



Wilton Growth Area Development Control Plan 2021 - Appendices

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Appendix A Glossary

Note: Definitions for terms are also included in the Dictionary contained within the Growth Centres SEPP, and in the event of any inconsistency, the definition in the Growth Centres SEPP takes precedence over the definitions in this DCP.

Table 1: Glossary

Term	Definition
Abutting Dwelling	Means a building containing one dwelling, on a single block of land, that is designed and constructed on a zero lot line immediately adjacent to another dwelling on a different lot that is also built to the zero lot line and is structurally independent of any other dwelling.
Access Streets and Laneways	Provide local residential access to a small number of dwellings and serve a shared vehicular-pedestrian-cyclist use. They are intended to encourage a safe, low vehicle speed environment in which the residential function is dominant. Access streets function at the lowest level of the road hierarchy. They generally have development on one side and are located along drainage or open space reserves or along access-denied roads. The construction and dedication of access streets is the responsibility of the developer.
Active Frontages	Are defined as one or a combination of the following: <ul style="list-style-type: none"> • entrance to retail; • shop front; • glazed entries to commercial and residential lobbies; • café or restaurant if accompanied by an entry from the street; • active office uses, such as reception, if visible from the street; and • public building if accompanied by an entry.
Annual Exceedance Probability (AEP)	Means the probability of exceedance of a given storm event within a period of one year.
Arterial Roads	Means roads marked as such on the relevant Precinct (Schedule). They are major roads that carry the majority of inter-regional traffic. Vehicular access from adjacent land is denied to ensure both the efficiency of the road and the safety of road users.
Articulation elements	Includes verandahs, porches, awnings, shading devices, bay windows, pergolas, decorative cornices, columns and the like. A carport is not considered to be an articulation element.
Asset Protection Zone	Means an area surrounding a development which is intended to reduce bushfire risk. The width of the Asset Protection Zone will vary with slope and aspect.
Attached dwellings	Means 3 or more dwellings or separate lots that are joined by at least one-party wall.
Attic	Means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.
Battle –Axe Lot	Means a lot located behind another, with vehicle access from the street via an access handle. The minimum area specified for battle-axe lots excludes the battle-axe access handle.
Building Area	Means the area of the site capable of supporting development. It does not include front, side and rear setbacks, or the access handle of a battle-axe lot.

Term	Definition
Building Envelope	Means a three-dimensional diagram drawn on a lot of a subdivision plan. It defines the limits for the siting and/or height of any dwellings and/or buildings/structures, private outdoor areas, driveways and/or garages/carports.
Building Footprint	Means the area of land measured at finished ground level that is enclosed by the external walls of a building.
Building Frontage	Means the façade of the building that faces the primary frontage or street.
Building Height (or Height of Building)	Means the vertical distance between ground level (existing), at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.
Car Space	Means a garage, carport or other hard stand area constructed of materials suitable for car parking and access. The required car parking spaces specified above may be provided using a combination of these facilities, including use of the driveway (within the property boundary only) as a parking space.
Collector Roads	Means roads marked as such on the relevant Precinct (Schedule). They are the main internal roads that carry local traffic through the residential neighbourhoods to the sub-arterial and arterial roads and provide access to major attractors within the precinct such as retail, commercial and educational facilities.
Connectivity	Relates to the number and quality of connections in the movement network. It comprises streets, pedestrian/cycles paths/links and public buildings, or any type of open space that enables movement around or through an area.
Corner Lot	Means a lot that has a frontage to two roads that intersect.
Detached Dwelling	Is a dwelling containing one dwelling, on a single block of land, that is not attached to any other dwelling.
Driveway	Means the vehicle access between the property boundary and the building/ car space(s). The driveway is generally on private property, and is an extension of the Access Driveway.
Dual Occupancy	Means a dual occupancy (attached) or a dual occupancy (detached).
Dual Occupancy (attached)	Means 2 dwellings on one lot of land that are attached to each other but does not include a secondary dwelling.
Dual Occupancy (detached)	Means 2 detached dwellings on one lot of land but does not include a secondary dwelling.
Ecological Setback	An ecological setback is located within the development footprint and is an area of vegetation not managed to improve condition. It provides a soften edge between the developable urban land and land with biodiversity values.

Term	Definition
Environmentally Sensitive areas	Means areas identified as 'environmental asset' under Wollondilly Development Control Plan (DCP) and 'conservation lands' (land avoided for conservation purposes) under the Cumberland Plain Conservation Plan (CPCP). Where there are inconsistencies between the definitions of the Wilton DCP and the definitions of the endorsed CPCP, the CPCP shall prevail to the extent of the inconsistency. Where there is an inconsistency between the definitions in this section of the Wilton DCP and the State Environmental Planning Policy (Sydney Regional Growth Centres) 2006 and any other Acts or Regulations, terms in these shall prevail.
Frontage	Mean the boundary of a lot that abuts a public or private road.
Front Setback	Means the minimum distance from a lot's primary frontage to which the outermost projection of a structure may be built.
Habitable Room	Means any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room, home entertainment room, alfresco room and play room.
High Value Waterways	Means waterways mapped in Figure 10 of <i>Wilton 2040</i> . This map reflects the Environment, Energy and Science Group (EES, formerly Office of Environment & Heritage (OEH)) produced mapping of high value waterways and riparian vegetation for the Wilton Growth Area to indicate where dependent ecosystems could be defined as being of high ecological value, based on definitions, guidelines and policies (e.g. the Environment Protection and Biodiversity Conservation Act 1999, Biodiversity Conservation Act 2016, Fisheries Management Act 1994 and Water Management Act 2000).
Landscaped Area	Means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.
Local roads	Means roads that are not classified as state or regional roads which provide for local circulation and access.
Lot Width	Means the length of the perpendicular line between the side boundaries.
Neighbourhood Plan	A Neighbourhood Plan is intended to be a high-level plan that sets out the design intent of a neighbourhood, including residential densities, dwelling numbers and typologies, public and open spaces, movement, connectivity, approaches to interfaces and special areas, and staging to ensure the effective and ongoing management of development and delivery of infrastructure within the Wilton Growth Area.
Neighbourhood Shop	Means a singular retail premises used for the purposes of selling small daily convenience goods such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.
Neighbourhood Shops	Means a group of small scale retail premises located in residential neighbourhoods for the purpose of selling small daily convenience goods such as foodstuffs, personal care products, newspapers and the like to provide for incidental need of residents.
Net Developable Area	Means the land occupied by the development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding land that is not zoned for urban development .

Term	Definition
Net Residential Density	Means the net developable area in hectares of the land on which the development is situated, divided by the number of dwellings proposed to be located on that land. Net residential density includes the residential component plus local roads.
Non-Habitable Rooms	Means room spaces of a specialised nature not occupied frequently or for extended periods, including bathrooms, toilets, pantries, walk-in wardrobes, corridors, lobbies, photographic darkrooms and clothes drying rooms.
Outdoor Lighting	Means any form of permanently installed exterior lighting and interior lighting systems that emit light impacts on the outdoor environment.
Outdoor Room	Also known as an 'alfresco room' means a semi enclosed space (at least 1 side open) located adjacent a living / dining / kitchen area of a dwelling that sits within the main roof line of a dwelling.
Precinct	Means a growth centre precinct.
Precinct Planning Principles	Precinct Planning Principles are contained in Wilton 2040 and guide development of the Precinct Plan. Refer to Appendix B for a full list of Precinct Planning Principles.
Precinct Structure Plan	Precinct Structure Plan provides for land use, infrastructure, and conservation requirements.
Principal Dwelling	Means the largest dwelling house on a lot, measured by gross floor area.
Principal Private Open Space	Means the portion of private open space which is conveniently accessible from a living zone of the dwelling, and which receives the required amount of solar access.
Private Open Space	Means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.
Relevant Precinct (Schedule)	South East Wilton Precinct (Schedule) – as shown in Schedule 1 of this DCP. North Wilton Precinct (Schedule) – as shown in Schedule 2 of this DCP.
Riparian Corridor	Means the core riparian zone and vegetated buffer as shown in the relevant precinct (schedule).
Secondary Dwelling	Means a self-contained dwelling that— <ul style="list-style-type: none"> • is established in conjunction with another dwelling (the <i>principal dwelling</i>), and • is on the same lot of land as the principal dwelling, and • is located within, or is attached to, or is separate from, the principal dwelling.
Semi-Detached Dwellings	Means a dwelling that is on its own lot of land and is attached to only one other dwelling but does not include a studio dwelling.
Site Analysis	Means the identification and analysis of the existing urban character and adjacent properties. It is designed to assist in understanding the locality and inform appropriate design responses.

Term	Definition
Site Coverage	<p>Means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—</p> <ul style="list-style-type: none"> • any basement, • any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary, • any eaves, • unenclosed balconies, decks, pergolas and the like.
Sub-Arterial Roads	<p>Means roads marked as such on the Relevant Precinct (Schedule). Sub-arterial roads link regional and local traffic routes. Access from private properties is generally denied to these roads (except in special circumstances) for reasons of traffic safety and to maintain the capacity and efficiency of the road system. Council is normally responsible for the acquisition and construction of sub-arterial roads.</p>
Urban Tree Canopy	<p>Means the total urbanised land area occupied by layers of leaves, branches and stems of trees that cover the ground when viewed from above. It is the measure of the total horizontal extent of the combined tree canopies on a given urban land area.</p>
Walking Distance	<p>Means typically 400m or a 5-minute walk.</p>

Note: definitions for terms are also included in the Dictionary contained within the Growth Centres SEPP, and in the event of any inconsistency, the definition in the Growth Centres SEPP takes precedence over the definitions in this DCP.

Appendix B Precinct Planning Principles

The Wilton Growth Area Precinct Planning Principles contained in *Wilton 2040 – A Plan for the Wilton Growth Area* (28 September 2018) should inform the preparation of the Precinct Schedules and Neighbourhood Plans. The following principles are based on *Wilton 2040*.

Note: Several planning principles listed below are reflective of post-exhibition submissions assessment.

Social Infrastructure

The Precinct Schedule and Neighbourhood Plans must:

- locate large facilities that also service a district or region in the Wilton Town Centre
- co-locate social infrastructure with new or local open space or integrate facilities as multi-use clusters or social hubs

Green Tree Canopy/Corridors

The Precinct Schedule and Neighbourhood Plans must:

- create walkability and accessibility to local centres and social infrastructure
- create healthy, liveable places, and respond to climate change, for example by promoting cooling effects
- strengthen resilience in communities and capacity to adapt to future changes
- create opportunities for green canopies and links
- provide shade and encourage outdoor activity
- support healthy ecosystems and biological diversity

Heritage

The Precinct Schedule and Neighbourhood Plans must:

- recognise the history, heritage and character of the Wilton Growth Area in a new urban environment through identifying and retaining Non-Aboriginal and Aboriginal Cultural Heritage elements within the precincts
- be informed by Aboriginal Cultural Heritage Assessments, including consultation with the Aboriginal Community
- take into account the protection of Aboriginal Cultural Heritage items and places in the design of the precinct layout

Landscape

Protecting and Enhancing Important Habitats

The Precinct Schedule and Neighbourhood Plans must:

- be consistent with the biodiversity conservation measures identified in the draft Cumberland Plain Conservation Plan
- ensure stormwater management design minimises impact on the biodiversity values of conservation areas
- support measures to protect primary koala habitat and corridors in perpetuity, and to restore land to augment and strengthen existing koala corridors

- identify areas where development controls are required to reduce on-going threats to koalas
- be in accordance with the approved strategic bio-certification and strategic assessment

Wilton Green Plan

Refer to **Appendix E** for a list of principles guiding the Wilton Green Plan.

Waterway Health

The Precinct Schedule and Neighbourhood Plans must:

- incorporate development that protects, maintains or restores waterway health and the community's environmental values and uses of waterways through a risk-based approach to managing the cumulative impacts of development
- ensure an integrated approach to drinking water, wastewater and stormwater services is considered to drive more sustainable water management outcomes
- incorporate development that fosters the relationship between water, landscapes and urban living, to enhance human and social wellbeing, and promote community co-design and governance in urban water strategies

Bushfire Protection

The Precinct Schedule and Neighbourhood Plans must:

- ensure that bushfire protection measures including safe evacuation routes are considered in the layout and development of the local street network
- incorporate Asset Protection Zones and perimeter roads in the design of urban development areas based on the level of bushfire hazard exposure
- ensure that defendable community assets are located in safe refuge areas

Land Use

Managing Land Use Activities

The Precinct Schedule and Neighbourhood Plans must:

- plan for a well-designed interface between residential and industrial or commercial land to minimise potential for impacts on residential amenity
- minimise air quality impacts on sensitive land uses by application of setbacks from busy road corridors and ameliorative design measures, or install high performance mechanical ventilation systems
- consider potential impacts (noise, odour, safety) of existing and future land uses on existing or future nearby or adjoining sensitive land uses, such as residences, schools, child care centres, hospitals and aged care centres

Built Form

The Precinct Schedule and Neighbourhood Plans must:

- adopt the objectives from the NSW Government Architect's "Better Placed – An integrated Design Policy for the Built Environment of New South Wales" (September 2017) to achieve a better:
 - fit (Locally, Contextually, Of its Place)

- performance (Sustainable, Adaptable, Durable)
- outcome for the community (Inclusive, Connected, Diverse)
- outcome for people (Safety, Comfortable, Liveable)
- working (Functional, Efficient, Fit for purpose)
- value (Creating and adding value by increased social, economic and environmental benefits to the community)
- look and feel (Engaging, Inviting, Attractive)
- “Design with Country” to provide for Aboriginal and Torres Strait Islander peoples’ knowledge of Country, and the knowledge held within Country, to bring together all the complex elements of place into a holistic understanding. The sharing of knowledge between peoples offers an opportunity to find common ground to support the health and wellbeing of Country.
- plan for diverse typologies to suit a range of ages
- integrate technology that contributes to and promotes achievement of the NSW Government’s target of net-zero carbon emissions by 2050
- introduce opportunities for sustainable and efficient use of resources to minimise waste, water and energy from development
- consider process and principles contained in Crime Prevention and The Assessment of Development Applications Guidelines (NSW Minister for Planning, 2001)

Residential Density

The Neighbourhood Plans must:

- ensure residential development does not exceed the dwelling cap contained in the Growth Centres SEPP. Neighbourhood Plans should indicate the number of dwellings proposed in each neighbourhood as a mechanism for tracking compliance with the Precinct dwelling cap.
- comply with Clause 4.3A Residential density (Appendices 14 and 15) of the Growth Centres SEPP

Movement

The Precinct Schedule and Neighbourhood Plans must:

- provide a hierarchy of roads to ensure safe, efficient movement of vehicles and pedestrians, the free flow of freight, and minimise conflicts between through and local traffic and residential amenity
- provide convenient and safe walking and cycling connections throughout the neighbourhood, across major roads, and to open space, schools and centres
- ensure homes are within walking distance of a bus stop and that bus routes link key centres, transport hubs, schools, employment opportunities and residential areas
- reserve sufficient land for future transport corridors, social and physical infrastructure to cater for population growth
- ensure adequate site and design development adjoining infrastructure corridors to address potential noise impacts
- connect the Wilton Town Centre and the existing Wilton village
- integrate land use and transport to align travel needs with infrastructure and services to support the land use change

- consider alternative modes of transport in the planning for local road networks, including measures to encourage walking and cycling and access for public transport, community transport and taxis
- include walking and cycling routes, especially alongside areas where many people move to encourage more active modes of travel
- encourage walking and cycling within and to and from the Growth Area

Wilton Town Centre

The Wilton Town Centre Precinct Plan and Neighbourhood Plans must:

- support the early delivery of a mix of uses to gain a foothold in the market and momentum to reach maturity
- provide flexible land use and lot size controls to enable the centre to evolve in line with the growing population and long-term strategic vision
- deliver the infrastructure necessary to unlock the centre's establishment and growth
- design high quality public areas based around open spaces that are comfortable for walking. A plaza, town centre park or town square should be a focal point for people to interact and include a variety of formal and informal seating, landscape treatments and weather protection
- provide crossings over Picton Road and the Hume Motorway to facilitate safe, convenient and direct access to the district centre from across the Growth Area
- provide end-of-trip facilities alongside vehicle parking in commercial areas to encourage walking and cycling
- underground or sleeve parking areas and large format retail with specialty retail stores that create a more active street front

Appendix C High Value Waterways: Table of Indicators

This table of indicators identifies the waterway and riparian values requiring protection and/or restoration or rehabilitation under Objective 3.6.1 of this DCP. The indicators consist of those identified as high value under guidelines and policies for administering relevant environment and planning legislation in NSW. Specifically, *Environment Protection and Biodiversity Conservation Act 1999*, *Biodiversity Conservation Act 2016*, *Fisheries Management Act 1994* and *Water Management Act 2000*.

The habitat and ecological requirements of the indicators must be considered for all developments that are associated with, or that will affect the high value waterways and riparian areas as set out in Figure 10 of *Wilton 2040*. The habitat and ecological requirements set out in the indicators listed in **Table 2**, establish benchmarks for protection and/or restoration or rehabilitation.

Table 2: High Value Waterways: Table of Indicators

MAP ATTRIBUTE	DESCRIPTION	INDICATOR	LEGISLATION &/OR POLICY
PU_ID	Wilton Priority Growth Area was broken into 1 hectare hexagons for determining the extent (area, length, presence) of water dependent ecosystems. The 1 hectare hexagons are called planning units, and each unit has a unique identifier.	n/a	n/a
TVALUE	Total extent of water dependent ecosystems and reserves within a planning unit. Extent was based on the sum of the area (m ²), length (m) or presence of an ecosystem, community or species recognised as high value in State Planning Policy and/or Legislation.	n/a	n/a
RESERVES	Total extent of National Parks Wildlife Service and Crown Land Estate dedicated to conservation within a planning unit based on the sum of area (m ²).	Reserves	<i>National Parks and Wildlife Act 1974; Crown Lands Act 1989</i>
MSW	Total extent of the Moist Shale Woodland in the Sydney Basin Bioregion EEC within a planning unit based on the sum of area (m ²).	Ecologically Endangered Community	<i>Biodiversity Conservation Act, 2016</i>

MAP ATTRIBUTE	DESCRIPTION	INDICATOR	LEGISLATION &/OR POLICY
RFEF	Total extent of the River Flat Eucalypt Forest on Coastal Floodplains of the NSW NC, SB and SEC bioregions EEC within a planning unit based on the sum of area (m ²).	Ecologically Endangered Community	<i>Biodiversity Conservation Act, 2016</i>
WSDFM	Total extent of the Western Sydney Dry Rainforest and Moist Woodland on Shale EEC within a planning unit based on the sum of area (m ²).	Ecologically Endangered Community	<i>Biodiversity Conservation Act, 2016</i>
WSDR	Total extent of the Western Sydney Dry Rainforest in the Sydney Basin Bioregion EEC within a planning unit based on the sum of area (m ²).	Ecologically Endangered Community	<i>Biodiversity Conservation Act, 2016</i>
LEPRIP	Total extent of the Local Environment Plan designated riparian zones within a planning unit based on the sum of area (m ²).	Riparian Lands and Watercourses	Standard Instrument Order 2006
PRIHAB	Total extent of the designated Upland Swamp and Alluvial Forest Woodland priority habitat zones within a planning unit based on the sum of area (m ²).	Priority Habitat Areas	Standard Instrument Order 2006
CMSW	Total extent of the Cumberland Moist Shale Woodland PCT within a planning unit based on the sum of area (m ²).	Wetland and Riparian Vegetation	<i>Biodiversity Conservation Act, 2016</i> ; NSW Wetlands Policy
CRFF	Total extent of the Cumberland River Flat Forest PCT within a planning unit based on the sum of area (m ²).	Wetland and Riparian Vegetation	<i>Biodiversity Conservation Act, 2016</i> ; NSW Wetlands Policy
GMDR	Total extent of the Grey Myrtle Dry Rainforest PCT within a planning unit based on the sum of area (m ²).	Wetland and Riparian Vegetation	<i>Biodiversity Conservation Act, 2016</i> ; NSW Wetlands Policy
HSGF	Total extent of the Hinterland Sandstone Gully Forest PCT within a planning unit based on the sum of area (m ²).	Wetland and Riparian Vegetation	<i>Biodiversity Conservation Act, 2016</i> ; NSW Wetlands Policy
SRS	Total extent of the Sandstone Riparian Scrub PCT within a planning unit based on the sum of area (m ²).	Wetland and Riparian Vegetation	<i>Biodiversity Conservation Act, 2016</i> ; NSW Wetlands Policy

MAP ATTRIBUTE	DESCRIPTION	INDICATOR	LEGISLATION &/OR POLICY
GDESURF	Total extent of Groundwater Dependant Ecosystems reliant on surface expression of groundwater within a planning unit based on the sum of area (m ²).	Groundwater Dependent Ecosystem	<i>Water Management Act 2000</i>
GDESUB	Total extent of Groundwater Dependant Ecosystems reliant on sub-surface expression of groundwater within a planning unit based on the sum of area (m ²).	Groundwater Dependent Ecosystem	<i>Water Management Act 2000</i>
RBCI	Total extent of stream lengths recorded as having moderate, good or very good condition within a planning unit based on the sum of length (m), as per the RCI assessment.	River Condition Index	<i>Water Management Act 2000</i>
HEVAE	Total extent of stream lengths recorded as having medium or high ecological value within a planning unit based on the sum of length (m), as per the HEAVE assessment	River Condition Index	<i>Water Management Act 2000</i>
KFH	Total extent of stream lengths as being key fish habitat within a planning unit based on the sum of length (m).	Key Fish Habitat	<i>Fisheries Management Act 1994</i>
FNAT	Total extent of stream lengths recorded as having fish nativeness of fair or higher within a planning unit based on the sum of length (m).	Fish Nativeness	Fisheries Policy
FCON	Total extent of stream lengths recorded as having fish condition of fair or higher within a planning unit based on the sum of length (m).	Fish Condition	Fisheries Policy
STRAH4	Total extent of stream lengths recorded as being forth order or greater within a planning unit based on the sum of length (m).	Strahler	<i>Biodiversity Conservation Act, 2016</i>
GCOND	Total extent of stream lengths recorded as having geomorphic condition of good or greater within a planning unit based on the sum of length (m), as per the River Styles assessment.	River Styles	<i>Water Management Act 2000</i>

MAP ATTRIBUTE	DESCRIPTION	INDICATOR	LEGISLATION &/OR POLICY
RPOT	Total extent of stream lengths recorded as having recovery potential of high or conservation within a planning unit based on the sum of length (m), as per the River Styles assessment.	River Styles	<i>Water Management Act 2000</i>
FISHMP	Total extent of stream lengths recorded as being potential for the threatened species Macquarie Perch within a planning unit based on the sum of length (m).	Threatened Fish Habitat	<i>Fisheries Management Act 1994</i>
FISHSHD	Total extent of stream lengths recorded as being potential habitat for the threatened species Sydney Hawk Dragonfly within a planning unit based on the sum of length (m).	Threatened Fish Habitat	<i>Fisheries Management Act 1994</i>
BIRDAI	Total number of observations for the important migratory species <i>Ardea ibis</i> within a planning unit based on the count of species observations.	Migratory Bird Species Sightings	International and bilateral agreements
BIRDHL	Total number of observations for the important migratory species <i>Haliaeetus leucogaster</i> within a planning unit based on the count of species observations.	Migratory Bird Species Sightings	International and bilateral agreements
BIRDMO	Total number of observations for the important migratory species <i>Merops ornatus</i> within a planning unit based on the count of species observations.	Migratory Bird Species Sightings	International and bilateral agreements
FLORA1	Total number of observations for the threatened plant species identified as definite indicators of riverine and wetland habitats within a planning unit based on the count of species observations.	Threatened Flora Sightings	<i>Biodiversity Conservation Act, 2016</i>
FLORA2	Total number of observations for the threatened plant species identified as likely indicators of riverine and wetland habitats within a planning unit based on the count of species observations.	Threatened Flora Sightings	<i>Biodiversity Conservation Act, 2016</i>
FLORA3	Total number of observations for the threatened plant species identified as possible indicators of riverine and wetland habitats within a planning unit based on the count of species observations.	Threatened Flora Sightings	<i>Biodiversity Conservation Act, 2016</i>

MAP ATTRIBUTE	DESCRIPTION	INDICATOR	LEGISLATION &/OR POLICY
FAUNAAP	Total number of observations for the threatened fauna species <i>Anthochaera Phrygia</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNACD	Total number of observations for the threatened fauna species <i>Chalinolobus dwyeri</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNACS	Total number of observations for the threatened fauna species <i>Chthonicola sagittata</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNADM	Total number of observations for the threatened fauna species <i>Dasyurus maculatus</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNAFT	Total number of observations for the threatened fauna species <i>Falsistrellus tasmaniensis</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNAGP	Total number of observations for the threatened fauna species <i>Glossopsitta pusilla</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUN AHL	Total number of observations for the threatened fauna species <i>Haliaeetus leucogaster</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNAHM	Total number of observations for the threatened fauna species <i>Hieraaetus morphnoides</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNALI	Total number of observations for the threatened fauna species <i>Lophoictinia isura</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>

MAP ATTRIBUTE	DESCRIPTION	INDICATOR	LEGISLATION &/OR POLICY
FAUNAMC	Total number of observations for the threatened fauna species <i>Meridolum corneovirens</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNAMA	Total number of observations for the threatened fauna species <i>Miniopterus australis</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNAMF	Total number of observations for the threatened fauna species <i>Mormopterus norfolkensis</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNAMM	Total number of observations for the threatened fauna species <i>Myotis macropus</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNANP	Total number of observations for the threatened fauna species <i>Neophema pulchella</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNANC	Total number of observations for the threatened fauna species <i>Ninox connivens</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNAPA	Total number of observations for the threatened fauna species <i>Petaurus australis</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNAPN	Total number of observations for the threatened fauna species <i>Petaurus norfolcensis</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNAPB	Total number of observations for the threatened fauna species <i>Petroica boodang</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>

MAP ATTRIBUTE	DESCRIPTION	INDICATOR	LEGISLATION &/OR POLICY
FAUNAPP	Total number of observations for the threatened fauna species <i>Pteropus poliocephalus</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNASR	Total number of observations for the threatened fauna species <i>Scoteanax rueppellii</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNASG	Total number of observations for the threatened fauna species <i>Stagonopleura guttata</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>
FAUNATN	Total number of observations for the threatened fauna species <i>Tyto novaehollandiae</i> within a planning unit based on the count of species observations.	Threated Fauna Sightings	<i>Biodiversity Conservation Act, 2016</i>

Appendix D Prescribed Trees and Preferred Species

Council requires biodiversity of tree and plant species and no species listed in the preferred species list is to be utilised to make up more than 10% of tree species used within developments.

Street trees set out in of Table 3 should also be considered in parks and reserves.

The species highlighted in **bold** within the Parks and Reserves section of Table 3 indicates species Council prefers to be utilised in these open spaces, with special preference to the larger growing trees such as *Ficus* and *Araucaria* to create a significant feature for future generations.

All street tree stock is to be self-supporting and grown / pruned to street tree form with a dominant central leader to a height of 2.5m where possible with the selected species.

Table 3 below provides a list split into Street Trees and Parks and Reserves to help with species selection to avoid damage to infrastructure and resident complaints in the future.

Table 3: Suggested Tree Species List

Planting Location	Species
Street Trees	<i>Acacia binervia</i>
	<i>Alloxylon flammeum</i>
	<i>Angophora bakeri</i>
	<i>Angophora hispida</i>
	<i>Angophora subvelutina</i>
	<i>Backhousia citriodora</i>
	<i>Backhousia myrtifolia</i>
	<i>Banksia marginata</i>
	<i>Banksia integrifolia</i>
	<i>Brachychiton acerifolius</i>
	<i>Brachychiton discolour</i>
	<i>Brachychiton populneus</i>
	<i>Buckinghamia celsissima</i>
	<i>Callistemon Salignus</i>
	<i>Calodendron capense</i>
	<i>Ceratopetalum gummiferum</i>
	<i>Corymbia eximia</i>
	<i>Cupaniopsis anacaroides</i>
	<i>Elaeocarpus reticulatus</i>
	<i>Eucalyptus gregsoniana</i>
	<i>Glochidion ferdinandi</i>
	<i>Hymenosporum flavum</i>
	<i>Leptospermum petersonii</i>
	<i>Melaleuca lineariifolia</i>
	<i>Podocarpus elatus</i>
	<i>Schotia brachypetala</i>

Planting Location	Species
	<p><i>Stenocarpus sinuatus</i></p> <p><i>Tristaniopsis laurina</i> and cultivars</p> <p><i>Waterhousia floribunda</i> and cultivars</p>
Parks and Reserves Trees	<p><i>Agathis robusta</i></p> <p><i>Allocasuarina littoralis</i></p> <p><i>Allocasuarina torulosa</i></p> <p><i>Angophora costata</i></p> <p><i>Angophora floribunda</i></p> <p><i>Araucaria collumnaris</i></p> <p><i>Araucaria cunninghamiana</i></p> <p><i>Araucaria heterophylla</i></p> <p><i>Callitris rhomboidea</i></p> <p><i>Casuarina cunninghamiana</i></p> <p><i>Corymbia gummifera</i></p> <p><i>Eucalyptus agglomerata</i> - Supplementary Koala Food Trees</p> <p><i>Eucalyptus amplifolia</i> - Supplementary Koala Food Trees</p> <p><i>Eucalyptus baueriana</i></p> <p><i>Eucalyptus eugenoides</i> - Supplementary Koala Food Trees</p> <p><i>Eucalyptus globoidea</i> - Supplementary Koala Food Trees</p> <p><i>Eucalyptus haemastoma</i></p> <p><i>Eucalyptus longifolia</i> – Secondary Koala Food Trees</p> <p><i>Eucalyptus maculata</i></p> <p><i>Eucalyptus melliodora</i></p> <p><i>Eucalyptus moluccana</i> - Secondary Koala Food Trees</p> <p><i>Eucalyptus notabilis</i> - Supplementary Koala Food Trees</p> <p><i>Eucalyptus parramattensis</i> - Supplementary Koala Food Trees</p> <p><i>Eucalyptus pilularis</i></p> <p><i>Eucalyptus punctata</i> - Secondary Koala Food Trees</p> <p><i>Eucalyptus quadrangulata</i> - Supplementary Koala Food Trees</p> <p><i>Eucalyptus resinifera</i> - Supplementary Koala Food Trees</p> <p><i>Eucalyptus scias</i> - Supplementary Koala Food Trees</p> <p><i>Eucalyptus sclerophylla</i></p> <p><i>Eucalyptus sideroxylon</i> and “<i>rosea</i>”</p> <p><i>Eucalyptus tereticornis</i> – Primary Koala Food Trees</p> <p><i>Eucalyptus viminalis</i> - Primary Koala Food Trees</p> <p><i>Ficus macrophylla</i></p>

Planting Location	Species
	<i>Ficus rubiginosa</i>
	<i>Melaleuca decora</i>
	<i>Melaleuca styphelioides</i>
	<i>Melia azedarach</i>
	<i>Metasequoia glyptostroboides</i>
	<i>Syncarpia glomulifera</i>
	<i>Syzygium francessii</i>
	<i>Syzygium leumahnii</i>
	<i>Syzygium (Acmena) smithii</i>
	<i>Syzygium paniculatum and cultivars</i>

Appendix E Green Principles

Objectives

Green principles have been established for the provision of open space and urban tree canopy within the Wilton Growth Area.

Overarching Principles

To support the implementation of the long-term open space for recreation, open space for biodiversity and urban tree canopy vision for the Wilton Growth Area, a series of overarching principles have been identified.

Figure 1: Green Overarching Principles



Based on these overarching Green Principles, seven place specific design principles have been generated to guide the decision-making process in the assessment and interventions of open space and urban tree canopy. **Figure 2** describes what these principles are and an outline how to achieve this.

Figure 2: Green Design Principles

1

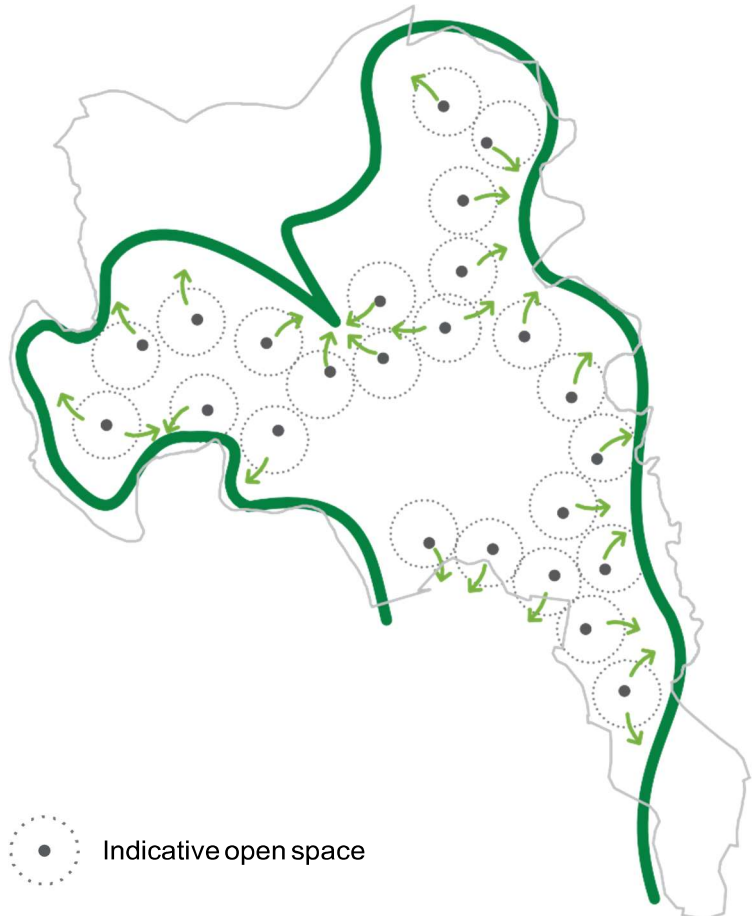
DESIGN PRINCIPLE

Connect the community

Create a system of hierarchical Green Links and linear parks to establish a continuous network of open space that connects the community with quality recreational areas.

Achieve this by:

- Implementing a network of pedestrian and cycling links to the greater network of open space throughout Wilton Growth Area and beyond;
- Linking the proposed new town centres, schools and other community facilities with a network of open spaces;
- Align Green Links with pedestrian and active transport desire lines including sub arterial and collector roads where applicable;
- Connecting Green Links with the ecological fringe; where applicable; and
- Implementing Green Links that are safe, comfortable and have a high-quality finish.



2

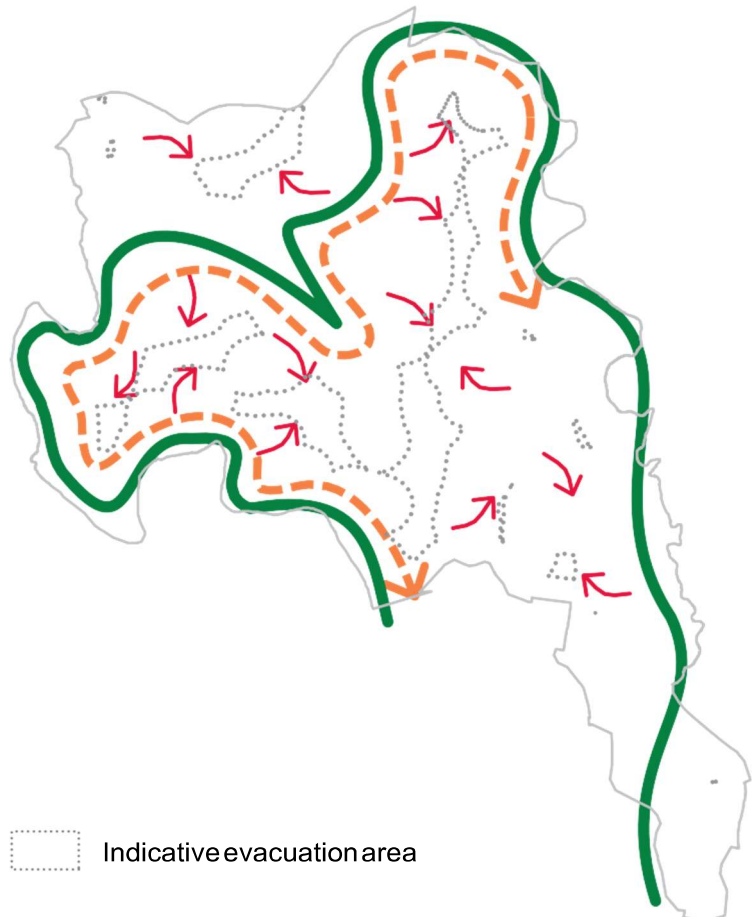
DESIGN PRINCIPLE

Mitigate bushfire risk

Reinforce a landscape-managed edge (APZ) and evacuation zones by the strategic placement of open space assets and multi-functional physical buffers that offer fire safety, recreational opportunities and ecological protection.

Achieve this by:

- Retaining and utilising the APZ to create a framework for publicly accessible linear parks along the bushland edges as applicable.
- Activating the required APZ by:
 - Providing open space (where applicable) which responds to site characteristics and condition;
 - Incorporating WSUD outcomes to increase permeability and assist in maintaining waterway health;
 - Protecting native flora and fauna conservation; and
 - Facilitating community interaction and education of the conservation areas to build awareness and sense of ownership.
- Utilising and co-locating open space with APZ and evacuation zones in the areas that are not identified as high bushfire risk, in line with the NSW Rural Fire Service Planning for Bushfire Protection 2019.



3

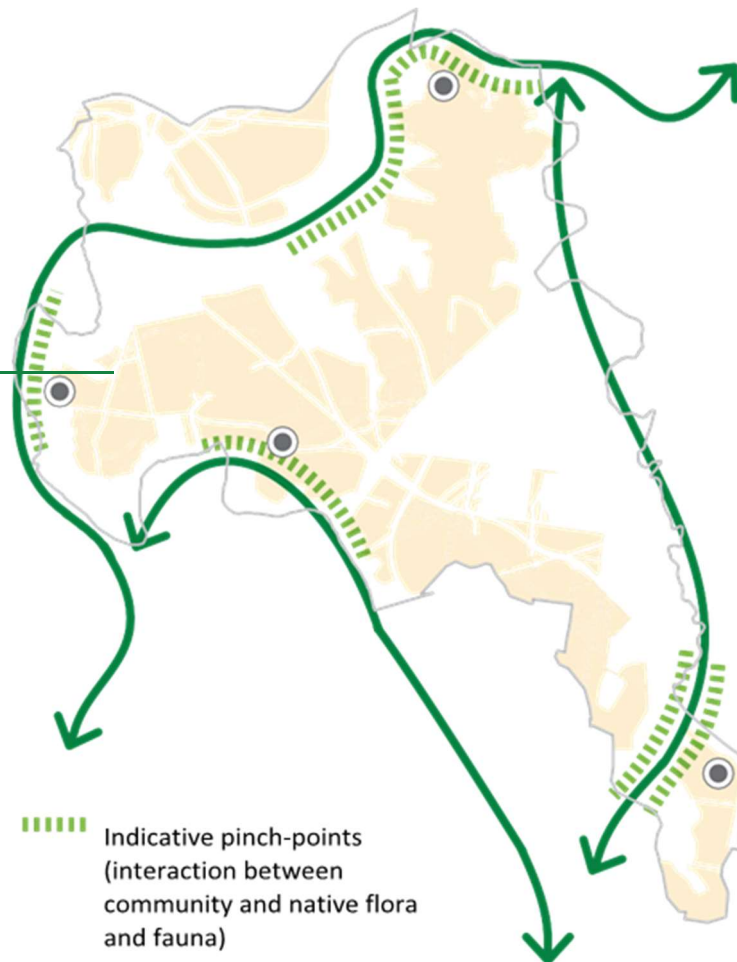
DESIGN PRINCIPLE

Apply Koala Sensitive Urban Design (KSUD) principles

Support strategies for safe refuge and movement of native fauna in an urban environment, through well connected open spaces, community education and awareness to reduce threats to transient Koala and other fauna species.

Achieve this by:

- Creating a strategic framework to support the conservation and protection of the native flora and fauna by mitigating edge effects;
- Identifying potential pinch-points within conservation land as possible locations for interaction between the community and native flora and fauna, including potential Koala look out points; and
- Co-locating open space adjoining conservation areas to maximise the buffer zones between Koala habitat and urbanised areas, where applicable.



4

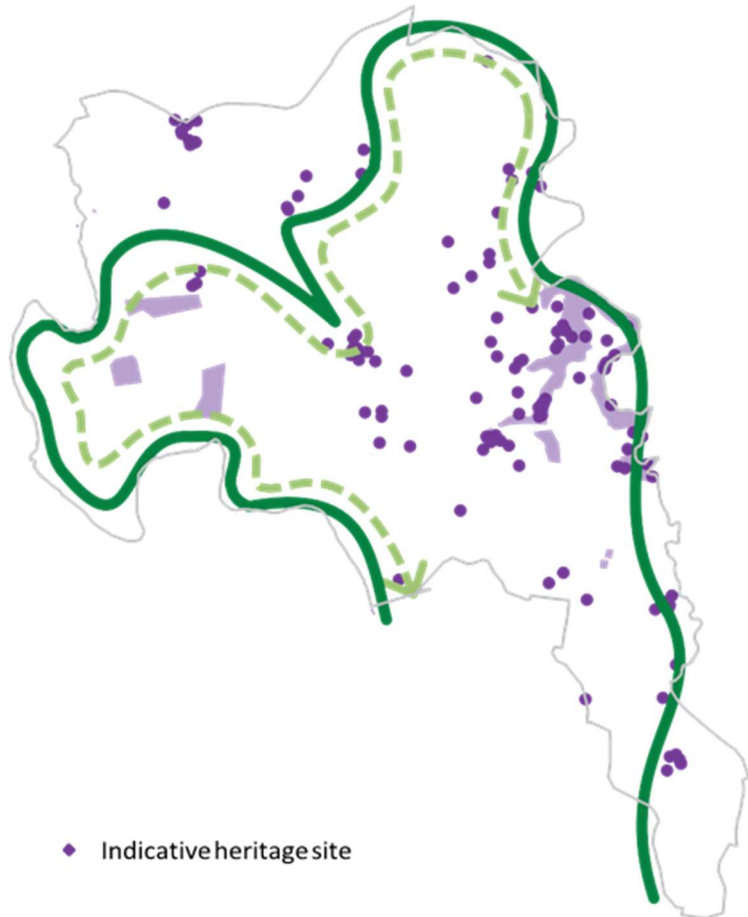
DESIGN PRINCIPLE

Leverage the existing character and heritage

Protect, enhance and respond to the unique landscape features and Aboriginal and European heritage assets through co- location of open space and direct connection through the wider link network.

Achieve this by:

- Retaining and conserving significant heritage sites;
- Investigating opportunities to create a diversity of open space experiences through the conservation and interpretation of key heritage sites and artefacts, for the education and enrichment of the community; and
- Developing a Green Link strategy that aligns with pedestrian and active transport desire lines orientated towards the identified heritage sites.



5

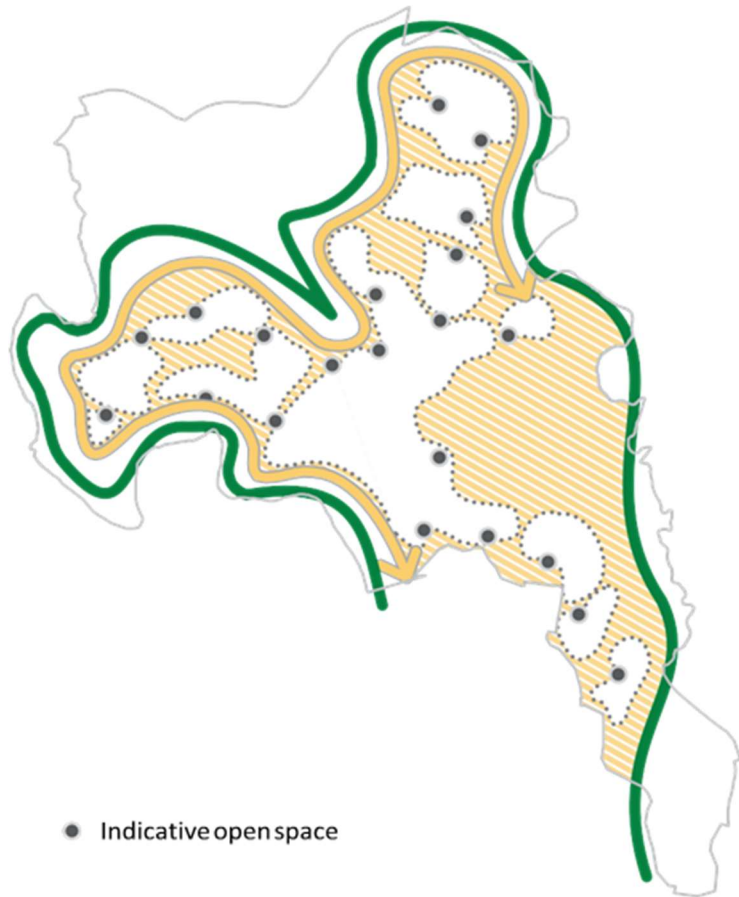
DESIGN PRINCIPLE

Provide equal distribution of active and passive recreational facilities

Ensure a balanced approach to active and passive recreational facilities is achieved, that meets the recreation needs of the growing Wilton community.

Achieve this by:

- Providing a diverse range of accessible community spaces and recreational facilities within the precincts to ensure streets and open spaces are activated;
- Delivering an equitable and even distribution of open space (both active and passive recreational spaces) within the Wilton Growth Area;
- Assessing the distribution and quality of proposed open space parcels to achieve a 400-800m (10 minutes') walking catchment for 95% of future residents; and
- Implementing high quality open spaces with a clear hierarchy of open space types to allow for a diversity in programming and use.



6

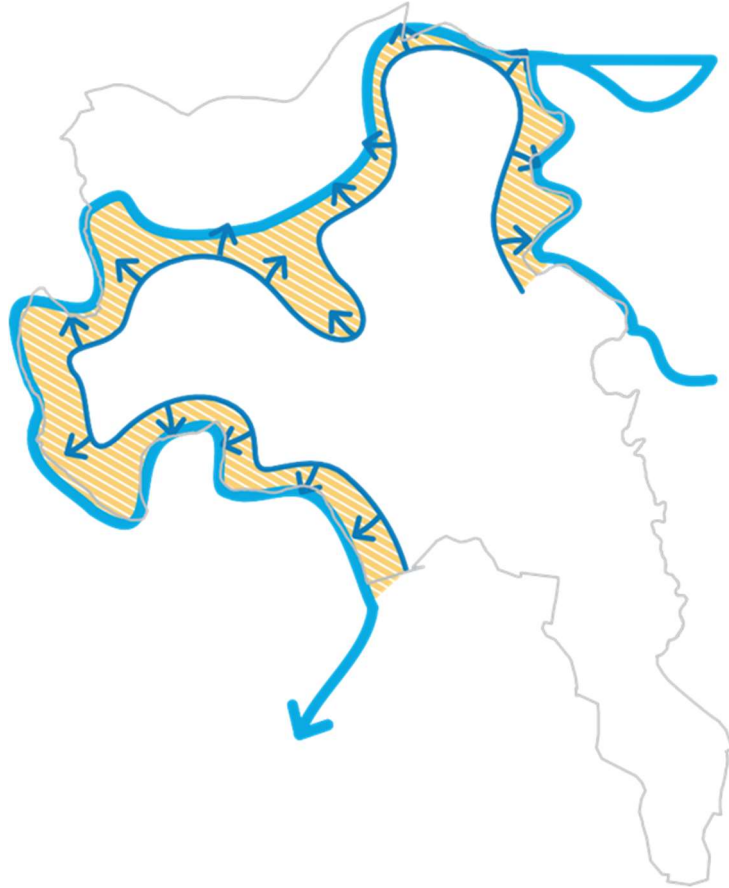
DESIGN PRINCIPLE

Apply Water Sensitive Urban Design (WSUD) principles

Support the permeation, treatment and reuse of water through a combination of WSUD strategies integrated into the open space assets and streets, to assist with the cooling and greening of the Wilton Growth Area.

Apply WSUD that aligns with and adds value to:

- Open space, streets and associated landscaping;
- Water conservation;
- Passive recreation;
- Mitigating localised heat island effects; and
- Biodiversity conservation.



7

DESIGN PRINCIPLE

Cooling Wilton

Implement strategies to protect and enhance the existing and creating new tree canopy density, which will contribute to an overall cooling of the Wilton Growth Area.

*Achieve this by:*

- Retaining mature vegetation and tree clusters where possible;
- Enhancing and increasing the urban tree canopy in streets, open spaces and government owned land;
- Considering appropriate street tree planting species that support the local character and assist in achieving the set urban tree canopy targets;
- Setting urban canopy strategic directions to implement and achieve set canopy target while mitigating fire risk; and
- Co-locating open space and align green links with existing tree clusters to assist in retaining and protecting existing tree canopy throughout the growth area.