



GR7 Attachments

1. Letter to NSW Premier
2. Letter to NSW Planning Minister
3. E-mail from NSW Department of Planning & Environment regarding West Appin
4. Letter to Department of Planning & Environment outlining that Council does not support further land release at Appin

Monday 16 July 2018

GR7 – Wilton New Town Update on NSW Government
Response to Outstanding Planning, Environment and
Infrastructure Issues

Our Reference: 6930-7 LJ:WF

The Hon. Gladys Berejiklian
NSW Premier
GPO Box 5341
Sydney NSW 2001

18 May 2018

Dear Premier

EXTRAORDINARY COUNCIL MEETING AND COMMUNITY FORUM – WILTON NEW TOWN

I write to advise that at its Extraordinary Meeting of 30 April 2018, Council, in response to the rezoning of the South East Precinct at Wilton, resolved to withdraw its 'in principle' support for Wilton New Town.

Council remains willing to reconsider its position subject to the matters outlined in the attached resolution (1(a-h)) being addressed.

A further report will be referred to Council at its Ordinary Meeting of 18 June 2018 to consider the NSW Government's response.

Should you wish to discuss this matter further, please contact the undersigned on (02) 4677 9547.

Yours faithfully



Luke Johnson
General Manager

Extra Ordinary Meeting Of Council



Wollondilly Shire Council

Minutes

30 April 2018

The meeting commenced at 7.40pm and was held in the Wilton Community Centre 20 Broughton Street, Wilton NSW 2571.

WOLLONDILLY SHIRE COUNCIL

Minutes of the Extra Ordinary Meeting of Wollondilly Shire Council held in the Wilton Community Centre, 20 Broughton Street, Wilton on Monday 30 April 2018

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| ALSO PRESENT WERE | 3 |
| NATIONAL ANTHEM | 4 |
| ACKNOWLEDGEMENT OF COUNTRY | 4 |
| APOLOGIES AND LEAVE OF ABSENCE REQUESTS | 4 |
| DECLARATION OF INTEREST | 4 |
| SUSTAINABLE AND BALANCED GROWTH | 5 |
| GR1 Review of Council's Position on Wilton New Town | 5 |
| CLOSING | 8 |

Minutes of the Extra Ordinary Meeting of Wollondilly Shire Council held in the Wilton Community Centre, 20 Broughton Street, Wilton on Monday 30 April 2018

RECORDING OF MEETING

The Mayor stated that in accordance with Council's Code of Meeting Practice the electronic recording of the Council Meeting and the use of electronic media during the proceedings is not permitted. It was requested that mobile phones be placed on silent.

RECORDING NOTICE

The Mayor advised members of the public present, that tonight's meeting is being recorded and requested that as both video and audio transmission will be publically available to please remain quietly seated.

Members of the public are advised, in accordance with Section 18 of the Privacy and Personal Information Protection Act 1998 (PPIPA), that Wollondilly Shire Council is recording this Extra Ordinary Meeting held in open session for the purpose of facilitating community access.

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Council may be required to disclose recordings pursuant to the Government Information (Public Access) Act 2009, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation.

PRESENT

Councillors: Hannan (Mayor), Landow, Gould, Khan, Lowry, Banasik, Deeth, Briggs and Smith.

ALSO PRESENT WERE

General Manager, Executive Director Community and Corporate, Director Planning, Director Infrastructure and Environment, Manager Growth & Strategic Planning, and one Administration Officer.

WOLLONDILLY SHIRE COUNCIL

Minutes of the Extra Ordinary Meeting of Wollondilly Shire Council held in the Wilton Community Centre, 20 Broughton Street, Wilton on Monday 30 April 2018

NATIONAL ANTHEM

The Mayor requested that everyone stand for the Australian National Anthem.

ACKNOWLEDGEMENT OF COUNTRY

The Mayor acknowledged the traditional Custodians of the Land:

I would like to pay my respect and acknowledge the traditional custodians of the land on which this meeting takes place, and also pay respect to Elders both past and present.

APOLOGIES AND LEAVE OF ABSENCE REQUESTS

TRIM 88-13

There were no apologies noted for this meeting.

DECLARATION OF INTEREST

TRIM 9156

Nil

84/2018 Resolved on the motion of Crs Briggs and Deeth:

That this meeting be held earlier than the designated time of 8.00pm.

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

Sustainable and Balanced GROWTH

- i. **Be underpinned by approved, integrated Comprehensive Koala Plans of Management for Wollondilly, Campbelltown, Liverpool, Wingecarribee and Wollongong Local Government Areas in accordance with Schedule 1 and Part 3 of the State Environmental Planning Policy (SEPP) 44 - Koala Habitat Protection.**
 - ii. ***Include* Koala habitat and corridors with reference to the updated Koala food tree species list that has been provided by OEH for the current review of SEPP 44 and we request that the review of SEPP 44 be finalised.**
 - e) **All matters raised in Council's Notice of Motion No 3 from 19 February 2018 be considered along with all submissions previously made by Council and a report prepared by the Department of Planning and Environment responding to each of the issues raised in detail.**
 - f) ***The rezoning of that portion of the Wilton South East Precinct that forms part of the Allen's Creek Primary Koala habitat corridor be repealed by the Minister of Planning.***
 - g) ***A commitment be given in the Special Infrastructure Contribution that the upgrade of Picton Road to two lanes in both directions from the Hume Highway to Macarthur Drive occur in the early stages of infrastructure delivery.***
 - h) ***The NSW Government detail the potential loss of coking coal due to urban growth and provide relevant justification for the decision to sterilise a limited and nationally significant resource.***
2. ***That a further report be referred to an Ordinary Meeting of Council in June outlining any responses from the NSW Government to the above matters.***
 3. **That Council writes to the Federal Minister for the Environment and Energy requesting that Sydney's last *disease free* Koala population be protected under the Federal Environmental Protection and Biodiversity Conservation Act 1999.**
 4. **That Council seeks involvement from interested community representatives to assist Council in the further promotion of Council's 'A GREAT New Town or NO town at all' campaign.**

5. ***That the draft petition to the Speaker and Members of the NSW Legislative Assembly seeking that Parliament debate the repeal of the rezoning of the South East Precinct as tabled at the Extra Ordinary Meeting, be endorsed by Council for circulation immediately following the meeting. That upon 10,000 signatures being received, Council formally requests that Jai Rowell MP, Member for Wollondilly, presents the petition to the NSW Legislative Assembly.***
6. ***Further that this petition be incorporated into a Koala habitat preservation campaign as part of the "A GREAT New Town or NO town at all' campaign. This petition should also be sent to LGA's and community groups that neighbour the last disease free Sydney Koala habitat requesting support for the petition.***
7. ***That Council seeks legal advice on actions available to:***
 - a) ***repeal or amend the Wilton South West environmental planning instrument.***
 - b) ***have a moratorium made on the rezoning of further Wilton New Town precincts.***
 - c) ***options for protection of the Allen's Creek Koala habitat corridor.***
8. ***That Council seeks further information through GIPAA to understand the process and relationship between the State Government, its policy advisors and developers in their plans for the South West Growth area including the M9 orbital corridor. That Council attaches the media in the application including Four Corners and local media in the application.***
9. ***That Council hold a community event to highlight the importance of the Allen's Creek corridor and lobby the state government to preserve this critical corridor.***
10. ***As part of the June Ordinary Meeting of Council, that Council reconsiders its position.***
11. ***Invite urgently the Department of Planning and Minister of Planning to discuss Council's position and work on a strategy to resolve Council's and the Community's concerns.***

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

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

WOLLONDILLY SHIRE COUNCIL

Minutes of the Extra Ordinary Meeting of Wollondilly Shire Council held in the Wilton Community Centre, 20 Broughton Street, Wilton, on Monday 30 April 2018

Closing

CLOSING

There being no further business, the Mayor declared the Extra Ordinary Meeting closed at 8.39pm.

This and the preceding 7 pages are the Minutes of the Extra Ordinary Meeting of Council held on 30 April 2018 and were confirmed in the subsequent meeting held on 21 May 2018.

.....
Mayor

Closing

Our Reference: 6930-7 LJ:WF

Mr Anthony Roberts
Minister for Planning
GPO Box 5341
Sydney NSW 2001

18 May 2018

Dear Mr Roberts

EXTRAORDINARY COUNCIL MEETING AND COMMUNITY FORUM – WILTON NEW TOWN

I write to advise that at its Extraordinary Meeting of 30 April 2018, Council, in response to the rezoning of the South East Precinct at Wilton, resolved to withdraw its 'in principle' support for Wilton New Town.

Council remains willing to reconsider its position subject to the matters outlined in the attached resolution (1(a-h)) being addressed.

A further report will be referred to Council at its Ordinary Meeting of 18 June 2018 to consider the NSW Government's response.

Should you wish to discuss this matter further, please contact the undersigned on (02) 4677 9547.

Yours faithfully



Luke Johnson
General Manager

Extra Ordinary Meeting Of Council



Wollondilly Shire Council

Minutes

30 April 2018

The meeting commenced at 7.40pm and was held in the Wilton Community Centre 20 Broughton Street, Wilton NSW 2571.

WOLLONDILLY SHIRE COUNCIL

Minutes of the Extra Ordinary Meeting of Wollondilly Shire Council held in the Wilton Community Centre, 20 Broughton Street, Wilton on Monday 30 April 2018

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PRESENT

Councillors: Hannan (Mayor), Landow, Gould, Khan, Lowry, Banasik, Deeth, Briggs and Smith.

ALSO PRESENT WERE

General Manager, Executive Director Community and Corporate, Director Planning, Director Infrastructure and Environment, Manager Growth & Strategic Planning, and one Administration Officer.

WOLLONDILLY SHIRE COUNCIL

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APOLOGIES AND LEAVE OF ABSENCE REQUESTS

TRIM 88-13

There were no apologies noted for this meeting.

DECLARATION OF INTEREST

TRIM 9156

Nil

84/2018 **Resolved on the motion of Crs Briggs and Deeth:**

That this meeting be held earlier than the designated time of 8.00pm.

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

Sustainable and Balanced GROWTH

SUSTAINABLE AND BALANCED GROWTH

GR1 **Review of Position on Wilton New Town**
234777 DD010.2017.00000123.001

Cr Lowry left the room at 8.08pm and returned at 8.10pm.

85/2018 Resolved on the Motion of Crs Hannan and Deeth.

1. That Council writes to the NSW Premier and the Minister for Planning informing them that Council *withdraws its* 'in principle' support for Wilton New Town and *will reconsider its position once* the following matters *have been* addressed:
 - a) Immediate commencement of a business case for the delivery of electrified passenger rail services to the Shire including the construction of a spur line via the Maldon-Dombarton Rail Corridor (MDRL) and new train station at Wilton New Town.
 - b) An integrated health care precinct of not less than 10 hectares in area be identified north of the MDRL and integrated within the town centre masterplan. This must enable the future provision of a health care facility that will provide primary, secondary and tertiary (hospital) level care at full development of Wilton New Town.
 - c) Demonstration that the NSW Government and/or the developers can deliver the required 1 permanent ongoing full time job for each dwelling generated by Wilton New Town. A revised retail hierarchy imbedded in the statutory planning framework that limits the floor area of supermarkets outside the proposed town centre to not more than 1500 square metres consistent with the intended neighbourhood service level and the Department of Planning and Environment's "Planning for the Future of Retail: Discussion Paper". This is intended as a crucial measure to prevent the forestalment of the early establishment of the town centre precinct as articulated in advice to the Department by Urbis dated 26 May 2017.
 - d) The NSW Government defer any further release of land within the Greater Macarthur Growth Area and Wilton Priority Growth Area until the NSW Government prepares and finalises a South Western Sydney Koala Conservation Strategy that protects koalas and their habitat corridors throughout the region. The Conservation Strategy should:

Sustainable and Balanced GROWTH

- i. **Be underpinned by approved, integrated Comprehensive Koala Plans of Management for Wollondilly, Campbelltown, Liverpool, Wingecarribee and Wollongong Local Government Areas in accordance with Schedule 1 and Part 3 of the State Environmental Planning Policy (SEPP) 44 - Koala Habitat Protection.**
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On being put to the meeting the motion was declare CARRIED.

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

WOLLONDILLY SHIRE COUNCIL

Minutes of the Extra Ordinary Meeting of Wollondilly Shire Council held in the Wilton Community Centre, 20 Broughton Street, Wilton, on Monday 30 April 2018

Closing

CLOSING

There being no further business, the Mayor declared the Extra Ordinary Meeting closed at 8.39pm.

This and the preceding 7 pages are the Minutes of the Extra Ordinary Meeting of Council held on 30 April 2018 and were confirmed in the subsequent meeting held on 21 May 2018.

.....
Mayor

Closing

Wesley Folitarik

From: Bruce Colman <Bruce.Colman@planning.nsw.gov.au>
Sent: Friday, 8 June 2018 11:13 AM
To: Wil Robertson; Daniel Simpkins; Evan Reade; Adrian Miller; Gina Metcalfe; Brett Whitworth; Belinda Yeung; fletcher.rayner; Gary White; Martin Reason; Lea Prosser; cameron.beames@lendlease.com; nigelm@dp-aus.com.au; Darryl.kite@jesserin.com.au; tt@pclcorp.com.au; memoryjb@bigpond.com; wayne.gersbach@macroplan.com.au; sam@mirgroup.com.au; michaelp@inghampropertygroup.com.au; Kith.clarke@dahuaaustralia.com.au; Gerry Beasley; David@kennedyslawfirm.com; dominic@fortnumproperty.com.au; Fletcher.Rayner@campbelltown.nsw.gov.au; Chris Stewart
Cc: Stephen Gardiner; Wesley Folitarik; Carolyn Whitten; Edith Barnes
Subject: Greater Macarthur Growth Area Land Release - Landholder Workshop 2 - Key Principles and next steps
Attachments: 20180607 Greater Macarthur Growth Area Land Release Principles.docx

Dear All,

Thank you for participating in the second Greater Macarthur workshop on 31 May.

I have attached the draft principles discussed at the workshop. There were agreed in broad terms at the workshop. I am seeking your feedback on these ahead of finalising them.

Thank you also for providing feedback directly to the Land Release team and indicative precinct plans for your respective holdings.

We are working towards finalising a draft Land Use and Infrastructure Implementation Plan and Special Infrastructure Contributions Framework for the proposed Greater Macarthur Growth Area.

The next steps in this process are:

- Receive feedback from stakeholders regarding the principles by Friday 15th June
- Review the existing submissions and potential precinct plans provided by landowners for consistency and divergence from the draft structure plan by Friday 22nd June
- Receive recommendations from the strategic biodiversity assessment process including a koala conservation strategy for inclusion in the LUIP (end June 2018)
- Consult councils and agencies in finalising the draft plan and SIC for exhibition (mid July 2018)
- Recommend a final growth area boundary and draft LUIP and SIC to the Minister for exhibition (end July 2018)
- Exhibit the draft LUIP and SIC when endorsed by the Minister.

Please contact Gina Metcalfe, Land Release Manager on 9860 1542 if you would like to discuss the key principles or next steps.

Regards
Bruce

Bruce Colman
Director Land Release
NSW Department of Planning & Environment
Level 4, 10 Valentine Avenue, Parramatta
Sydney NSW 2150 Australia
Tel. 9860 1529 Mob. 0439 136 252

E bruce.colman@planning.nsw.gov.au

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Please consider the environment before printing this email.



Prior to the finalisation of a Structure Plan for the Greater Macarthur Growth Area Land Release, Government and Landowners/Developers will provide clarity in how development is guided through a set of AGREED PRINCIPLES

- Infrastructure for the Growth Area is not currently funded by Government and early development will need to occur at no additional cost to Government by funding the concurrent delivery of enabling infrastructure.
- A Growth Area wide plan will provide certainty for landowners by setting out the Government's objectives and framework for sustainable development over 30 years.
- The urban structure and density of development will rely on and support investment in public transport.
- The detail on implementation will occur through a collaborative approach to delivery solutions and a cohesive outcome.
- The Department of Planning will consider a wide range of implementation approaches, as long as they are consistent with the Growth Area plan and these principles.
- Activation of precincts will be led by private sector investment in road and social infrastructure.
- Conservation of biodiversity and koala colonies will be at the heart of the Growth Area.
- High quality urban design of the public and private realm will complement areas of conservation to provide high amenity.
- Employment opportunities will be provided in Campbelltown-Macarthur and locally in each precinct to achieve a 30 minute city for residents

Our Reference: TRIM 8520 AD:WF

Mr Bruce Colman
Director Land Release
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

19 June 2018

Dear Mr Colman

GREATER MACARTHUR RELEASE AREA (WEST APPIN)

I write in respect to the *Greater Macarthur Growth Area Land Release – Agreed Principles* circulated by the Department on 8 June 2018.

Please note that Council has previously written to the Department on 11 August 2016 and 8 November 2016 (copies attached) affirming that the inclusion of land at West Appin for urban development is not supported.

Council sees a more immediate need to focus on resolving outstanding infrastructure issues at Wilton which provides adequate land supply to achieve Council's housing targets for the next 50 years.

Council is also concerned that workshops held on 30 April 2018 and 31 May 2018 to discuss development at Appin were only held with property developers rather than the local community. No further meetings with property developers should be held unless the local community are given equal opportunity to share their aspirations for the area.

Finally, Council does not support further land release on the basis of 'no additional cost to government' as suggested as an agreed principle. Increased housing supply is a NSW Government policy agenda and so no further land release should be supported unless adequate infrastructure is funded by the NSW Government to support planned growth.

Please contact Chris Stewart, Director Planning on (02) 4677 9559 should you wish to discuss this matter further.

Yours faithfully



Ally Dench
Acting General Manager
WOLLONDILLY SHIRE COUNCIL

Our Reference: AG:KH TRIM 8520#244

COPY

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

8 November 2016

Dear Sir/Madam,

GREATER MACARTHUR PRIORITY GROWTH AREA

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

Thankyou for extension of time for making a submission. This allowed us the opportunity to put the proposal before our newly elected Councillors at their first formal meeting of Monday 17 October, 2016.

The Council resolved at that meeting to:

- *Reaffirm the comments of the previous Council as resolved at the meeting of August 8 2016,*
- *That Council request staging priority be given to locations within the Growth Centre that are supported by adequate public transport provisions either existing or planned,*
- *That no development south of Rosemeadow should be undertaken prior to the upgrade of Appin Rd and the provision of a by-pass for the existing village of Appin,*
- *That additional road and transport links between Camden and Campbelltown (e.g. Spring Farm Parkway and Badgally Rd through to the CBD)be highlighted as a major priority.*

A copy of the Council Report and Resolution in relation to this matter is enclosed for your information.

If you would like any further information or have any questions please do not hesitate to contact Adam Gray – Growth Centres Coordinator on 4677 9650.

Yours faithfully


Chris Stewart
Director Planning

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

PE11 – Greater Macarthur Priority Growth Area

PE11

Greater Macarthur Priority Growth Area
243773

TRIM 8520

EXECUTIVE SUMMARY

- This report is to provide the newly elected Council with the opportunity to consider whether or not they would like to make a further submission to NSW Department of Planning and Environment in regard to the exhibition of the Greater Macarthur Priority Growth Area, which includes Appin village and Appin West.
- Council previously made a resolution to make a submission on the proposed priority growth area at their meeting on 8 August 2016. A copy of that submission is attached.
- It is recommended:
 1. That Council reaffirm the comments relating to the Greater Macarthur Priority Growth Area and draft amendments to State Environmental Planning Policy (Sydney Growth Centres) as resolved at the Council meeting on 8 August 2016 and attached to this report.
 2. That Council request staging priority be given to locations within the Growth Centre that are supported by adequate public transport provision either existing or planned. For example priority should be given to development adjacent to Railway Stations in the Glenfield to Macarthur Corridor over sites distant of Railway stations.
 3. That no development south of Rosemeadow should be undertaken prior to the upgrade of Appin Rd and the provision of a by-pass for the existing Appin Village.
 4. That a subsequent submission be sent the Department of Planning outlining any additional comments from Council if required.

REPORT

BACKGROUND

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

PE11 – Greater Macarthur Priority Growth Area

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. In regard to West Appin the preliminary strategy advised that the precinct was not required before 2036 and *potential strategic opportunities, beyond 2036, will depend on the location and timing of the Outer Sydney Orbital, and expansion of the freight rail network through the Maldon-Dombarton Line.*

The Preliminary Strategy and proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (“Growth Centres SEPP”) were placed on exhibition in late 2015. Council considered a report on the exhibition material at the November 2015 Ordinary Meeting. The resulting submission to the Department from that report forms Attachment 1.

Whilst a number of previous Council resolutions have focused on urban growth in West Appin it should be noted that development in this area is not consistent with Council’s current Growth Management Strategy of 2011.

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.*

The Department has placed the revised precinct and draft further amendment to the Growth Centres SEPP on public exhibition from 1 August to 7 September 2016. A report was prepared for an Extra-Ordinary Council meeting on 8 August 2016 to consider a submission on this document. A copy of that report, Council’s resolution and the subsequent submission to the Department forms Attachment 2 of this report.

Given that the exhibition period coincided with the dates for the Local Government Election, Council requested that the Department consider a late submission from the newly elected Council if they elected to do so. The Department have advised that it will consider a submission from Council if it can be submitted by 31 October 2016 and that it 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.

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

PE11 – Greater Macarthur Priority Growth Area

The Department recently held a Community Drop-in Session in Appin on Tuesday 30 August 2016 which was very well attended.

FINANCIAL IMPLICATIONS

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

ATTACHMENTS INCLUDED IN SEPARATE BOOKLET

1. Copy of the Council submission on the Draft Greater Macarthur Priority Growth Area to the Department of Planning and Environment, December 2015.
2. Copy of the Council submission on the Greater Macarthur Priority Growth Area to the Department of Planning and Environment, including the Council report, and subsequent minutes of the Extra- Ordinary Meeting held on 8 August 2016 – PE1 Greater Macarthur Land Release Investigation.
3. Copy of letter from Department of Planning and Environment confirming acceptance of late submission, 29 August 2016.

RECOMMENDATION

1. That Council reaffirm the comments relating to the Greater Macarthur Priority Growth Area and draft amendments to State Environmental Planning Policy (Sydney Growth Centres) as resolved at the Council meeting on 8 August 2016 and attached to this report.
2. That Council request staging priority be given to locations within the Growth Centre that are supported by adequate public transport provision either existing or planned. For example priority should be given to development adjacent to Railway Stations in the Glenfield to Macarthur Corridor over sites distant of Railway stations.
3. That no development south of Rosemeadow should be undertaken prior to the upgrade of Appin Rd and the provision of a by-pass for the existing Appin Village.
4. That a subsequent submission be sent the Department of Planning outlining any additional comments from Council if required.

WOLLONDILLY SHIRE COUNCIL

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 17 October 2016, commencing at 6.39pm

Planning and Economy

PE11 Greater Macarthur Priority Growth Area TRIM 8520
243773

206/2016 Resolved on the Motion of Crs M Banasik and Law:

1. That Council reaffirm the comments relating to the Greater Macarthur Priority Growth Area and draft amendments to State Environmental Planning Policy (Sydney Growth Centres) as resolved at the Council meeting on 8 August 2016 and attached to this report.
2. That Council request staging priority be given to locations within the Growth Centre that are supported by adequate public transport provision either existing or planned. For example priority should be given to development adjacent to Railway Stations in the Glenfield to Macarthur Corridor over sites distant of Railway stations.
3. That no development south of Rosemeadow should be undertaken prior to the upgrade of Appin Rd and the provision of a by-pass for the existing Appin Village.
4. That a subsequent submission be sent to the Department of Planning outlining any additional comments from Council if required.
5. *That another road and transport link between Camden and Campbelltown be highlighted as a major priority.*

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

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

Our Reference: KH:CS TRIM 8520#221

COPY

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.

Pease 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



Chris Stewart
Director Planning

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
266876

TRIM 8520

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.

WOLLONDILLY SHIRE COUNCIL

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

- **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.***

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

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

Planning and
Economy

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**
266876

TRIM 8520

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.

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

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.

PE1 – Greater Macarthur Priority Growth Area

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.

PE1 – Greater Macarthur Priority Growth Area

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."

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.

PE1 – Greater Macarthur Priority Growth Area

(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.

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.

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

ATTACHMENT 1 – TRIM 8520 – 8 AUGUST 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 16 November 2015, commencing at 6.32pm

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 a 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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 Wollondilly
Shire Council

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Planning & Economy

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Economy

PE1 – Greater Macarthur Priority Growth Area

ATTACHMENT 1 – TRIM 8520 – 8 AUGUST 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 16 November 2015, commencing at 6.32pm

Planning and Economy

- *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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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

ATTACHMENT 1 – TRIM 8520 – 8 AUGUST 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 16 November 2015, commencing at 6.32pm

Planning and Economy

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

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

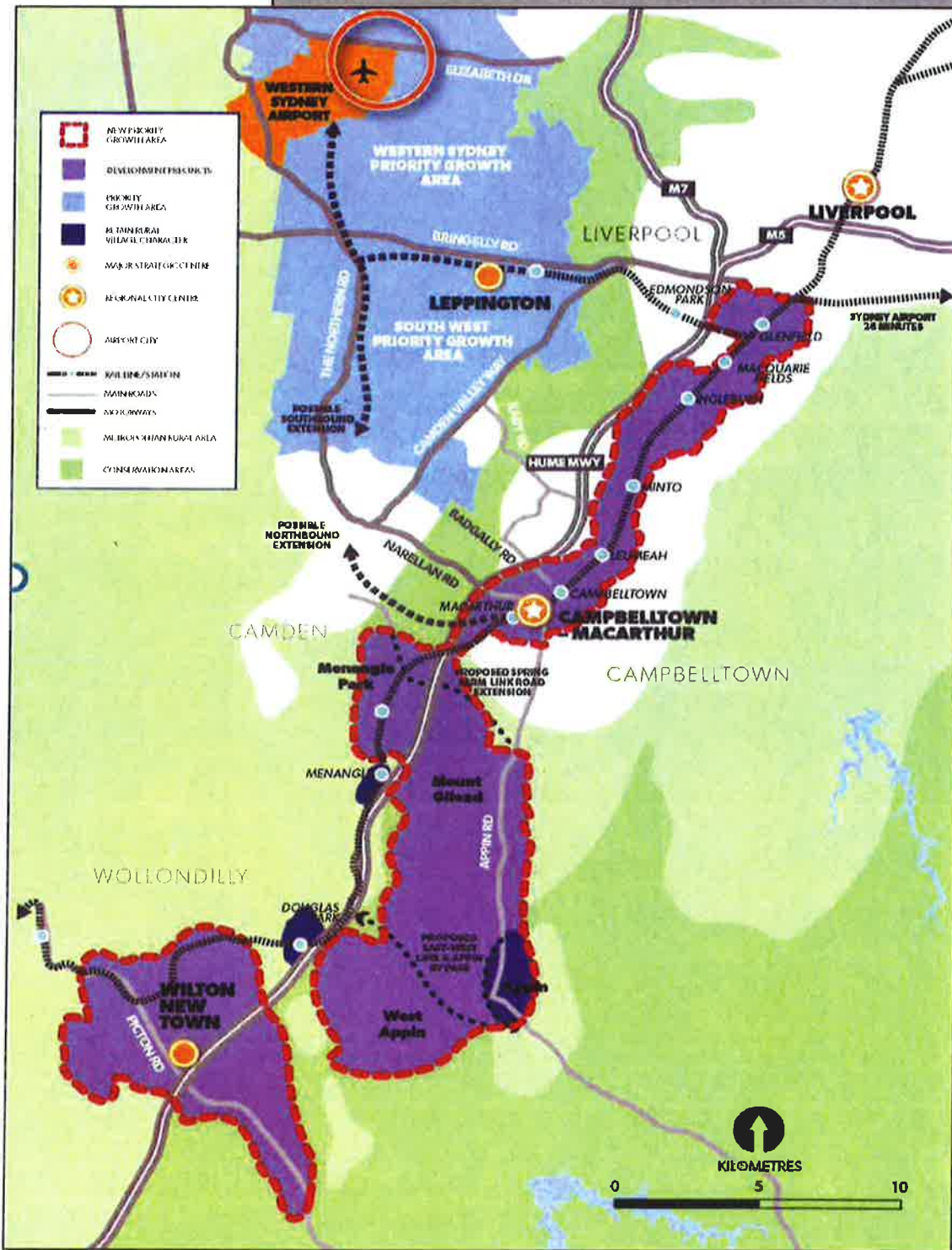
Planning and Economy

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

PE1 – Greater Macarthur Priority Growth Area

ATTACHMENT 2 – TRIM 8520 – 8 AUGUST 2016



Planning & Economy

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

PE1 – Greater Macarthur Priority Growth Area

ATTACHMENT 3 – TRIM 8520 – 8 AUGUST 2016

Planning & Economy

Greater Macarthur Land Release Investigation

*Consultation update
June 2016*



Planning &
Environment

PE1 – Greater Macarthur Priority Growth Area

ATTACHMENT 3 – TRIM 8520 – 8 AUGUST 2016

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PE1 – Greater Macarthur Priority Growth Area

ATTACHMENT 3 – TRIM 8520 – 8 AUGUST 2016

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.

PE1 – Greater Macarthur Priority Growth Area

ATTACHMENT 3 – TRIM 8520 – 8 AUGUST 2016

- 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

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

PE1 – Greater Macarthur Priority Growth Area

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

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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 | 30 | 8 | 9 | 7 | 15 |
| Impact on rural character | 30 | 5 | 10 | 6 | 9 |
| Mining / coal seam gas | 30 | 5 | 8 | 5 | 16 |
| 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"> 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. | <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"> 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. Gilead Landowners Group - seek | <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 |
|---|--|
| <p>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.</p> <ul style="list-style-type: none"> 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. | <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"> 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 | <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"> 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. <p>(St Mary's Retreat Centre is not a party to the submission and has not made an individual submission.)</p> <ul style="list-style-type: none"> 20 Macarthur Drive – owner requests inclusion in growth area on the grounds that the site has potential for development and is serviced by utilities. | <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"> 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). | <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"> 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. | <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 Macquarie Dale 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"> 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. | <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"> 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. <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"> Office of Environment and Heritage – requests that the part of Upper Nepean State Conservation Area in the Wilton Priority Growth Centre be removed. | 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

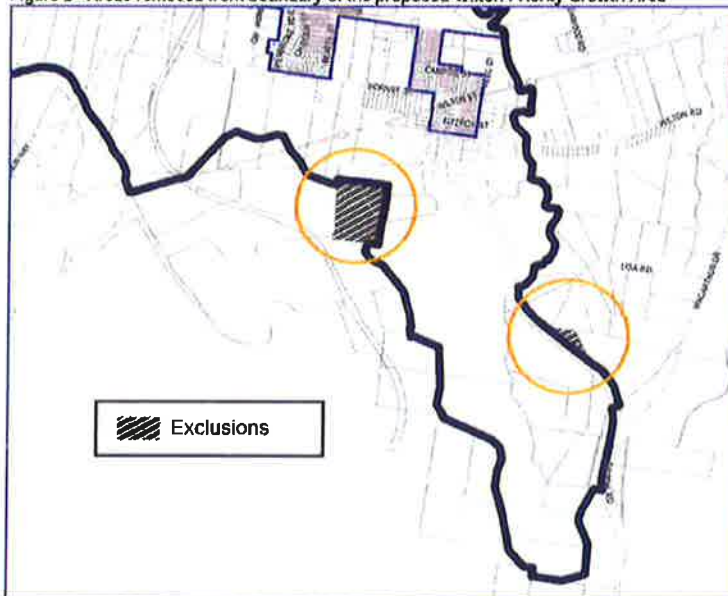
5.1 Post Exhibition Changes to the proposed SEPP

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.

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7 APPENDICES

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7.1 Appendix A: Explanation of Intended Effect

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Planning & Environment

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 as 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.

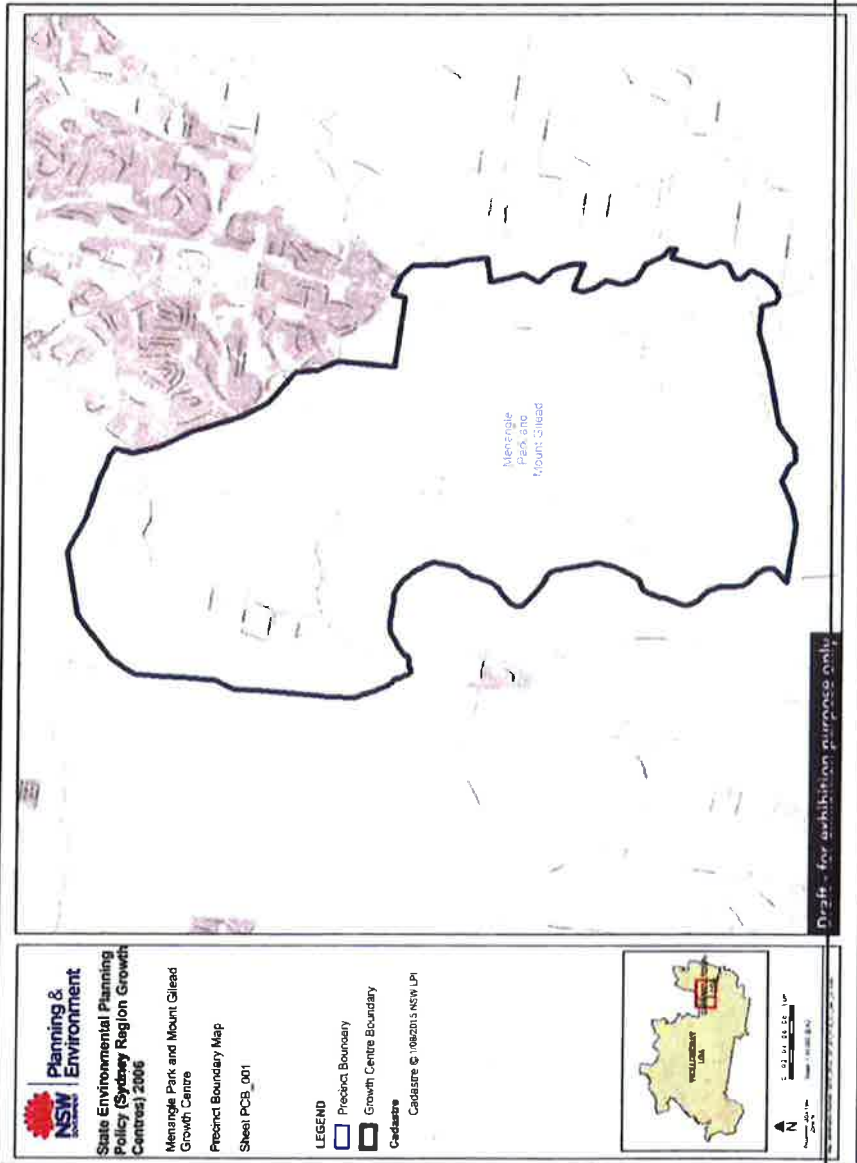
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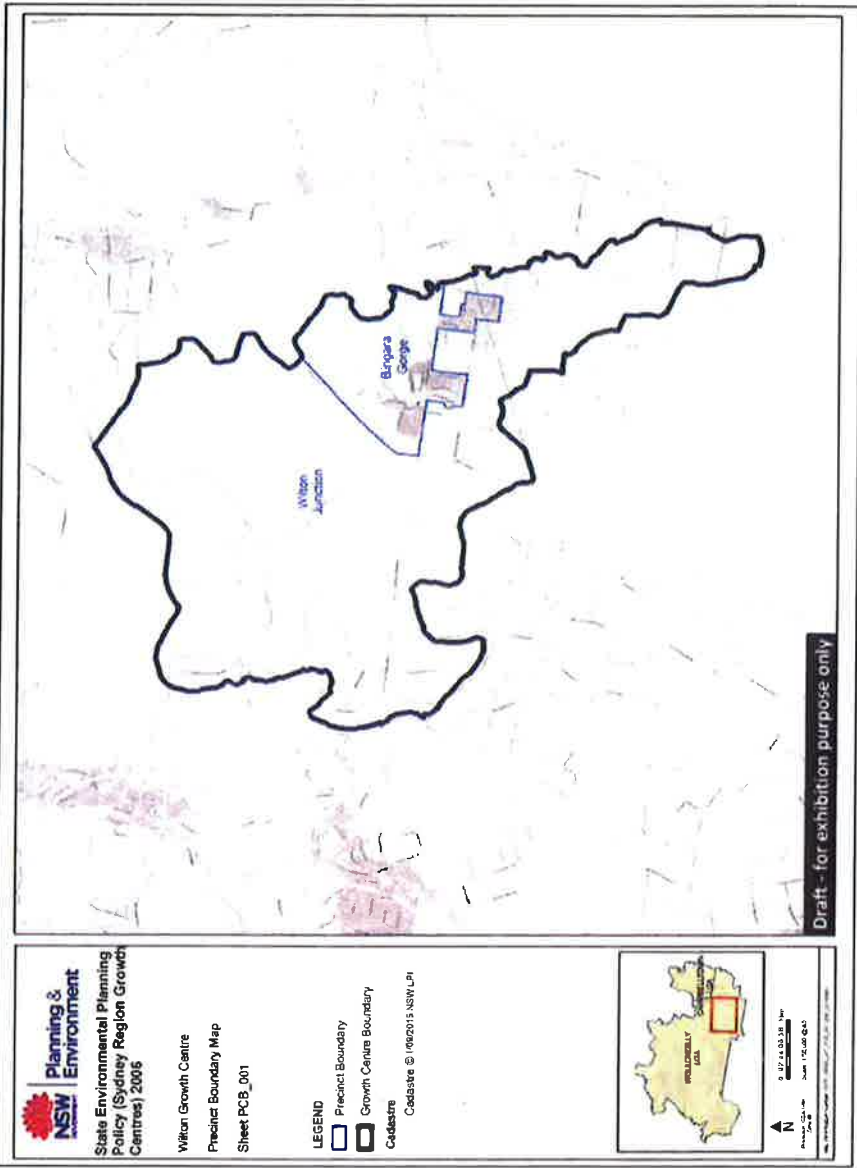
Attachment 1 – Proposed boundary of the Menangle Park/Mount Gilead growth centre and Wilton growth centre



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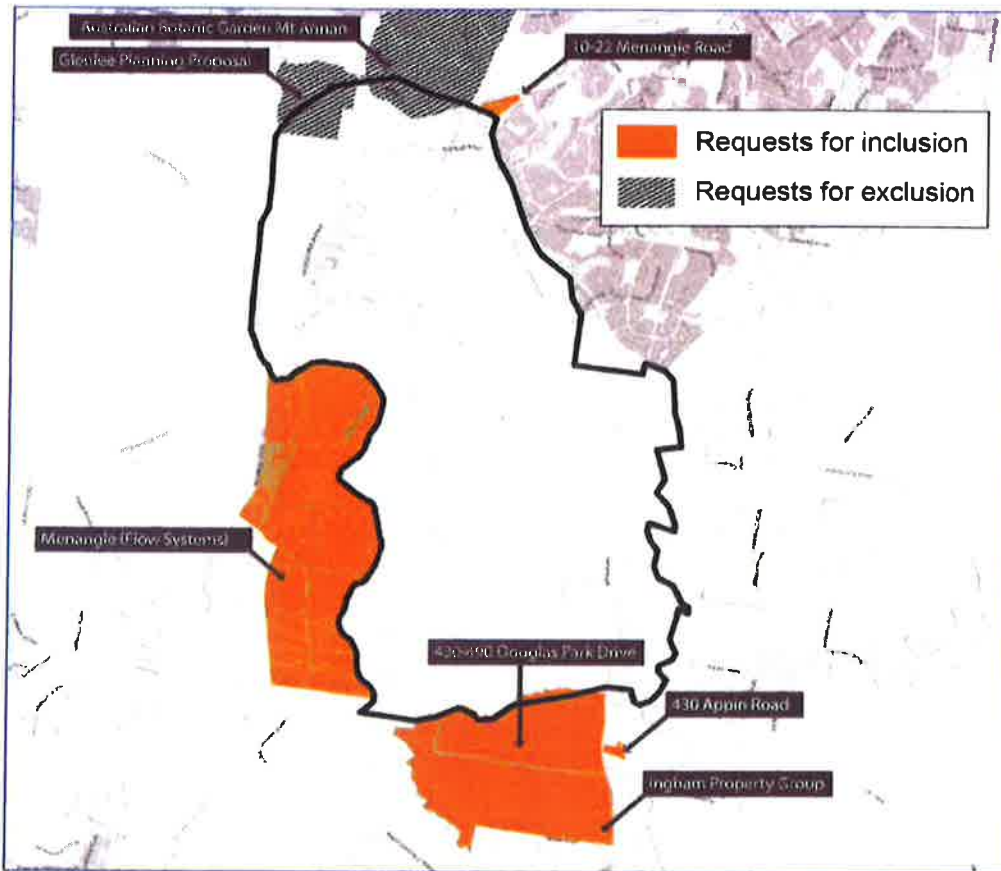
ATTACHMENT 3 – TRIM 8520 – 8 AUGUST 2016

7.2 Appendix B: Specific sites identified in stakeholder submissions

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Menangle Park and Mount Gilead

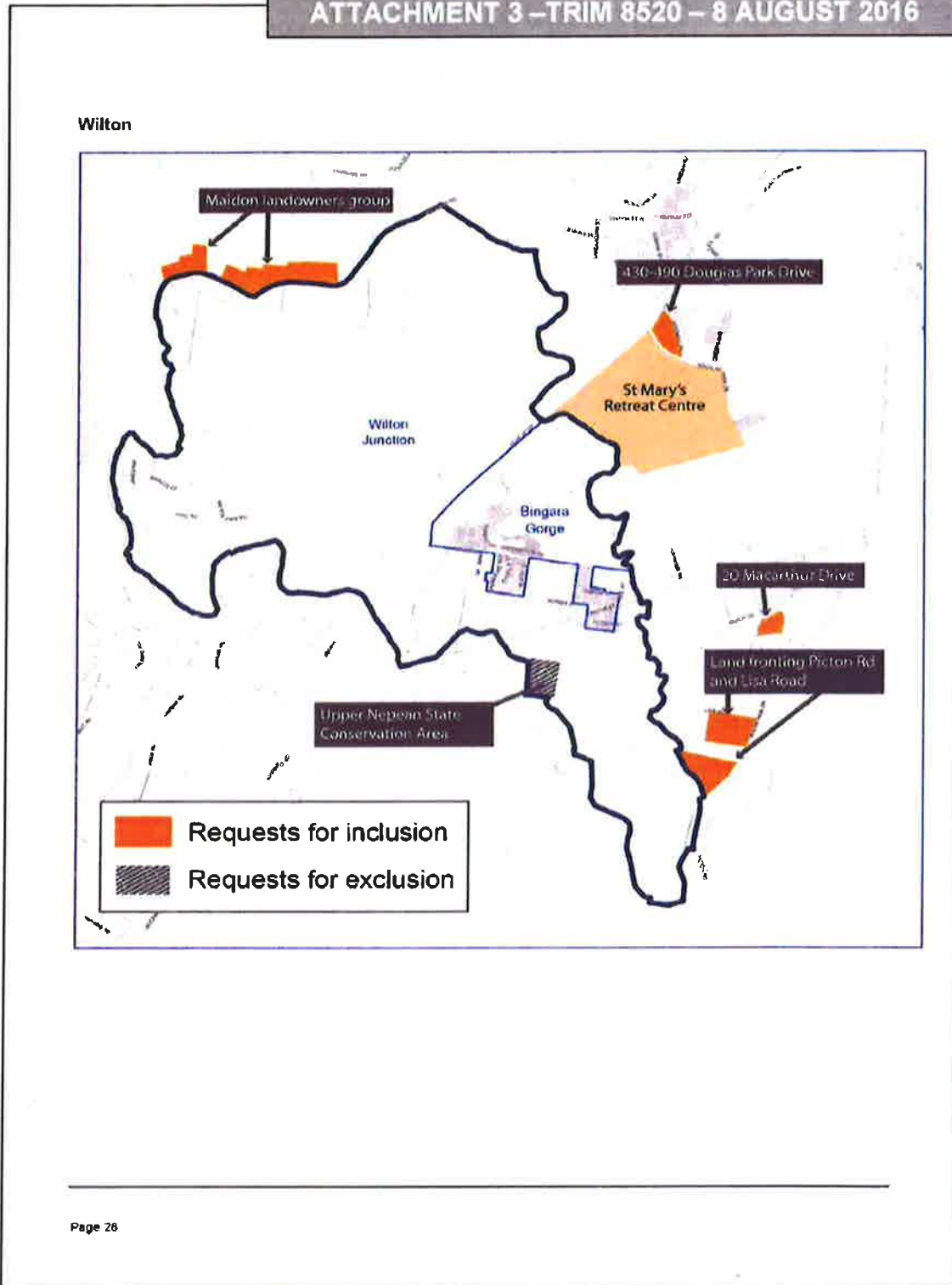


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7.3 Appendix C: Final SEPP map identifying the boundaries of the Wilton Priority Growth Area

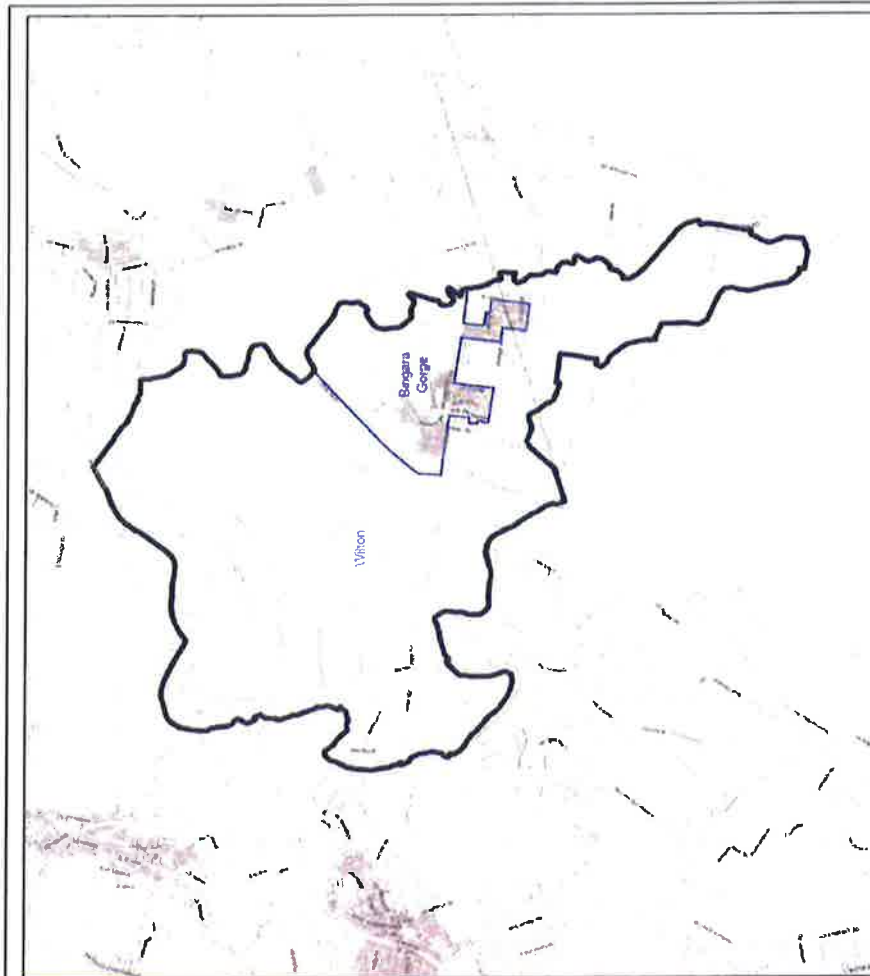
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Planning & Environment
NSW GOVERNMENT

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Wilton Priority Growth Area
Precinct Boundary Map
Sheet PCB_001

LEGEND

Growth Centre Boundaries

- Wilton Priority Growth Area Boundary
- Wilton Priority Growth Area Precinct Boundary

Contours

Current as at 14/01/2015 NSW LPI

Scale: 1:25,000
North Arrow

Map Information: 14/01/2015 NSW LPI

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**Planning &
Environment**

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

Greater Macarthur Land Release Investigation Post Exhibition Planning Report

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IN2 Attachments

1. Proposed amendments to the Wollondilly Open Space, Recreation & Community Facilities Strategy.
2. Status Update on OSRCF Strategy Implementation Plan.
3. Strategic Actions Status Update.

Monday 16 July 2018

IN2 – Update on the Wollondilly Open Space, Recreation and Community Facilities Strategy

| ATTACHMENT 1: Proposed Amendments to the Wollondilly Open Space, Recreation & Community Facilities Strategy | | | |
|--|---|--|--|
| Page | Item | Issue | Proposed Amendment |
| Various | Use of the terms City, Shire and LGA | Inconsistent terminology. | Adopt the use of the term 'Shire' when referencing the city or local government area. |
| IV | Figure depicting key themes | The diagram is not referenced and unnecessary for the Executive Summary. | Removal of figure as it is explained and depicted further on in the document. |
| 9 | Reference is made to '255 hectares of local open spaces...14 sportsgrounds, over 101 parks and reserves, 10 tennis courts, 4 skate parks, 1 BMX park and 2 swimming pools....one cultural facility in Picton, 11 community halls/centres....3 mixed facilities all in Picton and 4 community service centres..' | Confirm quantities remain accurate. | Update with current quantities based on Asset Management System. |
| 17 | Table 01: Park Values | Lacking clarification on 'Cultural' values. | Add in box underneath 'Cultural' value that contains title of 'Identity' and text 'Reinforce a sense of belonging and community identify, sense of place'. |
| 18 | Metropolitan Plan for Sydney 2036 | Confirm whether still most current version. | Update accordingly. |
| 22 | Section on Sustainable Wollondilly Report | Confirm whether this reporting still occurs. | If this reporting still occurs, update the most recent star rating and OSRCF implications. |
| 22 | Wollondilly Bike Plan | 2011 document - confirm how much has been addressed in the last 5 years. | Update with progress of implementation of the Bike Plan. |
| 23 | The Wollondilly Strategic Community Plan 2030 | The CSP is already identified on page 19. | Integrate with section on page 19. |
| 24 | Wollondilly Biodiversity Strategy 2004 | Confirm whether still most current version. | Confirm and update accordingly. |
| 27 | 2012 population statistics | Data now 4 years old and superceded by 2016 Census data. | Update with most current population estimates and breakdown. |
| 30 | Section on towns, villages and neighbourhoods | Confirm accuracy of population numbers. | Update with most current demographic information. |
| 33 | 9 Vegetation communities listed under the TSA as EEC | Confirm accuracy. | Confirm and update accordingly. |
| 34 | Reference to the Biodiversity Strategy 2004 | Confirm whether still most current version. | Confirm and update accordingly. |
| 39 | List of Shire festivals | Recent events are missing from list and confirm whether Earth Hour Organic Dinner continues. | Add in the Anzac Day service in Picton and Illuminate. |
| 41, 42, | Reference to a DRAFT inventory of open space | Need to have a final inventory. | Confirm inventory accuracy and details. |
| 41 | Reference is made to '255 hectares of local open spaces...14 sportsgrounds, over 101 parks and reserves, 10 tennis courts, 4 skate parks, 1 BMX park and 2 swimming pools..' | Confirm quantities remain accurate. | Update with current quantities based on Asset Management System. |
| 44 | Numbers, Sizes of Reserves | Confirm quantities remain accurate. | Update with current quantities based on Asset Management System. |
| 45 | Table 3.1 and Table 3.2 | Confirm accuracy | Also remove columns from Table 3.2 titled 'no size recorded' and 'ave size of parks Ha' as no relevance. |
| 46 | Second paragraph says 'there is a large number of regional size parks in the Shire'. | This is not evident. | Remove statement. |
| 46 | 5th dot point down. | Although it says much of the Shire enjoys high amounts of open space, much of this is under private ownership or National Parks, Mining or Water NSW land so it is not necessarily accessible to the public. | Highlight in the sentence that much of the available open space is not actually Council owned and/or publicly accessible hence the importance of good planning and provision in new development. |
| 47 | Setting Types and Recreational Uses | Inconsistency in terminology | Select a set of terms for use throughout the document (i.e. Local, Neighbourhood, District and Regional). |
| 48-54 | Maps | Need updating and to be more informative. | New maps. |
| 54 | Outdoor Sports | Refers to a Draft Inventory. | Need final inventory included in the document and aligned to Asset Management System. |

| Page | Item | Issue | Proposed Amendment |
|---------|--|--|---|
| 54 | Outdoor Sports | Principal summer season sports include tennis - confirm accuracy. Also says that baseball and softball is played but not accurate. | Confirm and update sport participation data. |
| 55 | 9th dot point about poor integration in recent upgrades. | Not accurate. Upgrades are being implemented based on best practice. | Remove dot point 9. |
| 57 | 4th paragraph | Confirm the number of remaining management committees. | Update accordingly. |
| 57 | 5th paragraph | Refers to number of maintenance staff. | Update accordingly. |
| 60 | Community facilities table | Community service centres. | Add the RFS facilities and the SES facility. |
| 61 | Section on Community Facilities | Update section on Visitor Information Centre and the lease of the Old Picton Post Office for smart hub. | Update accordingly. |
| 66 | Table of community facility floorspace | Suburb population needs to be updated to latest Census data. | Update population numbers. |
| 67 | 3rd paragraph relating to Picton Library | Mentions proposed upgrade that has now been completed. | Update accordingly. |
| 72 | 3rd paragraph relating to Picton Old Post Office | Not the current use. | Update accordingly. |
| 91-95 | Project Population Growth | Not based on most current Census data. | Updated based on 2016 Census data. |
| 104 | Summary Hierarchy Table | Needs to be in Implementation Plan. | Move to Implementation Plan and update inventory based on this hierarchy. Include Neighbourhood level. |
| 106 | Community Facilities Hierarchy | Needs to be in Implementation Plan. | Move to Implementation Plan and update inventory based on this hierarchy. |
| 135 | Implementation Plan - Menangle Road/River Reserve - Liaison with adjoining Council with respect to facilities on both sides of river bank (picnic, tracks, swim etc) | Reserve located within Campbelltown LGA and Wollondilly side of River is privately owned land. | Remove from Implementation Plan. |
| 144-145 | Community Facilities Plan | Planning catchments could benefit from being labelled. | Give numbers to the Planning Catchments that are identified by colour code on the plan. |
| 154 | Appendix 1 Open Space Inventory | Not accurate and missing information. | Need to update and align to Asset Management System, include proposed actions for park improvements. |
| 156 | Appendix 2 Typical Park Hierarchy | Not consistent or easily identified. | Should incorporate a clear Wollondilly Shire specific hierarchy within the Strategy (not as attachment) based on Local, Neighbourhood, District and Regional. |

ATTACHMENT 2: Status Update on OSRCF Strategy Implementation Plan

| PASSIVE PARKLANDS | | | |
|--------------------------|--|-----------------|---|
| Location | Action | Timeline | Status |
| Warragamba | Integration of a regional passive parklands (complementing Warragamba Dam Park, regional sports precinct and neighbourhood community facilities which are not Council but State Conservation Areas) including a regional all abilities playground Catchment is southwest metropolitan, developed in concert with adjoining Councils. | Long Term | Construction of regional all abilities playground due to commence July 2018. |
| Picton Town Centre | Development of a new civic park in concert with redevelopment of District Community facilities hub (library, community centre and cultural centre). | Medium Term | Refurbishment of Picton district library completed and relocation of Visitor Information Centre to Shire Hall undertaken. Smart Hub established at Old Picton Post Office and preliminary research underway regarding future Council administration facility. |
| Wilton | District Level Town Park to be developed by development consortium to match population thresholds; location in future town centre. | Medium Term | Preliminary planning stages. |
| Appin | District Level Town Park to be developed to match population thresholds; location close to town centre (eg redevelopment of Appin Park and relocation of sports to expanded Appin AIS Sports Ground, see Outdoor Sports below). | Medium Term | Development of Appin Park Master Plan to commence July 2018 and embellishments to Appin AIS Sportsground identified in Developer Contributions Plan. |

| OUTDOOR SPORTS | | | |
|-----------------------|--|---------------------|--|
| Location | Action | Timeline | Status |
| Warragamba | Integration of a regional/subregional sports precinct integrating Warragamba Sportsground, Warragamba Pool and Warragamba Recreation Reserve (formerly SCA Picnic Grounds). | Long Term | Not yet commenced. |
| Appin | Expansion and redevelopment of Appin AIS Sports Ground to accommodate more field training and courts (possible long term re-location of community centre to town centre to permit greater sports focus). | Medium Term | Development of Appin Park Master Plan to commence July 2018 and embellishments to Appin AIS Sportsground have been accepted in principle by developer as part of VPA. |
| Wilton Junction | District Level sports facilities close to town centre adjoining town park. | Medium Term | Preliminary planning stages. |
| Picton | Consolidation and rationalisation of the suite of sports facilities (courts and fields) that include Picton Sports Ground, Hume Oval and Victoria Park to form an integrated district level sports precinct. | Planning Short Term | Victoria Park courts rationalised and all other facilities are considered critical to meet need. Work to commence on development of a Master Plan for Picton Botanic Garden Precinct (including Hume Oval and Picton Sportsground) in 2018/19. |
| Thirlmere | Redevelopment and upgrade of Thirlmere Sportsground to increase capacity, including reconfiguration of greyhound track. | Short Term | Construction of new canteen facility completed, sportsfield drainage and pathways completed. |

| | | | |
|--------------|---|-------------|--|
| Douglas Park | Reconfiguration of existing sports facilities to permit basketball, skate, reorganised tennis, little athletics and winter field sports (in train). | Short Term | Multipurpose court and terracing completed. Master Plan for Douglas Park Sportsground adopted and designs for Little Athletics storage facility undertaken. External funding opportunities being pursued for implementation. |
| The Oaks | Reconfiguration of the existing Dudley Chesham Sportsground including consolidating buildings and better integration of equestrian facility. | Medium Term | Development of Master Plan for Dudley Chesham Sportsground currently underway. |

| CIVIC AND URBAN SPACE | | | |
|-----------------------|---|-------------|--|
| Location | Action | Timeline | Status |
| Warragamba | Integration of a regional passive parklands (complementing Warragamba Dam Park, regional sports precinct and neighbourhood community facilities). | Long Term | Warragamba Recreation Reserve embellishments undertaken including upgrades to Boomerang Shelter, RV Friendly Site, outdoor exercise equipment, landscaping. |
| Picton Town Centre | Development of a new civic park in concert with redevelopment of District Community facilities hub (library, community centre and cultural centre). | Medium Term | Refurbishment of Picton district library completed and relocation of Visitor Information Centre to Shire Hall undertaken. Smart Hub establishment at Old Picton Post Office is underway and preliminary research commenced regarding future Council administration facility. |

| NATURAL AND CULTURAL HERITAGE CONSERVATION | | | |
|--|---|--------------------|--|
| Location | Action | Timeline | Status |
| National Park Interfaces | Form partnerships with State Recreation Areas (SRA) and NPWS on river and lake recreation offer (eg Thirlmere Lakes and Bents Basin) and potential locations for Mountain Bike and adventure sports tourism opportunities in west and east. | Short to Long Term | Thirlmere Lakes Symposium facilitated and partnerships ongoing. Incorporated within Destination Management Plan. |

| RIVER FORESHORE, CREEKS AND WETLANDS | | | |
|--------------------------------------|--|-------------|---|
| Location | Action | Timeline | Status |
| Menangle Road/River Reserve | Liaison with adjoining Council with respect to facilities on both sides of river bank (picnic, tracks, swim etc). | Medium Term | Not yet commenced. Reserve located within Campbelltown LGA and Wollondilly side of River is privately owned land. |
| Douglas Park Drive | Picnic shelter and cars spaces to south of fish ladder; kayak launch facility south of causeway. | Medium Term | Not yet commenced. |
| Thirlmere Lakes (NPWS) | Key destination in trails circuit around Picton, Tahmoor and Thirlmere. | Medium Term | Thirlmere Lakes Symposium facilitated and partnerships ongoing. |
| Maldon Weir and Bridge | Walking tracks and picnic facilities adjoining weir and old suspension bridge. | Medium Term | Not yet commenced due to fire damage and the need to reassess viability of concept. |
| Mermaids Pool | Upgrade pedestrian access and acquire foreshore edge. Continue liaison with interested parties (eg. National Parks Association) to ensure protection and conservation of this site and the context of the Bargo River Gorge. | Medium Term | Public safety initiatives continue to be implemented in accordance with legal advice. Master Plan for Mermaids Pool and Pot Holes Reserve to commence in 2018/19. |
| Bents Basin (NPWS) | Liaise with NPWS re upgrade of camping offer and trails links into Great River Walk. | Long Term | Not yet commenced. |

| INDOOR LEISURE | | | |
|-----------------------|---|-----------------|--|
| Location | Action | Timeline | Status |
| Picton | Extend/expand existing Leisure Centre and integrate with outdoor open space | Medium Term | Maintenance backlog program has taken precedence and now completed. Grant funding opportunities continue to be sought for expansion to facility for storage solutions. |
| Warragamba | Consider opportunity for indoor leisure/sports hall as part of upgrade of Warragamba Sportsground and integrate with pool | Medium Term | Not yet commenced. |

ATTACHMENT 2: Status Update on OSRCF Strategy Implementation Plan

| COMMUNITY FACILITIES | | | | | |
|---|--|---|----------|-----------|---|
| Picton | | | | | |
| Strategy | Implementation | Actions | Priority | Timeframe | Status |
| Making Most of What We've Got | Picton District Hub | Action: Investigate the feasibility of creating a district level cultural and community facility through the redevelopment of the Wollondilly Shire Hall and the library concurrently. This action should include proceeding with plans for the redevelopment of the Picton Library into a suitable central library facility. | H | S | Refurbishment of Picton district library completed and relocation of Visitor Information Centre to Shire Hall undertaken. Smart Hub established at Old Picton Post Office and preliminary research underway regarding future Council administration facility. |
| Wilton | | | | | |
| Matching People to Provision | Wilton Junction District Hub | Action: Detailed planning for proposed facility to commence (subject to rezoning). | H | S | Preliminary stages - Council continues to liaise with State Government organisations and developers to identify required community facilities to meet projected populations. Consultant currently preparing S94 Plan for Wilton Growth Area. |
| Matching People to Provision | Wilton Neighbourhood and Local Facilities | Action: Detailed planning for proposed facilities to commence (subject to rezoning). | H | S | Preliminary stages - Council continues to liaise with State Government organisations and developers to identify required community facilities to meet projected populations. Consultant currently preparing S94 Plan for Wilton Growth Area. |
| Tahmoor and Thirlmere | | | | | |
| Making Most of What We've Got | Tahmoor Neighbourhood and Local Facilities | Action: Undertake improvements to the CWA Hall as demand increases (subject to population growth). | L | M | Not yet commenced. |
| Matching People to Provision | Thirlmere Neighbourhood Facility | Action: Undertake investigations for a suitable site for a new community facility in Thirlmere. | M | S | Key consideration in draft consolidation strategy investigations. |
| Appin | | | | | |
| Making Most of What We've Got / Maximise Value for Money | Appin Local / Neighbourhood Facility | Action: Commence planning for improvements to Appin Community Hall. | M | S | New kitchen completed. |
| The Oaks / Oakdale / Mt Hunter | | | | | |
| Maximise Value for Money / Ensuring that All Sectors of the Community Will Benefit / Matching People to Provision | The Oaks Neighbourhood Facility | Action: Commence investigations into feasibility of rationalising existing facilities and development of a neighbourhood level facility at The Oaks (including community consultation, feasibility of the redevelopment of The Oaks Halls or identification of alternative sites). | M | S | Key consideration in draft consolidation strategy investigations and the current planning stages for a Dudley Chesham Sportsground Master Plan. |
| Warragamba | | | | | |
| Maximise Value for Money / Ensuring that All Sectors of the Community Will Benefit / Matching People to Provision | Warragamba Neighbourhood Facility | Action: Commence investigations into the feasibility of redeveloping the Warragamba Town Hall into a neighbourhood level facility (including incorporation services and activities undertaken in other Warragamba facilities). | M | S | Key consideration in draft consolidation strategy investigations. |
| Douglas Park, Menangle and Camden Park | | | | | |
| Matching People to Provision | Menangle / Camden Park Local Facility | Action: Determine most suitable location for a local facility (based on population growth, site availability, access and community feedback). Further planning of facility subject to population growth. | M | M | Continued liaison with developers towards embellishments to Old Menangle School site with Master Plan process soon to commence. Improvements to Cubbitch Barta Reserve identified and appropriate infrastructure currently being sourced. |
| Making Most of What We've Got | Douglas Park Local Facility | Action: Improve utilisation of facility through better advertisement (including advertising facility outside the immediate local area). | M | S | Council continues to work with the Douglas Park Community Centre 355 Management Committee. |

| Bargo | | | | | |
|---|------------------------|---|---|---|----------------------------------|
| Making Most of What We've Got / Ensuring that All Sectors of the Community Will Benefit | Bargo Local Facilities | Action: Undertake improvements to the Bargo Community Hall. | M | M | Facility improvements completed. |

ATTACHMENT 3: Strategic Actions Status Update

| Strategy | Status | OSRCF Strategy Recommended Priority | Revised Priority | Estimated Completion | Responsible Department | Project Identified in Delivery Program? | Funded Project? |
|--|---|--|-------------------------|-----------------------------|-------------------------------|--|------------------------|
| Acquisition and Rationalisation Strategy | First phase investigations have commenced and a proposed methodology will be presented to Councillor workshop scheduled for 25 June 2018. | | H | December 2018 | Facilities & Recreation | N | N |
| Update of the Section 94 Open Space Contributions Plan | A minor review was undertaken in 2015/16 and comprehensive update is now occurring as part of GLN Consultancy's preparation of draft development contributions plans for both the Wilton Priority Growth Area (WPGA) and the wider Wollondilly local government area. | Early | H | June 2019 | Strategic Planning | Y | Y |
| Play and Youth Strategy | Strategy is in draft development stage. | | H | December 2018 | Facilities & Recreation | Y | N |
| Open Space Planning and Design Guidelines | Currently being investigated as part of Council's review of its Land Dedication Policy | Early | M | June 2019 | Facilities & Recreation | N | N |
| Shire Wide Sports Strategy | Council is currently part of a working group that is facilitated by the NSW Office of Sport to develop a Sporting Needs Assessment for the Western City District. | | M | Undertermined | Facilities & Recreation | N | N |
| Integration of Open Space with Tourism Strategy | Addressed in the draft Destination Management Plan that is currently proposed for Council adoption. | | M | August 2018 | Tourism & Business Investment | Y | Y |
| Landscape Character Study | Not commenced. | Early | L | Undertermined | Strategic Planning | N | N |
| Tree Replacement Strategy | Not commenced. | | L | Undertermined | Environmental Services | Y | N |
| Corridor and Trails Strategy | Not commenced. In the absence of a Shire specific strategy, Council utilises the principles identified in the NSW Green Grids strategy and NSW Government Architect's Greener Places policy to guide planning advice and assessments. | Early | L | Undertermined | Strategic Planning | N | N |

EC2 Attachment

1. Investment Summary Report as at 31 May 2018

Monday 16 July 2018

EC2 – Investment of Funds as at 31 May 2018

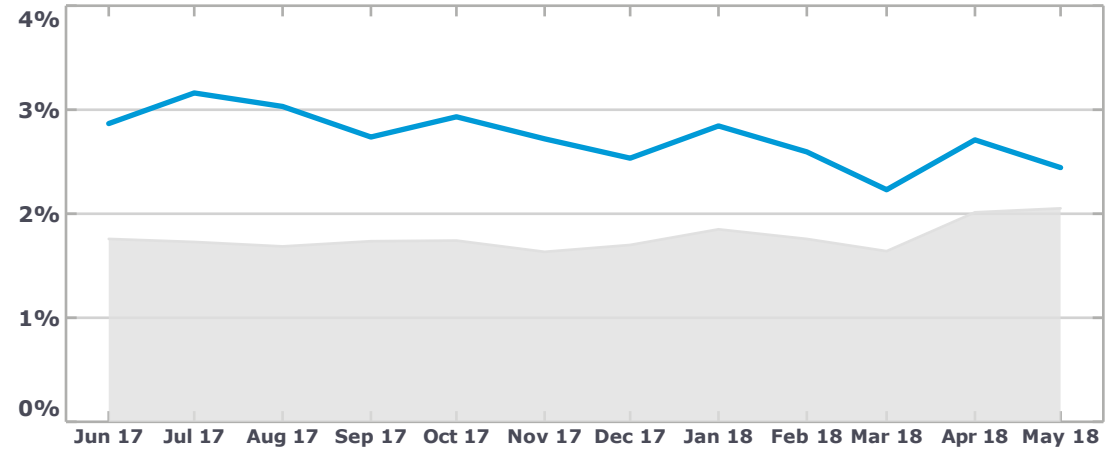


**Investment Summary Report
May 2018**

Investment Holdings

| By Product | Face Value (\$) | Current Value (\$) | Current Yield (%) |
|--------------------------|----------------------|----------------------|-------------------|
| Cash | 5,046,000.00 | 5,046,000.00 | 1.5500 |
| Floating Rate Note | 16,200,000.00 | 16,370,020.13 | 3.1065 |
| Mortgage Backed Security | 1,596,815.94 | 1,074,707.53 | 2.5287 |
| Term Deposit | 35,000,000.00 | 35,440,802.82 | 2.7187 |
| | 57,842,815.94 | 57,931,530.48 | 2.7268 |

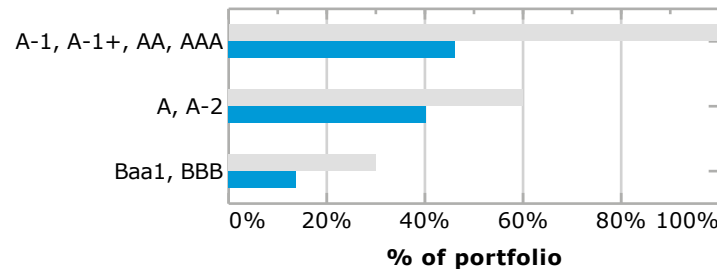
Investment Performance



■ Portfolio Annualised Return ■ Bloomberg BB Index Annualised Return

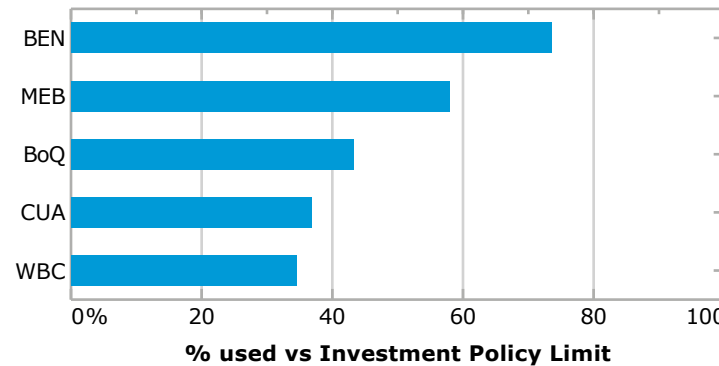
Investment Policy Compliance

Total Credit Exposure



■ Portfolio Exposure ■ Investment Policy Limit

Highest Individual Exposures



Term to Maturities

| Maturity Profile | Face Value (\$) | Policy Max | |
|------------------------------|-------------------|------------|--------|
| Less than 1yr | 39,046,000 | 68% | 100% ✓ |
| Greater than 1yr | 18,796,816 | 32% | 60% ✓ |
| <i>a. Between 3 and 5yrs</i> | 2,596,816 | 4% | 30% ✓ |
| <i>b. Greater than 5yrs</i> | 1,000,000 | 2% | 0% ✗ |
| | 57,842,816 | | |

Cash Accounts

| Face Value (\$) | Current Yield | Institution | Credit Rating | Current Value (\$) | Deal No. | Reference |
|---------------------|----------------|-------------------------|---------------|---------------------|----------|-----------|
| 5,046,000.00 | 1.5500% | National Australia Bank | A-1+ | 5,046,000.00 | 211819 | |
| 5,046,000.00 | 1.5500% | | | 5,046,000.00 | | |

Term Deposits

| Maturity Date | Face Value (\$) | Rate | Institution | Credit Rating | Purchase Price (\$) | Purchase Date | Current Value (\$) | Deal No. | Accrued Interest (\$) | Coupon Frequency | Reference |
|---------------|-----------------|---------|--------------------------------|---------------|---------------------|---------------|--------------------|----------|-----------------------|------------------|-----------|
| 6-Jun-18 | 1,000,000.00 | 2.7000% | Bendigo and Adelaide Bank | A-2 | 1,000,000.00 | 5-Jun-17 | 1,026,704.11 | 535294 | 26,704.11 | At Maturity | |
| 6-Jun-18 | 1,000,000.00 | 2.6100% | Suncorp Bank | A-1 | 1,000,000.00 | 5-Dec-17 | 1,012,728.22 | 536043 | 12,728.22 | At Maturity | |
| 27-Jun-18 | 1,500,000.00 | 2.5900% | National Australia Bank | A-1+ | 1,500,000.00 | 27-Sep-17 | 1,526,290.27 | 535803 | 26,290.27 | At Maturity | |
| 4-Jul-18 | 1,000,000.00 | 2.7000% | Bank of Queensland | A-2 | 1,000,000.00 | 5-Jul-17 | 1,024,484.93 | 535439 | 24,484.93 | At Maturity | |
| 4-Jul-18 | 1,000,000.00 | 2.5800% | Commonwealth Bank of Australia | A-1+ | 1,000,000.00 | 5-Sep-17 | 1,019,014.25 | 535703 | 19,014.25 | At Maturity | |
| 11-Jul-18 | 1,000,000.00 | 2.5800% | National Australia Bank | A-1+ | 1,000,000.00 | 13-Sep-17 | 1,018,448.77 | 535776 | 18,448.77 | At Maturity | |
| 1-Aug-18 | 1,000,000.00 | 2.6000% | Bank of Queensland | A-2 | 1,000,000.00 | 1-Nov-17 | 1,015,101.37 | 535907 | 15,101.37 | At Maturity | |
| 23-Aug-18 | 1,000,000.00 | 3.1000% | Westpac Group | A-1+ | 1,000,000.00 | 23-Aug-16 | 1,023,950.68 | 534157 | 23,950.68 | Annually | |
| 27-Aug-18 | 1,000,000.00 | 3.0500% | Bendigo and Adelaide Bank | A-2 | 1,000,000.00 | 26-Aug-15 | 1,023,146.58 | 508262 | 23,146.58 | Annually | |
| 28-Aug-18 | 1,000,000.00 | 2.6500% | ME Bank | A-2 | 1,000,000.00 | 29-Aug-17 | 1,020,038.36 | 535656 | 20,038.36 | At Maturity | |
| 5-Sep-18 | 1,000,000.00 | 2.6000% | National Australia Bank | A-1+ | 1,000,000.00 | 1-Sep-17 | 1,006,553.41 | 535680 | 6,553.41 | Quarterly | |
| 5-Sep-18 | 1,000,000.00 | 2.6200% | ME Bank | A-2 | 1,000,000.00 | 4-Dec-17 | 1,012,848.77 | 536022 | 12,848.77 | At Maturity | |
| 12-Sep-18 | 1,000,000.00 | 3.1000% | Westpac Group | A-1+ | 1,000,000.00 | 1-Sep-16 | 1,023,059.95 | 534201 | 23,059.95 | Annually | |
| 26-Sep-18 | 1,000,000.00 | 2.6200% | ME Bank | A-2 | 1,000,000.00 | 2-Jan-18 | 1,010,767.12 | 536111 | 10,767.12 | At Maturity | |
| 10-Oct-18 | 1,000,000.00 | 2.6000% | Bank of Queensland | A-2 | 1,000,000.00 | 13-Dec-17 | 1,012,109.59 | 536082 | 12,109.59 | At Maturity | |
| 31-Oct-18 | 1,000,000.00 | 2.6300% | Rural Bank | A-2 | 1,000,000.00 | 1-Nov-17 | 1,015,275.62 | 535908 | 15,275.62 | At Maturity | |
| 7-Nov-18 | 1,000,000.00 | 2.7700% | ME Bank | A-2 | 1,000,000.00 | 16-May-18 | 1,001,214.25 | 536640 | 1,214.25 | At Maturity | |
| 14-Nov-18 | 1,000,000.00 | 2.6000% | Bank of Queensland | A-2 | 1,000,000.00 | 15-Nov-17 | 1,014,104.11 | 535959 | 14,104.11 | At Maturity | |
| 5-Dec-18 | 2,000,000.00 | 2.6500% | Credit Union Australia | A-2 | 2,000,000.00 | 6-Dec-17 | 2,025,701.37 | 536065 | 25,701.37 | At Maturity | |
| 12-Dec-18 | 1,000,000.00 | 2.6000% | ME Bank | A-2 | 1,000,000.00 | 13-Dec-17 | 1,012,109.59 | 536081 | 12,109.59 | At Maturity | |

| Term Deposits | | | | | | | | | | | |
|----------------------|------------------------|----------------|--------------------------------|----------------------|----------------------------|----------------------|---------------------------|-----------------|------------------------------|-------------------------|------------------|
| Maturity Date | Face Value (\$) | Rate | Institution | Credit Rating | Purchase Price (\$) | Purchase Date | Current Value (\$) | Deal No. | Accrued Interest (\$) | Coupon Frequency | Reference |
| 8-Jan-19 | 1,000,000.00 | 2.6000% | Commonwealth Bank of Australia | A-1+ | 1,000,000.00 | 6-Mar-18 | 1,006,197.26 | 536351 | 6,197.26 | At Maturity | |
| 8-Jan-19 | 1,000,000.00 | 2.6000% | Commonwealth Bank of Australia | A-1+ | 1,000,000.00 | 7-Mar-18 | 1,006,126.03 | 536364 | 6,126.03 | At Maturity | |
| 23-Jan-19 | 1,000,000.00 | 2.8000% | Credit Union Australia | A-2 | 1,000,000.00 | 23-May-18 | 1,000,690.41 | 536657 | 690.41 | At Maturity | |
| 13-Feb-19 | 1,000,000.00 | 2.6000% | Bank of Queensland | A-2 | 1,000,000.00 | 14-Feb-18 | 1,007,621.92 | 536236 | 7,621.92 | At Maturity | |
| 27-Feb-19 | 1,000,000.00 | 2.6300% | Commonwealth Bank of Australia | A-1+ | 1,000,000.00 | 28-Feb-18 | 1,006,701.10 | 536318 | 6,701.10 | At Maturity | |
| 5-Mar-19 | 1,000,000.00 | 2.6100% | Westpac Group | A-1+ | 1,000,000.00 | 5-Mar-18 | 1,006,292.60 | 536347 | 6,292.60 | Quarterly | |
| 13-Mar-19 | 1,000,000.00 | 2.6800% | Westpac Group | A-1+ | 1,000,000.00 | 14-Mar-18 | 1,005,800.55 | 536429 | 5,800.55 | Quarterly | |
| 19-Mar-19 | 1,000,000.00 | 2.6400% | Westpac Group | A-1+ | 1,000,000.00 | 7-Mar-18 | 1,006,220.27 | 536365 | 6,220.27 | Quarterly | |
| 15-May-19 | 2,000,000.00 | 2.9000% | Bendigo and Adelaide Bank | A-2 | 2,000,000.00 | 17-May-17 | 2,002,383.56 | 535244 | 2,383.56 | Annually | |
| 29-May-19 | 1,000,000.00 | 2.8200% | Bendigo and Adelaide Bank | A-2 | 1,000,000.00 | 30-May-18 | 1,000,154.52 | 536673 | 154.52 | At Maturity | |
| 9-Aug-19 | 1,000,000.00 | 3.2000% | Westpac Group | AA- | 1,000,000.00 | 9-Aug-16 | 1,025,950.68 | 534113 | 25,950.68 | Annually | |
| 11-Nov-19 | 500,000.00 | 2.8000% | Bendigo and Adelaide Bank | BBB+ | 500,000.00 | 8-Nov-17 | 507,863.01 | 535949 | 7,863.01 | Annually | |
| 20-Nov-19 | 1,000,000.00 | 2.8800% | Rural Bank | BBB+ | 1,000,000.00 | 21-Nov-17 | 1,015,149.59 | 535974 | 15,149.59 | Annually | |
| 35,000,000.00 | | 2.7187% | | | 35,000,000.00 | | 35,440,802.82 | | 440,802.82 | | |

| Floating Rate Notes | | | | | | | | | | | |
|----------------------------|------------------------|-----------------------|------------------------------------|----------------------|----------------------------|----------------------|---------------------------|-----------------|------------------------------|-------------------------|------------------|
| Maturity Date | Face Value (\$) | Current Coupon | Security Name | Credit Rating | Purchase Price (\$) | Purchase Date | Current Value (\$) | Deal No. | Accrued Interest (\$) | Next Coupon Date | Reference |
| 1-Apr-19 | 500,000.00 | 3.6350% | CUA Snr FRN (Apr19) BBSW+1.60% | A-2 | 500,000.00 | 1-Apr-16 | 505,767.88 | 533363 | 2,937.88 | 2-Jul-18 | |
| 10-May-19 | 1,000,000.00 | 2.9400% | WBC Snr FRN (May19) BBSW+1.00% | A-1+ | 1,000,000.00 | 11-Mar-16 | 1,007,432.05 | 533330 | 1,772.05 | 10-Aug-18 | |
| 11-Jun-19 | 750,000.00 | 3.0150% | AMP Snr FRN (Jun19) BBSW+1.10% | A | 750,000.00 | 11-Dec-15 | 758,742.82 | 512050 | 5,018.12 | 12-Jun-18 | |
| 18-Jul-19 | 1,000,000.00 | 3.5200% | ME Bank Snr FRN (Jul19) BBSW+1.45% | BBB | 1,000,000.00 | 18-Jul-16 | 1,009,853.29 | 534040 | 4,243.29 | 18-Jul-18 | |
| 17-Sep-19 | 1,000,000.00 | 2.8950% | BEN Snr FRN (Sep19) BBSW+0.93% | BBB+ | 1,000,000.00 | 17-Sep-14 | 1,008,759.32 | 491128 | 5,869.32 | 18-Jun-18 | |
| 11-Nov-19 | 1,000,000.00 | 2.7800% | ANZ Snr FRN (Nov19) BBSW+0.85% | AA- | 1,000,000.00 | 11-Nov-14 | 1,006,749.45 | 497055 | 1,599.45 | 13-Aug-18 | |
| 29-Nov-19 | 500,000.00 | 3.4400% | GBS Snr FRN (Nov19) BBSW+1.50% | BBB | 500,000.00 | 29-Nov-16 | 499,957.93 | 534565 | 141.37 | 29-Aug-18 | |
| 22-Jan-20 | 1,000,000.00 | 2.9650% | WBC Snr FRN (Jan20) BBSW+0.90% | AA- | 1,000,000.00 | 22-Jan-15 | 1,009,198.08 | 501146 | 3,168.08 | 23-Jul-18 | |

Floating Rate Notes

| Maturity Date | Face Value (\$) | Current Coupon | Security Name | Credit Rating | Purchase Price (\$) | Purchase Date | Current Value (\$) | Deal No. | Accrued Interest (\$) | Next Coupon Reference Date |
|----------------------|-----------------|----------------|------------------------------------|---------------|----------------------|---------------|----------------------|----------|-----------------------|----------------------------|
| 21-Feb-20 | 500,000.00 | 3.0342% | BEN Snr FRN (Feb20) BBSW+1.10% | BBB+ | 500,000.00 | 21-Nov-16 | 502,922.21 | 534537 | 457.21 | 21-Aug-18 |
| 3-Mar-20 | 1,000,000.00 | 2.9200% | MAC Snr FRN (Feb20) BBSW+1.10% | A | 1,000,000.00 | 3-Mar-15 | 1,015,010.00 | 502273 | 7,040.00 | 4-Jun-18 |
| 20-Mar-20 | 750,000.00 | 3.2650% | CUA Snr FRN (Mar20) BBSW+1.30% | BBB | 750,000.00 | 20-Mar-17 | 758,167.50 | 534994 | 4,897.50 | 20-Jun-18 |
| 17-Jul-20 | 1,000,000.00 | 2.9802% | CBA Snr FRN (Jul20) BBSW+0.90% | AA- | 1,000,000.00 | 17-Jul-15 | 1,010,374.18 | 507122 | 3,674.18 | 17-Jul-18 |
| 18-Aug-20 | 1,000,000.00 | 3.0350% | BEN Snr FRN (Aug20) BBSW+1.10% | BBB+ | 1,000,000.00 | 18-Aug-15 | 1,006,804.11 | 505173 | 1,164.11 | 20-Aug-18 |
| 20-Oct-20 | 1,000,000.00 | 3.3150% | SUN Snr FRN (Oct20) BBSW+1.25% | A+ | 1,000,000.00 | 20-Oct-15 | 1,016,474.52 | 510106 | 3,814.52 | 20-Jul-18 |
| 9-Nov-20 | 700,000.00 | 3.2050% | ME Bank Snr FRN (Nov20) BBSW+1.25% | BBB | 700,000.00 | 9-Nov-17 | 701,581.71 | 535915 | 1,413.71 | 9-Aug-18 |
| 18-Jan-21 | 500,000.00 | 3.2200% | CBA Snr FRN (Jan21) BBSW+1.15% | AA- | 500,350.00 | 25-Jan-16 | 508,200.84 | 533092 | 1,940.84 | 18-Jul-18 |
| 29-Mar-21 | 500,000.00 | 3.2600% | HBS Snr FRN (Mar21) BBSW+1.23% | Baa1 | 500,000.00 | 29-Mar-18 | 502,743.08 | 536455 | 2,858.08 | 29-Jun-18 |
| 20-Apr-21 | 500,000.00 | 3.5250% | BEN Snr FRN (Apr21) BBSW+1.46% | BBB+ | 500,000.00 | 20-Apr-16 | 509,103.08 | 533420 | 2,028.08 | 20-Jul-18 |
| 3-Jun-21 | 1,000,000.00 | 2.9900% | WBC Snr FRN (Jun21) BBSW+1.17% | AA- | 1,000,000.00 | 3-Jun-16 | 1,020,038.77 | 533707 | 7,208.77 | 4-Jun-18 |
| 30-Mar-22 | 500,000.00 | 3.0800% | AMP Snr FRN (Mar22) BBSW+1.05% | A | 500,000.00 | 30-Mar-17 | 503,075.27 | 535097 | 2,700.27 | 29-Jun-18 |
| 16-Aug-22 | 500,000.00 | 2.8700% | SUN Snr FRN (Aug22) BBSW+0.97% | A+ | 500,000.00 | 16-Aug-17 | 509,064.04 | 535608 | 629.04 | 16-Aug-18 |
| 16,200,000.00 | | 3.1065% | | | 16,200,350.00 | | 16,370,020.13 | | 64,575.87 | |

Mortgage Backed Securities

| Weighted Avg Life | Face Value (\$) | Current Coupon | Security Name | Rating | Purchase Price (\$) | Purchase Date | Current Value (\$) | Deal No. | Accrued Interest (\$) | Reference |
|---------------------|-----------------|----------------|--------------------------------------|--------|---------------------|---------------|---------------------|----------|-----------------------|-----------|
| 22-Aug-22 | 596,815.94 | 2.3842% | Emerald Reverse Mortgage (A Tranche) | AAA | 1,000,000.00 | 17-Jul-06 | 471,913.42 | 310323 | 428.83 | |
| 21-Jul-27 | 1,000,000.00 | 2.6150% | Emerald Reverse Mortgage (B Tranche) | AA | 1,000,000.00 | 6-Jul-07 | 602,794.11 | 310288 | 2,794.11 | |
| 1,596,815.94 | | 2.5287% | | | 2,000,000.00 | | 1,074,707.53 | | 3,222.94 | |

Accrued Interest Report

| Investment | Deal No. | Ref | Face Value (\$) | Settlement Date | Maturity Date | Interest Received (\$) | Days | Interest Accrued (\$) | Percentage Return |
|------------------------------------|----------|-----|-----------------|-----------------|---------------|------------------------|------|-----------------------|-------------------|
| Cash | | | | | | | | | |
| National Australia Bank | 211819 | | 5,046,000.00 | | | 5,254.84 | 31 | 5,254.84 | 1.55% |
| Cash Total | | | | | | 5,254.84 | | 5,254.84 | 1.55% |
| Floating Rate Note | | | | | | | | | |
| CUA Snr FRN (Apr19) BBSW+1.60% | 533363 | | 500,000.00 | 01-Apr-16 | 01-Apr-19 | | 31 | 1,543.63 | 3.63% |
| WBC Snr FRN (May19) BBSW+1.00% | 533330 | | 1,000,000.00 | 11-Mar-16 | 10-May-19 | 6,590.55 | 31 | 2,453.83 | 2.89% |
| AMP Snr FRN (Jun19) BBSW+1.10% | 512050 | | 750,000.00 | 11-Dec-15 | 11-Jun-19 | | 31 | 1,920.52 | 3.02% |
| ME Bank Snr FRN (Jul19) BBSW+1.45% | 534040 | | 1,000,000.00 | 18-Jul-16 | 18-Jul-19 | | 31 | 2,989.59 | 3.52% |
| BEN Snr FRN (Sep19) BBSW+0.93% | 491128 | | 1,000,000.00 | 17-Sep-14 | 17-Sep-19 | | 31 | 2,458.77 | 2.90% |
| ANZ Snr FRN (Nov19) BBSW+0.85% | 497055 | | 1,000,000.00 | 11-Nov-14 | 11-Nov-19 | 6,304.66 | 31 | 2,315.89 | 2.73% |
| GBS Snr FRN (Nov19) BBSW+1.50% | 534565 | | 500,000.00 | 29-Nov-16 | 29-Nov-19 | 4,056.16 | 31 | 1,403.29 | 3.30% |
| WBC Snr FRN (Jan20) BBSW+0.90% | 501146 | | 1,000,000.00 | 22-Jan-15 | 22-Jan-20 | | 31 | 2,518.22 | 2.97% |
| BEN Snr FRN (Feb20) BBSW+1.10% | 534537 | | 500,000.00 | 21-Nov-16 | 21-Feb-20 | 3,492.95 | 31 | 1,242.15 | 2.93% |
| MAC Snr FRN (Feb20) BBSW+1.10% | 502273 | | 1,000,000.00 | 03-Mar-15 | 03-Mar-20 | | 31 | 2,480.00 | 2.92% |
| CUA Snr FRN (Mar20) BBSW+1.30% | 534994 | | 750,000.00 | 20-Mar-17 | 20-Mar-20 | | 31 | 2,079.76 | 3.26% |
| CBA Snr FRN (Jul20) BBSW+0.90% | 507122 | | 1,000,000.00 | 17-Jul-15 | 17-Jul-20 | | 31 | 2,531.10 | 2.98% |
| BEN Snr FRN (Aug20) BBSW+1.10% | 505173 | | 1,000,000.00 | 18-Aug-15 | 18-Aug-20 | 6,907.40 | 31 | 2,498.50 | 2.94% |
| SUN Snr FRN (Oct20) BBSW+1.25% | 510106 | | 1,000,000.00 | 20-Oct-15 | 20-Oct-20 | | 31 | 2,815.48 | 3.32% |
| ME Bank Snr FRN (Nov20) BBSW+1.25% | 535915 | | 700,000.00 | 09-Nov-17 | 09-Nov-20 | 5,137.62 | 31 | 1,875.52 | 3.15% |
| CBA Snr FRN (Jan21) BBSW+1.15% | 533092 | | 500,000.00 | 25-Jan-16 | 18-Jan-21 | | 31 | 1,367.41 | 3.22% |
| HBS Snr FRN (Mar21) BBSW+1.23% | 536455 | | 500,000.00 | 29-Mar-18 | 29-Mar-21 | | 31 | 1,384.38 | 3.26% |
| BEN Snr FRN (Apr21) BBSW+1.46% | 533420 | | 500,000.00 | 20-Apr-16 | 20-Apr-21 | | 31 | 1,496.92 | 3.53% |
| WBC Snr FRN (Jun21) BBSW+1.17% | 533707 | | 1,000,000.00 | 03-Jun-16 | 03-Jun-21 | | 31 | 2,539.45 | 2.99% |

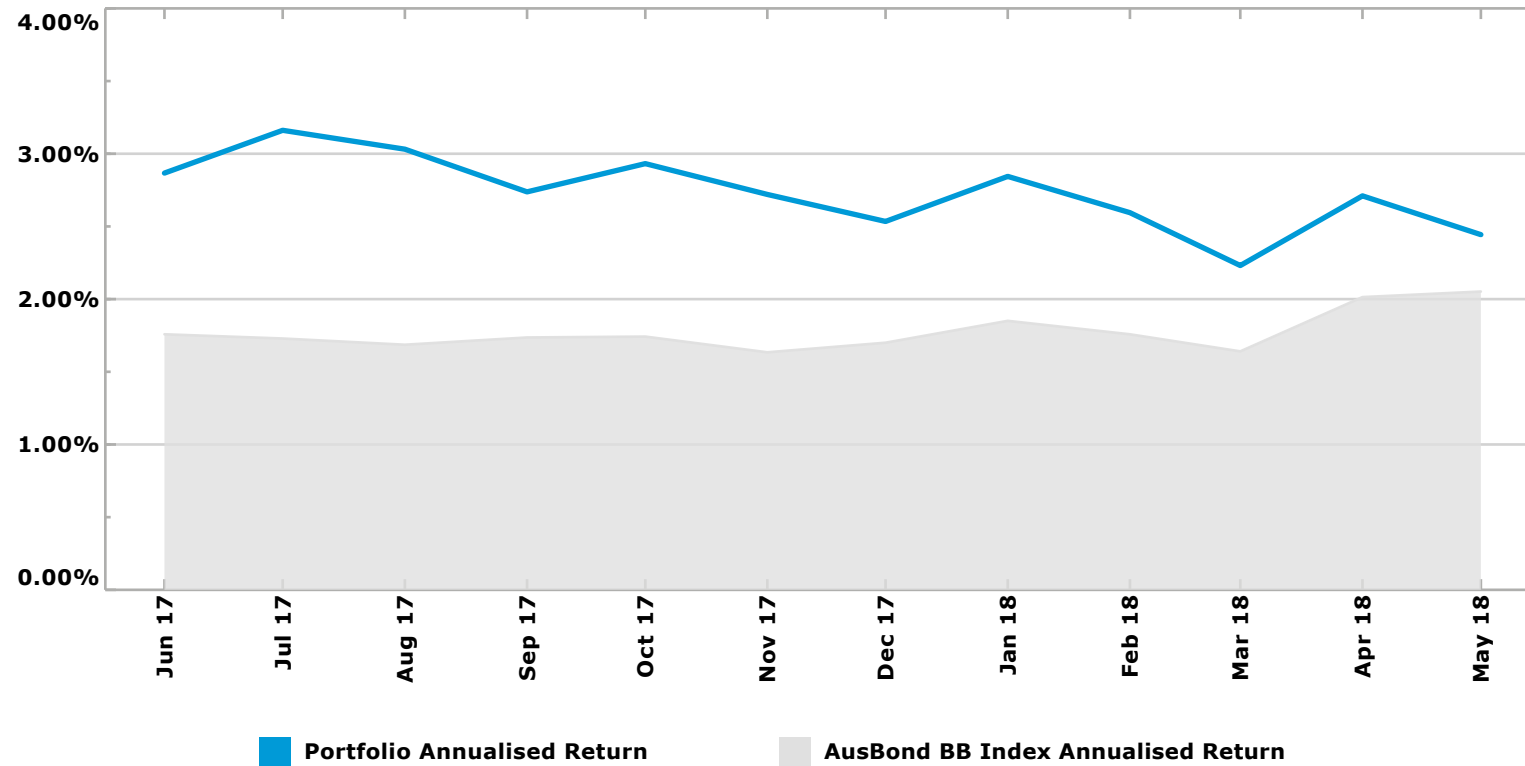
| Accrued Interest Report | | | | | | | | | |
|--|-----------------|------------|------------------------|------------------------|----------------------|-------------------------------|-------------|------------------------------|--------------------------|
| Investment | Deal No. | Ref | Face Value (\$) | Settlement Date | Maturity Date | Interest Received (\$) | Days | Interest Accrued (\$) | Percentage Return |
| AMP Snr FRN (Mar22) BBSW+1.05% | 535097 | | 500,000.00 | 30-Mar-17 | 30-Mar-22 | | 31 | 1,307.94 | 3.08% |
| SUN Snr FRN (Aug22) BBSW+0.97% | 535608 | | 500,000.00 | 16-Aug-17 | 16-Aug-22 | 3,334.45 | 31 | 1,191.02 | 2.80% |
| Floating Rate Note Total | | | | | | 35,823.79 | | 42,413.37 | 3.08% |
| <u>Mortgage Backed Securities</u> | | | | | | | | | |
| Emerald Reverse Mortgage Series 2006-1 Class A | 310323 | | 596,815.94 | 17-Jul-06 | 22-Aug-22 | 3,243.23 | 31 | 1,157.65 | 2.28% |
| Emerald Reverse Mortgage Series 2007-1 Class B | 310288 | | 1,000,000.00 | 06-Jul-07 | 21-Jul-27 | | 31 | 2,220.96 | 2.62% |
| Mortgage Backed Securities Total | | | | | | 3,243.23 | | 3,378.61 | 2.49% |
| <u>Term Deposits</u> | | | | | | | | | |
| National Australia Bank | 535660 | | 1,000,000.00 | 30-Aug-17 | 01-May-18 | 16,979.73 | 0 | 0.00 | |
| Bank of Queensland | 535566 | | 1,000,000.00 | 02-Aug-17 | 02-May-18 | 19,820.55 | 1 | 72.60 | 2.65% |
| ME Bank | 535622 | | 1,000,000.00 | 18-Aug-17 | 16-May-18 | 19,675.34 | 15 | 1,089.04 | 2.65% |
| Credit Union Australia | 535264 | | 1,000,000.00 | 24-May-17 | 23-May-18 | 28,421.92 | 22 | 1,717.81 | 2.85% |
| Bendigo and Adelaide Bank | 535276 | | 1,000,000.00 | 31-May-17 | 30-May-18 | 26,926.03 | 29 | 2,145.21 | 2.70% |
| Bendigo and Adelaide Bank | 535294 | | 1,000,000.00 | 05-Jun-17 | 06-Jun-18 | | 31 | 2,293.15 | 2.70% |
| Suncorp Bank | 536043 | | 1,000,000.00 | 05-Dec-17 | 06-Jun-18 | | 31 | 2,216.71 | 2.61% |
| National Australia Bank | 535803 | | 1,500,000.00 | 27-Sep-17 | 27-Jun-18 | | 31 | 3,299.59 | 2.59% |
| Bank of Queensland | 535439 | | 1,000,000.00 | 05-Jul-17 | 04-Jul-18 | | 31 | 2,293.15 | 2.70% |
| Commonwealth Bank of Australia | 535703 | | 1,000,000.00 | 05-Sep-17 | 04-Jul-18 | | 31 | 2,191.24 | 2.58% |
| National Australia Bank | 535776 | | 1,000,000.00 | 13-Sep-17 | 11-Jul-18 | | 31 | 2,191.24 | 2.58% |
| Bank of Queensland | 535907 | | 1,000,000.00 | 01-Nov-17 | 01-Aug-18 | | 31 | 2,208.22 | 2.60% |
| Westpac Group | 534157 | | 1,000,000.00 | 23-Aug-16 | 23-Aug-18 | | 31 | 2,632.87 | 3.10% |
| Bendigo and Adelaide Bank | 508262 | | 1,000,000.00 | 26-Aug-15 | 27-Aug-18 | | 31 | 2,590.42 | 3.05% |
| ME Bank | 535656 | | 1,000,000.00 | 29-Aug-17 | 28-Aug-18 | | 31 | 2,250.69 | 2.65% |

Accrued Interest Report

| Investment | Deal No. | Ref | Face Value (\$) | Settlement Date | Maturity Date | Interest Received (\$) | Days | Interest Accrued (\$) | Percentage Return |
|--------------------------------|----------|-----|-----------------|-----------------|---------------|------------------------|------|-----------------------|-------------------|
| National Australia Bank | 535680 | | 1,000,000.00 | 01-Sep-17 | 05-Sep-18 | | 31 | 2,208.21 | 2.60% |
| ME Bank | 536022 | | 1,000,000.00 | 04-Dec-17 | 05-Sep-18 | | 31 | 2,225.21 | 2.62% |
| Westpac Group | 534201 | | 1,000,000.00 | 01-Sep-16 | 12-Sep-18 | | 31 | 2,618.53 | 3.08% |
| ME Bank | 536111 | | 1,000,000.00 | 02-Jan-18 | 26-Sep-18 | | 31 | 2,225.20 | 2.62% |
| Bank of Queensland | 536082 | | 1,000,000.00 | 13-Dec-17 | 10-Oct-18 | | 31 | 2,208.22 | 2.60% |
| Rural Bank | 535908 | | 1,000,000.00 | 01-Nov-17 | 31-Oct-18 | | 31 | 2,233.70 | 2.63% |
| ME Bank | 536640 | | 1,000,000.00 | 16-May-18 | 07-Nov-18 | | 16 | 1,214.25 | 2.77% |
| Bank of Queensland | 535959 | | 1,000,000.00 | 15-Nov-17 | 14-Nov-18 | | 31 | 2,208.22 | 2.60% |
| Credit Union Australia | 536065 | | 2,000,000.00 | 06-Dec-17 | 05-Dec-18 | | 31 | 4,501.37 | 2.65% |
| ME Bank | 536081 | | 1,000,000.00 | 13-Dec-17 | 12-Dec-18 | | 31 | 2,208.22 | 2.60% |
| Commonwealth Bank of Australia | 536351 | | 1,000,000.00 | 06-Mar-18 | 08-Jan-19 | | 31 | 2,208.22 | 2.60% |
| Commonwealth Bank of Australia | 536364 | | 1,000,000.00 | 07-Mar-18 | 08-Jan-19 | | 31 | 2,208.22 | 2.60% |
| Credit Union Australia | 536657 | | 1,000,000.00 | 23-May-18 | 23-Jan-19 | | 9 | 690.41 | 2.80% |
| Bank of Queensland | 536236 | | 1,000,000.00 | 14-Feb-18 | 13-Feb-19 | | 31 | 2,208.22 | 2.60% |
| Commonwealth Bank of Australia | 536318 | | 1,000,000.00 | 28-Feb-18 | 27-Feb-19 | | 31 | 2,233.70 | 2.63% |
| Westpac Group | 536347 | | 1,000,000.00 | 05-Mar-18 | 05-Mar-19 | | 31 | 2,216.71 | 2.61% |
| Westpac Group | 536429 | | 1,000,000.00 | 14-Mar-18 | 13-Mar-19 | | 31 | 2,276.17 | 2.68% |
| Westpac Group | 536365 | | 1,000,000.00 | 07-Mar-18 | 19-Mar-19 | | 31 | 2,242.19 | 2.64% |
| Bendigo and Adelaide Bank | 535244 | | 2,000,000.00 | 17-May-17 | 15-May-19 | 58,000.00 | 31 | 4,926.03 | 2.90% |
| Bendigo and Adelaide Bank | 536673 | | 1,000,000.00 | 30-May-18 | 29-May-19 | | 2 | 154.52 | 2.82% |
| Westpac Group | 534113 | | 1,000,000.00 | 09-Aug-16 | 09-Aug-19 | | 31 | 2,717.80 | 3.20% |
| Bendigo and Adelaide Bank | 535949 | | 500,000.00 | 08-Nov-17 | 11-Nov-19 | | 31 | 1,189.04 | 2.80% |
| Rural Bank | 535974 | | 1,000,000.00 | 21-Nov-17 | 20-Nov-19 | | 31 | 2,446.03 | 2.88% |

| Accrued Interest Report | | | | | | | | | |
|--------------------------------|-----------------|------------|------------------------|------------------------|----------------------|-------------------------------|-------------|------------------------------|--------------------------|
| Investment | Deal No. | Ref | Face Value (\$) | Settlement Date | Maturity Date | Interest Received (\$) | Days | Interest Accrued (\$) | Percentage Return |
| Term Deposits Total | | | | | | 169,823.57 | | 80,760.33 | 2.71% |
| | | | | | | 214,145.43 | | 131,807.15 | <u>2.73%</u> |

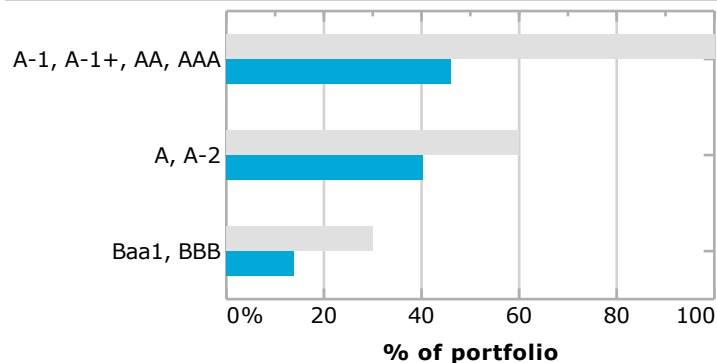
Annualised Monthly Return (Marked to Market)



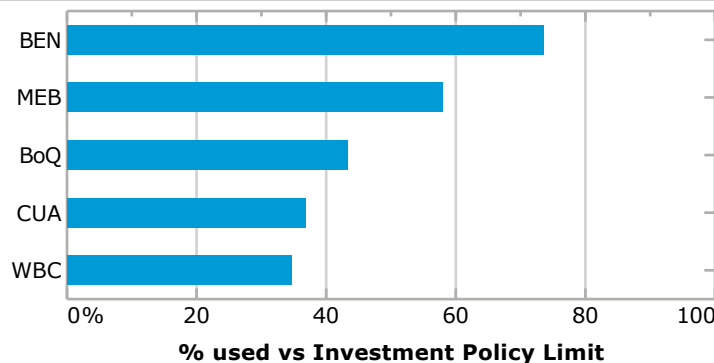
Historical Performance Summary

| | Portfolio | AusBond BB Index | Outperformance |
|------------------------|-----------|------------------|----------------|
| May 2018 | 2.44% | 2.05% | 0.39% |
| Last 3 Months | 2.46% | 1.90% | 0.56% |
| Last 6 Months | 2.56% | 1.84% | 0.72% |
| Financial Year to Date | 2.72% | 1.78% | 0.95% |
| Last 12 months | 2.73% | 1.78% | 0.96% |

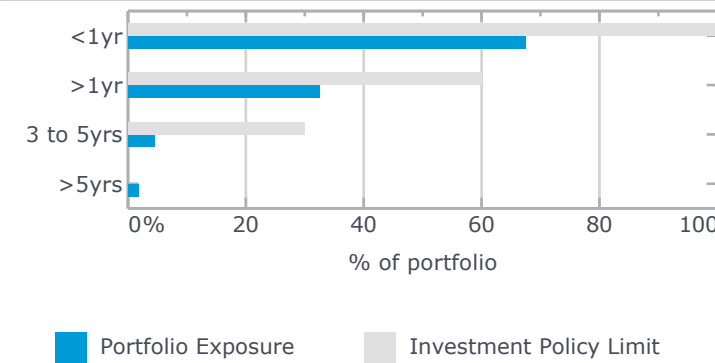
Total Credit Exposure



Individual Institutional Exposures



Term to Maturities



| | Credit Rating | Face Value (\$) | Policy Max | |
|------------|---------------|-------------------|-------------|---------------|
| Short Term | A-1 | 1,000,000 | | |
| Short Term | A-1+ | 18,546,000 | | |
| Long Term | AA | 6,500,000 | | |
| Long Term | AAA | 596,816 | | |
| | | 26,642,816 | 46% | 100% ✓ |
| Short Term | A-2 | 19,500,000 | | |
| Long Term | A | 3,750,000 | | |
| | | 23,250,000 | 40% | 60% ✓ |
| Long Term | Baa1 | 500,000 | | |
| Long Term | BBB | 7,450,000 | | |
| | | 7,950,000 | 14% | 30% ✓ |
| | | 57,842,816 | 100% | |

✓ = compliant
✗ = non-compliant

| | % used vs Investment Policy Limit | |
|--|-----------------------------------|---|
| Bendigo and Adelaide Bank (A-2, BBB+) | 73% | ✓ |
| Members Equity Bank (A-2, BBB) | 58% | ✓ |
| Bank of Queensland (A-2, BBB+) | 43% | ✓ |
| Credit Union Australia (A-2, BBB) | 37% | ✓ |
| Westpac Group (A-1+, AA-) | 35% | ✓ |
| National Australia Bank (A-1+, AA-) | 33% | ✓ |
| Commonwealth Bank of Australia (A-1+, AA-) | 21% | ✓ |
| Rural Bank (A-2, BBB+) | 17% | ✓ |
| Suncorp Bank (A-1, A+) | 12% | ✓ |
| AMP Bank (A-1, A) | 11% | ✓ |
| Macquarie Group (A-1, A) | 9% | ✓ |
| Heritage Bank (P-2, Baa1) | 9% | ✓ |
| Greater Building Society (A-2, BBB) | 9% | ✓ |
| Emerald Reverse Mortgage (B Tranche) (AA) | 5% | ✓ |

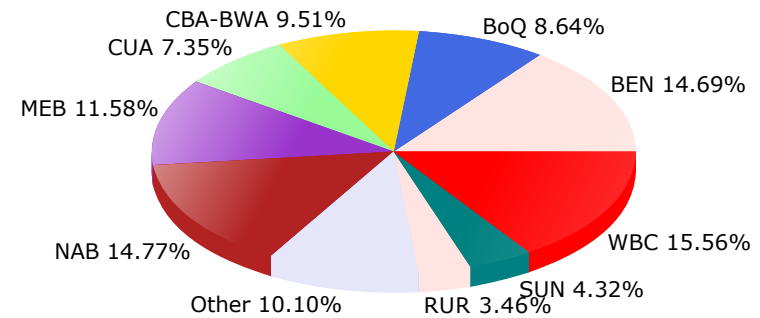
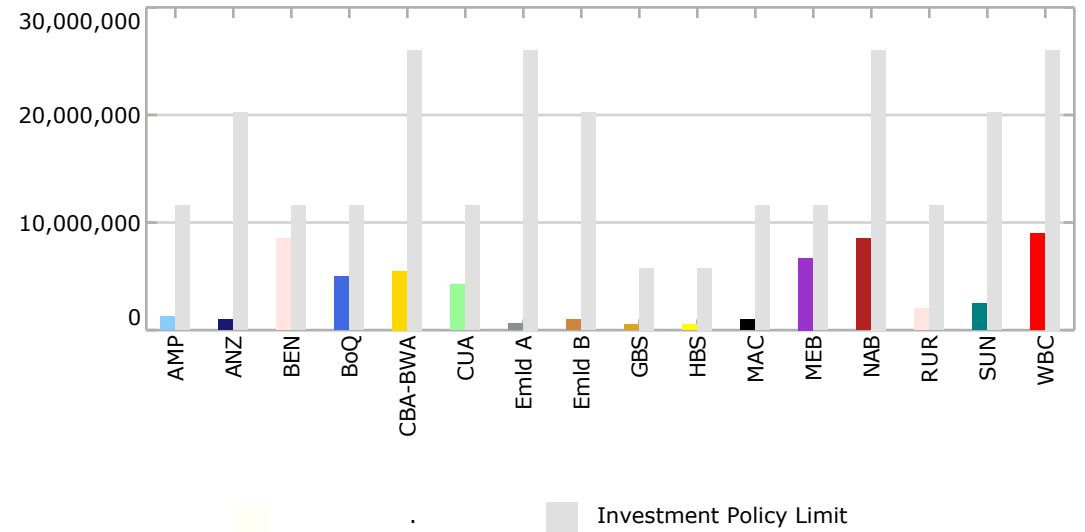
| Maturity Profile | Face Value (\$) | Policy Max | |
|------------------------------|-------------------|------------|--------|
| Less than 1yr | 39,046,000 | 68% | 100% ✓ |
| Greater than 1yr | 18,796,816 | 32% | 60% ✓ |
| <i>a. Between 3 and 5yrs</i> | 2,596,816 | 4% | 30% ✓ |
| <i>b. Greater than 5yrs</i> | 1,000,000 | 2% | 0% ✗ |
| | 57,842,816 | | |

| Detailed Maturity Profile | Face Value (\$) | |
|-----------------------------------|-------------------|-----|
| 00. Cash + Managed Funds | 5,046,000 | 9% |
| 01. Less Than 30 Days | 3,500,000 | 6% |
| 02. Between 30 Days and 60 Days | 3,000,000 | 5% |
| 03. Between 60 Days and 90 Days | 4,000,000 | 7% |
| 04. Between 90 Days and 180 Days | 8,000,000 | 14% |
| 05. Between 180 Days and 365 Days | 15,500,000 | 27% |
| 06. Between 365 Days and 3 Years | 15,200,000 | 26% |
| 07. Between 3 Years and 5 Years | 2,596,816 | 4% |
| 08. Between 5 Years and 10 Years | 1,000,000 | 2% |
| | 57,842,816 | |

Individual Institutional Exposures

| Parent Group | Credit Rating | Portfolio Exposure (\$) | Investment Policy Limit (\$) |
|--------------------------------------|---------------|-------------------------|------------------------------|
| AMP Bank | A, A-1 | 1,250,000 | 11,568,563 |
| ANZ Group | A-1+, AA- | 1,000,000 | 20,244,986 |
| Bank of Queensland | A-2, BBB+ | 5,000,000 | 11,568,563 |
| Bendigo and Adelaide Bank | A-2, BBB+ | 8,500,000 | 11,568,563 |
| Commonwealth Bank of Australia | A-1+, AA- | 5,500,000 | 26,029,267 |
| Credit Union Australia | A-2, BBB | 4,250,000 | 11,568,563 |
| Emerald Reverse Mortgage (A Tranche) | AAA | 596,816 | 26,029,267 |
| Emerald Reverse Mortgage (B Tranche) | AA | 1,000,000 | 20,244,986 |
| Greater Building Society | A-2, BBB | 500,000 | 5,784,282 |
| Heritage Bank | P-2, Baa1 | 500,000 | 5,784,282 |
| Macquarie Group | A-1, A | 1,000,000 | 11,568,563 |
| Members Equity Bank | A-2, BBB | 6,700,000 | 11,568,563 |
| National Australia Bank | A-1+, AA- | 8,546,000 | 26,029,267 |
| Rural Bank | A-2, BBB+ | 2,000,000 | 11,568,563 |
| Suncorp Bank | A-1, A+ | 2,500,000 | 20,244,986 |
| Westpac Group | A-1+, AA- | 9,000,000 | 26,029,267 |
| | | 57,842,816 | |

Individual Institutional Exposure Charts



Current Month Cashflows

| <u>Transaction Date</u> | <u>Deal No.</u> | <u>Cashflow Counterparty</u> | <u>Asset Type</u> | <u>Cashflow Description</u> | <u>Cashflow Received</u> |
|-------------------------|-----------------|------------------------------|--------------------|--------------------------------|--------------------------|
| 1-May-18 | 535660 | National Australia Bank | Term Deposits | Maturity Face Value - Received | 1,000,000.00 |
| | | National Australia Bank | Term Deposits | Interest - Received | 16,979.73 |
| | | | | <u>Deal Total</u> | <u>1,016,979.73</u> |
| | | | | Day Total | 1,016,979.73 |
| 2-May-18 | 535566 | Bank of Queensland | Term Deposits | Maturity Face Value - Received | 1,000,000.00 |
| | | Bank of Queensland | Term Deposits | Interest - Received | 19,820.55 |
| | | | | <u>Deal Total</u> | <u>1,019,820.55</u> |
| | | | | Day Total | 1,019,820.55 |
| 9-May-18 | 535915 | ME Bank | Floating Rate Note | Coupon - Received | 5,137.62 |
| | | | | <u>Deal Total</u> | <u>5,137.62</u> |
| | | | | Day Total | 5,137.62 |
| 10-May-18 | 533330 | Westpac Group | Floating Rate Note | Coupon - Received | 6,590.55 |
| | | | | <u>Deal Total</u> | <u>6,590.55</u> |
| | | | | Day Total | 6,590.55 |
| 11-May-18 | 497055 | ANZ Banking Group | Floating Rate Note | Coupon - Received | 6,304.66 |
| | | | | <u>Deal Total</u> | <u>6,304.66</u> |
| | | | | Day Total | 6,304.66 |
| 16-May-18 | 535608 | Suncorp Bank | Floating Rate Note | Coupon - Received | 3,334.45 |
| | | | | <u>Deal Total</u> | <u>3,334.45</u> |
| | | | | Day Total | 3,334.45 |
| | 535622 | ME Bank | Term Deposits | Maturity Face Value - Received | 1,000,000.00 |
| | | ME Bank | Term Deposits | Interest - Received | 19,675.34 |
| | | | | <u>Deal Total</u> | <u>1,019,675.34</u> |
| | 536640 | ME Bank | Term Deposits | Settlement Face Value - Paid | -1,000,000.00 |
| | | | | <u>Deal Total</u> | <u>-1,000,000.00</u> |
| | | | | Day Total | 23,009.79 |
| 17-May-18 | 535244 | Bendigo and Adelaide Bank | Term Deposits | Interest - Received | 58,000.00 |
| | | | | <u>Deal Total</u> | <u>58,000.00</u> |
| | | | | Day Total | 58,000.00 |

Current Month Cashflows

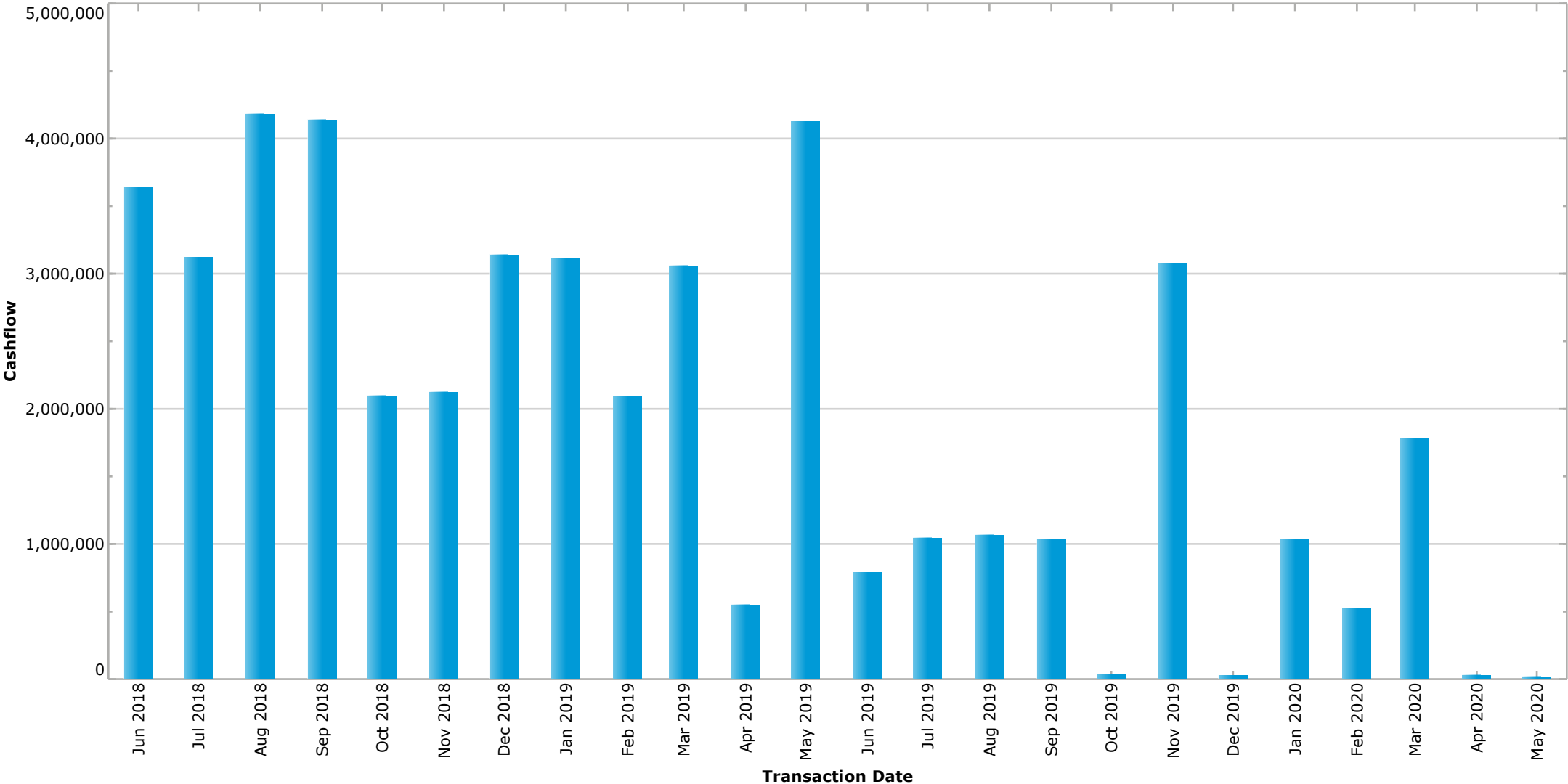
| <u>Transaction Date</u> | <u>Deal No.</u> | <u>Cashflow Counterparty</u> | <u>Asset Type</u> | <u>Cashflow Description</u> | <u>Cashflow Received</u> |
|-------------------------|-----------------|--------------------------------------|----------------------------|-------------------------------------|--------------------------|
| 18-May-18 | 505173 | Bendigo and Adelaide Bank | Floating Rate Note | Coupon - Received | 6,907.40 |
| | | | | <u>Deal Total</u> | <u>6,907.40</u> |
| | | | | Day Total | 6,907.40 |
| 21-May-18 | 310323 | Emerald Reverse Mortgage (A Tranche) | Mortgage Backed Securities | Amortised Face Value - Received | 3,675.47 |
| | | Emerald Reverse Mortgage (A Tranche) | Mortgage Backed Securities | Coupon - Received | 3,243.23 |
| | | | | <u>Deal Total</u> | <u>6,918.70</u> |
| | 534537 | Bendigo and Adelaide Bank | Floating Rate Note | Coupon - Received | 3,492.95 |
| | | | | <u>Deal Total</u> | <u>3,492.95</u> |
| | | | | Day Total | 10,411.64 |
| 23-May-18 | 535264 | Credit Union Australia | Term Deposits | Maturity Face Value - Received | 1,000,000.00 |
| | | Credit Union Australia | Term Deposits | Interest - Received | 28,421.92 |
| | | | | <u>Deal Total</u> | <u>1,028,421.92</u> |
| | 536657 | Credit Union Australia | Term Deposits | Settlement Face Value - Paid | -1,000,000.00 |
| | | | | <u>Deal Total</u> | <u>-1,000,000.00</u> |
| | | | | Day Total | 28,421.92 |
| 29-May-18 | 534565 | Greater Building Society | Floating Rate Note | Coupon - Received | 4,056.16 |
| | | | | <u>Deal Total</u> | <u>4,056.16</u> |
| | | | | Day Total | 4,056.16 |
| 30-May-18 | 535276 | Bendigo and Adelaide Bank | Term Deposits | Maturity Face Value - Received | 1,000,000.00 |
| | | Bendigo and Adelaide Bank | Term Deposits | Interest - Received | 26,926.03 |
| | | | | <u>Deal Total</u> | <u>1,026,926.03</u> |
| | 536673 | Bendigo and Adelaide Bank | Term Deposits | Settlement Face Value - Paid | -1,000,000.00 |
| | | | | <u>Deal Total</u> | <u>-1,000,000.00</u> |
| | | | | Day Total | 26,926.03 |
| | | | | Net Cash Movement for Period | 2,212,566.04 |

Next Month Cashflows

| <u>Transaction Date</u> | <u>Deal No.</u> | <u>Cashflow Counterparty</u> | <u>Asset Type</u> | <u>Cashflow Description</u> | <u>Cashflow Due</u> |
|-------------------------|-----------------|------------------------------|--------------------|--------------------------------|---------------------|
| 1-Jun-18 | 535680 | National Australia Bank | Term Deposit | Interest - Received | 6,553.41 |
| | | | | <u>Deal Total</u> | <u>6,553.41</u> |
| | | | | Day Total | 6,553.41 |
| 4-Jun-18 | 502273 | Macquarie Bank | Floating Rate Note | Coupon - Received | 7,280.00 |
| | | | | <u>Deal Total</u> | <u>7,280.00</u> |
| | 533707 | Westpac Group | Floating Rate Note | Coupon - Received | 7,454.52 |
| | | | | <u>Deal Total</u> | <u>7,454.52</u> |
| | | | | Day Total | 14,734.52 |
| 5-Jun-18 | 536347 | Westpac Group | Term Deposit | Interest - Received | 6,578.63 |
| | | | | <u>Deal Total</u> | <u>6,578.63</u> |
| | | | | Day Total | 6,578.63 |
| 6-Jun-18 | 535294 | Bendigo and Adelaide Bank | Term Deposit | Interest - Received | 27,073.97 |
| | | Bendigo and Adelaide Bank | Term Deposit | Maturity Face Value - Received | 1,000,000.00 |
| | | | | <u>Deal Total</u> | <u>1,027,073.97</u> |
| | 536043 | Suncorp Bank | Term Deposit | Interest - Received | 13,085.75 |
| | | Suncorp Bank | Term Deposit | Maturity Face Value - Received | 1,000,000.00 |
| | | | | <u>Deal Total</u> | <u>1,013,085.75</u> |
| | | | | Day Total | 2,040,159.73 |
| 7-Jun-18 | 536365 | Westpac Group | Term Deposit | Interest - Received | 6,654.25 |
| | | | | <u>Deal Total</u> | <u>6,654.25</u> |
| | | | | Day Total | 6,654.25 |
| 12-Jun-18 | 512050 | AMP Bank | Floating Rate Note | Coupon - Received | 5,699.59 |
| | | | | <u>Deal Total</u> | <u>5,699.59</u> |
| | | | | Day Total | 5,699.59 |
| 14-Jun-18 | 536429 | Westpac Group | Term Deposit | Interest - Received | 6,755.07 |
| | | | | <u>Deal Total</u> | <u>6,755.07</u> |
| | | | | Day Total | 6,755.07 |
| 18-Jun-18 | 491128 | Bendigo and Adelaide Bank | Floating Rate Note | Coupon - Received | 7,217.67 |
| | | | | <u>Deal Total</u> | <u>7,217.67</u> |
| | | | | Day Total | 7,217.67 |
| 20-Jun-18 | 534994 | Credit Union Australia | Floating Rate Note | Coupon - Received | 6,172.19 |
| | | | | <u>Deal Total</u> | <u>6,172.19</u> |

Next Month Cashflows

| <u>Transaction Date</u> | <u>Deal No.</u> | <u>Cashflow Counterparty</u> | <u>Asset Type</u> | <u>Cashflow Description</u> | <u>Cashflow Due</u> |
|-------------------------------------|-----------------|------------------------------|--------------------|--------------------------------|---------------------|
| Day Total | | | | | 6,172.19 |
| 27-Jun-18 | 535803 | National Australia Bank | Term Deposit | Interest - Received | 29,057.67 |
| | | National Australia Bank | Term Deposit | Maturity Face Value - Received | 1,500,000.00 |
| <u>Deal Total</u> | | | | | <u>1,529,057.67</u> |
| Day Total | | | | | 1,529,057.67 |
| 29-Jun-18 | 535097 | AMP Bank | Floating Rate Note | Coupon - Received | 3,881.64 |
| <u>Deal Total</u> | | | | | <u>3,881.64</u> |
| | 536455 | Heritage Bank | Floating Rate Note | Coupon - Received | 4,108.49 |
| <u>Deal Total</u> | | | | | <u>4,108.49</u> |
| Day Total | | | | | 7,990.14 |
| Net Cash Movement for Period | | | | | 3,637,572.87 |



EC3 Attachments

1. Summary of Changes - Draft Wollondilly Shire Council - Information Guide 2018.
2. Draft Wollondilly Shire Council - Information Guide 2018.

Monday 16 July 2018

EC3 – Information Guide Review - 2018

SUMMARY OF CHANGES – WOLLONDILLY SHIRE COUNCIL INFORMATION GUIDE 2018

| Location | Previous Wording | New Wording | Reasoning |
|---|--|---|--|
| Front Page | Information Guide 2017 | Information Guide 2018 | Change of date |
| Various pages | General Manager | Chief Executive Officer | General Manager title changes from 21 July |
| Structure and Functions – Page 5 | <ul style="list-style-type: none"> to determine the process for appointment of the general manager by the council and to monitor the general manager's performance, to consult regularly with community organisations and other key stakeholders and keep them informed of the council's decisions and activities, | <ul style="list-style-type: none"> to determine the process for appointment of the Chief Executive Officer by the council and to monitor the Chief Executive Officer's performance, to determine senior staff positions within the organization structure of the council, to consult regularly with community organisations and other key stakeholders and keep them informed of the council's decisions and activities, | Additional dot point in Legislation |
| Structure and Function – Page 7 | To assist the Chief Executive Officer in the exercise of these functions, there are three (3) Directors and one (1) Executive Manager. | To assist the Chief Executive Officer in the exercise of these functions, there are three (3) Directors and one (1) Assistant Director. | Change of Title |
| Organisational Vision and Corporate Values – Page 7 | This vision for our organisation is to provide a resilient, safe and supported workplace that provides respectful, efficient services for our customers now and for future generations. | The vision for our organisation is to provide a resilient, safe and supported workplace that provides respectful, efficient services for our customers now and for future generations. | Wording change |
| Building Services – Page 8 | Nil | <ul style="list-style-type: none"> Ensures buildings comply with fire safety requirements | Additional dot point |
| Community Projects and Events – Page 8 | COMMUNITY OUTCOMES | COMMUNITY PROJECTS AND EVENTS | Change of title |
| Compliance and Administration Services – Page 9 | <ul style="list-style-type: none"> Ensures that areas that pose a potential risk to human health and safety are properly controlled. | <ul style="list-style-type: none"> Ensures that areas that pose a potential risk to human health and safety are properly controlled e.g. skin penetration | Added examples |

| | | | |
|---|--|--|--|
| | | and other public health premises | |
| Compliance and Administration Services – Page 9 | Nil | <ul style="list-style-type: none"> ▪ Investigates complaints regarding illegal use development and non-compliance with conditions of consent. ▪ Manage applications for Pile Burn application ▪ Provides an opportunity for customers to re-home suitable dogs and cats ▪ Investigates complaints regarding dangerous & menacing dogs and undertakes appropriate regulatory action ▪ Works as part of the Illawarra, Shoalhaven Joint organisation (ISJO) to reduce illegal dumping with the assistance of a dedicated RID Officer ▪ Conducts routine inspection of school parking, free parking and time parking zones and takes appropriate regulatory action. | Additional dot points |
| Development Services – Page 9 | <ul style="list-style-type: none"> ▪ Provides a Planning Certificate (s.149) Service. | <ul style="list-style-type: none"> ▪ Provides an Planning Certificate (s.10.7) Service. | Legislative Changes |
| Environmental Services – Page 10 | <ul style="list-style-type: none"> ▪ Provides Noxious Weed Act enforcement including inspections, programs and compliance. | <ul style="list-style-type: none"> ▪ Provides Biosecurity Act 2015 enforcement including inspections, programs and compliance. | Legislation change |
| Environmental Services – Page 10 | Nil | <ul style="list-style-type: none"> ▪ Undertake public space management maintenance preservation ▪ Maintains street tree assets ▪ Manages the Picton Botanic Gardens | Additional dot points |
| Financial Services – Page 10 | FINANCIAL SERVICES Monitoring compliance with Council's Purchasing Policy | FINANCIAL SERVICES Monitoring compliance with Council's Purchasing Protocol and Procedures | Change of name |
| Projects & Events - Page 11 | PROJECTS & EVENTS <ul style="list-style-type: none"> ▪ Facilitation of community, civic and corporate events with and for the community and Council's corporate division. | Nil | Projects and Events section moved to and included in what was originally Community Outcomes but is |

| | | | |
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| | | | now <i>Community Projects and Events</i> |
| Tourism & Business Investment – Page 11 | ECONOMIC DEVELOPMENT AND TOURISM | Tourism & Business Investment | Change of title |
| Tourism & Business Investment – Page 11 | <ul style="list-style-type: none"> ▪ Facilitates both Economic Development and Tourism. ▪ The five key strategic directions for Economic Development and Tourism are: <ul style="list-style-type: none"> - Planning for the Future - Supporting Existing Businesses - Marketing Promotion and Branding <ul style="list-style-type: none"> - Investment Attraction - Advocacy ▪ Manages and operates the Visitor Information Centre in Picton. ▪ Facilitates the Economic Development Advisory Group and Rural Industry Liaison Committee. | <ul style="list-style-type: none"> ▪ Facilitates the development, delivery and management of Tourism, Business Investment (Economic Development) and Smart Shire Strategy, Projects and Initiatives. ▪ The five key strategic directions for Tourism and Business Investment are: <ul style="list-style-type: none"> - Planning for the Future - Supporting Existing Businesses - Marketing, Promotion and Branding - Investment Attraction - Advocacy ▪ The six goals of the Smart Shire Strategy include: <ul style="list-style-type: none"> - Better Local Services - Improving Community, Opportunity and Liveability - Being More Sustainable - Having a Strong Digital Economy - Being Recognised as a Smart Shire - Being a Modern Council ▪ Manages and operates the Visitor Information Centre in Picton. ▪ Facilitates the Economic Development Community Advisory Committee and Tourism & Heritage Community Advisory Committee. | Departmental role changes and additions |
| Environmental Planning & Assessment Act 1979 & Regulations – Page 14 | It further details the rules surrounding development contributions (S. 94) and Voluntary Planning Agreements (VPA's). | It further details the rules surrounding development contributions (S. 7.11) and Voluntary Planning Agreements (VPA's). | Legislative Changes |
| Environmental Planning & Assessment Act 1979 & Regulations – Page 15 | This Act also outlines some of the powers of the NSW Department of Planning and Environment and regulates all development in New South Wales, including the treatment | This Act also outlines some of the powers of the NSW Department of Planning and Environment and regulates all development in New South Wales, including the treatment of development applications | Additional information |

| | | | |
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| | of development applications submitted to approval bodies. | submitted to approval bodies and regulatory action that may be undertaken and enforced. | |
| Public Health Act 2012 & Regulation – Page 15 | Nil | <ul style="list-style-type: none"> - Impounding Act 1993 - Plumbing & Drainage Act 2011 - Road Rules | Additional Acts that relate to this area |
| Representation – Page 16 | In New South Wales, local government elections are held every four (4) years. The next elections are to be held in September 2016. | In New South Wales, local government elections are held every four (4) years. The next elections are to be held in September 2020. | Update year of next election |
| Committees of Council – Page 17 | Audit Committee | Audit, Risk and Improvement Committee | Committee name change |
| Community Advisory Committees – Page 17 | Economic Development Advisory Group | Development Community Advisory Committee | Correction of Committee title |
| Community Advisory Committees – Page 17 | Tourism and Heritage Committee | Tourism & Heritage Community Advisory Committee | Correction of Committee title |
| Local Planning Panel – Page 19 | Nil | <p>LOCAL PLANNING PANEL</p> <p>Local Planning Panels were established in March 2018 by the NSW Government. The Panel consists of three experts and one community representative, who assess and determine referred development applications and rezoning proposals. Meetings commence in a public forum allowing interested persons or groups the opportunity to hear and make submissions about development proposals. The meeting then closes for deliberation. Decisions are made public within five business days. Local Planning Panel meetings occur monthly on a Thursday in Council's Administration Building at 5.30pm.</p> | Implementation of Local Planning Panels within Councils by the NSW Government in early 2018 |
| Privacy Protection – Page 22 | <p>The Privacy Contact Officer has assigned delegated Privacy Resource Officers in key areas of Council including:</p> <ul style="list-style-type: none"> 1) Governance; 2) Customer Services; | The Privacy Contact Officer has assigned Privacy Resource Officers in key areas of Council. | The allocation of Privacy Resource Officers will change due to the update of Position Descriptions |

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| | <p>3) Employee Relations; 4) Financial Services; 5) Children's Services; 6) Development and Strategic Services, 7) Works, and 8) Communications.</p> | | |
| Access to Information Officers – Page 23 | <p>Council's Right to Information Officer has appointed two (2) Access to Information Officers who are responsible for the determination of Formal Access Applications and the conduct of internal reviews.</p> <ul style="list-style-type: none"> ▪ Principal Governance Officer 62-64 Menangle Street PICTON NSW 2571 ▪ Administration Team Leader 62-64 Menangle Street PICTON NSW 2571 | <p>Council's Right to Information Officer has appointed an Access to Information Officer who is responsible for the determination of Formal Access Applications and the conduct of internal reviews.</p> <ul style="list-style-type: none"> ▪ Principal Governance Officer 62-64 Menangle Street PICTON NSW 2571 | <p>Administration Team Leader's Position Description and title has changed. This role no longer involves this task.</p> |
| Access to Information Officers – Page 23 | <p>Council's Right to Information Officer has also appointed a Senior Administration Officer who is responsible for the determination of Formal Access Applications.</p> | <p>Council's Right to Information Officer has also appointed the Corporate Governance Officer responsible for the determination of Formal Access Applications.</p> | <p>Position Title Change</p> |
| Access to Information Officers – Page 23 | <p>Council has employed a GIPAA Admin Officer who processes the majority of Informal GIPAA requests for information and assists other staff to respond to Informal GIPAA requests.</p> | <p>Council's Information Management Team are responsible for processing the majority of Informal GIPAA requests for information and assists other staff to respond to Informal GIPAA requests.</p> | <p>Responsibility of Informal GIPAA requests has been transferred from Governance Admin officer to the Information Management Team</p> |
| Organisation Structure – Page 24 | <p>Executive Director Corporate and Community</p> | <p>Executive Director Community and Corporate</p> | <p>Change of Position Title</p> |
| Organisational Structure – Page 24 | <p>Manager Customer Technology and Business Improvement</p> | <p>Manager Corporate Business Improvement</p> | <p>Organisational restructure resulting in change of Position Title</p> |
| Organisational Structure – Page 24 | <p>Manager Economic Development and Tourism</p> | <p>Manager Tourism and Business Investment</p> | <p>Organisational Restructure resulting in change of Position Title</p> |

| Organisational Structure – Page 24 | Legal Counsel | General Counsel | Change of Position Title |
|------------------------------------|---|------------------------------------|--|
| Organisational Structure – Page 24 | Adopted by Council on 17 July 2017 with immediate effect. | Adopted by Council on 17 July 2017 | Updated Organisational Structure has been effect for 12 months and the words 'with immediate effect' are no longer relevant. |



INFORMATION GUIDE 2018

WHO WE ARE AND WHAT WE DO

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This Information Guide is true and correct at the time of publishing. Any changes or alterations will be reviewed and updated annually.

Please consult our website for any up to date changes to Council's operations.

INTRODUCTION

Wollondilly Shire Council provides a service under the *Government Information (Public Access) Act 2009*, (GIPAA) which requires Council to provide greater access to government information Council holds. A requirement of GIPAA is that an Information Guide be produced as a reference to Councils functions, responsibilities and information.

Wollondilly Shire Council's Information Guide details:

- the organisational structure and functions of the Council;
- ways in which the community can participate in Council's decision-making processes;
- types of documents and information Council holds;
- how the public can access Council documents and information.

Luke Johnson
Chief Executive Officer

HOW WOLLONDILLY SHIRE COUNCIL WAS CONSTITUTED

In 1895 the people of the town of Picton petitioned the New South Wales Governor for the creation of a municipality. That petition was granted and the Municipality of Picton was formed and covered only the area around the town itself.

In 1906 the government created shires in the remaining area of New South Wales not already covered by town Councils. The Shire of Wollondilly was one of these, covering the rest of what we now know as Wollondilly, except Picton. It was based at The Oaks.

In 1940 the two Councils were merged and all administration was centralised in Picton. The name of Wollondilly was retained for the combined area.

STRUCTURE AND FUNCTIONS

Wollondilly Shire Council is divided into three wards which comprise of:

- North** - Warragamba/Silverdale, Werombi, Theresa Park, Orangeville, Nattai, Oakdale, The Oaks, Mowbray Park, Yerranderie, Belimbla Park, Glenmore, Brownlow Hill
- Central** - Picton, Tahmoor, Thirlmere, Lakesland, Couridjah, Buxton, Maldon
- East** - Mt Hunter, Cawdor, Camden Park, Menangle, Douglas Park, Appin, Wilton, Bargo, Yanderra, Pheasants Nest, Razorback, Maldon, Darkes Forest

with three (3) Councillors for each Ward. The Mayor is elected every 2 years by the Councillors from among their numbers.

The role of Councillors, as members of the governing body include the following:

- to direct and control the affairs of the council in accordance with the Local Government Act,
- to provide effective civic leadership to the local community,
- to ensure as far as possible the financial sustainability of the council,
- to ensure as far as possible that the council acts in accordance with the principles set out in Chapter 3 (LGA) and the plans, programs, strategies and policies of the council,
- to develop and endorse the community strategic plan, delivery program and other strategic plans, programs, strategies and policies of the council,
- to determine and adopt a rating and revenue policy and operational plans that support the optimal allocation of the council's resources to implement the strategic plans (including the community strategic plan) of the council and for the benefit of the local area,
- to keep under review the performance of the council, including service delivery,
- to make decisions necessary for the proper exercise of the council's regulatory functions,
- to determine the process for appointment of the Chief Executive Officer by the Council and to monitor the Chief Executive Officer's performance,
- to determine senior staff positions within the organisation structure of the council,
- to consult regularly with community organisations and other key stakeholders and keep them informed of the council's decisions and activities,
- to be responsible for ensuring that the council acts honestly, efficiently and appropriately.

The governing body is to consult with the Chief Executive Officer in directing and controlling the affairs of the council.

The role of a Councillor is as follows

- to be an active and contributing member of the governing body,
- to make considered and well informed decisions as a member of the governing body,
- to participate in the development of the integrated planning and reporting framework,
- to represent the collective interests of residents, ratepayers and the local community,
- to facilitate communication between the local community and the governing body,
- to uphold and represent accurately the policies and decisions of the governing body,
- to make all reasonable efforts to acquire and maintain the skills necessary to perform the role of a Councillor.

A Councillor is accountable to the local community for the performance of the council.

The role of the Mayor is:

- to be the leader of the council and a leader in the local community,
- to advance community cohesion and promote civic awareness,
- to be the principal member and spokesperson of the governing body, including representing the views of the council as to its local priorities,
- to exercise, in cases of necessity, the policy-making functions of the governing body of the council between meetings of the council,
- to preside at meetings of the council,
- to ensure that meetings of the council are conducted efficiently, effectively and in accordance with this Act,
- to ensure the timely development and adoption of the strategic plans, programs and policies of the council,
- to promote the effective and consistent implementation of the strategic plans, programs and policies of the council,
- to promote partnerships between the council and key stakeholders
- to advise, consult with and provide strategic direction to the Chief Executive Officer in relation to the implementation of the strategic plans and policies of the council,
- in conjunction with the Chief Executive Officer, to ensure adequate opportunities and mechanisms for engagement between the council and the local community
- to carry out the civic and ceremonial functions of the Mayoral office
- to represent the council on regional organisations and at inter-governmental forums at regional, State and Commonwealth level,
- in consultation with the Councillors, to lead performance appraisals of the Chief Executive Officer,
- to exercise any other functions of the council that the council determines.

The Principal Officer of the Council is the Chief Executive Officer. The Chief Executive Officer is responsible for the efficient operation of the Council's organisation and for ensuring the implementation of Council decisions. The Chief Executive Officer is also responsible for the day to day management of the Council, the exercise of any functions delegated by the Council, the appointment, direction and where necessary, the dismissal of staff, as well as the implementation of Council's Workforce Management Strategy.

To assist the Chief Executive Officer in the exercise of these functions, there are three (3) Directors and one (1) Assistant Director.

ORGANISATIONAL VISION AND CORPORATE VALUES

The vision for our organisation is to provide a resilient, safe and supported workplace that provides respectful, efficient services for our customers now and for future generations.

The vision has been set to overcome identified organisational challenges and to create a workforce that delivers the best services for our community. We want to be an organisation that provides a resilient, safe and supported workplace. We want to provide respectful, efficient services for our customers now and for future generations.

Achieving this vision is fundamentally important to our workforce and where we want to be as an organisation.

This vision works in unison with our newly refreshed corporate values. These corporate values underpin how we make decisions and how we will behave when overcoming with the challenges ahead.

Our corporate values are:

- Integrity
- Collaboration
- Accountability
- Respect
- Embrace Innovation



Our values are an agreed understanding of what's important to our organisation. They guide our behaviours and help us make decisions on a daily basis.

| | |
|---------------------------|--|
| Integrity | We act with honesty, integrity and the right thing. |
| Collaboration | We openly share and partner with others to deliver results. |
| Accountability | We own our work and take responsibility for our actions and results. |
| Respect | We show mutual consideration for others and acknowledge our differences. |
| Embrace Innovation | We encourage new ideas, embrace change and continuously improve. |



CUSTOMER SERVICE STANDARDS

Wollondilly Shire Council values its customers. Council's primary function is to serve the community and we have developed a set of minimum requirements to meet the service needs of our customers.

Council's Customer Service Charter is available on Council's website.

Council always welcomes feedback from our customers and suggestions on how we can improve our service standards. Feedback can be made by contacting Council.

ORGANISATION STRUCTURE

The functional structure of the organisation is set out on [Council's Website](#).

WOLLONDILLY SHIRE COUNCIL'S FUNCTIONS

BUILDING SERVICES

- Assesses building and construction works within the Shire for compliance with the relevant Australian Standards and the Building Code of Australia, providing safe and durable constructions.
- Provides certification services for new building works.
- Educates the community in regards to pool safety, monitors compliance with Swimming Pool Legislation and where necessary undertakes enforcement action.
- Provides certification Services for the issue of Certificates of Compliance and Buildings.
- Provides a duty officer service for customer enquiries.
- Ensures buildings comply with fire safety requirements

CHILDREN'S SERVICES

- Provision of in-home Family Day Care – care for children 0-12 years of age in the home of registered carers who are monitored through the Family Day Care Scheme.
- Provision of Centre based child care services by fully qualified and experienced child care workers – including Occasional Care, Before and After School Care and Vacation Care.

COMMUNICATION AND ENGAGEMENT

- Provides the interface between Council and the community by communicating and engaging directly with the public as well as promoting initiatives and activities through publications, events, the website, social media and traditional media.
- Development and implementation of community engagement strategies that promote full and equal participation of all community members.

COMMUNITY PROJECTS AND EVENTS

- Facilitation of partnerships with community service providers and other levels of government to establish, maintain and develop appropriate community services that meet the needs of the community.
- Implementation of projects and development programs that maximize local resources, strengthen local ties, develop the non-profit sector and improve community well-being.
- Provision of information, advocacy and advice on a wide range of social issues.
- Provision of Financial Assistance ("Community Grants") Schemes.
- Providing and supporting a range of community events.

COMPLIANCE AND ADMINISTRATION SERVICES

- Ensures that areas that pose a potential risk to human health and safety are properly controlled e.g. skin penetration and other public health premises
- Ensures that areas of potential or actual nuisance are monitored and if necessary that enforcement action is undertaken.
- Ensures that sewage management facilities are operating in a manner such that they do not have a negative impact on water quality or neighbours.
- Provides facilities for the holding of impounded animals in a safe and humane manner.
- Investigates complaints regarding illegal use development and non-compliance with conditions of consent.
- Manage applications for Pile Burn application
- Provides an opportunity for customers to re-home suitable dogs and cats
- Investigates complaints regarding dangerous & menacing dogs and undertakes appropriate regulatory action
- Works as part of the Illawarra, Shoalhaven Joint organisation (ISJO) to reduce illegal dumping with the assistance of a dedicated RID Officer
- Conducts routine inspection of school parking, free parking and time parking zones and takes appropriate regulatory action.

CUSTOMER SERVICES

- An Agent for Centrelink.
- Provides support to all areas of Council through customer interactions.
- Manages the customer service provision for Council including front counter services and online customer service technologies.

CORPORATE STRATEGY

- Develop and implement Council's integrated planning and reporting framework.
- Manage business improvement initiatives and projects.
- Implement organisational change and staff transformation initiatives .

DEVELOPMENT SERVICES

- Ensures that development within the Shire is properly assessed and consistent with legislation and Council's Planning Policies.
- Facilitates public participation in assessment development applications.
- Provides a building certification and inspection services.
- Provides a duty officer service for customer enquiries (including a heritage advisory service)
- Provides a pre-lodgement service for development proposals.
- Provides a Planning Certificate (s.10.7) Service.

EMPLOYEE RELATIONS

- Recruitment and Selection.
- Workforce Planning and Strategy.
- Industrial Relations.
- Work Experience.
- Apprenticeships and Traineeships.
- Salary Administration.
- Work Health and Safety.
- Workers Compensation.
- Public Liability.
- Organisational Learning and Development.

ENVIRONMENTAL SERVICES

- Provides domestic waste removal, recycling and disposal services to the community.
- Operates the landfill and recycling centre at Bargo.

- Provides waste avoidance and minimisation education to the community.
- Provides direction, coordination and leadership on environmental management to the community through resources, projects and planning.
- Supports sustainability initiatives by the community and Council.
- Operates a Community Nursery and Seed Bank, producing native plant material for community and Council projects and to the commercial market.
- Provides weed management services to the Council and community such as advice, fact sheets, education and control programs.
- Provides Biosecurity Act 2015 enforcement including inspections, programs and compliance.
- Provides technical advice, conducts referrals and recommends conditions relating to vegetation on development applications and Council projects.
- Facilitates and supports Land Care and Bush Care Groups in the Shire.
- Operates a Community Environmental Resource Centre offering meeting and training facilities for the community and other stakeholders in the Shires' environment.
- Provides education material to the community on environmental topics.
- Coordinates Councils response to mining and extraction industry activities.
- Provides technical advice, conducts referrals and recommends conditions relating the water health on development applications and Council projects.
- Represents the Shire in Regional environmental activities and programs.
- Coordinates bushfire hazard reduction activities.
- Coordinates public and private Tree Management.
- Maintains approximately 500 hectares of publicly owned land, which is used for open space and recreation. Included in this are 13 Playing Fields, 30 Netball Courts & 10 Tennis Facilities.
- Removes illegally dumped material.
- Provides kerbside clean-ups.
- Manages Street Sweeping program.
- Undertake public space management maintenance preservation.
- Maintains street tree assets.
- Manages the Picton Botanic Gardens.

FINANCIAL SERVICES

- Levying and collection of rates.
- Provision of rating information, including the issuing of s603 certificates.
- Raising debtor invoices and issuing statements.
- Monitoring outstanding accounts and undertaking debt recovery actions.
- Coordinating the development of Council's budget and quarterly reviews.
- Preparation of internal financial management reports.
- Development and revision of Council's Long Term Financial Plan.
- Management of Council's investment portfolio.
- Maintenance of the general ledger.
- Preparation of Daily Bank Reconciliations.
- Preparation of Annual Financial Statements and other statutory financial reports.
- Provision of an Accounts Payable function.
- Monitoring compliance with Council's Purchasing Protocol and Procedures.
- Managing Council's GST and FBT requirements.
- Provision of financial advice to other sections of Council.
- Ensuring appropriate internal financial controls.

GENERAL MANAGEMENT

- Maintains effective, transparent and accountable government at the local level within the requirements of State Legislation.
- Supports the Council by ensuring that the organisation is efficiently and effectively executing Council's Direction and Policies

GOVERNANCE SERVICES

- Councillor advice and support
- Council meeting coordination
- Code of Conduct administration
- Delegations of authority
- Maintenance of Council's Policy and Procedure Registers.
- Information access (GIPAA)
- Public Interest Disclosure Management
- Manages and assesses Council property assets to yield an economically viable portfolio.
- Implementation of Council's Internal Audit function.
- Provision of Geospatial Information Services to Council.

STRATEGIC PLANNING & GROWTH MANAGEMENT

- Contribute to Regional and District Planning activities of the Greater Sydney Commission
- Undertake studies into strategic planning issues such as housing affordability, peri-urban resilience, rural land use and employment lands
- Manage the funding of new infrastructure caused by new developments, through Developer Contributions Plans and Voluntary Planning Agreements.
- Develop strategic approaches to the future development of the Shire and contribute to state led planning processes for the Wilton Priority Growth Area and the potential Greater Macarthur Priority Growth Area
- Assess proposed amendments to Wollondilly Local Environmental, 2011.
- Develop Policy documents (such as local environmental plans (LEP's), development control plans (DCP's) and other strategy documents) to guide the future development of the Shire.
- Facilitate public participation in the preparation of planning policies, assessment of planning proposals and on broad strategic objectives.
- Advocate and lobby for positive strategic outcomes for the Shire.

TECHNOLOGY INFORMATION

- Manages the information and communication technology infrastructure of Council.
- Support of Corporate Information Systems of Council.
- Manages networks and telecommunications for Council.
- Manages the Councils information management.
- Delivers and maintains Council's records keeping services.

TOURISM AND BUSINESS INVESTMENT

- Facilitates the development, delivery and management of Tourism, Business Investment (Economic Development) and Smart Shire Strategy, Projects and Initiatives.
- The five key strategic directions for Tourism and Business Investment are:
 - Planning for the Future
 - Supporting Existing Businesses
 - Marketing, Promotion and Branding
 - Investment Attraction
 - Advocacy
- The six goals of the Smart Shire Strategy include:
 - Better Local Services
 - Improving Community, Opportunity and Livability
 - Being More Sustainable
 - Having a Strong Digital Economy
 - Being Recognised as a Smart Shire
 - Being a Modern Council
- Manages and operates the Visitor Information Centre in Picton.
- Facilitates the Economic Development Community Advisory Committee and Tourism & Heritage Community Advisory Committee.

INFRASTRUCTURE PLANNING

- Manage traffic and parking within the Shire to improve traffic safety, reduce congestion and ensure a sufficient range of parking controls to support business and the community.
- Deliver road safety education programs to improve traffic safety.
- Provide input into the development application and assessment process to ensure well planned and constructed towns, and supervise the construction of new public infrastructure.
- Manage the funding and delivery of new infrastructure caused by new developments, through Developer Contributions Plans and Voluntary Planning Agreements.
- Advocate for increased funding (from a range of sources) to provide a road network that is well managed, well maintained and safe.
- Develop programs of road and storm water related works, including road rehabilitation, footpaths and cycle ways, kerb and gutter, unsealed roads and drainage works, as dictated by community needs, infrastructure condition and anticipated future requirements.
- Develop and manage asset systems to support the organisation in maintaining all infrastructure assets to meet the needs of the community.
- Manage the street lighting network to provide appropriate lighting levels, with the lowest energy cost.
- Manage floodplain risks affecting the safety of the community.
- Lobbying for improvements on the state road, rail and public transport networks.
- Manage the 2 Aquatic Centres and Antill Golf course.
- Manages 186 Buildings of which 15 are available for hire and approximately 20 are stand-alone Public conveniences.
- Manages and supports Section 355 Management Committees who undertake management and maintenance of Council facilities under delegated authority, including management training.
- Manages approximately 500 hectares of publicly owned land, which is used for open space and recreation. Included in this are 13 Playing Fields, 30 Netball Courts & 10 Tennis Facilities.

LIBRARY & INFORMATION SERVICES

- Provision of a Library collection and access to other local and remote resources through centre based and mobile outreach library services.
- Facilitation of services and resources that help promote lifelong learning and literacy in the community.
- Provision of free public access to computers and information technology resources. Facilitation of connections between individuals, groups and government.
- Provision of activities and events that facilitate community participation and engagement in literacy and lifelong learning.

WORKS

- Deliver various road and building related programs of works as adopted by Council.
- Maintain the existing road network within the currently available funds.
- Manage infrastructure related customer requests to ensure the rapid resolution of requests.
- Manage the procurement of goods and services to support Council's operations, in accordance with good governance principles.
- Manage Council's plant and fleet vehicles to support the delivery of Council's services
- Responsible for Local Emergency Management and Emergency Services (RFS and SES).
- Construct new parks, playgrounds, sporting and community facilities.
- Maintains 186 Buildings of which 15 are available for hire and approximately 20 are stand-alone Public conveniences.

HOW COUNCIL'S ACTIVITIES AFFECT RESIDENTS

The activities of Council affect residents every day, from servicing issues such as roads and waste, libraries and children's services; to planning and regulation. These activities are typified as "functions" and are *Service functions, Regulatory functions, Ancillary functions, Revenue functions, Governance functions, Enforcement functions and Community Planning and Development functions.*

The Works section of Council is responsible for the construction and maintenance of roads, footpaths and drainage throughout the Shire. The Infrastructure Planning section manages the identification of the current and future needs for improvements for all infrastructure, such as community buildings, open space, roads, drainage and traffic facilities, and also manages traffic, parking and road safety issues, the traffic impacts of community events, and requests for infrastructure improvements.

Council's Environment Section, as well as managing the natural environment of the shire, is responsible for the operation and administration of the Shires Community Buildings and Public Halls, Cemeteries, and other recreation spaces.

The Rural Fire Service in conjunction with Council seeks to protect the lives and property of residents.

Planning legislation and guidelines for development control; what people can build and how they can use their land. Council's building certifiers check buildings for compliance with development consent conditions and the Building Code of Australia. Public health and environmental management ensure safe and sustainable lifestyles for residents while control of animals and noxious plants is also a role of Council. Waste services such as household garbage, recycling, and street cleaning are also provided.

Governance and Employee Relations functions do not necessarily affect the public directly but have an indirect impact on the community through provision of Governance and Employee Relations services to the organisation.

A range of community services, such as libraries and children's services are administered by Council. A branch library in Picton and a substantial mobile library servicing the rest of the Shire stock a wide variety of materials for residents to use, while the Council's family day care, occasional care, out of school hours care and vacation activity programs provide for the diverse needs of young families.

A continuing program of community development activities assists community groups and events organised by the Council through the year including Seniors Week, International Day of People with a Disability, NAIDOC Youth Week and Australia Day to name a few.

WOLLONDILLY COMMUNITY STRATEGIC PLAN 2033

Long term community strategic planning for our Community is essential to address future population increases and identify community values and expectations about the way our Shire should respond to change and develop a sustainable future.

The Wollondilly Community Strategic Plan (CSP) "Create Wollondilly 2033" is a core operating document that identifies and expresses the aspirations held by the community of the Wollondilly Shire. The CSP 2033:

- Highlights the way forward for the Wollondilly Shire through five (5) key focus areas of:

Community, Growth, Environment, Infrastructure and Council,

- Has been developed in line with the Integrated Planning and Reporting Framework for NSW Local Government,
- Draws on Council's Previous CSP document, feedback from the community and numerous other strategic planning documents (including State Government Plans),
- Is governed by current State and Federal legislation and regulations, and will be implemented in line with the objects of these Acts,
- Links with the State Plan and Draft District Plan documents that direct Community actions for regional and local outcomes,
- Considers issues broader than those normally associated with local government's responsibilities, in ways that foster sustainability and resilience,
- Focuses on building community strengths and sustaining the environment,
- Recognises the ongoing need for efficient delivery of services in partnership with the community, and importantly,

"Create Wollondilly" 2033 was adopted at the 18 June 2017 Ordinary Council Meeting.

LEGISLATION & REGULATIONS THAT EMPOWER COUNCIL

LOCAL GOVERNMENT ACT 1993 AND REGULATIONS

Local Government in New South Wales is administered through the rules and regulations of the Local Government Act established by the NSW Parliament. Changes to the Act can only be made by the NSW Parliament.

The Act stipulates the powers, authorities, duties and functions of Local Government. The Local Government Act is currently under review, as well as other related Acts such as the Roads Act.

BUILDING CODE OF AUSTRALIA

This document details the construction requirements of buildings throughout Australia

ROADS ACT 1993

This Act provides for the opening, closing, management of activities, and the regulation of certain roads and related matters.

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 & REGULATIONS

This Act governs how Local Environmental Plans and Development Control Plans are prepared, made and amended and the types of matters they cover. It further details the rules surrounding development contributions (S. 7.11) and Voluntary Planning Agreements (VPA's).

This Act also outlines some of the powers of the NSW Department of Planning and Environment and regulates all development in New South Wales, including the treatment of development applications submitted to approval bodies and regulatory action that may be undertaken and enforced.

The government is regularly making changes to the legislative provisions incorporated into the Environmental Planning and Assessment Act, 1979 and accompanying Regulations.

PLANNING CONTROLS

The long term strategic directions for the Shire's growth are outlined in Council's Growth Management Strategy (GMS) which was adopted in February 2011 and is currently under review. The GMS is not a legally binding document but rather a broad policy document to assist Council in making decisions about where growth should occur.

Land use in the Shire is controlled by the Wollondilly Local Environmental Plan (LEP) 2011. The LEP sets the framework under which Council's planning objectives are achieved when considering the future development of the Shire. This strategic planning control is supported by Wollondilly Development Control Plan 2016 which assists Council and its community to understand the overall objectives of planning requirements.

HERITAGE ACT 1977

The Heritage Act is concerned with all aspects of conservation. Its powers range from protection against damage and demolition to restoration and promotion, of buildings, constructions, relics, places or land.

FOOD ACT 2003 & REGULATIONS 2005

This Act relates to the healthy and safe preparation of food for sale, which must meet strict hygiene requirements. High and Medium risk premises require annual inspections. The results of these inspections are reported to the NSW Food Authority. Council's Environmental Health Officer enforces the Act and Regulations.

PUBLIC HEALTH ACT 2012 & REGULATIONS

This Act relates to the maintenance of proper health standards for the public, including issues such as Legionnaires disease and the hygiene of public swimming pools.

Some other legislation and regulations that enable Council to meet its obligations include:

A New Tax System (Goods and Services Tax) Act 1999 [Commonwealth]
Annual Holidays Act 1944
Anti-Discrimination Act 1977
Building and Construction Industry Long Service Payments Act 1986
Carers (Recognition) Act 2010
Charitable Fundraising Act 1991
Children and Young Persons (Care and Protection) Act 1998.
Community Land Development Act 1989
Community Welfare Act 1987
Companion Animals Act 1998
Conveyancing Act 1919
Copyright Act 1968 [Commonwealth]
Crimes Act 1900
Crown Lands Act 1989
Environmental Planning and Assessment Act 1979
Essential Services Act 1988
Fair Work Act 2009 [Commonwealth]
Fines Act 1996
Food Act 2003
Fringe Benefits Tax Assessment Act 1986 [Commonwealth]
Government Information (Public Access) Act 2009
Health Records and Information Privacy Act 2002
Impounding Act 1993

Independent Commission Against Corruption Act 1988
Industrial Relations Act 1996
Interpretation Act 1987
Land Acquisition (Just Terms Compensation) Act 1991
Land & Environment Court Act 1979
Land Tax Management Act 1956
Library Act 1939
Local Government Amendment (Governance and Planning) Act 2016
Long Service Leave Act 1955
Motor Accidents Act 1988
Noxious Weeds Act 1993
Ombudsman Act 1974
Plumbing & Drainage Act
2011
Privacy & Personal Information Protection Act 1998
Public Interest Disclosures Act 1994
Protection of the Environment Operations Act 1997
Real Property Act 1900
Recreation Vehicles Act 1983
Regional Environmental Plans
Retail Trading Act 2008
Road Transport Act 2013
Roads Act 1993
Road Rules
RTA Technical directions & regulations
Rural Fires Act 1997
State Authorities Superannuation Act 1987
State Emergency Service Act 1989
State Records Act 1998
Swimming Pools Act 1992
Threatened Species Conservation Act 1995
Trade Practices Act 1975[Commonwealth]
Transport Administration Act 1988
Valuation of Land Act 1916
Waste Avoidance and Resource Recovery Act 2001
Work Health and Safety Act 2011
Workers Compensation Act 1987

HOW YOU CAN BECOME INVOLVED IN COUNCIL'S POLICY DEVELOPMENT AND EXERCISE OF COUNCIL'S FUNCTIONS?

There are two broad ways in which the public may participate in the policy development and indeed the general activities of the Council. These are through representation and personal participation.

REPRESENTATION

In New South Wales, local government elections are held every four (4) years. The next elections are to be held in September 2020. At this election, voters will elect nine Councillors for a four (4) year term.

All residents of Wollondilly Shire who are on the electoral role are eligible to vote. Property owners who live outside of the area and rate paying lessees can also vote, but must register their intention to vote on the non-residential role. Voting is compulsory.

Members of the community are able to raise issues with and make representations to the elected Councillors. The Councillors, if they agree with the issue or representation, may pursue the matter on behalf of the community member thus allowing members of the public to influence the development of policy.

PERSONAL PARTICIPATION

Other avenues for community involvement in policy development and the functions of Council are through attendance at meetings of Council Committees which comprise or include members of the public, Community Forums, Public Exhibitions, calls for Submissions Information Kiosks and via social media. Council is also proposing to establish an online resident panel to complement existing committees and advisory groups.

COMMITTEES OF COUNCIL

Audit, Risk and Improvement Committee
Local Traffic Committee
Picton Flood Plain Risk Management Committee

EXTERNAL COMMITTEES / ADVISORY GROUPS

Association of Mining Related Councils Combined Councils Southern Mining Liason Committee
Boral Cement - Maldon Plant - Community Liaison Committee
Campbelltown Arts Centre Cultural Precinct Advisory Group
Country Public Libraries Association (South Eastern Zone)
Georges River Combined Council Committee Inc.
Greater Sydney Local Land Services Local Government Advisory Group
Illawarra Coal Community Consultative Committee
Lachlan Regional Transport Committee
Local Emergency Management Committee
Macarthur Regional Organisation of Councils (MACROC)
MG My Gateway
Queen Victoria Support Group
Southern Tablelands Regional Arts Advisory Group
South West Regional Weeds Committee
South West Sydney Academy of Sport Advisory Group
Sydney Peri-Urban Network
Sydney South West Planning Panel
Tahmoor Colliery Community Consultative Committee
Water NSW Local Government Reference Panel
Wollondilly District Liaison Committee
Wollondilly/Wingecarribee – Bush Fire Management Committee
Yerranderie Management Committee

COMMUNITY ADVISORY COMMITTEES

Australia Day Awards Committee
Companion Animals Advisory Committee
Cubbitch Barta Reserve Steering Committee
Disability Access Advisory Committee
Economic Development Community Advisory Committee
Mineral and Energy Resources, Environment and Waste Advisory Committee
Road Safety Volunteers Group
Rural Industry Community Advisory Committee
Tourism & Heritage Community Advisory Committee
Transport Advisory Committee
Youth Advisory Committee

355 MANAGEMENT COMMITTEES

Council delegates the authority for the care, control and management of five public facilities to committees comprising of members of the community.

At present those management committees are:

Douglas Park Sportsground and Community Centre

Tahmoor Sportsground

Thirlmere Sportsground

Victoria Park Sportsground

Wilton Sportsground and Community Centre

These committees meet regularly to effectively manage these facilities at a local level. Please refer to Councils website for contact details for these committees or contact Council on 4677 1100.

COMMUNITY FORUMS

Community Forums are held on the second Monday evening of each month at 6.30pm. Community Forums provide an opportunity for people to discuss and present a variety of matters relevant to their community on an informal face to face basis. Community Forums are to assist Council to become more effective, efficient and equitable by encouraging better citizen involvement and an understanding of Council's activities and our community's needs. The main difference between Council meetings and Community Forums is that people speak to a suggested matter not a motion. In this way, people are not automatically divided into supporting or opposing a given statement. Community Forums are not run according to formal meeting procedures with motions introduced then speakers taking the floor to talk for or against the motion.

There are no resolutions, recommendations or motions passed in Community Forums. These meetings are held in the Customer Service Foyer at Menangle Street, Picton and the public are encouraged to attend.

COUNCIL MEETINGS

Council meetings are held on the third Monday evening of each month at 6.30pm. It is at these meetings that major decisions affecting Council's functions, policies and budget are made. These meetings are held in Council's Chambers at Menangle Street, Picton and the public are welcome to attend.

PUBLIC EXHIBITIONS & CALLS FOR SUBMISSIONS

The Council regularly deals with matters that benefit from community input. Community input is sought to meet statutory requirements (e.g. development proposals) and the belief that consultation is appropriate. These exhibitions are generally held at the Council office in Picton and at both the branch and mobile libraries. Occasionally special exhibitions are held at other locations. Exhibitions are advertised in the press. Submissions received from interested parties are considered by Council as part of its decision making process.

SPECIAL COMMUNITY FORUMS / INFORMATION FORUMS / KIOSKS

From time to time Council may hold Special Community Forums or conduct information Forums and Kiosks in locations throughout the Shire to enable residents to meet with Councillors and senior staff in an informal manner. Some of these forums are specific to a particular issue and others are general in nature. These forums are publicised widely and may include notices being letterbox drops in the town where the forum will be held.

ANNUAL REPORTS

In accordance with the Local Government Act, the Council publishes its Annual Report each year. Due to the legislative requirements it is a lengthy document that is impractical to provide to every household. A copy of the Annual Report is published on Council's website.

THE "BUSH TELEGRAPH"

The "Bush Telegraph" is a weekly page within the Wollondilly Advertiser newspaper and is distributed throughout the Shire. It contains news about Council's activities.

LOCAL PLANNING PANEL

Local Planning Panels were established in March 2018 by the NSW Government. The Panel consists of three experts and one community representative, who assess and determine referred development applications and rezoning proposals. Meetings commence in a public forum allowing interested persons or groups the opportunity to hear and make submissions about development proposals. The meeting then closes for deliberation. Decisions are made public within five business days. Local Planning Panel meetings occur monthly on a Thursday in Council's Administration Building at 5.30pm.

GOVERNMENT INFORMATION HELD BY COUNCIL

In keeping with the intent of the GIPA Act to maintain and advance a system of responsible and representative democratic Government that is open, accountable, fair and effective, Council is committed to the proactive release of government information it holds, to the public.

Council holds a wide range of government information in both hard copy and electronic format in respect of functions undertaken by Council.

This information is categorised as:

- **Electronic Documents**
- **Physical Documents**
- **Policy Documents**
- **General Documents**

This information will primarily be available on Council's website where possible, however, information may be made available either by informal release or via an access application, (unless there is an overriding public interest against disclosure of the information in accordance with the provisions of GIPA Act) if not.

A page has been created on Council's website to assist with navigation to these documents. You can access this page by clicking on the following link [Access to Information](#)

The following documents are defined as open access information by Section 18 of GIPAA and will be released without the need for a formal application under this Act:

- the agency's information guide;
- information about the agency contained in any document tabled in Parliament by or on behalf of the agency, other than any document tabled by order of either House of Parliament,
- the agency's policy documents;
- the agency's disclosure log of access applications;
- the agency's register of government contracts;
- the agency's record of the open access information (if any) that it does not make publicly available on the basis of an overriding public interest against disclosure; and
- such other government information as may be prescribed by the regulations as open access information.

ELECTRONIC AND PHYSICAL DOCUMENTS

Prior to 2005 Council files were kept in "hard copy" filing compactus systems. Following the implementation of Council's Electronic Document/Record Management System (EDRMS) Council files have been maintained in electronic format, with the exception of development/building/construction applications which are maintained in both hard copy and electronic format.

POLICY DOCUMENTS

Council's policy documents are maintained in a register. Copies of Council policies are available on the website.

GENERAL DOCUMENTS

The Government Information (Public Access) Regulation 2009 divides the following additional open access general documents into 4 sections. These sections are:

- 1. Information about Council**
- 2. Plans and Policies**
- 3. Information about Development Applications**
- 4. Approvals, Orders and other Documents**

The GIPA Regulation 2009 requires that these documents held by Council, are to be made publicly available for inspection, free of charge. The public is entitled to inspect these documents on Council's website (unless there is an unreasonable additional cost to Council to publish these documents on the website) and at the offices of the Council during ordinary office hours or at any other place as determined by the Council. Any current and previous documents of this type may be inspected by the public free of charge. Copies can be supplied for reasonable copying charges.

In respect of some information, there may be an overriding public interest against publishing it on the website. Where this is the case, the information will be available for inspection at Council offices only.

Council is obligated by the State Records Act 1998 (NSW) legislation to keep different types of records for defined periods before a record may be destroyed.

In some instances "Hard Copy", Physical or Electronic records will be unavailable owing to Council not having the information.

Under the Copyright Act 1968 Council reserves its right to not release records subject to the GIPA Act (2009) without the express or implied consent of the copyright owner. These documents may be "viewed" at Council's Administration Building 62-64 Menangle Street, Picton during business hours.

DOCUMENTS AVAILABLE FOR INSPECTION AS REQUIRED BY LEGISLATION:

1. INFORMATION ABOUT COUNCIL

- The model code prescribed under section 440 (1) of the LGA
- Council's adopted Code of Conduct
- Code of Meeting Practice
- Annual Report
- Annual Financial Reports
- Auditor's Report
- EEO Management Plan
- Policy concerning the Payment of Expenses incurred by, and the Provision of Facilities

to, Councillors

- Annual Reports of Bodies Exercising Functions Delegated by Council
- any Codes referred to in the LGA
- Returns of the Interests of Councillors, Designated Persons and Delegates
- Agendas and Business Papers for any meeting of Council or any Committee of the Council
- Minutes for meetings of Council or any Committee meeting of Council
- Departmental Representative Reports presented at a meeting of Council
- Land Register
- Register of Investments
- Register of Delegations
- Register of Graffiti removal work
- Register of current Declarations of Disclosures of Political Donations
- Register of Voting on Planning Matters
- Agency Information Guide

2. PLANS AND POLICIES

- Long Term Financial Plan
- Work Force Management Plan
- Asset Management Strategy and associated Asset Management Plans
- Operational Plan (Annual)
- Delivery Program (4 Years)
- Local Policies adopted by Council concerning approvals and orders
- Plans of Management for Community Land
- Environmental Planning Instruments, Development Control Plans and Contributions Plans

3. INFORMATION ABOUT DEVELOPMENT APPLICATIONS

Development applications and any associated documents received in relation to a proposed development including the following:

- Home Warranty Insurance documents
- Construction Certificates
- Occupation Certificates
- Structural Certification Documents
- Town Planner Reports
- Submissions received on Development Applications
- Heritage Consultant Reports
- Tree Inspections Consultant Reports
- Acoustics Consultant Reports
- Land contamination consultant reports
- Records of decisions on Development Applications including decisions on appeals
- Records describing general nature of documents that Council decides to exclude from public view including residential floor plans and commercially sensitive information

4. APPROVALS, ORDERS AND OTHER DOCUMENTS

- Applications for approvals under Part 1 of Chapter 7 of the LGA and any associated documents received in relation to such an application
- Applications for approvals under any other Act and any associated documents received in relation to such an application
- Records of approvals granted or refused, any variation from local policies with reasons for the variation, and decisions made on appeals concerning approvals
- Orders given under Part 2 of Chapter 7 of the LGA and any reasons given under section 136 of the LGA
- Orders given under the Authority of any other Act
- Records of building certificates under the *Environmental Planning and Assessment Act*

1979

- Plans of land proposed to be compulsorily acquired by the Council
- Compulsory Acquisition Notices
- Leases and licenses for use of public land classified as community land

DOCUMENTS AVAILABLE FOR PURCHASE

- Annual tender documents
- Engineering design manual
- Engineering construction specifications
- Assorted maps
- Copies of Rate Notices
- Assorted certificates
- Assorted planning documents and local Environmental Plans, such as:
 - (i) Wollondilly Local Environmental Plan 2011
 - (ii) Various Development Control Plans relating to different areas and/or different issues
 - (iii) Wollondilly Development Contributions Plan 2005
 - (iv) Various Strategies and Studies such as the Economic Development Strategy

PRIVACY PROTECTION

In order to ensure compliance with the *Privacy and Personal Information Protection Act 1998* (PPIPA) the General Manager has appointed a Privacy Contact Officer. The Privacy Contact Officer advises council staff on the management of the collection of personal information; including rates notices; application forms; reviewing contracts and agreements with consultants and other contractors and other written requests. The Privacy Contact Officer also carries out investigation of reports of breaches of privacy.

The Privacy Contact Officer has assigned Privacy Resource Officers in key areas of Council.

The Privacy Resource Officers will liaise with the Privacy Contact Officer on all matters affecting the protection of privacy within their business units.

APPLICATIONS FOR AMENDMENT OF RECORDS

An application for amendment to personal information held by Council must be made in accordance with the *Privacy and Personal Information Protection Act 1998* (PPIPA) and Information Protection Principal 8 of Council's Privacy Management Plan.

A request for amendment to personal information Council holds must be made by way of statutory declaration and be accompanied by appropriate evidence as to the cogency of the making of the amendment.

Council's Privacy Contact officer will be able to assist with enquiries.

RIGHT TO INFORMATION OFFICER

Council's Governance Manager is its Public Officer. The Public Officer has also been appointed as the Right to Information Officer. The Right to Information Officer is responsible for compliance with the GIPA Act. The Right to Information Officer is:

Manager Governance
Wollondilly Shire Council
62 – 64 Menangle Street
PICTON NSW 2571
Ph: 4677 9561

ACCESS TO INFORMATION OFFICER

Council's Right to Information Officer has appointed an Access to Information Officer who is responsible for the determination of Formal Access Applications and the conduct of internal reviews:

Principal Governance Officer
62 – 64 Menangle Street,
PICTON NSW 2571

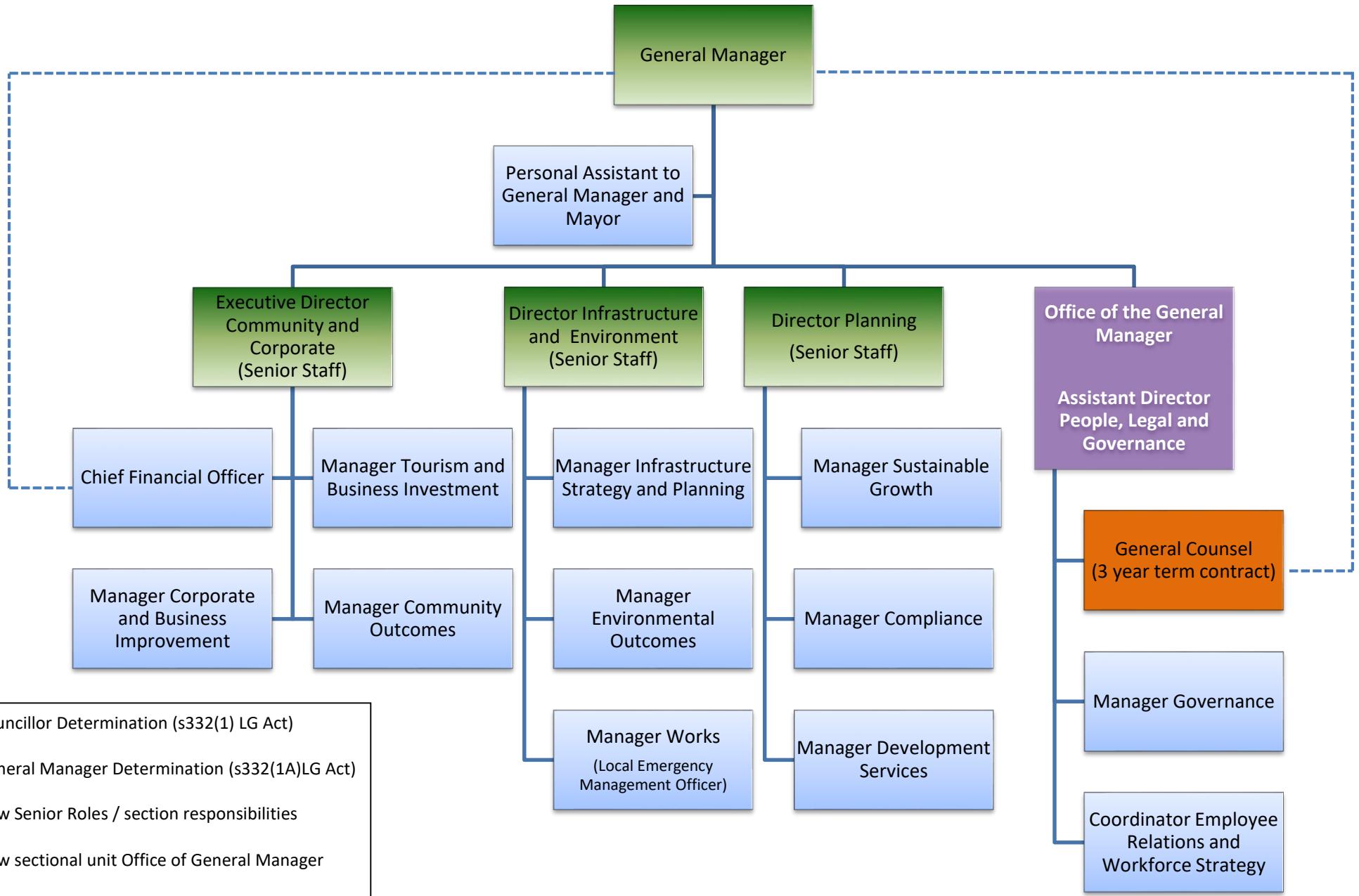
Council's Right to Information Officer has also appointed the Corporate Governance Officer responsible for the determination of Formal Access Applications.






Council's Information Management Team are responsible for processing the majority of Informal GIPAA requests for information and assists other staff to respond to Informal GIPAA requests.

INFORMATION AND PRIVACY COMMISSION

For further information regarding the functions of the Information and Privacy Commission and your rights to access government information visit the IPC website at www.ipc.nsw.gov.au or call 1800 472 679 between 9am and 5pm Monday to Friday (excluding public holidays). They may also be contacted by post at GPO Box 7011, Sydney NSW 2001 or in person at Level 17, 201 Elizabeth Street, Sydney 2000.

2018 Organisational Structure



| | |
|---|---|
|  | Councillor Determination (s332(1) LG Act) |
|  | General Manager Determination (s332(1A) LG Act) |
|  | New Senior Roles / section responsibilities |
|  | New sectional unit Office of General Manager |
|  | Strategic Reporting Relationship |

Adopted by Council on 17 July 2017