

## Key issues identified in facilitated Sessions

- Environment
- Infrastructure
- Heritage & Rural Living
- Communication & Transparency



## Environment

- Key consideration - resource value of the land and environmental constraints.
- Specialist studies assess proposal against environmental standards / criteria.
- Studies are assessed internally and by State Agencies (eg., Office of Water, Office of Environment & Heritage).
- Dual approval process (eg., Federal approval under EPBC Act for disturbance to critically endangered communities).



## Infrastructure

Infrastructure to support growth is secured by a combination of the following:

1. Direct Works
  - New roads, extension of water and sewer.
2. State Infrastructure Contribution
  - for urban release areas satisfactory arrangements must be made for State Public Infrastructure prior to subdivision (eg., PTTAG contribution to widening of the Hume Highway).
3. Section 94 Contribution Plans
  - Capped at \$20K per lot for new works.
4. Voluntary Planning Agreement
  - Contribution can exceed the \$20k cap. Not restricted to new assets (eg., Appin Inn).



## Heritage / Rural Lifestyle

1. Heritage Provisions in Council's LEP.
  - identifies 17 Heritage Items (eg., Brennan / Larkin / Winton Farms).
2. Rural Lifestyle vision in Council's Community Strategic Plan.
  - Maintain village feel.
  - Maintain heritage buildings.
  - Divert traffic.



## Communication / Transparency

- Exhibition of proposals (statutory requirement)
- Notification process
- Website Info - Frequently Asked Questions
- Community Forum
- Complaint mechanisms

