You are invited to attend the next Ordinary Meeting of Council:

Date:	**Monday, 17 September 2018**
Time:	**6.30pm**
Location:	**Council Chamber**
	62-64 Menangle Street
	Picton NSW 2571

AGENDA

Ordinary Council Meeting

17 September 2018

Ally Dench

Acting Chief Executive Officer

COMMUNITY STRATEGIC PLAN **SNAPSHOT**

CSP Theme	Strategies
Sustainable and Balanced **Growth**	Strategy GR1 – Growth
	Strategy GR2 – Built Environment
	Strategy GR3 – Economic Development and Tourism
	Strategy GR4 – Liveable Communities
	Strategy GR5 – Wilton New Town
	Strategy GR6 – Peri-urban Areas
	Strategy GR7 – Agriculture Strategy
	Strategy GR8 – Advocacy
Management and Provision of **Infrastructure**	Strategy IN1 – Improve the condition of our Road Network
	Strategy IN2 – Provision of Infrastructure and Facilities
	Strategy IN3 – Manage Infrastructure and Facilities
	Strategy IN4 – Emergency Management
Caring for the **Environment**	Strategy EN1 – Protect and Enhance Biodiversity, Waterways and Groundwaters
	Strategy EN2 – Protect the Environment from Development Pressures
	Strategy EN3 – Vegetation Management
	Strategy EN4 – Community Involvement
	Strategy EN5 – Environmental Awareness
	Strategy EN6 – Sustainable Practices
	Strategy EN7 – Agricultural Land and Capability
	Strategy EN8 – Auditing, Monitoring and Enforcement
	Strategy EN9 – Waste Management
	Strategy EN10 – Advocacy
Looking after the **Community**	Strategy CO1 – Strong Community
	Strategy CO2 – Health and Wellbeing
	Strategy CO3 – Social Planning
	Strategy CO4 – Engagement and Communication
	Strategy CO5 – Advocacy
Efficient and Effective **Council**	Strategy EC1 – Employee Relations
	Strategy EC2 – Risk Governance
	Strategy EC3 – Customer Service
	Strategy EC4 – Financial Sustainability
	Strategy EC5 – Resource Efficiency
	Strategy EC6 – Information Management
	Strategy EC7 – Participation Strategy
	Strategy EC8 – Accountability and Transparency
	Strategy EC9 – Advocacy

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1 OPENING

2 RECORDING OF THE MEETING

In accordance with Council's Code of Meeting Practice the electronic recording of the Council Meeting and the use of electronic media during the proceedings is not permitted. This includes devices such as laptops, mobile phones, tape recorders and video cameras.

3 WEBCAST NOTICE

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4 NATIONAL ANTHEM

5 ACKNOWLEDGEMENT OF COUNTRY

The Mayor will acknowledge the traditional Custodians of the Land.

6 APOLOGIES AND LEAVE OF ABSENCE REQUESTS

7 DECLARATION OF INTEREST

8 CONFIRMATION OF MINUTES

Ordinary Council Meeting - 20 August 2018

Extraordinary Council Meeting - 27 August 2018

Closed Extraordinary Council Meeting - 27 August 2018

9 ITEMS TO BE TABLED

- 449 Return Register 2017/18
- 449 Return Register 2018/19

10 MAYORAL MINUTE

10.1 MAYORAL MINUTE

File Number: 10619#71

REPORT

The Mayor may put to a meeting (without notice) any matter the Council is allowed to deal with or which the Council officially knows about.

ATTACHMENTS

Nil

RECOMMENDATION

That the Mayoral Minute be accepted.

11 SUSTAINABLE AND BALANCED GROWTH

11.1 PROPOSED AMENDMENTS TO WOLLONDILLY DEVELOPMENT CONTROL PLAN 2016 - MENANGLE LANDSCAPE CONSERVATION AREA AND STATION STREET PLANNING PROPOSAL SITE - OUTCOME OF PUBLIC EXHIBITION

File Number: 10619#3

EXECUTIVE SUMMARY

- The purpose of this report is to seek endorsement from Council to adopt proposed amendments to Wollondilly Development Control Plan 2016.
- The proposed amendments intend to include new planning controls for the Menangle Landscape Conservation Area and the Station Street Planning Proposal site in Menangle.
- The proposed amendments were exhibited for a period of 28 days. A total of seven submissions were received during this period. A majority of the submissions were neutral but raised general comments with the proposed amendments.
- It is recommended that:
  - Council adopt the amendments to Wollondilly Development Control Plan 2016 subject to the proposed amendments outlined in the report;
  - the proposed Menangle Landscape Conservation Area controls commence as soon as possible;
  - the proposed site specific controls related to the Station Street Planning Proposal site come into force on the day the amendment to Wollondilly Local Environmental Plan 2011 is notified on the NSW legislation website; and
  - the proponent and persons who made submissions regarding the amendments to Wollondilly Development Control Plan 2016 be notified of Council's decision.

REPORT

Background

The proposed amendments to Wollondilly Development Control Plan 2016 (WDCP 2016) can be divided into three categories:

1. Planning controls for the entire Menangle Landscape Conservation Area to be included in Volume 1 (general controls);
2. Site specific planning controls for the Station Street Planning Proposal site in Menangle to be included in Volume 3 (Subdivision of Land);
3. Planning controls for the Station Street Planning Proposal site in Menangle to be included in Volume 4 (Residential Development).

The Menangle Landscape Conservation Area is a designated Heritage Conservation Area under the *Wollondilly Local Environmental Plan 2011* (WLEP 2011) and has statutory protection.

The Landscape Conservation Area is listed in Schedule 5 Environmental Heritage, Part 2 of the WLEP 2011 along with Wollondilly's five conservation areas and is shown on the Heritage Map which forms part of the WLEP 2011.

It was established in September 2013 through Amendment No. 5 to the WLEP 2011 and, at present, is Wollondilly's only landscape conservation area.

The Menangle Landscape Conservation Area provides protection of the land surrounding the Menangle village for the conservation of the natural and cultural heritage values, particularly the valued rural landscape associated with the Macarthur family's Camden Park Estate.

It was established in response to a planning proposal to rezone land for employment adjacent to the village in the vicinity of Moreton Park Road, Menangle. This planning proposal was lodged in 2010 but did not proceed.

In October 2012, a separate planning proposal, known as the "Station Street Menangle Planning Proposal", was submitted which seeks to rezone land to enable development of the site for residential development, a neighbourhood centre and associated infrastructure. Development of the site for residential development will result in approximately 350 dwellings.

On 30 November 2017, the Sydney Western City Planning Panel, as the relevant planning authority (RPA), , determined that the proposed instrument to rezone the station street site should be made, subject to excluding land within 200m of active coal seam gas wells.

This recommendation is now with the NSW Department of Planning & Environment for consideration and it is anticipated that the land will be rezoned in the near future.

As significant portions of the planning proposal site adjoin, or are located within either the Menangle Conservation Area or the Menangle Landscape Conservation Area, it is considered critical that planning controls are in place to guide future development at this sensitive location. An absence of planning controls presents a risk that future development would not be adequately controlled and may be unsympathetic to the surrounding landscape.

Planning Controls for the Menangle Landscape Conservation Area

In 2011, MUSEcape Pty Ltd was engaged by Council to undertake a heritage assessment of the significance of the landscape around the Menangle Village Conservation Area. The request to prepare this Heritage Impact Assessment was in response to two planning proposals in Menangle and a view that the heritage value of Menangle needed to be conserved.

The report called '*Menangle Landscape Conservation Area Assessment of Significance & Proposed Boundaries*' was finalised in 2012 and recommended the creation of a Landscape Conservation Area *to protect the historical, associational, aesthetic and other heritage values of the wider cultural landscape setting of Menangle Village*.

The report also recommended a number of measures to conserve the natural and cultural heritage values of the Menangle Landscape Conservation Area. A number of these related to the inclusion of controls within the WDCP 2016.

The proposed controls for the Landscape Conservation Area have been prepared based on the recommendations within the MUSEcape Pty Ltd heritage assessment, a review of approaches used in other locations and consultation with Council's consultant Heritage Advisor.

The proposed planning controls seek to manage the following matters for new development in and around the Menangle Landscape Conservation Area:

- rural urban interface (particularly for new subdivisions);
- visual impact; and
- requirements for development applications.

Planning Controls for the Station Street Planning Proposal Site
It is proposed to amend the *Wollondilly Development Control Plan 2016* (WDCP) to provide site specific planning controls to guide future development on the site if the land is rezoned.

The site specific planning controls have been prepared by Mirvac (who are the developer for the site) with a view to ensuring a high-quality building design outcome that reflects a range of dwelling types and a streetscape that incorporates pedestrian access and aesthetic landscaping elements.

Amendments are proposed to "Volume 3 – Subdivision of Land" and "Volume 4 Residential Development" by including site specific planning controls to inform the future development of the site. These would effectively control development at the initial subdivision stage through to construction of dwellings on individual lots.

Mirvac are proposing controls to guide future development in terms of:

- Lot Size and shape;
- Pedestrian and cycle access;
- Laneways;
- Street tree planting;
- Additional controls for dwelling design; and
- Parking, access and vehicular safety.

Consultation
The site specific draft planning controls prepared by the proponent for the Station Street, Menangle Planning Proposal site and the planning controls prepared by Wollondilly staff for the Menangle Landscape Conservation Area for inclusion within the WDCP 2016 were exhibited concurrently from 11 April 2018 to 16 May 2018.

During this period a total of seven submissions were received. A majority of the submissions were neutral but raised general comments with the proposed amendments.

The key issues raised in submissions can be summarised as:

- Suitability of lot sizes;
- Adequacy of controls to guide design and appearance of new dwellings;
- Adequacy and timing of service infrastructure (wastewater & drinking water);
- Adequacy of traffic & transportation infrastructure;
- Suitability for development in flood prone area;
- Workability of planning controls;
- Maintaining water quality, and
- General concerns.

The issues raised in the submissions are detailed below:

Issue Raised	Assessment Comment
Suitability of Lot Sizes	
The size of the lots will be inconsistent with the surrounding area and the proposed lot sizes of 250 square metres to 650 square metres are too small and not consistent with the existing village.	The lot sizes were determined as part of the LEP amendment process where Council was not the Relevant Planning Authority (RPA). There is limited ability to control minimum lot sizes as part of DCP controls.
Lot sizes are critical to maintaining consistency with the existing village subdivisions. High density lots will completely and unsympathetically overrun the heritage listed built forms and landscapes they sit in and detract from the Landscape Conservation Area.	There is limited ability for the DCP to control minimum lot sizes. The proposed controls to apply to the Menangle Landscape Conservation Area would retain the heritage and landscape character of the area.
Attached dwellings and semi-attached dwellings predicate small lot sizes and double storey dwellings which are not permitted under the current LEP and DCP.	The residential zoned part of the site which makes up the development site is proposed to be zoned R2 Low Density Residential under WLEP 2011. Attached Dwellings, as defined in the LEP are prohibited in the R2 zone. However, on the parts of the site where a 250 square metre minimum lot size is proposed, dwellings with zero lot lines may be appropriate to achieve a satisfactory built outcome. Controls will be included within the DCP to ensure that the design of any such housing will be consistent with the existing Menangle Village. The part of the site west of the railway line will also retain a 6.8m building height under WLEP 2011 which is consistent with the current building height for the Menangle village. The land on the eastern side of the railway line is proposed to have a building height limit of 9m and it is considered appropriate that one and a half storey dwellings are allowed in this part of the site.
The introduction of laneways for garages are necessitated by having very small blocks, limited block width and predicated by double storey dwellings. This style of development is not consistent with the Menangle Conservation and landscape Conservation design controls. This style of development is suited to the more contemporary developments that have no heritage or landscape design controls.	The minimum lot size for this area of the site was determined during the Planning Proposal to rezone the land where Council was not the RPA. The proposed site specific controls for the Station Street Planning Proposal site only allow rear loaded garages on the part of the site where a minimum lot size of 250 square metres is proposed. The provision of rear loaded garages as a design option on this part of the site would lead to an improved design outcome by ensuring that no garages face the primary street frontage on narrow lots and would ensure that the primary front facade of buildings is able to be suitably treated and would not be dominated by garage doors. The part of the site where 500 square metre lots are proposed the controls require garages to be front loaded.

Issue Raised	Assessment Comment
Adequacy of controls to guide design and appearance of dwellings	
Concerns with modern homes (possibly beach style homes) being built within the Landscape Conservation Area. It would be more fitting to have older style dwellings in this area as opposed to modern dwellings like the ones that have been built on Liz Kernohan Drive at Elderslie and Spring Farm.	Controls have been included within the DCP to encourage sympathetic dwellings with traditional features and materials and discourage dwellings which are of an inappropriate bulk and scale in the area.
The dwellings in this development, especially between Menangle Road and the Railway line should be subject to the same requirements as the existing Menangle General Conservation Area (for example, roof pitch, timber framed windows, detached garages etc).	The proposed controls for the Menangle Landscape Conservation Area will require all new dwellings and fencing within the area to be consistent with Volume 1 Section 6.3 of Wollondilly Development Control 2016. This will ensure that the development pattern within the existing Menangle Village is continued in the Landscape Conservation Area, which is particularly important on land to the west of the railway line.
How will the housing estate appear from Menangle Road? Will most of the natural fall be kept rather than filled and retained with huge walls? If the natural fall of the land was kept it would help in retaining the heritage character and rural feel to the area.	One of the controls (control 4) proposed for the Menangle Landscape Conservation Area is that the view corridors into and out of the landscape conservation area should be protected. There are also controls to minimise cut and fill on the site to the maximum extent possible in order to retain the existing landscape. Upon further review of the controls following public exhibition, it is acknowledged that some filling of land is necessary in the northern portion of the proposed R2 zoned land on the site to achieve the flood control requirements. The Draft controls placed on exhibition have been amended to enable filling of land for flood control purposes in this location, however, a further control has been included to state that the filling of land in this locality shall not be supported by large retaining walls and shall transition into the rural zoned land with the use of sympathetic fill batters and landscaping.
Both the eastern and western side of the Station Street Planning Proposal are equally important in terms of visual vistas particularly when viewed from the northern end.	This is acknowledged in the proposed DCP amendments by applying the same building design controls across the entire Landscape Conservation Area (which will replicate the controls currently provided in the DCP for the Menangle General Conservation Area). There are also controls requiring important view corridors and vistas to be protected.
The area on the eastern side is confined by the train line and freeway which will amplify the bulkiness of any two storey buildings and increased density will increase the amount of traffic.	The proposed amendments appropriately control the bulk and scale of future buildings across the entire Landscape Conservation Area.

Issue Raised	Assessment Comment
	The impacts of traffic associated with the development have been considered as part of the planning proposal to rezone the land.
It is critical that heritage listed buildings remain the dominant built form in the area. Double storey dwellings will completely overshadow the heritage buildings and rural landscape.	The current 6.8m building height limit which applies to the Menangle General Conservation Area will also apply to the planning proposal site on the western side of the railway under the proposed LEP Height of Building Maps. This control along with other DCP controls regarding design and scale of future buildings will ensure that heritage listed buildings remain prominent. A control that applies to the entire Menangle Landscape Conservation area is also proposed which limits buildings to one and a half storeys in accordance with the recommendations of Council's Heritage Advisor which will also ensure that new dwellings in the area do not dominate or detract from the heritage items and landscape character.
The DCP should provide that any buildings within the proposed B1 zone remain single storey to ensure that the adjacent heritage listed creamery, railway bridge and train station and St James and St Patrick's Churches, school of arts remain the dominant built form in the landscape.	A maximum building height of 9m is proposed under the LEP for the B1 zoned land. The proposed B1 zoned land is within the Landscape Conservation Area and the proposed controls for the Landscape Conservation Area require new buildings and structures to be located so that they are not visually intrusive and do not impact on the place's heritage significance and not overwhelm in terms of bulk, mass scale etc.
The style of development in the Durham Green Estate at Menangle where retaining walls along the frontage of Menangle Road should be avoided. The houses on this site do not nestle into the landscape.	Appropriate controls have been included to ensure that large retaining walls will not be constructed along the frontages of the site. The DCP contains controls requiring cut/fill to be minimised in order to retain the natural contours of the lot to the greatest extent possible which should ensure that any future subdivision and lot layout design avoid excessive retaining walls. A control has been added following exhibition of the proposal to ensure that any filling works to meet any flood protection requirements are not supported with large retaining walls to ensure that the vistas and view corridors, particularly when viewing the site from the north are protected.
A range of roof colours should be encouraged and dispersed by trees.	The proposed controls encourage a range of roof colours and also require a streetscape landscaping plan to be provided for any subdivision creating more than two lots to ensure that a suitable level of treatment with

Issue Raised	Assessment Comment
	street trees is provided for the new development.
The heritage colours in the 2016 DCP should apply.	The proposed controls for the Menangle Landscape Conservation Area state that any new development in the Landscape Conservation Area is also subject to the controls currently provided in Part 5 of Volume 1 of WDCP 2016. This existing controls in this part of the DCP provide an appropriate list of heritage colours for the area.
The proposed reduction in lot width and cul-de-sac chord are inconsistent with the existing village.	There is considerable variation in lot width, including cul-de-sac chord width throughout Menangle village. So although the average lot size is larger than that proposed for the Station Street, Menangle site there is no consistent lot width which characterises the area. However, the lot width is just one element which will contribute to the overall appearance of new development on the Station Street, Menangle Planning Proposal site. Where there is a fully resolved design, that is a design which considers all the relevant elements such as roof pitch, height and scale, positioning and dominance of garages, than it is considered that lot width alone is not critical. New development within the Station Street site will be required by the heritage provisions within the DCP to consider these design elements. From a transport perspective, Council's Engineering section have raised concerns with the proposed cul-de-sac chord width. Subsequently, It is proposed to remove the condition 3, which deals with chord width from the Station Street Development Site subdivision controls.
The colonial look of the village should be retained in the Station Street area and beyond. "cottage look" homes are preferred and with random coloured roofs, unlike Durham green which contains roofs of a consistent colour which looks terrible.	The proposed controls would require any new dwelling in the Landscape Conservation Area to meet the controls contained in Part 6.3 of Volume 1 of WDCP 2016. These include design controls for development within the Menangle General Conservation Area. Applying these controls to the Landscape Conservation Area will ensure that the style of the existing village is retained which is important in preserving the landscape character of the area.

Issue Raised	Assessment Comment
	This is consistent with the findings of the Musecape report which recommends detailed design guidelines for new development which address siting, built form, materials, exterior finishes and landscaping which respects the cultural significance of the place.
No large mansions, i.e. two storey dwellings on either side of the railway line all of which would completely smother the village look.	Suitable controls are provided to ensure that future dwellings on the site do not smother the village look. In particular a control has been included which requires new buildings to have minimal impact on the place's heritage significance and not overwhelm in bulk, mass or scale and that new development must reflect the existing scale of development in the village.
Adequacy and timing of Service Infrastructure (wastewater & drinking water)	
Impact of the development on water pressure in the area.	Sydney Water has agreed to be the service provider for the Station Street development site. The servicing assessment undertaken with the planning proposal has identified that up to 350 dwellings can be provided at the Station Street Planning Proposal site without a significant impact on service conditions.
Sewerage services being made available prior to the development.	Waste water is proposed to be collected through a new internal wastewater collection system within the planning proposal site and conveyed via a new sewer pumping station (constructed within the land proposed to be zoned SP2) to the existing waste water network at Menangle Park. From there, the wastewater is proposed to be conveyed to the Glenfield waste water collection system and treatment plant via an existing sewer pumping station. Suitable arrangements could be made prior to the issue of any consent for subdivision on the site and no controls are considered necessary within the development control plan. In any case the WLEP 2011 requires the consent authority to be satisfied that essential services, such as the disposal and management of sewage, are available or can be made available prior to granting development consent for any development.
Sydney Water and the Government should commit to completing the priority sewerage program that was committed to years ago with clear outcomes and timelines. This would assist by not placing another interim sewerage solution that will only benefit the new development lots.	This is not a matter for the proposed DCP Amendments.

Issue Raised	Assessment Comment
Is the sewerage treatment plant provided as part of the new development only designated to service the 350 lots of the proposed and any future development?	A sewerage treatment plant is not proposed to be constructed on the site. Wastewater is to be collected through a collection system within the site and pumped through a sewer pumping station to the existing network at Menangle Park. The Servicing Assessment prepared for the planning proposal has identified that the preferred servicing strategy has the potential to service stage 1 of the Station Street development and surrounding areas of Menangle Village, Durham Retirement Village and Douglas Park without amplification of the existing downstream assets. Further work would need to be instigated by Sydney Water to service these areas.
Who will own, maintain and pay for all costs associated with running the facility?	This is not a relevant matter for the proposed DCP amendments, however, the facility is not expected to burden existing residents of Menangle.
Adequate permanent sewerage infrastructure is installed and commissioned as to align with the expected connections required for the new development and the existing Menangle township; or Discussions between the developer, Sydney Water and the NSW Government should look at the alternative of allowing the facility to be able to process the entire township of Menangle until the Priority Sewerage program is completed.	Sydney Water has agreed to be the service authority for the development. The studies carried out with the Planning Proposal found that *the preferred waste water strategy once delivered will provide an opportunity for surrounding areas such as Menangle Village, Durham retirement Village and Douglas Park to be connected to a reticulated wastewater system. Therefore, the delivery of these servicing strategies will benefit the planning proposal site, in addition to the broader area.* This would require further discussions between the relevant authorities. In any case, the broader infrastructure provision by public agencies is outside the scope of the development control plan.
Adequacy of traffic and transportation Infrastructure	
Narrow streets and potential to cause accidents and issues for garbage trucks.	The street widths would be guided by the existing controls in the subdivision volume within Council's DCP and Council's Engineering Design Code which provides appropriate street widths.
The suitability of the Station Street bridge to support the development. The current bridge is narrow and is difficult to see oncoming traffic. The bridge should be upgraded or replaced to deal with the expected population and traffic movements the development will bring.	A local Voluntary Planning Agreement (VPA) is currently being negotiated for the development. No works to the bridge width or surface is proposed within the VPA. However, works to the intersection to improve sightlines is proposed as part of the VPA which will improve visibility.

Issue Raised	Assessment Comment
The bridge on Menangle Road that crosses the Nepean River is subject to flooding events that can cause it to close unexpectedly. Council and the NSW Government should consider the construction of a new bridge in order to prevent closures in the future.	The existing bridge that crosses the Nepean River on Menangle Road was assessed as part of the Planning Proposal to rezone the site and considered adequate for the proposed development. The need for a new bridge across the river is beyond the scope of any planning outcome that could be achieved by DCP controls.
The current road infrastructure in the area is poor and increased traffic movements from construction and future residents will further contribute to the problem. Recommend investigative work be undertaken into Station Street, Menangle Road, Woodbridge Road and Finns Road.	The draft voluntary planning agreement currently under preparation for the proposal includes intersection works and a roundabout on the Menangle Road, Woodbridge Road and Station Street intersection. Matters surrounding land acquisition need to be resolved for the roundabout. Additional works around the site could be conditioned as part of any subdivision application for the site.
The lack of pathways on Station Street and Menangle Road.	A control will be added to the DCP controls for the Station Street Planning Proposal site requiring a footpath to be provided in Station Street to Menangle Road to complete the path network.
The State Government should consider electrification of the rail line as two carriages from Moss Vale to the City is not going to be adequate, particularly given that there is no direct access from Menangle to the Motorway.	This is not a matter for the proposed DCP Amendments.
Suitability for development in flood prone area	
The SP1 zone (to include the STP and pumping station) is located within the 1:100 flood zone. Substantial fill will be required to ensure that it remains above the flood level and that flood free road access is provided. This should be located outside the flood zone. Regardless, this infrastructure should not feature within the Landscape Conservation Area or impact heritage items.	The location of the SP1 zone will be determined by the rezoning process (the “Gateway process”) which is currently underway. Council is not the responsible planning authority for that process. It is not a matter that can be determined by the Development Control Plan. In any case, although the part of the site proposed to be zoned SP2 Infrastructure (Water Supply System) is located within the Menangle Landscape Conservation Area, however, it is located some distance from any proposed residential land. The flood study undertaken with the Planning Proposal determined that the proposed infrastructure pad located north of the proposed residential development has minor and very local impacts on flood levels with these impacts almost completely contained within the subject site except for some minor impacts which extend into the railway corridor in the vicinity of the northern and southern ends of the section of railway embankment located immediately west

Issue Raised	Assessment Comment
	of the proposed infrastructure pad and that these impacts are minor and very local and do not adversely impact the railway embankment.
Given the last flood in Menangle rose up to the rail bridge no homes should be allowed in the flood area.	The capability of land for residential development has been considered in the Planning Proposal as part of the rezoning process (the "Gateway process"). The flood study prepared to inform the Planning Proposal found that part of the site is within the 1:100 ARI flood level. The study demonstrated that future development could be accommodated through earthworks which would raise the affected parts of the site above the 1:100 yr flood level (see attachment 5). On the residential zoned land, it is proposed to overcome the flood constraint by raising the residential development layout to the 1:100 yr flood planning level plus 500mm freeboard. This was accepted by OEH during the Planning Proposal process. It is noted that a control is included in the Draft amendments which requires *earthworks, including cut and fill to be minimised in order to retain the natural contours of the land.* It is acknowledged that this may not be possible in parts of the site where the land use zone may be amended to R2 Low Density Residential but are located on flood prone land. It is proposed to amend the control to include the text *other than where earthworks are required to achieve a satisfactory ground level above the flood planning level.*
Workability of the Planning Controls	
It is unclear how the Menangle Landscape Conservation Area, Station Street Planning Proposal and site specific development control plan will work together.	The proposed controls for the Menangle Landscape Conservation Area will be apply to land beyond the Station Street Planning Proposal and will apply to a broad range of potential development from residential to agricultural type developments. These controls have a focus The proposed controls to be included within the DCP will merely provide controls to achieve a desired form of development within the Menangle Landscape Conservation Area and on the Station Street Planning Proposal site. It is not considered that the controls are contrary to the intent of the Planning Proposal or would inhibit development on the site.

Issue Raised	Assessment Comment
If the Station Street Planning Proposal is approved then it would defeat the objectives of the Menangle Landscape Conservation Area. The Station Street Planning Proposal seeks suburban residential housing that does not reflect the rural landscape qualities of the area.	It is considered likely that the Station Street Planning Proposal site will be rezoned given the Sydney Western City Planning Panel's recommendation in November 2017. The rezoning process is running independently from this process to introduce planning controls for the area within the Development Control Plan. This process cannot change the outcome of the impending rezoning decision. If the land is rezoned it will permanently change the character of some portions of the Menangle Landscape Conservation Area in that there will be urban residential development where there is currently none. The draft planning controls reflect this and seek to minimise the impacts where possible and provide guidance on appropriate sympathetic development in context to the strategic vision for the area.
The Station Street Planning Proposal and Site Specific DCP are in conflict with the proposed Menangle landscape Conservation Area. Therefore we request that Council not progress the proposed Menangle Landscape Conservation Area.	The Menangle Landscape Conservation area is already a designated heritage conservation area identified under WLEP 2011, it was included in WLEP 2011 as part of LEP Amendment No. 5 which took effect in 2014. Consequently, this process does not seek to determine the strategic merits of establishing a new heritage conservation area. The proposed amendments to the development control plan seek to complement the controls within the local environmental plan by providing additional guidance for future development around Menangle Village including the Station Street planning proposal site.
Maintaining water quality	
Care for the river should be a priority given that Menangle is still on septic tank.	The future development would be serviced by a reticulated sewer network and would not require on site systems.
General Concerns	
In the 2011 GMS the land on the eastern side of Station Street was not identified as potential developable land due to the restrictive nature of the site and lack of infrastructure, particularly road and bridge.	It is agreed that the 2011 GMS identifies the area east of the railway as special heritage curtilage investigation area and not as an area for potential future residential growth, however, this is a matter for consideration as part of the Planning Proposal to rezone the land and not the proposed DCP controls.
It is part of the recommendations in the report by Musecape (Author of the Menangle Landscape Conservation Area Assessment) that article 22.2 of the Burra Charter be applied to Wollondilly's DCP, which states:	Noted. This matter is discussed further below under Proponents submission on the proposed controls for the Landscape Conservation Area.

Issue Raised	Assessment Comment
Article 22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place. New work should be consistent with Articles 3, 5, 8, 21 and 22.1. Article 22.1 states: *New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation. New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour texture and material. Imitation should generally be avoided.*	
The development controls for the Menangle Landscape Conservation Area were established in the early 1990's and were continued in the DCP 2016 and are not new to the area. During the Station Street Planning Proposal process, they appear not to have been considered.	It is acknowledged that a majority of the controls that originally applied to the Menangle Village in the early 1990's are still identified in WDCP 2016. The proposed controls acknowledge that any expansion of the existing Menangle General Conservation Area which encroaches into the Menangle Landscape Conservation Area should adopt these building design measures.

The submissions received also suggested the following controls to be inserted within WDCP 2016:

Proposed Additional DCP Controls	Assessment Comment
That any display home should not be on the main entry way to the Menangle Village, namely Menangle Road or Station Street, but rather should be placed unobtrusively well within the development site. That any associated signage should be in accordance with the DCP and kept to a minimum.	Part of the Landscape Conservation Area will be zoned R2 Low Density Residential which will permit Exhibition Homes. The DCP can't prohibit an exhibition home, however, such a building would be subject to the proposed landscape Conservation Area Controls which would ensure that it would be sympathetic on the site. The proposed controls for the Landscape Conservation Area will also require any development to comply with Volume 1 Part 5 of the DCP which includes heritage controls for signage.
That no residential dwelling is built in an area that is within the 1:100 flood area.	The Flood Study undertaken with the Planning Proposal to rezone the site identified some areas of proposed R2 zoned land as being within the 1:100 flood area. Dwellings within this area have been found to be suitable provided that the finished ground level for any future dwelling is above the flood planning level plus 500mm freeboard.

Proposed Additional DCP Controls	Assessment Comment
No retaining walls to the north of the development site on both the western and eastern side of the development and that fill is kept to a minimum in order to conserve the natural landscape.	The Draft controls for the site require cut and fill to be minimised in order to retain the natural contours of the lot. It is acknowledged that some filling of land may be required in the northern portion of the development area to ensure that future building platforms comply with the required finished ground level. It is recommended that an additional control be included in the DCP that any filling of land to achieve the flood planning level not be supported by large retaining walls and that the transition from areas where filling of land occurs to the natural ground level be made by the use of appropriate fill batters and landscaping.
Street/Road widths should also be consistent with the current widths within Menangle in order to maintain the visual consistency within the Menangle village both old and new.	The requirements for road design and street widths will be guided by the existing DCP controls and Council's Design Specifications. The proposed controls include a control requiring *new roads and associated infrastructure must be carefully integrated into the landscape to ensure minimal impact on the vistas and views of the Menangle Landscape Conservation Area.* The requirement to undertake a Heritage Impact Assessment with any future proposal will also inform subdivision pattern and layout in the Menangle Landscape Conservation Area.
To reduce pressure on Station Street and the Station Street/Menangle Road intersection, the provision of a separate feeder road to join Menangle Road should be mandated with appropriate designs to prevent speeding and promote safe crossing.	This matter is capable of being taken into consideration with any subdivision development application for the site.
Large European deciduous shade giving trees should also be used throughout the site, in particular the flowering pear which runs through Riversford Close and should continue to run down the avenue and into new development.	A control has been included requiring the submission of a Street Tree landscaping Plan for any proposed subdivision creating more than two lots within the Landscape Conservation Area to demonstrate that the proposal is set in a landscape and it is considered that this requirement adequately addresses this matter. The subdivision controls prepared by Mirvac include a street tree plan identifying tree species to be used throughout the development. The proposed tree species are predominantly native which is considered to be an appropriate approach. It is considered that the draft controls could be enhanced by also including the common name along with the botanic name of the tree species to be used.

Proposed Additional DCP Controls	Assessment Comment
The retention of existing dominant flora needs to be a priority. In particular, but not limited to, the old large native gum tree on the corner of Station Street and Stevens Road and the avenue of old established gums that run down Stevens Avenue.	Agreed and this will be included as an additional control in the final version in recognition of the role that these established trees play in the landscape character of the site, particularly on the approach to the heritage items on the site being the Rotolactor and the Creamery Precinct.
Access for all types of farm machinery during the 1:100 flood event for the RU1 zoned land so as not to sterilise the ability of the site to be used for agricultural purposes.	There are no proposed flood controls which would restrict the storage of agricultural machinery on the RU1 zoned portion of the land.
Provisions to continue agricultural use in the RU1 zoned portion of the site.	The Station Street planning proposal will retain a significant portion of the site as an RU1 Primary Production Zone which will support future low scale agricultural uses.
On the eastern side of the development site, any acoustic barriers to the Hume Highway need to be in the form of levy banks, planted with native vegetation so as to blend with the natural landscape.	This requirement has been included as an additional control in the Landscape Conservation Area controls.
Any protective barriers adjacent to the train line need to be designed so as to have minimal impact on the landscape.	None proposed.

A submission was also received from the proponent for the Station Street planning proposal site, who raised several matters regarding the proposed DCP Amendments. The proponent's submission provided comment on each of the objectives and controls in the Draft Landscape Conservation Area controls which were the subject of public exhibition and therefore should be read in conjunction with Attachment 1 of this report. The matters raised by the proponents in their submission are provided below:

Issue raised	Assessment Comment
Objectives	
Objective 1 Objective 1 in the Draft Plan is *to maintain and enhance the existing visual, built and landscape character of the Menangle Landscape Conservation Area.* Imposing more strict objectives on within an area of lower external visibility that has been found suitable for residential development is illogical.	The objective is not considered unreasonable, as it is one of the recommendations of the Musecape Report that any future design guidelines for the Menangle landscape Conservation Area meet the requirements of Article 22.1 of the Burra Charter. Article 22.1 states that *new work will be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation or appreciation*.
Objectives 2-5 The proponent agrees with objectives 2-5.	Noted.

Issue raised	Assessment Comment
Notes to Proposed Controls	
Note 1 Notes 1 is generally agreed with by the proponent.	Noted.
Note 2 The second note to the proposed controls states that *"these controls also apply to new development adjacent to or in the vicinity of the Menangle Landscape Conservation Area where Council consider that there is a potential impact*". This further expands the boundary beyond the proposed landscape conservation area identified in the LEP maps. It is also unreasonable for Council to expand these areas at their discretion.	This point is agreed and the notation has been removed.
Note 3 Notes 3 is generally agreed with by the proponent.	Noted.
Controls	
Control 1 Control 1 states that: *New development is to maintain and enhance the existing visual, built and landscape character of the Menangle Landscape Conservation Area.* Control 1 should be deleted as an assessment of the heritage impact will be undertaken as part of draft controls 2 and 3.	The final form of the DCP controls have been amended to include Control 1 as an objective rather than a control.
Controls 2 and 3 Proposed controls 2 and 3 agreed with.	Noted.
Control 4 The proposed requirement to protect the view corridors to the north, south, west and north west are agreed with as they were identified in the Musecape Report. However, the requirement to protect the view corridor into and out of the Menangle Village is not agreed with as it was not identified in the Musecape Report.	In regards to the proponents objection to protecting a view corridor into and out of the landscape conservation area, it is noted that this view corridor was not identified within the previous study for the Menangle Landscape Conservation Area, however, it is considered to be of high importance to ensure that the views into and out of the village are retained and is also important to retaining the landscape character of the area that has been identified in previous studies.

Issue raised	Assessment Comment
Control 5 Control 5 is generally agreed with, however, Controls 2 and 3 which require the submission of a Heritage Impact Assessment with any development application on the site negate the need for this control.	Although Controls 2 and 3 require a Heritage Impact Statement to be prepared with any development application, Control 5 which requires new roads to be carefully integrated into the landscape is still considered relevant and should be retained to ensure that future development is sympathetic to the landscape. The control should remain to inform the preparation or assessment of any development application rather than relying on the findings of a Heritage Impact Assessment with any future proposal.
Controls 6 and 7 Controls 6 and 7 are generally agreed with.	Noted.
Control 8 It is unclear what 'detailed landscape plan' refers to. If the landscape plan refers to a landscape streetscape plan then the control should be amended as follows: *8. New subdivisions resulting in more than 2 residential lots must be accompanied by a detailed street tree landscape plan to demonstrate that new development will be set in a landscape.* If a detailed landscape plan refers to a plan for landscaping within a residential lot then draft control 8 should be amended as follows: *8. All applications, including a dwelling must be accompanied by a detailed street tree landscape plan to demonstrate that new development will be set in a landscape.*	The intention of this control is to require a landscape streetscape plan. Accordingly, it is proposed to amend the control as requested by the proponent as follows: *8. New subdivisions resulting in more than 2 residential lots must be accompanied by a detailed street tree landscape plan to demonstrate that new development will be set in a landscape.*
Note provided after Control 8 The note states that Part 5 in volume 1 of the DCP also applies to any new development in the Menangle Landscape Conservation Area. Part 5 was developed to support the heritage conservation areas and did not take into consideration the site characteristics and built form within the landscape conservation area.	Part 5 in Volume 1 of WDCP 2016 includes general controls for development in heritage Conservation Areas and includes controls for signage, demolition of heritage items, subdivision and suitable heritage colours. As the Menangle Landscape Conservation Area is a heritage conservation area it is considered appropriate to retain this control to ensure that new development is compatible with the existing landscape.

Issue raised	Assessment Comment
Enforcing the controls from the general conservation area to the heritage conservation area is inconsistent with the heritage map under WLEP 2011. The note should be deleted due to the above and that its application to the Menangle Landscape Conservation Area is not supported by a heritage impact statement or study.	
Control 9 This control requires new buildings and structures not to be visually intrusive is not required due to Controls 2 and 3.	Although Controls 2 and 3 require the submission of a Heritage Impact Assessment with any development application, the requirements of Control 9 are considered of high importance and should be retained to ensure that the scale of future buildings are appropriate on the site. The control should remain to inform the preparation or assessment of any development application rather than relying on the findings of a Heritage Impact Assessment with any future proposal.
Control 10 Control 10 requires *new residential development, including alterations and additions to meet the controls for the Menangle Heritage Conservation Area contained in Part 6, Section 6.3 of Volume 1 of the DCP.* This Part of volume 1 includes controls for the existing Menangle General Conservation Area which includes the existing Menangle village. The submission from the proponent advised that this control should be deleted for the following reason: *"A Heritage Impact Statement prepared on behalf of the proponent has found that currently, the controls in Section 6.3 of the DCP for proposed development are specific to the general conservation area. These controls can be directly applied to the Menangle General Conservation Area as they are related to the visual heritage characteristics of the Menangle Area, not the surrounding landscape….* *The Landscape Conservation Area does not contain built residential houses similar to those of the village and is visually separate from the general conservation area as the village is characterised by its essentially contained layout within the settlement boundaries formed by village development throughout the later 20th century."*	The proposal to apply the controls in Part 6.3 of Volume 1 in WDCP 2016 to the Landscape Conservation Area are consistent with the findings of the Musecape Report 2011. In particular, recommendation 6 of the report which states the following: 6. *Development of complementary detailed design guidelines for new development and for sympathetic alterations and additions to existing buildings including adaptive re-use within the Menangle Landscape Conservation Area. Guidelines are to address siting, built form, materials, exterior finishes and landscaping similar to Article 22.2 of the Burra Charter of Australia ICOMOS and are to be added to Wollondilly Development Control Plan 2011.* Article 22.2 of the Burra Charter requires that *new work should be readily identifiable, but must respect and have minimal impact on the cultural significance of the place*. The explanatory notes to article 22.1 and 22.2 in the Burra Charter require that *new work should respect the significance of a place through consideration of its siting, bulk, form, scale and character, colour, texture and material.*

Issue raised	Assessment Comment
	It is considered that allowing non-traditional styled dwellings on land within the Menangle Landscape Conservation Area would not respect the significance of the Conservation Area and would effectively resemble a new village. Incorporating the controls that applied to the Menangle Village enables the established character of the area and in particular the interface between rural land and village development which referenced in the Musecape report (2012) to be somewhat retained. It is also noted that in the Musecape Report (2012) it states that *in the Menangle example it is necessary to apply these considerations of curtilage to the whole place and consider what it is that we are trying to conserve in the landscape conservation area'.* The curtilage of the landscape conservation area is attempting to conserve the historical and aesthetic significance of the area. The Musecape Report provides in relation to historical significance: *The Menangle cultural landscape is historically significant for its evidence of early 19th century rural settlement and for its location along Menangle Road and the main southern railway line, a major mid 19th century engineering work in the colony of NSW….. the cultural landscape is considered to be significant for the presence of these transport corridors and development directly associated with them, together with the conspicuous response of the patterns and of settlements and agricultural land use…….* Once again, it is considered that enabling modern homes in the landscape conservation area would be contrary to the principles that the Landscape Conservation Area is attempting to achieve above in relation to historical significance. It is also noted that the area is significant for early 19th century rural settlement which would be lost with the construction of non-traditional styled dwellings. Applying the existing Menangle General Conservation Area controls to any residential development in the landscape will ensure that the rural settlement feel and historical significance of the area is retained.

Issue raised	Assessment Comment
Control 10 The application of the controls in Part 6.3 of Volume 1 of WDCP 2016 to the Landscape Conservation Area would limit future buildings to single storey. The submission from the proponent objects to this control on the following grounds: *This is inconsistent with the future building height control proposed for residential development in the Landscape Conservation Area. The Height of Building Map currently being prepared by Department of Planning and Environment for land east of the railway is seeking to create a maximum 9m building height, which equates to a two storey dwelling. Accordingly Part 6.3 will not comply with the LEP Height of Building Map. Any controls need to be consistent with, not conflicting with the LEP and this has not been demonstrated by Council.*	Further consultation with Council's Heritage Advisor has confirmed that the intent of this control is to ensure that future dwellings in the Landscape Conservation Area appear as single storey. It may be possible to construct a dwelling which makes full use of the 9m height limit but still appears as single storey (for example, with the use of dormer windows with pitched roofs etc) The control has been amended to require any future buildings to appear as no greater than one and a half storeys in height.
Control 11 This control which relates to height and scale should be deleted from the plan. The height and scale of the Menangle General Conservation Area is different to the Menangle Landscape Conservation Area in the LEP and these should be reflected in the DCP.	The control requires new buildings to have minimal impact on the place's heritage significance and not overwhelm in bulk, mass or scale, and for new development to reflect the existing scale of the Menangle Conservation Area. The control is necessary to retain the landscape character and ensure that new buildings do not dominate the landscape and existing heritage buildings.
Control 12 This control relates to view corridors. The submission from the proponent states that this control should be deleted as it is already reflected in control 4.	It is agreed that Control 4 and 12 essentially impose the same requirements. Control 12 has been combined with Control 4.
Control 13 This control requires development to respect the materials and best examples of heritage buildings in the existing conservation area/precinct and should be deleted. Council should not be proposing architectural or built form controls, without any supporting justification from a heritage expert. The area in which Council is proposing to apply these controls is within an area identified as *"less visually sensitive"* and noted as "*potential for*	The controls have been prepared in consultation with Council's Heritage Advisor. It is intended to retain the requirement in the DCP that any new development should not detract from the heritage structures on the site and in the local area. Although the Musecape report did not specifically suggest any design controls for inclusion in the DCP, the report did include the following recommendations:

Issue raised	Assessment Comment
further residential subdivision" within the Musecape Pty Ltd report. The Musecape Report did not suggest any built form controls to be established for the Landscape Conservation Area.	*3. Amendment to the provisions of WDCP 2011 such that they apply to the Menangle Landscape Conservation Area.* *4. Controls on subdivision to conserve the historic settlement patterns as shown in figure 90.* *6. Development of complementary detailed design guidelines for new development and for sympathetic alterations and additions to existing buildings including adaptive re-use within the Menangle Landscape Conservation Area. Guidelines are to address siting, built form, materials, exterior finishes and landscaping similar to Article 22.2 of the Burra Charter of Australia ICOMOS and are to be added to Wollondilly Development Control Plan 2011.* The draft controls that will apply to the Landscape Conservation Area respond to these requirements of the Musecape Report to retain the cultural significance of the area and this can be best achieved by requiring new buildings to respond to the best examples of heritage buildings in the existing conservation area.
Control 14 This control requires development to *respect the existing patterns of building setbacks from property boundaries which contribute to the harmony of streetscapes in the conservation area*. The Proponents submission requests that Control 14 be deleted as it appears to relate to new development on existing streets within the Heritage Conservation Area. As all streets within the Planning Proposal site will be created as new streets, front setbacks should be guided by DCP Volume 4 - Residential Development.	Control 14 applies to development throughout the Landscape Conservation Area beyond the Station Street planning proposal site. It is considered appropriate that 'siting' is a relevant consideration for development in the Landscape Conservation Area. Any development application is considered on its merits and the relevance of planning controls within the DCP against other factors such as the rezoning of the land amongst other things would need to be considered. It is not considered that this control conflicts with the future likely development of the Station Street site.
Controls 15 to 17 The proponent generally agrees with these controls.	Noted.
Controls 18 and 19 Should be deleted, as they conflict with basic engineering and traffic principles for example drainage and site lines. The design of roads should be guided by Council's Design Specifications for roads.	The control should be retained in accordance with advice from Council's Development Engineers.

Issue raised	Assessment Comment
Controls 20 and 21 The proponent's submission generally agrees with these controls.	Noted.
Control 22 The proponents submission stated that this control will result in no privacy being provided into rear yards from public areas and should be amended. The following alternate draft control is recommended: *22. For residential zoned land, side or rear fences adjoining public land or visible from public areas must be constructed of timber or powdercoated aluminium vertical picket style fencing with minimum gaps between the pickets of 10mm to a maximum height of 1800mm. hedges may be used for additional privacy.*	It is proposed to retain the control as exhibited which requires fencing adjoining public land or visible from public open space areas to consist of see through rural style fencing with a high ratio of voids to solids at a maximum height of 1400mm. The control enables the use of hedges for use as additional privacy. It is however, proposed to expand on the control to state that an 88B restriction shall be provided on any lot affected by this control as part of any subdivision approval on the site.
Control 23 The proponents submission stated that this control will result in no privacy being provided between rear yards of properties and should be amended. The following alternate draft control is recommended: *23. For residential zoned land, internal boundary fences including those between lots must be consistent with the requirements for fences adjoining public land in control No. 22 above OR be stone or timber paling construction to a maximum height of 1800mm not extending forward of the building line. Solid fences such as metal panel/sheet types are not permitted.*	It is proposed to retain the control as exhibited. The control as exhibited was consistent with the recommendations of the Musecape Report which encouraged *open form fencing with high ratio of voids to solids (e.g. rural style post and wire fencing).* The proponent's suggestion of allowing aluminium vertical picket style fencing as a type of boundary fencing between lots is not agreed with. Particularly on the part of the site on the opposite side of Station Street, as this land forms an important view when looking down on the landscape from the yards of St James Anglican Church and allowing such aluminium picket fences up to a height of 1800mm would cause an unreasonable visual impact on the landscape when viewed from this point. The proposed requirement as exhibited is retained. It is however, proposed to expand on the control to state that an 88B restriction shall be provided on any lot affected by this control as part of any subdivision approval on the site. It is also noted that Condition 22 of the draft controls for the Menangle Landscape Conservation Area includes a typo. It should read 'a high ratio of voids to solids' and not 'a high ration'.

Proposed Changes from Exhibited Version of Proposed Amendments

Proposed Controls applying to Menangle Landscape Conservation Area

It is proposed to make the following amendments to the public exhibition version of the Menangle Landscape Conservation Area controls provided in Attachment 1 of this report:

1. Note 2 to be deleted;
2. Control 8 to be amended to state the following:

   New subdivisions resulting in more than 2 residential lots must be accompanied by a detailed street tree landscape plan to demonstrate that new development will be set in a landscape.
3. Control 10 to be amended to state the following:

   New residential development, including alterations and additions, are required to meet the controls for the Menangle Landscape Conservation Area contained in Part 6, Section 6.3 of this volume, with the exception of controls 1 and 4 of this section of volume 1. In regard to building height, any new dwelling shall appear as one and a half storeys in height.
4. Control 12 to be deleted and its requirements reflected within a revised version of control 4. Control 4 to now state the following:

   View Corridors – *must be retained to and from significant features within the conservation site and important view corridors and vistas shall be protected,*

   Figure 1 below identifies some of the most significant view corridors which include:

   North – Railway, Rotolactor, Central Creamery with grazing and cropping land;

   South – St James Hill to Gilbulla with grazing and cropping land;

   West – Mt Taurus with grazing and cropping land;

   North West – Menangle Pond and Barrigal Lagoon with grazing and cropping land;

   Into and out of the Landscape Conservation Area.
5. The following text to be added to both Controls 22 and 23:

   Any subdivision which creates a lot that will be affected by this control shall be made subject to an 88B restriction which imposes the fencing requirements of this control on the affected lot.
6. Control 19 to be amended to state the following:

   Earthworks including cut and/or fill have must be minimised in order to retain the natural contours of the lot, with the exception of any land that is required to be filled for flood control purposes.
7. Typo in Control 22 to be corrected:

   For residential zoned land, side or rear fences adjoining public land or visible from public areas must be see-through rural style fencing with a high ratio of voids to solids…
8. The following additional control to be added:

   Buildings to be designed with steep pitched roofs, traditional roof forms, one-and-half-storey height limit and vertically proportioned windows in order to be compatible with historic buildings in Menangle village.
9. The following additional control to be included:

   The row of established vegetation that runs down Stephens Avenue shall be retained wherever possible during any future development.

10. The following additional control to be included:

    Any acoustic barriers to the Hume Highway that are required on the eastern side of the Landscape Conservation Area as part of any future development shall consist of earthbanks planted with native vegetation so as to blend into the natural landscape wherever possible.

Proposed Controls applying to the Station Street Menangle Planning Proposal Site

In response to the matters in this report and to internal feedback provided, it is proposed to make the following amendments to the proposed site specific controls for the Station Street Planning Proposal site which were exhibited for public comment:

The following controls to be added to the proposed subdivision controls:

1. *Any filling of land in the northern area of the development site where filling of land is required in order to meet the relevant flood controls shall not be supported by retaining walls, but shall instead be suitably battered to blend with the existing landscape.*
2. *A pathway is to be provided in Station St. to Menangle Road to complete the path network;*
3. *Right angle bends are not supported.*
4. The development should incorporate a street and public lighting network with the objectives being to deliver:
   (a) A safe & connected community,
   (b) energy efficient public lighting,
   (c) public lighting with low light pollution and light nuisance,
   (d) low maintenance public lighting,
   (e) the lowest public lighting costs over the asset life cycle;
   (f) Allow for the use of a Central Management Systems (CMS) with networked controls for future additional services that enhance city and town safety, functionality and quality of life. This will likely require the installation of multiple luminaire extension modules that can support light point controllers and other smart city devices.
   (g) The ability to connect the street light circuit with fibre optic in the future (via dedicated conduit installed during the subdivision construction).

The following amendment to be made to the proposed subdivision controls:

1. *The Laneway principles in the draft controls to be deleted as the proposed widths for a two way road are unworkable and do not consider parked cars, visitors, service vehicles, access entry/exit to garages, interaction with pedestrians and cyclists. A control is to be included that street widths and road designs are to be consistent with Council's Engineering Design Code.*
2. *The proposed cul-de-sac chord width control is to be deleted.*
3. *The Street Tree Plan at Figure 5 is to be amended to include the 'common name' as well as the 'botanic name' for the proposed street trees.*
4. *Proposed lots which face onto a cul-de-sac head shall achieve a minimum "chord" of 10m so that the separation between driveways within the cul-de-sac is 3m. A chord length of 5m can be considered if it is demonstrated that the driveway separation can be achieved in accordance with the WSC Design Specification.*

5. Any laneway is to be:
   (a) a minimum width of 6metres carriageway, 7.5m shareway reserve, 8.5m separation between garages
   (b) no longer than 50 metres
   (c) parking be prohibited to allow for vehicle movements
   (d) No 'T' or "C" configurations
6. Garbage collection to occur from the frontage only.

Financial Implications

This matter has no financial impact on Council's adopted budget or forward estimates.

ATTACHMENTS

1. **Draft Menangle Landscape Conservation Area Control (Exhibited Version)**
2. **Draft Site Specific Development Controls for Subdivision - Station Street Development Site (Exhibition Version)**
3. **Draft Site Specific Development Controls for Dwellings - Station Street Development Site (Exhibition Version)**
4. **Maps showing 1 in 100 year flood layer and proposed fill for future development**
5. **Recommendations from Muscape Report 2012**

RECOMMENDATION

1. That Council adopt the amendments to Wollondilly Development Control Plan 2016 subject to the proposed amendments outlined in the report.
2. That the proposed Menangle Landscape Conservation Area controls commence as soon as possible.
3. That the proposed site specific controls related to the Station Street Planning Proposal site come into force on the day the amendment to Wollondilly Local Environmental Plan 2011 is notified on the NSW legislation website.
4. That the proponent and persons who made submissions regarding the amendments to Wollondilly Development Control Plan 2016 be notified of Council's decision.

11.2 ADOPTION OF VOLUNTARY PLANNING AGREEMENT - NO. 33-35 WARRADALE ROAD, SILVERDALE

File Number: 10619#22

EXECUTIVE SUMMARY

- The purpose of this report is to advise Council about a Draft Voluntary Planning Agreement (Draft VPA) that has been prepared for land at No. 33-35 Warradale Road Silverdale.
- The Draft VPA is to accompany a development application for 93 residential lots to be determined by the Local Planning Panel.
- The Draft VPA provides for the dedication to Council of land to be used for drainage purposes in association with the development and the payment of a monetary contribution to fund the long term maintenance of the on site drainage basin.
- The Draft VPA has been exhibited in accordance with the *Environmental Planning & Assessment Act 1979*. No submissions were received.
- This report recommends that Council:
    - adopt the Planning Agreement prepared for 33-35 Warradale Road, Silverdale;
    - accept the dedication of the land as provided for in the Planning Agreement; and
    - delegate authority to the Chief Executive Officer to execute the Planning Agreement on behalf of Council.

REPORT

A Draft VPA has been prepared to accompany a Development Application (DA) for a 93 lot residential subdivision presently under consideration by Council. The Draft VPA proposes to do the following:

- Dedicate to Council the land that will contain the two on-site detention (OSD) basins that will be used to manage stormwater from the development.
- Provide a monetary contribution of $230,040 to Council, which will be used for the maintenance of the OSD basins.
- Require the applicant to maintain the OSD basins for the first two years after they are dedicated to Council.

The Draft VPA has been reviewed by a panel legal firm engaged by Council.

Assessment of Draft Voluntary Planning Agreement

This Draft VPA provides a legal mechanism to receive a monetary contribution and dedication of land outside Council's adopted Development Contributions Plan. Without the draft VPA, there are no alternative means for Council to receive both the land and a maintenance contribution for that land for a public benefit.

It is relevant to note that negotiations for this Planning Agreement commenced in 2015, before the revised Draft Dedication of Land Policy was exhibited in May 2016. Council now uses the revised Policy and its standard to accept land dedications and to calculate monetary contributions for the maintenance of OSD structures.

The benefits offered by this Agreement have not been calculated in accordance with the current Policy, but instead have been calculated largely in accordance with the version of the Policy that was current when this Planning Agreement was being negotiated.

In this regard it should be noted that this draft VPA;

1. Proposes a two year maintenance period of the stormwater structure by the applicant rather than the five years that are usually required under the current Policy.
2. Proposes an amount of $230,040 as maintenance costs to Council. This cost is supported by a maintenance Schedule that was agreed to by relevant staff. Whilst the total amount has not been calculated in accordance with the algorithm included in the current Policy, the amount provided is considered by Council engineering staff to be sufficient to fund the long term maintenance of the two OSD basins even allowing for the reduced maintenance period to be undertaken by the applicant.

Consistency with Dedication of Lands Policy

As reported above, the payment amount has been determined based on the formula included in the version of the Dedication of Land Policy that was current when the Planning Agreement was first prepared and negotiated. The proposal has also been reviewed against other relevant clauses of the Dedication of Land Policy, in particular, those which include the criteria for ensuring that only appropriate lands are dedicated to Council. The review did not identify any matters that would prevent the dedication from occurring, although any development consent that is issued should ensure that some of the matters included in this clause are addressed. This includes matters such as confirming that the site is free from contamination, landscaping, construction of the basins, access arrangements etc. These are matters that Council staff typically consider through the use of appropriate conditions of consent.

Following exhibition of the draft VPA in 2016, the applicant approached Council about the possible dedication of land to Council that is subject to a Biobanking Agreement. This potential amendment to the draft VPA would have necessitated a re-exhibition process. However, this has proven to be complicated and advice recently received from the applicant is that they do not wish for the current Draft VPA to be delayed further whilst the Biobanking land is considered. As a result it is now possible to finalise this Draft VPA.

Consultation

Exhibition of the Draft VPA was endorsed by Council's Executive in March 2016, and it was exhibited from 11 May 2016 until 10 June 2016.

No submissions were made to its exhibition.

Financial Implications

The proposal will provide some positive financial benefits to Council by providing an amount of $230,040 (indexed until the date of payment) to be used by Council to maintain the stormwater basins on the site.

This contribution will not exclude the application of Section 7.11 contributions plan. Council will receive approximately $1,860,000 in Section 7.11 contributions plan funds if the development proceeds (pending determination of the DA).

ATTACHMENTS

1. Draft Voluntary Planning Agreement for Warradale Road Silverdale

RECOMMENDATION

That Council:

1. Adopt the Planning Agreement prepared for 33-35 Warradale Road, Silverdale.
2. Accept the dedication of the land as provided for in the Planning Agreement.
3. Delegate authority to the Chief Executive Officer to execute the Planning Agreement on behalf of Council.

11.3 FIRE AND RESCUE NEW SOUTH WALES INSPECTION REPORT

File Number: 10619#34

EXECUTIVE SUMMARY

- The purpose of this report is to advise Council that an Inspection Report has been received from Fire & Rescue NSW (FRNSW).
- The Inspection Report relates to a fire incident that occurred at John Goodlet Manor, Queen Victoria Park, 615 Thirlmere Way, Picton on 1 May, 2018 and details the concerns that FRNSW has with the fire safety of these premises. Under legislation this matter must be reported to Council.
- It is recommended that Council:
    - Note the Fire and Rescue NSW Inspection Report relating to 615 Thirlmere Way, Picton.
    - Endorse use of statutory powers under the *Environmental Planning & Assessment Act 1979* by Council's Fire Safety Officer to require repairs / rectification to the building in order to:
        - (a) improve the provisions for fire safety at the premises;
        - (b) improve the provision of fire safety awareness;
        - (c) improve the adequacy of the premises to prevent fire;
        - (d) improve the adequate of the premises to suppress fire or prevent the spread of fire; and
        - (e) improve the safety of persons in the event of fire.

BACKGROUND

Under Schedule 5, Part 8, Section 17(4) of the *Environmental Planning & Assessment Act 1979* (EPA Act) Council must:

'(a) table any report and recommendations it receives, under this clause, from the Commissioner of Fire & Rescue NSW at the next meeting of the Council, and

(b) at any meeting of the Council held within 28 days after receiving the report and recommendations or at the next meeting of the Council held after the tabling of the report and recommendations, whichever is the later, determine whether it will exercise its powers to give a fire safety order.'

REPORT

John Goodlet Manor is an aged care facility located within the grounds of Queen Victoria Park at 615 Thirlmere Way, Picton. It is owned and operated by RSL LifeCare and provides care to 102 residents.

On 1 May 2018, Fire & Rescue NSW attended a fire incident at the subject premises. The fire was contained to a small section of the metal exhaust ducting to the laundry clothes dryers. These dryers are located on the lower ground floor of the building. The fire was accidental and the result of a tradesperson using an angle grinder to carry out work to the metal ducting.

In accordance with Schedule 5, Part 8, Section 17(4) of the EPA Act, an Inspection Report dated 1 August 2018 has been provided to Council by FRNSW.

On 15 August 2018 Council's Fire Safety Officer met on site with representatives for the owner. An inspection of the premises confirmed the findings of FRNSW and that appropriate action is required by the property owner to:

- Improve the provisions for fire safety at the premises
- Improve the provision of fire safety awareness
- Improve the adequacy of the premises to prevent fire
- Improve the adequate of the premises to suppress fire or prevent the spread of fire
- Improve the safety of persons in the event of fire.

The owner has been cooperative with Council and has already commenced rectification works to resolve these issues. If required, Council's Fire Safety Officers, under delegated authority will be issuing a Notice of Proposed Order on the property owner in accordance with the EPA Act. This is to ensure that adequate fire safety and awareness is provided to the occupants of the building.

Consultation

Nil.

Financial Implications

This matter has no financial impact on Council's adopted budget or forward estimates.

ATTACHMENTS

1. Fire & Rescue NSW Inspection Report for John Goodlet House at 615 Thirlmere Way Picton

RECOMMENDATION

That Council:

1. Note the Fire and Rescue NSW Inspection Report relating to 615 Thirlmere Way, Picton.
2. Endorse use of statutory powers under the *Environmental Planning & Assessment Act 1979* by Council's Fire Safety Officer to require repairs / rectification to the building in order to:
   (a) improve the provisions for fire safety at the premises;
   (b) improve the provision of fire safety awareness;
   (c) improve the adequacy of the premises to prevent fire;
   (d) improve the adequacy of the premises to suppress fire or prevent the spread of fire; and
   (e) Improve the safety of persons in the event of fire.

12 MANAGEMENT AND PROVISION OF INFRASTRUCTURE

12.1 TRAFFIC MANAGEMENT UPGRADES - AUGUST 2018

File Number: 10619#36

EXECUTIVE SUMMARY

- The Local Traffic Committee Agenda was issued electronically on 9 August 2018 to consider a number of reports for traffic management in the Wollondilly Local Government Area. The agenda papers were also distributed to all Councillors.
- Responses from Committee Members were collated and are reported in the Minutes.
- This report recommends that the traffic management proposals, as considered by the Local Traffic Committee meeting of 15 August 2018, be adopted.

REPORT

Background

The Local Traffic Committee is a Technical Committee of Roads and Maritime Services (RMS). The Committee operates under the authority conferred to Council by the RMS under the Transport Administration Act 1988.

Council has been delegated certain powers by the RMS with regard to traffic matters upon its local roads. A condition of this delegation is that Council must take into account the Local Traffic Committee advice.

There are four permanent members of the Local Traffic Committee, each of whom has a single vote only. The members are representatives of the NSW Police Force, the RMS, the Local State Member of Parliament (for the location of the issue to be voted upon) and a representative of Council.

The Minutes of the Local Traffic Committee meeting of 15 August 2018 have been distributed and are available on the Council website:

Minutes of Local Traffic Committee Meeting held 15 August 2018

Consultation

Refer to Local Traffic Committee Agenda details included in the minutes.

Financial Implications

The proposals for Council projects contained within the Traffic Committee Agenda are able to be funded from Council's current budget allocations.

ATTACHMENTS

Nil

RECOMMENDATION

That Council adopt the following traffic management upgrades for implementation:

1. Silverdale – Proposed extension of existing "No Stopping" zone (R5-400) on eastern side of Silverdale Road at the junction with Taylors Road

52 CM 1598

Extension of "No Stopping" zone (R5-400) from 10m to 35m on eastern side of Silverdale Road from the junction with Taylors Road as shown in the Minutes.

2. <u>Residential subdivision and new road intersection - 790 Montpelier Drive, The Oaks</u>

251489 CM 1598

1. Traffic management measures generally in accordance with the submitted traffic management plan with the following variation(s):

   (a) Give Way signage for the internal 'T' intersections be deleted from the plan, in line with current 'T' intersection treatment policy, with Give Way signs being retained at proposed intersection of the extension of Wintle Road with the existing Gaudry Street and the extension of Torulosa Street and the existing Gaudry Street to reinforce the intersection priority.

2. Proposed turn treatments for the intersection of Montpelier Drive and Fisher Street be designed in accordance with Austroads and RMS supplement design guides using the current posted speed zones.

13 CARING FOR THE ENVIRONMENT

Nil for this meeting.

14 LOOKING AFTER THE COMMUNITY

Nil for this meeting.

15 EFFICIENT AND EFFECTIVE COUNCIL

15.1 ELECTION OF THE MAYOR AND DEPUTY MAYOR

File Number: 10619#27

EXECUTIVE SUMMARY

- Councillors are required to elect a Mayor and Deputy with current appointments ending on 25 September 2018.
- The Mayoral term is 2 years and it is proposed that the Deputy Mayor be elected for the same term.
- The election is to be conducted in accordance with Schedule 7 of the Local Government (General) Regulations 2005.
- It is recommended that:
    1. The term of the Deputy Mayor be 2 years.
    2. The election of the Mayor and Deputy Mayor be conducted at this meeting.

REPORT

The Mayor and Deputy Mayor are to be elected by the Councillors from amongst their number. The Mayoral term is set at 2 years. The Deputy Mayor may be elected for the Mayoral term or a shorter term.

Schedule 7 of the Local Government (General) Regulation 2005 (the regulation) outlines the rules for the election including the process for nomination of candidates and method of voting amongst other procedural requirements. A copy of Schedule 7 is attached to this report.

The Chief Executive Officer will be the Returning Officer for the election. The Mayoral Chair is vacated prior to the election being held.

Notification of the results of the election will be sent to all relevant parties in particular the Minister for Local Government and the Chief Executive Officers of the Office of Local Government and Local Government NSW.

Consultation

Councillors have been provided with nomination forms for these positions.

Financial Implications

This matter has no financial impact on Council's adopted budget or forward estimates.

ATTACHMENTS

1. Schedule 7, Local Government (General) Regulation 2005

RECOMMENDATION

1. That the term of the Deputy Mayor be 2 years.
2. That the election of the Mayor and Deputy Mayor be conducted at this meeting.

15.2 LOCAL GOVERNMENT CONFERENCE 2018 - VOTING DELEGATES

File Number: 10619#29

EXECUTIVE SUMMARY

- Nominations are sought from Councillors to be voting delegates at the LGNSW Conference 2018 to be held in Albury in October.
- Closing date to submit the names of the voting delegates is 2 October 2018.
- It is recommended that Council's voting delegates to the LGNSW Conference 2018 be the newly elected Mayor, Deputy Mayor and a Councillor representative.

REPORT

The LGNSW Conference 2018 will be held in Albury from Sunday 21 October to Tuesday 23 October. This conference is the annual policy making event for NSW Councils.

Council has three voting entitlements for voting on motions during formal business sessions under the conference rules.

The names of the voting delegates must be submitted to LGNSW by 2 October 2018.

It is proposed that the Mayor, Deputy Mayor and a third Councillor be nominated as Council's voting delegates.

Council submitted 4 motions to this conference for discussion.

- **Illegal dumping of Cars**

  That LGNSW lobbies the State Government to develop better options to assist councils dealing with illegally dumped cars in areas where currently its officers have no authorisation to impound.

- **Drought Impacts on Primary Producers**

  That LGNSW lobbies the Federal Government to declare a national emergency as a result of the New South Wales and Queensland drought and to also lobby the Federal and NSW State Government to continue to monitor and increase as appropriate the level of financial assistance and other support and to make this immediately available to farmers.

- **Urban Heat Islands Effects, Transport and Sustainable Best Practice for Greenfield Estates**

  1. That LGNSW write to the NSW Minister for Planning, calling for all new State led policies and planning instruments that apply to greenfield estates, to achieve improvements in liveability and sustainability through a consistent approach for alleviating the "urban heat island effect". This should be supported by applying best practice in energy saving and water saving/recycling in new developments and by introducing controls to enable innovative approaches for access to community/public transport.
  2. That a copy of the letter be provided to the Greater Sydney Commission seeking the same support.

- **Nuisance Cats**

  That LGNSW write to the Minister for Local Government seeking amendments to the Companion Animals Act 2008 to require:

  1. the owner of a cat to take all reasonable precautions to prevent cats from escaping from the property on which it is ordinarily kept and that similar penalties apply for straying/nuisance cats as it does for straying/nuisance dogs.
  2. compulsory de-sexing of cats unless a person is a registered breeder.
  3. limiting the number of cats per household.
  4. streamlining the animal registration system to make it easier to register pets.
  5. increasing penalties to owners whose animals are repeatedly seized in wildlife protection areas.

Motion submission has now closed.

Consultation

Consultation was undertaken with LGNSW.

Financial Implications

Funding has been allocated and is available under the Councillor Expenses component of the Local Democracy budget.

ATTACHMENTS

Nil

RECOMMENDATION

That Council's voting delegates to the LGNSW Conference 2018 be the newly elected Mayor, Deputy Mayor and a Councillor representative.

15.3 COMMUNITY ADVISORY COMMITTEES - ACHIEVEMENTS, OUTCOMES AND FUTURE FOCUS - ANNUAL REPORT

File Number: 10619#10

EXECUTIVE SUMMARY

- Council convenes a range of Community Advisory Committees in order to engage with its community on a wide range of key issues. The purpose of this report is to inform the Council, Executive and the Community of the activities of the ten Community Advisory Committees (CACs) for the past 12 months.
- It is recommended that:
  - Council notes the contribution and achievements of each of the CAC's for the past 12 months and supports the future direction of each CAC
  - Council endorse a name change for the Disability Access Community Advisory Committee to the Inclusion and Access Advisory Committee
  - The members of each CAC be thanked for their contributions to the success of each of the CAC's to which they belong.

REPORT

Council resolved the following CAC's be established:

- Australia Day Advisory Committee
- Companion Animals Advisory Committee
- Cubbitch Barta Reserve Steering Committee
- Disability Access Advisory Committee
- Economic Development Advisory Committee
- Mineral, Energy Resources, Environment and Waste Advisory Committee
- Rural Industry Liaison Advisory Committee
- Tourism and Heritage Advisory Committee
- Transport Advisory Committee
- Youth Advisory Committee.

The following table outlines the achievements of each CAC:

AUSTRALIA DAY COMMUNITY ADVISORY COMMITTEE	
Achievements in past 12 months	**Relevant CSP Strategies**
The Australia Day Awards Committee assisted in holding a very successful Australia Day event at the Picton Botanic Gardens on 26 January 2018. • Citizen of the Year - Dane Coulter • Young Citizen of the Year – Max Noakes • Achiever of the Year – Dr Timothy Rankin • Sportsperson of the Year – Cameron Gill • Local Hero of the Year – Les Harvey	***Strategy CO1 –*** *Strong Community* ***Strategy CO4 –*** *Engagement and Communication* ***Strategy CO5 –*** *Advocacy*

• Local Hero Organisation of the Year – Black Cockatoos Aboriginal Corporation An estimated 3,500 people attended the event which saw Face painters, Snake Man, Pony Rides, Emergency Services displays, Community Groups and Council services entertain the participants. The Rotary Club of Picton cooked a sausage sizzle, Bacon & Egg Rolls with coffee/tea and lamingtons on offer.	
Proposals for next 12 months	**Relevant CSP Strategies**
The Australia Day Awards Committee will commence meeting from October 2018 to plan the 2019 event.	

Comments:

Council is seeking new members to join the Australia Day Awards Committee. Members determine and recognise the winners of the Wollondilly Australia Day Awards. Committee members act as ambassadors for Australia Day throughout the year encouraging individuals and community groups to nominate worthy individuals for the awards. The Australia Day Award Committee also provides input to the planning of the Celebrations for Australia Day.

COMPANION ANIMALS COMMUNITY ADVISORY COMMITTEE	
Achievements in past 12 months	**Relevant CSP Strategies**
• Consultation in relation to the draft Wildlife Protection Policy • Input in Developing and Implementing Emergency Evacuation Plan for Animals • Input and assistance with Doggy Day out • Open day at the animal Shelter • Free microchipping days • Local Government Week school presentations • Animal Shelter improvements to provide disability access • Encourage volunteer program • Identification of future off leash areas.	***Strategy CO1*** *– Strong Community* ***Strategy CO4*** *– Engagement and Communication* ***Strategy CO5*** *– Advocacy* ***Strategy EC3*** *– Customer Service* ***Strategy EC9*** *– Advocacy* ***Strategy IN2*** *– Provision of Infrastructure and Facilities*
Proposals for next 12 months	**Relevant CSP Strategies**
Future open days to promote education of Companion Animals and the operation of the animal shelter. Seek further improvements in animal rescue and re-homing to ultimately reduce the euthanise rate. Seek further funding from grants being offered by external organisations.	***Strategy CO1*** *– Strong Community* ***Strategy CO4*** *– Engagement and Communication* ***Strategy CO5*** *– Advocacy* ***Strategy EC3*** *– Customer Service* ***Strategy EC9*** *– Advocacy* ***Strategy IN2*** *– Provision of Infrastructure and Facilities*

Further promote the benefits to the community of identifying and registering Companion Animals	

Comments:

Over the past 12 months the CAC has met three times. The CAC meeting scheduled for 5 June was not held due to not having sufficient numbers to obtain a quorum, i.e. five community members.

CUBBITCH BARTA RESERVE STEERING COMMITTEE

Achievements in past 12 months	**Relevant CSP Strategies**
• Identification of suitable park embellishments • Support in Camden Park community engagement process. • Review of community feedback. • Agreed allocation of the Bridgewater Estate VPA Fund. • Committee now in sunset phase.	• ***Strategy IN2*** *– Provision of Infrastructure and Facilities* • ***Strategy IN3*** *– Manage Infrastructure and Facilities* • ***Strategy IN5*** *– Advocacy*
Proposals for next 12 months	**Relevant CSP Strategies**
• Committee to review the general community sentiment and feedback on the park embellishments once installed. • Committee to reconvene at later date to review the possible need for public toilet facility and the allocation of the final monies held in the Bridgewater Estate VPA Fund.	• ***Strategy IN2 –*** *Provision of Infrastructure and Facilities* • ***Strategy IN3 –*** *Manage Infrastructure and Facilities* • ***Strategy IN5 –*** *Advocacy*

Comments:

Over the past 12 months the Cubbitch Barta Steering Committee has successfully identified suitable embellishments for Cubbitch Barta Reserve. The proposed embellishments have been selected based on the Committee's suggestions and their review of the feedback received through a process of wider community consultation undertaken in Camden Park.

The Committee also identified appropriate budget allocations for the proposed park embellishments from the funds held as part of the Bridgewater VPA.

The Committee are now within a sunset phase and do not need to reconvene until such time as all of the proposed park embellishments are completed. The Committee will then review the possible need for public toilets and determine the best way to utilise the remaining funds of the Bridgewater Estate VPA as per the Council resolution 14/2018 from Council's meeting held on 19 February 2018.

Council is now proceeding with sourcing the park embellishments and arranging for their installation over the 2018/19 period.

DISABILITY ACCESS COMMUNITY ADVISORY COMMITTEE	
Achievements in past 12 months	**Relevant CSP Strategies**
The Disability Access Community Advisory Committee meets quarterly to advocate on behalf of people who have a disability, their families and carers to participate in community life in the Wollondilly Shire.	***Strategy CO1*** *– Strong Community* ***Strategy CO4*** *– Engagement and Communication* ***Strategy CO5*** *- Advocacy* **Strategy GR4** – Liveable Communities
Stars in the Garden – Celebrating International Day of People with Disability. The DACAC actively supported the organisation and promotion of the celebration which included an inclusive short film festival, local advocacy services available to the community and exhibition of local programs such as the Carefree singers.	***Strategy CO1*** *– Strong Community* ***Strategy CO4*** *– Engagement and Communication* ***Strategy GR4*** *– Liveable Communities*
The DACAC has focused largely this year on the **Disability Inclusion Action Plan (DIAP)** roll out through Council and community which has included feedback on upgrading facilities such as accessible toilets bus stops and Councils website.	***Strategy CO1*** *– Strong Community* ***Strategy CO4*** *– Engagement and Communication* ***Strategy GR4*** *– Liveable Communities* ***Strategy IN2*** *– Provision of Infrastructure and Facilities. Provide a range of infrastructure and community facilities to meet the needs of the community, now and into the future.* ***Strategy CO5*** *– Advocacy*
Proposals for next 12 months	**Relevant CSP Strategies**
The DACAC will continue to focus on the embedment of the **Disability Inclusion Action Plan** into Council and Community Life and will review and feedback the upcoming annual report that will be forward to the Minister of Disability.	***Strategy CO1*** *– Strong Community* ***Strategy CO4*** *– Engagement and Communication* ***Strategy GR4*** *– Liveable Communities* ***Strategy IN2*** *– Provision of Infrastructure and Facilities* ***Strategy CO5*** *– Advocacy*
The DACAC will continue to provide support and promotion of the upcoming International Day of People with Disability Council project – **Warragamba Inclusive Play space Tile Project.**	**Strategy *CO1*** *– Strong Community* **Strategy *CO4*** *– Engagement and Communication* ***Strategy GR4*** *– Liveable Communities*
Coordinate a Shire Wide membership drive to increase numbers and diversity of skills on the DAAC which ideally would include planners and access expertise	***Strategy CO1*** *– Strong Community* ***Strategy CO4*** *– Engagement and Communication* ***Strategy IN2*** *– Provision of Infrastructure and Facilities* ***Strategy GR4*** *– Liveable Communities*

Comments:

In the future for the DAAC we would like to propose a more inclusive name of the advisory group such as 'Inclusion and Access Advisory group' and an updated terms of reference to reflect this name change and focus of the advisory group as the Wollondilly Shire expands.

ECONOMIC DEVELOPMENT COMMUNITY ADVISORY COMMITTEE

Achievements in past 12 months	Relevant CSP Strategies
• Worked with the Council's Planning and Assessment Departments in relation to improving the process and service levels for development applications for businesses. • Appointment of the Smart Shire Innovation Agent and development of the Wollondilly Smart Shire Strategy (SSS). • Appointment of the Tourism & Business Investment Manager and commenced review of the Economic Development Strategy (EDS). • Commenced work on relevant projects and initiatives under the Western Sydney City Deal.	***Strategy GR3*** *– Economic Development and Tourism* ***Strategy GR7*** *– Agriculture* ***Strategy EN7*** *– Agricultural Land and Capability*
Proposals for next 12 months	**Relevant CSP Strategies**
• Review the membership and attendance of committee members over the past 12 months and if appropriate look to new members for the committee. • Develop and implement relevant projects and initiatives under the Wollondilly Smart Shire Strategy (SSS). • Develop and implement relevant projects and initiatives under the Economic Development Strategy (EDS). • Continue with the delivery of projects and initiatives under the Western Sydney City Deal.	***Strategy GR3*** *– Economic Development and Tourism* ***Strategy GR7*** *– Agriculture* ***Strategy EN7*** *– Agricultural Land and Capability*

Comments:

Over the past 12 months the CAC has met on five occasions (20/07/2017, 12/10/2017, 16/11/2017, 12/04/2018 and 07/06/2018). There has been a change in a number of staff within the Tourism & Business Investment Department including a change in reporting structure. Over the next 12 months the CAC will focus on taking a more strategic approach to economic development focusing on the delivery of projects and initiatives under the Economic Development Strategy (EDS), Smart Shire Strategy (SSS) and Western Sydney City Deal.

MINERAL, ENERGY RESOURCES, ENVIRONMENT AND WASTE COMMUNITY ADVISORY COMMITTEE

Objectives of the Sub Committee

To bring together interested community members to engage with Council on waste management and environmental issues that includes the extraction of minerals and petroleum (coal seam gas) within the Wollondilly Shire.

Three streams of the Sub Committee

The work of the Minerals, Energy Resources, Environment and Waste Advisory Committee (MEREW) is focussed on the following broad three streams based on the above Objective:

- Waste Management stream
- Environmental protection stream
- Minerals and petroleum extraction stream (focus areas of specific relevance to minerals and petroleum extraction)

Key achievements of the Committee

The broad achievements of the MEREW Committee based on the three above streams and consistent with the Key Focus Areas listed in the Operational Guidelines and Terms of Reference for the Committee is provided below.

Achievements in past 12 months	Relevant CSP Strategies
Environment Stream	
Agreement to seek the development of a Master Plan and subsequent Plan of Management for Picton Botanical Gardens, which was endorsed by Council at its meeting on 19 March 2018.	***Strategy EN4*** *– Environmental Responsibility* ***Strategy EN3*** *– Development Assessment* ***Strategy EN5*** *- Auditing, Monitoring and Enforcement* ***Strategy EN10*** *- Advocacy*
Discussion on environmentally related legislation reforms at the State Government level of interest to the Committee that featured presentations by Council Environmental Services Staff.	***Strategy EN2*** *– Growth Management* ***Strategy EN1*** *- Biodiversity Resilience* ***Strategy EN10*** *- Advocacy*
Discussion on concerns over environmental related aspects of the policy framework being developed by the NSW Planning for the Wilton Priority Growth Area and advocate for a response by Council to these concerns.	***Strategy EN2*** *- Growth Management* ***Strategy EN1*** *- Biodiversity Resilience* ***Strategy EN10*** *- Advocacy*
Presentation by a Committee Member on issues associated with the Bargo River Gorge including mechanisms to achieve adequate buffers including the establishment of a National Park.	***Strategy EN1*** *- Biodiversity Resilience* ***Strategy EN2*** *- Growth Management* ***Strategy EN3*** *- Development Assessment* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement* ***Strategy EN10*** *- Advocacy*
Discussion over natural based tourism opportunities within the Wollondilly Local Government Area and provision of comments to assist in the preparation of the draft Wollondilly Destination Plan.	***Strategy EN4*** *- Environmental Responsibility* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement*
Minerals and petroleum extraction stream (focus areas of specific relevance to minerals and petroleum extraction)	
Agreement by the Committee to have a role in advocating for increased use of renewable energy within the Wollondilly Local Government Area.	***Strategy EN4****- Environmental Responsibility* ***Strategy EN6****- Waste Management* ***Strategy EN5****- Auditing, Monitoring and Enforcement* ***Strategy EN10****- Advocacy*

Provision of input to assist in the development of an Action Plan based on the outcomes of the Thirlmere Lakes Forum, which will be overseen by the Committee, once adopted by Council.	***Strategy EN1***- *Biodiversity Resilience* ***Strategy EN4***- *Environmental Responsibility* ***Strategy EN10***- *Advocacy*
Assistance by members of the Committee to Council Staff in the preparation of submissions on mining related matters that included the referral of the Tahmoor South Project Application to the Commonwealth.	***Strategy EN1*** - *Biodiversity Resilience* ***Strategy EN2*** - *Growth Management* ***Strategy EN4*** - *Environmental Responsibility* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement*
Advocated for Council response to a range of concerns associated with the impacts of mining and coal seam gas including: • Potential impacts of mining operations associated with Tahmoor Colliery on the condition of Redbank Creek. • The potential linkages between reductions in the levels of the lakes at Thirlmere Lakes National Park and nearby mining operations.	***Strategy EN1*** - *Biodiversity Resilience* ***Strategy EN2*** - *Growth Management* ***Strategy EN4*** - *Environmental Responsibility* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement* ***Strategy EN10*** - *Advocacy*
Advocated for the long-term adequacy of the decommissioning process of coal seam gas wells as part of the closure of existing wells associated with the Camden Gas Project.	***Strategy EN1*** - *Biodiversity Resilience* ***Strategy EN10*** - *Advocacy*
Waste Management Stream	
Advocated for increased programs and patrols to restrict littering on Avon Dam Road that resulted in NSW Police agreeing to allocate additional resources	***Strategy EN8*** *– Auditing, monitoring and enforcement* ***Strategy EN9*** - *Waste management* ***Strategy EN10*** - *Advocacy*
Agreement for the implementation of the Community Waste Minimisation and Resource Recovery Strategy to be a recurring agenda item at meetings of the Committee.	***Strategy EN4*** - *Environmental Responsibility* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement* ***Strategy EN10*** - *Advocacy*
Provision of input by members of the Committee on the closure process for the Bargo Landfill and timeframe for this process.	***Strategy EN9*** - *Waste Management*

Proposals for next 12 months	**Relevant Key Focus Area in the Terms of Reference**	**Relevant CSP Strategies**
Discussions over the management of the Nepean River and its protection from the impacts of development in particular**.**	Protection and management of biodiversity as well as waterways within the Wollondilly Shire. Establishment of a National Park for the Bargo River Gorge.	***Strategy EN1*** - *Biodiversity Resilience* ***Strategy EN2*** - *Growth Management* ***Strategy EN4*** *– Environmental Responsibility* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement* ***Strategy EN6*** *– Waste Management* ***Strategy EN10*** *– Advocacy*

Provision of comment on the review of Council's Biodiversity Strategy and its implementation following adoption by Council.	Protection and management of biodiversity as well as waterways within the Wollondilly Shire. Legislation review and policy announcements within the Wollondilly LGA. Establishment of a National Park for the Bargo River Gorge.	***Strategy EN1*** *- Biodiversity Resilience* ***Strategy EN2*** *- Growth Management* ***Strategy EN4*** *– Environmental Responsibility* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement* ***Strategy EN6*** *– Waste Management* ***Strategy EN10*** *- Advocacy*
The overseeing of the finalisation and adoption of the Thirlmere Lakes Action Plan arising from the Thirlmere Lakes Stakeholder Forum by the Committee.	Mining and coal seam gas extraction activity affecting or potentially affecting the natural environment within the Wollondilly Shire.	***Strategy EN1*** *- Biodiversity Resilience* ***Strategy EN4*** *– Environmental Responsibility* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement* ***Strategy EN10*** *- Advocacy*
Provision of comment on the review of Council's Waste Minimisation and Resource Recovery Strategy	Revision of Council's Waste Management Strategy that includes: • Illegal dumping • The future management of the Bargo Waste Management Centre • Waste minimisation and achieving increased levels of recycling. • Development and implementation of sustainability initiatives.	***Strategy EN6 & EN9*** *- Waste Management* ***Strategy EN8*** *- Auditing, Monitoring and Enforcement*
Provision of advice on priority topics for community sustainability education and ways of increasing community participation in educational activities.	Development and implementation of sustainability initiatives.	***Strategy EN4*** *– Environmental Responsibility* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement* ***Strategy EN6*** *- Waste Management* ***Strategy EN10*** *- Advocacy*
Provision of comment on a Comprehensive Koala Plan of Management for Wollondilly (depending on timeframe for preparation)	Protection and management of biodiversity as well as waterways within the Wollondilly Shire.	***Strategy EN1****- Biodiversity Resilience* ***Strategy EN2*** *- Growth Management* ***Strategy EN4*** *– Environmental Responsibility* ***Strategy EN5*** *– Auditing, Monitoring and Enforcement* ***Strategy EN10*** *- Advocacy*

<u>Comments:</u>

Over the past 12 months the MEREW Committee has met four times. The current membership is nine with the average attendance being seven to eight. A new member commenced following the receiving of support from the Executive in response to two resignations.

The group has resolved to meet every second month which is a variation to the three monthly frequency of meetings specified in the Terms of Reference. The Committee requested this variation due in large part to the frequency of timeframes for comment on environmental issues and formalisation of any submissions prepared on such issues.

Members and special guests, (both externally and Council Staff from other Sections), are encouraged to provide presentations on environmental issues of interest to the Committee. Presentations provided during 2017/18 were:

- Presentation by a Committee member over a produced research paper titled *"Benefits of Public Assets in Large Scale Housing Estates"*.
- Presentation by the (then) Acting Manager Strategic and Growth over the Western Sydney District Plan, its purpose and strategic context.
- Presentation by Council's Tourism and Business Investment Team Leader on the process of preparation and intended purpose of the Wollondilly Destination Plan.
- Presentation by representatives of the Department of Primary Industries on a groundwater monitoring program that includes a monitoring site within Thirlmere Lakes National Park.
- Presentation by Dr Ian Wright on a research project on the influences of underground mining operations on the condition of Redbank Creek.

RURAL INDUSTRY COMMUNITY ADVISORY COMMITTEE

Achievements in past 12 months	**Relevant CSP Strategies**
Review of the Camden Rural Lands Study Input into Council's submission to Camden Council on the Draft Camden Rural Lands Study.	***Strategy GR6*** *– Peri-urban Lands* ***Strategy GR7*** *- Agriculture*
Review of Rural Volume of Development Control Plan 2016 (WDCP) A working group was established to review Volume 8 – Primary Agricultural and Rural uses of the development control plan to inform the Continuous Improvement Housekeeping Review of the WDCP. The Committee's input resulted in a number of amendments to planning controls within the WDCP. Council also resolved to commence a more comprehensive review of Volume 8 of the WDCP to, in part, give consideration to the suggested amendments from the Rural Industry Committee Advisory Committee which were outside the scope of the housekeeping review.	***Strategy GR6*** *– Peri-urban Lands* ***Strategy GR7*** *- Agriculture*
Proposals for next 12 months	**Relevant CSP Strategies**
Working groups to be established to undertake: • Review of Permissible Land Uses in Rural Zones, • Agricultural Support and Peri-Urban Resilience Strategy. The Rural Industry Advisory Committee will also play an essential role in the review of the preparation of Council's Local Strategic Planning Statement and the review of the *Wollondilly Local Environmental Plan 2011*.	***Strategy GR2*** *– Built Environment* ***Strategy GR3*** *– Economic Development and Tourism* ***Strategy GR4*** *– Liveable Communities* ***Strategy GR6*** *– Peri-urban lands* ***Strategy GR7*** *- Agriculture*

Comments:

The objective of the Rural Industry Advisory Committee is to bring together interested community members and industry partners to promote sustainable agriculture in Wollondilly.

Over the past 12 months the CAC has met on four occasions with all meetings being well attended. The Committee's discussion has focussed on advocating for a greater understanding of the needs of rural industries and the need for flexibility especially as part of the planning process. Regular topics of interest have included:

- Updates on the Agricultural Enterprise Credit (AEC) Scheme
- Updates on SPUN (Sydney Peri-Urban Network of Councils)
- Significant development applications for rural development
- Current Planning Matters (for example, the Outer Sydney Orbital, Strategic Planning Framework, planning controls within the development control plan)

Of particular interest was a guest presentation by Laure-Elise Ruoso from the Institute for Sustainable Futures, University of Technology Sydney – on her PhD "Changes in the Peri-Urban area and the Impacts on Farmers".

TOURISM AND HERITAGE COMMUNITY ADVISORY COMMITTEE

Achievements in past 12 months	**Relevant CSP Strategies**
• The new Visitor Information Centre (VIC) was officially opened at the new location (Shire Hall) on 8 November 2017. • Commencement of the development of the Wollondilly Destination Management Plan (DMP) in February 2018.	***Strategy GR3*** *– Economic Development and Tourism* ***Strategy GR7*** *– Agriculture* ***Strategy EN7*** *– Agricultural Land and Capability*
Proposals for next 12 months	**Relevant CSP Strategies**
• Provide advice on the development and implementation of game-changer and other projects and initiatives from the Wollondilly Destination Management Plan (DMP).	***Strategy GR3*** *– Economic Development and Tourism* ***Strategy GR7*** *– Agriculture* ***Strategy EN7*** *– Agricultural Land and Capability*

Comments:

Over the past 12 months the CAC has met on five occasions (19/07/2017, 13/09/2017, 15/11/2017, 28/02/2018 and 30/05/2018). Following the storm event of 2016, the new Visitor Information Centre (VIC) was officially opened on 8 November 2017. There has been a change in a number of staff within the Tourism & Business Investment Department which supports the CAC, including a change in reporting structure. Over the next 12 months the CAC will focus on taking a more strategic approach to tourism, focusing on providing advice on the delivery of projects and initiatives under the Wollondilly Destination Management Plan (DMP). A review of the Tourism & Heritage CAC will be undertaken and a report will be prepared for Council on the possible establishment of a dedicated Heritage CAC.

TRANSPORT COMMUNITY ADVISORY COMMITTEE	
Achievements in past 12 months	**Relevant CSP Strategies**
• Applied for funding through the Walking and Cycling Program. • Applied for funding from the Country Passenger Transport Infrastructure Grants Scheme NSW (funding application for grant for bus shelters). • Consulted on Capital Works Program, Public Transport Program and Cycleways and Footpath Program for 2018/19.	***Strategy IN1*** *– Improve the Condition of our Road Network* ***Strategy IN2*** *– Provision of Infrastructure and Facilities* ***Strategy IN3*** *– Manage Infrastructure and Facilities*
Proposals for next 12 months	**Relevant CSP Strategies**
• Picton Town Centre Transport Plan 2026. • Development Contributions Plan Review. • Apply for funding for Improved Pedestrian Facilities at Remembrance Driveway, Tahmoor and Tylers Road, Bargo.	***Strategy IN1*** *– Improve the Condition of our Road Network* ***Strategy IN2*** *– Provision of Infrastructure and Facilities* ***Strategy IN3*** *– Manage Infrastructure and Facilities*

Comments:

Over the past 12 months the Transport CAC has met on three occasions. The current membership is eight community representatives, plus representatives are invited from RMS, Transport NSW, local Bus companies and local Chambers of Commerce. Attendance at these meetings has been well attended by representatives of the agencies and an average of four community representative members per meeting. A community representative member has resigned.

YOUTH COMMUNITY ADVISORY COMMITTEE	
Achievements in past 12 months	**Relevant CSP Strategies**
The Youth Advisory Committee meets regularly to develop projects that address the challenges faced by young people aged 12-24 in the Wollondilly Shire. Undertaken five workshops themed around the **5 Ways of Wellbeing** (Give, Keep Learning, Be Active, Connect and Take Notice) **Branch Out Festival** – Youth Week - Saturday 21 April from 10am-5pm at Picton Botanic Gardens. The festival was a one day event aimed at increasing awareness about wellbeing in the community especially targeting young people through fun and interactive activities. The festival was jam packed with activities including a splash of colour fun run, a music festival, live art mural, a photography comp display and food and information stalls.	**Strategy CO1** – Strong Community **Strategy CO4** – Engagement and Communication **Strategy CO5** – Advocacy
Proposals for next 12 months	**Relevant CSP Strategies**
The proposed focus for YAC for the next 12 months is to:	**Strategy CO1** – Strong Community **Strategy CO4** – Engagement and Communication

• Run a series of workshops for young people on topics related to current issues such as mental health • Create a series of short videos to share the content provided at the information sessions to a broader audience across the Shire • Plan and implement a successful Youth Week Event • Coordinate a shire wide membership drive to increase numbers for the YAC	**Strategy CO5** – Advocacy
Comments: The YAC is focusing on increasing membership through promoting to schools, youth organisations and social media.	

Consultation

Consultation was undertaken with the relevant Committee Convenors.

Financial Implications

This matter has no financial impact on Council's adopted budget or forward estimates.

ATTACHMENTS

Nil

RECOMMENDATION

1. That Council note the contribution and achievements of each of the Community Advisory Committees (CAC) for the past twelve months and supports the future direction of each CAC.
2. That Council endorse a name change of the Disability Access Community Advisory Committee to the Inclusion and Access Advisory Committee.
3. That the members of each CAC be thanked for their contributions to the success of each of the CAC's to which they belong.

15.4 COUNCIL COMMITTEES AND ADVISORY GROUPS

File Number: 10619#30

EXECUTIVE SUMMARY

- The appointment of Councillor delegates for Committees and Advisory Groups with councillor representation is required in line with the Mayoral Election.
- Community Advisory Committees are not included in this report. Councillor attendance at these meetings is informal with all Councillors welcome.
- It is recommended that the Internal and External Committee and Advisory Group Councillor delegates be determined and the Committees and Advisory Groups be notified of the outcome.

REPORT

Nominations for Councillor representation on various Committees and Advisory Groups are called for each year following the Mayoral election. These nominations are endorsed by a resolution of Council.

There are 3 different types of Committees and Advisory Groups that Council and Councillors interact with. These are:

- Internal Committee/Advisory Groups of Council that require Councillor representation
- External Committees/Advisory Groups of Council that require Councillor Representation
- Council Community Advisory Committees that all Councillors are invited to attend.

The membership lists that require councillor representation are attached to this report.

Expenses incurred by Councillors to attend Committee meetings are eligible for reimbursement. Claims for reimbursement must be lodged using the approved form and are processed in line with Council's adopted Cr Fees, Expenses and Facilities Policy.

Consultation

Nil.

Financial Implications

This matter has no financial impact on Council's adopted budget or forward estimates.

ATTACHMENTS

1. Committee Membership 2017/18

RECOMMENDATION

That the Internal and External Committee and Advisory Group Councillor delegates be determined and the Committees and Advisory Groups be notified of the outcome.

15.5 INVESTMENT OF FUNDS AS AT 31 JULY 2018

File Number: 10619#79

EXECUTIVE SUMMARY

- The purpose of this report is to provide details of Council's invested funds as at 31 July 2018.
- It is recommended that the information and certification in relation to the investment of funds as at 31 July 2018 be noted.

REPORT

At its last meeting, the Reserve Bank maintained the cash rate at 1.50%. In relation to the domestic market, the Board of the Reserve Bank commented that:

"*Financial conditions remain expansionary, although they are gradually becoming less so in some countries. There has been a broad-based appreciation of the US dollar over recent months. In Australia, money-market interest rates are higher than they were at the start of the year, although they have declined somewhat since the end of June. These higher money-market rates have not fed through into higher interest rates on retail deposits. Some lenders have increased mortgage rates by small amounts, although the average mortgage rate paid is lower than a year ago.*

The Bank's central forecast for the Australian economy remains unchanged. GDP growth is expected to average a bit above 3 percent in 2018 and 2019. This should see some further reduction in spare capacity. Business conditions are positive and non-mining business investment is continuing to increase. Higher levels of public infrastructure investment are also supporting the economy, as is growth in resource exports. One continuing source of uncertainty is the outlook for household consumption. Household income has been growing slowly and debt levels are high. The drought has led to difficult conditions in parts of the farm sector.

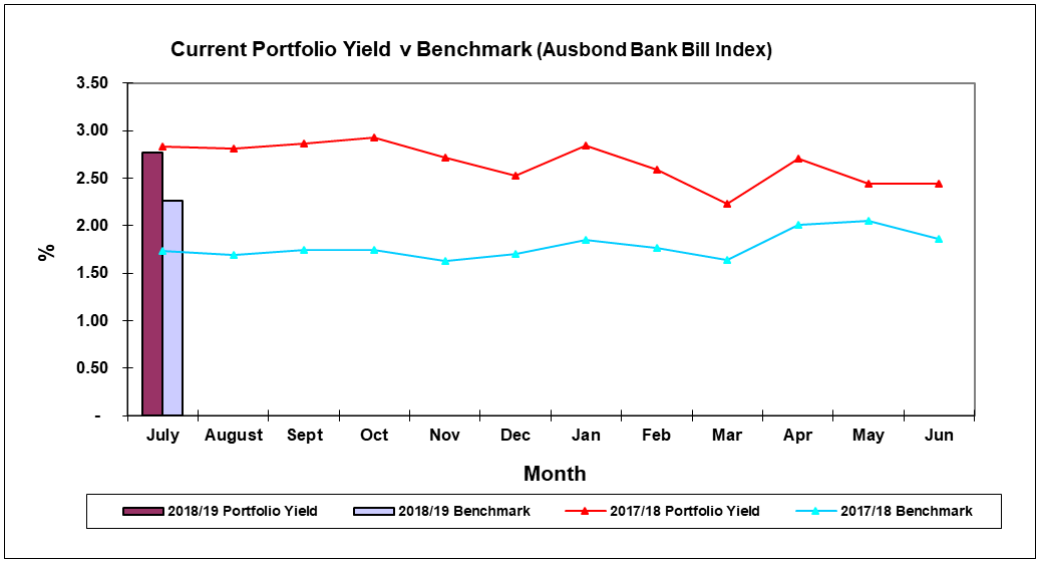
Australia's terms of trade have increased over the past couple of years due to rises in some commodity prices. While the terms of trade are expected to decline over time, they are likely to stay at a relatively high level. The Australian dollar remains within the range that it has been in over the past two years.

The outlook for the labour market remains positive. The vacancy rate is high and other forward-looking indicators continue to point to solid growth in employment. Employment growth continues to be faster than growth in the working-age population. A further gradual decline in the unemployment rate is expected over the next couple of years to around 5 percent. Wages growth remains low. This is likely to continue for a while yet, although the improvement in the economy should see some lift in wages growth over time. Consistent with this, the rate of wages growth appears to have troughed and there are increased reports of skills shortages in some areas.

The latest inflation data were in line with the Bank's expectations. Over the past year, the CPI increased by 2.1 percent, and in underlying terms, inflation was close to 2 percent. The central forecast is for inflation to be higher in 2019 and 2020 than it is currently. In the interim, once-off declines in some administered prices in the September quarter are expected to result in headline inflation in 2018 being a little lower than earlier expected, at 1¾ percent."

The majority of Council's investment portfolio (97%) is invested in deposits / securities with Australian Authorised Deposit taking Institutions (ADI's). Council has been taking advantage of term deposit "specials" from various institutions without overexposing the portfolio to any one institution. Note that the marked to market valuations on some of the direct investment products in Council's portfolio remain at less than the face value of the investment. The marked to market value of these investments is expected to be equal to or greater than the face value by the time they reach their maturity date. Early exit from these products would realise losses.

The following chart compares Council's portfolio yield with the benchmark AusBond Bank Bill Index rate in each month for 2016/17 and 2017/18.



As shown in the chart above, Council's portfolio yield has continually exceeded the benchmark AusBond 3 month Bank Bill Index due to the prudent investment of Council's portfolio.

Under Reg 212 of the Local Government (General) Regulation 2005, Council's Responsible Accounting Officer must provide Council each month with a written report setting out details of all money that Council has invested under section 625 of the Act.

Council's investment portfolio as at 31 July 2018 is summarised below.

Investment Holdings

By Product	Face Value ($)	Current Value ($)	Current Yield (%)
Cash	5,036,000.00	5,036,000.00	1.5500
Floating Rate Note	16,200,000.00	16,359,525.59	3.1309
Mortgage Backed Security	1,596,815.94	1,074,916.53	2.4786
Term Deposit	38,000,000.00	38,441,827.04	2.7613
	60,832,815.94	**60,912,269.16**	**2.7581**

Details of Council's investment portfolio as at 31 July 2018 are provided in attachment 1.

Consultation

Independent advice regarding the investment of Council funds was provided by Prudential Investment Services Corp

Financial Implications

Interest earned is allocated to restricted cash and income in accordance with Council's adopted budget, policy and legislative requirements.

The Reserve Bank of Australia has continued to keep interest rates low and the expected investment income will be reviewed and revised as more information becomes available.

Certification

I hereby certify that Council's investments have been made in accordance with Sec 625 of the Local Government Act 1993, clause 212 of the Local Government (General Regulations) 2005 and Council's Investment Policy.

Ashley Christie
Chief Financial Officer
WOLLONDILLY SHIRE COUNCIL

ATTACHMENTS

1. Investment Summary Report as at 31 July 2018

RECOMMENDATION

That the information and certification in relation to the investment of Council funds as at 31 July 2018 be noted.

16 NOTICE OF MOTION/RESCISSIONS

16.1 NOTICE OF MOTION

File Number: 10619#73

ATTACHMENTS

Nil

MOTION

Nil at the time of publication.

17 CLOSED REPORTS

Nil for this meeting.

18 QUESTIONS FOR NEXT MEETING

18.1 QUESTION FOR NEXT MEETING

File Number: 10619#72

Question

Nil at the time of publication.

ATTACHMENTS

Nil