

# **Attachments Booklet Part 2**

**Monday 17 October 2016**

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Includes PE11, PE12, GO4, & GO5

# **PE11**

# **Attachments**

**Monday 17 October 2016**

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PE11 Greater Macarthur Priority Growth Area

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 17 October 2016

**PE11 - Greater Macarthur Priority Growth Area**

**ATTACHMENT 1 – 8520 – 17 OCTOBER 2016**



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RURAL LIVING

*Our Reference: TRIM 8520 AG:AG*

Department of Planning and Environment  
Housing Land Release  
GPO Box 39  
SYDNEY NSW 2001

Attention: Brendan O'Brien

7 December 2015

Dear Sir/Madam,

**Greater Macarthur Preliminary Land Release**

Thank you for the opportunity to comment on the Greater Macarthur Preliminary Land Release Strategy and Amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2007 (Growth Centres SEPP).

Council is supportive of the creation of a new town at Wilton. The following information and comments are provided in relation to the exhibited documents.

**1.0. Greater Macarthur Land Release Investigation – Preliminary Strategy and Action Plan**

The Preliminary Strategy and Action Plan ('Preliminary Strategy') identifies two Priority Precincts for inclusion in the SEPP (Sydney Region Growth Centres). The Plan suggests there is an immediate opportunity to deliver up to 35,000 homes in Menangle Park/Mount Gilead and in a new town at Wilton. Beyond 2036 another 33,000 homes could be provided in surrounding areas.

The Preliminary Strategy contains a Vision for Greater Macarthur in terms of infrastructure, land use and a retail hierarchy to support the population growth.

The Preliminary Strategy nominates the significant rezoning issues for the Priority Precincts and outlines Delivery Pathways to address these issues.

The Delivery Pathway sets the framework for the future assessment of rezoning applications to address the mining co-existence issue and biodiversity constraints. The Delivery Pathway is less prescriptive when addressing waterways.

**Comments:**

- The Vision for Greater Macarthur suggests that rail electrification to Menangle Park will be investigated. It is also understood that NSW Government has committed substantial funds to review the viability of the Maldon Dombarton Freight Rail.

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- The Spring Farm Link Road will not only serve to relieve the pressure on Narellan Road and Appin Road. It will also serve to relieve the significant pressure on Finns Road, Menangle Road and Woodbridge Road in Menangle.
- Any proposed Bus Priority Corridor should extend to Appin Village. A two way bus loop to Campbelltown which incorporates Appin and Wilton should be considered in the longer term.

These initiatives are fundamental to support the proposed urban growth.

- In terms of the co-existence issues; exploration and resource extraction followed by urban development will result in the fragmented delivery of infrastructure given some land in Wilton is encumbered by mining and other land is unencumbered.
- The establishment of the town centre and much needed educational institutions may also be delayed considerably.

The coexistence issue needs to be resolved to permit urban development on encumbered land at the same time as surrounding unencumbered land.

- More clarity in relation to policy and legislative framework in the Delivery Pathways to address biodiversity constraints water quality would assist the rezoning assessment process.
- The Delivery Pathways to address biodiversity constraints should require revision of previous ecological based reports associated with the Wilton Junction proposal to give a contemporary statutory and policy context.

Regarding the funding mechanism to facilitate delivery of the urban development the "at no cost to government" stance is noted. Given that individual rezoning applications / planning proposals are likely to be assessed at the local level, the cost to Council is expected to be significant.

- Council seeks financial assistance via a State Planning Agreement for additional resources to manage urban growth.
- In terms of developing a local Section 94 Contribution Plan an increase of the cap to \$34,000 per lot would be appropriate given the greenfield nature of the precinct.

**2.0. Greater Macarthur Land Release Investigation – Land Use and Infrastructure Analysis**

The Analysis refers to "existing and planned" infrastructure for water, sewer, electricity etc. It also refers to "planned and potential" infrastructure particularly in relation to transport. It is understood, however, that some of the planned infrastructure, such as the sewer network and wastewater treatment plant, might be better described as potential infrastructure.

To deliver a new town centre and up to 16,600 new homes at Wilton, Council requires clear understanding of the level of commitment from the Government to fund planned and potential infrastructure.

- The Wilton Junction High Level Master Plan is based upon the sewer network largely confined to that precinct. An interconnected sewer network for the entire Greater Macarthur area has not been previously contemplated.

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- Consideration should be given to the underground supply of electricity in line with the provision arrangements for the existing Growth Centres.
- In terms of mining values and constraints the Analysis does not recognise the Power Plant proposed for Douglas Park. A formal application for the Power Plant is expected mid-2016.

**2.1. Priority Precinct – Menangle Park and Mount Gilead**

The Priority Precinct has an area of 849 hectares of unencumbered land suitable for residential development, and 15 hectares of unencumbered land suitable for employment uses. There is a further 363 hectares of encumbered land for residential purposes.

The known Planning Proposals in the precinct have the potential to generate up to 18,100 new homes on the boundary of the Wollondilly Local Government Area. The Preliminary Strategy suggests that rezoning of this precinct could be finalised by the end of 2015 with the first new houses possible within two years.

- The Planning Proposal for Mount Gilead suggests the majority of traffic generated by the new estate will travel in a northerly direction. Council has previously commented that the impact from traffic upon Appin Village is likely to be significant. To alleviate traffic congestion in this area, Council is planning a Bypass around Appin, which is an unfunded project. It would be appropriate for any Special Infrastructure Contribution / State Planning Agreement negotiated by Government for the Menangle Park and Mount Gilead Precinct to contribute to funding construction of the Appin Bypass.

**2.2. Priority Precinct – Wilton**

The Wilton Priority Precinct has an area of 554 hectares of unencumbered land suitable for residential development. There is a further 552 hectares of encumbered land for residential purposes.

Council participated in the development of the Wilton Junction High Level Master Plan ('Wilton Master Plan'). The following notable amendments to the Wilton Master Plan are detailed in the Vision for Greater Macarthur:

- The housing yield for the area has increased from 12,000 to 16,600 new dwellings.
- The Vision for Greater Macarthur suggests an alternative retail arrangement to that envisaged in the Wilton Junction Master Plan including proposed village centres in West Wilton and Maldon.
- The precinct includes a considerable parcel of land at West Wilton not included in the Wilton Junction Master Plan. The known Planning Proposals for this precinct have the potential to create 12,000 new dwellings. Based upon the Departments estimation of 16,600 potential new dwellings, it is assumed that West Wilton may accommodate up to 4,600 new homes.
- Approximately 131 hectares of unencumbered land and a further 321 hectares of encumbered land have been identified for employment purposes. This includes land at Maldon between Menangle Road and the Nepean River. The Analysis suggests this land could be zoned to permit heavy industrial use.

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- The floor space for the proposed town centre has increased from 55,000m<sup>2</sup> to between 100,000 and 150,000m<sup>2</sup>.
- The educational facilities shown in the Wilton Junction Master Plan consisted of two primary schools (plus Wilton Public School in Bingara Gorge Estate) and two kindergarten to year 12 schools. The Vision for Greater Macarthur proposes 7 primary schools, 2 high schools and a specialty school (i.e. agriculture).
- The highway service precinct shown in the Wilton Junction Master Plan does not appear in the Vision for Greater Macarthur.
- The Wilton Junction Master Plan identifies two intersection points along Picton Road to access West Wilton. In addition to these works, the Analysis suggests that Picton Road will be upgraded to a four lane arterial standard between Hume Highway and Picton.

**Comments:**

- Council has worked with the Department and Wilton Junction Land Owners Group to develop the Wilton Junction Master Plan. The high level nature of the Vision for Greater Macarthur is acknowledged. It is recommended however that the Vision incorporate the planned highway service precinct proposed south of the town centre.
- In recent times considerable work has been carried out with the Department, Roads and Maritime Services and Wilton Junction Land Owners Group to develop an Infrastructure Sequencing Plan for the provision of state and local infrastructure.
- Prior to finalisation of the Land Release Strategy, Council recognises the need to test the capacity of existing and proposed infrastructure to accommodate the additional 4,600 homes envisaged for West Wilton.
- The capacity of the two intersections on Picton Road requires modelling in light of the additional population. It is noted that the northern intersection is proposed across land encumbered by mining. Any decision regarding the density and sequencing of urban development in West Wilton requires a level of certainty in terms of delivery of the northern intersection.
- The provision of social infrastructure also requires re-examination. Any shortfall identified by the capacity / threshold tests needs to be addressed in terms of a funding mechanism for new or augmented infrastructure. A revised Wilton Junction Master Plan should clearly indicate where any new infrastructure (e.g., open space, schools etc) will be provided.
- The development forecast for West Wilton is not necessarily consistent with the vision for the area held by the Wilton Parklands Group (West Wilton Landowners). Given the number of land owners in the West Wilton area, it is recommended that Council lead the LEP Amendment process.
- In terms of the proposed employment precinct at Maldon, it is noted that much of the existing industrial land has not yet been developed for this purpose. Council's experience is that property owners are reluctant to rezone land for industrial purposes given the demand for residentially zoned estates and relative land values. Hence Council questions the likelihood of a proponent led rezoning of land. Council has previously rejected a planning proposal to rezone land for

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industrial purposes in this area. The reference to a Heavy Industrial zoning, which under the standard LEP instrument, permits industry of a hazardous or offensive nature is also questioned.

**2.3. Planning Proposals in areas outside the Priority Precincts**

The Analysis provides commentary on the known planning proposals not located within the priority precinct.

In relation to the Station Street Planning Proposal in Menangle, the Analysis suggests "small scale development in Menangle Village in line with the existing post-Gateway planning proposal can be supported by the existing infrastructure and transport network".

In relation to the Planning Proposals in Appin, the Analysis suggests the rural setting of Appin Village should be protected "with only small scale expansion taking place, in line with existing post- Gateway planning proposals". The Analysis makes references Appin East as a known Planning Proposal.

- Given the relative size of the various Planning Proposals, it is unclear which proposals the Department consider to be 'small scale'. It is suggested that the reference in the Preliminary Strategy and Analysis to 'small scale expansion taking place, in line with existing post – Gateway planning proposals' be replaced with a reference to 'moderate expansion in line with Council's adopted Growth Management Strategy'. If this approach was adopted, the Gateway approval process would still act as a safe guard for the Department to ensure inappropriate proposals do not proceed to detailed assessment stage.
- Regarding the Station Street Planning Proposal the commentary should be adjusted to reflect that some infrastructure is required to support this proposal. The following amendment is suggested. "Moderate development in Menangle Village in line with Council's adopted Growth Management Strategy can be supported by the existing infrastructure and transport network provided alterations to local infrastructure identified in the proposal are undertaken and funded".
- The reference to Appin East as a known Planning Proposal should be removed. Council has not received a Planning Proposal for this land consequently it has no formal status.

**2.4. Social Infrastructure**

The Analysis summarises the social infrastructure, including health facilities, that can be found in the investigation and surrounding areas. The need for an Integrated Health Facility for the Wilton Priority Precinct and a Primary Health Care Clinic for Menangle Park / Mt Gilead is recognised in the Analysis.

Poor air quality is listed as a major health concern for new residents. To combat the risk, it is proposed to establish a Priority Growth Area Air Technical Working Group consisting of various state agencies including NSW Health and Transport for NSW.

**Comments:**

- During the development of the Wilton Junction Master Plan, NSW Health suggested that hospital care services needed by new residents is best met through increased capacity at existing hospital facilities (e.g., Liverpool, Campbelltown, Camden & Bowral District Hospitals) and that public health care

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for Wilton Junction will be supported through the development of an Regional Integrated Primary & Community Care Centre. Given the total population estimated across the two Priority Precincts and into the future (e.g., beyond 2036) it is suggested that Government re-consider the benefits of a new hospital at Wilton. The acquisition of land within the Wilton Priority Precinct as a future hospital site should be included in any State Planning Agreement.

- The following notable social infrastructure should also be referenced in the Land Use & Infrastructure Analysis - Picton High School, Camden High School, the Cemeteries (Catholic and Anglican) at Appin and Wilton, Picton Ambulance Service, Picton RFS, Wilton RFS, Wollondilly Leisure Centre, Bingara Golf Course, Antill Park Golf Course, Studley Park Golf Course and Mt Annan Leisure Centre.

**2.5. Draft Amendment to State Environmental Planning Policy (Sydney Region Growth Centres)**

It is proposed to amend the Growth Centres SEPP by referencing and mapping the two Priority Precincts as Growth Centres and recognising the Greater Macarthur Land Release Strategy as a "growth centre structure plan". The existing provisions of Council's LEP will continue to apply to development of land in the proposed growth centres until Precinct Plans are developed and incorporated into the Growth Centres SEPP.

**Comments:**

- The desired future character outlined in the Wilton Junction Master Plan developed by Council should be reflected in any Precinct Plan. Council also seeks an assurance that any Precinct Plan will incorporate suitable density cap provisions to avoid the forward planning issues being experienced in the existing Sydney Growth Centres.
- The Bingara Gorge Master Plan is based upon a cap of 1165 lots. Any re-examination of the density for urban development at Bingara Gorge needs to consider the existing infrastructure constraints. The Department also needs to consider the relevant resolutions of Council regarding the desired future character of Bingara Gorge prior to finalisation of the Precinct Plan. Further the Department is advised that there is a current Land and Environment court case against Council's deemed refusal of a development application purporting to seek an increase to the 1,165 dwelling cap.

In addition to the above comments it was also resolved by the Council at its meeting of 16 November 2015 that the following additional comments also be forwarded to the Department for their consideration. The list below not only includes direct feedback to sections contained within the preliminary strategy but also takes into the account the broader regional context.

- Council is supportive of a new town at Wilton
- The co-existence issue with mining needs further resolution so that key infrastructure and the town centre are not delayed
- Key infrastructure including rail electrification, Spring Farm Link and bus corridors are essential to the success of Greater Macarthur and upgrades to the Southern Highlands



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- Appin bypass is also essential and should be part funded by urban growth in Campbelltown (Menangle Park and Mount Gilead)
- Council opposes the inclusion of a proposed double lane road from Menangle Park through to Douglas Park, which will need to be constructed over the Nepean River, under a heritage listed rail bridge and through a village that does not have the space to accommodate four lanes and falls within a with a Landscape Conservation Area.
- That the State Government be requested to confirm with RMS and the Federal Government to formalise where future roads and rail infrastructure is going to be placed.
- The increase in the developer contributions cap from \$20,000 to \$34,000 plus indexation is essential to enable Council to ensure local infrastructure is provided at required levels using the National Growth Areas Alliance Data
- Council's preference remains that health services are provided through a new hospital using National Growth Areas Alliance data to guide decision making
- Council's Growth Management Strategy be re-considered in light of the development forecast in the Campbelltown local government area and likely traffic and other impacts
- Council write to the JRPP and raise concern about the appropriateness of considering the Station Street Planning Proposal before 2036 given the lack of suitable infrastructure and impending growth in Menangle Park
- The increase in dwelling numbers requires re-consideration of infrastructure provision and sequencing. Re-examination of social infrastructure is also required.
- Council request the Wilton Structure and Draft Vision Structure be amended to reflect the Wilton Junction Master Plan
- Council opposes the land north of Douglas Park being identified as an future industrial site given:
  - Air quality issues previously identified in the Macarthur South Regional Study 1991,
  - The scenic quality of the area and proximity to the Nepean River,
  - The isolation from road and rail infrastructure,
  - The extent of employment lands identified elsewhere in the study area in particular Maldon.
- Council also opposes the map reference called Douglas Park North.
- Beyond 2036, the Department of Planning investigate growth options consistent with Council's Growth Management Strategy which seeks preservation of agricultural land, biodiversity conservation and rural living through the separation of towns and villages in line with Council's desire for classification as a peri-urban area.
- Council supports the classification of Class 2 soils as encumbered land and recognises its value as a resource which benefits from a water allocation from the Nepean River

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- Council supports agriculture being identified as a prominent land use in the study area and considers it to be an important provider of employment which has a multiplier effect
- The Department of Planning be advised that Council supports an application to establish a National Park / Reserve in the Nepean Gorge adjacent to West Wilton and hence a significant buffer is required to protect the Gorge from the impacts of development.
- Further threshold testing be conducted by the Department of Planning to ascertain the need for a civic centre at Wilton and capacity of existing cemeteries
- The Air Quality Study which is part of a future DA for a Gas Plant proposal at Douglas Park be forwarded to the Priority Growth Area Technical Working Group when it becomes available
- Council oppose any Sewer infrastructure Augmentation and Upgrade Plan which involves piping across Rivers and Gorges given the environmental risk and visual impact
- Council request that the Wilton Junction Precinct rezoning be placed on public exhibition as soon as possible. At the latest the rezoning should be placed on public exhibition concurrently with the Greater Macarthur Land Use and Infrastructure Strategy, currently timetabled for early 2016. This will ensure that the delivery of the new town, including housing supply, jobs and required infrastructure not be further delayed.

Council wishes to acknowledge the collaborative approach taken on this project and looks forward to continuing the partnership with the Department of Planning and Environment, and Campbelltown Council. If you have any questions or would like further information please contact Adam Gray (Growth Centres Coordinator) on 4677 9650.

Yours sincerely,

Luke Johnson  
General Manager

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 17 October 2016

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RURAL LIVING

*Our Reference: KH:CS TRIM 8520#221*

Department of Planning and Environment  
Housing Land Release  
GPO Box 39  
SYDNEY NSW 2001

11 August 2016

Dear Sir/Madam,

**GREATER MACARTHUR PRIORITY GROWTH AREA**

I refer to the exhibition of the Greater Macarthur Priority Growth Area.

Please find enclosed a copy of the Council report and Resolution in relation to this matter.

Please don't hesitate to contact me if you have any questions.

Yours faithfully

A handwritten signature in blue ink that reads "Chris Stewart".

Chris Stewart  
**Director Planning**

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WOLLONDILLY SHIRE COUNCIL

Report of Planning and Economy to the Extraordinary Meeting of Council held on Monday 8 August 2016

**PE1 – Greater Macarthur Priority Growth Area**

**PLANNING AND ECONOMY**

**PE1**                    **Greater Macarthur Priority Growth Area**                    TRIM 8520  
266876

**EXECUTIVE SUMMARY**

- This report seeks a resolution to make a submission to NSW Department of Planning regarding exhibition of the Greater Macarthur Priority Growth Area, which includes Appin village and Appin West.
- Under legislation, a person who makes a relevant planning application or public submission is required to disclose any reportable political donations. The disclosure requirement extends to any person with a financial interest in the application or any associate of the person making a public submission. No disclosure of political donation has been made in association with this application.
- It is recommended that the comments relating to the Greater Macarthur Priority Growth Area and draft amendments to State Environmental Planning Policy (Sydney Growth Centres) outlined in this report and summarised below be forwarded to the NSW Department of Planning for their consideration:
  - Given the land supply is likely to meet the housing demand well beyond 2036, West Appin should not be included as a Priority Growth Area.
  - Funding priority should be given to other priorities in the road network for Appin, prior to any funding commitment to the additional east-west link connecting Appin Road to the Hume Highway.
  - The upgrade of Appin Road between Appin village and Campbelltown and completion of the Appin Bypass should be undertaken in association with land release at Mr Gilead and Menangle Park.
  - Any benefit which flows to Appin village in terms of negotiated Voluntary Planning Agreements and/or Special Infrastructure Contributions for land release should extend beyond road upgrades and address utility and social infrastructure needs.
  - Greater strategic direction is required in relation to the assessment of existing planning proposals currently before Council and the Joint Regional Planning Panel.

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WOLLONDILLY SHIRE COUNCIL

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**PE1 – Greater Macarthur Priority Growth Area**

**REPORT**

**1. BACKGROUND**

In December 2014, NSW Department of Planning (“Department”) released A Plan for Growing Sydney, which nominated the Greater Macarthur region for urban release investigation.

In September 2015, the Department released the Greater Macarthur Land Release Investigation – Preliminary Strategy and Action Plan (“Preliminary Strategy”). Two precincts within the investigation area (i.e. Wilton Junction and Mt Gilead/Menangle Park) were identified for future urban release. West Appin was identified for potential urban release beyond 2036.

The Preliminary Strategy and proposed amendments to State Environmental Planning Policy (Sydney Growth Centres) (“Growth Centres SEPP”) were placed on exhibition in late 2015. Council considered a report on the exhibition material at the November 2015 Ordinary Meeting. A copy of the resolution from that meeting forms Attachment 1. The report and resolution from the November 2015 Meeting was submitted to the Department for their consideration.

**2. RECENT ANNOUNCEMENT**

On 29 July 2016 the Minister for Planning, Rob Stokes made the following announcement:

- (a) The Growth Centres SEPP has been amended to include Wilton New Town as a Priority Growth Area.
- (b) The Mt Gilead/Menangle Park precinct has been expanded to include West Appin and the Glenfield to Macarthur Corridor for re-exhibition purposes.

A copy of the revised precinct referred to as the Greater Macarthur Priority Growth Area forms Attachment 2.

The Department has placed the revised precinct and draft further amendment to the Growth Centres SEPP on public exhibition from 1 to 30 August 2016. It is also understood that the Department is organising an Information Session in the near future. The details of which have not been confirmed.

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8 August 2016

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**3. LAND AT WEST APPIN**

The following information is an extract from the Greater Macarthur Land Release Investigation – Consultation Update released by the Department (see Attachment 3).

*“Land at West Appin Several submissions were received seeking designation of land at West Appin as a priority growth area. This land was identified as suitable for urban development by the Greater Macarthur Land Release Investigation, with capacity for approximately 18,000 homes. The submissions supporting land release argued that the release of additional land was necessary to meet Sydney’s housing needs. The submissions argued the land was suitable for development as it was not encumbered by mining and not viable for continued agricultural use. It was argued that the cost of required infrastructure could be supported by the additional development and would provide the potential for improvements to existing local infrastructure.*

*In addition to those supporting land release, several submissions were received raising concerns with increased development in and around Appin Village on the grounds of impacts on roads (in particular Appin Road), biodiversity, heritage/archaeology, and impact on the rural setting of the village.*

*The Preliminary Strategy concludes that West Appin is not identified for major land release prior to 2036, but is identified as having potential for release in the longer term.*

*Land release at this location would trigger significant physical and social infrastructure requirements, including an east-west connection and interchange between Appin Road and the Hume Highway, a significant Nepean River crossing, additional upgrade of Appin Road, and the Appin bypass.*

*Utilities infrastructure needed to support growth can be rolled out most efficiently in Menangle Park and Mount Gilead before West Appin.*

*There is sufficient land supply to address the forecast demand for housing and employment land in the North West and South West Priority Growth Areas and also in the new proposed priority growth areas at Wilton and Menangle Park and Mount Gilead.*

*Beyond 2036, long term strategic transport infrastructure, such as construction of the Outer Sydney Orbital, could make West Appin land release more cost effective and could be a driver for the creation of jobs that this part of Sydney needs.*

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*While the release of land in West Appin prior to 2036 is not required to meet growth needs at this time, the recognition of the area's long-term potential without identifying it as a growth area has created uncertainty among land owners and the community regarding future planning outcomes for the area. To provide clarity of the long-term capability of this land, it is proposed to include West Appin within the boundary of the proposed Greater Macarthur Priority Growth Area, to be exhibited shortly.*

*Such an approach is consistent with the approach taken for the North West and South West Priority Growth Area, which identified a long-term pipeline of land for housing. This provides a pathway for Government to formally engage with landowners and the community on the long term planning of the area and will inform infrastructure planning and setting of funding priorities.*

*The rezoning and development of land at West Appin is required to be consistent with the Preliminary Strategy, which identifies Wilton New Town, Menangle Park and Mount Gilead as being delivered first.*

*The timing of the release of additional land will be considered as part of future review and updates to the Preliminary Strategy. Decisions will be informed by further technical analysis of transport and utilities servicing requirements, environmental impacts, land use constraints and opportunities, and land supply and demand forecasts.*

*Future proposals for rezoning and development of land at West Appin will need to ensure community concerns are satisfactorily addressed before any development is able to proceed. This includes ensuring necessary transport and social infrastructure is in place and environmental impacts are appropriately addressed, including providing green separation between villages.*

*In the short term, the overarching strategy does not preclude the advancement of planning proposals that are consistent with the rural character of Appin. Current proposals to expand the Appin Village in the Macquariedale Road area are worthy of investigation and should be assessed under the usual processes, applying merit based decisions by the relevant planning authority."*

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**PE1 – Greater Macarthur Priority Growth Area**

**4. SUBMISSION TO EXHIBITED MATERIAL**

The following comments are provided in relation to the information contained in the Consultation Update. It is intended these comments will form part of Council's submission to the Department.

**(a) Long term housing supply**

The Department recognise that there is sufficient land supply to address the forecast demand for housing and employment land in the North West and South West Growth Areas and Wilton New Town. It is further suggested that utility infrastructure can be rolled out most efficiently in Menangle Park and Mt Gilead before West Appin.

**Comment:** Given the land supply mentioned above is likely to meet the housing demand well beyond 2036, Council questions the need to identify West Appin as a Priority Growth Area. Whilst it may assist the State Government in terms of infrastructure planning and setting of funding priorities it will create uncertainty for Council in relation to our Growth Management Strategy for the wider shire area.

**(b) Infrastructure requirements**

The Department has highlighted that development at West Appin will trigger the need for an additional east-west road connection between Appin Road and the Hume Highway, an upgrade of Appin Road and the Appin Bypass.

**Comments:** Council does not dispute the need for an additional east-west road connection. This additional road connection will reduce current traffic congestion experience through Appin Village, along Picton Road and Wilton Road. However funding priority should be given to other priorities in the road network for Appin, prior to any funding commitment to the additional east-west link. It is further suggested that the east-west link should reflect the proposed corridor for the M9 Outer Sydney Orbital, which is still under consideration.

As previously submitted by Council, the upgrade of Appin Road between Appin village and Campbelltown should be undertaken in association with land release at Mr Gilead and Menangle Park.

Similarly completion of the Appin Bypass should not be delayed to co-incide with land release at West Appin. It would be appropriate for any Special Infrastructure Contribution/ State Planning Agreement negotiated by NSW Government for release of land at Menangle Park and Mt Gilead to fund construction of the Appin Road upgrade south to Appin Village and the Bypass around the village.

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**(c) Existing Villages**

It is noted that the Greater Macarthur Priority Growth Area, includes the village of Appin. Elsewhere in documentation produced by the Department it suggests:

*“Wollondilly Council and State Government want to maintain the character and setting of the villages of the region, including Appin Village, Menangle and Douglas Park. This means that the villages will have green space separating them from bigger urban areas. The green space will be a mix of rural land and open space.*

*Small scale expansion will be considered on its merit where:*

- *Existing infrastructure can cope with only minor upgrades*
- *Proposals retain a green edge”.*

**Comments:** Whilst Appin village is included in the potential Priority Growth Area, the key to the supplied map suggests its rural village character will be retained. It is noted that Menangle and Douglas Park are outside the mapped growth area. By including Appin village in the potential growth area it is assumed that benefit may flow to the village in terms of negotiated Voluntary Planning Agreements and/or Special Infrastructure Contributions. These benefits need to extend beyond road upgrades and address utility and social infrastructure upgrades.

The Department continues to refer to “small scale” land release proposals being considered on their merits. Council has previously raised concern about the use of such language in terms of what constitutes small scale development. Putting West Appin aside, Council has planning proposals for an additional 460 lots (approximately) in and around Appin Village. The latest documentation creates uncertainty from a strategy planning perspective for Council. The Joint Regional Planning Panel may also be uncertain in terms of how to proceed with the Station Street Planning Proposal which surrounds Menangle village.

**FINANCIAL IMPLICATIONS**

This matter has no financial impact on Council’s adopted Operational Plan. Listing West Appin as a Priority Growth Area will have resourcing implications in future years.

**ATTACHMENTS**

1. Minutes of the Ordinary Meeting held on 16 November 2015 - PE7 Greater Macarthur Land Release Investigation.
2. Copy of the revised precinct referred to as the Greater Macarthur Priority Growth Area
3. Greater Macarthur Land Release Investigation – Consultation Update, June 2016.

**PE11 - Greater Macarthur Priority Growth Area**

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**PE1 – Greater Macarthur Priority Growth Area**

**RECOMMENDATION**

That the comments relating to the Greater Macarthur Priority Growth Area and draft amendments to State Environmental Planning Policy (Sydney Growth Centres) outlined in this report and summarised below be forwarded to the NSW Department of Planning for their consideration:

- Given the land supply is likely to meet the housing demand well beyond 2036, West Appin should not be included as a Priority Growth Area.
- Funding priority should be given to other priorities in the road network for Appin, prior to any funding commitment to the additional east-west link connecting Appin Road to the Hume Highway.
- The upgrade of Appin Road between Appin village and Campbelltown and completion of the Appin Bypass should be undertaken in association with land release at Mr Gilead and Menangle Park.
- Any benefit which flows to Appin village in terms of negotiated Voluntary Planning Agreements and/or Special Infrastructure Contributions for land release should extend beyond road upgrades and address utility and social infrastructure needs.
- Greater strategic direction is required in relation to the assessment of existing planning proposal currently before Council and the Joint Regional Planning Panel.

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Planning and Economy

PE7 Greater Macarthur Land Release Investigation TRIM 8520  
266876

201/2015 Resolved on the Motion of Crs Terry and Law:

That the comments relating to the Greater Macarthur Land Release Investigation, outlined in this report and summarised below, be forwarded to NSW Department of Planning & Environment for their consideration:

- Council is supportive of a new town at Wilton
- The co-existence issue needs further resolution so that key infrastructure and the town centre are not delayed
- Key infrastructure including rail electrification, Spring Farm Link and bus corridors are essential to the success of Greater Macarthur *and upgrades to the Southern Highlands*
- Appin bypass is also essential and should be part funded by urban growth in Campbelltown (Menangle Park and Mount Gilead)
- The increase in the developer contributions cap from \$20,000 to \$34,000 *plus indexation* is essential to enable Council to ensure local infrastructure is provided at required levels *using the National Growth Areas Alliance Data*
- The increase in dwelling numbers requires re-consideration of infrastructure provision and sequencing. Re-examination of social infrastructure is also required.
- Further justification is required for a heavy industrial area at Maldon
- References to individual proposals need to be corrected
- Council's preference remains that health services are provided through a new hospital *using National Growth Areas Alliance data to guide decision making*
- Council's Growth Management Strategy be re-considered in light of the development forecast in the Campbelltown local government area and likely traffic and other impacts
- Council write to the JRPP and raise concern about the appropriateness of considering the Station Street Planning Proposal before 2036 given the lack of suitable infrastructure and impending growth in Menangle Park
- Council opposes the land north of Douglas Park being identified as an future industrial site given:
  - Air quality issues previously identified in the Macarthur South Regional Study 1991,
  - The scenic quality of the area and proximity to the Nepean River,
  - The isolation from road and rail infrastructure,
  - The extent of employment lands identified elsewhere in the study area in particular Maldon.

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**PE11 - Greater Macarthur Priority Growth Area**

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- Council opposes the inclusion of a proposed double lane road from Menangle Park through to Douglas Park, which will need to be constructed over the Nepean River, under a heritage listed rail bridge and through a village that does not have the space to accommodate four lanes and falls within a with a Landscape Conservation Area. Council also opposes the map reference called Douglas Park North.
- Council ensure that all heritage reports held in relation to Menangle village be forwarded to the Department of Planning for their consideration
- Beyond 2036, the Department of Planning investigate growth options consistent with Council's Growth Management Strategy which seeks preservation of agricultural land, biodiversity conservation and rural living through the separation of towns and villages in line with Council's desire for classification as a peri-urban area.
- Council supports the classification of Class 2 soils as encumbered land and recognises its value as a resource which benefits from a water allocation from the Nepean River
- Council supports agriculture being identified as a prominent land use in the study area and considers it to be an important provider of employment which has a multiplier effect
- Further threshold testing be conducted by the Department of Planning to ascertain the need for a civic centre at Wilton and capacity of existing cemeteries
- The Air Quality Study which is part of a future DA for a Gas Plant proposal at Douglas Park be forwarded to the Priority Growth Area Technical Working Group when it becomes available
- The Department of Planning be advised that Council supports an application to establish a National Park / Reserve in the Nepean Gorge adjacent to West Wilton and hence a significant buffer is required to protect the Gorge from the impacts of development.
- Council oppose any Sewer infrastructure Augmentation and Upgrade Plan which involves piping across Rivers and Gorges given the environmental risk and visual impact
- Council request the Wilton Structure and Draft Vision Structure be amended to reflect the Wilton Junction Master Plan
- Council request that the Wilton Junction Precinct rezoning be placed on public exhibition as soon as possible. At the latest the rezoning should be placed on public exhibition concurrently with the Greater Macarthur Land Use and Infrastructure Strategy, currently timetabled for early 2016. This will ensure that the delivery of the new town, including housing supply, jobs and required infrastructure not be further delayed.
- That the State Government be requested to confirm with RMS and the Federal Government to formalise where future roads and rail infrastructure is going to be placed.

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

Vote: Crs Terry, M Banasik, B Banasik, Hannan, Gibbs, Law and Landow

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**PE11 - Greater Macarthur Priority Growth Area**

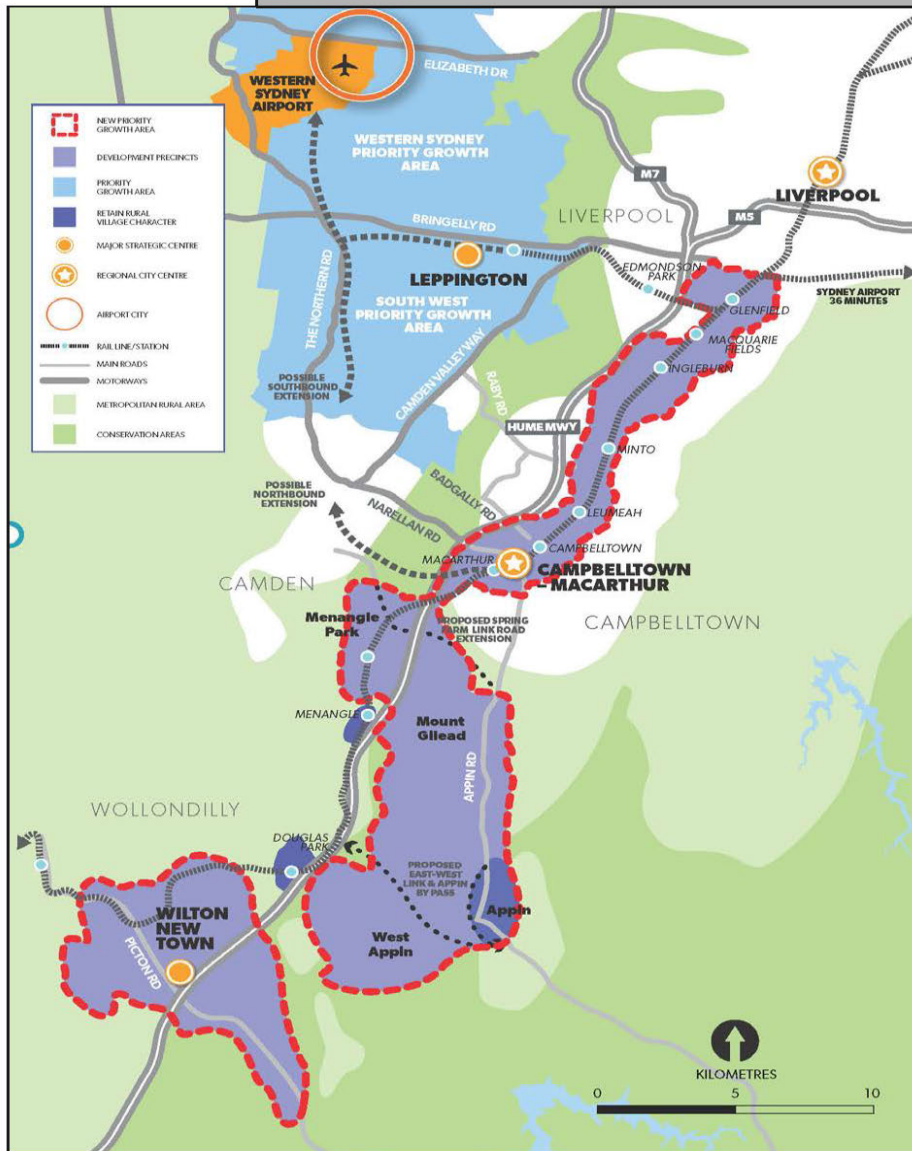
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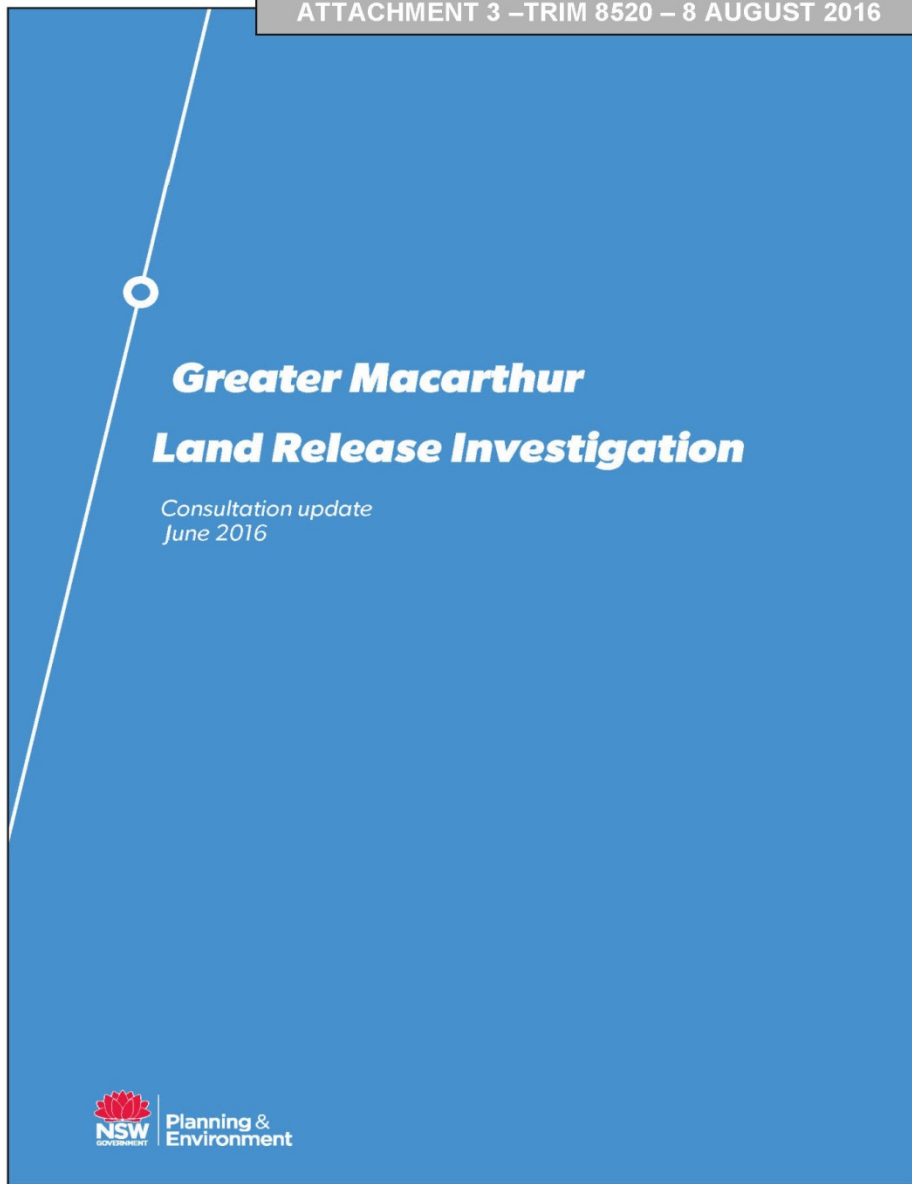
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**1 Introduction**

**1.1 Background**

The NSW Government published *A Plan for Growing Sydney* in December 2014. The Plan sets out the Government's strategy for meeting Sydney's housing supply needs over the next 20 years. This includes identifying new locations that could contribute to meeting the housing supply challenge, now and beyond 2036 (Action 2.4.2). The initial focus of these investigations was the Greater Macarthur Land Release Investigation Area, located south and south-west of Campbelltown-Macarthur.

The investigations have identified immediate opportunities to release and rezone land to allow the private sector to deliver up to 35,000 home sites in Menangle Park and Mount Gilead and in a new town at Wilton. Realising these opportunities would provide new homes for Sydney's growing population.

The new growth areas will proceed on a 'no additional cost to Government' basis, led by private investment and proposals.

The Greater Macarthur Land Release Preliminary Strategy and Action Plan (Preliminary Strategy) sets out the Government-endorsed vision and plan for Wilton New Town and Menangle Park / Mount Gilead. The Minister for Planning released the Preliminary Strategy on 22 September 2015 for stakeholder and community feedback.

Maximising these opportunities requires a coordinated approach to land use planning and infrastructure delivery. To achieve this, the Department of Planning and Environment (the Department) consulted on proposals to identify Wilton and Menangle Park / Mount Gilead as priority growth areas in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP). The proposed amendments to the Growth Centres SEPP were publicly exhibited alongside the Preliminary Strategy, from 22 September 2015 until 18 November 2015.

The public exhibition enabled land owners and other interested parties to view, understand, and provide comment on the proposals. Following public exhibition, the Department reviewed the submissions to begin the process of addressing the issues raised and to finalise the Strategy and SEPP amendments.

This report:

- documents the public consultation process;
- summarises the issues raised by stakeholders in submissions on the Preliminary Strategy and proposed SEPP; and
- reports on how those issues have been addressed in finalising the Strategy and SEPP amendments, or will be addressed as part of subsequent detailed planning stages.

**1.2 Overview of exhibited amendments to Growth Centres SEPP**

The exhibited SEPP amendments proposed to include Wilton New Town, Menangle Park and Mount Gilead in the Growth Centres SEPP by inserting new maps in the Growth Centres SEPP (**Appendix A**).

It was proposed to also make consequential amendments to the operative provisions of the Growth Centres SEPP, to reflect the inclusion of the new priority growth areas:

- Amends clause 2(a) to include reference to the new priority growth areas in the Objectives of the SEPP;
- Amends clause 3(1) to include Wilton Priority Growth Area and Menangle Park/Mount Gilead Priority Growth Area in the definition of "growth centre" and reference the new maps;
- Amends clause 3(1) to include precincts identified on the new maps in the definition of "growth centre precinct"; and
- Amends clause 3(1) to identify the Preliminary Strategy as the structure plan for the priority growth areas, guiding future planning and land use decisions.

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- Clauses 18 (Water recycling and conservation), 18A (Public utility undertakings and clearing of native vegetation) and 18B (Electricity generating works and water recycling facilities) will not apply to the new priority growth areas. The provisions of *State Environmental Planning Policy (Infrastructure) 2007* will continue to govern the carrying out of public utility undertakings.

The proposed SEPP does not release or rezone land at this stage. Existing land use zones and permissible uses will continue to apply until rezoning occurs, as per the respective local environmental plan (LEP).

The proposed SEPP identifies Bingara Gorge as a separate precinct within the Wilton Priority Growth Area as this land has already been rezoned for urban development and is subject to the provisions of Wollondilly Local Environment Plan 2011 and Wollondilly Development Control Plan 2016. The proposed SEPP makes this clear.

Post-exhibition changes to the proposed Wilton Priority Growth Area are outlined in **Section 5**.

Following consideration of community and stakeholder feedback, it is proposed to bring Menangle Park and Mount Gilead into the Growth Centres SEPP through a subsequent amendment as part of proposals for an expanded Greater Macarthur Priority Growth Area. The proposed priority growth area covers the Glenfield to Macarthur Urban Renewal Corridor and land release areas at Menangle Park, Mount Gilead and West Appin, to coordinate the planning of growth in and around the Campbelltown-Macarthur Regional City Centre. The proposal will be exhibited shortly for stakeholder and community feedback.

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**2 Public exhibition**

**2.1 Exhibition and Submissions Period**

The Preliminary Strategy and an Explanation of Intended Effect of proposed amendments to the Growth Centres SEPP was publicly exhibited from 22 September 2015 to 18 November 2015. This included a two week extension to the formal exhibition period, following a number of requests from stakeholders. The Department accepted a small number of late submissions until 9 December 2015.

**2.2 Exhibited Materials**

The following documentation was publicly exhibited as part of the Preliminary Strategy and proposed SEPP amendment package:

- Explanation of Intended Effect (**Appendix A**)
- Maps showing proposed growth centre boundaries (**Appendix A**)
- Preliminary Strategy
- Land Use and Infrastructure Analysis report and
- Community brochure.

The key findings of all the draft technical studies are summarised in the Land Use and Infrastructure Analysis report. The Department published the draft technical studies that informed the Preliminary Strategy on its website on 13 October 2015 following public requests. The draft Strategic Transport study report was made available on 26 October 2015, following approval from Transport for New South Wales.

A short video outlining the proposed priority growth areas was also created and available on the Department's website.

**2.3 Exhibition Venues**

The exhibition package was made available to the public for viewing at the following locations:

- Department of Planning & Environment, Level 5, 10 Valentine Avenue, Parramatta
- Department of Planning & Environment, 23-33 Bridge St, Sydney
- Campbelltown City Council, 91 Queen Street, Campbelltown
- HJ Daley Library, 1 Hurley Street, Campbelltown
- Wollondilly Shire Council, 62-64 Menangle Street, Picton
- Department of Planning & Environment website: [www.planning.nsw.gov.au/greatermacarthur](http://www.planning.nsw.gov.au/greatermacarthur)

**2.4 Public Notice**

A media release was made by the Minister for Planning on the release of the Preliminary Strategy and start of the exhibition period:

- New Land Release Will Boost Housing Supply – Tuesday 22 September 2015.

The media release was supported by a launch event in Menangle Park on 22 September 2015, attended by the Minister.

Notices were placed in the following newspapers advising details of the public exhibition:

- Wollondilly Advertiser – Wednesday 30 September 2015
- Campbelltown-Macarthur Advertiser – Wednesday 30 September 2015

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**2.5 Land Owner Notification**

The Department wrote to all land owners (as recorded on Wollondilly and Campbelltown Councils' rates database) within the Greater Macarthur Land Release Investigation Area, which encompasses the proposed priority growth areas, at the start of the exhibition period notifying them of the release of the Preliminary Strategy and proposed SEPP amendments.

Notification included details of the exhibition period, contact details for the Department and information on how to make submission.

**2.6 Social media campaign**

The Preliminary Strategy and exhibition was promoted through a series of adverts on Facebook. The adverts were geo-targeted to reach people living within Appin, Campbelltown, Douglas Park, Maldon, Menangle and Wilton. The adverts had a combined reach of over 217,000 people and generated 8,000 visits to the exhibition website.

**2.7 Media coverage**

The release of the Preliminary Strategy and exhibition also received considerable coverage in both local and national media, including:

- Channel 7 national news – 22 September, 28 October and 19 November 2015
- Channel 9 national news – 22 September 2015
- Channel 10 national news – 22 September 2015
- ABC national news – 22 September 2015
- ABC radio – 22 September 2016
- 2GB radio – 23 September 2015
- The Australian – 23 September 2015
- Sydney Morning Herald – 23 September, 14 November 2015
- Macarthur Chronical – 29 September, 6 October, 20 October, 27 October 2015
- Campbelltown-Macarthur Advertiser – 23 September, 30 September, 21 October 2015
- Wollondilly Advertiser – 23 September, 30 September, 28 October 2015
- Camden Advertiser – 7 October 2015

**2.8 Community Forum**

Officers from the Department presented on the Preliminary Strategy and proposed SEPP at the Wollondilly Community Forum on 9 November 2015.

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**3 Submissions received**

**3.1 Submissions Review Methodology and Summary Submissions Report**

All those who made submissions were sent an acknowledgement letter or email notifying receipt of their submission. Submissions have been reviewed and considered by Departmental staff. All submissions were available on the Department's website from the end of the exhibition period.

**3.2 Number of Submissions**

A total of 164 submissions were received. These related to different precincts within the Greater Macarthur Land Release Investigation Area, broadly as follows:

- Wilton: 40 submissions
- Menangle Park/Mount Gilead: 41 submissions
- Appin: 27 submissions
- General comments: 56 submissions

**Table 1** below illustrates the key stakeholder groups who made submissions on the Preliminary Strategy and proposed SEPP.

Table 1 Summary of submissions by stakeholder group

Stakeholder Group	Submissions
Local Government, State Government Agencies and Authorities, Infrastructure agencies	<ul style="list-style-type: none"> <li>▪ Campbelltown City Council</li> <li>▪ Wollondilly Shire Council</li> <li>▪ Camden Council</li> <li>▪ AGL Energy Limited</li> <li>▪ Australian Botanic Garden Mount Annan</li> <li>▪ Department of Education</li> <li>▪ Department of Family and Community Services</li> <li>▪ DPI Agriculture</li> <li>▪ Flow Systems</li> <li>▪ NSW Environment Protection Authority</li> <li>▪ NSW Office of Sport</li> <li>▪ NSW Rural Fire Service</li> <li>▪ Office of Environment and Heritage</li> <li>▪ Sydney Living Museums</li> <li>▪ Sydney Water Corporation</li> </ul>
Special Interest Groups – Community	<ul style="list-style-type: none"> <li>▪ Camden Valley R.C. Model Flying Club</li> <li>▪ Discalced Carmelite Friars</li> <li>▪ Discalced Carmelite Nuns Company</li> <li>▪ Help Save Appin NSW Inc.</li> <li>▪ Menangle Community Association</li> <li>▪ National Parks Association of NSW Macarthur Branch</li> <li>▪ National Trust</li> <li>▪ Scenic Hills Association</li> <li>▪ The Greens NSW</li> </ul>
Special Interest Groups – Industry and Business	<ul style="list-style-type: none"> <li>▪ UDIA NSW</li> <li>▪ NSW Federation of Housing Associations</li> <li>▪ Picton Chamber of Commerce and Industry</li> <li>▪ Regional Development Australia, Sydney</li> <li>▪ Urban Taskforce Australia</li> </ul>
Land owners, residents and other interested individuals	<ul style="list-style-type: none"> <li>▪ Local residents (56 submissions)</li> <li>▪ Landholders (48 submissions)</li> <li>▪ External community members (25 submissions)</li> <li>▪ Businesses (6 submissions)</li> </ul>

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**3.3 Frequency of issues raised in submissions**

Across all 164 submissions received:

- 101 submissions were generally supportive of new growth areas at Menangle Park/Mount Gilead and Wilton. 17 submissions could not be classified as either supporting or objecting the proposed growth areas.
- 81 submissions were generally supportive of the Preliminary Strategy. 11 submissions could not be classified as either supporting or objecting to the Preliminary Strategy.
- 72 submissions raised concerns with the proposals, mainly relating to the impacts of development intensification in the area.
- Five of those raising concerns with the proposals, were supportive of a growth centre being declared elsewhere in the Greater Macarthur Land Release Investigation Area.

Issues raised were grouped according to an issue category. **Table 2** below identifies the main issues raised in submissions.

Table 2 Frequency of issues raised

Issue	Overall	Wilton	Menangle Park / Mount Gilead	Appin*	General comment
Transport and traffic	77	13	13	21	30
Development opportunities / potential of sites	66	26	12	16	12
Biodiversity and waterways / water quality	60	14	17	12	17
Infrastructure delivery	49	17	7	7	18
Employment and business space	33	9	7	2	15
Community facilities / services	39	8	9	7	15
Impact on rural character	30	5	10	6	9
Mining / coal seam gas	30	5	6	5	15
Timing of rezoning / land release	28	8	7	5	8
Heritage	27	1	13	3	10
Air quality	22	1	5	2	14
Request for other areas to be declared growth area	18	1	0	14	3
Boundary changes requested	17	6	7	1	3
Agriculture	17	1	5	8	3
Timing of development	16	6	2	1	7
Affordable housing	7	1	1	1	4

\*Including the West Appin precinct

It is important to note that whilst the prominence of an issue category reflects the frequency in which it was raised or noted, some comments were made of a 'general' or 'inferred' nature and some issue categories are broad in scope.

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**4 Consideration of submissions**

The following section summarises the key issues raised by stakeholders in submissions and how they are being addressed.

**4.1 Suitability of the area for growth**

The main concerns raised in submissions related to the potential impacts of large scale growth in the area, including:

- Loss of agricultural land
- Impact on rural character and heritage
- Loss of habitat and wildlife
- Impact on waterways and water quality
- Air quality concerns
- Concerns about urban sprawl
- Concerns about achieving coexistence of urban development with coal mining and coal seam gas wells

The Greater Macarthur Land Release Investigations were informed by several technical studies that considered the suitability of land for urban development based on environmental values and constraints, including the location of important biodiversity, waterways, agriculture, mining and heritage.

The Preliminary Strategy sets out pathway steps to ensure future rezoning processes address these values, such as by protecting important habitat and waterways.

The Preliminary Strategy and proposed amendments to the Growth Centres SEPP are an initial step to establish a framework to coordinate planning and development for the area. These issues are currently being considered further as part of the preparation of more detailed Land Use and Infrastructure Strategies for each growth area, to ensure appropriate environmental safeguards are in place (see Section 6). The Department is working closely with Wollondilly and Campbelltown Councils, Transport for NSW and other relevant Government agencies to prepare the Strategies and address outstanding issues.

The draft Strategies will be subject to further consultation and public comment.

**Biodiversity and water quality**

Submissions raised concerns regarding the protection of threatened and endangered species and ecological communities, as well as concerns over water pollution in nearby rivers and watercourses.

The Preliminary Strategy was informed by a Biodiversity Assessment and Water Management Study. Areas of high biodiversity value have been identified as unsuitable for development. Pathway steps are also proposed to ensure important habitat and biodiversity is properly addressed prior to any rezoning.

The Department recognises that physical infrastructure and the process of urban development can threaten biodiversity and water quality. An important step in translating the findings of the technical studies to a Land Use and Infrastructure Strategy is to ensure that conservation and water quality objectives can be achieved through spatial or development controls. This will include ensuring that land that cannot be protected in the development control phase is protected up-front in the rezoning process.

In relation to potential biodiversity impacts, further investigations are currently being undertaken as part of the preparation of Land Use and Infrastructure Strategies and at subsequent detailed planning and development stages. The preferred approach to managing biodiversity impacts of development is through the biodiversity certification process. This would run concurrently with the rezoning process and will deliver better environmental outcomes and save time and money for landowners over the development cycle.

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Further water management technical analysis is also in progress to identify required infrastructure and development controls to positively manage water quality. The Department is working with the Office of Environment and Heritage (OEH) and the Environment Protection Authority (EPA) to progress this work, which will take an outcomes focussed and risk based approach to managing in-stream water quality. This will involve developing appropriate land use plans and development controls that respond to the predicted impact of future urban development on the Hawkesbury-Nepean and Georges River systems. The in-stream values identified by the Healthy Rivers Commission combined with the relevant Australian and New Zealand Environment Conservation Council (ANZECC) guidelines will inform the analysis.

All development proposals will be required to comply with current environmental regulation as part of the development assessment process, which includes assessment and protection of listed flora and fauna, and water quality in the Hawkesbury Nepean catchment.

**Loss of rural character**

Submissions raised concerns with aesthetic issues associated with the removal of vegetation for development. In particular, several submissions raised concerns with the loss of historic rural landscapes in Menangle Park and Mount Gilead.

The decision to identify Menangle Park and Mount Gilead for urban development has been informed by a strategic analysis of heritage and landscape values and constraints, including known heritage items and conservation areas. These concerns will be considered further as part of the preparation of more detailed plans for the area to ensure development is appropriately integrated with important heritage and landscape values. Particular emphasis will be placed on limiting the visual impact of urban development on heritage items and their curtilages and conserving scenic vistas

The Preliminary Strategy is predicated on the principle that maintaining separation between urban communities is important and achievable. Rural land between and around villages and the growth areas will be retained to provide visual separation and a buffer to areas of environmental significance.

**Air quality**

Submissions raised concerns with future development and population being exposed to poor air quality.

Photochemical smog (ozone) and particle pollution is a concern across the Sydney Basin, including the Macarthur region. The Department is working with the EPA and OEH to address these concerns and ensure opportunities for improving air quality and reducing exposure to air pollution are integrated into growth planning. This work will draw on EPA and OEH programs and initiatives to address air quality issues across the Sydney Region, including delivery of the NSW Clean Air Plan. Contemporary and proven policy actions will be incorporated in the implementation phase and potentially the Special Infrastructure Contributions Scheme.

The Land Use and Infrastructure Strategy will outline key development principles for managing exposure to poor air quality with the goal that future residents are not exposed to unacceptable levels of air pollution and that development does not worsen existing local and regional air quality. The transport strategy, including building active transport principles into transport corridors and urban design, will focus on maximising active transit and public transport usage.

**Coal Mining**

The Preliminary Strategy outlines a preference for a staged approach to managing coexistence risks associated with approved coal mining at Wilton. This approach anticipated that urban development would occur first in already mined and subsided areas, and would progress in other areas once mining/subsidence was complete. The Preliminary Strategy sets out requirements that must be satisfied if rezoning of land encumbered by mining was to occur before the completion of approved mining.

Some submissions raised concerns with the proposed pathway steps. These concerns related to subsidence risks and community intolerance of mining, should development be allowed to occur at the same time as mining, or the potential for mining to delay the delivery of homes, should mining be required to occur first.



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The Department is working with the Department of Industry, Mine Subsidence Board, and relevant stakeholders, including the proponents of urban development and mining companies. A Government agency working group is investigating potential solutions to the concerns associated with the co-existence of mining and urban development, to achieve certainty for the community and reduce risks to Government. The solutions will need to be considered and an approach endorsed by NSW Cabinet before any rezoning of land affected by mining approvals occurs.

**Concerns about urban sprawl**

Some submissions raised concerns that the proposed land release is located far from the central Sydney CBD and will contribute to urban sprawl.

The Preliminary Strategy sets out a vision that is focused on delivering growth to support the Regional Cities of Campbelltown-Macarthur and Liverpool.

The new communities are both located within easy access of the Campbelltown-Macarthur Regional City Centre and connections to the regional rail network. The new Western Sydney Priority Growth Area, including the planned major centre of Leppington, the planned Western Sydney Airport at Badgerys Creek and the Regional City of Liverpool are a comfortable commute. They are also positioned to access beaches and recreational opportunities of the south and closer to the Australian Capital Territory and snowfields than much of Sydney.

The new community of Mount Gilead and Menangle Park will connect directly to Campbelltown-Macarthur Regional City Centre, enabling direct and immediate access to existing public and private facilities including education, health and commercial services. Proposals for a new Greater Macarthur Priority Growth Area will shortly be exhibited. This will coordinate the planning for the Glenfield to Macarthur Urban Renewal Corridor and land release areas to maximise the opportunities in and around the regional city centre.

The distinct new town at Wilton will be detached from the Metropolitan footprint but connected to it by current and improved road and transport facilities as well as telecommunication networks. The new town at Wilton will cater for Wollondilly's growing population and will seek to improve the supply of jobs within the Shire. The creation of a new major town centre, well located adjacent the Hume Highway and Picton Road, will provide local employment opportunities. The Maldon employment area has also been announced as part of the strategy. Early release of retail and commercial opportunities that could capitalise on the highway exposure will provide local jobs and better services to the region.

Riparian corridors, additional bushland connections and the Cataract Gorge precinct will remain rural or be zoned open space to provide a green band between the new town and the Sydney metropolitan urban area. This will ensure that the new town is not just a theoretical exemplar of new environmental planning but is distinctly anti-sprawl in its aesthetic.

**4.2 Transport and traffic**

Submissions raised concerns about increased traffic resulting from development and the need for road upgrades (in particular Appin Road and the Picton Road/Hume Highway intersection) and improved bus and rail services. Submissions outlined the importance of infrastructure being in place before housing is built.

Campbelltown City Council's submission raised the need to ensure efficient, convenient and safe connectivity between the new growth areas and the Campbelltown/Macarthur Regional City Centre. Wollondilly Shire Council's submission seeks the extension of the bus priority corridor to Wilton.

The Preliminary Strategy was informed by a strategic transport study, which identified regional transport infrastructure and road upgrades needed to support growth in the area. Further investigations as part of the preparation of Land Use and Infrastructure Strategies will confirm the road and transport infrastructure and upgrades required as a consequence of proposed urban development. This work will ensure the necessary upgrades are in place to support new development and ensure that roads are safe and adequate for current and future communities.

The Department is working with councils, developers and the transport agencies to address concerns about the impact additional development will have on the capacity and safety of roads, including Appin

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Road. The implementation of the growth areas is strongly grounded in the principle that infrastructure must be developed in parallel with growth and a satisfactory level available from the first dwelling occupied and expanded in stages. Private sector investment in infrastructure is already occurring with the design of a section of Appin Road upgrade work underway through developer provision.

Rezoning will only occur in the new growth areas where they are supported by commitments to deliver the necessary infrastructure. The Department is investigating establishing special infrastructure contributions schemes (SIC) for each growth area to secure private sector funding and delivery of necessary enabling infrastructure.

Developers will be required to fund and deliver this infrastructure, at no cost to Government. This will ensure development does not come at the expense of infrastructure investment in other parts of Sydney, including the North West and South West Priority Growth Areas.

The Department intends to consult on draft SIC schemes alongside the draft Land Use and Infrastructure Strategies. Submissions from major landowners, Urban Taskforce Australia and the Urban Development Institute of Australia were generally supportive of a contributions scheme being established to ensure necessary infrastructure is put in place, provided the costs are reasonable and equitable.

**4.3 Community facilities and services**

Submissions raised concerns with the capacity of social and physical infrastructure, including schools, recreation and health facilities, to meet current and future needs of the community. The need for required infrastructure to be in place before any new homes were built was also raised.

The Department is working with councils, relevant government agencies and service providers to identify the social infrastructure that needs to be delivered to support new communities in the area. The Preliminary Strategy was informed by a strategic social infrastructure study, which identified regional infrastructure requirements.

Further investigations as part of the preparation of Land Use and Infrastructure Strategies are in progress and will confirm the requirements required to ensure community facilities are adequate for current and future communities. Landowners have identified and offered sites for key social infrastructure and begun to enter into arrangements with service providers.

Rezoning will only occur in the new growth areas where they are supported by commitments to deliver the necessary infrastructure. The Department is investigating establishing special infrastructure contributions schemes for each growth area to secure private sector funding and delivery of necessary enabling infrastructure. Some discreet parts of the growth areas, including those that are the subject of existing planning proposals, will be supported by a voluntary planning agreement, to support timely provision of homes and jobs.

In addition, local level community facilities will be delivered through section 94 contributions to Councils or directly by developers as works in kind. These agreements will be evaluated and determined by Councils in consultation with the Department. This will ensure a no-gap approach to the provision of infrastructure.

**4.4 Employment opportunities**

Submissions raised concerns with the ability of future residents to access jobs and services locally. Some stakeholders, including local businesses and the Picton Chamber of Commerce and Industry, view the new growth areas as creating the opportunity for new employment opportunities and boosting the local economy. Regional Development Australia and Campbelltown City Council have recommended the preparation of an economic development strategy to increase jobs and regional self-containment.

Employment generation has been an important consideration in our planning for the area, which are being supported by economic and employment studies. The Preliminary Strategy identifies new employment areas and town and village centres that will provide local jobs and services. This includes the creation of a major new town centre at Wilton.

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The steering groups established to manage the implementation phase and specialist technical studies are currently considering employment opportunities as part of the preparation of Land Use and Infrastructure Strategies. We are currently identifying economic development actions to increase opportunities for local businesses and jobs in the growth areas.

The Strategies will also identify the economic development investigations that will be required as part of the rezoning process to support job creation.

**4.5 The need for additional growth centres**

A small number of submissions were received questioning the need for additional growth areas given spare capacity remains in the South West and North West Priority Growth Areas, and the Government's significant investment in infrastructure in these areas. This includes Camden Council, which has raised concerns with the impact of the proposed new growth areas on the delivery of new homes and infrastructure in the South West Priority Growth Area.

Camden Council's submission raised concern that the proposed new growth areas will be in competition with the South West Growth Area, and may impact on the delivery of infrastructure commitments that have been made.

The NSW Government remains committed to the established land release programs in the North West and South West Priority Growth Areas. The Government has made significant investment in rail, road, energy, water related and social infrastructure to enable development in these areas. These areas will continue to be the focus of incremental infrastructure investment to drive housing supply.

To complement the existing Growth Areas, the Government has acknowledged the additional potential of Greater Macarthur. It is expected to meet demand for urban development which offers diversity in housing style, location, lifestyle and affordability. The new growth areas will proceed on a 'no additional cost to Government' basis, led by private investment and proposals.

**4.6 Requests for sites to be included in the growth areas**

Several submissions sought inclusion of specific sites within the boundaries of the proposed growth areas. These proposals are considered in the table below. A map of the sites is included at **Appendix B**.

Requests for inclusion within the Menangle Park/Mount Gilead Priority Growth Area	Response
<ul style="list-style-type: none"> <li>10 to 22 Menangle Road – owners seek inclusion in growth area to allow higher density housing, arguing the site does not have any environmental constraints and has proximity to Menangle Road.</li> </ul>	<p>The subject is not considered to provide significant growth opportunities, but may have potential for limited low density housing.</p> <p>It is proposed to include the land within the boundary of the proposed Greater Macarthur Priority Growth Area, to be exhibited shortly.</p> <p>Opportunities for development can be pursued through local planning processes, should the land owners wish to formulate a planning proposal for further consideration.</p>
<ul style="list-style-type: none"> <li>430 Appin Road – owners seek extension of growth centre to Campbelltown Council boundary, arguing the site is not environmentally constrained, is not large enough to support intensive agricultural uses and can be serviced as part of the wider growth area.</li> <li>Gilead Landowners Group - seek</li> </ul>	<p>The exhibited priority growth area boundary was informed by a strategic transport infrastructure study which indicated extending development further south would trigger significant infrastructure requirements, including an east-west connection and interchange between Appin Road and the Hume Highway and a significant Nepean River crossing. Additional upgrades to Appin Road and a new north-south public</p>

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Requests for inclusion within the Menangle Park/Mount Gilead Priority Growth Area	Response
<ul style="list-style-type: none"> <li>extension of the growth area boundary south to the Campbelltown Council or Mallaty Creek catchment boundary, arguing this will enable more efficient precinct planning and delivery of servicing to the landholdings.</li> <li>Ingham Property Group - seeks extension of the growth area boundary south to include their land, arguing the land is unconstrained, will deliver an additional 3,000 homes and can be easily serviced by the proposed infrastructure upgrades in the growth area. The existing poultry operation on site is scheduled for closure in the short term.</li> </ul>	<p>transport corridor would also be required. The costs of this infrastructure would add significantly to the costs of development.</p> <p>The high level utilities servicing study indicated that servicing of this land is not likely to occur until after Menangle Park, Wilton and Gilead. This suggests the land provides longer-term development opportunities, post 2036.</p> <p>To provide clarity of the long-term capability of this land, it is proposed to include these sites within the boundary of the proposed Greater Macarthur Priority Growth Area, to be exhibited shortly.</p> <p>Decisions relating to the timing of release and development of this land will be informed by further technical analysis of transport and utilities servicing requirements, environmental impacts, land use constraints and opportunities, and land supply and demand forecasts.</p>
<ul style="list-style-type: none"> <li>Flow Systems, a water and energy utilities provider, seek inclusion of the Menangle within the growth area, arguing this area could be serviced as an adjunct to servicing of Menangle Park a Mount Gilead</li> </ul>	<p>Menangle is separated from the proposed growth area by the Hume Highway and Cataract River. The growth area boundary was informed by a high level utilities servicing study that indicated that this land is likely to be serviced until after Menangle Park, Wilton and Gilead and West Appin have been developed.</p> <p>Large parts of Menangle are within the Menangle Landscape Conservation Area and/or subject to flooding, limiting the scope for large scale development.</p> <p>Local scale development opportunities will be considered through local planning processes, informed by the Wollondilly Growth Management Strategy.</p>
Requests for inclusion within the Wilton Priority Growth Area	Response
<ul style="list-style-type: none"> <li>430 to 490 Douglas Park Drive – landowner requests inclusion in the growth area, arguing site is unencumbered by environmental constraints and (combined with the neighbouring St Mary's Retreat Centre) can provide a large number of dwellings. The submission argues the land adjoins existing suburban development and can be cost effectively serviced. (St Mary's Retreat Centre is not a party to the submission and has not made an individual submission.)</li> <li>20 Macarthur Drive – owner requests inclusion in growth area on the grounds that the site has potential for development and is serviced by utilities.</li> </ul>	<p>The sites are located within the Cataract precinct. While there are pockets of land identified as suitable for urban development, these are isolated from the Wilton Priority Growth Area by waterways and significant vegetation.</p> <p>Servicing large scale development in the precinct is considered costly. The high level utilities servicing study indicated that this land would likely be serviced last in an efficient utilities rollout.</p> <p>The Cataract precinct will remain rural in nature to provide green separation between the new town and the Sydney metropolitan urban area.</p> <p>Small scale development that is consistent with the rural setting can be pursued through local planning processes, informed by the Wollondilly</p>

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Requests for inclusion within the Wilton Priority Growth Area	Response
	Growth Management Strategy.
<ul style="list-style-type: none"> <li>Land fronting Picton Road and Macarthur Drive/Lisa Road – landowner requests inclusion of two additional sites north of Picton Road in growth area for large lot rural residential uses, arguing site is not viable for continued agricultural uses and is equally as developable and serviceable as land included in the growth area. (Landowner's holding south of Picton Road is included in the growth area).</li> </ul>	<p>The proposed sites are separated from the Wilton Priority Growth Area by Picton Road and a creek line. Access constraints along Picton Road limit the scale of growth opportunity in this area and would impose additional costs to implement satisfactory access arrangements.</p> <p>Small scale of development of this nature can be pursued through local planning processes, informed by the Wollondilly Growth Management Strategy.</p>
<ul style="list-style-type: none"> <li>Maldon Landowners Group (and individual owners of land) – seek inclusion of land on west side of Picton Road, as an extension (approx. 60ha) to the Maldon employment area, on the grounds that it is developable ideally located for employment uses.</li> </ul>	<p>This suitability of this land for development was not considered as part of the Greater Macarthur Land Release Investigation.</p> <p>Its potential and the need for additional employment land in this location, is currently being considered as part of further investigations to inform a more detailed Land Use and Infrastructure Strategy for the area.</p> <p>Refinements to the growth area boundary will be investigated, considering a more refined understanding of transport and infrastructure requirements, environmental impacts, land use constraints and opportunities.</p>

**4.7 Land at West Appin**

Several submissions were received seeking designation of land at West Appin as a priority growth area. This land was identified as suitable for urban development by the Greater Macarthur Land Release Investigation, with capacity for approximately 18,000 homes. The submissions supporting land release argued that the release of additional land was necessary to meet Sydney's housing needs. The submissions argued the land was suitable for development as it was not encumbered by mining and not viable for continued agricultural use. It was argued that the cost of required infrastructure could be supported by the additional development and would provide the potential for improvements to existing local infrastructure.

In addition to those supporting land release, several submissions were received raising concerns with increased development in and around Appin Village on the grounds of impacts on roads (in particular Appin Road), biodiversity, heritage/archaeology, and impact on the rural setting of the village.

The Preliminary Strategy concludes that West Appin is not identified for major land release prior to 2036, but is identified as having potential for release in the longer term.

Land release at this location would trigger significant physical and social infrastructure requirements, including an east-west connection and interchange between Appin Road and the Hume Highway, a significant Nepean River crossing, additional upgrade of Appin Road, and the Appin bypass.

Utilities infrastructure needed to support growth can be rolled out most efficiently in Menangle Park and Mount Gilead before West Appin.

There is sufficient land supply to address the forecast demand for housing and employment land in the North West and South West Priority Growth Areas and also in the new proposed priority growth areas at Wilton and Menangle Park and Mount Gilead.

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Beyond 2036, long term strategic transport infrastructure, such as construction of the Outer Sydney Orbital, could make West Appin land release more cost effective and could be a driver for the creation of jobs that this part of Sydney needs.

While the release of land in West Appin prior to 2036 is not required to meet growth needs at this time, the recognition of the area's long-term potential without identifying it as a growth area has created uncertainty among land owners and the community regarding future planning outcomes for the area. To provide clarity of the long-term capability of this land, it is proposed to include West Appin within the boundary of the proposed Greater Macarthur Priority Growth Area, to be exhibited shortly.

Such an approach is consistent with the approach taken for the North West and South West Priority Growth Area, which identified a long-term pipeline of land for housing. This provides a pathway for Government to formally engage with landowners and the community on the long term planning of the area and will inform infrastructure planning and setting of funding priorities.

The rezoning and development of land at West Appin is required to be consistent with the Preliminary Strategy, which identifies Wilton New Town, Menangle Park and Mount Gilead as being delivered first.

The timing of the release of additional land will be considered as part of future review and updates to the Preliminary Strategy. Decisions will be informed by further technical analysis of transport and utilities servicing requirements, environmental impacts, land use constraints and opportunities, and land supply and demand forecasts.

Future proposals for rezoning and development of land at West Appin will need to ensure community concerns are satisfactorily addressed before any development is able to proceed. This includes ensuring necessary transport and social infrastructure is in place and environmental impacts are appropriately addressed, including providing green separation between villages.

In the short term, the overarching strategy does not preclude the advancement of planning proposals that are consistent with the rural character of Appin. Current proposals to expand the Appin Village in the Macquariedale Road area are worthy of investigation and should be assessed under the usual processes, applying merit based decisions by the relevant planning authority.

**4.8 Requests for land to be excluded from the growth areas**

Submissions seeking exclusion of specific sites from the proposed growth areas are considered in the table below. A map of the sites is included at **Appendix B**.

Site	Response
<ul style="list-style-type: none"> <li>Australian Botanic Garden Mount Annan – seeks removal of the botanic gardens from the Menangle Park/Mount Gilead Priority Growth Area boundary on the grounds that the land contains significant horticultural areas and is unsuitable for development.</li> </ul>	<p>The exhibited growth area boundary incorrectly encroached on the southern extent of the established grounds of the botanic gardens. The land is not identified for urban development in the Preliminary Strategy.</p> <p>The growth area boundary will be amended accordingly.</p>
<ul style="list-style-type: none"> <li>Glenlee planning proposal site – the Glenlee Consortium and Campbelltown Council made submissions seeking exclusion of the site from the Menangle Park/Mount Gilead Priority Growth Area boundary.</li> </ul> <p>The site straddles the boundary of Camden and Campbelltown Councils and is subject to a planning proposal for industrial uses, currently with both councils for decision.</p> <p>The submission raises concern that</p>	<p>It is proposed to incorporate all of the Glenlee planning proposal site within the exhibited boundary of the proposed Greater Macarthur Priority Growth Area, recognising the potential contribution the site can make to the region's employment need.</p> <p>Identification of the land within the Growth Centres SEPP provides more flexibility in the pathways to rezone land and will ensure that issues of importance to State and regional planning are appropriately addressed. It will not preclude the assessment and finalisation of the</p>

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Site	Response
inclusion of the site within the SEPP will delay the finalisation of the planning proposal by councils.	current planning proposal. Should the rezoning be approved, the Growth Centres SEPP will be amended accordingly. The need to include the Glenlee site in a future SIC scheme will be considered, taking into consideration further technical investigations currently underway, and following feedback from both councils.
<ul style="list-style-type: none"> <li>Office of Environment and Heritage – requests that the part of Upper Nepean State Conservation Area in the Wilton Priority Growth Centre be removed.</li> </ul>	The land is not identified as suitable for urban development in the Preliminary Strategy. The growth area boundary will be amended accordingly.

**4.9 Concerns regarding Impact on current rezoning proposals**

A small number of submissions were received by the proponents of planning proposals currently being considered by Campbelltown Council, raising concern that the land within the Growth Centre SEPP will cause unnecessary delays to the finalisation of the proposed rezoning.

The Department remains committed to progressing the merit consideration of post-exhibition rezoning proposals concurrent with the preparation of Land Use and Infrastructure Strategies and infrastructure planning.

Identification of the land within the Growth Centres SEPP provides more flexibility in the pathways to rezone land and will ensure that issues of importance to State and regional planning are appropriately addressed. It will not preclude the assessment and finalisation of active planning proposal.

Should the rezoning be approved, the Growth Centres SEPP will be amended accordingly.

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**5 Final SEPP Amendment – Wilton**

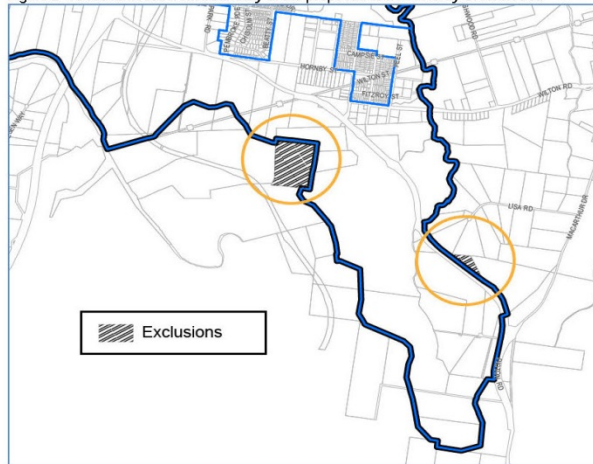
**5.1 Post Exhibition Changes to the proposed SEPP**

Following exhibition minor changes have been made to the proposed SEPP as follows:

- Removal of the Upper Nepean State Conservation Area from the priority growth area, as outlined in section 4.8 (Figure 2); and
- Alignment of the south-eastern boundary of the priority growth area with Picton Road (Figure 2).

The final boundaries of the Wilton Priority Growth Area are detailed at Appendix C.

Figure 2 - Areas removed from boundary of the proposed Wilton Priority Growth Area



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**6 Implementation and next steps**

**6.1 Statutory Implementation**

Following consideration of consultation submissions, the proposed amendments to the Growth Centres SEPP will be finalised and gazetted. These will formally recognise the proposed growth areas, providing certainty to land owners and infrastructure agencies. The amendment will also ensure that the Preliminary Strategy (or future Land Use and Infrastructure Strategies) are considered in development decisions.

It is intended that the Wilton Priority Growth Area will be gazetted shortly, in line with the changes outlined in this report. The proposals relating to the Greater Macarthur Priority Growth Area will be exhibited for stakeholder and community feedback, before a final decision is made.

A local planning (section 117) direction was issued by the Minister for Planning on 22 September 2015. The direction applies to all future rezoning proposals across Greater Macarthur, and will ensure they are consistent with the Preliminary Strategy.

Once the Land Use and Infrastructure Strategies are finalised the local planning direction will be amended to adopt the Strategies.

The Preliminary Strategy and Growth Centres SEPP amendments are the first steps in delivering new growth areas at Wilton New Town, Menangle Park and Mount Gilead. Subsequent planning stages will address concerns raised by stakeholders and identify more detailed development controls and infrastructure requirements, which will be subject to further community consultation.

**6.2 Strategic planning**

The Department is working closely with Wollondilly and Campbelltown Councils, Transport for NSW, and other relevant Government agencies to prepare more detailed Land Use and Infrastructure Strategies for each priority growth area. This work includes further investigations into transport and infrastructure requirements and environmental safeguards needed to address the issues raised in submissions.

The Strategies will provide further clarity on the future land use vision for the Wilton New Town, Menangle Park and Mount Gilead to guide rezonings and development, including the location of future employment land and centres, a road network, and potential transport corridors and staging scenarios.

Several technical investigations will be prepared or refined to inform the Strategies. These include:

- Market demand analysis
- Economic and employment assessment
- Transport infrastructure study
- Social infrastructure and community development
- Water management
- Utility servicing strategy (water, electricity, gas and telecommunications)
- Biodiversity and conservation
- Aboriginal and European heritage

The Department plans to consult stakeholders and the community on the Land Use and Infrastructure Strategies in the second half of 2016.

Alongside work on the Strategies, the Department has begun work to establish a Special Infrastructure Contributions scheme for each new growth area that will secure private sector funding and delivery of necessary enabling infrastructure, at no additional cost to Government. We anticipate reporting publicly on a draft infrastructure framework by the end of 2016.

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**6.3 Rezoning process**

The Department will work closely with Wollondilly and Campbelltown Councils, relevant Government agencies, and major landowners to progress rezoning proposals for land within the new growth areas.

The proposed amendments to the Growth Centres SEPP do not rezone land in the growth areas. Existing land use zones and permissible uses will continue to apply until rezoning occurs.

Rezoning of land within the priority growth areas will, at least initially, be through proponent led planning proposals, guided by the Land Use and Infrastructure Strategy. Rezoning through the SEPP process may be used if needed to integrate proponent led proposals to ensure regional and State matters are satisfactorily addressed.

Each rezoning process will prepare technical studies that will consider a precinct's development potential in further detail and address key land use constraints and issues. This includes extensive investigations into Aboriginal and European heritage, land capability and contamination, noise, odour, transport, biodiversity, bushfire, water management, economics and employment, community facilities and open space.

These studies form the basis of a draft rezoning package, which is placed on public exhibition. The package will outline proposed road patterns, future land uses, the mix and type of housing, and the location of community facilities and local open space. The rezoning process will also ensure appropriate commitments are in place to deliver necessary infrastructure in time for new homes.

The preferred approach to managing biodiversity impacts of development is through the biodiversity certification process. This process will run concurrently with the rezoning process, informed by appropriate technical studies.

The Department is working with Campbelltown Council, Transport for NSW and major landowners to progress the merit consideration of active post-exhibition rezoning proposals to enable delivery of the first homes in Menangle Park and Mount Gilead by 2018.

Rezoning of other precincts within Wilton New Town, Menangle Park and Mount Gilead is anticipated to begin early 2017 and will be subject to community consultation.

Decisions on the release and rezoning of additional land in Greater Macarthur will be considered as part of future review and revisions to the Preliminary Strategy.

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 17 October 2016

**PE11 - Greater Macarthur Priority Growth Area**

**ATTACHMENT 2 – 8520 – 17 OCTOBER 2016**

WOLLONDILLY SHIRE COUNCIL

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**PE1 – Greater Macarthur Priority Growth Area**

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**7 APPENDICES**

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7.1 Appendix A: Explanation of Intended Effect

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**EXPLANATION OF INTENDED EFFECT**

**STATE ENVIRONMENTAL PLANNING POLICY TO AMEND  
STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 –  
AMENDMENT TO INCLUDE MENANGLE PARK/MOUNT GILEAD AND WILTON AS GROWTH  
CENTRES**

**1.1 Introduction**

The proposed instrument (**proposed SEPP**) will amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)* by:

- 1) identifying two new growth centres at Menangle Park/Mount Gilead and Wilton; and
- 2) making consequential amendments to the operative provisions of the Growth Centres SEPP, to reflect the inclusion of the proposed growth centres.

The proposed SEPP amendments do not rezone land and local planning instruments will continue to apply after the proposed amendments are published (if approved) until land is rezoned.

**1.2 Background**

- The NSW Government published *A Plan for Growing Sydney* in December 2014. The Plan sets out the Government's strategy for meeting Sydney's housing supply needs over the next 20 years. This includes identifying new locations that could contribute to meeting the housing supply challenge, now and beyond 2036.
- The initial focus of these investigations was the Greater Macarthur Land Release Investigation Area, located south and south-west of Campbelltown-Macarthur.
- The investigations have identified immediate opportunities to deliver up to 34,700 homes in Menangle Park and Mount Gilead and in a new town at Wilton that will increase capacity to provide new homes for Sydney's growing population.
- A vision and structure plan for Menangle Park, Mount Gilead and Wilton is set out in the Greater Macarthur Land Release Preliminary Strategy.
- Maximising these opportunities requires a coordinated approach to land use planning and infrastructure delivery. To achieve this, the Department proposes to identify Menangle Park, Mount Gilead and Wilton as priority growth areas by including them in the Growth Centres SEPP.

**1.3 Proposed SEPP Amendments**

Part 1 - Preliminary

Part 1 sets out the aims of the SEPP, important definitions and the land to which the SEPP applies. Amendments will be required to be made to Part 1 to include reference to the new growth centres.

It is proposed that the Greater Macarthur Land Release Preliminary Strategy will act as the structure plan for the new growth centres. The definition of "growth centre structure plan" in clause 3(1) will be amended to include reference to the Greater Macarthur Land Release Preliminary Strategy. The structure plan will guide future land use planning in the growth centres.

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Specific amendments proposed to Part 1 include:

- Clause 2(a): will be amended to refer to Menangle Park/Mt Gilead and Wilton, in addition to the current references to the North West and South West Growth Centres.
- Clause 3(1): amend the definitions of "growth centre", "growth centre precinct" and "growth centre structure plan" to refer to Menangle Park/Mount Gilead and Wilton, and to the Greater Macarthur Land Release Preliminary Strategy.

**Part 2 – Land use and other development controls resulting from precinct planning**

Part 2 identifies the land use provisions applying to the carrying out of development within growth centres where detailed precinct planning has occurred.

The existing provisions of local planning instruments will continue to apply to development of land in the proposed growth centres until precinct planning occurs.

Future amendments to the SEPP will identify precincts that have been rezoned for urban purposes and the relevant land use provisions.

It is proposed to amend clause 7A to identify the Bingara Gorge Precinct has having been rezoned for urban purposes under Wollondilly Local Environmental Plan 2011.

**Part 3 – Land Use – Environmental Conservation and Recreation Zones**

Part 3 identifies land use provisions for certain land zoned Environmental Conservation or Public Recreation under the SEPP. No amendments are proposed to Part 3. In addition as the proposed SEPP amendments will not rezone any land, the provisions in Part 3 will not apply in the new growth centres.

**Part 4 – Development controls - general**

Part 4 sets out provisions relating to the assessment of proposed development in growth centres. It is intended that clauses 16 and 17 will apply to the proposed growth centres. No amendments to Part 4 are proposed at this time.

Clauses 16 and 17 will apply to land in the growth centres until precinct planning is finalised. Clause 16 requires a consent authority to consider how proposed development impacts on the delivery of desired future land uses in the growth centre.

Clause 17 requires certain development applications to be referred to the Department of Planning and Environment for comment. This clause will apply once land in a growth centre precinct has been released by the Minister under clause 276 of the *Environmental Planning and Assessment Regulation 2000* for urban development. The Minister intends to release land within the Menangle Park/Mt Gilead and Wilton growth centres following approval of the proposed SEPP amendments.

Clauses 16 and 17 will not apply to the Bingara Gorge Precinct as the land has already been released and rezoned for urban purposes.

It is not intended that clauses 18, 18A and 18B will apply to land in the proposed growth centres. The provisions of *State Environmental Planning Policy (Infrastructure) 2007* will continue to govern the carrying out of public utility undertakings.

**Parts 5 and 6 – Development controls – flood prone and major creeks land and vegetation**

The provisions of Parts 5 and 6 will not apply to the proposed growth centres. Existing state and local planning provisions relating to flood prone and major creeks land and native vegetation will continue to apply. Additional provisions can be drafted where necessary as part of the precinct planning process, guided by the rezoning pathway steps set out in the Greater Macarthur Land Release Preliminary Strategy.

**Part 7 – Development controls – cultural heritage landscape area**

Part 7 relates to land in the vicinity of Rouse Hill House Estate in the North West Growth Centre. The provisions will not apply to land in the proposed growth centres.

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Maps

The boundaries of each growth centre and precincts will be identified on new maps to be inserted into the SEPP.

The proposed boundary of each growth centre is shown on the maps at **Attachment A**.

Dictionary

The Dictionary at the end of the Growth Centres SEPP will be amended to include definitions of the proposed growth centres.

Greater Macarthur Land Release Investigation Post Exhibition Planning Report

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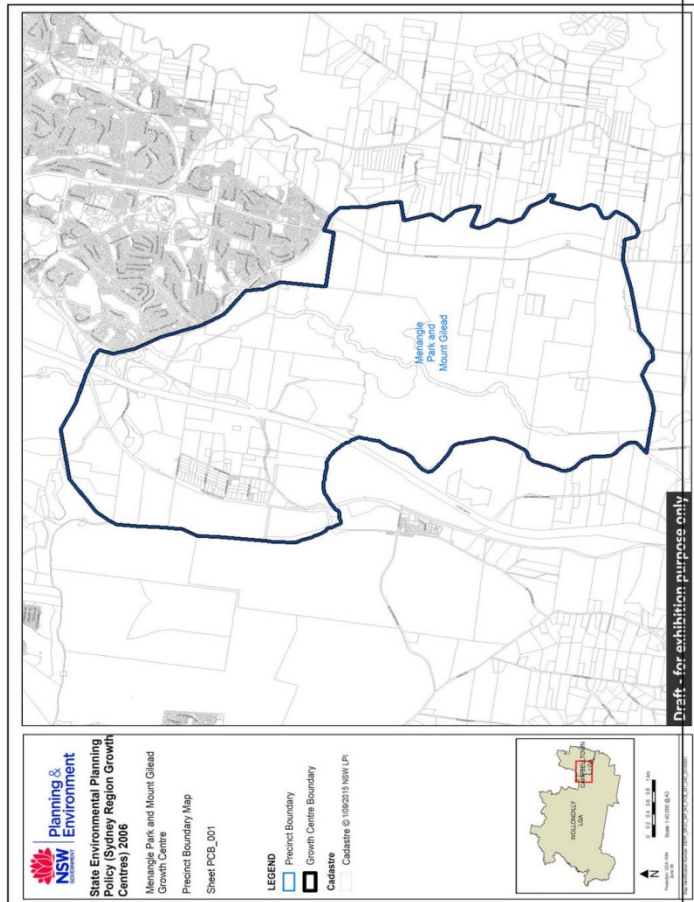
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Attachment 1 – Proposed boundary of the Menangle Park/Mount Gilead growth centre and Wilton growth centre



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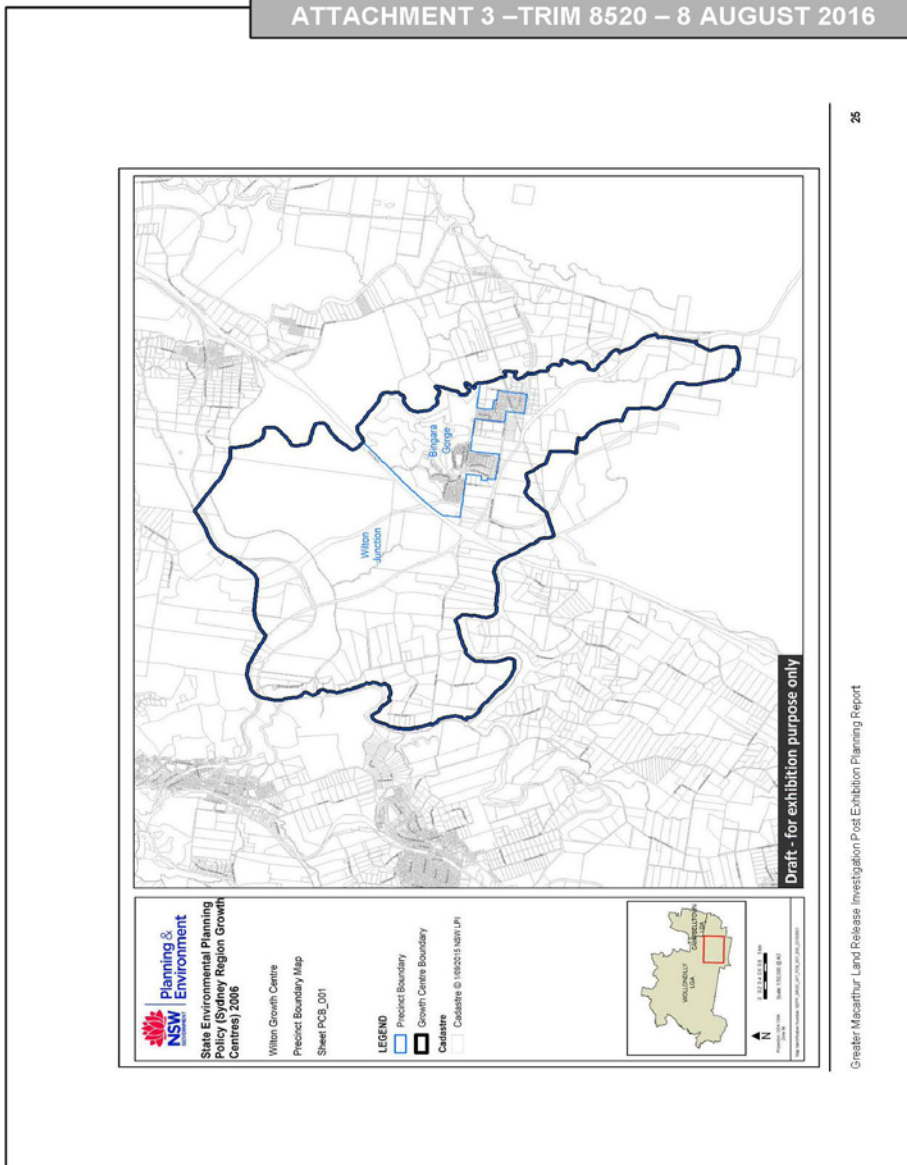
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7.2 Appendix B: Specific sites identified in stakeholder submissions

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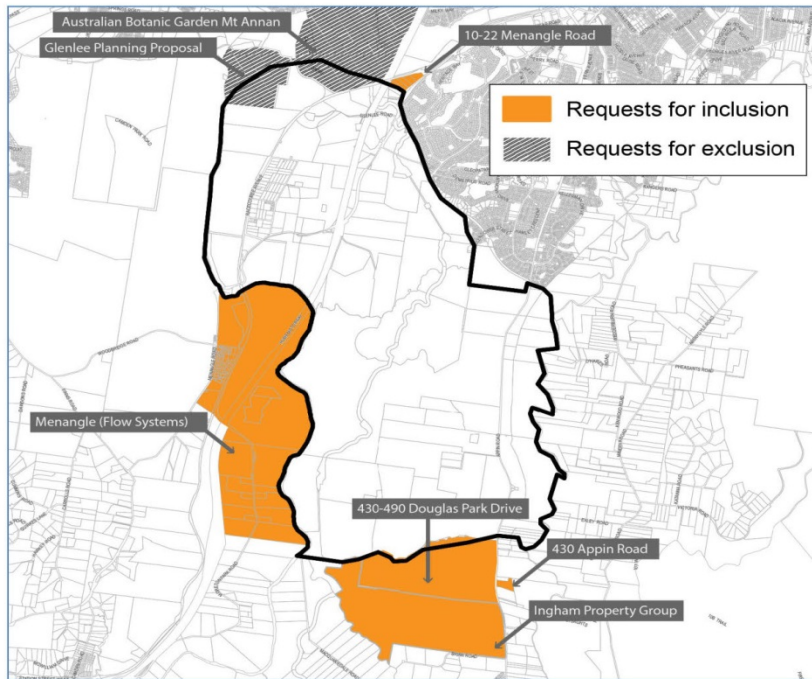
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**Menangle Park and Mount Gilead**



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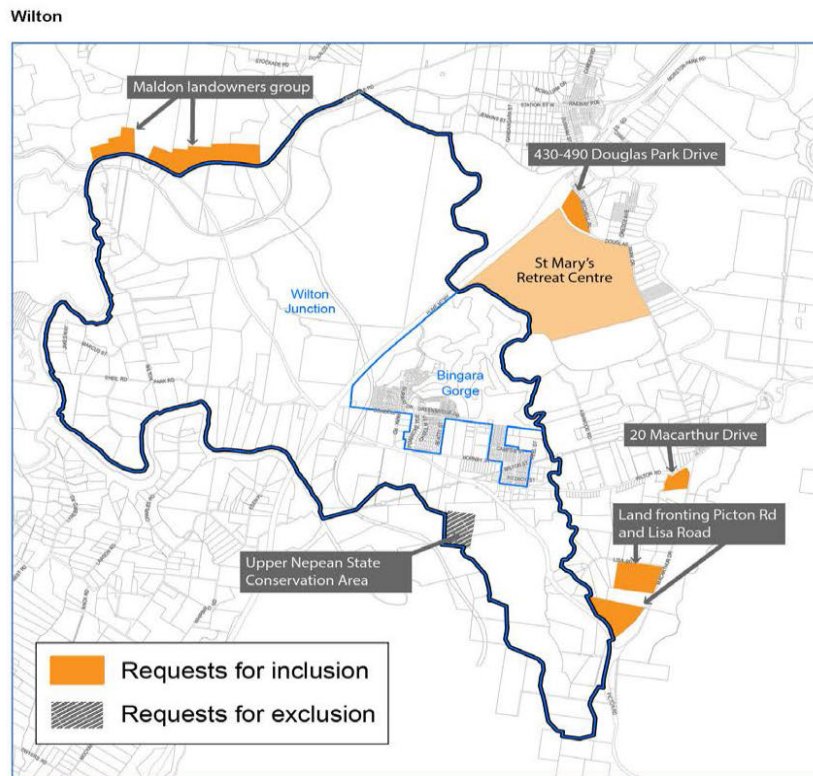
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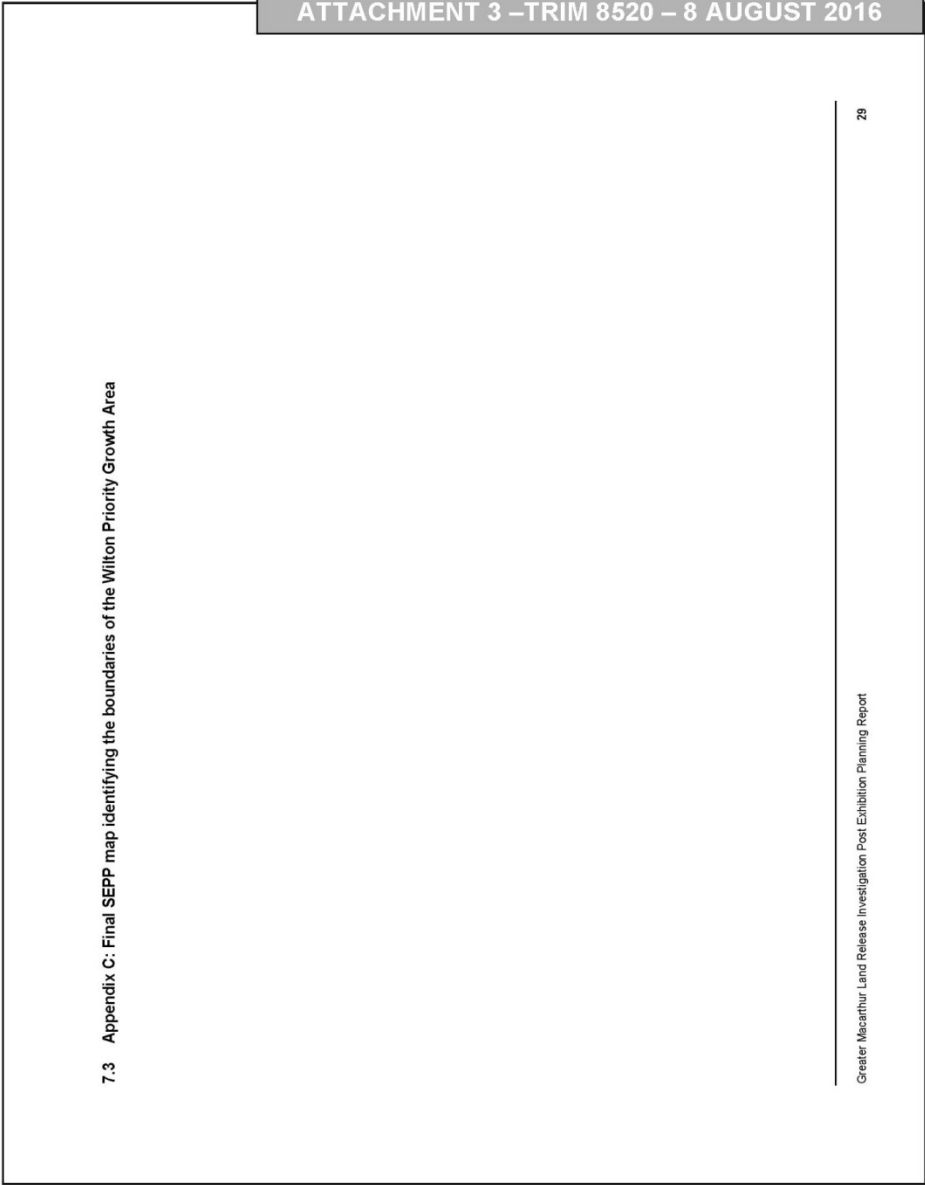
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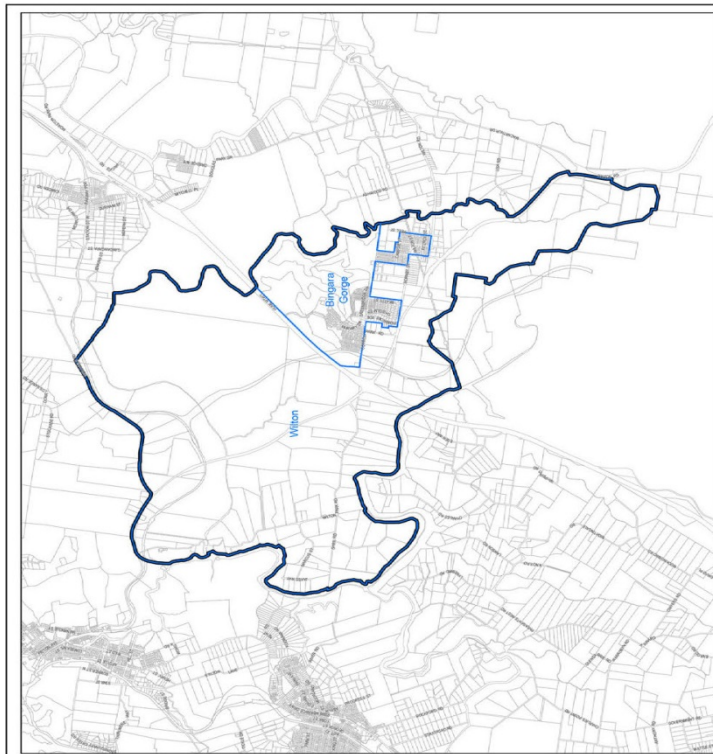
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**Planning & Environment**  
NSW  
Slate Environmental Planning Policy (Sydney Region Growth Centres) 2006  
Wilton Priority Growth Area  
Precinct Boundary Map  
Sheet PCE\_001

**LEGEND**  
Wilton Precinct Boundary  
Wilton Priority Growth Area Boundary  
Wilton Precinct Growth Area Precinct Boundary  
Cadastral  
Current @ 14/08/2016 NSW LPI

WOLLONDILLY SHIRE COUNCIL  
67-68/11-15  
Project No: 15/00000000  
Scale: 1:10000  
North  
Map Information: 15/00000000\_001\_PCE\_001.dwg

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Department of Planning & Environment  
Growth, Design & Programs  
GPO Box 39  
Sydney NSW 2001

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Minutes of the Extraordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 8 August 2016, commencing at 8.21pm

Planning and Economy

**PLANNING AND ECONOMY**

**PE1** Greater Macarthur Priority Growth Area TRIM 8520  
266876

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Cr M Banasik left the meeting at 8.29pm and returned at 8.31pm.

The Director Infrastructure and Environment joined the meeting at 8.30pm.

**160/2016** Resolved on the Motion of Crs Terry and B Banasik:

That the comments relating to the Greater Macarthur Priority Growth Area and draft amendments to State Environmental Planning Policy (Sydney Growth Centres) outlined in this report and summarised below be forwarded to the NSW Department of Planning for their consideration:

- Given the land supply is likely to meet the housing demand well beyond 2036, West Appin should not be included as a Priority Growth Area. *Beyond 2036, the Department of Planning investigate growth options consistent with Councils Growth Management Strategy which seeks the preservation of agricultural land, biodiversity conservation and rural living through the separation of towns and villages in line with Council's desire for classification as a peri urban area.*
- *The inclusion of Appin West with 18,000 dwelling capacity contravenes the Department of Planning's comments that Wilton Junction promises to be ".....distinctly anti-sprawl in its aesthetic" (Page 37 of PE1 – Council Agenda). It is the view of this Council that the inclusion of Appin West will in effect become urban in-fill between Wilton Junction and Campbelltown, markedly increasing Sydney's urban sprawl footprint.*
- Funding priority should be given to other priorities in the road network for Appin, prior to any funding commitment to the additional east-west link connecting Appin Road to the Hume Highway.
- The upgrade of Appin Road between Appin village and Campbelltown and completion of the Appin Bypass should be undertaken in association with land release at Mt Gilead and Menangle Park.



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- Any benefit which flows to Appin village in terms of negotiated Voluntary Planning Agreements and/or Special Infrastructure Contributions for land release should extend beyond road upgrades and address utility and social infrastructure needs.
- Greater strategic direction is required in relation to the assessment of existing planning currently before Council and the Joint Regional Planning Panel.
- *In relation to the Consultation Update (June 2016), Council express concern regarding the 'request for inclusion map' which extends well beyond the property boundary of the developer seeking to be included in the investigation area for Greater Macarthur Priority Growth Area.*
- *Whilst there has been an increase in the time for submissions we note our concerns regarding the timing of this is poor in relation to the local government elections caretaker mode.*

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Economy

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

Vote: Crs Law, Terry, M Banasik, Mitchell, Landow, Gibbs, B Banasik and Hannan

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 17 October 2016

**PE11 - Greater Macarthur Priority Growth Area**

**ATTACHMENT 3 – 8520 – 17 OCTOBER 2016**



**Planning &  
Environment**

Mr Luke Johnson  
General Manager  
Wollondilly Shire Council  
PO Box 21  
PICTON NSW 2571

16/10818

Dear Mr Johnson

I am writing to Wollondilly Shire Council on behalf of the Secretary of the Department of Planning and Environment concerning the Proposed Greater Macarthur Priority Growth Area.

The planning documents for the proposed Greater Macarthur Priority Growth Area are currently on exhibition until 7 September 2016. We appreciate that Council is currently operating in caretaker mode. We want to ensure that a newly elected Council has the opportunity to have their say.

Therefore the Department will consider a submission from Council if it can be submitted by 31 October 2016. We would be happy to brief the new Council if required.

This extension only applies to Council's submission. The Department will maintain the exhibition deadline of 7 September 2016 for public submissions.

We look forward to continuing to work collaboratively with Council on this project.

Should you have any further enquiries, please contact Gina Metcalfe, Senior Project Manager, Land Release, at the Department on (02) 9860 1542.

Yours sincerely

*Brendan O'Brien* 29 8 16

**Brendan O'Brien**  
Executive Director  
Infrastructure, Housing and Employment

WOLLONDILLY SHIRE COUNCIL	
TRIM NO.	8520
PROP. No.	
- 1 SEP 2016	
AUTH. No.	
ASSIGNED TO:	D. Smith

# **PE12**

# **Attachments**

**Monday 17 October 2016**

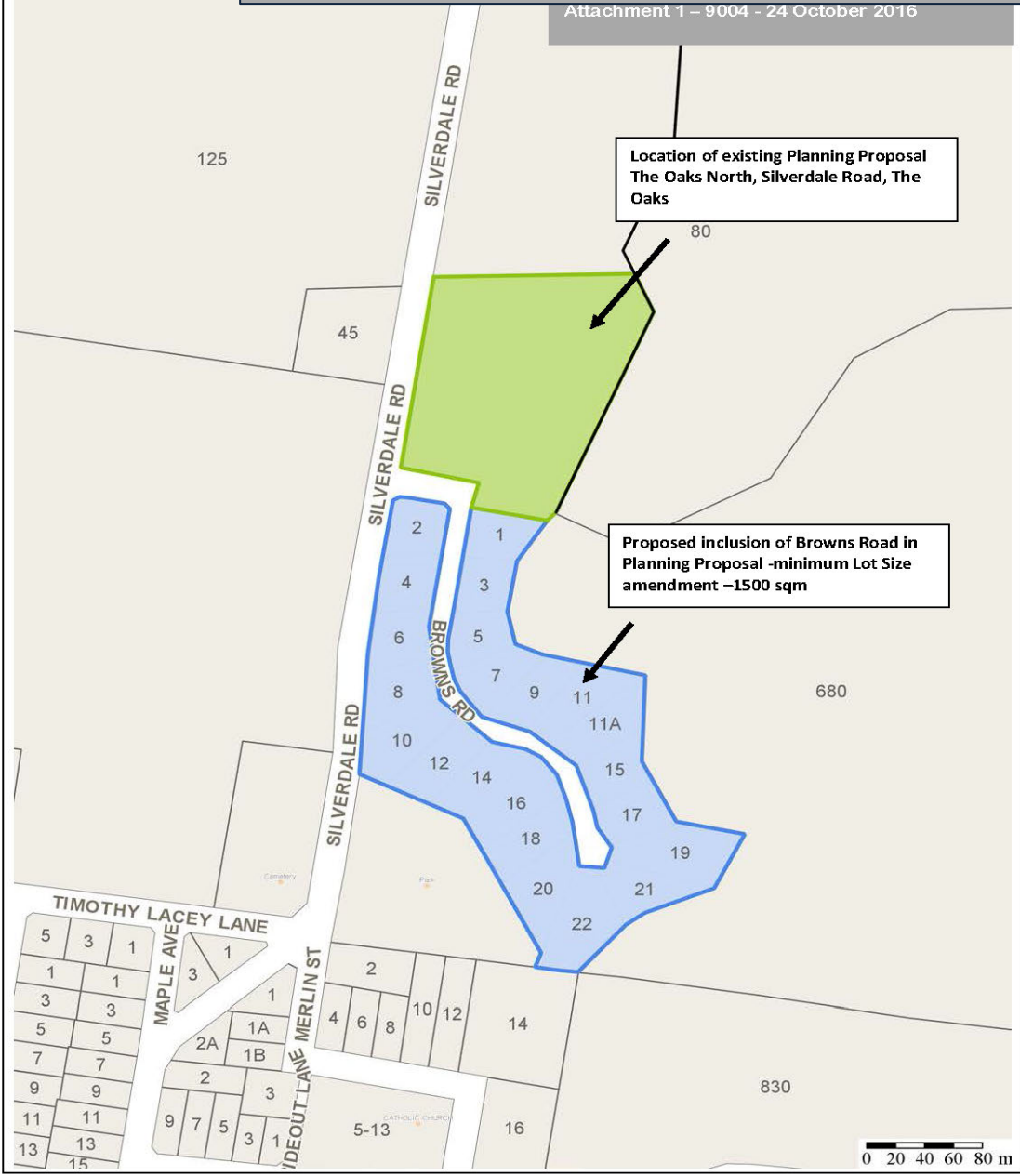
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PE12 Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North  
Planning Proposal

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**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

**ATTACHMENT 1 – 9004 – 17 OCTOBER 2016**



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<p>Wollondilly Shire Council                  32 Box 11                  PE12 CM 18 PW 22 7                  Tel: (02) 4477 2100                  Fax: (02) 4477 2339  <a href="http://www.wollondilly.nsw.gov.au">www.wollondilly.nsw.gov.au</a></p>		

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 17 October 2016

**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

**ATTACHMENT 2 – 9004 – 17 OCTOBER 2016**

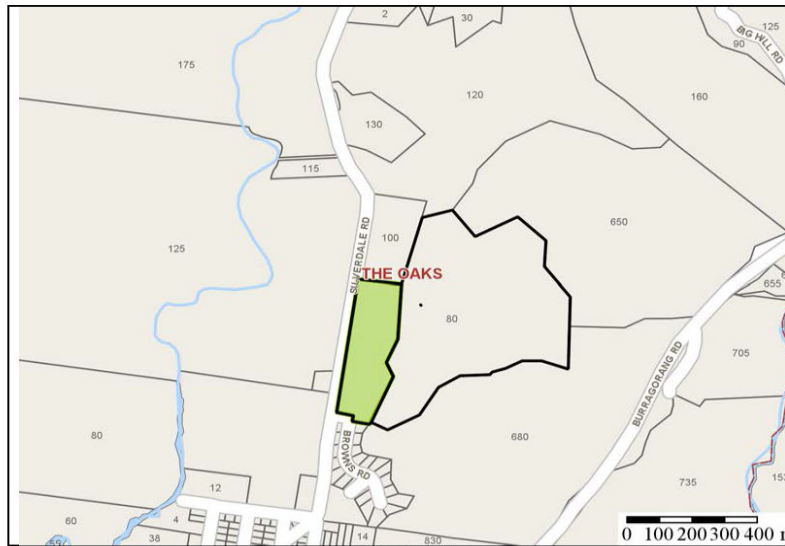
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Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 18 July 2016

**PE7 – Draft Planning Proposal – The Oaks North, Silverdale Road, The Oaks**

**PE7** Draft Planning Proposal – The Oaks North, Silverdale Road, The Oaks  
265508 TRIM 9004

**Proponent:** Willowtree Planning Pty Ltd  
**Owner:** A H Clinch Investments Pty Ltd



LOCATION MAP ↑

Stage	Completed
Preliminary notification	Wednesday 21 March 2016
Gateway Determination	Not yet completed
Consultation with Public Agencies	Not yet completed
Specialist Studies	Not yet completed
Public exhibition/community consultation	Not yet completed
Referred to Minister for Publication	Not yet completed

**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

**ATTACHMENT 2 – 9004 – 17 OCTOBER 2016**

WOLLONDILLY SHIRE COUNCIL

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 18 July 2016

**PE7 – Draft Planning Proposal – The Oaks North, Silverdale Road, The Oaks**

**EXECUTIVE SUMMARY**

- The purpose of this report is to seek Council's position on a draft planning proposal to rezone land located at 80 Silverdale Road, The Oaks for the purpose of residential development.
- The proposal seeks changes to the Wollondilly Local Environmental Plan, 2011 to amend the Land Zoning on the south-western portion of the land from RU2 Rural Landscape to R2 Low Density Residential.
- The proposal has been subject to initial notification and six (6) submissions were received objecting to the proposal.
- The developer has also carried out their own consultation and a summary of the points raised has been provided to Council.
- Under legislation, a person who makes a relevant planning application or public submission is required to disclose any reportable political donations. The disclosure requirement extends to any person with a financial interest in the application or any associate of the person making a public submission. No disclosure of political donation has been made in association with this application.
- It is recommended that:
  - the draft planning proposal be supported in a form different to that submitted by the proponent as detailed in this report.
  - the existing electricity transmission line from the northern boundary to residential development for The Oaks on the site.
  - site specific development controls be included in the Wollondilly Development Control Plan 2016 to guide future development on the site.

**REPORT**

**1.1 SITE DESCRIPTION**

The subject land is currently zoned RU2 Rural Landscape and has a total area of 31.87 hectares. The proposal seeks changes to approximately six (6) hectares of land located in the south-western portion of the site fronting Silverdale Road to the west and Browns Road to the south.

The site comprises of pasture, farm dams, farm dwellings, outbuildings and scattered vegetation.

The north, east and west of the site adjoins other rural properties zoned RU2 Rural Landscape with the south of the site bordering the northern urban boundary of low density residential development.

A high voltage transmission line passes through the site and is associated with an easement approximately 30.48m wide which runs in an east-west direction.

**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

**ATTACHMENT 2 – 9004 – 17 OCTOBER 2016**

WOLLONDILLY SHIRE COUNCIL

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 18 July 2016

**PE7 – Draft Planning Proposal – The Oaks North, Silverdale Road, The Oaks**

To the east the proposed site is constrained by an escarpment and includes water bearing layers in excess of 40m below ground within a sandstone aquifer. The escarpment and high points on the site boasts views of the Sydney skyline.

**1.2 DESCRIPTION OF PROPOSAL**

The proposal seeks to rezone the south-western portion of Lot 3 DP 1201486 comprising an area of approximately six (6) hectares with the intent to facilitate the future subdivision and development of the land for residential development.

This proposal would enable approximately 60 new lots to be created. The objective of the draft Planning Proposal, as submitted to Council, is to:

- Amend the Wollondilly Local Environment Plan (Wollondilly LEP 2011) Land Zoning Map to rezone a portion of the site from RU2 Rural Landscape to R2 Low Density Residential.
- Amend the Wollondilly LEP 2011 Lot Size Map to reduce the minimum lot size from the current 40 hectares to 700 square metres.
- Amend the Wollondilly LEP 2011 Height of Buildings map to include a height limit of nine (9) metres for the proposed R2 low density Residential zone.

**CONSULTATION**

**2.1 FORMAL CONSULTATION WITH COUNCIL STAFF THAT PROVIDE SPECIALIST COMMENT**

A preliminary meeting was held with council staff which identified some constraints associated with the site in relation to an existing electrical easement and the historical use of the property that may impede development. A summary of all initial observations are provided below:

Topic	Summary of Comments
Drainage & Flooding	<ul style="list-style-type: none"> <li>▪ A stormwater assessment will be required which includes a NorBE assessment. (i.e. a single drainage/stormwater study which also includes a NorBE assessment rather than two (2) standalone studies). The drainage assessment must also consider the impact on ground water.</li> <li>▪ The site is located on a groundwater aquifer and so existing Bore Water Licences should be investigated.</li> </ul>

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**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

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**PE7 – Draft Planning Proposal – The Oaks North, Silverdale Road, The Oaks**

Easements	<ul style="list-style-type: none"> <li>An electrical easement runs from east to west across the southern end of the site. This has been identified as a high voltage line and strict conditions in relation to setbacks and siting of lots need to be worked out at the strategic stage to ensure the proposal meets these requirements.</li> <li>The presence of the high voltage line is likely to sterilise same land from residential development.</li> <li>It may be appropriate to plan for a recreation area in the middle of the site with development either side of the easement however further investigation will need to be carried out.</li> </ul>
Flora & Fauna	<ul style="list-style-type: none"> <li>Areas along the ridgeline just outside of the proposal have been identified as Cumberland Plain Woodland and so a Flora and Fauna study is required to establish if the proposal will impact on this area (including drainage).</li> <li>The study will also need to identify if any native grasslands are situated on the site and potential impacts.</li> </ul>
Site Contamination	<ul style="list-style-type: none"> <li>The site has previously been used as a quarry</li> <li>Council has also previously used the site for rubbish disposal.</li> </ul>
Traffic & Transport	<ul style="list-style-type: none"> <li>A road safety audit must be carried out within the traffic study which should include consideration of the potential impact on Merlin Street and Big Hill Road</li> <li>Heavy traffic is likely to be a problem.</li> <li>There may be issues with traffic travelling north from the site seeking to go to Camden using Big Hill Road as a 'back road'.</li> <li>There is concern with the capacity of the existing road network connection to Burragorang Road.</li> <li>A pedestrian connection will be required from the site into The Oaks. The developer should contribute towards a new footpath into the town centre either through a monetary contribution or physical works.</li> </ul>
Planning	<ul style="list-style-type: none"> <li>The land is partially situated on the Sydney Drinking Water catchment</li> <li>The lot size will need to respond to the sites constraints rather than simply being a continuation of what already exists.</li> </ul>
Odour	<ul style="list-style-type: none"> <li>The site adjoins an existing poultry farm and so an odour study will need to be prepared.</li> </ul>
Geotechnical	<ul style="list-style-type: none"> <li>A Geotechnical assessment is required for the whole site. The assessment will need to consider uncontrolled fill.</li> </ul>

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**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

**ATTACHMENT 2 – 9004 – 17 OCTOBER 2016**

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Bushfire	<ul style="list-style-type: none"> <li>▪ A Bushfire assessment will be required.</li> <li>▪ It is anticipated that a second access to Silverdale Road will be required to adequately address bushfire risks.</li> </ul>
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**2.2 CONSULTATION WITH PUBLIC AGENCIES**

Only Endeavour Energy has submitted preliminary feedback in regard to the Planning Proposal.

There is an easement over the site benefitting Endeavour Energy and the site is opposite The Oaks Zone Substation at 45 Silverdale Road, The Oaks.

Endeavour Energy have no objection to the proposal, however their submission raised a number of issues that will need to be considered further if the draft proposal progresses. These include noise of the power lines, safety clearances, easement management and network access, earthing, Electromagnetic Field (EMF) exposure, vegetation management and public safety.

Endeavour Energy has recommended Council adopt a policy of prudent avoidance in regard to minimising exposure to EMF by the siting of more sensitive uses such as habitable rooms away from any electricity infrastructure.

Future residential development will also need to be located away from the transmission line and careful consideration is likely to be required to site layout, the orientation and design of dwellings in order to minimise the potential impacts on health and urban amenity. It is anticipated that design guidance would need to be incorporated into the development control plan for development near overhead lines.

One option to respond to this constraint would be to restrict residential development to the proposal area which adjoins Browns Road as it provides a logical and robust boundary for growth to the north of The Oaks. A location plan is provided at Attachment 1 to this report to illustrate the extent of land which would be rezoned for residential development with this approach.

Should the proposal be supported by Council and forwarded to the Minister for Planning and Environment, any subsequent Gateway Determination will outline the formal consultation requirements with government agencies.

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**2.3 COMMUNITY CONSULTATION**

In accordance with Council's notification policy, initial community consultation has been undertaken. The application was made available on Council's website and The Oaks Newsagency. Letters were also sent to owners and occupiers of adjoining and potentially affected properties.

A total of six (6) submissions were received and of these submissions. The issues raised in submissions that are relevant to the assessment of the application are summarised in the following table.

Issue Raised	Assessment Comment
<b>Capacity of Village to support Growth</b> <ul style="list-style-type: none"> <li>The Oaks is a small town with development already in progress on the Vanderville estate.</li> <li>The town is not equipped to sustain that many homes</li> <li>Concern that a small village is about to be bombarded with urban development on both flanks</li> </ul>	<ul style="list-style-type: none"> <li>If the planning proposal proceeds a number of specialist studies and consultation with public agencies will inform an assessment on the areas ability to accommodate further growth.</li> <li>It is noted that the housing targets in the GMS 2011 for The Oaks and Oakdale have already been met in terms of land that is rezoned and that is currently being assessed for rezoning (including this proposal).</li> </ul>
<b>Property values will decrease</b> <ul style="list-style-type: none"> <li>Development will devalue existing properties due to the loss of the rural outlook</li> </ul>	<ul style="list-style-type: none"> <li>The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.</li> </ul>
<b>Current condition of existing road assets</b> <ul style="list-style-type: none"> <li>The current roads already have pot holes, and are constantly being worked on.</li> <li>Silverdale Road (which provides direct access to the proposed development) is constantly being repaired, ripped up and patched.</li> <li>Strain on current road infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>The cumulative impact on road infrastructure will be considered as part of negotiations with the developer should the proposal proceed.</li> <li>If the planning proposal progresses a traffic study would be required including a road safety audit to consider the potential impacts on traffic and transport infrastructure.</li> </ul>

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Issue Raised	Assessment Comment
<ul style="list-style-type: none"> <li>▪ Concern that infrastructure is already stretched by the "Vanderville Estate" and Montpellier Drive" developments and the proposal will put further pressure on the roads.</li> <li>▪ Silverdale Road surface is in a very poor state of repair, the road is trafficked by many heavy vehicles 24 hours a day, 7 days a week and speeding along the section of Silverdale Road near the proposed development is already a significant problem</li> </ul>	
<p><b>Impact on environment and water quality</b></p> <ul style="list-style-type: none"> <li>▪ Concern that the development will have an impact on the amount of pollution infiltrating Werri berri creek.</li> <li>▪ We live in pristine water catchment, and it is a precious resource.</li> <li>▪ Effect on wildlife</li> </ul>	<ul style="list-style-type: none"> <li>▪ As part of the site is located within the Sydney Drinking Water Catchment a NorBE assessment will be required to establish that the development will have a neutral or beneficial impact on water quality.</li> <li>▪ The proposal will also need to be referred to Water NSW who have developed strategic land and water capability assessments (SLWCA) for land in the catchment to inform zoning decision.</li> <li>▪ In terms of wildlife, if the planning proposal progresses a flora and fauna assessment will be required to consider the potential impacts on flora and fauna.</li> </ul>
<p><b>A lack of supporting infrastructure</b></p> <ul style="list-style-type: none"> <li>▪ There is no infrastructure or public transport to support such a large influx to a small</li> <li>▪ The proposed development will increase the demand for public transport</li> <li>▪ There are no formed footpaths from the area of the proposed development to the shops in</li> </ul>	<ul style="list-style-type: none"> <li>▪ The cumulative impact on infrastructure and community facilities from the current and any future rezoning would need to be assessed.</li> <li>▪ If the site was rezoned it is anticipated that any future development of the site would need</li> </ul>

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Issue Raised	Assessment Comment
<p>the village centre and as such residents who need assistance to walk cannot use their mobility scooters.</p>	<p>to contribute towards a new pedestrian connection from the site into The Oaks.</p>
<p><b>Development is not in keeping with the country feel of the Village</b></p> <ul style="list-style-type: none"> <li>▪ Loss of space and country feel of the Village</li> <li>▪ The small block sizes are not in keeping with the village/rural characteristics of the northern fringe.</li> <li>▪ The proposal indicates triple the amount of dwellings on an equivalent sized area,</li> <li>▪ Similar development in proposed site was refused by Council some years ago due to it being seen as "ribbon development" along Silverdale Road and not in harmony with The Oaks as being seen as a village environment.</li> <li>▪ Increased density will increase pop of village losing the village appeal.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The GMS Structure Plan for The Oaks identifies land to the immediate north of The Oaks residential precinct as having potential for urban growth. The GMS 2011 was prepared in consultation with the community and has been adopted by Council.</li> <li>▪ Further consideration will need to be given to the final minimum lot sizes in relation to the constraints of the site.</li> <li>▪ The minimum lot size proposed in the submitted draft planning proposal is the same as that which applies to adjoining land to the south which is already zoned R2 Low Density Development.</li> <li>▪ The lot size only sets the minimum size for subdivision and it does not always follow that the resulting lots will be created at the minimum size. Development should respond to the site context and any development application for subdivision will be subject to a merit based assessment.</li> </ul>
<p><b>Community Safety</b></p> <ul style="list-style-type: none"> <li>▪ Existing issue with little police presence with cars hooning around and people taking drugs.</li> <li>▪ The larger and higher density the population the increase in the crime rate in the oaks which is virtually non-existent at</li> </ul>	<ul style="list-style-type: none"> <li>▪ Higher densities are not an indication of crime risk.</li> <li>▪ Should the proposal proceed further consultation may need to be carried out with the Local Area Command in relation to community safety.</li> </ul>

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Issue Raised	Assessment Comment
<p>present.</p> <ul style="list-style-type: none"> <li>▪ Concerns there will be an increase in speeding and irresponsible driving.</li> <li>▪ Existing concern of teen gangs and vandalism.</li> <li>▪ Young people already gather in the Browns road reserve and drink etc. and an increase in population will increase the number young people that will possibly congregate in the reserve and impact Browns road residents</li> </ul>	
<p><b>Capacity of the local Primary School</b></p> <ul style="list-style-type: none"> <li>▪ Local school cannot support the influx of potentially hundreds of students</li> <li>▪ The school will change to a large school that will not be properly resourced which will disadvantage existing students and families.</li> <li>▪ No capacity of the local school to cater for an increase in 60 potential families (no room for expansion)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Should the planning proposal proceed, the NSW Department of Education will be consulted.</li> </ul>
<p><b>A lack of local services to support additional people</b></p> <ul style="list-style-type: none"> <li>▪ Impact of potential social housing in the new development</li> <li>▪ There is already an issue with teenagers not having anything to do</li> <li>▪ No services to occupy and engage young people and increase their productivity in the community.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The objective of the proposal is to rezone the land for residential development. Affordable housing has not been the objective for the draft proposal in the proponent submission.</li> <li>▪ Should the planning proposal proceed, the NSW Department of Education, South West Sydney Local Health District and the Department of Family and Community Services will be consulted.</li> </ul>
<p><b>Traffic and Road Safety</b></p> <ul style="list-style-type: none"> <li>▪ Vehicular access is proposed</li> </ul>	<ul style="list-style-type: none"> <li>▪ Traffic and noise assessments</li> </ul>

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Issue Raised	Assessment Comment
<p>to be provided from Browns Road will mean the road will change from being a "No Through Road" servicing approximately 22 houses to a "T intersection" servicing over 80 houses,</p> <ul style="list-style-type: none"> <li>▪ Concerns there will be an increase in people using main roads to travel to and from work.</li> <li>▪ The location is usually the site of cars overtaking each other on the opposite side of Silverdale Road, which will be hazard for people needing to slow down to turn right into Browns Road</li> <li>▪ Existing safety issue when entering Silverdale Road from Browns road with cars often overtaking each other across double lines.</li> <li>▪ The 50 km/hr. zone will need to be moved further north which will exacerbate the illegal overtaking manoeuvres' currently practised by some drivers.</li> <li>▪ Current residents of Browns Road, including school age children must walk to the shops in The Oaks village to buses to and from school.</li> <li>▪ There is already an issue with not enough parking</li> <li>▪ Concern that the existing residents of Brown Road will have to "give way" to all traffic exiting the subdivision</li> </ul>	<p>would be required as part of a Road Safety Audit should the planning proposal proceed to determine what impacts are likely on the local road system, the town centre and on neighbouring properties.</p> <ul style="list-style-type: none"> <li>▪ If the land was rezoned to residential it is most likely that an extended 50km speed limit would be required but it would be a decision by Roads and Maritime Services on request by Council.</li> <li>▪ It is considered that Silverdale Road is safe when vehicles travel to the sign posted speeds and to the conditions.</li> <li>▪ If the planning proposal progresses a traffic study would be required to consider potential impacts of the development on traffic.</li> </ul>

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Issue Raised	Assessment Comment
<p><b>Planning</b></p> <ul style="list-style-type: none"> <li>Proposed lot size is a reduction of a 63% compared to Browns Road subdivision.</li> <li>There has not been any indication that similar by- laws set up for the neighbouring estate will be followed in the proposed development</li> <li>Moved to the area because of the water catchment zoning and the belief that this would prevent further urban sprawl.</li> </ul>	<ul style="list-style-type: none"> <li>There is an existing private covenant on the estate adjoining the proposal which was more than likely imposed by the developer to control development of the estate. It is not considered appropriate for Council to impose the same development controls for this site.</li> <li>The site has been identified as a location for potential residential growth in Council's Growth Management Strategy.</li> </ul>
<p><b>Unhealthy land</b></p> <ul style="list-style-type: none"> <li>Concern about the health of the land due to Council dumping waste on the site in previous years</li> <li>Concern that transmission lines will impact on health of future residents.</li> </ul>	<ul style="list-style-type: none"> <li>The proponent has provided and addendum to a Phase Two Detailed Environmental Assessment that was carried out for the site in 2010, the document states that "no remediation would be required to be undertaken to make the site suitable for residential land use". However should the proposal progress a new phase two assessment is required to ensure the findings in the 2010 study comply with the new thresholds.</li> <li>Currently there is no evidence that EMF exposure is detrimental to health however the owner of the easement (Endeavour Energy) have recommended that Council adopt a policy of prudent avoidance in regard to minimising exposure.</li> <li>Therefore setbacks and sighting of lots will need to be considered further if the proposal progresses.</li> </ul>
<p><b>Noise</b></p> <ul style="list-style-type: none"> <li>Noise of the development will upset and destroy the peaceful nature of the street.</li> </ul>	<ul style="list-style-type: none"> <li>Further consideration of noise will need to be given to the planning proposal if it progresses. This may</li> </ul>

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Issue Raised	Assessment Comment
<ul style="list-style-type: none"> <li>▪ Concern about noise pollution during development, construction and the ongoing noise from occupation together with the increase in traffic.</li> <li>▪ Current residents of Browns Road are protected somewhat from traffic noise due to Silverdale Road as Browns Road is 7 to 10 metres lower and the majority of traffic noise travels over residences</li> <li>▪ As the proposed development is somewhat more level with Silverdale Road traffic noise is a concern.</li> </ul>	<p>include the need for a noise study to be undertaken.</p>
<p><b>Privacy</b></p> <ul style="list-style-type: none"> <li>▪ Impact on privacy due to increased foot traffic and rural fencing.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Rezoning the land itself will not impact on privacy.</li> <li>▪ Privacy concerns can usually be dealt with through sensitive design at the Development Application stage should the proposal proceed.</li> </ul>

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**2.4 PREPARATION OF A PLANNING PROPOSAL**

Should Council resolve to support the application, a Planning Proposal will be prepared in accordance with Section 55 to the *Environmental Planning and Assessment Act, 1979* and guidelines published by the Department of Planning and Environment. The Planning Proposal is then forwarded to the Minister for Planning and Environment for a Gateway Determination.

In deciding to forward a Planning Proposal to the Gateway process, it is deemed to be Council's Planning Proposal.

Council's options are:

1. Resolve to support the application in its original form and prepare a Planning Proposal accordingly. Matters can be more fully investigated and resolved with future specialist studies as determined by the Gateway process.



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2. Resolve that a Planning Proposal be prepared in a form different to the application (and as described in Section 2.9 of this report). Matters can be more fully investigated and resolved with future specialist studies as determined by the Gateway process.
3. Resolve not to support a Planning Proposal for this site. The applicant can choose to apply for a Pre-Gateway Review as a result of this option.

Option 2 is the recommendation of this report.

Note: The application has been with Council for more than 90 days. Accordingly the applicant can apply for a pre-Gateway review in accordance with the Environmental Planning & Assessment Regulations, 2000.

**2.5 RELEVANT CONSIDERATIONS**

**Metropolitan Plan for Sydney 2036**

The Planning Proposal seeks growth to The Oaks village and is not of a scale to conflict with the objectives of A Plan for Growing Sydney.

A Plan for Growing Sydney seeks to accelerate housing supply across Sydney and although its focus is on areas of significant housing growth it also notes that all suburbs will need additional housing over the next 20 years. New locations for housing around established centres are encouraged.

**Section 117 Ministerial Directions**

Further information is required to establish that the proposed amendments to the Wollondilly LEP 2011 are consistent with all relevant s117 Ministerial Directions.

If a Gateway Determination is issued for the Planning Proposal specialist studies would be required to inform the Planning Proposal and address the requirements of relevant Directions.

**State Environmental Planning Policies**

State Environmental Planning Policy No 55 - Remediation of Land is relevant to this proposal as the proposal would permit a change of use of the land.

It is noted that a previous preliminary contamination study concluded that the land was unsuitable for residential development. The proponent has provided an addendum to the contamination study, prepared by the same consultant who prepared the original study, which concludes that the site is now considered suitable for residential development.

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This change in position is due to amendments to the *National Environment Protection (Assessment of Site Contamination) Measure 1999* which came into effect in 2013. The amendments involved changes to the thresholds for certain measures and the site is now within the acceptable threshold for future residential use and remediation is not required.

Should the proposal progress an up-to-date assessment should be required in line with current guidelines as part of the specialist study requirements post-gateway.

**Other SEPP's**

Further information is required to establish the proposed amendments to the Wollondilly LEP 2011 are consistent with all other relevant SEPP's.

If a Gateway Determination is issued for the Planning Proposal specialist studies may be required to inform the Planning Proposal and address the requirements of the relevant SEPP's.

**2.7 WOLLONDILLY GROWTH MANAGEMENT STRATEGY**

Key Policy Direction	Comment
<b>General Policies</b>	
<b>P1</b> All land use proposals need to be consistent with the key Policy Directions and Assessment Criteria contained within the GMS in order to be supported by Council.	This Planning Proposal is generally considered to be consistent with the key Policy Directions and Assessment Criteria contained within the GMS.  Further information is required to establish the Planning Proposal's suitability against key policy directions P15, P16 and P21.
<b>P2</b> All land use proposals need to be compatible with the concept and vision of "Rural Living" (defined in Chapter 2 of the GMS).	This Planning Proposal is consistent with the concept and vision of 'Rural Living' as it proposes additional housing directly adjoining an existing rural village.
<b>P3</b> All Council decisions on land use proposals shall consider the outcomes of community engagement.	A total of six (6) submissions were received during the initial consultation objecting to the proposed proposal.  The outcomes of this consultation have been considered and are discussed in Section 2.3 of this report.
<b>P4</b> The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	One submission has been received by Council raising concerns the development will negatively impact on existing property values. This is not considered to be a relevant planning consideration on the proposals suitability.

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<b>Key Policy Direction</b>	<b>Comment</b>
<i>P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.).</i>	<p>The Structure Plan for The Oaks, which forms part of the GMS 2011, identifies an area to the north of Browns Road on the subject site as a 'potential growth area'.</p> <p>The growth potential of the site is limited by physical constraints in the form of the escarpment towards the east of the proposal area and a transmission line which passes through the site. Further investigation is required to establish the land capability of the site for development in terms of these and other constraints.</p> <p>However, the transmission line and easement is considered to constrain development in terms of the potential impacts on human health and urban amenity. This report recommends that the transmission easement should form the northern boundary to residential development for The Oaks on this site.</p>
<b>Housing Policies</b>	
<i>P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.</i>	This Planning Proposal will make a contribution to housing targets across the Shire.
<i>P8 Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different community members and household types.</i>	The proposed R2 Low Density Residential land use zone would allow development of the site for additional housing.
<i>P9 Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the "rural fringe").</i>	The proposal is consistent with this direction as it proposes Low Density residential which is consistent with adjoining land use zones.
<i>P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.</i>	The subject site directly adjoins the northern boundary to The Oaks urban area and is consistent with this key policy direction.

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<b>Key Policy Direction</b>	<b>Comment</b>
<b>Macarthur South Policies</b>	
<i>Key Policy Directions P11, P12, P13 and P14 are not applicable to this planning proposal. The subject land is not with the Macarthur South area.</i>	The site is not located in the Macarthur South area.
<b>Employment Policies</b>	
<i>P15 Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes.</i>	The draft proposal does not include any employment lands, however the additional population will support the economic viability of local businesses.
<i>P16 Council will plan for different types of employment lands to be in different locations in recognition of the need to create employment opportunities in different sectors of the economy in appropriate areas.</i>	See comment for P15.  If the land is rezoned it may create short-term employment opportunities through the construction jobs associated with the civil and building works.
<b>Integrating Growth and Infrastructure</b>	
<i>P17 Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.</i>	The site adjoins the existing urban area for The Oaks which will minimise the need for new/additional infrastructure.  However, if the proposal progresses further consideration will be necessary to ensure the adequate infrastructure is or can be made available to service residential development on the site.  It is noted that if the site was rezoned and development approval for residential subdivision would require development contributions towards the provision of new and/or augmented facilities to meet the additional demand for public facilities and services provided by Council.  The proposal is unlikely to be significant enough to be designated as an Urban Release Area and necessitate State Infrastructure Contributions.
<i>P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating new housing in and around our</i>	The Planning Proposal is consistent with this key policy direction as the subject site adjoins the existing urban area for The Oaks.

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<b>Key Policy Direction</b>	<b>Comment</b>
<i>existing population centres.</i>	
<b>P19</b> <i>Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.</i>	The Planning Proposal is consistent with key policy direction as the subject site adjoins the existing urban area for The Oaks.
<b>P20</b> <i>The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/Tahmoor Area (PTT) area and the Bargo Area. Appropriate smaller growth opportunities are identified for other towns.</i>	Although the site is not located within a key growth centre it provides an opportunity for smaller growth in a location identified within the Structure Plan for The Oaks as a potential residential growth area.
<b>Rural and Resource Lands</b>	
<b>P21</b> <i>Council acknowledges and seeks to protect the special economic, environmental and cultural values of the Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes</i>	The site is partially located in the Sydney Drinking Water Catchment and the potential impact on water quality will need further investigation if a Gateway Determination is issued for the site.  Further studies will also be required to consider the potential impacts associated with bushfire prone land, flora and fauna and loss of agricultural land.
<b>P22</b> <i>Council does not support incremental growth involving increased dwelling entitlements and/or rural lands fragmentation in dispersed rural areas. Council is however committed to maintaining where possible practicable, existing dwelling and subdivision entitlements in rural areas.</i>	The subject site is not located in a dispersed rural area and directly adjoins the existing urban area of The Oaks.

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**2.8 RECOMMENDED FORM OF PLANNING PROPOSAL**

Following consideration of responses from initial consultation and notification and preliminary assessment of the application, it is considered that the Planning Proposal should take the form as detailed below.

**2.9 WOLLONDILLY LOCAL ENVIRONMENTAL PLAN, 2011 (WLEP, 2011)**

The proposed amendments to WLEP 2011 are described below:

- Amend the Land Zoning Map from land use zone RU2 Rural Landscape to R2 Low Density Residential for land between Browns Road up to the transmission easement.

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- *Amend the Height of Buildings Map to introduce a Maximum Building Height Category of 9m metres.*

An appropriate lot size cannot be determined at present until further information is available to inform a position on the site's capability for development. This is due to the nature of site constraints such as the transmission line, proximity to ridge line, capacity of essential services (particular reticulated sewerage), water quality and bushfire prone land.

Note: This recommendation of this report is to support the planning proposal for this site in a form different to the draft planning proposal submitted to Council by the proponent.

**2.10 WOLLONDILLY DEVELOPMENT CONTROL PLAN, 2011 (WDPC, 2011)**

It is recommended that a site specific DCP be developed for the proposal to guide future development on the site, particularly in relation to development in proximity to overhead transmission lines and key views from the site as well as the outcomes of the specialist studies where relevant.

The DCP should be placed on public exhibition at the same time as the Planning Proposal subject to the outcomes of the Gateway Determination.

**FINANCIAL IMPLICATIONS**

Funding for this project to date has been achieved through the adopted Planning Proposal fees and charges.

Council has experienced a record increase in the number of Planning Proposals submitted in addition to the Wilton Junction project. Note that the Wilton Junction project is not a planning proposal at this stage but has had significant impact on Strategic Planning resources. All proposals which result in an increased intensity of land use within the Shire shall also lead to increased demand for Council services and facilities over time. Council will need to consider this in the adopted budget and forward estimates.

**ATTACHMENTS**

1. Plan showing suggested Approach for Draft Planning Proposal at The Oaks North

Planning & Economy

Planning & Economy

**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

**ATTACHMENT 2 – 9004 – 17 OCTOBER 2016**

WOLLONDILLY SHIRE COUNCIL

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 18 July 2016

**PE7 – Draft Planning Proposal – The Oaks North, Silverdale Road, The Oaks**

**RECOMMENDATION**

1. That Council support the preparation of a Planning Proposal, in an amended form for Lot 3 DP 1201486 (No. 80 Silverdale Road, The Oaks) to amend Wollondilly Local Environmental Plan 2011 with the easement for transmission line forming the northern boundary to the proposed R2 Low Density Residential zone. That the amendments include changing:
  - the Land Zoning Map from RU2 Rural Landscape to R2 Low Density Residential
  - the height of buildings map to introduce a maximum height of 9 metres.
2. That the Lot Size for the proposed R2 Low Density Residential zone be determined after the preparation of the Gateway Determination and specialist studies and reported back to Council for endorsement.
3. That Council develop site specific controls to be included in the Wollondilly Development Control Plan 2016 to guide future development on the site relating to development in the vicinity of the transmission line, providing controls relevant to views to and from the site and including other matter should they arise out of the specialist studies.
4. That the Planning Proposal be forwarded to the Minister for Planning and Environment for a Gateway Determination.
5. That Council request the gateway determination include requirements for an up to date contamination study and a road safety audit.
6. That Council request the Minister to grant Council delegation to make the amendments to Wollondilly Local Environmental Plan, 2011 in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979.
7. That the proponent and submitters be notified of Council's Resolution.

Planning & Economy

Planning & Economy

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 17 October 2016

**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

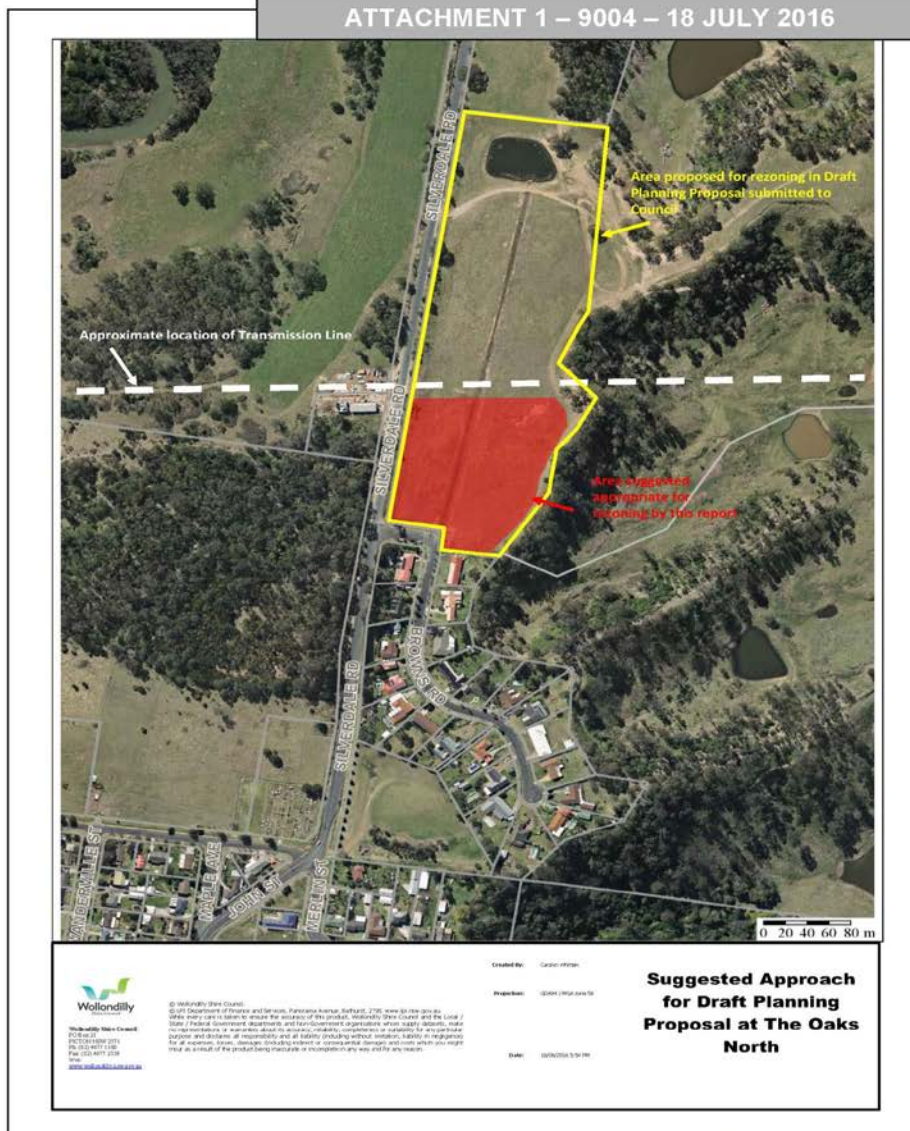
**ATTACHMENT 2 – 9004 – 17 OCTOBER 2016**

WOLLONDILLY SHIRE COUNCIL

Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 18 July 2016

**PE7 – Draft Planning Proposal – The Oaks North, Silverdale Road, The Oaks**

**ATTACHMENT 1 – 9004 – 18 JULY 2016**



Planning & Economy

Planning & Economy



**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

**ATTACHMENT 2 – 9004 – 17 OCTOBER 2016**

WOLLONDILLY SHIRE COUNCIL

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 18 July 2016, commencing at 6.37pm

Planning and Economy

PE7 Draft Planning Proposal – The Oaks North, Silverdale Road, The Oaks  
265508 TRIM 9004

136/2016 Resolved on the Motion of Crs Hannan and Landow:

1. That Council support the preparation of a Planning Proposal, in an amended form for Lot 3 DP 1201486 (No. 80 Silverdale Road, The Oaks) to amend Wollondilly Local Environmental Plan 2011 with the easement for transmission line forming the northern boundary to the proposed *R5 Large Lot Residential* zone. That the amendments include changing:
  - the Land Zoning Map from RU2 Rural Landscape to *R5 Large Lot Residential*
  - the height of buildings map to introduce a maximum height of 9 metres.
2. That the Lot Size for the proposed *R5 Large Lot Residential* zone be determined after the preparation of the Gateway Determination and specialist studies and reported back to Council for endorsement. *The lot size shall not be less than the average lot size for the existing allotments in Browns Road, The Oaks.*
3. That Council develop site specific controls to be included in the Wollondilly Development Control Plan 2016 to guide future development on the site relating to:
  - a) development in the vicinity of the transmission line
  - b) controls relevant to views to and from the site
  - c) *controls relevant to rural fencing*
  - d) *controls relevant to setbacks from Silverdale Road and the escarpment consistent with the existing allotments in Browns Road, The Oaks*
  - e) *provision of an emergency egress from the subdivision*
  - f) and other matter should they arise out of the specialist studies.
4. That the Planning Proposal be forwarded to the Minister for Planning and Environment for a Gateway Determination.
5. That Council request the gateway determination include requirements for an up to date contamination study and a road safety audit.

Planning and Economy

Planning & Economy

**PE12 - Inclusion of Change to Minimum Lot Size Browns Road into The Oaks North Planning Proposal**

**ATTACHMENT 2 – 9004 – 17 OCTOBER 2016**

WOLLONDILLY SHIRE COUNCIL

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 18 July 2016, commencing at 6.37pm

Planning and Economy

6. That Council request the Minister to grant Council delegation to make the amendments to Wollondilly Local Environmental Plan, 2011 in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979.
7. That the proponent and submitters be notified of Council's Resolution.

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

Vote For: Crs Law, M Banasik, Mitchell, Landow, B Banasik, Amato and Hannan

Vote Against: Crs Gibbs and Terry

Planning and Economy

Planning & Economy

# **GO4**

# **Attachments**

**Monday 17 October 2016**

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GO4 Adoption of Councillor Fees, Expenses & Facilities Policy

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 1 – 111 – 17 OCTOBER 2016**



**SUMMARY OF CHANGES – COUNCILLORS FEES, EXPENSES & FACILITIES POLICY**

Location	Previous Wording	New Wording	Reasoning
Page 1 – 4.1	\$18,380	\$18,840	The Local Government Remuneration Tribunal has released the Report and Determination for the increase of Councillors Fees.
Page 1 – 4.2	\$40,090	\$41,090	The Local Government Remuneration Tribunal has released the Report and Determination for the increase of the Mayoral Fees.
Page 5 – 4.33	The Mayor and Councillors will be provided with mobile phones for official business of Council. All associated costs will be borne by Council. Personal use of the mobile phone will be charged as per Councils "Mobile Phone Procedure".	The Mayor will be provided with a mobile phone with a minimum of 1000Mb data allowance for official business of Council. All associated costs will be borne by Council. Personal use of the mobile phone will be charged as per Council's "Mobile Phone Procedure".	Information updated to reflect current status
Page 6 – 4.34	New clause – no previous wording	Council will meet the cost of Council business related calls only on a Councillor's private mobile phone, up to a maximum of \$300 per quarter subject to submission of their monthly telephone account highlighting that expenditure has been incurred. The councillor will be responsible for any mobile phone access plan.	Information added to reflect current status  All numbering adjusted for the addition of this new clause

Governance

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 1 – 111 – 17 OCTOBER 2016**

Page 6 – 4.39 was 4.38	An iPad with internet and email access, iPad cover and MFP Printer will be provided to each Councillor for use in their civic duties subject to the provisions of this policy. <b>(Attachments 9.4 and 9.5)</b>	A Council specified standard Tablet PC package, printing facility and internet access will be provided to each Councillor for use in their civic duties subject to the provisions of this policy. <b>(Attachments 9.4 and 9.5)</b>	Information updated to reflect current status
Page 8 – Part 12, 4.53	New clause – no previous wording	<b><i>(Acquisition and Return of Facilities and Equipment by Councillors)</i></b>  All equipment provided to Councillors remains the property of Council except where Councillors are seeking to purchase equipment in accordance with this policy.	Information added to reflect current status
Page 9 – 4.54		Councillors (excluding the Mayor) are to return all Council owned equipment to the location nominated by the Manager Technology, Information & Corporate Strategy in accordance with the following circumstances: <ul style="list-style-type: none"> <li>▪ Local Government Election – by 5.00pm on the day preceding the day of the election;</li> <li>▪ Resignation from Civic Office – by 5.00pm on the day of resignation; and</li> <li>▪ Extended Leave of Absence – where a Councillor has been granted leave of absence for a period of more than three months.</li> <li>▪</li> </ul>	Information added to reflect current status
Page 9 – 4.55		A Councillor will be provided with the opportunity to purchase Council owned equipment, however the opportunity to purchase Council owned equipment will not be available to a Councillor who:	Information added to reflect current status

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**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 1 – 111 – 17 OCTOBER 2016**

		<ul style="list-style-type: none"> <li>▪ Is disqualified from holding civic office;</li> <li>▪ Is dismissed from civic office; or</li> <li>▪ Ceases to hold civic office for any other reason.</li> </ul>	
Page 11 – 10.3	15-24 – 2015/16	16-15 - 2016/17	Updated Circular Number
Page 16 – Attachment 9.5	Cost per Councillor IPad3 - \$680	Cost per Councillor Tablet - \$1000	Updated information

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 2 – 111 – 17 OCTOBER 2016**



**Governance  
Councillors Fees, Expenses and  
Facilities – GOV0001**

**1. POLICY OBJECTIVES**

- 1.1 To ensure all Councillors are treated in a consistent and fair manner in the payment of fees, reimbursement of expenses and provisions of facilities by Council.
- 1.2 To ensure accountability and transparency in the reimbursement of expenses incurred by Councillors.
- 1.3 To ensure that the facilities provided to assist Councillors to carry out their civic duties are reasonable.

**2. BACKGROUND**

- 2.1 Section 252 of the *Local Government Act 1993* addresses the issue of councils setting limits to the payment of various expenses within Council. Council may disburse money only if the disbursement is authorised by the *Local Government Act 1993*, either expressly or because it is supplemental, incidental to or consequential upon the exercise of its functions.

**3. ELIGIBILITY**

- 3.1 This policy applies to all Councillors, including the Mayor and Deputy Mayor. They are also relevant to NSW council administrators where applicable.
- 3.2 This policy applies to all Council Officers required to process expense reimbursements for Councillors.
- 3.3 This policy applies to all Council Officers involved with any matters relating to payment of Councillor Fees.

**4. GUIDELINES**

***Part 1 - (Payment of Councillor Fees)***

- 4.1 The fees for the current financial year are set at **\$18,840** per Councillor in line with the most recent determination of the Remuneration Tribunal.
- 4.2 The Mayoral fee in addition to the Councillors fee for the current financial year is set at **\$41,090** in line with the most recent determination of the Remuneration Tribunal.
- 4.3 Should the Deputy Mayor be requested by the Mayor or if the Mayor is prevented (for a minimum duration of 1 month) by illness; absence or otherwise or during a casual vacancy in the office of the Mayor to exercise any function of the Mayor, they will be paid 1/12<sup>th</sup> of the annual Mayoral Allowance - pro-rata for the period. The payment will be taken from the allowance paid to the Mayor.

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

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**Governance  
Councillors Fees, Expenses and  
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**Part 2 - (Reimbursement of Expenses)**

**There is no provision of a General Expense Allowance for Councillors.**

- 4.4 Each Councillor is entitled to an equal set amount of reimbursements for the financial year, in accordance with the allocated budget allowances within the Local Democracy Budget. *The amount for the current financial year is shown in the attached table (Attachment 9.4).*
- 4.5 All reimbursement lodgements must be accompanied by an appropriate receipt. The receipt must include the Business Name and ABN of the provider, Date of Receipt, and GST component (where applicable).
- 4.6 All reimbursement lodgements must be accompanied by a completed "Reimbursement of Councillor Expenses" form. The claimed amount must be authorised by the General Manager. *Claim form is attached (Attachment 9.3).*
- 4.7 All receipts for reimbursement of expenses should be lodged with Council within thirty (30) working days of the final day of the financial quarter in which the charge has been incurred.
- 4.8 Councillors may seek an advanced payment of expenses for the cost of a service associated with a civic duty. In these instances, joint permission from the Mayor and General Manager to do so must be sought. Reconciliation of such expenses must be made with the Council within eight (8) working days of the date on which the expense was incurred.
- 4.9 Councillors may be reimbursed for expenses for child care charges, elderly care charges, disabled care and/or sick immediate family member's care, during hours where a Councillor is required to undertake their Council business obligations. The reimbursements of care charges outlined in this clause are conditional on the child/family member being in the care of a registered carer. This amount will be set as per the attached table and will be reviewed annually and adjusted to meet individual circumstances. *(Attachment 9.4).*
- 4.10 Expenses including Councillors' fees are paid monthly in arrears by direct credit to a nominated local bank, building society or credit union account.

**Part 3 - (Approval for Attendance and Reimbursement of Expenses - Conferences)**

- 4.11 Councillors must submit a request in writing to attend any conference or event other than the LGNSW Conference and the National General Assembly for the Local Government Conference, prior to registration. The submission should outline the benefits to Council.



**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 2 – 111 – 17 OCTOBER 2016**



**Governance  
Councillors Fees, Expenses and  
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- 4.12 Permission to attend conferences or events must be granted by Council at an official meeting of Council.
- 4.13 In circumstances where an official meeting of Council is not held within a reasonable timeframe for approval for attendance at the conference or event to be granted, the approval may be granted jointly by the Mayor and General Manager.
- 4.14 Once approval has been granted for attendance at a conference, Council will pay the following costs (subject to any special conditions of approval for the attendance):
  - 4.14.1 Registration fees.
  - 4.14.2 Accommodation booked by Council (for Councillor only).
  - 4.14.3 Meals and refreshments (for Councillor only).
  - 4.14.4 Travel, under the following guidelines:
    - 4.14.4.1 Council will designate the mode and provider for travel.
    - 4.14.4.2 Where Council does not arrange for the mode of transport and a private vehicle is used, the cost of petrol and relevant running expenses will be reimbursed upon production of receipts (refer to clauses 4.6, 4.7 & 4.8 of this policy for details) (**Attachment 9.2**).
    - 4.14.4.3 Only travel to and from the conference, as well as travel expenses incurred as part of attendance requirements for the conference.
  - 4.14.5 Incidental expenses such as telephone or facsimile calls, refreshments, internet charges, laundry and dry cleaning, newspapers, taxi fares and parking fees (**Attachment 9.4**) and claim form (**Attachment 9.3**).
- 4.15 Any Councillor attending a conference or representing Council other than the LGNSW Conference or the National General Assembly for the Local Government Conference is required to submit a written report on the aspects of the conference or representation relevant to Council business and/or the local community. This report should be tabled at the first Council Meeting following the conference.
- 4.16 All expenses relating to a Councillor attending a conference other than the LGNSW Conference or the National General Assembly for the Local Government Conference will be costed to that Councillor's set allocation outlined in clause 4.4.

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

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**Part 4 - (Spouse and Partner Expenses)**

- 4.17 Costs incurred by a Councillor on behalf of their spouse, partner or accompanying person will not be reimbursed by Council.

This includes attendance at official council functions that are of a formal and ceremonial nature, attendance at conferences, seminars and the like and peripheral expenses incurred by spouses, partners or accompanying persons such as grooming, special clothing and transport are not considered reimbursable expenses.

- 4.18 Councillors attending the LGNSW Conference will be responsible for the expenses of spouses, partners or accompanying persons.

**Part 5 - (Reimbursement of Expenses – Travel (Non-conference related))**

- 4.19 All travel by Councillors should be undertaken by utilising the most direct route and the most practicable and economical mode of transport, subject to any personal medical considerations. The amount for the current financial year is shown in the attached table (**Attachment 9.4**) and the Travel Expenses claim form (**Attachment 9.2**).

- 4.20 Travelling expenses for use of a private vehicle are paid in accordance with the Local Government Award by claim for:

4.20.1 Attendance at a meeting of the Council or any Committee of the Council including Management Committees.

4.20.2 Participation in a Council inspection within the area.

4.20.3 Undertaking business of the Council within or outside of the area in compliance with a resolution of the Council as a delegate or representative of Council.

- 4.21 Interstate travel must be approved by a meeting of Council prior to confirming any arrangements. When seeking approval from Council, the motion must outline the full details of the travel, including an itinerary and costs, as well as reason for the travel.

- 4.22 Overseas travel will not be funded by Council. A leave of absence must be given to the General Manager.

**Part 6 - (Training and Educational Expenses)**

- 4.23 Any Councillor wishing to undertake training must submit their request for training in writing to the Mayor and General Manager (**Attachment 9.1**).

- 4.24 It is essential where Council is paying for these courses that the training or educational course is directly related to the councillors civic functions and responsibilities. Approval to cover the cost of training will only be granted in line with Council's Training Policy and approval procedures (**Attachment 9.4**).

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- 4.25 An in-house Councillor training program will be at no cost to the Councillors (*Attachment 9.4*).
- 4.26 In line with the Department of Local Government *Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors in NSW (October 2009) Participation, Equity and Access* the following applies:
  - 4.26.1 Provision of appropriate resources to enable participation of a Councillor who has a vision or hearing impairment will be made on an individual needs basis.
  - 4.26.2 Consideration of the provision of appropriate support mechanisms for transportation for Councillors unable or unwilling to drive on an individual needs basis.

**Part 7 - (Attendance at Dinners and other Non-Council Functions)**

- 4.27 Approval for attendance at formal dinners and other non-council functions may only be granted when the function is relevant to the Council's interest. Approval for these functions should be sought in line with clauses 4.12, 4.13 & 4.14.
- 4.28 Once approval for attendance at the non-council function has been granted, only the cost of the service provided will be met. Reimbursements for any component of the ticket that is additional to the service cost of the function (such as a donation to a political party or candidate's electoral fund, or some other private benefit) will not be authorised. An additional payment to a registered charity may be acceptable only as part of the cost of the function.

**Part 8 - (Provision of Facilities)**

- 4.29 The Mayor will have both business and private use of the Mayoral Vehicle, which shall be of a style, standard and size appropriate for the position of Mayor, as well as a fuel card for exclusive use with the vehicle. Other nominated drivers will be named using the Nominated Drivers Form (*Attachment 9.6*). An incidental usage form can be obtained from the General Manager on request.
- 4.30 The driver of the vehicle is personally responsible for all traffic or parking fines incurred while travelling in a private or a Council vehicle on Council business. This applies to the Mayor and all Councillors acting on behalf of Council.
- 4.31 The Mayor will be allocated a car-parking space outside the Council administration building.
- 4.32 The Mayor will be provided with an office facility, including a computer with email and internet access, telephone and secretarial support.
- 4.33 The Mayor will be provided with a mobile phone with a minimum of 1000Mb data allowance for official business of Council. All associated costs will be borne by Council. Personal use of the mobile phone will be charged as per Council's "Mobile Phone Procedure".

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 2 – 111 – 17 OCTOBER 2016**



**Governance  
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- 4.34 Council will meet the cost of Council business related calls only on a Councillor's private mobile phone, up to a maximum of \$300 per quarter subject to submission of their monthly telephone account highlighting that expenditure has been incurred. The councillor will be responsible for any mobile phone access plan.
- 4.35 Council facilities, equipment and services are not to be used to produce election material or for any other political purposes.
- 4.36 All equipment provided to Councillors during their term of office must be returned at the end of that term, unless the Councillor is re-elected for the following term.
- 4.37 Councillors will be provided with refreshments prior to each Council Meeting, Community Forum and Scheduled Workshop. Refreshments will be provided in accordance with Council's catering procedures and allowances.
- 4.38 Councillors should not obtain private benefit from the provision of equipment and facilities, nor from travel bonus or any other such loyalty schemes. However it is acknowledged that incidental use of council equipment and facilities may occur from time to time. Such incidental private use is not subject to a compensatory payment.
- 4.39 A Council specified standard Tablet PC package, printing facility and internet access will be provided to each Councillor for use in their civic duties subject to the provisions of this policy (Attachments 9.4 and 9.5).

**Part 9 - (Use of Council Resources)**

- 4.39 Councillors shall be scrupulously honest in their use of Council facilities, funds, staff services and equipment and shall not misuse them or permit their misuse (or the appearance of misuse) by any other person or body.
- 4.40 Councillors shall use Council resources entrusted to them effectively and economically in the course of the duties, and not otherwise.
- 4.41 Councillors shall not use Council resources (including the services of Council staff) for private purposes; unless properly authorised to do so, and appropriate payments are made (as determined by the General Manager or the Council).
- 4.42 Councillors shall only claim or accept travelling and sustenance expenses arising out of travel related matters which have a direct bearing on the services, policies or business of the Council.
- 4.44 In circumstances where it is appropriate for councillors to give a gift or benefit (for example, on a council business related trip or when receiving visitors), these gifts and benefits should be of token value and in accordance with Councils Gifts and Benefits Policy.

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

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***Part 10 – (Insurance Expenses and Obligations)***

4.45 Councillors are to receive the benefit of insurance for:

- 4.45.1 Personal injury whilst engaged in or on any activity directly or indirectly connected with or on behalf of Council including whilst travelling to and/or from such activity. Such injury being bodily injury caused by violent, accidental, external and visible means and including death, permanent disablement, temporary total disablement and temporary partial disablement, but not including medical expenses, subject to the conditions and limitations of Council's Professional Indemnity Insurance policy current at the time of the notification to Council of a relevant claim, or matter which might give rise to a relevant claim.
- 4.45.2 For matters arising out of Councillors' performance of civic duties or exercise of their function as Councillors provided the performance or exercise of the relevant civic duty or function is in the opinion of Council bona fide and/or proper, subject to the conditions and limitations of Council's Professional Indemnity Insurance policy current at the time of the notification to Council of a relevant claim, or matter which might give rise to a relevant claim.
- 4.45.3 For matters arising out of Councillors' performance of civic duties or exercise of their functions as Councillors, subject to the conditions and limitations of Council's Public Liability Insurance policy current at the time of the occurrence of the incident giving rise to a relevant claim.

***Part 11 – (Legal Expenses and Obligations)***

- 4.46 Council may disburse money only if the disbursement is authorised by the Local Government Act 1993, either expressly or because it is supplemental or incidental to or consequential upon the exercise of its functions.
- 4.47 In the particular circumstances outlined below, Council may therefore indemnify or reimburse the reasonable legal expenses for an inquiry, investigation or hearing into a Councillor's conduct by an appropriate investigative or review body including:
  - (i) Local Government Pecuniary Interest and Disciplinary Tribunal
  - (ii) Independent Commission Against Corruption
  - (iii) Office of the NSW Ombudsman
  - (iv) Division of Local Government, Department of Premier and Cabinet
  - (v) NSW Police Force
  - (vi) Director of Public Prosecutions
  - (vii) Council's Conduct Review Committee/Reviewer

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

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- 4.47.1 A Councillor defending an action arising from the performance in good faith of a Councillors' function under the Local Government Act; and
- (a) The matter before the investigative or review body has proceeded past any initial assessment phase to a formal investigation or review.
  - (b) In the case of a conduct complaint made against a councillor, legal costs should only be made available where a matter has been referred by a General Manager to a conduct reviewer/conduct review committee to make formal enquiries into that matter in accordance with the procedures in the Code of Conduct.
  - (c) In the case of a pecuniary interest or misbehaviour matter legal costs should only be made available where a formal investigation has been commenced by the Division of Local Government.

In addition, legal costs must only be provided where the investigative or review body makes a finding that is not substantially unfavourable to the Councillor. This may include circumstances in which a matter does not proceed to a finding. In relation to a Councillor's conduct, a finding by an investigative or review body makes a finding that is not substantially unfavourable to the Councillor. This may include circumstances in which a matter does not proceed to a finding. In relation to a Councillor's conduct, a finding by an investigative or review body that an inadvertent minor technical breach had occurred may not necessarily be considered a substantially unfavourable outcome.

- 4.48 Council will not meet the costs of an action in defamation taken by a Councillor as plaintiff in any circumstances.
- 4.49 Council will not meet the costs of a Councillor seeking advice in respect of possible defamation or in seeking a non-litigious remedy for possible defamation.
- 4.50 Council will not meet the costs in respect of any legal proceedings that do not involve a Councillor performing their role as a Councillor.
- 4.51 A Council may lawfully obtain insurance cover against the risk of having to meet the reasonable legal costs of a Councillor, or to reimburse those costs, provided that the cost or reimbursements are ones that the Council is authorised to meet.
- 4.52 Council will meet the costs of a Councillor seeking advice in respect of Conflict of Interests declarations up to an amount of \$1000 per annum (**Attachment 9.4**).

**Part 12 – (Acquisition and Return of Facilities and Equipment by Councillors)**

- 4.53 All equipment provided to Councillors remains the property of Council except where Councillors are seeking to purchase equipment in accordance with this policy.

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 2 – 111 – 17 OCTOBER 2016**



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Councillors Fees, Expenses and  
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- 4.54 Councillors (excluding the Mayor) are to return all Council owned equipment to the location nominated by the Manager Technology, Information & Corporate Strategy in accordance with the following circumstances:
- Local Government Election – by 5.00pm on the day preceding the day of the election;
  - Resignation from Civic Office – by 5.00pm on the day of resignation; and
  - Extended Leave of Absence – where a Councillor has been granted leave of absence for a period of more than three months.
- 4.55 A Councillor will be provided with the opportunity to purchase Council owned equipment, however the opportunity to purchase Council owned equipment will not be available to a Councillor who:
- Is disqualified from holding civic office;
  - Is dismissed from civic office; or
  - Ceases to hold civic office for any other reason.

**5. RESPONSIBILITY/ACCOUNTABILITY**

- 5.1 The designated finance officers are responsible for ensuring that reimbursement of expenses are forwarded to the Councillors in a timely manner, in line with Council procedure.
- 5.2 The Manager – Governance is responsible for co-ordinating the notification to the appropriate Council Officers of any increase in Councillor Remuneration as released by the Remuneration Tribunal. This includes:

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- 5.2.1 Notifying the Payroll Officer, Executive Director Community Services & Corporate Support and General Manager of the change.
- 5.2.2 Submitting a report to Council as appropriate, outlining the change to the Policy.
- 5.2.3 Notifying the Payroll Officer once the change has been approved by Council.
- 5.3 The payroll officer is responsible for ensuring that the correct pay rate is applied to each Councillor's remuneration, in accordance with the instructions received in line with Guideline 5.2.3.
- 5.4 The General Manager and Mayor are responsible for the management of the Local Democracy Budget line items relating to the reimbursement of expenses for Councillors.

**6. RELATED POLICIES**

- 6.1 Code of Conduct

**7. RELATED PROCEDURES**

- 7.1 Mobile Phone Procedure – TRIM 2365#14

**8. RELATED LEGISLATION**

- 8.1 *Section 23A of the Local Government Act 1993*
- 8.2 *Section 249 of the Local Government Act 1993*
- 8.3 *Section 250 of the Local Government Act 1993*
- 8.4 *Sections 252 & 252(5) of the Local Government Act 1993*
- 8.5 *Section 253 of the Local Government Act 1993*
- 8.6 *Section 254 of the Local Government Act 1993*
- 8.7 *Clause 403 of the Local Government (General) Regulation 2005*

**9. ATTACHMENTS**

9.1 Councillor Activity Forecast Form .....	12
9.2 Members Travel Expenses Claim Form .....	13
9.3 Reimbursement of Expenses Claim Form .....	14
9.4 Monetary Limits to Expenses .....	15
9.5 Available Facilities.....	16

**Governance**



**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 2 – 111 – 17 OCTOBER 2016**



**Governance  
Councillors Fees, Expenses and  
Facilities – GOV0001**

9.6 Nominated Driver Form ..... 17

**10. RESOURCES**

- 10.1 Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors for Local Councils in NSW – DLG October 2009
- 10.2 ICAC Publication – No excuse for misuse, preventing the misuse of Council resources. This publication is available on the ICAC website at [www.icac.nsw.gov.au](http://www.icac.nsw.gov.au)
- 10.3 OLG Circular 16-15 – 2016/17 Determination of the Local Government Remuneration Tribunal

**11. IMPLEMENTATION STATEMENT**

- 11.1 To ensure this policy is implemented effectively, Council will employ a variety of strategies involving awareness, education and training. These strategies will be aimed at Councillors, staff and council representatives and will involve:
  - 11.1.1 Policy placed in Policy Folder in Customer Service
  - 11.1.2 Policy placed on Councils Website
  - 11.1.3 Copy of Policy given to Councillors and incorporated into Councillor training
  - 11.1.4 Copy of Policy sent to Department of Premier and Cabinet
  - 11.1.5 Policy discussed at Staff Meetings.

**12. POLICY HISTORY**

12.1	Date First Adopted	25 September 2000
12.2	Most Recent Adoption	16 November 2015
12.3	Next Review Date	October 2016
12.4	Responsible Officer	Manager Governance

Wollondilly Shire Council  
PO Box 21 Picton NSW 2571  
62-64 Menangle St Picton NSW 2571  
Tel: 02 4677 1100 Fax: 02 4677 2339 DX: 26052 Picton  
Email: [council@wollondilly.nsw.gov.au](mailto:council@wollondilly.nsw.gov.au)  
Rural Living [www.wollondilly.nsw.gov.au](http://www.wollondilly.nsw.gov.au)





**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 2 – 111 – 17 OCTOBER 2016**



**Governance  
Councillors Fees, Expenses and  
Facilities – GOV0001**

**ATTACHMENT 9.3**



**CLAIM FOR REIMBURSEMENT OF COUNCILLOR EXPENSES**

COUNCILLOR: ..... MONTH OF .....

ADDRESS: .....

**EXPENSE**

DATE	DESCRIPTION OF EXPENSE	Business Name and ABN No.	Cost
<b>TOTAL</b>			

**CERTIFICATION**

I hereby certify that this claim is in accordance with Section 252 of the Local Government Act and Councils Policy "Councillor Fees, Expenses and Facilities".

.....  
Signature of Claimant

.....  
Signature of General Manager

One form should be submitted for each month and include all claimable expenses and receipts. The receipt must include the Business Name and ABN of the provider.

TRIM 526#87

**Governance**

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

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**Governance  
Councillors Fees, Expenses and  
Facilities – GOV0001**

**ATTACHMENT 9.4**

**MONETARY LIMITS TO EXPENSES**

Expense	Mayor	Deputy Mayor	Councillors	Indicative Annual Expense			
Conferences & Seminars	\$1,000	\$500	\$500				
Local & Interstate Travel	\$2,000	\$1,000	\$1,000				
* Mobile Phone & Internet Usage*	\$1680	\$1680	\$1680				
** Carer	\$3000	\$3000	\$3000				
In-house Training	N/A	N/A	N/A				
Overseas Travel	N/A	N/A	N/A				
Legal Expenses – Conflict of Interests	\$1,000	\$1,000	\$1,000				

\* \$140.00 is allocated for mobile and internet usage per month. \$100.00 may be reimbursed on request (as per clause 4.5 of this policy). \$40.00 Data Plan (iPad data) will be paid by Council and may not be claimed.

\*\* \$3000.00 is allocated and is to be reviewed annually and adjusted to meet individual circumstances.

**Governance**

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 2 – 111 – 17 OCTOBER 2016**



**Governance  
Councillors Fees, Expenses and  
Facilities – GOV0001**

**ATTACHMENT 9.5**

Equipment	Cost per Councillor	Mayor	Deputy Mayor	Councillors
Facilities Available/Not Available for Council business use				
Tablet	\$1000	Available*	Available*	Available*
Printer	\$600	Available*	Available*	Available*
3G Data Plan (4GB)	\$40 per month	Available*	Available*	Available*
Vehicle use		Available	Not Available	Not Available
Stationery, office supplies, postage, business cards & other similar consumables		Available	Available	Available
Ceremonial garb	N/A	Available*	Not Available	Not Available
Mobile phone		Available*	Available	Available
<b>Facilities</b>				
Furnished mayoral office		Available		
Secretarial & administrative support		Available	Not Available	Not Available
Councillors Room		Available	Available	Available
Meals/refreshments related to council meetings, office functions and committee and work group meetings		Available	Available	Available
Disabled Access		Available	Available	Available
Hearing impaired		Available	Available	Available
Vision impaired	N/A	Not Applicable	Not Applicable	Not Applicable
Corporate clothing	N/A	Not Applicable	Not Applicable	Not Applicable

*\*Equipment remains the property of Council*

**Governance**

**GO4 – Adoption of Councillors Fees, Expenses & Facilities Policy**

**ATTACHMENT 2 – 111 – 17 OCTOBER 2016**



**Governance  
Councillors Fees, Expenses and  
Facilities – GOV0001**

**ATTACHMENT 9.6**



**NOMINATED DRIVER AGREEMENT**

**MAYORAL VEHICLE**

I .....  
(Elected Mayor)

Of .....  
(Residential Address)

Acknowledge that by virtue of my position as Mayor of Wollondilly Shire Council I have been given both business and incidental private use of a Council owned vehicle.

I have named the following nominated drivers as required:

Nominated Driver	Name	Address
Immediate Family Member/s		
Other Assigned Drivers		

- I agree that I have read and understand the conditions of use of the Mayoral Vehicle in accordance with the Councillor Fees, Expenses & Facilities Policy.
- I agree that nominated drivers have read and understand the conditions of use of the Mayoral Vehicle in accordance with the Councillor Fees, Expenses and Facilities Policy.

This agreement is to commence on ##### and will continue throughout my term as Mayor of Wollondilly Shire Council.

.....  
(Mayor)

.....  
(Date)

.....  
(General Manager)

.....  
(Date)

TRIM 111#53

# **GO5**

# **Attachments**

**Monday 17 October 2016**

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GO5 Revitalise Picton Project Update



**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**



**Revitalise Picton Action Plan  
2015/2016**

**Governance**

**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**

Revitalise Picton Action Plan | 2015/16

**Revitalise Picton - Economic Recovery**



Revitalise Picton Committee

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
1.1	Conduct Revitalise Picton Working Group Meetings	26/06/16	On Track	Held 26/07/16 To be held every second week	T Ryan	●
1.2	Working Group Meetings - develop Membership List and Terms of Reference	26/06/16	On Track	For discussion	S Hussein	●
1.3	Provide Action Plan Draft Template to Working Group.	26/06/16	On Track	Completed 27/07/16	T Ryan	●

**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**


Revitalise Picton Action Plan | 2015/16

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
2.1	Identify programs to support the recovery of the central business area of Picton	Ongoing	In Progress	Collaborated with OSBC & SWBEC to offer assistance and share information. Fact Sheet has been distributed, Business Survey prepared & issued and direct business support available at the Strom Information Recovery Desk at Council. Manager of Economic Development & Tourism scheduled to speak at Picton Business Chamber 22/6/16. General Manager & Director for Infrastructure and Environment also attended the 22/6/16 Chamber of Commerce. This was well received by the Chamber. Picton Chamber of Commerce's main focus is to get the word out that "Picton is Open for Business" they do not want the community to stay away until its all cleaned up, businesses that have re-opened need the community coming back to shop now. Rotary has also offered assistance and Aaron is looking onto this offer further. 23/6/16 - 6 Business Survey responses have been received.	T Ryan	
2.2	Develop a plan to revitalise Picton	Ongoing	In Progress	Business Forum represents Stage 1 of the Plan scheduled for 5th July 2016, this is for engagement and consultation with businesses to guide the project.	T Ryan	

**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**

Revitalise Picton Action Plan | 2015/16

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
2.3	Communication between businesses and community  · Webpage · Utilise database · Updating local business – weekly strategy		On Hold	Constrained Resources has delayed implementation.	T Ryan	





**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**

Revitalise Picton Action Plan | 2015/16

**NOW (Support and Strengthen Local Business)**

Business Support: Accelerate opening of business district

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
3.1	Specialised DA Support  Prior to lodgement of a DA, assessment strategy to be developed with Applicant	Ongoing	In Progress	Pursuing Picton Business forum by the end of June to discuss initiatives. Planning Section of Council to implement on a case by case basis as required. Planning Services have done one letter box drop in regards to requirements for health inspections and the 2nd letter box drop will be done soon outlining development application approval process.	S Hussein	
3.2	Track Key Business Status - The George - Diggers - Condemned Buildings - Courthouse - Visitor Information Centre	Ongoing	In Progress	In contact with key businesses on a fortnightly basis.	T Ryan	
3.3	Monitor business well-being and be responsive to any specific issues that arise	Ongoing	In Progress	Resources available and utilised for this purpose. 17 businesses used the drop in direct business assistance provided as part of the Storm Recovery Information Desk	T Ryan	
3.4	Utilise any external business support provided by other agencies	Ongoing	In Progress	BEC and OSBC has provided continuous support	T Ryan	





**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**

Revitalise Picton Action Plan | 2015/16

**Economic Recovery - Picton Central Business Area**



Local Recovery Programs – 'Open For Business' Initiatives

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
4.1	Flourish Picton (Business Chamber)	Ongoing	In Progress	Provide Support · Variable Message Boards · Marketing and Program	T Ryan	
4.2	Big Day In	Ongoing	In Progress	· Promotion and Support provided	P Wright	
4.3	Pop Up Shops	Ongoing	In Progress	· Hold public meeting · Investigate Proposed Sites · Promote identified site · Implement Pop Up Options	T Ryan	
4.4	Promote Shops that have reopened or are reopening	Ongoing	In Progress	· Radio Support in place · Council Promotion: Website and Social Media · Keeping media informed	P Wright	

**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**


Revitalise Picton Action Plan | 2015/16

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
4.5	<b>Beautification</b> Consideration of: · Boarded up areas · Tidy up – freshen gardens and clean footpaths · Revival first – then marketing · Tradesman parking on street all day (patrols) · Public art/mural · Places to sit in the sun ie table and chairs.	Not yet determined		Integrated 'Beautification, Shop local and event' implementation program – Utilise funds to engage a place making consultancy to implement.	T Ryan/ P Wright	
4.6	<b>Shop Local Campaigns</b> • Mayor Social Media Campaign #Just20 • Digital marketing – social media • Specialised 'Picton' Marketing Campaign • Investigate other Options (Buy Local Campaign) • Newspaper wrap around to announce the reopening of Picton • Banners, bunting, cloth signs on freeway • 10a8 banner (standard size to be interchangeable) • Notice boards	Not yet determined		Integrated 'Beautification, Shop local and event' implementation program – Utilise funds to engage a place making consultancy to implement.	T Ryan/ P Wright	

**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**

Revitalise Picton Action Plan | 2015/16

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
4.7	<b>Events</b> <ul style="list-style-type: none"> <li>• Sculpture Art themed event</li> <li>• Spartan, Mountain Bikes</li> <li>• Mushroom Tunnel/Ghost Tours</li> <li>• More co-ordination so shops stay open</li> <li>• Keep people returning to Picton</li> <li>• Pop up containers / markets main st</li> <li>• Community Festivals (mindful of current business)</li> <li>• Night markets</li> <li>• Seek Business owners opinions and keep informed – help them promote themselves</li> <li>• Illuminate best thing Council has ever done</li> <li>• Sculptures by local artists</li> </ul>	Not yet determined		Integrated 'Beautification, Shop local and event' implementation program – Utilise funds to engage a place making consultancy to implement.	T Ryan/ P Wright	



**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**

Revitalise Picton Action Plan | 2015/16

**Built Recovery**

Damaged buildings in Picton Town Centre

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
5.1	Progress Diggers boundary adjustment proposal	ASAP	In Progress	Proposal submitted to Property Panel and Executive.	T Ryan	●
5.2	Progress Land Acquisition proposal of Argyle St properties.	ASAP	In Progress	Proposal submitted to Property Panel and Executive.	T Ryan	●

**NEXT: Securing Investor and Business Confidence**


Master Planning

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
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**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**


Revitalise Picton Action Plan | 2015/16

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
5.3	Review Flood Risk and Mitigation	Not yet determined		<ul style="list-style-type: none"> <li>- Advice to Business Owners/Residents re the impact of water inundation to town etc</li> <li>- 4 Tributaries</li> <li>- Stormwater Drains</li> <li>- Diversion of drains</li> <li>- Review density and stormwater/drainage</li> </ul>	C Stewart	
5.4	Review Zoning and Building Controls	Not yet determined		<ul style="list-style-type: none"> <li>- Review DCP &amp; LEP &amp; Heritage</li> <li>- Keep Heritage look</li> <li>- Get George going again</li> <li>- Heritage colour scheme through town</li> <li>- Create incentives for heritage look</li> <li>- Aim to be better – expand</li> <li>- Encourage growth</li> <li>- Make town beautiful – don't copy others</li> <li>- Don't change the integrity of the street</li> <li>- Be careful of copying Bowral</li> <li>- Investigate short term floor space for rent</li> <li>- More medium density around Picton</li> <li>- Retain Heritage, unique charm (Picton is Different)</li> </ul>	C Stewart	

**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**

Revitalise Picton Action Plan | 2015/16

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
5.5	Review Traffic, Parking, Landscape, Public Domains, Street Vibrancy	TBC	In Progress	· Traffic Study in progress, · Traffic Light Installation at Argyle Street intersection (Margaret St)	M Malone	

**SOON: Forward Thinking – Build Resilience**


Infrastructure

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
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**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**


Revitalise Picton Action Plan | 2015/16

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
6.1	Strategic approach Tourism Asset Development	Not yet determined		<ul style="list-style-type: none"> <li>- Recreation Space</li> <li>- Vault Hill</li> <li>- Maldon Bridge</li> <li>- Picton Green Space</li> <li>- Bicycle linkages</li> <li>- Rail Trail</li> <li>- Regional Park concept / picnic location</li> <li>- Cycleway / Coull St Picton</li> <li>- Stonequarry Creek Vegetation Plan all linked directly to Master Plan</li> <li>- Stonequarry Millennium Park</li> <li>- Accommodation for Tourists for Overnight stays</li> </ul>	Tate Ryan	

**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**


Revitalise Picton Action Plan | 2015/16

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
6.2	Infrastructure	Not yet determined		Town Centre Direction Sign at exit to Go Kart Track · Existing traffic / big trucks · Parking hard to find need signage · Parking too far away from shops · Clean and upgrade waterways · Traffic management at intersections · Fix traffic flow, parking, beautification · Streetscape needs to be cleaned · Signage to direct people to parking behind shops on western side of Picton · Storm Water Drains · Council to sell Depot and relocate to Maldon · Better connectivity to encourage walking · Improve pedestrian access · Improve public domain (Park in centre of town) · Better signage for toilets · WiFi in town centre	M Malone	

**GO5 – Revitalise Picton Project Update**

**ATTACHMENT 1 – 9193 – 17 OCTOBER 2016**

Revitalise Picton Action Plan | 2015/16

Action Code	Action	Target	Action Status	Action Comments	Responsible Officer	Status
6.3	<b>Review Council Land Strategy;</b> Depot, Shire Hall, Council Building, Carparks, Children Services, Library, Creek, Old Post Office, Parks/Roads etc, School of Arts	Not yet determined		Potential Investigation: Development Contribution Strategy Public/Private Partnership	C Stewart	
6.4	<b>Picton Plane Trees</b> Community Consultation to determine if the trees are maintained or removed from Argyle Street Picton.	ASAP	Completed	Community consultation conducted using online survey and two kiosks (Thursday night and Saturday). Results were collated and report made to Council. Risk Assessment and Arborist assessment conducted on trees completed. Resulting action is to maintain trees in current streetscape.	B Staggs	