arrangements were inadequate. The landowner's consortium has been made aware of additional requirements but have yet to formally address these issues and re-submit to government.

On 22 September 2015, DP&E released the Greater Macarthur Preliminary Land Release Strategy for public comment. A draft SEPP was also placed on public exhibition proposing amendments to the Growth Centre SEPP to identify two new growth centres at Menangle Park / Mount Gilead and Wilton.

Council made a submission to the exhibition of the Strategy dated 7 December 2015 highlighting the significant increases in dwelling yields and commercial floor space provision within the Wilton new town master plan area. Council sought for the increased development scenarios to be recognised in the Strategy to ensure that planning for infrastructure provision and contributions rates could be levied based on the likely high development yields.

Our Reference: TRIM 6930-7 LJ:WF

The Hon. Gladys Berejiklian MP
Premier of New South Wales
GPO Box 5341
Sydney NSW 2001

22 March 2018

Dear Premier

WILTON PRIORITY GROWTH AREA – A GREAT TOWN OR NO TOWN AT ALL

Further to our letter dated 27 February 2018, please find attached Council's Notice of Motion No.3 as adopted by Council at its meeting of 19 February 2018.

The NOM contains the important issues which Council is asking the government to resolve before any land is rezoned at Wilton.

We would welcome the opportunity to meet with you to discuss this important matter. Arrangements can be made through Mr Johnson's office on (02) 4677 9547.



Luke Johnson
General Manager
WOLLONDILLY SHIRE COUNCIL



Judith Hannan
Mayor
WOLLONDILLY SHIRE COUNCIL

CC – Jai Rowell MP
PO Box 1005 TAHMOOR NSW 2573

Our Reference: TRIM 6930-7 LG:WF

The Hon. Anthony Roberts MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

22 March 2018

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Mayor
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CC – Jai Rowell MP
PO Box 1005 TAHMOOR NSW 2573

Notice of Motion

TRIM 6416-7

NOM 3 Notice of Motion No. 3 submitted by Cr Matthew Deeth on 14 February 2018 regarding the establishment of a Wilton Executive Steering Group

Cr Gould left at 9.24pm and returned at 9.26pm

27/2018 Resolved on the Motion of Crs Deeth and Khan:

1. That Council write to the Minister for Planning, and the Premier expressing appreciation for the establishment of a Wilton Executive Steering Group involving the Department of Planning and Environment and Wollondilly Shire Council.
2. That Council stress to the Minister for Planning and the Premier the unquestionable importance of ensuring the following matters are addressed to the joint satisfaction of both the Council and the Department of Planning and Environment prior to any rezoning taking place:
 - A local structure plan preparation and council *approved* pathway prior to development consent being granted being established (including but not limited to DCP preparation) to enable more meaningful involvement from elected Councillors.
 - A rigorous biodiversity strategy that gives certainty to the community and developers as to what is ecologically sensitive land that will be protected. Arbitrary use of rubber boundary provisions are open to misinterpretation and are not supported.
 - A coherent integrated public transport strategy and delivery plan which clearly specifies the level of public transport infrastructure to be provided over time and thresholds by which greater service provision is necessary to support additional growth. This must bring forward investigation of electrification of rail to Picton as foreshadowed in the Draft Future Transport Strategy 2056 and a new passenger service to the Wilton Priority Growth Area via the existing Maldon-Dombarton Rail Corridor.

Notice of Motion

- **The finalisation of a coherent Integrated Land Use and Infrastructure Implementation Plan that clearly specifies the health and education infrastructure to be provided over time and thresholds by which greater service provision is necessary to support additional growth. The ILUIIP must also provide spatial guidance on the location of this and other state infrastructure as included in the draft State Infrastructure Contribution Plan (SIC).**
 - **Joint public consultation of the SIC and Voluntary Planning Agreements for the first precinct releases has been undertaken.**
 - **A response to Council's earlier submissions adopted by Council on 21 August 2017 and 20 February 2017 relating to the South East Precinct and 21 August 2017 relating to the Town Centre Precinct and 18 April 2017 relating to the North West Precinct.**
 - **The establishment of a more co-ordinated process of considering public submissions relating to the Wilton Priority Growth Area and specific proposals including a more proactive process for holding *further* consultations with the community to explain clearly how their submissions have been addressed and accommodated in the finalised plans. This also must include open and transparent explanation and justification where matters raised in submissions have not been accommodated by Government.**
 - **The publication of independent analysis that demonstrates how the Department of Planning & Environment has established that the Wilton Priority Growth Area will deliver 15,000 additional jobs and appropriate thresholds to guide delivery of new houses as jobs are delivered.**
 - **The publication of independent analysis that demonstrates how the Department of Planning & Environment has determined that the Wilton Priority Growth Area will deliver 15,000 additional houses. This analysis should also include a market based assessment of the anticipated likely growth rate and yield at full development.**
3. **That Council seek a written commitment from the Government that no rezoning of any land within Wilton New Town will occur, prior to these matters being satisfactorily resolved.**
 4. **That Council implement a communication strategy to ensure the broader community is aware of its position regarding these matters.**

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 19 February 2018

Notice of Motion

5. **That Council engage and consult with our neighbouring LGA's to understand the impacts of the development of Wilton New Town.**
6. **That a report be submitted to Council's April meeting advising of the Government's response to these concerns and outlining the necessary resourcing to fund a sustained campaign over the next 12 months should Council's concerns not be adequately addressed.**
7. ***That Wilton New Town be removed from the Mine Subsidence Districts in areas in Wilton where it has been established that mining will not occur.***
8. ***That Council write to the Premier, the Minister for Planning, the opposition leader and Shadow Minister for Planning individually inviting them to discuss these matters with Council.***

On being put to the meeting the motion was declared CARRIED.

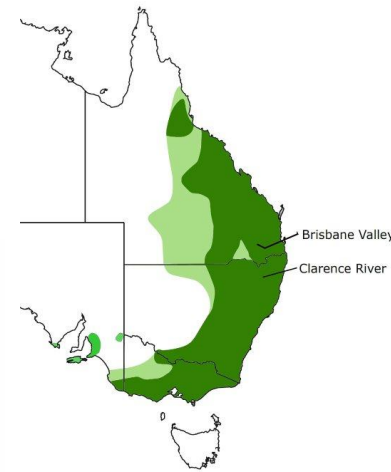
Vote: Crs Briggs, Banasik, Khan, Deeth, Lowry, Landow, Hannan, Gould and Smith



Conserving koalas in Wollondilly and Campbelltown LGAs



Context and background

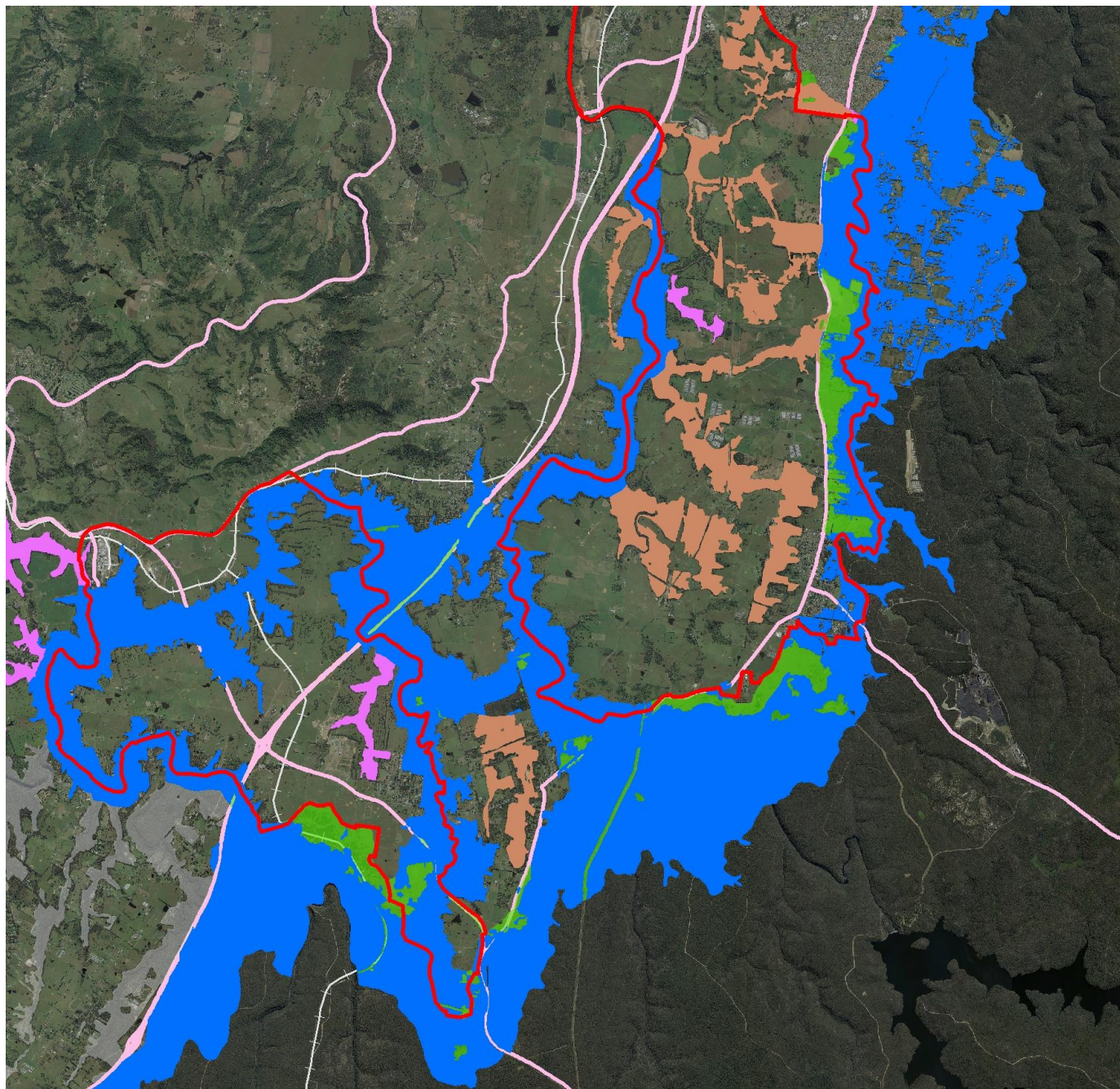


Context and background

- Varying levels of recovery
 - Victoria: increased, now in high numbers
 - Queensland and parts of NSW: increased but now on the decline
 - Southern NSW: increasing
 - Campbelltown: increased from 16-21 koalas to around 200-400 koalas
- Implications – little genetic diversity compared to other populations given the genetic bottleneck

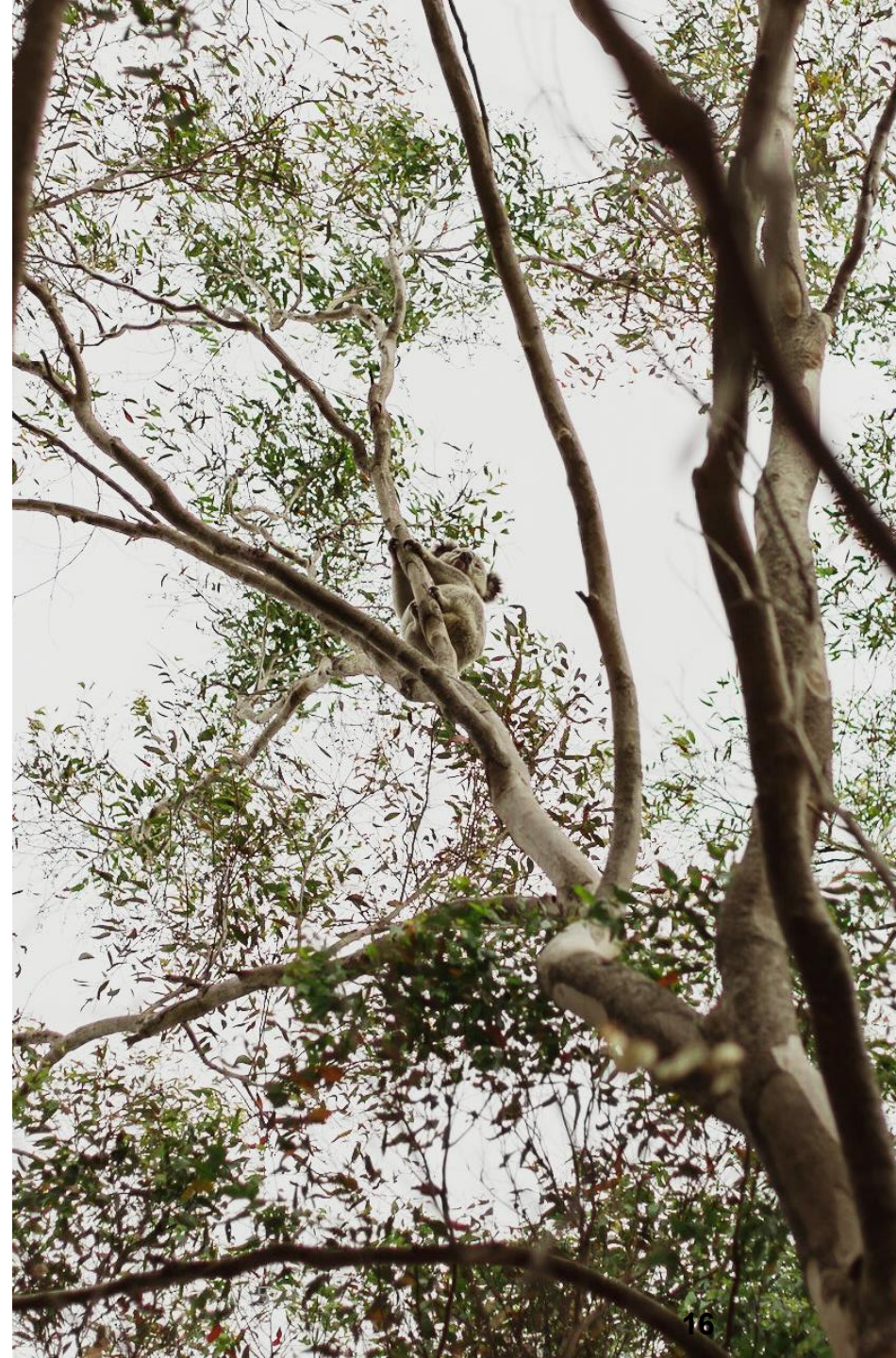
Critical to ensure corridors are maintained to allow for gene flow and exchange between koalas in Campbelltown and to the south





Methods

1. Used existing fine-scale vegetation mapping as a basis for mapping core koala habitat and koala movement corridors
2. Defined koala habitat – high, medium, and low quality habitat
3. Validated koala habitat
 - Tree species within independently gathered plant plots
 - Systematic presence/absence spotlighting data
 - Incidental koala sightings
 - Association with preferred koala use trees
4. Delineated koala movement corridors
5. Validated koala movement corridors



2. Defining habitat quality

- In the Campbelltown and Wollondilly LGAs, koalas are associated with high-quality vegetation growing on or near shale soils. Therefore:
 - High quality habitat: all shale and shale-enriched vegetation types with a dominant eucalypt canopy
 - Medium quality habitat: eucalypt-dominated riparian sandstone communities, rainforest communities on shale with some eucalypts present and regenerating acacia scrubs on shale
 - Low quality habitat: sandstone vegetation communities including heaths, heathy woodlands, swamps and rocky woodlands



Vegetation Community	Soil Classification	Koala Habitat Quality
Cumberland Plain Alluvial Woodland	Shale	HQH
Cumberland Plain Shale Hills Woodland	Shale	HQH
Cumberland Plain Shale Plains Woodland	Shale	HQH
Cumberland Plain Shale Sandstone Transition Forest (HSI)	Shale transition	HQH
Cumberland Plain Shale Sandstone Transition Forest (LSI)	Shale transition	HQH
Eastern Gully Forest	Sandstone	MQH
Exposed Sandstone Scribbly Gum Woodland	Sandstone	MQH
Highlands Shale Tall Open Forest: Form C Tall Open Variant	Shale	HQH
Moist Shale Woodland	Shale	HQH
Nattai Sandstone River Peppermint Forest	Sandstone	MQH
Nepean Enriched Sandstone Woodland	Shale enriched	HQH
Nepean Gorge Moist Forest	Sandstone	MQH
O'Hares Creek Shale Forest	Shale transition	HQH
Riparian Forest	Shale transition	HQH
Riparian Scrub	Sandstone	LQH
Rock Pavement Heath	Sandstone	LQH
Rock Plate Heath-Mallee	Sandstone	LQH
Sandstone Gully Apple-Peppermint Forest	Sandstone	MQH

3. Validating the koala habitat map – validation through comparisons with results of koala spotlighting

- Results from 173 spotlighting surveys located within high-quality habitat and low quality habitat were used

	Number of 2ha Spotlight surveys	Number of koalas observed on spotlight	Estimated Koala Density/ha	Estimated koalas per 100ha
High quality Habitat	83	13	0.078	7.8
Low-quality Habitat	90	3	0.017	1.7

3. Validating the koala habitat map – association with preferred koala use trees

- Determined preferred koala use trees from radio-collared koalas.
 - Preferred koala use trees = those that at least one koala used at least 15% of the time

Preferred koala use trees

Species	Common Name
<i>E. punctata</i>	Grey Gum
<i>E. globoidea</i>	White Stringybark
<i>E. longifolia</i>	Woollybutt
<i>E. tereticornis</i>	Forest Red Gum
<i>E. paniculata</i>	Grey Ironbark
<i>E. pilularis</i>	Blackbutt
<i>A. decurrens</i>	Green Wattle

- Counted the number of vegetation communities with preferred koala trees
- Calculated the average number of preferred koala trees for sandstone vegetation communities and shale vegetation communities

Soil classification of vegetation communities	Number of vegetation communities	Number of vegetation communities with PKT	Ave number of PKT per vegetation community
Shale	16	15	2.4
Sandstone	18	5	0.5

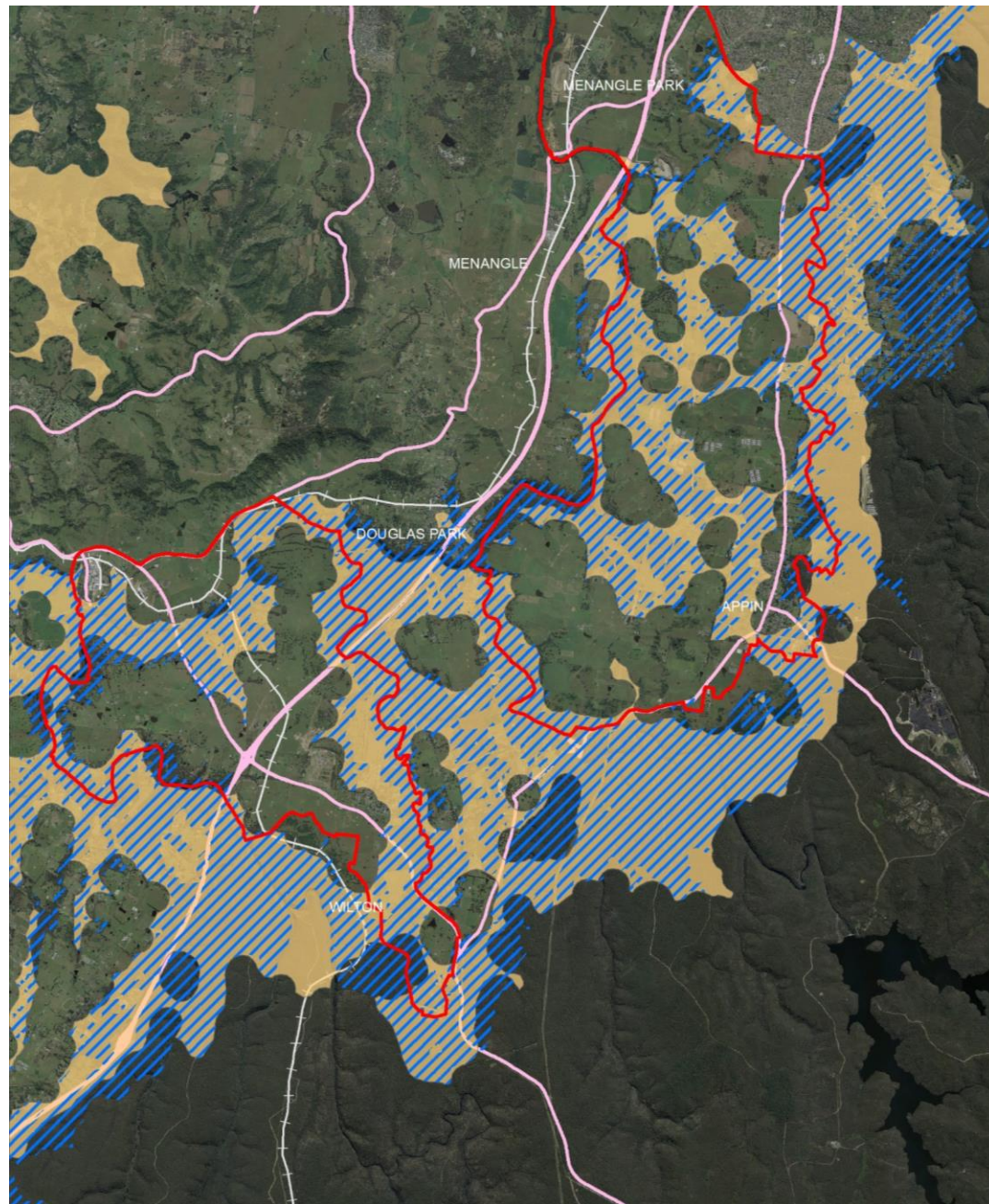
4. Delineating koala corridors

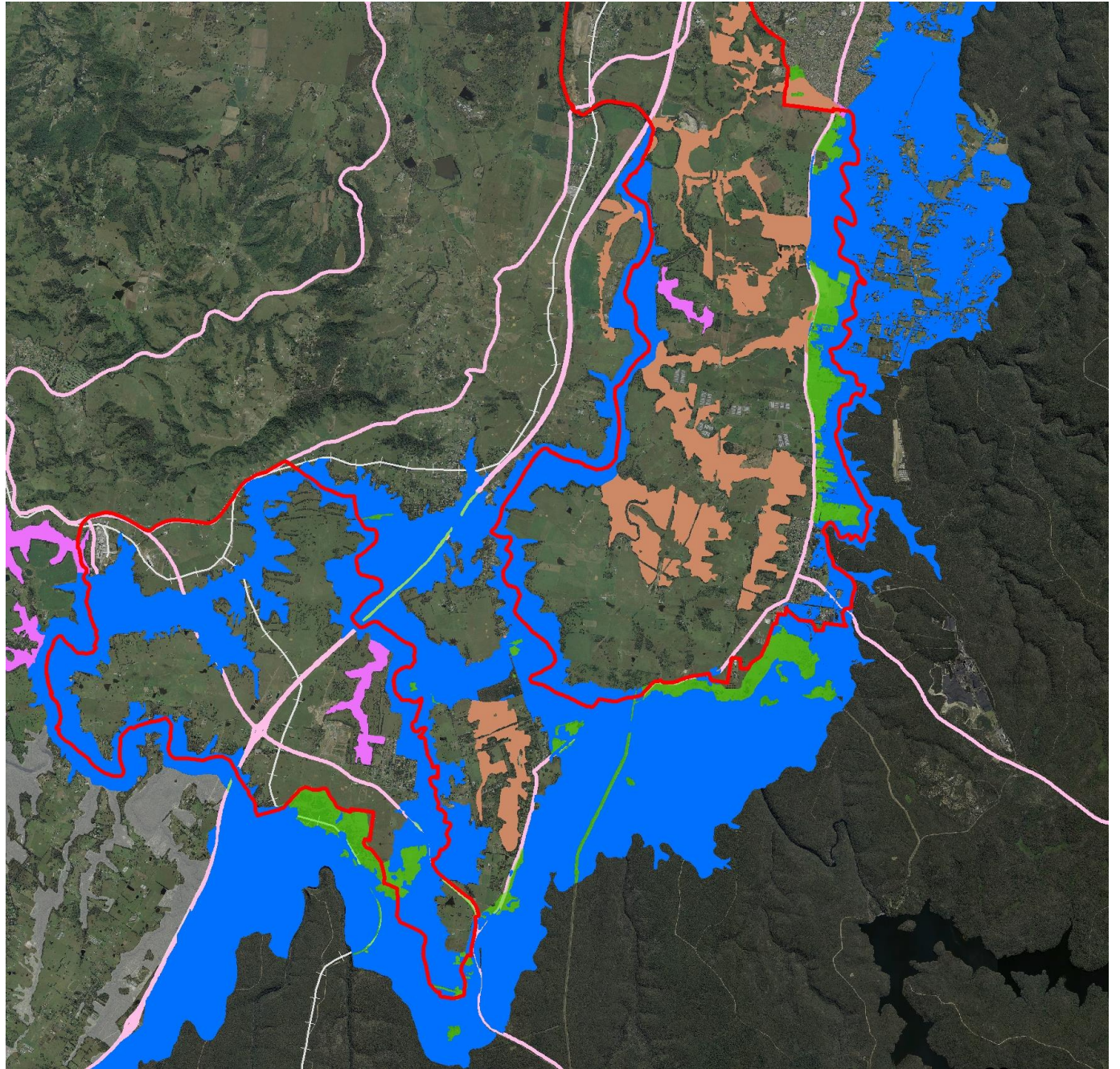
- We identified ‘core’ areas - areas that could support at least one male koala (high-quality patches >100ha)
- We joined ‘core’ areas to form corridors based on a 1km threshold
- We categorised corridors into primary, secondary, and tertiary corridors
 - Primary: contained ‘core’ areas which were contiguous (gaps between trees are <100m)
 - Secondary: contained ‘core’ areas or scattered trees separated by >100m, were narrow or had pinch points of <50m wide, or did not connect to primary corridors on both ends
 - Tertiary: contained ‘core’ areas that did not connect to primary corridors on both ends, or did not connect to other corridors



5. Validating koala corridors

- The corridor map was compared with a Generalised Linear Model (GLM) of koala habitat and corridors prepared in 2007
- The GLM is a computer-based spatial interpolation of koala corridors made from known sightings of koalas modelled with environmental variables
- It was derived at a scale of 1:25,000 and both the map and methods were extensively reviewed
- There was a high degree of overlap between the GLM of koala habitat/linkage and the new corridor map





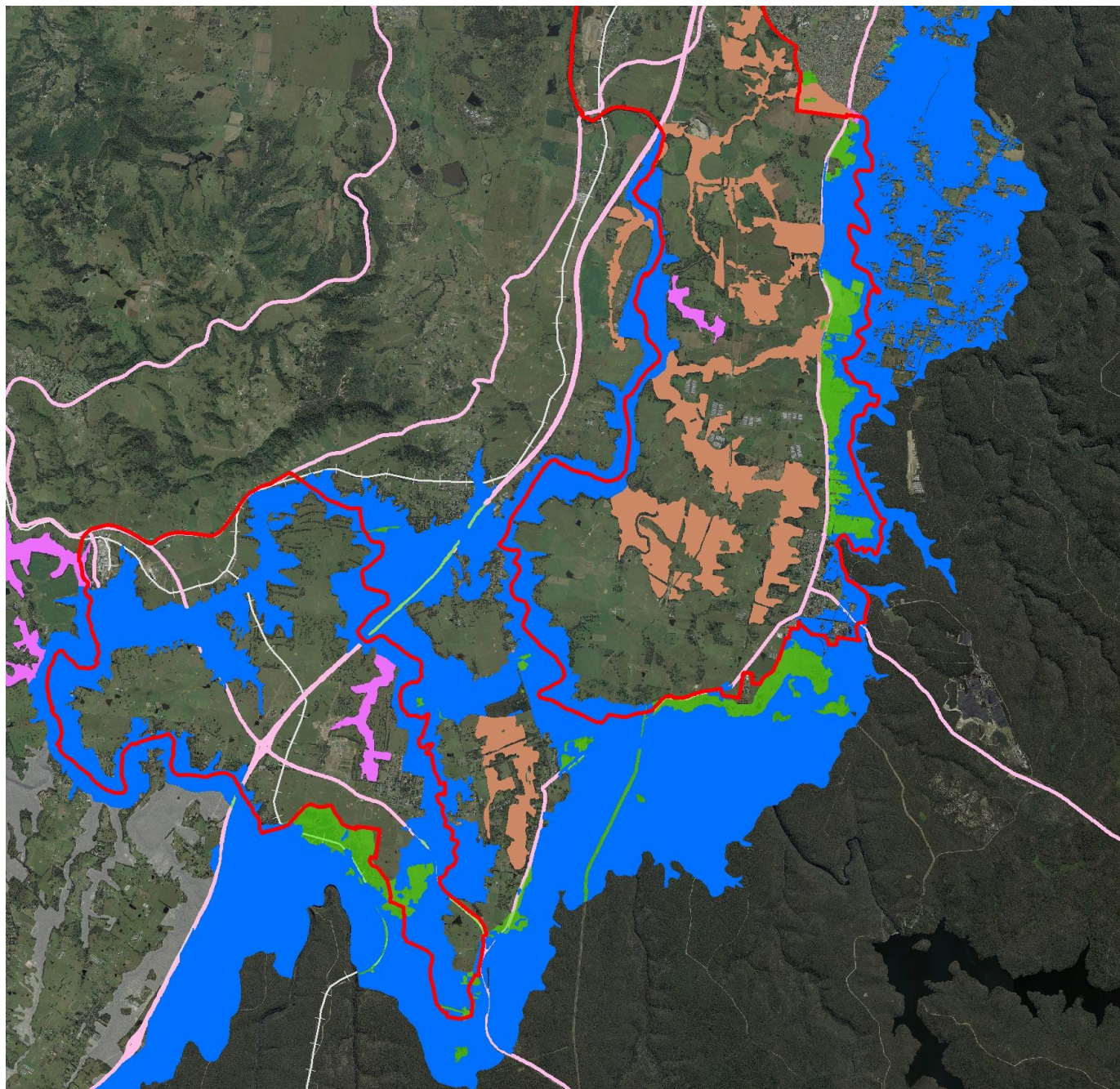
Four key principles for the conservation of koalas in Campbelltown and Wollondilly:

1. Avoid new development within core koala habitat and primary corridors
2. Separate development and koala populations to minimise ongoing threats from domestic dogs and vehicles
3. Identify critical revegetation zones that will augment and strengthen core habitat and corridors
4. Identify koala road kill hotspots requiring road kill mitigation fencing and/or underpasses to allow safe passage of koalas

These align with existing koala planning guidelines

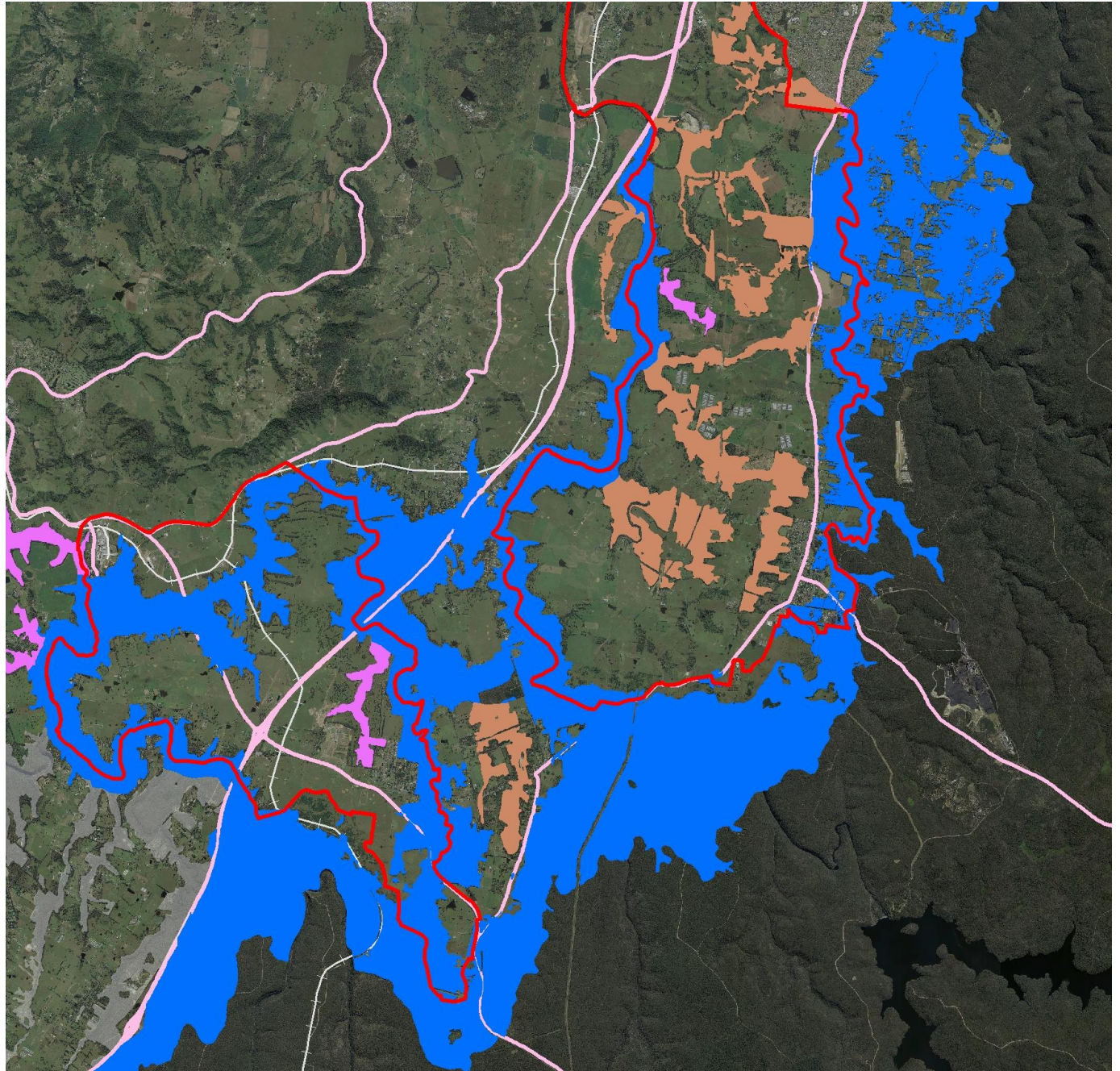


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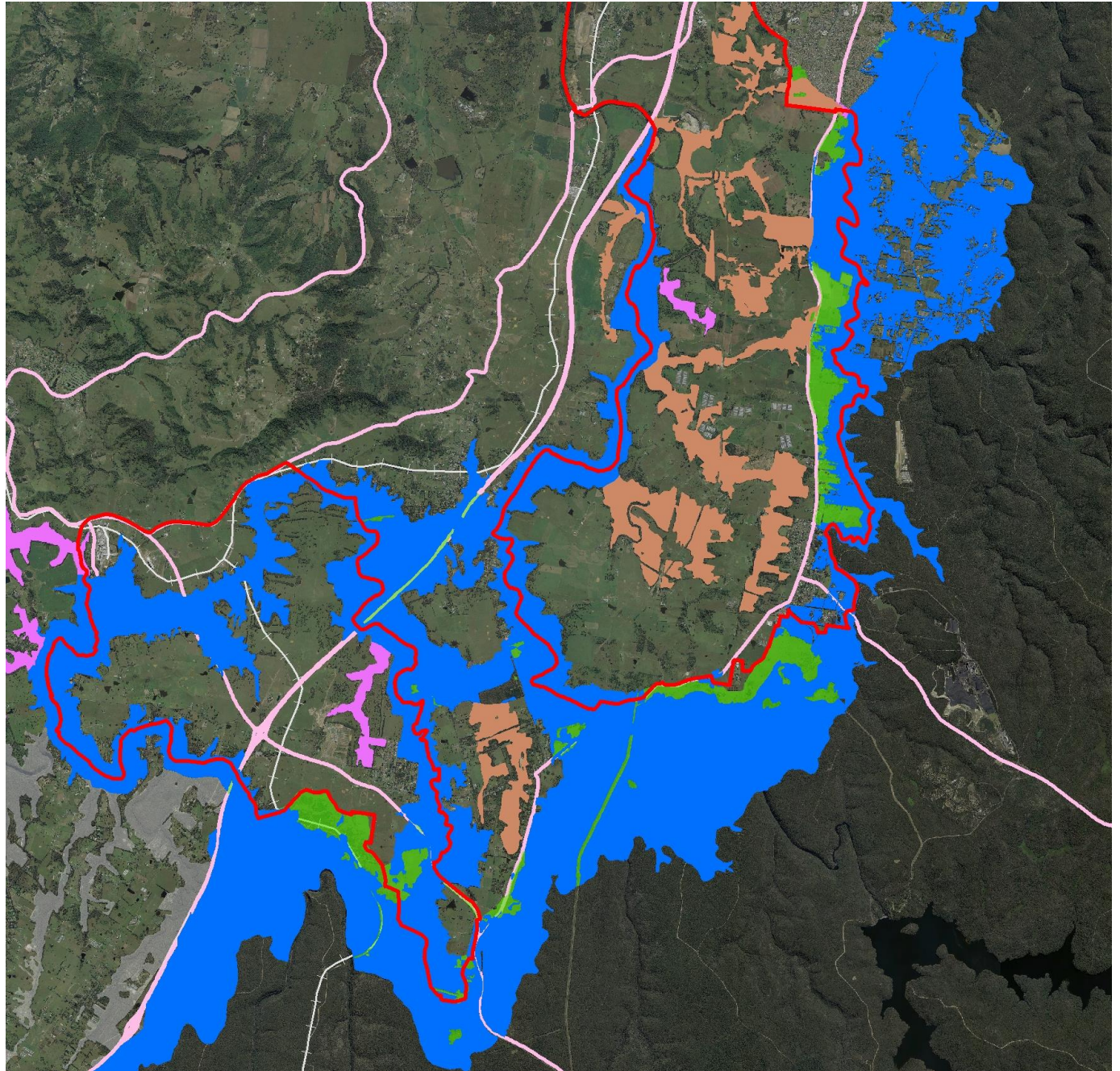
Also avoid development in cleared areas adjacent to blue areas, **particularly east of Appin Road**

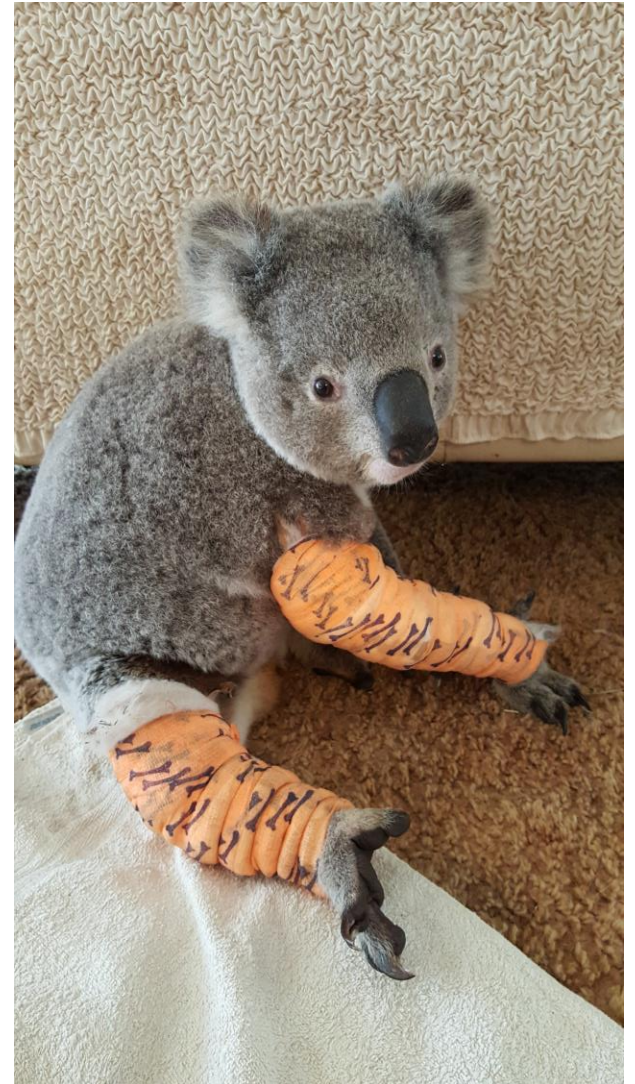


2. Separate development and koala populations to minimise ongoing threats from domestic dogs and vehicles

i.e. limit the development/koala habitat interface

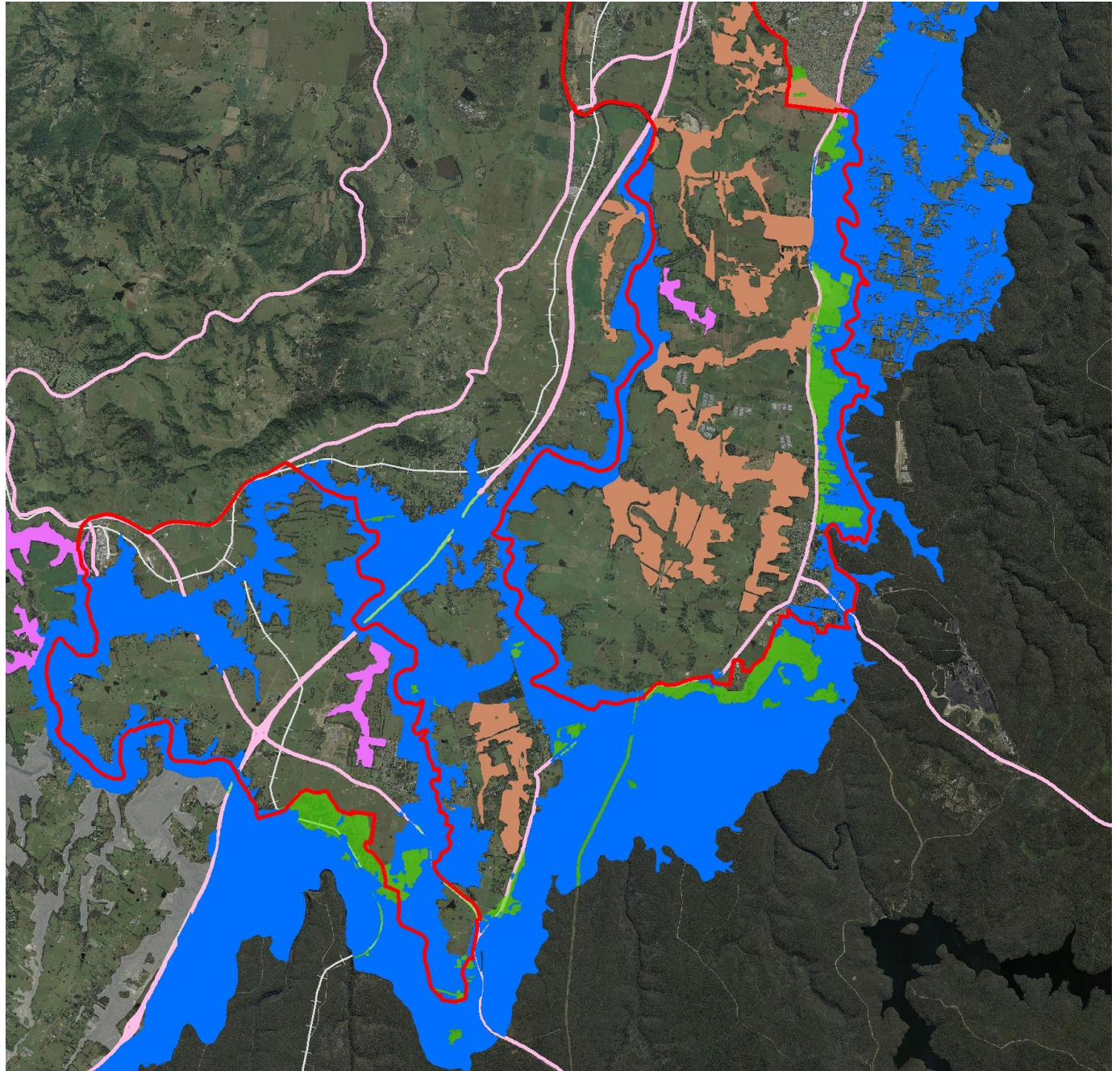
fence out koalas from development and roads



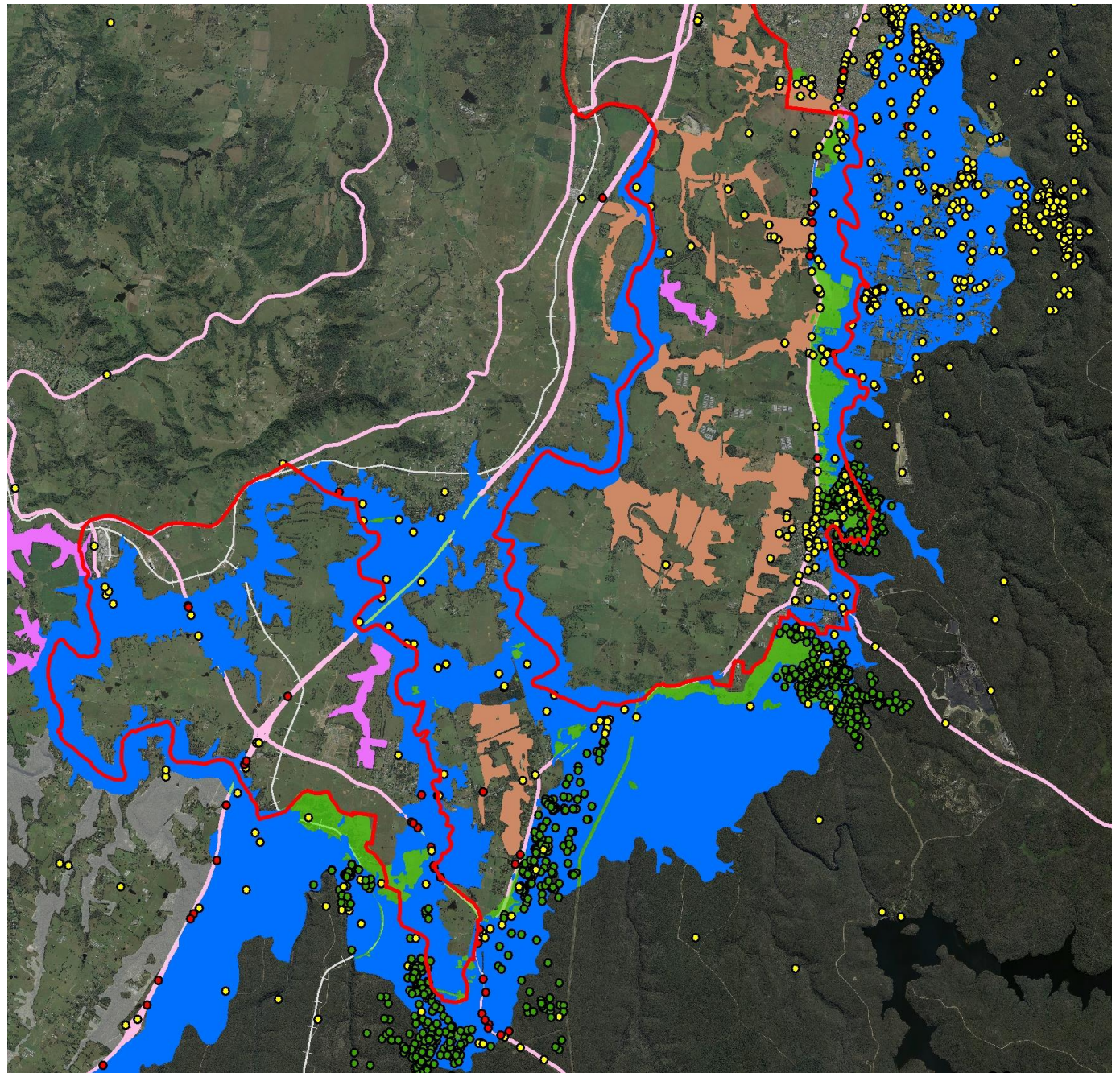


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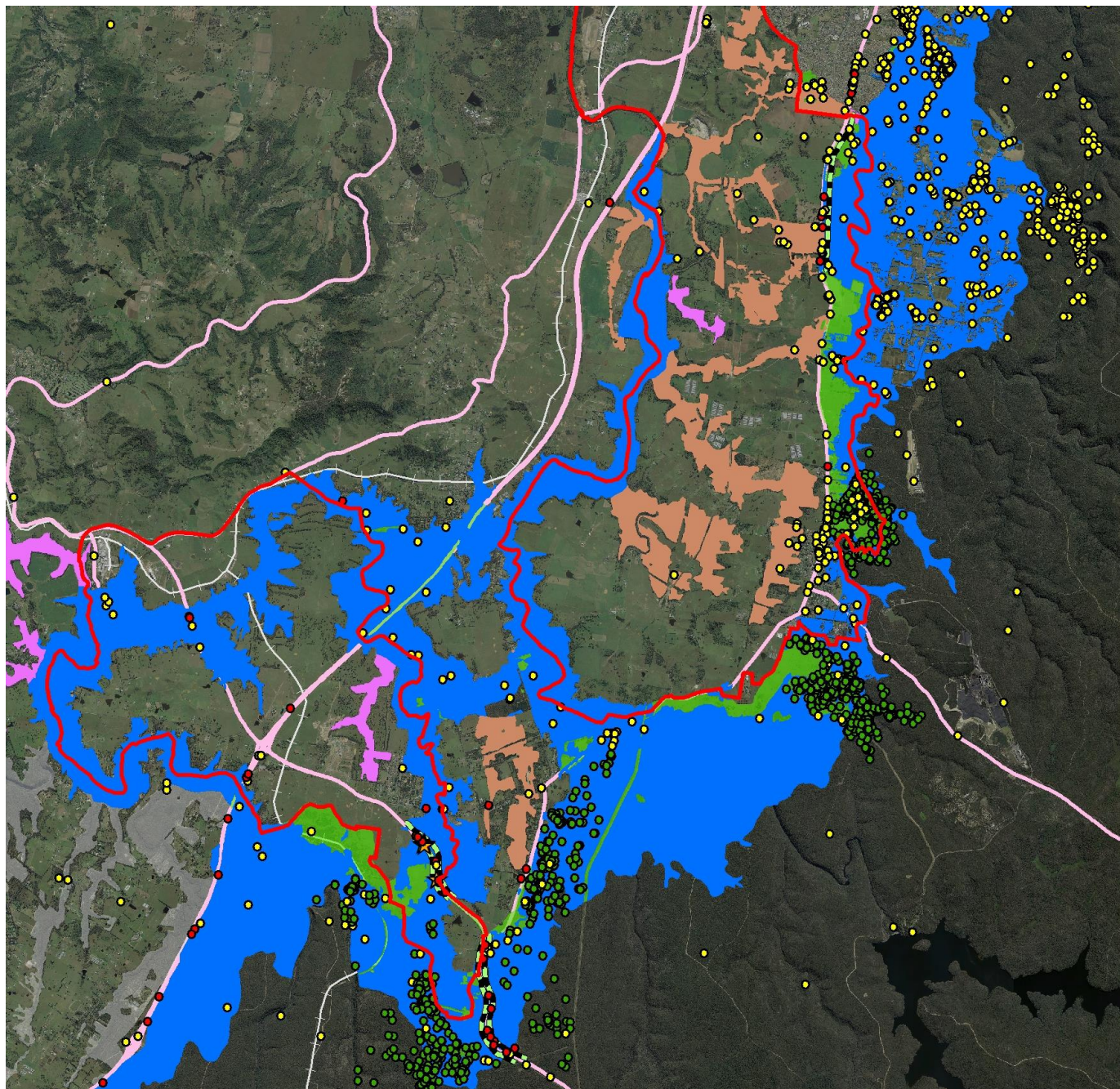
i.e. plant in and
restore green areas. **East of
Appin Road a
particular
focus area**



4. Identify koala road kill hotspots requiring road kill mitigation fencing and/or underpasses to allow safe passage of koalas



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Take home messages

- The four management principles
 1. Avoid new development within core koala habitat and primary corridors
 2. Separate development and koala populations to minimise ongoing threats from domestic dogs and vehicles
 3. Identify critical revegetation zones that will augment and strengthen core habitat and corridors
 4. Identify koala road kill hotspots requiring road kill mitigation fencing and/or underpasses to allow safe passage of koalas
- Koalas need corridors to move through the landscape and mix with other koalas to the south
- All our mapped primary corridors are important, but one of particular importance is the north-south corridor running east of Appin Road given it exists as only a narrow strip

Thank you

Acknowledgements: Kylie Madden, Lachlan Wilmott, and James Dawson (Illawarra Branch, Regional Operations Division, OEH) undertook the koala surveys in Wollondilly informing OEH's management recommendations. They conducted the analyses associated with koala habitat and corridor mapping

