

# **Attachments Part 2**

**Monday 15 May 2017**

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PE5, PE6, GO2, GO3 & CO1

# PE5 Attachments

1. Site Identification Map (SIM)
2. Changes to Land Zoning Map (LZN)
3. Changes to Lot Size Map (LSZ)
4. Changes to Height of Buildings Map (HOB)
5. Bulli Appin Road Planning Proposal
6. Wollondilly DCP Site specific controls – Bulli Appin Road

**Monday 15 May 2017**

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PE5 – Post Exhibition Planning Proposal Bulli Appin Road

## Site Identification Map

Map Sheet to be Amended:

8400\_COM\_LZN\_011H\_020\_20110131  
8400\_COM\_HOB\_011H\_020\_20110131  
8400\_COM\_LSZ\_011H\_020\_20110209

### Proposed Zone



Subject Land

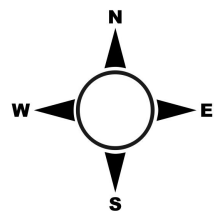


Road

## Cadastre



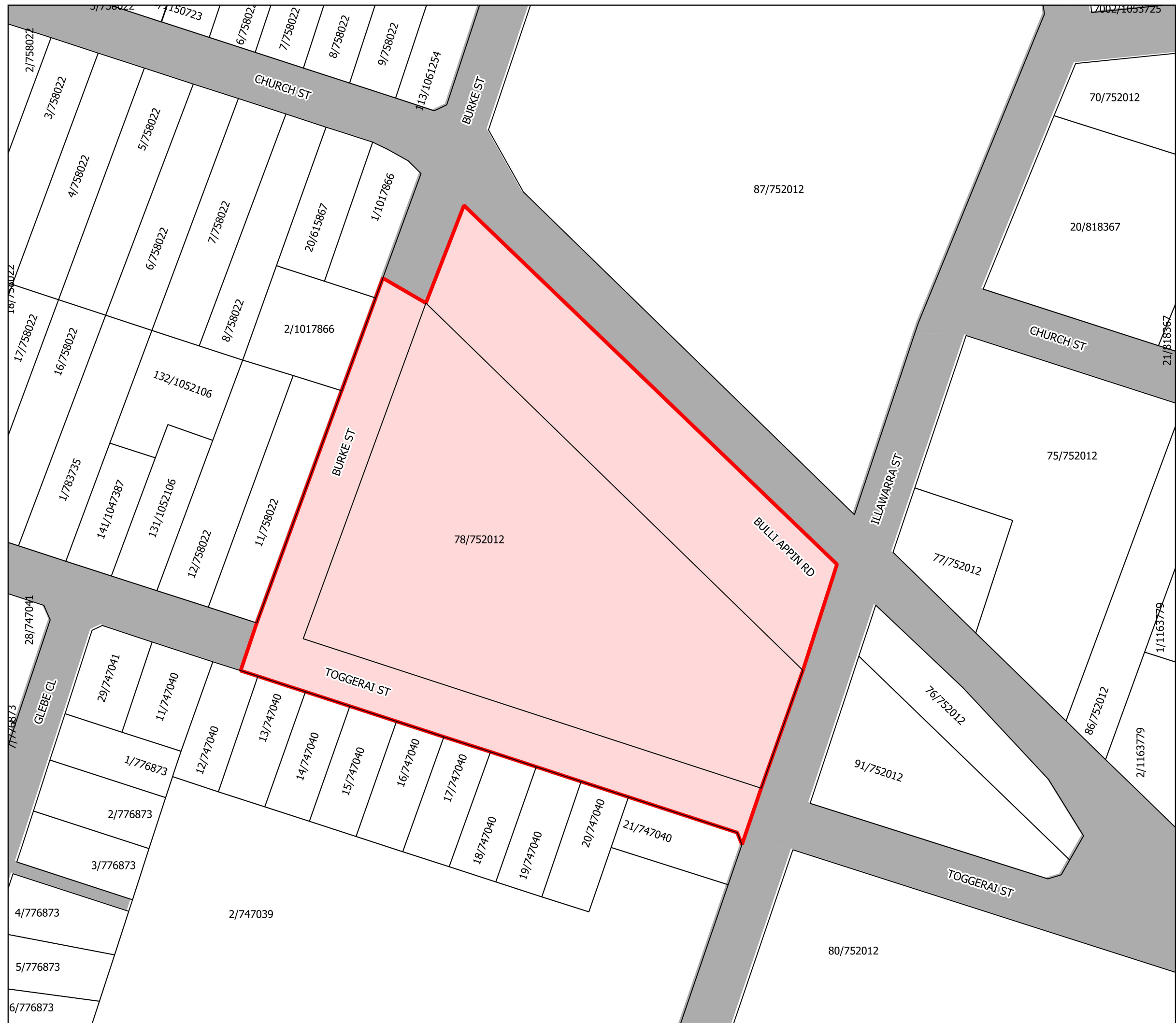
Cadastre base data 01/08/2014 © Land and Property Information (NSW)  
Addendum data 22/10/2015 © Wollondilly Shire Council



Projection GDA 1994  
MGA Zone 56

Map Produced: 03-05-2016

Visit the website below to view the published map sheets listed above:  
<http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2011&no=85>




Map Series to be Amended:  
Land Zoning

Map Sheets to be Amended:  
8400\_COM\_LZN\_011H\_020\_20110131

#### Zone

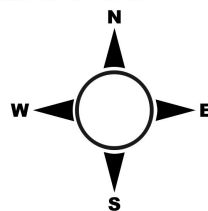
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU4	Primary Production Small Lots
SP1	Special Activities
SP2	Infrastructure

#### Cadastre


 Cadastre bas data 01/08/2014 © Land and Property Information (NSW)  
 Addendum data 03/05/2016 © Wollondilly Shire Council

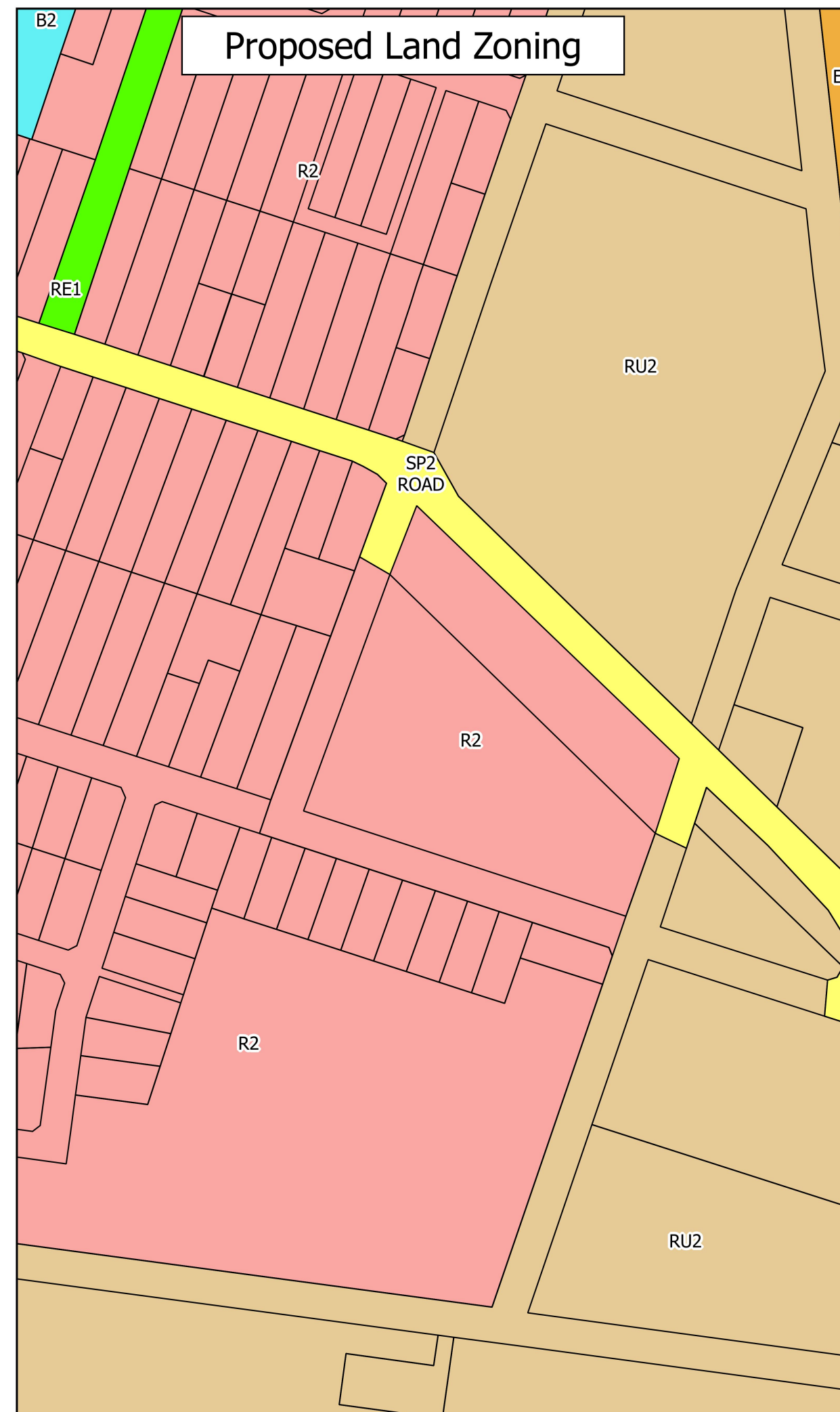
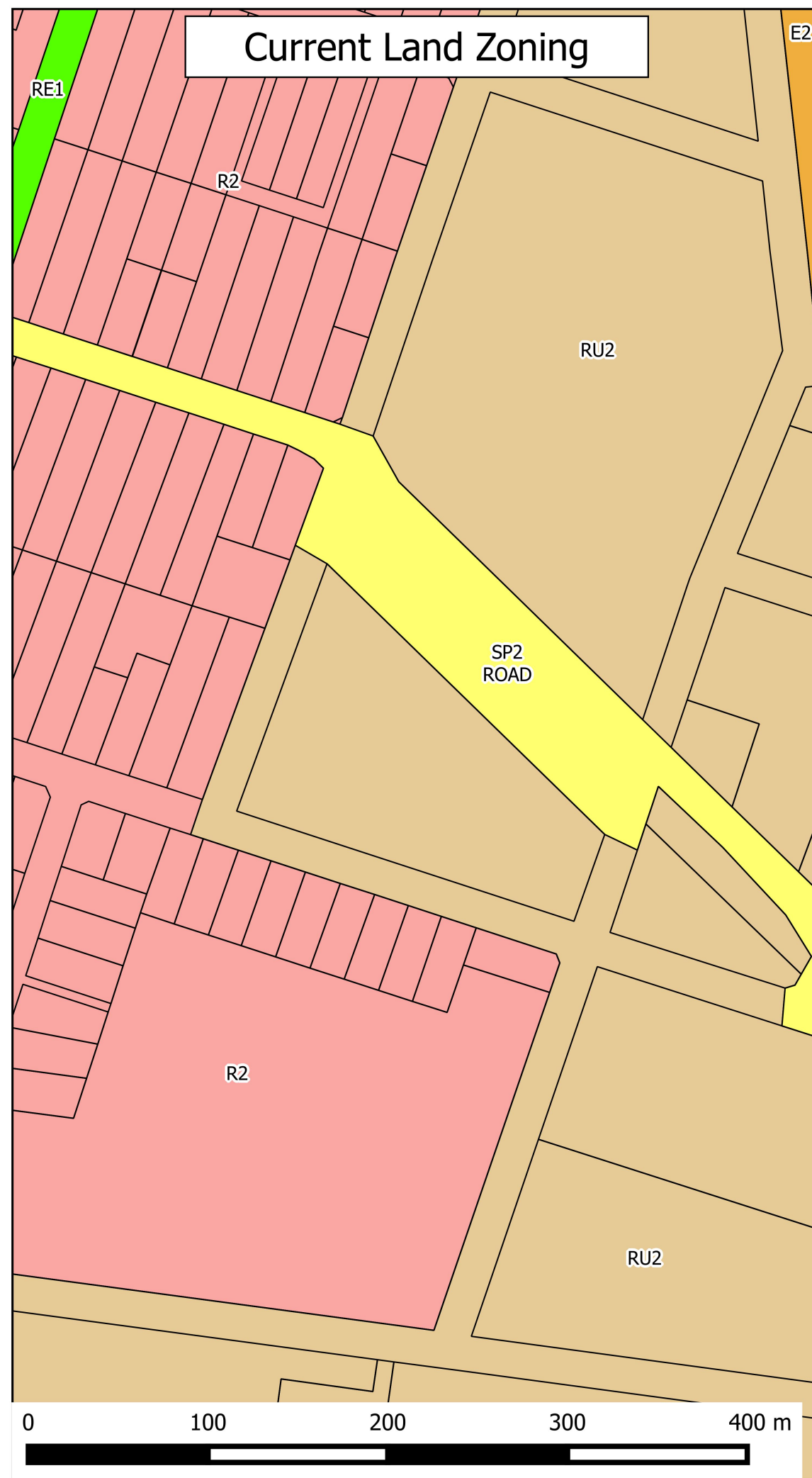
Note: all legend items in Wollondilly Shire Council's LEP 2011 maps are listed above. All items may not be visible in the adjacent map.

Map Produced: 03-05-2016



Projection GDA 1994  
MGA Zone 56

Visit the website below to view the published map sheets listed above:  
<http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2011&no=85>





Map Series to be Amended:  
Lot Size Map

Map Sheets to be Amended:  
8400\_COM\_LSZ\_011H\_020\_20110209

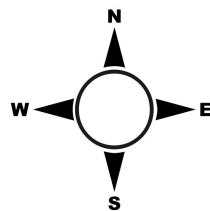
**Minimum Lot Size (sq m)**

B	230
C	250
G	450
Q	700
T	975
U1	1250
U2	1500
V	2000
W	4000
X	5000
Y1	1ha
Y2	1.5ha
Z1	2ha
Z2	3ha
Z3	4ha
Z4	4.5ha
AA1	5ha
AA2	7ha
AB1	16ha
AB2	20ha
AB3	30ha
AB4	35ha
AB5	40ha
AC	60ha
AD	100ha

**Cadastral**

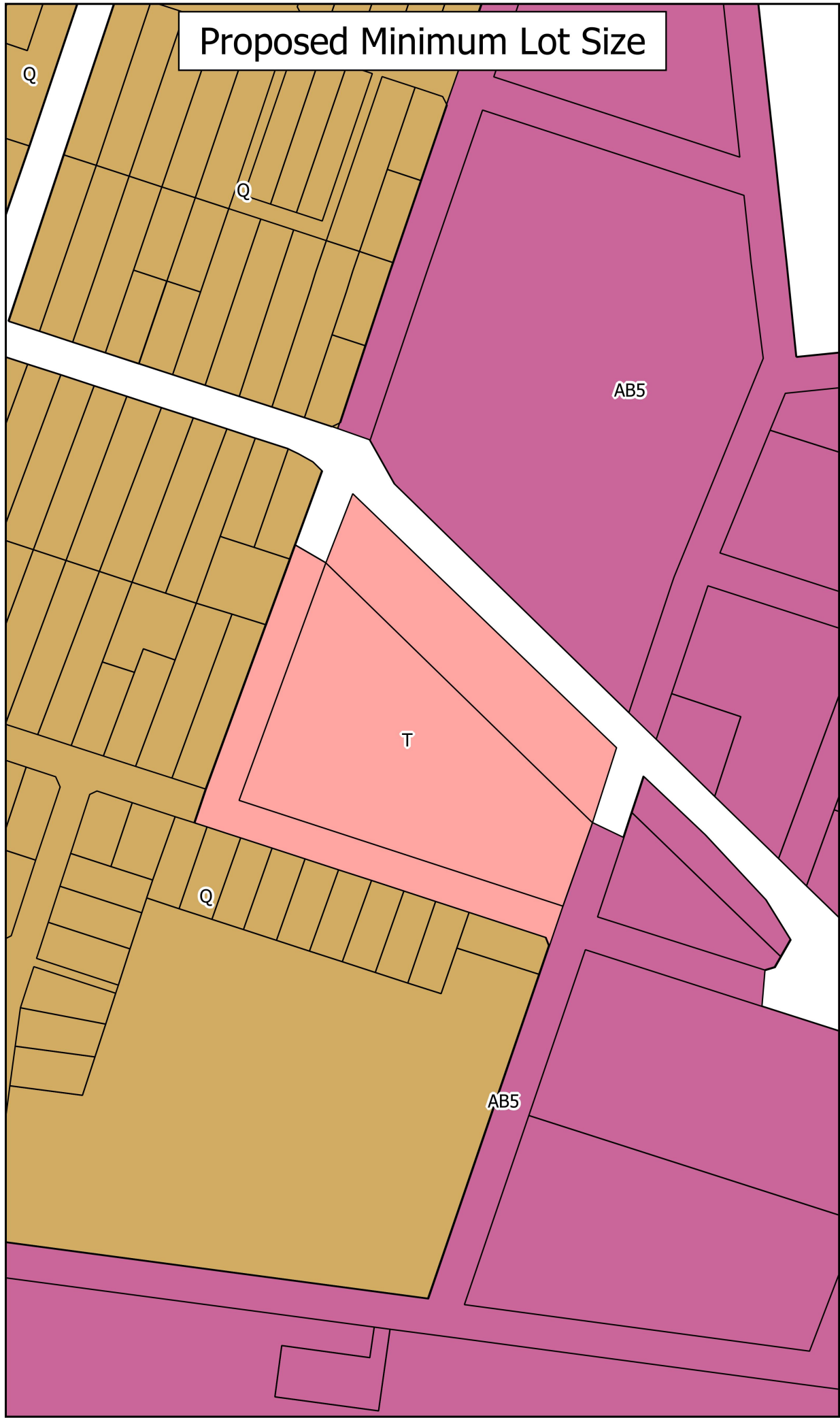
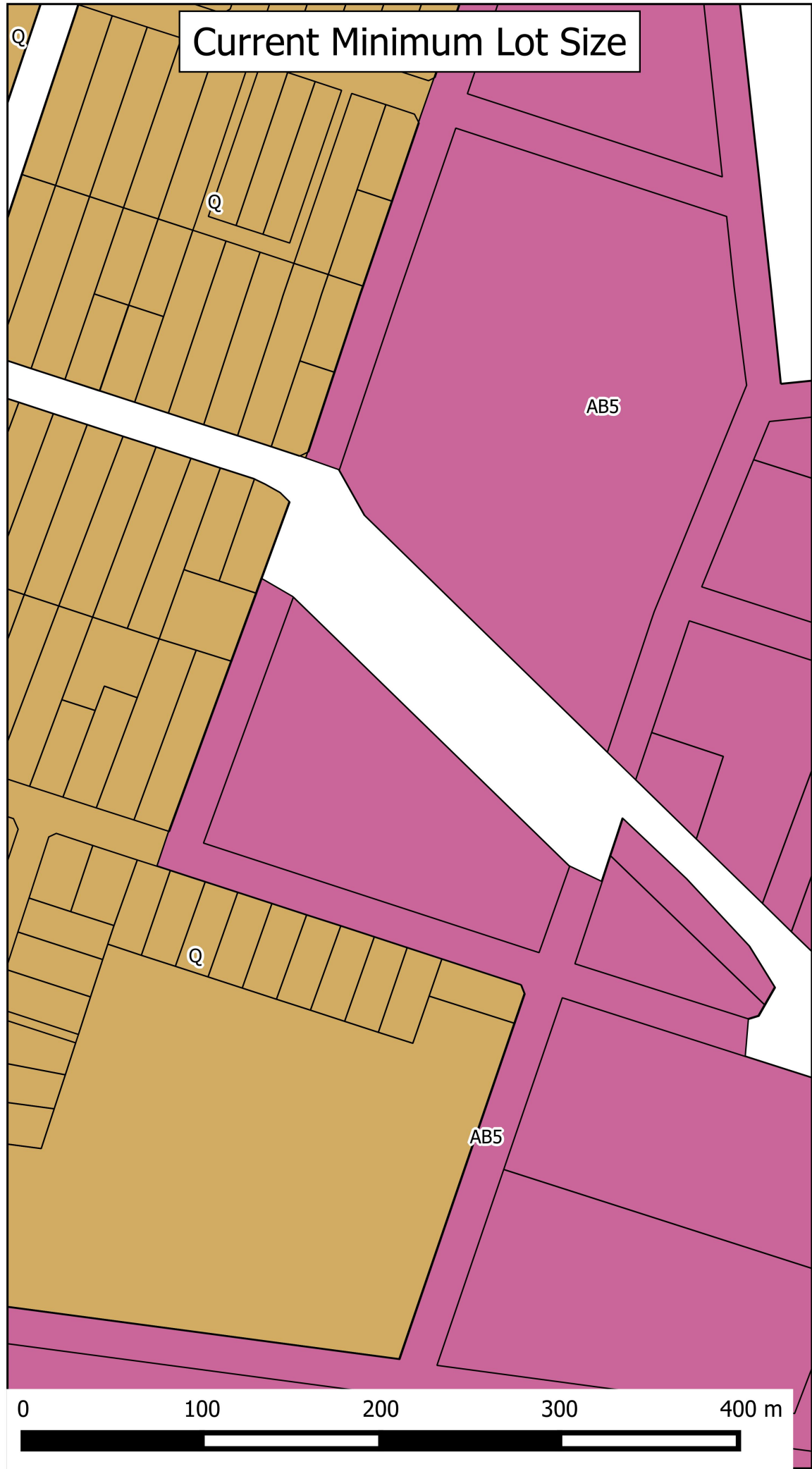
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Addendum data 03/05/2016 © Wollondilly Shire Council

Note: all legend items in Wollondilly Shire Council's LEP 2011 maps are listed above. All items may not be visible in the adjacent map.



Projection GDA 1994  
MGA Zone 56  
Map Produced: 03-05-2016

Visit the website below to view the published map sheets listed above:  
<http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2011&no=85>




Map Series to be Amended:  
Height of Buildings

Map Sheets to be Amended:  
8400\_COM\_HOB\_011H\_020\_20110131

**Maximum Building Height (m)**

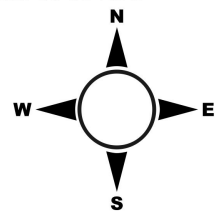
F	6.8
J	9
L	11
M	12
O	15

**Cadastre**

 Cadastre bas data 01/08/2014 © Land and Property Information (NSW)  
Addendum data 03/05/2016 © Wollondilly Shire Council

Note: all legend items in Wollondilly Shire Council's LEP 2011 maps are listed above. All items may not be visible in the adjacent map.

Map Produced: 03-05-2016



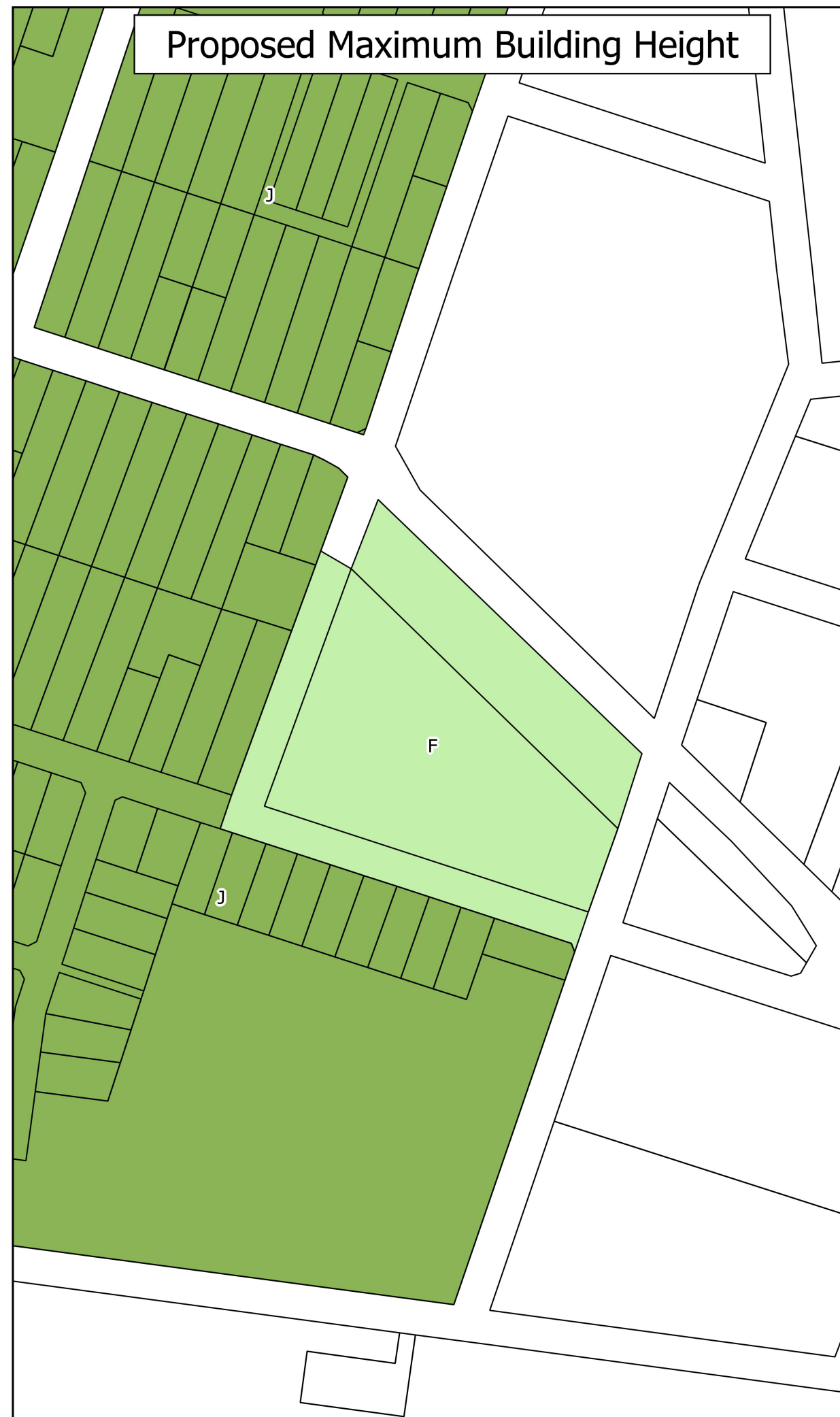
Projection GDA 1994  
MGA Zone 56

Visit the website below to view the published map sheets listed above:  
<http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2011&no=85>

## Current Maximum Building Height



## Proposed Maximum Building Height



# Planning Proposal

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To Amend Wollondilly Local Environmental Plan 2011

## Rezoning of 12 Bulli Appin Road, Appin

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Applies to land at Lot 78 DP 752012, Appin and adjoining unformed road reserve

**April 2017**

## Document Register

Version	Date	Details	Prepared By	File Location
1	12/12/16	Planning Proposal for Formal Public Exhibition	NA	TRIM 6585 # 434
2	07/04/17	Planning Proposal for Post Exhibition Report to Council	NA	TRIM 6585 # 487
Current Version		2		



# Contents

Document Register .....	1
Introduction.....	6
Part 1 – Objectives or Intended Outcomes .....	8
Part 2 – Explanation of Provisions .....	8
Part 3 – Justification.....	9
Section A – Need for the planning proposal .....	9
Section B – Relationship to strategic planning framework.....	9
Section C – Environmental, social and economic impact .....	16
Section D – State and Commonwealth interests .....	17
Part 4 – Mapping .....	18
Map 1 – Site Identification .....	19
Map 2 – New Land Zoning (LRA) .....	20
Map 3 – New Height of Buildings (HOB) .....	20
Map 4 – New Lot Size (LSZ) .....	20
Part 5 – Community Consultation .....	23
Part 6 – Project Timeline .....	25
Appendices .....	26
Appendix A      Assessment against SEPPs	
Appendix B      Assessment against Section 117(2) Directions	
Appendix C      Consistency with the Greater Metropolitan REP No. 2- Georges River Catchment	
Appendix D      Assessment of Preliminary Community Consultation	
Appendix E      Government Agency Feedback	
Appendix F      Assessment against Wollondilly GMS 2011	
Appendix G      Council Report and Minutes – 16 September 2013 and 21 November 2016	
Appendix H      Gateway Determination - 24 January 2014	
Appendix I      Flooding and Drainage Report	

Appendix J	Traffic Impact Study
Appendix K	Provision of Reticulated Water and Sewer Services
Appendix L	Bushfire Hazard Report
Appendix M	Flora & Fauna Assessment
Appendix N	Preliminary Contamination Report
Appendix O	Noise Assessment
Appendix P	Proposed amendments to the Wollondilly Development Control Plan 2016



# Introduction

This planning proposal explains the proposed changes to the Wollondilly Local Environmental Plan 2011 (WLEP 2011) to rezone rural land and a portion of an unformed road reserve at Appin Bulli Road, Appin to enable low density residential development.

The proposal relates to land at 12 Bulli Appin Road (Lot 78 in DP 752012) and an adjoining unformed road reserve at Appin.

This planning proposal has been prepared in accordance with section 55 of the Environmental Planning and Assessment Act 1979 and A Guide to Preparing Planning Proposals (2012).

The original proposal was submitted to Council on the 1 November 2011 by Michael Brown Planning Strategies on behalf of the landowner and has since been amended in response to a resolution of Council at its Ordinary Meeting held on 16 September 2013.

This resolution sought to amend the minimum lot size to 975sqm and to provide in principle support for the future residential development of the site.

A copy of the relevant Report and Minutes are provided in **Appendix G**

A Gateway Determination was issued by the Department of Planning & Infrastructure on 24 January 2014 which determined that the proposal should proceed subject to a number of conditions.

These conditions required that a number of specialist studies/assessments be undertaken, that consistency with a number of Ministerial Directions and State Government Planning Policies be demonstrated and that a number of public agencies be consulted.

A copy of the original Gateway Determination is provided in Appendix H.

In response to these conditions the following studies and assessments have been undertaken to inform the Planning Proposal:

Flooding and Drainage Report  
Traffic Impact Study  
Bushfire Hazard Report  
Flora & Fauna Assessment  
Preliminary Contamination Report  
Noise Assessment

In March 2015 Council placed the planning proposal on hold pending the outcome of the Greater Macarthur Land Release Investigation Area. Following the announcement of the draft report, in November 2015 Council resolved to recommence work on the proposal.

A **Planning Proposal** is a document which explains the changes which are proposed to an environmental planning instrument, in this case the Wollondilly Local Environmental Plan 2011 (WLEP 2011).

This explanation is provided through text and images (usually plans).

The Wollondilly Local Environmental Plan is the key statutory document at a local government level which guides and controls the development of land within the Wollondilly Shire Council area.



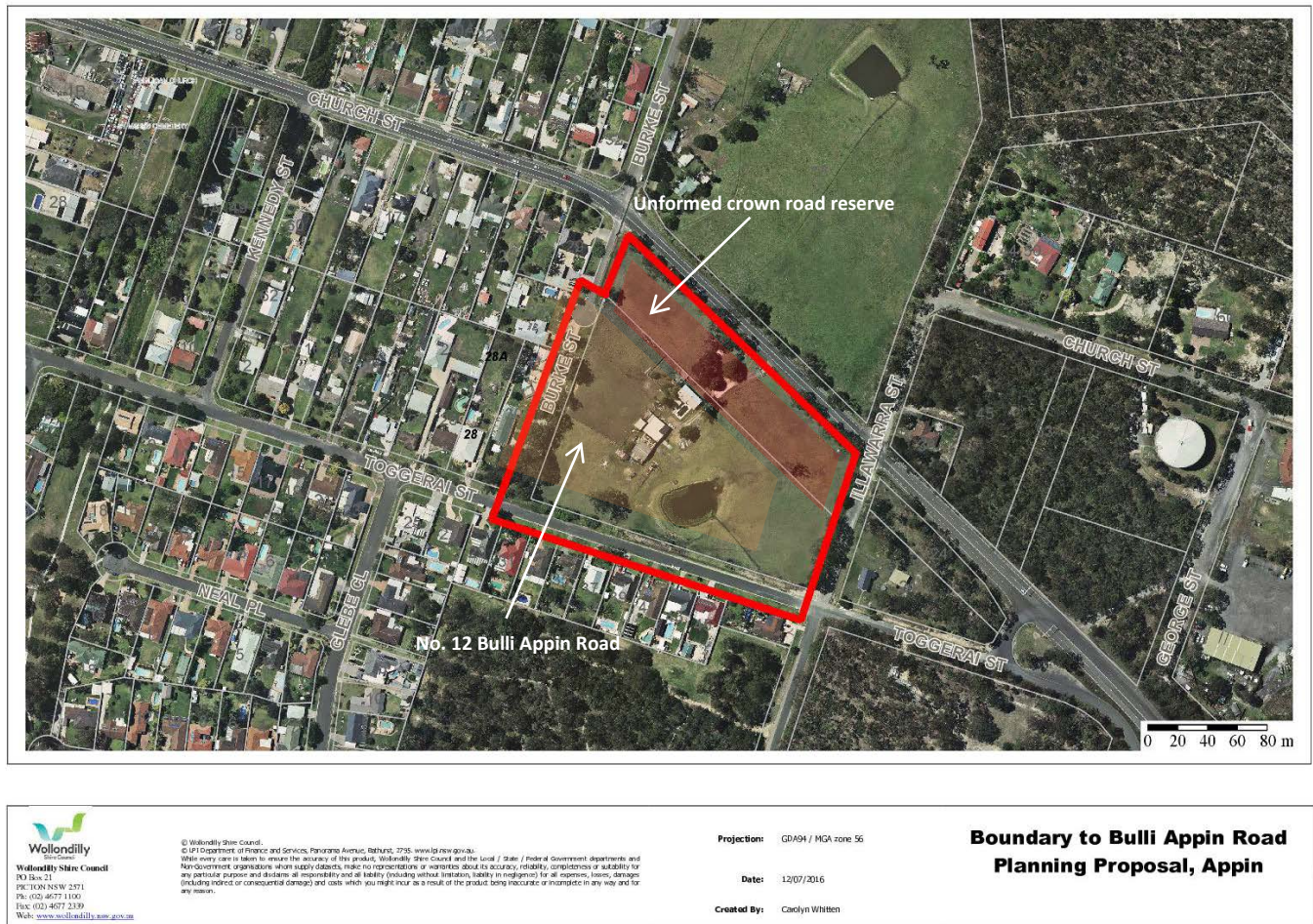
It is also proposed to amend the Wollondilly Development Control Plan 2016 (Wollondilly DCP) to provide site specific controls within the subdivision and residential volumes to guide future development on this site at the development application stage. These will be exhibited at the same time as the proposal.

### Planning Proposal Site

The planning proposal boundary includes approximately 2.7 hectares of mostly rural land comprising Lot 78 DP 752012 (12 Bulli-Appin Road, Appin) and an adjoining crown road reserve.

No. 12 Bulli Appin Road (1.935 hectares) is zoned RU2 Rural Landscape and the adjoining crown road reserve (0.8 hectares) is zone SP2 Infrastructure (Road).

The site borders the existing Appin urban area, with residential areas located directly to the east and south of the site.



**Figure 1: Boundary for planning proposal**

The proposal site has four (4) street frontages including Bulli-Appin Road, Illawarra Street, Toggerai Street and Burke Street (partially formed) as depicted in Figure 1. The site is relatively clear of vegetation, with much of the vegetation along the property boundaries. The site contains a dwelling and a number of outbuildings/structures. A dam is located in the southern section of the site with the edge of the dam dominating the Toggerai Street frontage.

# Part 1 – Objectives or Intended Outcomes

## The Planning Proposal

The proposal seeks to enable development of No. 12 Bulli Appin Road and the adjoining unformed crown road reserve for low density residential development.

The intended outcome of the proposal is to allow a modest increase in housing for the Appin village in an area identified for some potential growth in the Wollondilly Growth Management Strategy (GMS), which is relatively close to existing services located in the village centre.

## Draft Development Control Plan

The objective of the draft development control plan is to guide the design of the site.

The intended outcome of these controls are to create an attractive gateway to Appin and to respond to the outcomes of the specialist studies, community and agency consultation and to reflect Council resolution's relating to residential development at this site.

# Part 2 – Explanation of Provisions

The proposed outcome will be achieved by:

- Amending the Wollondilly LEP 2011 **Land Zoning Map (Sheet LZN\_011H)** in the manner proposed on the Land Rezoning Map shown in **Part 4 by Map 2** which changes the zone of the subject site from RU2 Rural Landscape and SP2 Infrastructure (Road) to R2 Low Density Residential.
- Amending the Wollondilly LEP 2011 **Building Height Map (Sheet HOB\_011H)** in accordance with the Height of Building shown in **Part 4 by Map 3** to introduce a building height limit of 6.8 metres.
- Amending the Wollondilly LEP 2011 **Lot Size Map (Sheet LSZ\_011H)** in accordance with the proposed Lot Size Map shown in **Part 4 by Map 4** which changes to the minimum lot size for the subject site from 40 hectares to 975m<sup>2</sup>.

These proposed map amendments are included in Part 4 – Mapping

The proposed amendments to the Wollondilly Development Control Plan, 2016 seek to amend Volume 3 Subdivision of Land and Volume 4 Residential Development and introduce controls related to

- The subdivision plan;
- Road, transport infrastructure and pedestrian access;
- Noise and contamination;
- Streetscape and rural outlook;
- Habitability and community connectedness.

## Part 3 – Justification

### Section A – Need for the planning proposal

#### A 3.1 Is the planning proposal a result of any strategic study or report?

##### Growth Management Strategy

The Growth Management Strategy (GMS) was adopted in February 2011. Planning Proposals are required to be assessed against the GMS to determine whether they should or should not proceed. The GMS sets directions for accommodating growth in the Shire for the next 25 years. The GMS contains Key Policy Directions which form the overarching growth strategy for Wollondilly. The planning proposal seeks to enable housing development in an area identified as a 'potential residential growth area' in the Wollondilly Growth Management Strategy 2011 (GMS 2011).

An assessment of the planning proposal against the GMS 2011 is provided in Appendix F.

#### A 3.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The current provisions within the Wollondilly Local Environmental Plan 2011, as they apply to the site, prohibit subdivision and subsequent development of the site for residential development in the manner proposed.

It is considered that amending the Wollondilly Local Environmental Plan 2011 is the best means of achieving the objectives of the planning proposal.

### Section B – Relationship to strategic planning framework

#### B 3.3 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The following regional and sub-regional strategies are relevant to Wollondilly:

- A Plan for Growing Sydney
- Draft Greater Macarthur Preliminary Land Release Strategy
- Draft South West District Plan

*Plan for Growing Sydney* (December 2014) and *Draft Amendment: Towards our Greater Sydney 2056* (November 2016)

*A Plan for Growing Sydney* was released on 14 December 2014 and is an action plan which will guide land use planning decisions for the next 20 years for the Sydney Metropolitan Area. It seeks to influence how people move about, where they live, growing the economy and safeguarding the environment.

In responding to growth pressures within the Macarthur region, the Plan identifies as a priority the investigation of the suitability of the Macarthur South Investigation Area for a future Growth Centre. This is currently being undertaken through the Draft Greater Macarthur Preliminary Land Release Strategy.

This planning proposal does not deliver upon the strategic directions contained in the Plan nor is it inconsistent with any.

The planning proposal is consistent with the amended plan as the site location supports the housing choice and diversity theme as it is within walking distance to the local village shops and is located close to an existing bus stop.

#### ***Draft Greater Macarthur Preliminary Land Release Strategy*** (September 2015)

The Draft Greater Macarthur Preliminary Land Release Strategy identifies Menangle Park, Mount Gilead and Wilton as Priority Growth Areas with potential to accommodate 35,000 new homes by 2036.

The draft strategy proposes that up to 2036 areas outside these Priority Growth Areas will remain rural in nature, with small scale development that can be supported by the existing infrastructure and transport network. This proposal will not impact on the rural setting of Appin Village as it proposes only a small scale expansion of the residential area.

Therefore the planning proposal is consistent with this strategic direction as it constitutes small-scale development adjoining the existing Appin village area and was granted gateway approval prior to the release of the draft strategy.

#### ***Draft South West District Plan*** (November 2016)

The South West District Plan was released by the Greater Sydney Commission in November 2016. The plan identifies a vision for south western Sydney over the next 20 years. The planning proposal and subsequent site specific development controls are consistent with the plan and respond to the A Livable City priority.

The proposal will help to improve housing diversity and affordability through the addition of housing on a relatively small scale to Appin village, in a location that is close to existing shops and services.

The proposed Development Control Plan supports the “creation of great places – not just building houses” action through ensuring that the design of the future residential area enhances the existing rural outlook and creates an aesthetically pleasing eastern gateway into the village.

The controls also seek to support natural surveillance of the street and to ensure a walkway connection is provided at the subdivision stage.

### **B 3.4 Is the planning proposal consistent with a council’s local strategy or other local strategic plan?**

The following Local Strategies are relevant to this Planning Proposal:

- Wollondilly Community Strategic Plan 2033
- Growth Management Strategy 2011

#### ***Wollondilly Community Strategic Plan 2033***

The Wollondilly Community Strategic Plan 2033 (WCSP), adopted by Council 17 June 2013, is the Council’s overarching long term strategic plan and sets out the aspirations of the community for Wollondilly for the next 20 years.

The WCSP is based on a vision of rural living for Wollondilly Shire and is focused around five (5) themes:

- Looking after the Community
- Accountable and Transparent Governance



- Caring for the Environment
- Building a strong local Economy
- Management and provision of Infrastructure

Each theme is supported by identified outcomes and strategies which express in broad terms what is to be achieved and how. These themes are, in part, delivered through a number of key supporting strategies, plans and policies which have been prepared by the Council. Particularly relevant to Planning Proposals are the Council's Local Environmental Plan and Growth Management Strategy.

The following CSP strategies are relevant to the Planning Proposal as described below:

#### **Strategy CO4 – Engagement and Communication**

*Implement excellence in our community engagement by listening to and responding to the needs and concerns of our residents.*

##### **Comment:**

Formal public exhibition of the planning proposal will be undertaken in accordance with the relevant legislation and all submissions received will be considered by Council.

#### **Strategy EC3 – Manage Growth**

Encourage and manage growth to ensure that it contributes to economic well-being.

##### **Comment:**

This planning proposal will assist in the orderly and efficient use of land within the Appin village area.

#### **Wollondilly Growth Management Strategy 2011 (GMS)**

A key land use planning issue for Wollondilly is to manage pressures for growth against the context of a broad community desire to keep the Shire rural. This is a challenging balancing act and an inevitable consequence of being a rural area on the fringe of a major metropolis.

The Growth Management Strategy 2011 (GMS) was prepared to provide a strategic plan led response to this issue, and does so by providing:

- clear policy directions on growth issues;
- a strategic framework against which to consider Planning Proposals;
- a long-term sound and sustainable approach to how the Shire develops and changes into the future;
- a basis to inform Council decisions and priorities regarding service delivery and infrastructure provisions;
- direction and leadership to the community on growth matters;
- advocating for better infrastructure and services;
- a strategy/response for how the Council sees the State Government's Metropolitan and subregional planning strategies being implemented at the local level.

The Growth Management Strategy is available on the Council's website.

The GMS was prepared in consultation with and was partially funded by the Department of Planning and Infrastructure. However the finalised document has not been endorsed by the Director-General. Notwithstanding this, the GMS was adopted by Council on 21 February 2011 and is consistently applied in the assessment of Planning Proposals for new growth across the Shire.

The GMS identifies the subject site as “Potential Residential Growth Area”, as shown in Figure 2 on the following page and accordingly the rezoning of this site for low density residential development is consistent with the strategic direction outlined in the GMS.

**B 3.5 Is the planning proposal consistent with applicable state environmental planning policies?**

A review of State Environmental Planning Policies (‘SEPPs’) deemed SEPPs and draft SEPPs has been undertaken and the planning proposal is consistent with all of the relevant policies (see Appendix A). A number of policies will be applicable at the development application, however those applicable at the strategic planning stage and relevant to this planning proposal are:

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment

An assessment of the Planning Proposal’s consistency with all State Environmental Planning Policies is provided at Appendix A.

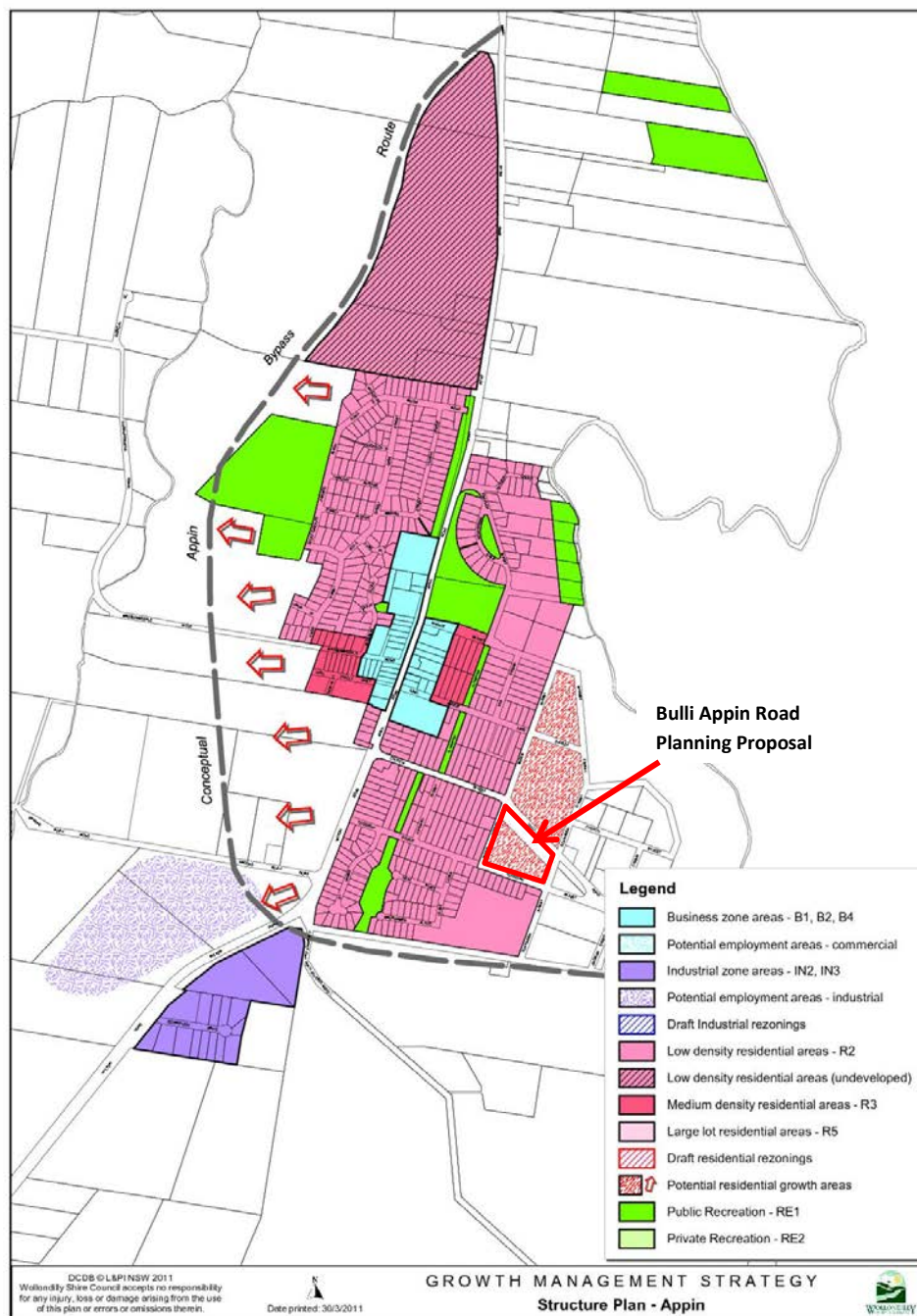


Figure 2: Wollondilly Growth Management Strategy 2011; Structure Plan for Appin

### SEPP 55 – Remediation of Land

Clause 6 of SEPP 55 (Contamination and remediation to be considered in zoning or rezoning proposal) provides guidance for the consideration of whether the land is contaminated prior to any changes to an environmental planning instrument.

A Preliminary Environmental Site Assessment has been undertaken by SESL Australia in June 2014 in accordance with SEPP 55 and concluded that the site is considered suitable for future low density residential development. However, prior to any proposed construction works on site, a Tier 1 Detailed Site Investigation must be conducted to assess the areas of environmental concern identified and proposed suitable measures to be implemented during construction.

The study also concluded that prior to the demolition and removal of the structures on site, a Hazardous Material Survey must be conducted to assess any lead paints and asbestos-containing material within the structure to allow management/removal actions to be implemented appropriately. (Appendix N).

The requirement for further investigation and remediation has been included within the site-specific provisions in the draft Wollondilly Development Control Plan (DCP) accompanying this proposal.

### **Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment**

The Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

An assessment on how this planning proposal is consistent with this policy is provided in Appendix C. This assessment concludes that overall the planning proposal is consistent with the policy however a future groundwater study must be carried out prior to subdivision.

### **B 3.6 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

The Minister for Planning, under section 117(2) of the EP&A Act issues directions that relevant planning authorities, in this case Wollondilly Shire Council, must follow when preparing planning proposals for new Local Environmental plans.

The directions cover the following broad categories:

- employment and resources
- environment and heritage
- housing, infrastructure and urban development
- hazard and risk
- metropolitan planning

The Gateway Determination for the proposal requires consistency with the following Ministerial Directions (S.117 Directions):

Direction 1.3 Mining, Petroleum Production and Extractive Industries

Direction 2.1 Environmental Protection Zones

Direction 4.2 Mine Subsidence and Unstable Land

Direction 4.3 Flood Prone Land

Direction 4.4 Planning for Bushfire Protection

Direction 6.2 Reserving Land for Public Purposes

Consideration of these directions is provided below and an assessment of the Planning Proposal's consistency against all s.117 directions is provided at Appendix B.

### **Direction 1.3 Mining, Petroleum Production and Extractive Industries and 4.2 Mine Subsidence and Unstable Land**

The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development



Condition 7 of the Gateway Determination requires Council to consult with the Mine Subsidence Board and the Department of Trade and Investment, Regional Infrastructure and Services – Resources & Energy to clarify the potential future extraction of coal resources from the land, and take into account any comments made as per the requirements of S117 Directions 1.3 Mining, Petroleum and Extractive Industries and 4.2 Mine Subsidence and Unstable Land.

Correspondence has been provided in relation to this S117 Direction, from both NSW Trade and Investment Resources & Energy and the Mine Subsidence Board. The subject area is located less than 500m north from coal mining associated infrastructure and is located with the Appin Mine Subsidence District. In an attempt to reduce potential future land use conflicts any future design parameters should consider potential acoustic and dust impacts associated with the mining infrastructure, however no resource issues were raised in regard to the planning proposal.

The mine subsidence board did not have any objection to the proposal however the applicant will need to seek the Boards approval for any proposed subdivision or the erection of improvements at the appropriate time.

#### **Direction 2.1 Environmental Protection Zones**

The objective of this direction is to protect and conserve environmentally sensitive areas.

Condition 7 of the Gateway Determination requires Council to consult with The Office of Environment and Heritage (Environment Branch) (OEH) to determine any impact the proposal will have on the environment and to take into account any comments in relation to Direction 2.1 Environmental Protection Zones.

As the site is predominately cleared as a result of the historical use of the site for rural use, OEH determined that no comment was necessary. The flora and fauna survey carried out by Dragonfly Environmental in September 2012 and then updated in July 2014 for the site identified only a small portion of native vegetation along the road reserve portion of the site. It is anticipated that this vegetation will be retained through planning controls listed in the proposed site specific development control plan.

#### **Direction 4.3 Flood Prone Land**

The objectives of this direction are:

- (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

Condition 7 of the Gateway Determination requires Council to consult with The Office of Environment and Heritage (Environment Branch) (OEH) to determine any impact the proposal will have on flooding to take into account any comments in relation to Direction 4.3 Flood Prone Land.

The site has not been identified on Council's mapping as being prone however a dam is located on the site. It is anticipated that approvals to back fill the dam will occur at the subdivision stage and any impact to drainage will be addressed through a drainage basin as per the drainage concept plan stage.

#### **Direction 4.4 Planning for Bushfire Protection**

The objectives of this direction are:

- (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) to encourage sound management of bush fire prone areas.

The site is partially bushfire prone and Condition 7 of the Gateway Determination requires Council to consult with the Commissioner of the NSW Rural Fire Service (RFS) in relation to Direction 4.4 Planning for Bushfire Protection.

In relation to this, correspondence from the RFS has been received and no objection was raised.

A Bushfire Hazard Report (Appendix L) has been prepared for the proposal by Building Code & Bushfire Hazard Solutions Pty Limited on 13 June 2014. This report notes that Asset Protection Zones are adequately provided for and that the bushfire safety measures proposed will provide a reasonable and satisfactory level of bushfire protection to the subject development.

#### **Direction 6.2 Reserving Land for Public Purposes**

The objectives of this direction are:

- (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and
- (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

Condition 7 of the Gateway Determination requires Council to consult with The Department of Lands to obtain approval for the inclusion of the Crown Road reserve in the proposal.

The Crown Road Reserve land has since been purchased by the land owner and approval to include the land has been provided by the Department of Planning and Environment within the Gateway Determination.

### **Section C – Environmental, social and economic impact**

#### **C 3.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The site is located adjacent to an existing urban area at Appin Village. The subject site is partly vegetated along its boundaries and OEH mapping identifies the site as potentially containing Shale Sandstone Transition Forest (SSTF) which is listed as a Critically Endangered Ecological Community (EEC) under the NSW Threatened Species Conservation Act 1995 (TSC Act) and the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999. This is confirmed in the specialist study undertaken by Dragonfly Environmental which identified SSTF with high sandstone influence on the site.

The proposed development controls for the site seeks to retain this vegetation along Bulli Appin Road.

#### **C 3.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

Noise and urban design are environmental considerations for this planning proposal.

##### **Noise**

A Noise Assessment has been carried out by Day Design PTY LTD on 23 November 2012 which concludes that acceptable noise levels can be achieved provided acoustic treatments are carried out during the construction and fit out of future housing. This assessment was peer reviewed by Pollution Control Consultancy and Design on 7 May 2013. Issues identified in the peer review have since been addressed by the original consultant, Day Design.

To ensure noise is considered at the subdivision and construction stage, controls to ensure a future noise assessment at the subdivision stage is undertaken and that the recommendations be incorporated into building design have been included in the draft Development Control Plan for the site.

## Urban Design

The site is located in a prominent position and will form the eastern Gateway into the village. To ensure this site is compatible with the existing rural outlook of the location and that it models good urban design, development controls have been developed to guide the future design of the site.

No other adverse environmental impacts have been identified in this planning proposal.

### C 3.9 Has the planning proposal adequately addressed any social and economic effects?

The planning proposal represents a logical extension of the Appin village urban boundary and will contribute to the supply of land for housing in this locality.

The additional housing will provide will have a positive economic impact upon the development / construction industry, inclusive of the prospects of local employment on many fronts, both in design and construction. The local businesses at Appin are likely to benefit in a modest way reflected in enhanced trade.

No adverse social and/or economic impacts are foreshadowed.

## Section D – State and Commonwealth interests

### D 3.10 Is there adequate public infrastructure for the planning proposal?

#### Flooding and Drainage

JMD Development Consultants have prepared a number of drainage reports with the most recent being prepared on 10 March 2016 (see Appendix I). This report concludes stormwater can be effectively managed by a series of discharge pipes and the construction of two basins.

#### Electricity

The existing electricity supply network has adequate capacity to service the projected population without any major augmentation of the existing infrastructure.

#### Telecommunications

The National Broadband Network rollout is currently underway for those areas of Appin adjoining the subject site. The village otherwise is serviced with telephone lines and mobile network coverage.

#### Traffic & Transport

A Traffic Impact Assessment was undertaken by Transport & Urban Planning Pty Ltd and a report dated May 2014 (see Appendix J) was submitted in support of the planning proposal.

The report found that if the site was developed for low density residential housing the likely traffic generation would result in minimal additional traffic impacts on the road network. Direct vehicular access from Bulli Appin Road was not considered appropriate and should be restricted.

The Traffic Impact Assessment was referred to the Roads and Maritime Authority who advised that the traffic impacts and arrangements for future development of the site could be dealt with at the development application stage if the land is rezoned.

### Community infrastructure

The planning proposal will only modestly increase demand for local services at it is considered that this can be accommodated through the levying of Section 94 Developer Contributions at the Development Application stage.

### Education

Appin has one Public School

#### **D 3.11 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

In accordance with the Gateway Determination, the planning proposal has been referred to the following State Agencies for comment: prior to public exhibition.

- Greater Sydney Local Land Services
- Roads and Maritime Services
- Mine Subsidence Board
- Sydney Water
- Rural Fire Service
- Office of Environment & Heritage (Environment)
- Mineral Resources and Energy
- Department Primary Industries (Fisheries)
- Department of Primary Industries (Agriculture)
- Crown Lands

A summary of the feedback from these agencies is provided in Appendix E. There are no outstanding objections from these agencies.

These agencies and other identified agencies will be provided with another opportunity to provide comment during the public exhibition stage of the proposal.

## **Part 4 – Mapping**

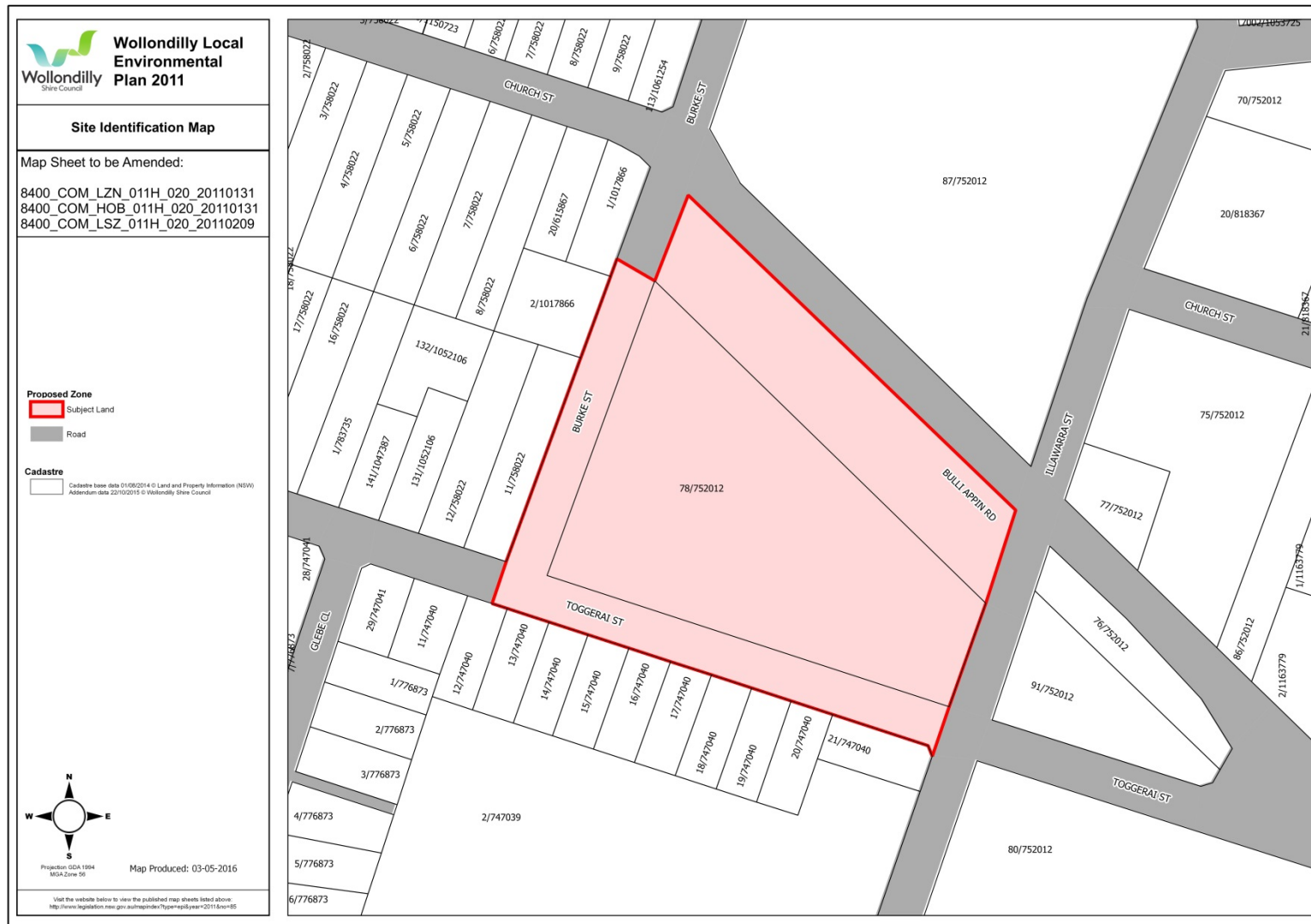
Map 1 – Site Identification Map (SIM)

Map 2 – Changes to Land Zoning Map (LZN)

Map 3 – Changes to Height of Buildings Map (HOB)

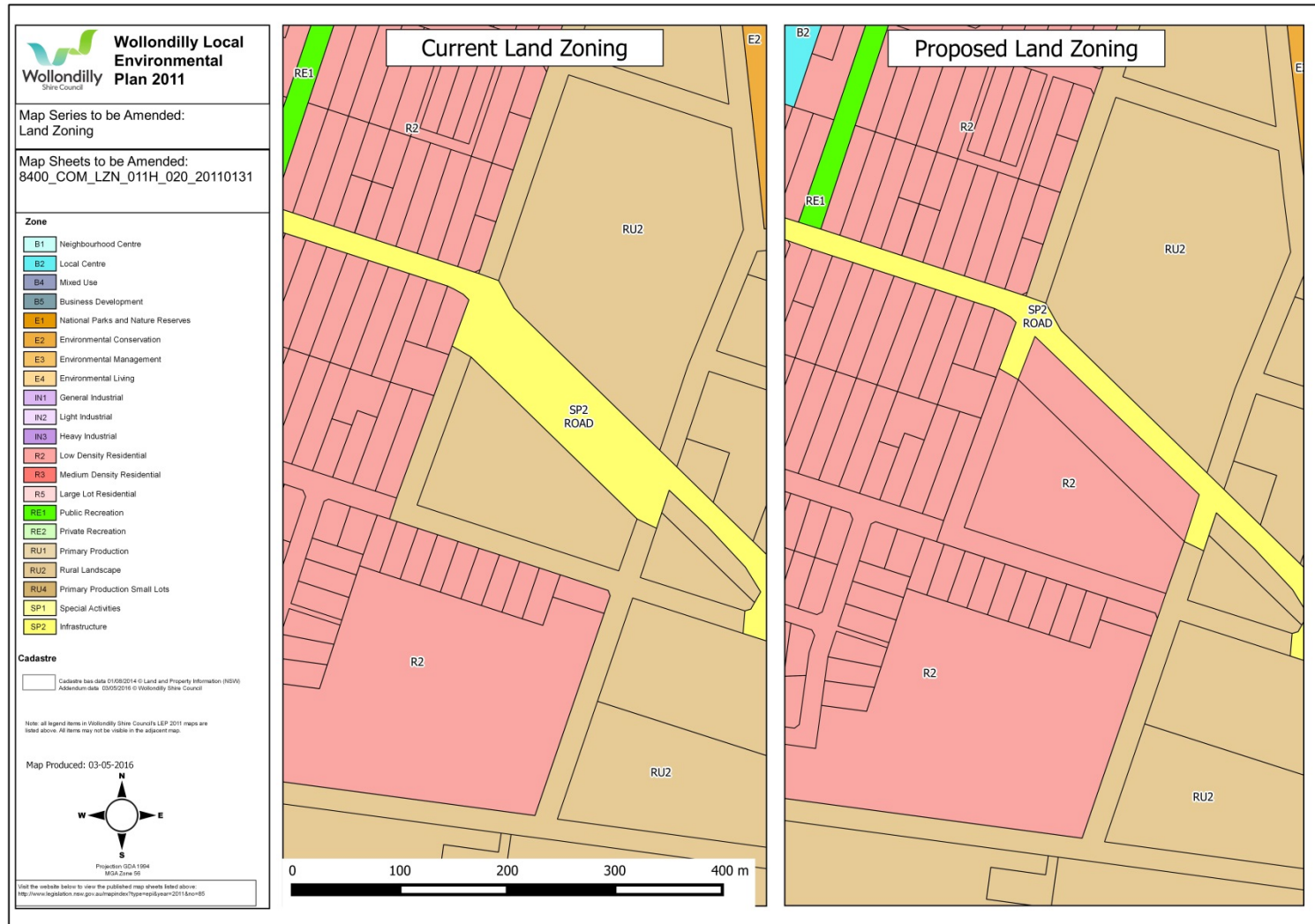
Map 4 – Changes to Lot Size Map (LSZ)

## Map 1 – Site Identification

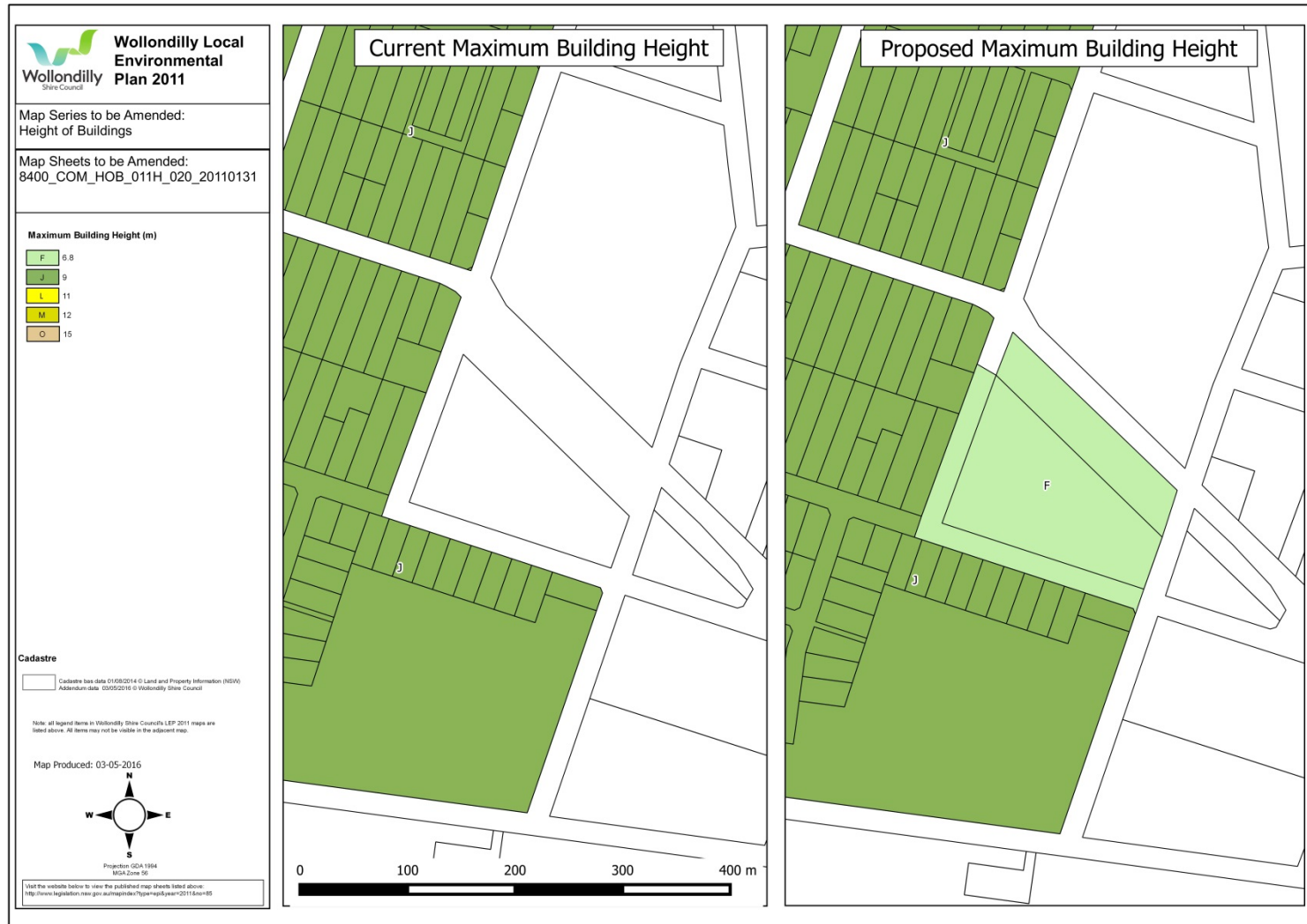




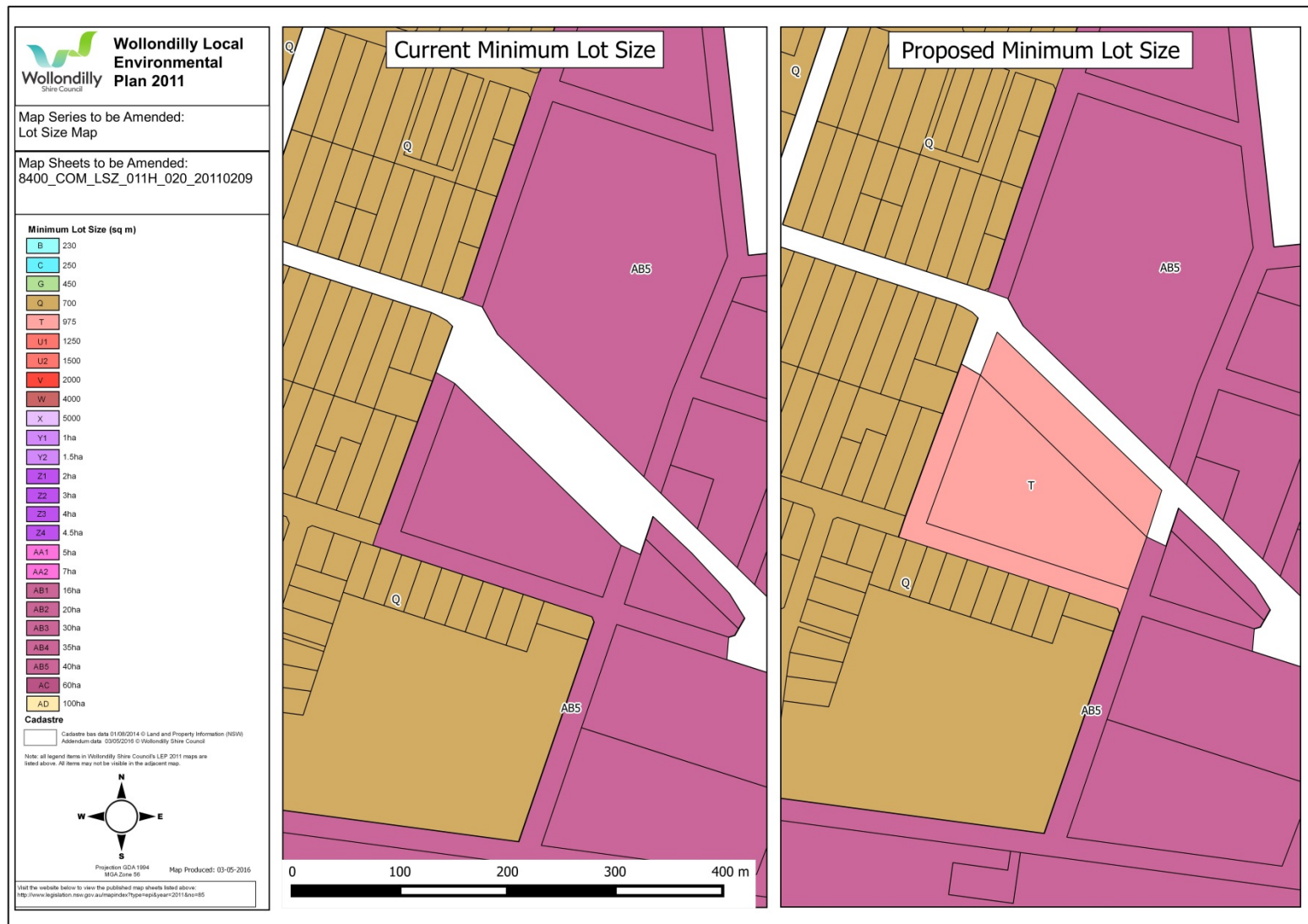
## Map 2 – New Land Zoning (LZN)



## Map 3 – New Height of Buildings Map (HOB)



## Map 4 – New Lot Size (LSZ)



## Part 5 – Community Consultation

The Gateway Determination requires that the planning proposal be placed on public exhibition for 28 days. However as the Public Exhibition period falls over the Christmas and New Year holiday period, the timeframe for feedback has been extended.

The table below provides a summary of the community engagement proposed as part of the consideration of the planning proposal:

What will happen?	When will it happen?	Has it happened yet?	What was the outcome?
<b>Preliminary Consultation (Pre-Gateway)</b> – In accordance with Council's notification policy the draft Planning Proposal will be made available on Council's website and notified to adjoining owners and occupants.	When a draft planning proposal is lodged with Council a period of preliminary community consultation is held prior to Council considering whether to support the planning proposal.	Yes Jan/Feb 2012	A summary of the preliminary consultation submissions is provided in Appendix D
<b>Public Exhibition</b>  Community Consultation will be undertaken in accordance with sections 56(a)(c) and 57 of the EP&A Act 1979 as follows: <ul style="list-style-type: none"> <li>- The Planning Proposal will be made publicly available for <b>14 days</b>; and</li> <li>- The Planning Proposal will be placed on <b>Public Exhibition</b></li> </ul>	After a Gateway Determination has been issued.	No  December 2016 – February 2017	-

### Preliminary Consultation (Pre-Gateway) – 25 January to 17 February 2012

Council requires initial consultation to be undertaken when a draft planning proposal is received by Council. This requirement is in addition to statutory requirements.

An initial period of consultation was undertaken for 24 days from 25 January 2012 until 17 February 2012. The preliminary consultation was on the draft Planning Proposal as submitted to Council by the proponent Michael Brown Planning Strategies.

In response to the feedback received from the community, Council has since amended the original proposal to a larger lot size of 975sqm and identified a low maximum height of buildings of 6.8m.

### **Public Exhibition**

Public exhibition of the planning proposal is the formal consultation phase and is required under legislation. This is the opportunity for the community and public agencies to view the specialist studies and all other information that has been prepared in support of the proposal.

Council will also be publically exhibiting the draft Development Control Plan that has been developed for the future development of the planning proposal site at the same time.

Public exhibition will be undertaken in the following manner:

- Notification in local newspapers (Wollondilly Advertiser and The District Reporter)
- Notification on Council's website.
- Statement on Council's Facebook page
- Written correspondence will be sent to affected and adjoining landowners

## Part 6 – Project Timeline

Project Detail	Timeframe	Timeline
Anticipated re - commencement date (date of Gateway determination)	6 weeks from submission to DP&E	January 2014
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	6 week period after Gateway Determination is received.	Feb - March 2014
Anticipated timeframe for the completion of required technical information – after Specialist Study requirements determined	4 month period	July 2014
Commencement and completion dates for public exhibition period – after amending planning proposal if required, preparation of maps and special DCP provisions (if required)	2 month period (proposal was placed on hold for a number of months)	Dec 2016/Jan 2017
Dates for public hearing (if required)	Not expected to be required	N/A
Timeframe for consideration of submissions	1 month	February 2017
Timeframe for the consideration of a proposal post exhibition including amendments and maps and report to Council	3 months	May 2017
Date of submission to the Department to finalise the Draft LEP amendment	N/A	N/A
Anticipated date RPA will make the plan if delegated (including 6 week period for finalisation)	2 months	July 2017
Anticipated date RPA will forward to the Department for notification	3 months	October 2017



# Appendices

## **A. Assessment against SEPPs**

Table indicating compliance with applicable State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans).

## **B. Assessment against Section 117(2) Directions**

Table indicating compliance with applicable section 117(2) Ministerial Directions issued under the Environmental Planning and Assessment Act (EP&A Act) 1979.

## **C. Consistency with the Greater Metropolitan REP No 2 -Georges River Catchment**

Table indicating compliance with applicable Greater Metropolitan REP no.2 – Georges River Catchment

## **D. Assessment of Preliminary Community Consultation**

Table summarising and assessing feedback from the preliminary community consultation on the proposal

## **E. Assessment of agency feedback**

Table summarising and assessing agency feedback on the proposal.

## **F. Assessment against Wollondilly GMS 2011**

Table indicating compliance with relevant Key Policy Directions within Wollondilly Growth Management Strategy (GMS) 2011.

## **G. Council Report and Minutes – 16 September 2013 and 21 November 2016**

## **H. Gateway Determination - 24/01/2014**

Original Gateway determination issued by the Department of Planning and Infrastructure outlining requirements for studies/assessment adherence to state policies and directions and agency consultation.

## **I. Flooding and Drainage Report**

Prepared by John M. Daly & Associates Pty Ltd  
Our Reference: TRIM 6585#348

## **J. Traffic Impact Study**

Prepared by Transport & Urban Planning Pty Ltd  
Our Reference: TRIM 6585#293

## **K. Provision of Reticulated Water and Sewer Services**

Prepared by Sydney Water  
Our Reference: TRIM 6585#202

## **L. Bushfire Hazard Report**

Prepared by Building Code & Bushfire Hazard Solutions Pty Limited  
Our Reference: TRIM 6585#203

## **M. Flora & Fauna Assessment**

Prepared by Dragonfly Environmental  
Our Reference: TRIM 6585#206

## **N. Preliminary Contamination Report**

Prepared by SESL Australia  
Our Reference: TRIM 6585#208

## **O. Noise Assessment**

Prepared by Day Design Pty Ltd  
Our Reference: TRIM 6585#117

## **P. Proposed amendments to the Wollondilly Development Control Plan 2016**

Site specific development controls to accompany Bulli Appin Road Planning Proposal.

# Appendix A

## Assessment against SEPPs

The table below indicates compliance, where applicable, with State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans).

No.	Name of State Environmental Planning Policies (SEPPs)	Is the Planning Proposal consistent with this SEPP?	Comments
1	Development Standards	N/A	WLEP 2011 is a Standard Instrument Local Environmental Plan. It incorporates Clause 4.6 Exceptions to Development Standards, which precludes the need for consistency with SEPP 1.
14	Coastal Wetlands	N/A	Not applicable in the Shire of Wollondilly.
15	Rural Land-Sharing Communities	N/A	Not applicable in the Shire of Wollondilly.
19	Bushland in Urban Areas	N/A	Not applicable in the Shire of Wollondilly.
21	Caravan Parks	Yes	The Planning Proposal does not change the current provisions of the LEP in relation to Caravan Parks.
26	Littoral Rainforests	N/A	Not applicable in the Shire of Wollondilly.
29	Western Sydney Recreation Area	N/A	Not applicable in the Shire of Wollondilly.
30	Intensive Agriculture	N/A	Not applicable to this Planning Proposal.
32	Urban Consolidation (Redevelopment of Urban Land)	Yes	The planning proposal does not contain provisions that will contradict or hinder the application of the SEPP.
33	Hazardous and Offensive Development	N/A	Not applicable to this Planning Proposal.
36	Manufactured Home Estates	N/A	Not applicable in the Shire of Wollondilly.
39	Spit Island Bird Habitat	N/A	Not applicable in the Shire of Wollondilly.
44	Koala Habitat Protection	Yes	The Planning Proposal will not contain provisions that will contradict or will hinder the application of this SEPP.
47	Moore Park Showground	N/A	Not applicable in the Shire of Wollondilly.

No.	Name of State Environmental Planning Policies (SEPPs)	Is the Planning Proposal consistent with this SEPP?	Comments
50	Canal Estates	N/A	Not applicable to this Planning Proposal.
52	Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not applicable in the Shire of Wollondilly.
55	Remediation of Land	Yes	A Phase 1 contamination report dated June 2014 was submitted for consideration. The report found that the site was suitable for the proposed rezoning from RU2 Rural Landscape to R2 Low-Density Residential.
59	Central Western Sydney Economic and Employment Area	N/A	Not applicable in the Shire of Wollondilly.
62	Sustainable Aquaculture	N/A	Not permitted in the proposed zones.
64	Advertising and Signage	N/A	Not applicable to this Planning Proposal.
65	Design Quality of Residential Flat Development	N/A	Development to which the SEPP applies is not permitted in the proposed zone.
70	Affordable Housing (Revised Schemes)	N/A	Not applicable in the Shire of Wollondilly.
71	Coastal Protection	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Affordable Rental Housing) 2009	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Housing for Seniors or People with a Disability)	Yes	The Planning Proposal does not contain provisions that will contradict or would hinder a future application for SEPP (HSPD) housing.
	SEPP (Building Sustainability Index: BASIX) 2004	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Kurnell Peninsula) 1989	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Major Development) 2005	N/A	Not applicable to this Planning Proposal.
	SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	This Planning Proposal does not contain any provisions which would contradict or hinder the application of this SEPP.

No.	Name of State Environmental Planning Policies (SEPPs)	Is the Planning Proposal consistent with this SEPP?	Comments
	SEPP (Infrastructure) 2007	N/A	This Planning Proposal does not contain any provisions which would contradict or hinder the application of this SEPP.
	SEPP (Kosciuszko National Park - Alpine Resorts) 2007	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Rural Lands) 2008	N/A	Does not apply to the planning proposal.
	SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP at future stages, post rezoning.
	SEPP (Western Sydney Parklands) 2009	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable in the Shire of Wollondilly.
	SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable to this Planning Proposal.
	SEPP (Miscellaneous Consent Provisions) 2007	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable in the Shire of Wollondilly
	SEPP (State & Regional Development) 2011	Yes	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
	SEPP (Three Ports) 2013	N/A	Not applicable in the Shire of Wollondilly
	SEPP (SEPP 53 Transitional Provisions) 2011	N/A	Not applicable in the Shire of Wollondilly
	SEPP (Urban Renewal) 2010	N/A	Not applicable in the Shire of Wollondilly.
<b>Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)</b>		<b>Consistency</b>	<b>Comments</b>
9	Extractive Industry (No 2)	N/A	
20	Hawkesbury–Nepean River (No 2 - 1997)	NA	Not applicable to this Planning Proposal.
2	Greater Metropolitan Regional Environmental Plan No 2--Georges River Catchment	Yes	A full assessment of the proposal against this policy is provided in Appendix C.

# Appendix B

## Assessment against Section 117(2) Directions

The table below assesses the planning proposal against Section 117(2) Ministerial Directions issued under the Environmental Planning and Assessment Act (EP&A Act) 1979.

Ministerial Direction	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
<b>1. Employment and Resources</b>			
1.1 Business and industrial Zones	No	N/A	The planning proposal does not apply to any business or industrial zones
1.2 Rural Zones	Yes	No	<p>The planning proposal seeks to rezone land currently zoned RU2 Rural Landscape to R2 Low Density Residential and is therefore inconsistent with the Section 117 Direction.</p> <p>The inconsistency can be justified as the site has been identified for future residential purposes in the adopted Wollondilly Growth Management Strategy (GMS) and is viewed as being of minor significance due to the relatively small scale of the site (1.935 hectares).</p> <p>This inconsistency has been approved by the Director General.</p>
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Yes	<p>The impact of noise from the nearby Appin East colliery has been considered in the specialist acoustic assessment.</p> <p>A site specific DCP for the site will require an updated noise assessment to be carried out at the subdivision stage to guide acoustic treatments for the future construction of homes.</p>
1.4 Oyster Production	N/A	N/A	Direction does not apply.
1.5 Rural Lands	Yes	Yes	The Planning Proposal identifies land adjacent to existing residential land and will not result in the fragmentation of agricultural land.
<b>2. Environment and Heritage</b>			

Ministerial Direction	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
2.1 Environmental Protection Zones	No	N/A	There are no known environmentally sensitive areas located within or affected by this planning proposal.
2.2 Coastal Protection	N/A	N/A	Direction does not apply.
2.3 Heritage Conservation	No	N/A	No known items, areas, objects and places of environmental heritage significance and indigenous heritage significance are known to be at the proposal location.
2.4 Recreation Vehicle Area	No	N/A	The Direction does not apply to this proposal.
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1 Residential Zones	Yes	Yes	Consultation with the relevant authorities has indicated that the site can be adequately serviced.
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	The proposal does not change existing LEP provisions for Caravan Parks and Manufactured Home Estates.
3.3 Home Occupations	Yes	Yes	The proposal does not change existing LEP provisions for Home Occupations.
3.4 Integrating Land Use and Transport	Yes	Yes	The proposal is consistent with this direction as the site is identified for future residential purposes within the adopted Wollondilly Growth Management Strategy (GMS). The rezoning of the site is a logical expansion of the existing urban village of Appin which is serviced by local bus services.
3.5 Development Near Licensed Aerodromes	N/A	N/A	Direction does not apply.
3.6 Shooting Ranges	N/A	N/A	Direction does not apply.
<b>4. Hazard and Risk</b>			



Ministerial Direction	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
4.1 Acid Sulphate Soils	Yes	Yes	A Tier 1 Preliminary Site Investigation carried out as part of the specialist studies identifies that the presence of potential acid sulfate soil (PASS) material was identified in the NSW Natural Resource Atlas Maps for the area. The maps indicated that the site posed no acid sulfate soil risk. Due to the elevation and geological land unit of the area, it is not expected that acid sulfate soils are present.
4.2 Mine Subsidence and Unstable Land	Yes	Yes	<p>The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</p> <p>The subject site is located within a mine subsidence district and the planning proposal will result in urban development on that land therefore this direction applies.</p> <p>The planning proposal was referred to the Mine Subsidence Board (MSB) as required by the direction. The MSB in their correspondence to Council dated 9 December 2014 did not object to the proposal.</p> <p>Given that the site has not been identified as 'unstable' in a study or report and the MSB have not objected to the proposal, the planning proposal is consistent with this direction.</p>
4.3 Flood Prone Land	No	N/A	The land within this planning proposal is not known to be flood prone. A drainage report and diagrams have been prepared for the proposal and Council is satisfied that sufficient information has been provided to proceed to public exhibition.

Ministerial Direction	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
4.4 Planning for Bushfire Protection	Yes	Yes	<p>The land within this planning proposal is mapped as being partially bushfire prone land.</p> <p>The planning proposal was also referred to the NSW Rural Fire Service (RFS) as required by the direction.</p> <p>The RFS in their correspondence to Council dated 13 January 2015 did not object to the proposal.</p> <p>The Bushfire Hazard Report (Appendix L) prepared for the proposal found that the location of the subject site is such that the minimum required Asset Protection Zones are exceeded to all aspects and that the bushfire safety measures proposed will provide a reasonable and satisfactory level of bushfire protection to the subject development.</p> <p>Considering the findings of the Bushfire Assessment and that the RFS have not raised objection to the planning proposal it is considered that the planning proposal is consistent with this direction.</p>
<b>5. Regional Planning</b>			
5.1 Implementation of Regional Strategies	No	N/A	Direction does not apply.
5.2 Sydney Drinking Water Catchments	No	N/A	The land within this planning proposal is not located within the Sydney drinking water catchment.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A	Direction does not apply.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A	Direction does not apply.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	N/A	Revoked.

Ministerial Direction	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
5.6 Sydney to Canberra Corridor	N/A	N/A	Revoked.
5.7 Central Coast	N/A	N/A	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	N/A	N/A	Direction does not apply
<b>6. Local Plan Making</b>			
6.1 Approval and Referral Requirements	Yes	Yes	The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Potential to be	The public road reserve has been acquired by the land owner; however approval to rezone public land will need to be confirmed by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).
6.3 Site Specific Provisions	No	N/A	Direction does not apply.
<b>7. Metropolitan Planning</b>			
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	This planning proposal is not inconsistent with <i>A Plan for Growing Sydney</i> .
7.2 Implementation of Greater Macarthur Land Release Investigation	Yes	Yes	The proposal is within the Greater Macarthur Land Release Investigation Area and is consistent with the Preliminary Strategy

# Appendix C

## Consistency with the Greater Metropolitan Rep No 2 - Georges River Catchment

Georges River REP principles	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
General planning principles			
a) the aims, objectives and planning principles of this plan;	Yes	Yes	As demonstrated in this table, the proposal is consistent with the aims, objectives and planning principles of this policy
b) the likely effect of the proposed plan, development or activity on adjacent or downstream local government areas;	Yes	Yes	The drainage concept plan prepared for this proposal provides a plan for drainage basins. These basins will operate to limit storm water discharges from the site to less than the pre-developed flows. Therefore existing flows will be reduced and these should be no negative effect on adjacent or downstream local government areas.
c) the cumulative impact of the proposed development or activity on the Georges River or its tributaries,	Yes	Yes	The proposal will result in a small scale development and with proper management of Stormwater as provided in the drainage concept plan, will not contribute to a cumulative negative impact on the Georges River or its tributaries.
d) any relevant plans of management including any River and Water Management Plans approved by the Minister for Environment and the Minister for Land and Water Conservation and best practice guidelines approved by the Department of Urban Affairs and Planning (all of which are available from the respective	Potential to be	Yes	A review of the associated plans has not highlighted any inconsistencies with this proposal. To consider potential impacts of future development a ground water study will be required at the subdivision stage.

Georges River REP principles	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
offices of those Departments);			
e) the Georges River Catchment Regional Planning Strategy (prepared by, and available from the offices of, the Department of Urban Affairs and Planning);	Yes	Yes	The proposal seeks to retain existing native vegetation along the unnamed road reserve portion of the site. This is consistent with the proposed outcomes for peri urban areas identified in the Greater Sydney Land Services Transition Action Plan
(f) all relevant State Government policies, manuals and guidelines of which the council, consent authority, public authority or person has notice,	Yes	Yes	A review of the known State Government policies, manuals and guidelines has not highlighted any inconsistencies with this proposal.
g) whether there are any feasible alternatives to the development or other proposal concerned.	No	N/A	
<b>Specific planning principles</b>			
<b>(1) Acid sulfate soils</b> Disturbance of acid sulfate soil areas is to be avoided or minimised and those areas are to be protected in accordance with the requirements set out in the Acid Sulfate Soils Assessment and Management Guidelines prepared by the Acid Sulfate Soils Management Advisory Committee. Measures to minimise disturbance are to take into account the following: (a) verification of the existence, locations and extent of acid sulfate soils, (b) the capacity of land to sustain the proposed land uses, having regard to: (i) potential impacts on surface and ground water quality and quantity, and (ii) potential impacts on ecosystems and on biodiversity,	Yes	Yes	The Tier 1 Preliminary Site Investigation study that has prepared for the proposal (June 2014) found that the presence of potential acid sulfate soil (PASS) material was identified in the NSW Natural Resource Atlas Maps for the area. The maps indicated that the site posed no acid sulfate soil risk. Due to the elevation and geological land unit of the area, it is not expected that acid sulfate soils are present. Therefore it is unlikely that future development of the site will result in the disturbance of acid sulfate soils. A future Phase 1 report at the development application stage will confirm this.

Georges River REP principles	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
and  (iii) potential impacts on agricultural, fisheries and aquaculture productivity, and  (iv) any likely engineering constraints and impacts on infrastructure, and  (v) cumulative environmental impacts.			
<b>(2) Bank disturbance</b>  Disturbance of the bank or foreshore along the Georges River and its tributaries is to be avoided and those areas and any adjoining open space or vegetated buffer area must be protected from degradation.	No	N/A	The proposal does not include areas of foreshore
<b>(3) Flooding</b>  The following are to be recognised:  (a) the benefits of periodic flooding to wetland and other riverine ecosystems,  (b) the pollution hazard posed by development on flood liable land in the event of a flood,  (c) the cumulative environmental effect of development on the behaviour of flood water and the importance of not filling flood prone land.	No	N/A	The proposal is not located on flood prone land
<b>(4) Industrial discharges</b>  The discharging of industrial waste into the Georges River or its tributaries must be avoided and the requirements of the relevant consent authority and licensing authority must be met in those instances where industrial discharges into the river and its tributaries occur.	No	N/A	Principle is not relevant to this proposal
<b>(5) Land degradation</b>  Land degradation processes, such	No	N/A	The proposal relates to cleared land that has been used for rural purposes for a

Georges River REP principles	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
<p>as:</p> <p>(a) erosion,</p> <p>(b) sedimentation,</p> <p>(c) deterioration of soil structure,</p> <p>(d) significant loss of native vegetation,</p> <p>(e) pollution of ground or surface water,</p> <p>(f) soil salinity and acidity, and</p> <p>(g) adverse effects on habitats and sensitive natural environments (aquatic and terrestrial) within the Catchment, must be avoided where possible, and minimised where avoidance is not possible.</p>			<p>number of years. Council is proposing development controls to retain existing vegetation along the land previously identified for road reserve. No clearing of native vegetation is proposed.</p>
<p><b>(6) On-site sewage management</b></p> <p>The potential adverse environmental and health impact associated with effluent disposal is to be recognised and guarded against by meeting the criteria set out in the Environment Health Protection Guidelines: On-site Sewage Management for single households and the provisions of the Local Government (Approvals) Regulation 1993.</p>	Yes	Yes	<p>The provision of reticulated Water and Sewer Services Assessment carried out by Sydney Water indicates that the sewer mains can be connected to from the site by way of an extension pipe and that a sewer main servicing strategy will be required at the development application stage.</p>
<p><b>(7) River-related uses</b></p> <p>Uses located on immediate foreshore land on the Georges River and its tributaries must be water-related and public access to the foreshore of the river and its tributaries must be provided in order to enhance the environment of the Catchment.</p>	No	N/A	<p>Principle is not relevant to this proposal</p>
<p><b>(8) Sewer overflows</b></p> <p>The adverse impact of sewer overflows, including exfiltration, on the environment within the Catchment, and specifically on the water quality of the river and its tributaries, is to be recognised and that issue is to be addressed through appropriate planning and management of development</p>	Yes	Yes	<p>The Appin village has access to existing sewerage treatment infrastructure and Sydney Water has indicated that future connection to the sewer mains is available for this proposal.</p>



Georges River REP principles	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
within the Catchment.			
<p><b>(9) Urban/Stormwater runoff</b></p> <p>The impacts of stormwater runoff, including sewage contaminated runoff into or near streams within the Catchment, is to be minimised and mitigation measures that address urban stormwater runoff are to be implemented in accordance with the local council requirements and the Managing Urban Stormwater series of documents.</p> <p>Development is also to be in accordance with the NSW State Rivers and Estuaries Policy available from offices of the Department of Urban Affairs and Planning.</p> <p>Stormwater management must be integrated so that quality, quantity and land use aspects are all encompassed.</p>	Yes	Yes	Council is satisfied that the drainage concept plan provided for this proposal will provide adequate measure for the management of Stormwater run-off, however further detail will need to be provided and assessed at the development application stage.
<p><b>(10) Urban development areas</b></p> <p>The environment within the Catchment is to be protected by ensuring that new or expanding urban development areas are developed in accordance with the Urban Development Program and the Metropolitan Strategy and that the requirements of the NSW Floodplain Development Policy and Manual (prepared by and available from the Department of Land and Water Conservation) are also satisfied. It is important to ensure that the level of nutrients entering the waterways and creeks is not increased by the development.</p>	Yes	Yes	Any applications for the future development of the site will require a ground water study to ensure consistency with this principle.
<p><b>(11) Vegetated buffer areas</b></p> <p>Appropriate buffer widths (as identified in item 21 relating to Development in Vegetated Buffer Areas in the Planning Control and</p>	No	N/A	The proposal is not within a vegetated buffer area

Georges River REP principles	Is it applicable to Planning Proposal?	Is the Planning Proposal consistent with this Direction?	Assessment
Consultation Table in Part 3) must be retained as a means of improving surface runoff entering into the Georges River or its tributaries.			
<b>(12) Water quality and river flows</b>  Water quality and river flows within the Catchment are to be improved through the implementation of environmental objectives for water quality and river flows agreed between the Minister for Environment and the Minister for Land and Water Conservation and by the application of consistent decisions affecting the use and management of land.	Yes	Yes	Water quality will protected through stormwater and wastewater management as detailed in the specialist studies supporting this proposal.
<b>(13) Wetlands</b>  Wetlands must be protected through the application of consistent land use and management decisions that take into account the potential impact of surrounding land uses, incorporate measures to mitigate adverse effects and are in accordance with the NSW Wetlands Management Policy (prepared by and available from the Department of Land and Water Conservation). Wetlands must also be protected by requiring adequate provisions where clearing, construction of a levee, draining or landscaping is to be undertaken.	No	N/A	The planning proposal is not within a wetland area

# Appendix D

## Assessment of Preliminary Community Consultation

Key Issue	Summary of Comments	Council Assessment
Roads & Traffic	<p>Increased traffic flows on Toggerai Street, which is currently used as a shortcut to avoid Bulli-Appin Road.</p> <p>Negative impact upon and potential conflict with vehicles accessing the Appin East Pit Top.</p> <p>Traffic entering/exiting Bulli-Appin Road would be adversely affected and potentially endangered by traffic generated for future residential development of the site.</p> <p>The current road width for 30 Toggerai Street to Illawarra Street is too narrow to pass another vehicle if there are vehicles parked on the street.</p> <p>Burke Street is unsuitable for increased follows and will create further intersection with Bulli-Appin Road.</p> <p>Increased traffic congestion at the Bulli-Appin Road T-intersection which is heavily congested during peak traffic periods.</p>	<p>The Traffic and Access Assessment prepared for the proposal indicates that future development of the site will generate an additional 21 peak hour trips into the adjoining road system and intersection and is unlikely to result in any significant operational traffic impacts at these locations.</p> <p>In addition to this a requirement of the future development of the site will be to open the unformed portion of Burke Street.</p> <p>This will also help to reduce traffic at the intersection onto Bulli Appin Road and Illawarra Street from existing traffic.</p>
Village Character & Visual impact	<p>450m<sup>2</sup> lots of the edge of Appin are inconsistent with adjoining lot sizes (generally 1,000m<sup>2</sup> in size).</p> <p>The rural aspect currently enjoyed by adjoining residences will be negatively impacted upon by future residential development of the site.</p> <p>1,000m<sup>2</sup> lots would be more appropriate and consistent with the adjoining subdivision pattern.</p> <p>The current rural entrance to Appin when approaching from the east will be negatively impacted upon by future residential development of the site.</p>	<p>The proposal seeks to apply a minimum lot size of 975 sqm across the site.</p> <p>Site specific development controls have been prepared to accompany this proposal. These controls seek to enhance the prominence of the site as the Eastern Gateway into the village and to retain the rural outlook of the site.</p>
Infrastructure & Services	<p>The sewerage infrastructure was designed to cater for existing residential area. Is there capacity to service the proposal site?</p> <p>Proposed development will generate and unreasonable demand for public services</p>	<p>Sydney Water has indicated that the site can be connected to the existing sewer.</p> <p>The proposal is for a moderate increase of approximately 20 lots and so demand on</p>

	<p>and facilities, which are already deficient in Appin.</p> <p>Additional residences will impact upon water pressure, which is already a problem experienced in Appin.</p> <p>The shopping centre car park will be unable to cope with additional vehicles associated with future residential development of the site.</p>	<p>existing infrastructure will be minimal.</p> <p>In addition to this developer contributions will be required to offset any increase in demand.</p>
Planning	<ul style="list-style-type: none"> <li>Consider inclusion of adjoining property (Lot 76 &amp; 91 in DP 752012) in the planning proposal for residential or light industrial purposes.</li> <li>Proposed residential use will conflict with the activities associated with operation of the Appin East Pit Top.</li> <li>Potential for air, noise and traffic impacts on the planning proposal site from the operation of the Appin East Pit Top.</li> <li>Consider inclusion of adjoining land (Lot 87 in DP 752012) in the planning proposal for residential purposes, consistent with the identified 'potential residential growth area' in the Growth Management Strategy Structure Plan for Appin.</li> <li>Inclusion of Lot 87 in DP in DP 752012 in the planning proposal is the precinct planning direction of the Growth Management Strategy.</li> <li>Increasing the scope of the planning proposal to include adjoining land will enhance the local community.</li> <li>Proposal is contrary to Key Policy Direction No. 1.6 of the Growth Management Strategy.</li> <li>Figures extrapolated from the Growth Management Strategy have been manipulated to support the proposal.</li> <li>There is no demand for townhouse style developments in Appin reflect by the poor sales history of townhouses recently constructed in Church Street Appin.</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>Any proposal for a change to the WLEP for adjoining properties must be subject to its own planning proposal.</li> <li>Consultation has been carried out with NSW Trade and Investment and Geological Survey of NSW (GSNSW) has no objection to the proposal in relation to land use conflict.</li> <li>A noise assessment has been undertaken for the proposal that indicates that noise from mining operations at the site insignificant.</li> <li>In addition to the proposed site specific DCP will require a noise assessment to be carried out at the subdivision stage and that appropriate treatments be applied to houses to reduce noise.</li> <li>The retention of vegetation also identified in the proposed DCP will help to address any dust issues from adjoining land uses.</li> <li>A separate planning proposal will need to be submitted to rezone adjoin land.</li> <li>The site has been identified for future residential in the GMS.</li> <li>Low density residential is proposed for the site.</li> </ul>

# Appendix E

## Government Agency feedback

Agency	Submission	Comment
Mine Subsidence Board	<ul style="list-style-type: none"> <li>No objections to the proposed rezoning and accompanying plan.</li> <li>The applicant should be advised to seek the Boards approval for any proposed subdivision or the erection of improvements at the appropriate time.</li> </ul>	Noted
Department of Primary Industries – Agriculture (Agriculture NSW)	<ul style="list-style-type: none"> <li>Agriculture NSW has no concerns regarding the planning proposal</li> <li>The opportunity for agriculture development on the site is constrained due to the size and proximity to the existing urban land, nor is the 1.9 hectare site of strategic importance to remain for agriculture.</li> <li>There may be a need to only release the land for dwellings once the remaining lot to the north of the site is also rezoned to allow for compatible uses.</li> </ul>	Noted
Roads and Maritime Services (RMS)	<ul style="list-style-type: none"> <li>Analysis provided has considered present day traffic volumes only and 10 years projected traffic growth with and without development have not been considered</li> <li>Clarification regarding the access arrangements to the proposed subdivision is required.</li> <li>Previous correspondence regarding the proposal and the current Road Traffic Noise Intrusion Report indicates access to the subdivision is proposed via an access road from Appin Road between Illawarra and Burke Streets and via direct access from Appin Road for one or two lots (titled option 2b and option 1).</li> <li>This is contrary to the Traffic and Access Report prepared by Transport and Urban Planning dated May 2014 which states "no lots will have vehicle access directly to/from Appin Road".</li> <li>RMS is unlikely to support a new access road or direct access to Appin Road</li> </ul> <p>In email dated 12/06/2015: RMS undertook further review of the Planning Proposal in response to Mr Bridgman's recent email submission of 20 May 2015. A list of comments was provided to the Specialist in this correspondence (#318). These were then responded to in</p>	DCP requirement opening of Burke Street, no direct access to Bulli Appin Road. Traffic to be dealt with at the DA stage.

	<p>#327 and then further responded to by the RMS on 14/09/2015 #327 with the following comments:</p> <ul style="list-style-type: none"> <li>• The planning proposal would facilitate a relatively small amount of residential development</li> <li>• The planning proposal relates to a single lot which has frontage to local roads and Appin Roads.</li> <li>• I consider that the traffic impacts and arrangements for future development of this land could be dealt post rezoning. Specifically, RMS would be able to control the access arrangements to the land during the development application stage.</li> <li>• In this regard, it most likely RMS would require all access to occur via Toggerai Street.</li> </ul>	
NSW Rural Fire Service	<ul style="list-style-type: none"> <li>• The Service has reviewed the plans and documents received for the proposal and subsequently raise no concerns or issues in relation to bush fire.</li> </ul>	Noted
Sydney Water	<p><b>Water</b></p> <ul style="list-style-type: none"> <li>• The existing 100mm drinking water mains in Toggerai Street and Illawarra Street have sufficient capacity to service the proposed lots.</li> <li>• Drinking water main extensions will be required from the 100 mms mains adjacent from the subject site.</li> <li>• Detailed requirements will be provided at the Section 73 Phase.</li> </ul> <p><b>Wastewater</b></p> <ul style="list-style-type: none"> <li>• The nearest Sydney Water wastewater main available for connection is the 125mm sewer main located in Church Street.</li> <li>• The developer will be required to undertake detailed planning investigation, to determine the preferred servicing option for the proposed residential lots.</li> <li>• The WSC will be required to organise an inception meeting with Sydney Water to determine the detailed wastewater modelling requirements to prepare a wastewater options report. The meeting will set the scope of the wastewater investigation required.</li> <li>• The options report will identify any system augmentation the developers will be required to deliver at the Section 73 application phase.</li> </ul>	Noted
NSW Govt. Local Land Services Sydney	<ul style="list-style-type: none"> <li>• The NV Act applies to the current RU1 (Primary Production) land use zoning. If the proposed rezoning goes ahead, the NV Act would no longer apply to the land zoned R2 (Low Density Residential).</li> <li>• The documents referred to the CS LLS in support of this planning proposal recognise that the native vegetation</li> </ul>	Noted. A site specific DCP has been developed for this site and contains provisions to ensure the existing vegetation on the site is retained.

	<p>present on site is Shale Sandstone Transition Forest (SSTF). This vegetation type is listed as an Endangered Ecological Community (EEC) under the NSW Threatened Species Conservation Act 1995 and any remnants of the vegetation community should be protected where possible.</p> <ul style="list-style-type: none"> <li>The CS LLS supports activities that achieve the objectives of the NV Act, and consider the proposed rezoning proposal and subsequent development of this area should be designed so as to minimise impacts on native vegetation.</li> </ul>	
Department of Primary Industries – NSW Office of Water	<p><b>Surface Water</b></p> <ul style="list-style-type: none"> <li>Inspection of an aerial image of indicates that a surface water dam is situated close to the centre of Lot 78. The planning proposal does not indicate what the future intentions are in relation to the dam. If the intention is to retain the dam, future surface water licensing requirements for the dam will need to be determined.</li> <li>Any licensing of surface water dams or pumps on the site need to be consistent with requirements for water licensing under the Water Management Act 2000.</li> <li>It is recommended that the proponents consult with the Office of Water in relation to any water licensing requirements for dams or pumps at the site.</li> </ul> <p><b>Drainage and Stormwater</b></p> <ul style="list-style-type: none"> <li>Study provides baseline modelled data to shows stormwater from two catchments was not adequately disposed of on-site during peak flow events and would require some form of on-site detention to dispose of any excess stormwater.</li> <li>The Office of Water recommends that design of any on site detention basins or drains proposed for the site should be consistent with current Water Sensitive Urban Design objectives</li> </ul> <p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>The Office of Water recommends some initial assessment of groundwater resources is required.</li> <li>The proposal should identify geotechnical issues at the site proposed for rezoning as a result of current or future mining activities in the nearby vicinity, and confirm that there are no risks for groundwater resources.</li> <li>Particular consideration should also be</li> </ul>	<p>A ground water study will be required at the development application for subdivision stage.</p>



	<p>given to:</p> <ul style="list-style-type: none"> <li>• Supply of water to the development, and potential reliance on groundwater extraction</li> <li>• Management of wastewater, and any potential for groundwater contamination through on-site wastewater management</li> <li>• Works or excavations that are likely to intercept groundwater</li> <li>• Other potential sources of contamination to groundwater</li> <li>• Any groundwater issues or potential groundwater issues should be identified and suitable contingency measures identified to remediate, mitigate or manage potential impacts on groundwater resources, groundwater dependent ecosystems, or groundwater.</li> </ul>	
Office of Environment and Heritage	<ul style="list-style-type: none"> <li>• No comment on the planning proposal given the size of the subject site and that it is predominately cleared as a result of the current rural use</li> </ul>	Noted
NSW Trade and Investment	<ul style="list-style-type: none"> <li>• The subject area is located less than 500m north from coal mining associated infrastructure.</li> <li>• In an attempt to reduce potential future land use conflicts GSNSW strongly recommends that any future design parameters associated with the planning proposal considers potential acoustic and dust impacts associated with the afore mentioned mining infrastructure.</li> <li>• GSNSW raised no resource issues in regard to the planning proposal.</li> <li>• A Consolidated Coal Lease (CCL) 767 &amp; Coal Authorisation (AUTH) 397 (held by Endeavour Coal Pty Ltd) and Petroleum Exploration License (PEL) 2 held by (AGL Upstream Investments Pty Ltd) exist over a broad regional area that includes the subject site. Identification of the title is to make the consent authority aware that there are other stakeholders with interests in the region.</li> <li>• The GSNSW has a range of online data available on line through the following website address: <a href="http://www.resources.nsw.gov.au/geological/online-services">http://www.resources.nsw.gov.au/geological/online-services</a></li> </ul>	Noted

# Appendix F

## Assessment against Wollondilly GMS 2011

Wollondilly Growth Management Strategy (GMS) was adopted by Council in February 2011 and sets directions for accommodating growth in the Shire for the next 25 years. All planning proposals which are submitted to Council are required to be assessed against the Key Policy Directions within the GMS to determine whether they should or should not proceed.

The following table sets out the planning proposal's compliance with relevant Key Policy Directions within the GMS:

Key Policy Direction	Comment
<b>General Policies</b>	
<b>P1</b> All land use proposals need to be consistent with the key Policy Directions and Assessment Criteria contained within the GMS in order to be supported by Council.	<p>The GMS identifies the potential for future residential development within the site location. The site adjoins existing residential and is in near proximity to the village centre.</p> <p>On balance, the proposal is considered to be consistent with the key Policy Directions.</p>
<b>P2</b> All land use proposals need to be compatible with the concept and vision of 'Rural Living' (defined in Chapter 2 of the GMS).	<p>The Planning Proposal is consistent with the concept and vision of 'Rural Living'.</p> <p>It proposes a moderate increase in lots adjoining an existing residential area and will have only a minor impact on the rural setting of the village.</p>
<b>P3</b> All Council decisions on land use proposals shall consider the outcomes of community engagement.	<p>Preliminary consultation has been carried out for this planning proposal, with (6) written submissions and one form submission signed by thirty two (32) residents being received.</p> <p>The majority of submissions objected to the proposal with a minority of submissions being neutral.</p> <p>A summary of the comments raised in the submissions is provided in Appendix D</p>
<b>P4</b> The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	<p>There have been no such representations regarding this Planning Proposal and therefore this Key Policy Direction has been satisfied.</p>
<b>P5</b> Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.)	<p>The Planning Proposal seeks a moderate expansion to Appin village directly adjoining the existing urban boundary.</p> <p>The proposal takes into account the existing characteristics of the adjoining residential areas and proposes development control provisions to ensure any future development is compatible with the existing area.</p>

Key Policy Direction	Comment
<b>Housing Policies</b>	
<b>P6</b> Council will plan for adequate housing to accommodate the Shire's natural growth forecast.	Council plans for the adequate housing supply through the Growth Management Strategy (GMS). The GMS has identified the site for potential residential growth and so the proposal is in keeping with Council policy.
<b>P8</b> Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different community members and household types.	The planning proposal proposes residential style lots with a minimum lot size of 975sqm, which is slightly larger than the current size of adjoining properties and is in keeping with this direction.
<b>P9</b> Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the "rural fringe").	The planning proposal seeks a moderate expansion to Appin village through the extension to the existing residential area.
<b>P10</b> Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.	The planning proposal proposes growth immediately adjacent to existing residential areas to the east of the village.
<b>Macarthur South Policies</b>	
<b>P11</b> Council does not support major urban release within the Macarthur South area at this stage.	The proposal is for a moderate expansion of the Appin village and is in keeping with this direction.
<b>P12</b> Council considers that in order to achieve sound long-term orderly planning for the eventual development of Macarthur South an overall master plan is required.	The proposal is for a moderate expansion of the Appin village and is not in opposition to this direction
<b>P13</b> Council will not support further significant new housing releases in Macarthur South beyond those which have already been approved. Small scale residential development in and adjacent to the existing towns and villages within Macarthur South will be considered on its merits.	The proposal is for a moderate small scale expansion of the Appin village and is consistent with this direction
<b>P14</b> Council will consider proposals for employment land developments in Macarthur South provided they: <ul style="list-style-type: none"> <li>▪ Are environmentally acceptable;</li> <li>▪ Can provide significant local and/or subregional employment benefits;</li> <li>▪ Do not potentially compromise the future orderly master planning of the Macarthur South area;</li> <li>▪ Provide for the timely delivery of necessary infrastructure;</li> <li>▪ Are especially suited to the particular attributes of the Macarthur South area AND can be demonstrated as being</li> </ul>	Key Policy Direction P14 is not applicable to this proposal.

Key Policy Direction	Comment
<p>unsuitable or unable to be located in alternative locations closer to established urban areas;</p> <ul style="list-style-type: none"> <li>Do not depend on the approval of any substantial new housing development proposal in order to proceed (Employment land proposals which necessitate some limited ancillary or incidental housing may be considered on their merits).</li> </ul>	
<b>Employment Policies</b>	
<p><b>P15</b> Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes.</p>	<p>The Planning Proposal, in its current form does not propose any employment lands.</p>
<p><b>P16</b> Council will plan for different types of employment lands to be in different locations in recognition of the need to create employment opportunities in different sectors of the economy in appropriate areas.</p>	<p>The Planning Proposal, in its current form does not propose any employment lands.</p>
<b>Integrating Growth and Infrastructure</b>	
<p><b>P17</b> Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.</p>	<p>The planning proposal seeks a moderate amount of growth and is not anticipated that it will impose a significant burden on Council or the community. Council has reviewed the documentation and specialist studies provided by the proponent and is satisfied that no unsustainable burden will be placed on Council or the future community.</p>
<p><b>P18</b> Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating new housing in and around our existing population centres.</p>	<p>The Planning Proposal is consistent with this key policy direction as the subject site is located in proximity to the existing residential area and is close to the village shops.</p>
<p><b>P19</b> Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.</p>	<p>The Planning Proposal is consistent with this key policy direction as the subject site adjoins the existing residential area of the Appin village.</p>
<p><b>P20</b> The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/Tahmoor Area (PTT) area and the Bargo Area. Appropriate smaller growth opportunities are identified for other towns.</p>	<p>Appin is not a location which is the focus or population growth. However the GMS does identify some growth in the village and the site has been identified in the Appin Structure Plan for potential future residential growth.</p>
<b>Rural and Resource Lands</b>	

Key Policy Direction	Comment
<p><b>P21</b> Council acknowledges and seeks to protect the special economic, environmental and cultural values of the Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes.</p>	<p>A Flora and Fauna Assessment, a Bushfire Hazard Report, A Preliminary Contamination Report and a Noise Assessment have been prepared to accompany this proposal and Council is satisfied that all issues have been adequately addressed in these studies.</p>
<p><b>P22</b> Council does not support incremental growth involving increased dwelling entitlements and/or rural lands fragmentation in dispersed rural areas. Council is however committed to maintaining where possible practicable, existing dwelling and subdivision entitlements in rural areas.</p>	<p>The Planning Proposal is consistent with this Key Policy Direction as the site it does not propose fragmentation of rural land in a dispersed location.</p>

# Appendix G

## Council's Report and Minutes

*Extract from Agenda & Minutes containing the Report to Wollondilly Shire Council and its Planning and Economy Meeting of Council held on 156 September 2013 and 21 November 2016*

*Council's Reference: TRIM 6585 #146 #154, #405, #406 #TBA*



# Draft Development Control Plan Bulli Appin Road Planning Proposal

Wollondilly Development Control Plan, 2016 for:

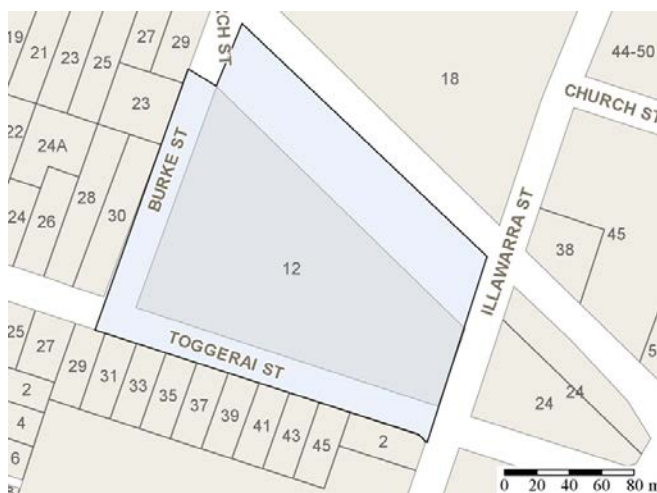
Volume 3 – Subdivision of Land

## PART 3 – CONTROLS FOR SPECIFIC LOCATIONS

Land located on Bulli Appin Road (12 Bulli Appin Road) Lot 78 DP 752012 and (incl road reserve)

### Application

**3.1 This section applies to the land identified on the map below:**



### 3.11 Subdivision Plan

#### Objectives

- a) To establish an aesthetically pleasing streetscape on the prominent eastern gateway into the village.
- b) To ensure the rural character of Appin is maintained and enhanced.
- c) To retain existing native vegetation and reduce the impact of climate change.

#### Controls

1. The subdivision shall be designed to maximise building frontages orientated to and accessed by pedestrians to existing streets particularly Bulli Appin Road and Illawarra Street.
2. Lots adjacent to Bulli Appin Road will share a similar width and alignment to existing lots on Church Street.
3. Residential lots fronting Bulli Appin Road will have a front orientated towards Bulli Appin Road.
4. The lots shall be orientated to ensure that no future fencing, other than corner lots, adjoin an access road.
5. A vegetation buffer using existing native trees along Bulli Appin Road shall be retained within the road reserve or an adjoining service road and further landscaping shall be

provided. This landscaping shall include mid and understory plants which are typical of SSTF high sandstone influence.

6. Details of restrictions relating to all controls in Volume 4, Part 4.3(1) and Part 4.3 (2) will be noted on an 88B instrument and must be lodged with the application for subdivision certificate and registered on the title of all lots.

### **3.12 Road Transport Infrastructure and Pedestrian Access**

#### **Objectives**

- a) To provide adequate and safe vehicular access.
- b) To provide good pedestrian access.
- c) To ensure infrastructure is delivered prior to the completion of housing.
- d) To reduce the impact of additional traffic caused by the development onto Bulli Appin Road.
- e) To maximise walkability and connectivity for future residents.
- f) To promote the site as a prominent eastern gateway into the village.

#### **Controls**

1. The development shall not result in any additional road access points directly onto Bulli Appin Road.
2. Works to open south Burke Street to be completed prior to the release of the Subdivision certificate.
3. Vehicular access into properties adjacent to Bulli Appin Road shall be from a service road to the front of the property.
4. With the exception of service roads, Cul-de-sacs are to be avoided.
5. Other than corner lots, lots with dual frontages are to be avoided.
6. Shared pathways shall be provided along Appin Bulli Road from east to west and will be linked to any future roads within the development and to Kennedy Creek Cycleway.
7. Residential lots adjacent to Bulli Appin Road will have direct pedestrian access to Bulli Appin Road from the front of the lots.
8. All roads and infrastructure to be provided in accordance with Council's Design and Construction Specifications.

### **3.13 Noise and contamination**

- a) To promote positive amenity and address noise and dust from Bulli Appin Road and Appin Colliery.
- b) To protect the health of future residents.

#### **Controls**

- 1 For the purpose of Clause 7(4) of State Environmental Planning Policy No. 55- Remediation of Land, the site is taken to contain potentially contaminated land and shall require further assessment and remediation prior to any development consent being granted for subdivision.
- 2 An acoustic and vibration study is required to consider noise and vibration from Bulli Appin Road and The Appin Colliery. A copy of this report must be made available to all future land owners and be submitted as part of any Development Application.
- 3 The acoustic report shall demonstrate that the noise criteria in Development Near Rail Corridors and Busy Roads- Interim Guideline (Department of Planning 2008), or updated document, has been addressed.
- 4 Subdivision design on land impacted by noise shall implement measures to attenuate noise within dwellings and in external areas that are classified as Principle Private Open Space.
- 5 Physical noise barriers (i.e. Noise walls or solid fencing) are not generally supported, and measures to attenuate noise through subdivision layout, such as service roads, setbacks, building orientation, building envelopes and building design and materials selection shall be implemented to achieve appropriate internal noise standards.
- 6 Details of building restrictions and residential building design treatments for road and mining noise shall be included within a Section 88B instrument to be lodged with the application for subdivision certificate and registered on the title of all lots.

## **Volume 4 Residential Development**

### **PART 4 – CONTROLS FOR SPECIFIC LOCATIONS**

#### **4.3 Land located on Bulli Appin Road (12 Bulli Appin Road)**

##### **Application**

##### **1. This section applies to the following allotments:**

**Lot 78 DP 752012 and (incl road reserve)**

##### **4.3 (1) Streetscape and rural outlook**

##### **Objectives**

- a) To ensure the development contributes positively to the existing streetscape of the neighbouring residential area.
- b) To retain the rural feel of the Appin Village.
- c) To identify the site as a key entrance to the Appin Village.
- d) To encourage the active use of front gardens through provision of a secure area.
- e) To ensure that rear and side fencing will assist in providing privacy to private open space areas.
- f) To ensure that fence height, location and design will not affect traffic and pedestrian visibility at intersections.

## Controls

- 1 Dwellings adjacent to Bulli Appin Road shall have a minimum setback of 15 metres.
- 2 The front of the dwellings running parallel to Bulli Appin Road shall be orientated towards Bulli Appin Road.
- 3 The building design of any dwelling with frontage to more than one street must promote natural surveillance to Bulli Appin Road and any other street.
- 4 Front fencing must be provided for lots along Bulli Appin Road and shall be a maximum of 1.2m high above ground level (existing), shall be an open style rural fencing and shall provide personal pedestrian access to the street.

*Front fencing, in this control, refers to any fencing forward of the building line as well as fencing not considered to be side and rear fences under condition 7 below.*

- 5 Front fences shall not impede safe sight lines for traffic.
- 6 Front fencing and personal access gates along Bulli Appin Road are to be constructed as part of the subdivision works to ensure a complementary form of fencing.
- 7 Information shall be submitted with the subdivision development application identifying whether it is appropriate or not to provide front fencing and personal access gates to Illawarra Street having regard to the chosen subdivision layout. If considered appropriate, these are to be constructed as part of the subdivision works to ensure a complementary form of fencing.
- 8 Side and rear fences are to be a maximum of 1.8m high commencing 2m behind the building line.
- 9 On corner lots or lots that have a side boundary that adjoins open space or drainage, the front fencing style and height is to be continued along the secondary street or open space/drainage land frontage to at least 4m behind the building line of the dwelling.
- 10 Dwellings on the corner lot of the most eastern part of the site along Bulli Appin Road will be sympathetic to the rural outlook of adjoining properties, and have architectural features to address both Bulli Appin Road and Illawarra Street.
- 11 All houses shall be single storey, however the first floor can be considered as part of the roof pitch.

## 4.3 (2) Habitability and community connectedness

### Objectives

- a) To ensure that noise and vibration sources such as road and mining do not impact on the amenity of residents or detract from the character street.
- b) To promote liveability and community connectedness.

### Controls

- 1 Dwellings are to incorporate appropriate noise attenuation measures, as identified in the noise and vibration study carried out under Volume 3, Part 3.1(3), when designed and constructed, to ensure that future residents are afforded an appropriate level of amenity.

# PE6 Attachments

1. Draft Communication Plan
2. Responsible Cat Care Brochure

**Monday 15 May 2017**

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PE6 – Responsible Cat Ownership

# **DRAFT COMMUNICATION PLAN:**

<b>TASK</b>	<b>RESPONSIBLE OFFICER</b>	<b>COMMENTS</b>
Flyer	Draft attached	Cat Containment Flyer. This will be handed out to kids that complete the colouring in sheet with a request to show their parents. It can also be distributed at Council events and through usual Council distribution channels.
Series of Paid Facebook Posts	Communication Officer to write key messages/facebook posts	Each Key Message will be posted onto Facebook, one by one. These posts will be boosted and paid for.
Mayor's Column	Communication Officer to write a paragraph and coordinate with the Mayor when to include in her column	Cat key messages to be printed in the Mayors Column
Vacation Care: Kids Colouring/Art Activity	Compliance Officer to co-ordinate the design and distribution of the activity. Communication Officer to write the key messages	Kids colouring in activity to be done during vacation care/family day care and flyers to be given to each child to take home.
Dilly Wanderer: Kids Colouring/Art Activity	Compliance Officer to co-ordinate the design and distribution of the activity. Fran to write the key messages	Kids colouring in activity to be done as a Dilly Wanderer activity and flyers to be given to each child to take home.
Library: Kids Colouring/Art Activity	Compliance Officer to co-ordinate the design and distribution of the activity. Communication Officer to write the key messages	Kids colouring in activity to be done as a Library activity and flyers to be given to each child to take home



# Responsible Cat Care

For more information contact  
Council on 02 4677 1100



Cat owners have a responsibility to their cat to ensure it is housed, managed and kept responsibly.

Before buying or accepting a cat consider that you may have to provide a home for up to 18 years.

In accordance with the Companion Animals Act 1998 NSW, cat owners are required to:

- Microchip a cat before 12 weeks of age or before being rehomed
- Lifetime Register a cat by 6 months of age
- Ensure your cat does not enter food consumption areas or wildlife protection areas.

Desexing your cat will prevent unwanted kittens, minimise feral populations, excessive roaming and territorial behaviour. Lifetime Registration of a desexed cat is \$53 or \$22 for eligible pensioners.

## Cat Behaviour

By nature cats are predators who enjoy hunting for food. Cats also like to roam for mental and physical exercise. When cats are roaming they often urinate and defecate on lawns and gardens and can cause damage to private property. Your neighbours may not like your cat coming onto their property so it is best to keep your cat indoors or contained to your own yard area, especially at night.

Cat owners are responsible if their cat roams onto private property and causes damage, or if its noise interferes with the peace, comfort or convenience of another person.

## What can you do to be a responsible cat owner:

- Keep your cat indoors, especially at night
- Desex your cat
- Have toys for your cat to keep it amused
- Provide a window seat for your cat to see outside
- Provide a clean litter tray
- Consider an outdoor enclosure
- Place physical limits on your yard such as cat proof fencing (this system uses rollers to cap fences to prevent cats scaling the boundary fencing – see [www.oscillot.com.au](http://www.oscillot.com.au))
- Attach 2 bells to your cats collar to prevent attacks on wildlife
- A study has found that putting a coloured scrunchie like collar on your cat has reduced the amount of native wildlife killed by more than half (these can be purchased online at [www.cathaven.com.au](http://www.cathaven.com.au) and are called Birdsafe Cat Collars).

Cat owners are encouraged to keep their cat inside at night to reduce cat fights and cat noise, to protect native wildlife, to protect them from traffic and to prevent injuries to your cat and other cats.



## Stray Cats

There is no legal notion of a stray cat, therefore there is no offence in a cat straying. Generally a cat should be left alone if it is not causing a nuisance. It is a known trait that cats cover a wide territory and will generally return to their home.

## When to take a cat to the Animal Shelter:

- If the cat is causing damage to property; or
- If it is necessary to catch the cat to prevent injury or death of another domestic animal or person.

If you seize a cat it must be returned to its owner as soon as possible if the owner can be identified. If you cannot identify the owner you may deliver the cat to the Animal Shelter but you must have checked with a minimum of 4 neighbours that they do not own, or know who owns the cat. You must bring the names and addresses of the neighbours you checked with when delivering the cat.

You can trap a feral cat and deliver it to the Animal Shelter, however, you must be certain that it is feral otherwise you may be liable to prosecution. Cat traps are available for hire from the Animal Shelter.

## Cat Troubles

If you are having trouble with cats in your neighbour Council suggests you follow these steps:

- Discuss the problem with the cat owner.
- Give the owner time to resolve the matter. It may not be an issue that can be resolved overnight.
- Contact Council to make a complaint about a nuisance cat. Council may take action under the Companion Animals Act by the issue of a Nuisance Cat Order on cat owner if Council are satisfied that sufficient evidence has been supplied by the complainant and other neighbours.
- Contact a Community Justice Centre to arrange a mediation session between you and your neighbours. Visit [www.cjc.nsw.gov.au](http://www.cjc.nsw.gov.au)
- Take your own action under the Protection of the Environment Operations Act 1997 through the Local Court.

**Wollondilly Animal Shelter is located on Wonga Road, Picton and is open on weekdays between 3pm and 4.30pm or on weekends between 10am and 1pm.**

# Frequently Asked Questions

## **What should I do if there is a noisy cat in my yard or neighbourhood?**

Usually this will just be a phase associated with mating activity and should stop within a few days/nights. If the noise persists and you know who owns the cat, try and resolve through discussion with the cat owner. If there is no improvement and the noise continues to be a nuisance you should contact Council.

### **Nuisance Cat Process**

In the first instance, a letter would be sent to the cat owner advising them a complaint has been made regarding their cat being a nuisance and requesting they take steps to alleviate the nuisance behaviour. You would also receive a letter acknowledging your complaint and providing a reference number for the matter. If this nuisance persists you can advise Council again and you will be required to complete a statement detailing what the nuisance is and the times/durations that it occurs. Having complaints from other residents in the neighbourhood will assist in demonstrating that the nuisance is present. Once it is clear that the nuisance exists and you have provided Council with the evidence required, a Nuisance Order can be issued on the owner of the cat. If the owner of the cat cannot be identified then no action can be taken by Council and you should try and discourage the cat without causing pain or injury to the cat.

## **What should I do if there is a cat that repeatedly defecates in my yard?**

Discourage the cat by gentle means such as deterrents and hosing. If the situation persists and you know who owns the cat, try and resolve through discussion with the cat owner. If there is no resolution and the nuisance persists, contact Council as the cat could be defined as a 'nuisance' cat if the behaviour is repeatedly damaging your property. The next step will be for Council to follow the Nuisance Cat Process as listed above.

## **What should I do if a cat repeatedly attacks my cat causing injuries?**

If you can identify the cat's owner, contact them and try to agree on a solution to stop the attacks. Keeping the cats indoors and only allowing once out at a time to avoid clashes is a possibility. Desexing cats will reduce the risk of fights. You may only seize a cat if it is reasonable and necessary for the protection of any person or animal (other than vermin) from injury or death.

If you seize the cat it must be returned to its owner, or delivered to Wollondilly Animal Shelter as soon as possible. Failure to do so is an offence.

Cat trap hire is available from Wollondilly Animal Shelter.

## **What can I do if a cat is killing wildlife in my area?**

If the area is a Wildlife Protection Area any cat found in that area can be seized for the cat's own protection and if the owner is not present.

If the area is not a Wildlife Protection Area the cat can be seized if it is reasonable and necessary for the protection of any person or animal (other than vermin) from injury or death.

If you seize the cat it must be returned to its owner, or delivered to Wollondilly Animal Shelter as soon as possible. Failure to do so is an offence.

Cat trap hire is available from Wollondilly Animal Shelter.

## **What can I do if a cat is harassing my caged birds?**

Try and ensure that the cage is placed in a safe and secure location. The cat can only be seized if it is reasonable and necessary for the protection of any person or animal (other than vermin) from injury or death.

If you seize the cat it must be returned to its owner, or delivered to Wollondilly Animal Shelter as soon as possible. Failure to do so is an offence.

Cat trap hire is available from Wollondilly Animal Shelter.

## **What should I do if someone has moved out of a property and left their cat(s) behind?**

Make enquiries to ensure the cat(s) have been left behind and the owners are not just away and have someone feeding their animals for them. If you are satisfied that the cat(s) have been abandoned then contact the RSPCA or Animal Welfare League as it is an offence under the Prevention of Cruelty to Animals Act to abandon an animal.

Council will not go onto private property to animals without having first issued orders under the Local Government Act.

## **What should I do if I find a healthy stray cat?**

As there is no legal notion of a stray cat, there is no offence in a cat straying. Generally you should leave the cat alone if it is not causing a nuisance. Cats cover a wide territory and will usually return home. You can encourage a cat to leave your property but this should not involve any cruelty.

## **What should I do if I find an injured cat?**

If you can identify the owner return the cat to its owner immediately otherwise take the cat to a vet or an animal welfare organisation such as RSPCA or Animal Welfare League.

## **What should I do if I find a mother cat and kittens?**

Try and determine if the cat and kittens are owned. If you cannot locate an owner contact an animal welfare organisation such as RSPCA or Animal Welfare League.

## **Can I keep the animal I found?**

There are very limited circumstances under which anyone can pick up a 'straying' cat. If the owner can be identified, then you must return the cat to the owner, if not, you can bring the cat to the animal shelter along with the names and addresses of 4 neighbours within close proximity to where the cat was found that you have checked don't own or know who owns the cat. Once these details are collected Council can impound the cat and attempt to locate an owner. If the cat is not claimed, you can adopt the cat from Council and become the legal owner. All cats that are adopted are microchipped, lifetime registered, desexed and vaccinated.

## **What can I do about feral cats in my area?**

Cat traps are available for hire from our Animal Shelter. You can hire a trap to catch the feral cat/s and then deliver the cat back to the Shelter in the trap. Council will require you to complete a statement advising why you believe the cat is feral and officers will also assess the cats behaviour to confirm if it is feral. All feral cats that are impounded are euthanased by a qualified vet.

## **What should I do if my cat has gone missing?**

Contact Council to advise. If your cat is microchipped Council can update the Companion Animal Register. If it is not chipped, Council can add the details to our Lost & Found Register and contact you if we receive any reports about your cat. Once your cat is found ensure you advise Council.

## **What should I do if my cat dies?**

If your cat is microchipped advise Council in writing so the Companion Animal Register can be updated.

## **What do I do if I move house?**

Advise Council in writing so the address details can be updated on the Companion Animal Register. Never leave your cat behind if you move house – it is an offence to abandon an animal.

# GO2 Attachment

1. Investments as at 31 March 2017

**Monday 15 May 2017**

GO2 – Investment of Funds as at 31 March 2017

INVESTMENTS AS AT 31 March 2017							
Reporting Period:		1-Mar-17	to	31-Mar-17			
Investment Institution	Rating	Face Value 31-Mar-17	Current Value 31-Mar-17	Percentage Holding	Interest		
					%p.a.	Received / Accrued	Maturity
<b>CASH INVESTMENTS</b>							
<b>National Australia Bank</b>							
General Account Balance (for information only. Not included in Total Cash Plus Investments)		175,319					
<b>11AM At call</b>	AA	4,435,000	4,435,000	7.94%	3.00	8,467	At Call
<b>Term Deposits</b>							
<b>ME Bank (Matured)</b>	A-2					0	01-Mar-17
ME Bank	A-2	1,000,000	1,008,975	1.81%	2.80	2,378	04-Apr-17
National Australia Bank	A-1+	750,000	766,864	1.37%	2.90	1,847	19-Apr-17
Bank of Queensland	A-1+	1,000,000	1,012,977	1.81%	2.77	2,353	26-Apr-16
Bank of Queensland	A-1+	1,000,000	1,011,301	1.81%	2.75	2,336	02-May-17
Bendigo & Adelaide Bank	A-2	2,000,000	2,051,403	3.67%	3.12	5,011	17-May-17
Bank of Queensland	A-1+	1,000,000	1,017,260	1.82%	2.80	2,378	24-May-17
Bendigo & Adelaide Bank	A-2	1,000,000	1,024,570	1.83%	2.95	2,505	31-May-17
National Australia Bank	A-1+	1,000,000	1,018,488	1.82%	2.85	2,378	05-Jun-16
Bank of Queensland	A-1+	1,000,000	1,015,830	1.82%	2.70	2,293	14-Jun-17
National Australia Bank	A-1+	1,000,000	1,021,004	1.83%	2.85	2,421	05-Jul-17
Suncorp	A-1	1,000,000	1,008,822	1.81%	2.80	2,378	12-Jul-17
ME Bank	A-2	500,000	501,479	0.90%	2.70	1,147	19-Jul-17
National Australia Bank	A-1+	1,000,000	1,018,488	1.82%	2.80	2,378	02-Aug-17
Bendigo & Adelaide Bank	A-2	1,000,000	1,017,134	1.82%	2.95	2,505	29-Aug-17
Bank of Queensland	A-1+	1,000,000	1,002,251	1.79%	2.65	2,251	05-Sep-17
Westpac Group	AA-	1,000,000	1,017,425	1.82%	3.00	2,548	13-Sep-17
Westpac Group	AA-	500,000	509,000	0.91%	3.00	1,274	27-Sep-17
Westpac Group	AA-	1,000,000	1,017,342	1.82%	3.10	2,548	23-Aug-18
Westpac Group	AA-	1,000,000	1,016,356	1.82%	3.00	2,548	04-Oct-17
Credit Union Australia	A-2	2,000,000	2,009,311	3.60%	2.88	4,892	01-Nov-17
Bendigo & Adelaide Bank	A-2	500,000	505,387	0.90%	2.75	1,168	08-Nov-17
Bank of Queensland	A-1+	1,000,000	1,003,255	1.80%	2.70	2,293	15-Nov-17
ME Bank	A-2	1,000,000	1,002,251	1.79%	2.65	2,251	06-Dec-17
Bank of Queensland	A-1+	1,000,000	1,008,285	1.81%	2.80	2,378	13-Dec-17
Bank of Queensland	A-1+	1,000,000	1,007,825	1.80%	2.80	2,378	20-Dec-17
Commonwealth Bank of Australia	A-1+	1,000,000	1,001,714	1.79%	2.72	1,714	10-Jan-18
Bank of Queensland	A-1+	1,000,000	1,003,329	1.80%	2.70	2,293	14-Feb-18
Rural Bank	A-2	1,000,000	1,002,219	1.79%	2.70	2,219	05-Mar-18
Commonwealth Bank of Australia	A-1+	1,000,000	1,001,727	1.79%	2.74	1,727	07-Mar-18
Westpac Group	AA-	1,000,000	1,018,770	1.82%	3.10	2,633	23-Aug-18
Bendigo & Adelaide Bank	A-2	1,000,000	1,018,216	1.82%	3.05	2,590	27-Aug-18
Westpac Group	AA-	1,000,000	1,018,005	1.82%	3.10	2,633	12-Sep-18
Westpac Group	AA-	1,000,000	1,020,603	1.83%	3.20	2,718	09-Aug-19
<b>TOTAL CASH INVESTMENTS</b>		<b>37,685,000</b>	<b>38,112,865</b>	<b>67.48%</b>		<b>87,831</b>	
Investment Institution	Rating	Face Value 31-Mar-17	Current Value 31-Mar-17	Percentage Holding	Interest		
					%p.a.	Received / Accrued	Maturity
<b>INVESTMENT SECURITIES</b>							
<b>Zero Coupon Bond</b>							
Commonwealth Bank of Australia	AA-	2,000,000	1,960,440	3.62%	7.17	0	22-Jan-18
<b>Floating Rate Notes</b>							
Macquarie Bank (Matured)						1,022	09-Mar-17
CUA Snr FRN	BBB+	500,000	508,279	0.94%	3.40	1,444	01-Apr-19
Westpac Banking Corporation	AA-	1,000,000	1,013,165	1.87%	2.77	2,353	10-May-19
AMP Snr FRN	A+	750,000	755,885	1.40%	2.90	1,838	11-Jun-19
Members Equity Bank Pty Ltd	BBB+	1,000,000	1,013,060	1.87%	3.23	2,743	18-Jul-19
Bendigo Bank Senior FRN	A-	1,000,000	1,002,540	1.85%	2.73	2,310	17-Sep-19
ANZ Snr FRN	AA-	1,000,000	1,008,640	1.86%	2.63	2,229	11-Nov-19
Greater Building Society Snr FRN	BBB+	500,000	498,782	0.92%	3.28	1,393	29-Nov-19
Westpac Banking Corporation	AA-	1,000,000	1,011,463	1.87%	2.68	2,276	22-Jan-20
Bendigo Bank Senior FRN	A-	500,000	504,019	0.93%	2.88	1,223	21-Feb-20
Macquarie Bank	A	1,000,000	1,008,702	1.86%	2.89	2,449	03-Mar-20
CUA Snr FRN	BBB+	750,000	750,778	1.39%	3.10	763	20-Mar-20
CBA Snr FRN	AA-	1,000,000	1,012,044	1.87%	2.68	2,276	17-Jul-20
Bendigo Bank Senior FRN	A-	1,000,000	1,007,306	1.86%	2.88	2,446	18-Aug-20
Suncorp Senior FRN	A+	1,000,000	1,016,774	1.88%	3.03	2,573	20-Oct-20
CBA Snr FRN	AA-	500,000	509,775	0.94%	2.93	1,244	18-Jan-21
Bendigo Bank Senior FRN	A-	500,000	510,761	0.94%	3.24	1,376	20-Apr-21
Westpac Banking Corporation	AA-	1,000,000	1,016,898	1.88%	2.96	2,509	03-Jun-21
AMP Snr FRN	A+	500,000	498,458	0.92%	2.85	78	30-Mar-22
<b>Mortgage Backed Securities</b>							
Emerald Reverse Mortgage Series 2007-1 Class B	AA	1,000,000	604,341	1.12%	2.33	1,979	21-Jul-27
Emerald Reverse Mortgage Series 2006-1 Class A	AAA	659,958	522,940	0.97%	2.23	1,250	22-Aug-22
		<b>18,159,958</b>	<b>17,735,048</b>	<b>32.75%</b>		<b>37,776</b>	
<b>TOTAL CASH &amp; INVESTMENT SECURITIES</b>		<b>\$55,844,958</b>	<b>\$55,847,914</b>	<b>100.23%</b>	<b>3.34</b>	<b>\$125,607</b>	
<b>Benchmark ( 90 day Ausbond Bank Bill Index)</b>					<b>1.78</b>		

# GO3 Attachment

1. Summary of Changes document
2. Draft Audit Committee Charter

**Monday 15 May 2017**

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GO3 – Audit Committee Charter – Interim Review

## SUMMARY OF CHANGES – AUDIT COMMITTEE CHARTER

Location	Previous Wording	New Wording	Reasoning
Page 7	<u>6.4 Conflicts of Interest</u>	<u>6.4 Conflict of Interests</u>	Changed to reflect wording in Code of Conduct – both Model and Council Adopted versions
Page 7	Committee members must declare any <b>conflicts of interest</b> at the start of each meeting or before discussion of a relevant agenda item or topic. Details of any <b>conflicts of interest</b> should be appropriately minuted.	Committee members must declare any <b>conflict of interests</b> at the start of each meeting or before discussion of a relevant agenda item or topic. Details of any <b>conflict of interests</b> should be appropriately minuted.	As above
Page 7	Where members or invitees at Committee meetings are deemed to have a real or perceived <b>conflicts of interest</b> , it may be appropriate they be excused from Committee deliberations on the issue where the <b>conflicts of interest</b> may exist. The final arbiter of such a decision is the Chair of the Committee.	Where members or invitees at Committee meetings are deemed to have a real or perceived <b>conflict of interests</b> , it may be appropriate they be excused from Committee deliberations on the issue where the <b>conflict of interests</b> may exist. The final arbiter of such a decision is the Chair of the Committee.	

Page 7	Independent members of the Committee will receive payment of \$250 (ex GST) per meeting plus	Independent members of the Committee will receive payment of \$300 (ex GST) per meeting plus	Fees updated
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# AUDIT COMMITTEE CHARTER

DRAFT

## CONTENTS

<b>1. Objective</b>	<b>3</b>
<b>2. Authority</b>	<b>3</b>
<b>3. Composition and Tenure</b>	<b>3</b>
3.1 Members (voting)	3
3.2 Attendees (non-voting) – at the discretion of the Committee	3
3.3 Invitees (non-voting) for specific Agenda items	3
4.1 Risk Management	4
4.2 Control Framework	4
4.3 External Accountability	4
4.5 Internal Audit	5
4.6 External Audit	5
4.7 Responsibilities of Members	5
<b>5. Reporting</b>	<b>6</b>
<b>6. Administrative arrangements</b>	<b>6</b>
6.1 Meetings	6
6.2 Attendance at Meetings and Quorums	6
6.3 Secretarial Support	7
6.4 Conflicts of Interest	7
6.5 Induction	7
6.6 Assessment Arrangements	7
6.7 Review of Audit Committee Charter	7
6.8 Fees & Reimbursement of Expenses	7
<b>7. Relevance to Community Strategic Plan (CSP) Outcomes</b>	<b>8</b>

# WOLLONDILLY SHIRE COUNCIL

## AUDIT COMMITTEE CHARTER

### 1. Objective

The objective of the Audit Committee (Committee) is to provide independent assurance and assistance to the Wollondilly Shire Council on risk management, control, governance, and external accountability responsibilities.

### 2. Authority

The Council authorises the Committee, within the scope of its role and responsibilities, to:

- Obtain any information it needs from any employee or external party (subject to their legal obligations to protect information).
- Discuss any matters with the external auditor or other external parties (subject to confidentiality considerations).
- Request the attendance of any employee or Councillor at Committee meetings.
- Obtain external legal or other professional advice considered necessary to meet its responsibilities.

### 3. Composition and Tenure

The Committee will consist of:

#### 3.1 Members (voting)

- 2 Councillors
- Independent external member (not a member of the Council) - minimum of two (one of the Independent Members is to be the Chair)

#### 3.2 Attendees (non-voting) – at the discretion of the Committee

- General Manager
- Directors
- Manager Financial Services (Responsible Accounting Officer)
- Internal Auditor

#### 3.3 Invitees (non-voting) for specific Agenda items

- Representatives of the external auditor.
- Other Managers/officers may attend by invitation as requested by the Committee.

The independent external members will be appointed for a four year term after which they will be eligible for extension or re-appointment following a formal review of their performance.

The members of the Committee, taken collectively, will have a broad range of skills and experience relevant to the operations of Wollondilly Shire Council. At least one member of the Committee shall have accounting or related financial management experience, with an understanding of accounting and auditing standards in a public sector environment.

The Committee may decide whether any of the attendees (refer 3.3) are required to attend or not attend any of the scheduled audit committee meetings.

## **4. Role and Responsibilities**

The Committee has no executive powers, except those expressly provided by the Council.

In carrying out its responsibilities, the Committee must at all times recognise that primary responsibility for management of Council rests with the Council and the General Manager as defined by the Local Government Act.

The responsibilities of the Committee may be revised or expanded by the Council from time to time. The Committee's responsibilities are:

### **4.1 Risk Management**

- Review whether management has in place a current and comprehensive risk management framework, and associated procedures for effective identification and management of business and financial risks, including fraud.
- Review whether a sound and effective approach has been followed in developing strategic risk management plans for major projects or undertakings;
- Review the impact of the risk management framework on its control environment and insurance arrangements; and
- Review whether a sound and effective approach has been followed in establishing business continuity planning arrangements, including whether plans have been tested periodically.

### **4.2 Control Framework**

- Review whether management has adequate internal controls in place, including over external parties such as contractors and advisors;
- Review whether management has in place relevant policies and procedures, and these are periodically reviewed and updated;
- Progressively review whether appropriate processes are in place to assess whether policies and procedures are complied with;
- Review whether appropriate policies and procedures are in place for the management and exercise of delegations; and
- Review whether management has taken steps to embed a culture which is committed to ethical and lawful behaviour.

### **4.3 External Accountability**

- Satisfy itself the annual financial reports comply with applicable Australian Accounting Standards and supported by appropriate management sign-off on the statements and the adequacy of internal controls.
- Review the external audit opinion, including whether appropriate action has been taken in response to audit recommendations and adjustments.
- To consider contentious financial reporting matters in conjunction with council's management and external auditors.
- Review the processes in place designed to ensure financial information included in the annual report is consistent with the signed financial statements.

- Satisfy itself there are appropriate mechanisms in place to review and implement, where appropriate, relevant State Government reports and recommendations.
- Satisfy itself there is a performance management framework linked to organisational objectives and outcomes.

#### 4.4 Legislative Compliance

- Determine whether management has appropriately considered legal and compliance risks as part of risk assessment and management arrangements.
- Review the effectiveness of the system for monitoring compliance with relevant laws, regulations and associated government policies.

#### 4.5 Internal Audit

- Act as a forum for communication between the Council, General Manager, senior management, internal audit and external audit.
- Review the internal audit coverage and Internal Audit Plan, ensure the plan has considered the Risk Management Plan, and approve the plan.
- Consider the adequacy of internal audit resources to carry out its responsibilities, including completion of the approved Internal Audit Plan.
- Review all audit reports and consider significant issues identified in audit reports and action taken on issues raised, including identification and dissemination of better practices.
- Monitor the implementation of internal audit recommendations by management.
- Periodically review the Internal Audit Charter to ensure appropriate organisational structures, authority, access and reporting arrangements are in place.
- Periodically review the performance of Internal Audit.

#### 4.6 External Audit

- Act as a forum for communication between the Council, General Manager, senior management, internal audit and external audit.
- Provide input and feedback on the financial statement and performance audit coverage proposed by external audit, and provide feedback on the external audit services provided.
- Review all external plans and reports in respect of planned or completed external audits, and monitor the implementation of audit recommendations by management.
- Consider significant issues raised in relevant external audit reports and better practice guides, and ensure appropriate action is taken.

#### 4.7 Responsibilities of Members

Members of the Committee are expected to:

- Understand the relevant legislative and regulatory requirements appropriate to Wollondilly Shire Council.
- Contribute the time needed to study and understand the papers provided.
- Apply good analytical skills, objectivity and good judgment.
- Express opinions frankly, ask questions that go to the fundamental core of issues, and pursue independent lines of enquiry.

## **5. Reporting**

At the first Committee meeting after 30 June each year, Internal Audit will provide a performance report of:

- The performance of Internal Audit for the financial year as measured against agreed key performance indicators.
- The approved Internal Audit Plan of work for the previous financial year showing the current status of each audit.

The Committee may, at any time, consider any other matter it deems of sufficient importance to do so. In addition, at any time an individual Committee member may request a meeting with the Chair of the Committee.

The Committee will report regularly, and at least annually, to the governing body of Council on the management of risk and internal controls.

## **6. Administrative arrangements**

### 6.1 Meetings

The Committee will meet at least four times per year, with one of these meetings to include review and endorsement of the annual audited financial reports and external audit opinion.

The need for any additional meetings will be decided by the Chair of the Committee, though other Committee members may make requests to the Chair for additional meetings.

A forward meeting plan, including meeting dates and agenda items, will be agreed by the Committee each year. The forward meeting plan will cover all Committee responsibilities as detailed in this Audit Committee Charter.

### 6.2 Attendance at Meetings and Quorums

A quorum will consist of a majority of Committee members, including at least one independent member. Meetings can be held in person, by telephone or by video conference.

The Internal Auditor (whether internally or externally appointed) will be invited to attend each meeting unless requested not to do so by the Chair of the Committee. The Committee may also request the Responsible Accounting Officer or any other employees to participate for certain agenda items, as well as the external auditor.

Subject to clause 3.2, the General Manager may attend each meeting but will permit the Committee to meet separately with each of the Internal Auditor and the External Auditor in the absence of management on at least one occasion per year.

### 6.3 Secretarial Support

Secretarial support will be provided to the Committee. The secretarial support will be responsible for circulating the agenda and supporting papers at least one week before the meeting, as well as ensuring the minutes of the meetings are prepared and maintained.

Minutes shall be approved by the Chair and circulated to each member within three weeks of the meeting being held.

### 6.4 Conflict of Interests

Councillors, Council staff and members of Council committees must comply with the applicable provisions of Council's code of conduct in carrying out the functions as Council officials. It is the personal responsibility of Council officials to comply with the standards in the code of conduct and regularly review their personal circumstances with this in mind.

Committee members must declare any conflict of interests at the start of each meeting or before discussion of a relevant agenda item or topic. Details of any conflict of interests should be appropriately minuted.

Where members or invitees at Committee meetings are deemed to have a real or perceived conflict of interests, it may be appropriate they be excused from Committee deliberations on the issue where the conflict of interests may exist. The final arbiter of such a decision is the Chair of the Committee.

### 6.5 Induction

New members will receive relevant information and briefings on their appointment to assist them to meet their Committee responsibilities.

### 6.6 Assessment Arrangements

The Chair of the Committee will initiate a review of the performance of the Committee at least once every two years. The review will be conducted on a self-assessment basis (unless otherwise determined by the Chair), with appropriate input from management and any other relevant stakeholders, as determined by the Chair.

### 6.7 Review of Audit Committee Charter

At least once every two years the Audit Committee will review this Audit Committee Charter. The Audit Committee will approve any changes to the Audit Committee Charter

### 6.8 Fees & Reimbursement of Expenses

Independent members of the Committee will receive payment of \$300 (ex GST) per meeting plus reimbursement of travel costs at rates commensurate with the rates allowed by the Australian Taxation Office (ATO) when claiming a deduction for the use of a private motor vehicle for work related purposes.

## 7. Relevance to Community Strategic Plan (CSP) Outcomes

The Audit Committee provides assurance and assistance to Council on a range of governance matters and accordingly it aligns itself closely to “Accountable and Transparent Governance” strategies.

More specifically, the role and function of the Audit committee links directly with the Community Strategic Plan outcome of “**GO2: Best Practice Governance – Be a leader in best practice local government governance**”.

DRAFT



# CO1 Attachment

1. Draft Corporate Sponsorship Policy

**Monday 15 May 2017**

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CO1 – Review of the Corporate Sponsorship Policy

## **1. POLICY OBJECTIVES**

- 1.1 This policy has been developed to provide a transparent process in the interest of public accountability. It ensures that probity is maintained in the selection or appointment of sponsors and in managing those sponsorships.

## **2. BACKGROUND**

### **2.1 Sponsorship**

Sponsorship is a commercial arrangement in which a sponsor provides a contribution in money or in kind support of an activity in return for specified benefits. Sponsorship can be provided by the corporate sector, community organisations or private individuals in support of a Council activity.

- 2.1.1 A sponsorship as defined by ICAC is a contribution in money or kind, generally by the corporate and government sector or private individuals, in support of an individual Council related activity, in return for an agreed benefit(s).

2.1.2 ICAC advises that public sector agencies, including Local Government Councils, need to develop a specific sponsorship policy to cover all their current and future sponsorship agreements with the private sector. ICAC highlights two important principles:

2.1.3 The public should be confident that Government decisions are made, and appear to be made, on objective grounds; and

- 2.1.4 Private sector organisations should have equal access to the tangible and intangible benefits which flow from the sale of a Government asset, i.e. its goodwill.

### **2.2 Sponsorship Principles**

All proposals for sponsorship will take into consideration the following principles which are developed from the generic ICAC principles:

- 2.2.1 A sponsorship agreement shall not impose or imply conditions that would limit, or appear to limit, Council's ability to carry out its functions fully and impartially.
- 2.2.2 There shall be no real or apparent perceived conflict between the objectives and mission of Council and those of the sponsor. Accordingly sponsorship will not be sought or accepted where the sponsor has a current legal or commercial dispute with Council.
- 2.2.3 Care shall be taken to ensure sponsorship does not affect regulatory or inspectorial responsibilities of Council during the life of the sponsorship.

- 2.2.4 Council will not endorse products or organisations in return for sponsorship.
- 2.2.5 No employee of Council shall receive a personal benefit as a result of a sponsorship. It is inappropriate and a breach of the Code of Conduct for any Council Official of Wollondilly Shire Council to receive a personal benefit from a sponsorship.
- 2.2.6 Sponsorship benefits shall be documented.
- 2.2.7 Sponsorship benefits shall be commensurate with the level of sponsorship.
- 2.2.8 Council must ensure that sufficient resources are available to enable the committed sponsor benefits to be delivered.
- 2.2.9 Where sponsorship involves the sponsor providing a product to Wollondilly Shire Council, Wollondilly Shire Council should evaluate that product for its fitness purpose against objective criteria that is relevant to Council's needs.
- 2.2.10 In most circumstances, the public interest is best served by making sponsorship opportunities widely known. To this end, sponsorships should be sought and granted by using broadly based, open processes that are not limited solely to invited sponsors.
- 2.2.11 Public sector agencies should assess sponsorship proposals against predetermined criteria which have been published in advance or which are circulated to organisations that submit an expression of interest.
- 2.2.12 A sponsorship arrangement is a contract and will be documented in a written agreement.
- 2.2.13 All sponsorship arrangements should be approved by the General Manager or another designated Senior Official of Wollondilly Shire Council and described in Councils annual report in a form commensurate with the significance of the sponsorship.

### **2.3 Council's Corporate Sponsorship policy outlines**

- 2.3.1 What sponsorships the Council will and will not undertake.
- 2.3.2 The rights and responsibilities of all parties involved in a sponsorship in order to ensure that there is neither conflict of interest nor negative impact on the Council's reputation or probity.
- 2.3.3 This policy enables the Community Projects & Events Section to monitor the utilisation of sponsors in all departments. It will ensure that Council does not overuse certain sponsors and that all sponsorship agreements are managed professionally.

### **3. ELIGIBILITY**

- 3.1 This policy applies to any employees of the Council, Councillors and potential sponsors who can use this policy for reference or to identify projects which could benefit from sponsorship.

### **4. GUIDELINES**

#### **4.1 Key Considerations**

The Council's reputation is an important asset. In addition, the Council has public responsibilities and accountabilities and must operate within its own legislation, policies and guidelines.

To minimise possibilities where conflict of interest may occur, and to ensure sponsorship activities fulfil the Council's public responsibilities and operate within its own legislation, policies and guidelines, this policy clearly outlines what sponsorship the Council will not undertake (see section 4.5).

All sponsorships, noting the name of the sponsor, and the event sponsored, will be audited and listed in the Council's Quarterly and Annual Reports. The value of the sponsorship will not be published if there are any commercial in-confidence provisions.

Officers involved in sponsorship activity should be conscious of their primary responsibility for probity and adequately trained. The Council's Code of Conduct is a useful reference for maintaining professional, ethical behaviour at all times.

The risks associated with sponsorship can be higher than those associated with normal Council activities. The major risks include:

- perceptions of improper conduct
- the potential to embarrass the Council through associating a Council project with an inappropriate sponsor
- undertaking an activity on the basis of the promise of corporate sponsorship which then does not materialise
- breaching the Council's accounting requirements
- undervaluing sponsorship projects to potential sponsors
- not being cost effective
- being incapable of surviving critical public scrutiny.

#### **4.2 Conflict of Interest**

Any sponsorship the Council undertakes must not compromise the Council's reputation, public image, probity, or its ability to fulfil its functions.

Whilst the Council does not provide sponsors with commercial endorsements, sponsors may gain credibility from association with the Council. However, the Council may lose credibility by associating itself with businesses which do not fulfil their

responsibilities under fair trading laws, who are of poor repute or conflict with the Council's priority programs and commitments.

Protecting the Council's reputation and its compliance role will be expressed as a term or terms in the agreement. The terms to be included depend on the nature and scope of the sponsorship. For example, the Council can include terms to ensure that:

- Its logo is not used without its specific permission
- the sponsorship deal is not regarded as a general endorsement by the Council of the business activity of the other party
- the sponsorship deal will not fetter the Council's ability to undertake its regulatory and compliance roles
- the Council continues to own the intellectual property developed
- Council information obtained by the other party in the course of the sponsorship is kept confidential.

Where the sponsor proposes to deal with the Council in any other capacity, the Team Leader Community Projects & Events will implement appropriate measures to deal with any actual or potential conflict, consistent with ICAC guidelines and after consulting with the Manager and/or General Manager, as appropriate.

#### **4.3 Public Responsibilities**

Any sponsorship undertaken should not replace a service required by law nor inhibit the Council's ability to ensure that:

- events, programs and services are accessible and appropriate to all groups in the community
- all relevant program objectives, outcomes and outputs are consistent with the Council's Corporate and Strategic and Delivery Plans.

The Council is accountable to the public. Any sponsorship it undertakes must be one which the Council would be proud to see on the front page of a newspaper.

The Council works in a regulatory capacity. Any sponsorship it undertakes cannot influence decisions or action by the Council. Therefore the Council will not accept sponsorship of services such as licences, development applications, compliance and legal dispute resolution.

#### **4.4 Government Guidelines**

Any sponsorship undertaken must fall within Government guidelines. Three key guidelines, which apply directly to this policy are the Council's Code of Conduct, Privacy Management Plan and ICAC'S Revised Sponsorship Principles.

#### **4.5 Sponsorships Not Permitted Under This Policy**

Given the above considerations, the Council will NOT undertake sponsorships of the following types:

##### **4.5.1 *Policies and principles – Council will not:***

- require or imply the Council's endorsement of commercial products, services, companies or individuals
- limit the Council's ability to carry out its function fully and impartially
- restrict access to Council events, products and services by the widest audience possible
- are not consistent with the Council's social justice principles of equity, access, participation, rights and accessibility for all groups in the community;
- cannot be accountable to the public
- personally benefit individual Council Officials, or their friends or family
- allow ownership on incoming sponsorship and control of the sponsored project to go outside the Council
- give a sponsor influence over the Council and access to restricted information
- pose a conflict with the broader policies and practices of the Council
- pose a conflict between the objectives and missions of the Council and those of the sponsor
- imply Council endorsement of contentious community issues
- involve provision to the public of a sponsor's product or service where that product or service has not been evaluated for its fitness for the purpose against the objective operational criteria relevant to the Council's needs
- have not gone through the processes set out in this Policy
- require the Council to commit to delivering a product or service which it does not have the means, infrastructure or resources to do so, or
- have not been approved by the General Manager.

##### **4.5.2 *Sponsor Types – Council will not:***

- involve sponsors that are in the business of adult service providers, tobacco and alcohol, or
- involve sponsors in political fields (e.g. political parties).

**4.5.3**     *Cost Issue – Council will not:*

- use any surplus that is generated from a sponsorship, other than to offset other projects with a similar intent
- places a price on the Council's sponsorship package that is not fair in comparison to marketplace prices
- requires research to establish the viability of undertaking a sponsorship, where that research exceeds the value of the sponsorship itself
- place a price on a sponsorship package which is so low as to undermine the perceived quality of that package, or
- place a price on a sponsorship package which does not represent value-for-money for the sponsor.

**4.5.4**     *Objectives – Council will not accept sponsorships that:*

- do not have clearly defined objectives which allow the sponsor and the Council to evaluate the outcome and results
- do not support the overall objectives of the Council, or
- do not have a written letter of agreement between the Council and the sponsor.

**4.6     The Purpose of Sponsorship in the Shire of Wollondilly**

There are many instances when the Council may want, or need to seek a sponsorship. All sponsorships will have a documented purpose: For example

- Council and community will benefit from the partnership established
- budget restrictions do not allow for any improvements to be made to an existing event, program or service, required under the Council's Corporate Plan
- budget restrictions do not allow the Council to meet a need for a new event, program or service as established by the Council's Corporate Plan
- current supply of a necessary program or service is no longer economically viable
- a business has approached the Council with an offer of sponsorship, or
- a prospective sponsor has a high reputation for providing proposed service of goods.

Whatever the circumstances, a sponsorship may be able to assist Council to achieve its goals.

A sponsorship, by definition, must provide both the sponsor and the Council with clear benefits.

#### **4.7 Management of Sponsorships**

- All sponsorships will be documented through a Sponsorship Agreement which clearly outlines roles, responsibilities, timelines and anticipated outcomes / benefits. Sponsorship Agreements will be dated and authorised by the General Manager or a delegated Council Official, and the sponsor or their Delegated Officer. Sponsorships received and authorised will be binding for the duration of the sponsorship agreement
- All financial sponsorships will be paid on receipt of issuing of a tax invoice either outgoing by Wollondilly Shire Council or incoming through the sponsor agency / organisation. Tax invoices will be inclusive of GST where applicable
- Outgoing sponsorship payments by Wollondilly Shire Council will be audited through Council's annual external financial auditing and on a random basis through Council's Internal Audit Committee
- Council Officials must declare a conflict of interest, potential conflict of interest or pecuniary interest prior to the negotiation or acceptance of a financial sponsorship. Conflicts must be reported as per Council's Policy and Procedure
- Financial sponsorships whether minor or major, outgoing or incoming, must be approved by the General Manager or their Delegated Official. All Council Officials have clear lines of delegated authority which must be adhered to when issuing approval of sponsorships.

### **5. RESPONSIBILITY/ACCOUNTABILITY**

- 5.1 Council Executive
- 5.2 Directors
- 5.3 Managers
- 5.4 Team Leader Community Projects & Events

### **6. RELATED POLICIES**

- 6.1 Code of Conduct
- 6.2 Privacy Management Plan
- 6.3 ICAC'S Revised Sponsorship Principles

### **7. RELATED PROCEDURES**

- 7.1 Corporate Sponsorship Procedure

### **8. RELATED LEGISLATION**

- 8.1 Independent Commission against Corruption:- Sponsorship in the Public Sector



8.2 Section 55 of the Local Government Act 1993

8.3 ICAC Act 1988

8.4 ICAC Amended Act 2015

## 9. ATTACHMENTS

9.1 Nil

## 10. RESOURCES

10.1 Independent Commission Against Corruption:- *Sponsorship in the Public Sector*

10.2 City of Sydney:- *Corporate Sponsorship*

10.3 Camden Council - *Sponsorship Policy*

10.4 Sutherland Shire Council:- *Sponsorship Policy*

10.5 Liverpool City Council:- *Corporate Sponsorship (incoming) Policy*

10.6 Sinc Solutions, Strategic Independent Consulting:- *Independent Policy Review 2016*

## 11. IMPLEMENTATION STATEMENT

11.1 To ensure this policy is implemented effectively, Council will employ a variety of strategies involving awareness, education and training. These strategies will be aimed at Councillors, Council Officials and council representatives and will involve:

11.1.1 Being placed on website.

11.1.2 Communication of policy to Council Officials via e-mail or hard copy.

11.1.3 Regular review of Policy.

## 12. POLICY HISTORY

12.1 Date First Adopted	16 June 2008
12.2 Most Recent Adoption	20 February 2017
12.3 Next Review Date	February 2019
12.4 Responsible Officer	Manager Community Outcomes

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