



ATTACHMENTS TO REPORTS

ORDINARY COUNCIL MEETING

Wednesday 22 May 2019

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Attachments to Reports

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ATTACHMENTS TO REPORT

Item 10.3

Mittagong Development Control Plan - Site Specific Provisions for Affordable Housing Proposal

Attachment 1

Site Plan

Attachment 2

Concept Development Plans

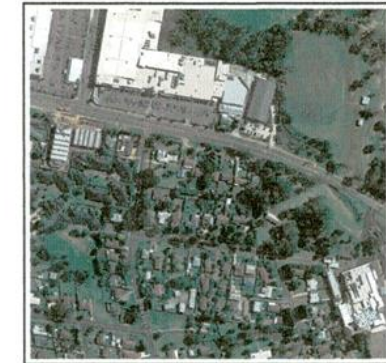
Attachment 3

Preliminary Controls Provided by Proponent



SITE PLAN
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CSA JOB NO. :	610-18-472	
SCALES as shown	No. IN SET	1 of 10
DATE 06.02.19	SHEET NUMBER	
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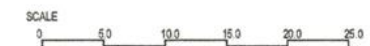
SATELLITE VIEW



PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT
 at
 180-190 OLD HUME HIGHWAY
 MITTAGONG NSW 2575
 Lots 101-109 DP 236894; Lot 11 & Lot 32 DP 9299;
 Lot 132 DP 1069349; Lots 141-142 DP 513051

CLIENT :
The Blissett Group

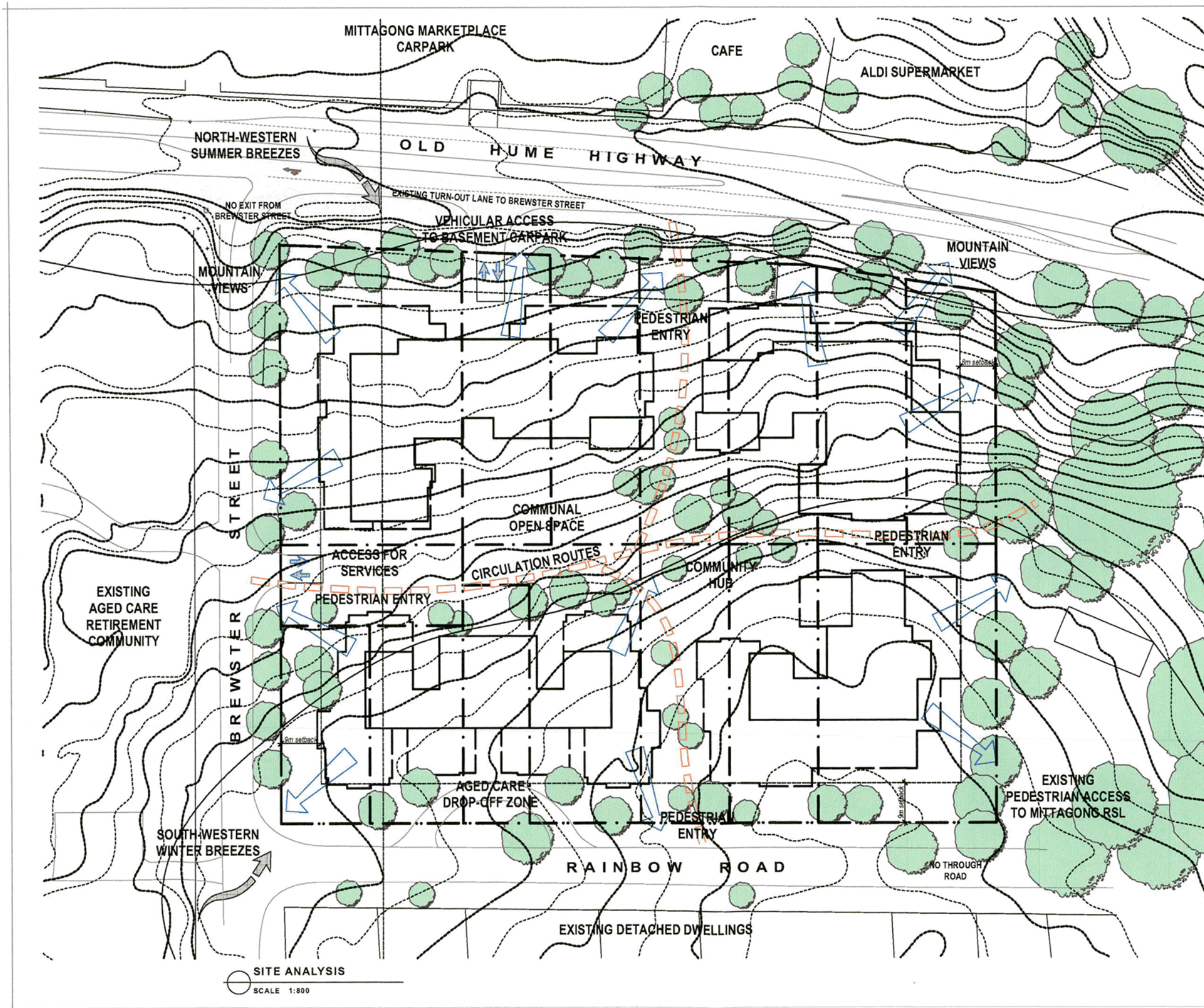
DRAWING :
SITE MASTER PLAN



THESE DRAWINGS HAVE BEEN PREPARED FOR
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SITE ANALYSIS
 SCALE 1:800

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SATELLITE VIEW



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 at
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 MITTAGONG NSW 2575
 Lots 101-109 DP 236894; Lot 11 & Lot 32 DP 9299;
 Lot 132 DP 1069349; Lots 141-142 DP 513051
 CLIENT :
The Blissett Group
 DRAWING :
SITE ANALYSIS

SCALE 0 5.0 10.0 15.0 20.0 25.0
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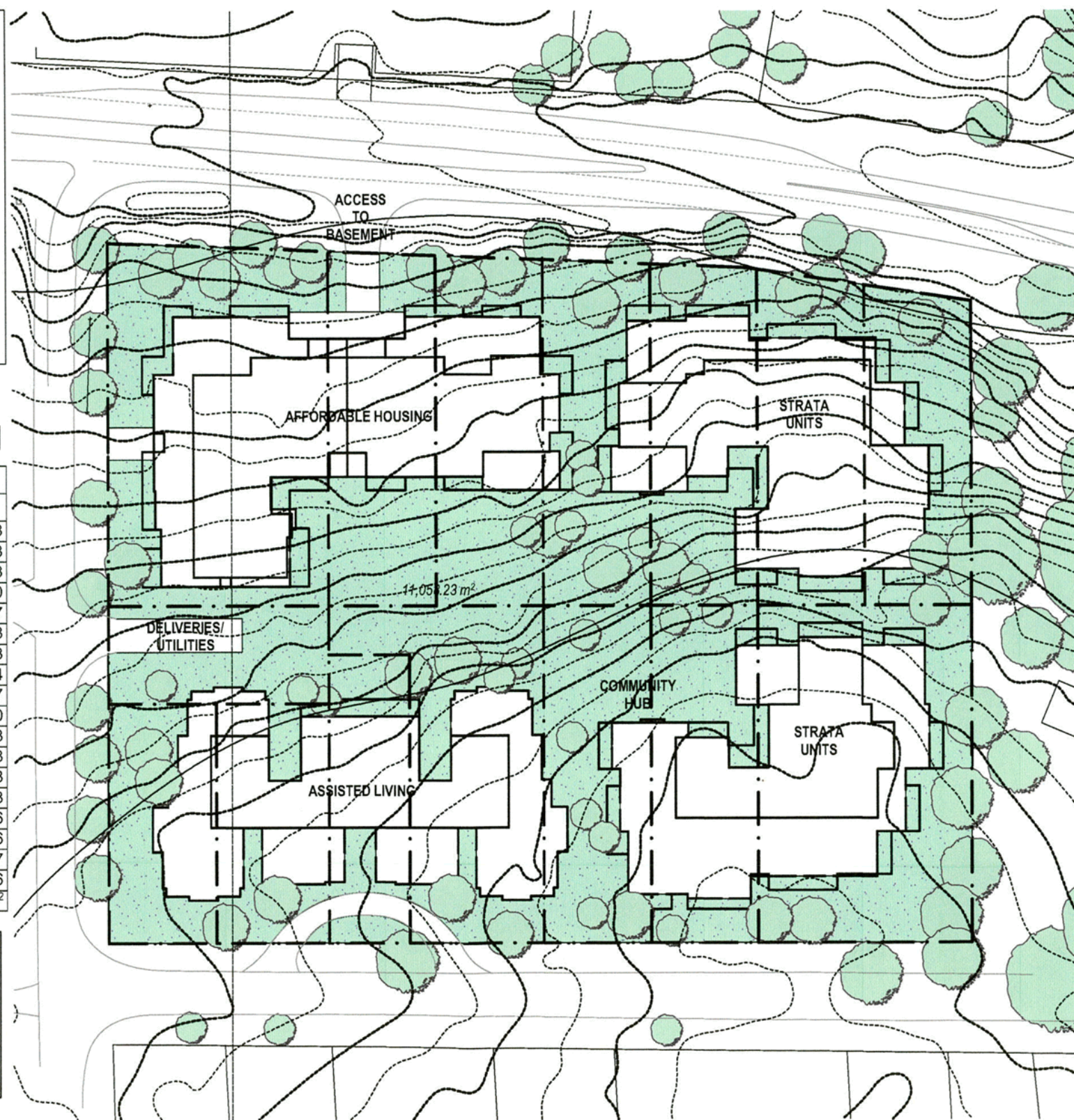
AERIAL VIEW

SITE AREA: 20,480 m² (approx.)

FLOOR AREAS

Type	Floor Level	Area
Affordable	LOWER GROUND	2,526.18
Affordable	GROUND FLOOR	2,526.18
Affordable	FIRST FLOOR	2,526.18
Affordable	SECOND FLOOR	1,666.80
ASL	LOWER GROUND	657.57
ASL	GROUND FLOOR	2,182.73
ASL	FIRST FLOOR	2,182.73
ASL	SECOND FLOOR	933.64
ASL	THIRD FLOOR	695.47
Strata	LOWER GROUND	1,480.40
Strata	GROUND FLOOR	2,043.23
Strata	GROUND FLOOR	2,043.23
Strata	FIRST FLOOR	2,043.23
Strata	FIRST FLOOR	2,043.23
Strata	SECOND FLOOR	825.66
Strata	SECOND FLOOR	1,512.26
Strata	THIRD FLOOR	631.47
Strata	THIRD FLOOR	825.66
		29,345.85 m ²

TOTAL FLOOR AREA (Residential):	29,345.85 m ²
FLOOR SPACE RATIO:	1.43:1
TOTAL LANDSCAPED AREA:	11,058.23 m ²
LANDSCAPE RATIO:	0.54:1 (54.1%)



SITE AREA PLAN
 SCALE 1:800

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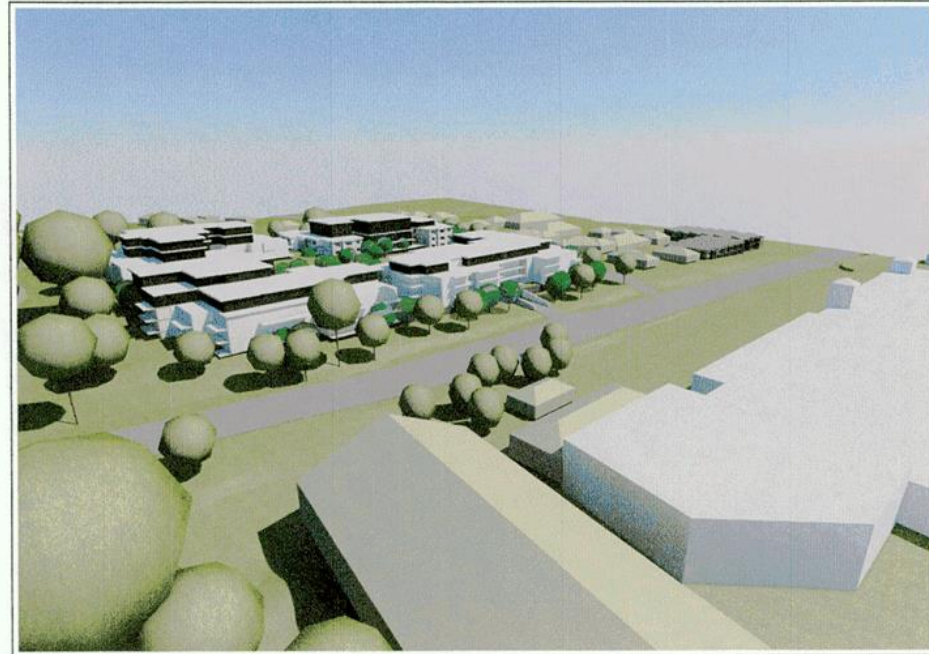


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PROPOSED RESIDENTIAL DEVELOPMENT
 at
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 MITTAGONG NSW 2575
 Lots 101-109 DP 236894; Lot 11 & Lot 32 DP 9299;
 Lot 132 DP 1069349; Lots 141-142 DP 513051
 CLIENT :
The Blissett Group
 DRAWING :
SITE AREA PLAN

SCALE 0 5.0 10.0 15.0 20.0 25.0
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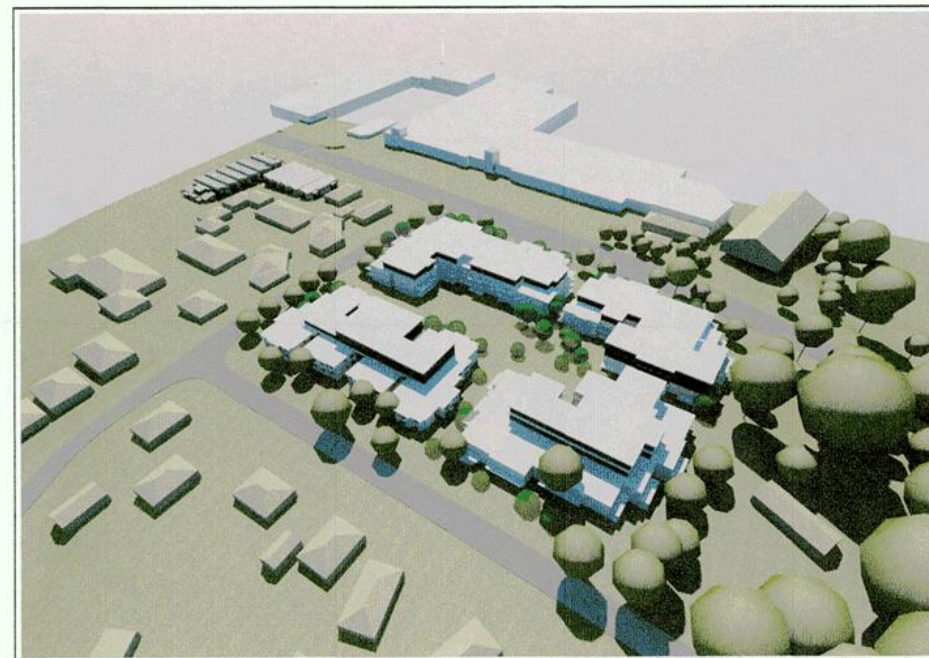
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NORTH EAST VIEW



AERIAL VIEW - NORTH WEST



AERIAL VIEW - SOUTH EAST



OLD HUME HIGHWAY - NW VIEW

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SCALES	as shown	No. IN SET	4 of 10
DATE	06.02.19	SHEET NUMBER	
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 at
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 MITTAGONG NSW 2575
 Lots 101-109 DP 236894; Lot 11 & Lot 32 DP 9299;
 Lot 132 DP 1069349; Lots 141-142 DP 513051

CLIENT :
The Blissett Group

DRAWING :
3D VIEWS

SCALE
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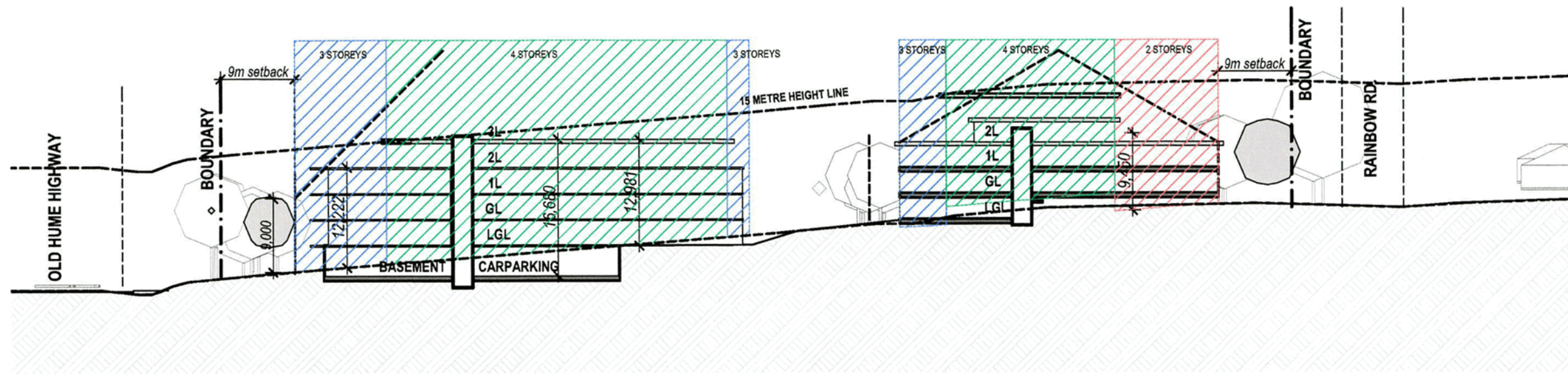
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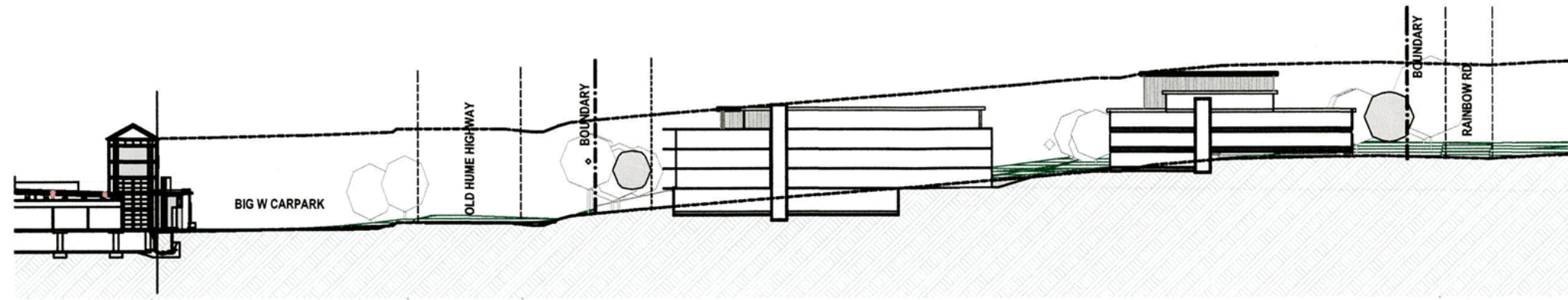
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CROSS SECTION DETAIL
 SCALE 1:500



CROSS SECTION X-X
 SCALE 1:750

PROJECT :
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 at
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 MITTAGONG NSW 2575
 Lots 101-109 DP 236894; Lot 11 & Lot 32 DP 9299; Lot 132 DP 1069349; Lots 141-142 DP 513051
 CLIENT :
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 DRAWING :
SITE SECTIONS

SCALE
 0 50 100 150 200 250
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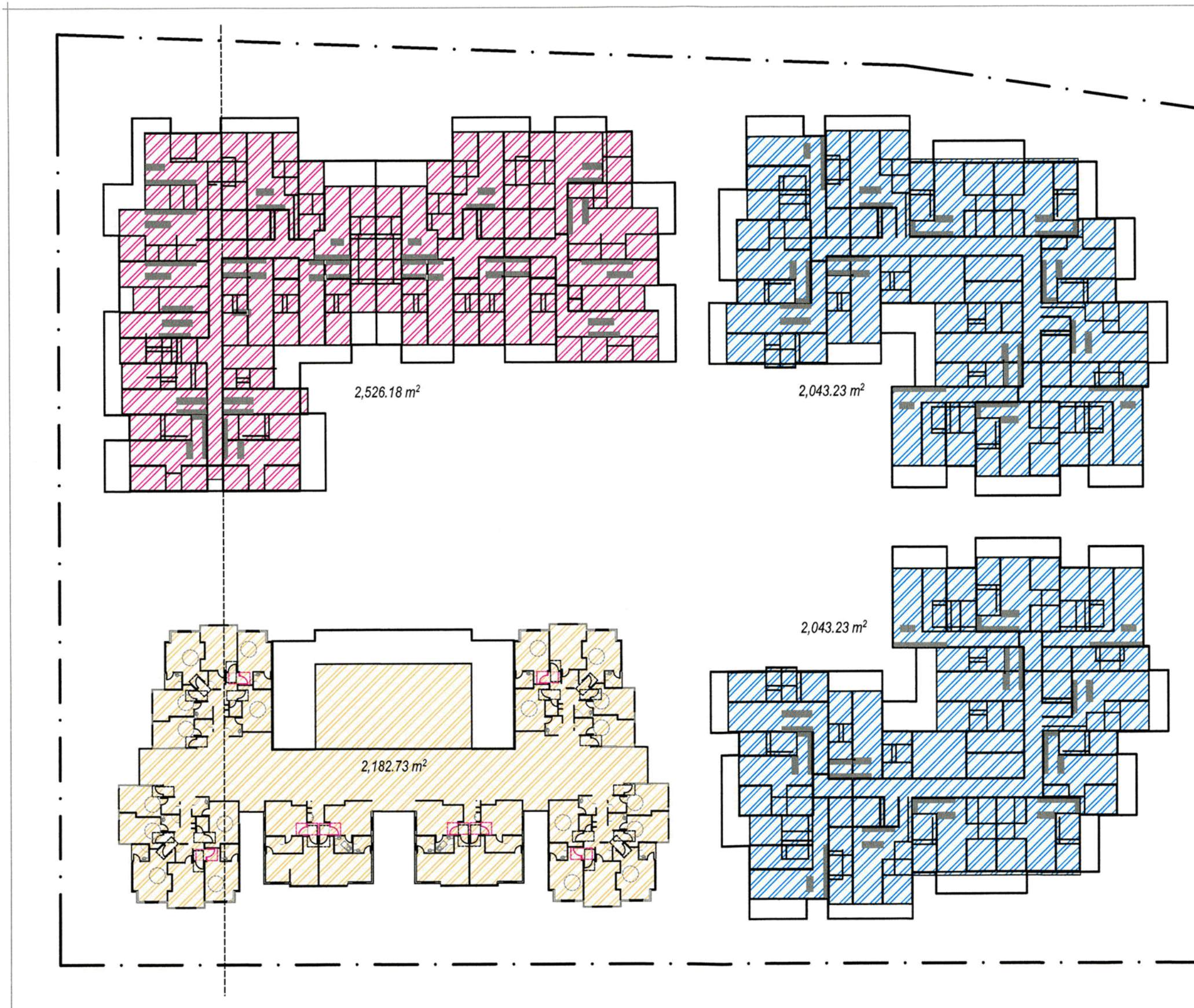
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SCALES as shown	No. IN SET 6 of 10
DATE 06.02.19	SHEET NUMBER
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PROJECT :
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 at
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 MITTAGONG NSW 2575**
 Lots 101-109 DP 236894; Lot 11 & Lot 32 DP 9299; Lot 132 DP 1069349; Lots 141-142 DP 513051
 CLIENT :
The Blissett Group
 DRAWING :
LOWER GROUND FLOOR PLAN

SCALE 0 5.0 10.0 15.0 20.0 25.0
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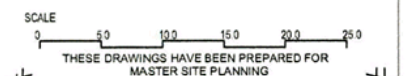
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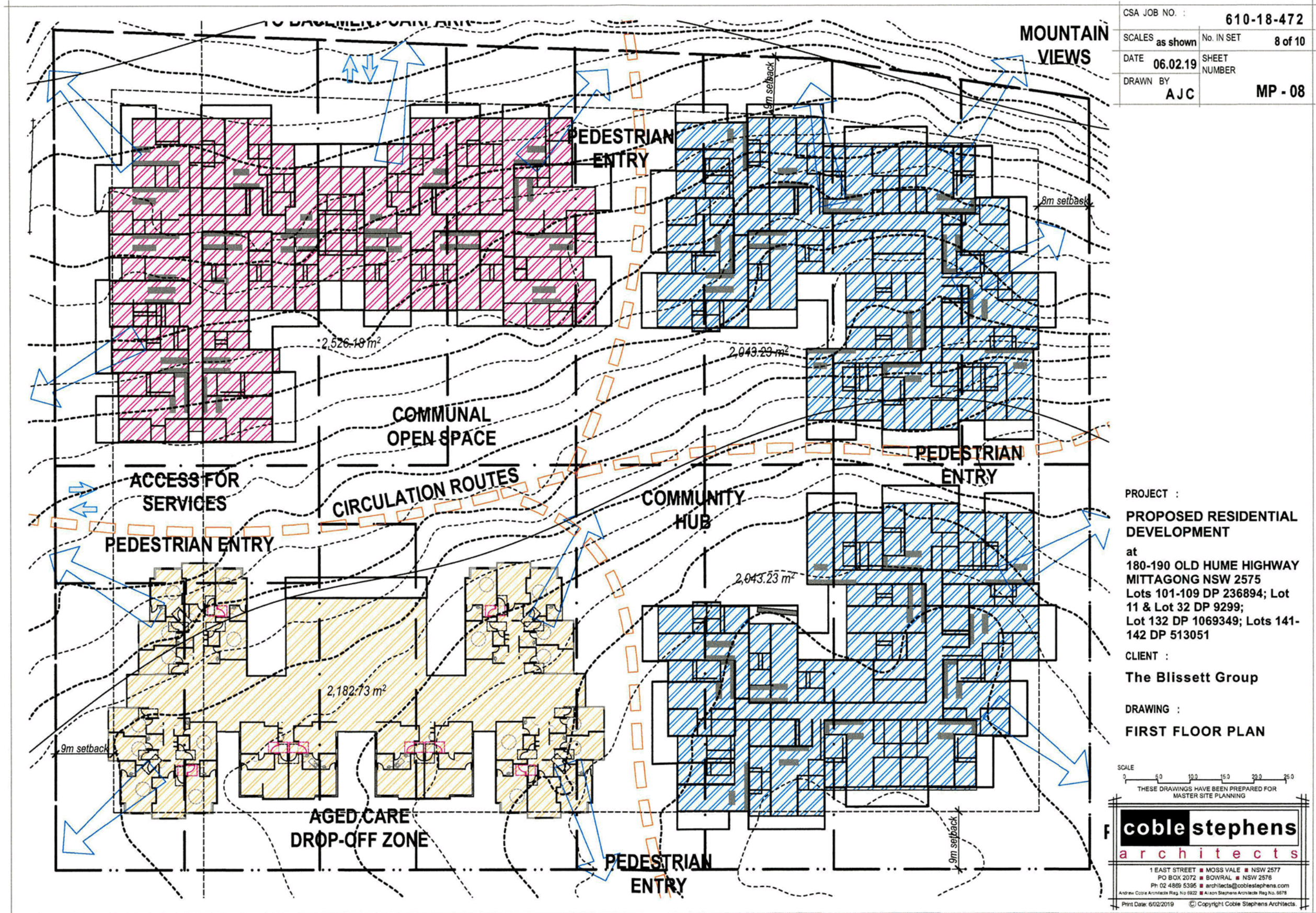
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DATE 06.02.19	SHEET NUMBER	
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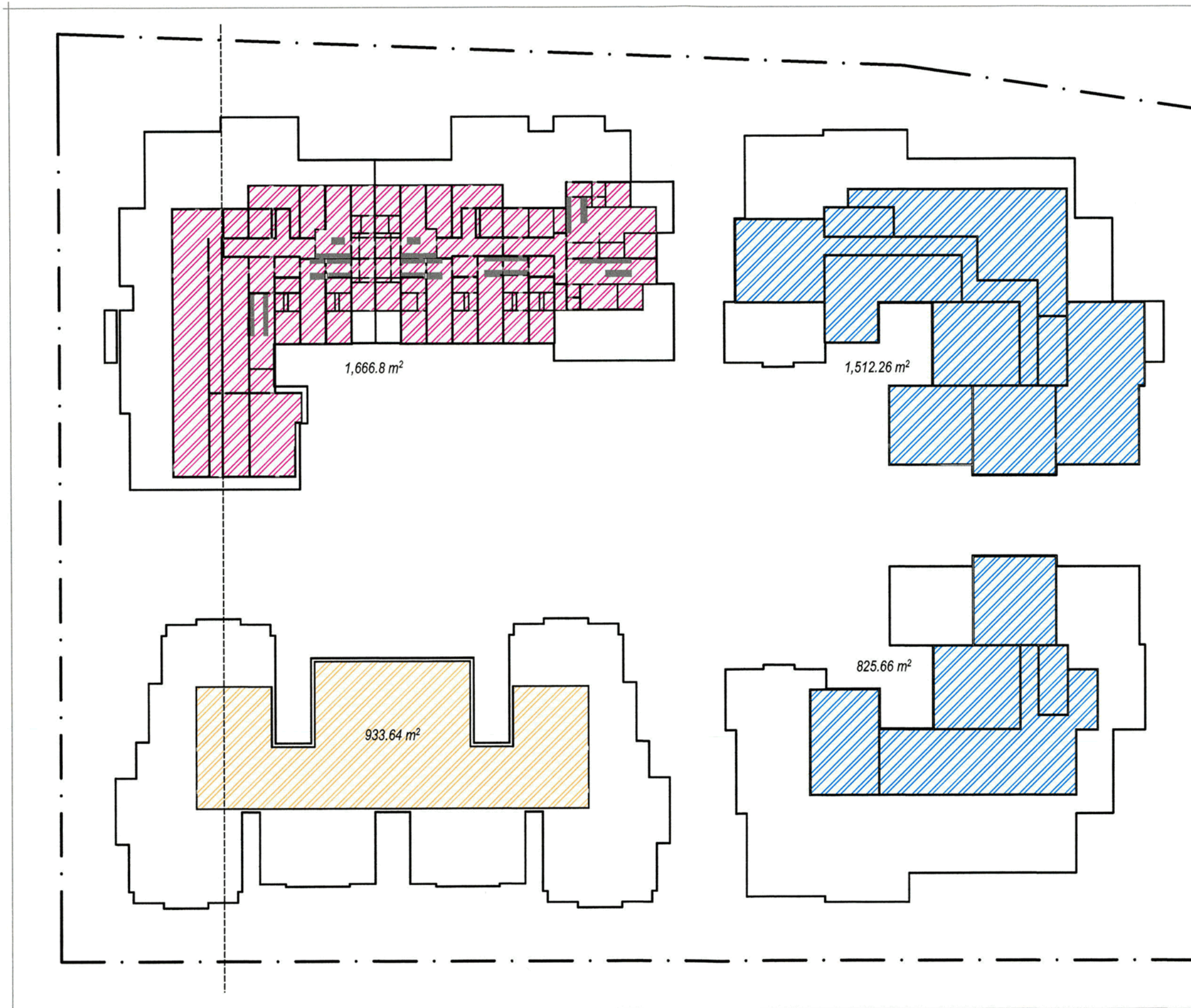
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 at
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 Lot 132 DP 1069349; Lots 141-142 DP 513051
 CLIENT :
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 DRAWING :
GROUND FLOOR PLAN



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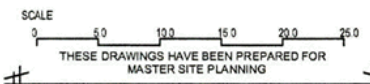
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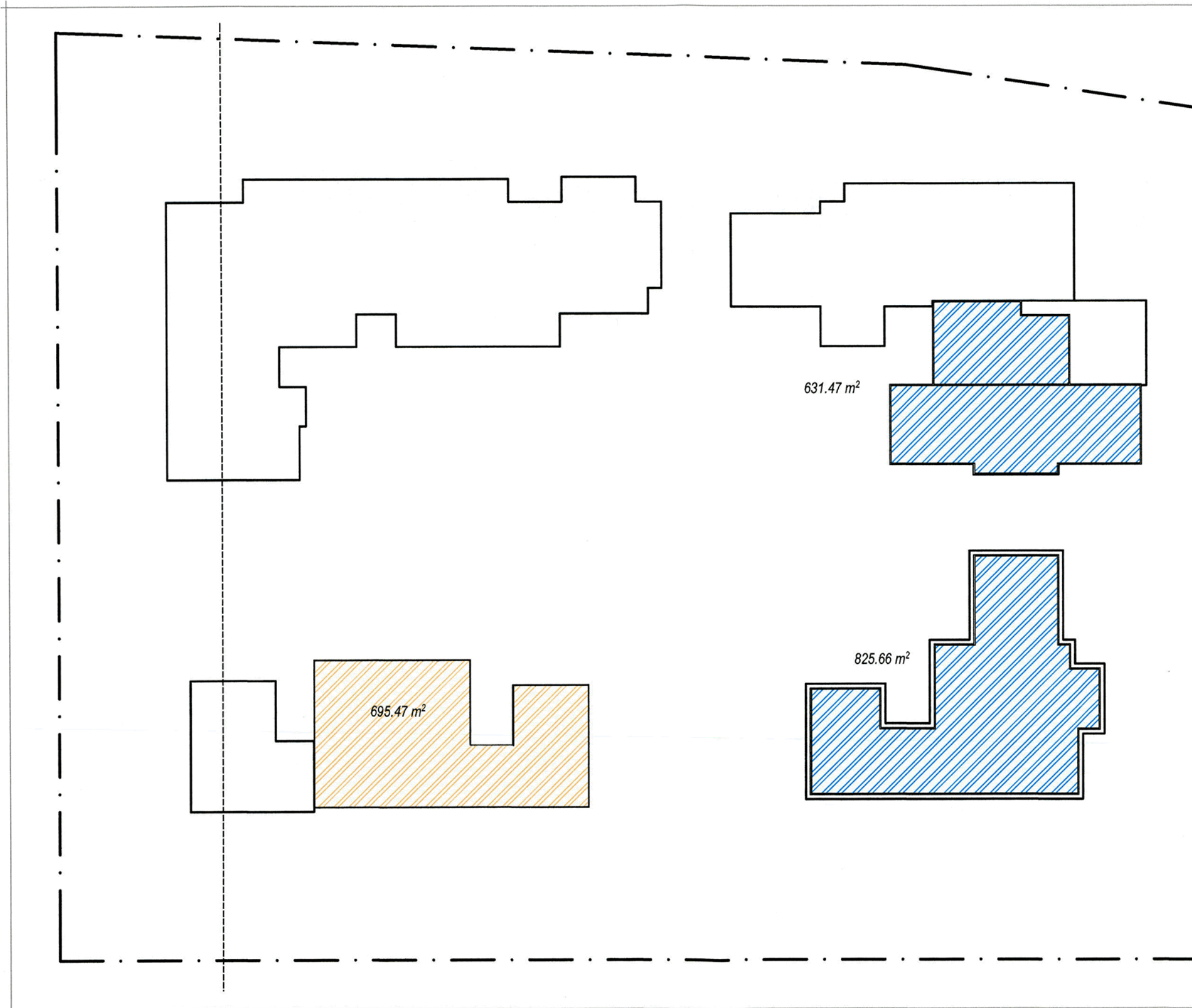
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DATE 06.02.19	SHEET NUMBER	
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PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT
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 Lots 101-109 DP 236894; Lot 11 & Lot 32 DP 9299;
 Lot 132 DP 1069349; Lots 141-142 DP 513051
 CLIENT :
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 DRAWING :
SECOND FLOOR PLAN



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DATE 06.02.19	SHEET NUMBER	
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PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT
 at
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MITTAGONG NSW 2575
 Lots 101-109 DP 236894; Lot 11 & Lot 32 DP 9299; Lot 132 DP 1069349; Lots 141-142 DP 513051

CLIENT :
The Blissett Group

DRAWING :
THIRD FLOOR & ROOF PLAN

SCALE
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Section 19 Hume Highway Residential Precinct

C19.1 Location

This Precinct includes the land bounded by Old Hume Highway, Rainbow Rd, Brewster St and Pioneer Park(??) It has immediate proximity to the major shopping precinct of the Shire directly opposite on the northern side of the Old Hume Highway and is adjacent to the Shires largest community and recreation club, the Mittagong RSL.

It comprises the following land parcels....
It has a total site area of approximately 20,480 square metres

The controls applying to this Precinct are intended to assist in the assessment of Development Applications made for this site in respect of a range of housing types, including housing for seniors, affordable housing such as boarding house apartments and medium density housing types such as residential flat buildings.

It should be noted that the site is within the R3 Medium Density zone of the WLEP2010 under which all of the proposed housing types are a form of permissible development.

The WLEP2010 does not prescribe a maximum height of buildings or a maximum floor space ratio for this land.

The purpose of the Precinct Plan guidelines is also to ensure that development proposals seeking to utilise the provisions of this Precinct Plan do so in a manner that is respectful of the opportunities and constraints of the subject land and of the local context.

In particular, the guidelines have been constructed on the assumption that the development of the Precinct will be coordinated in one larger development proposal and not undertaken as a series of smaller individual projects.



C19.2 Preferred Development Outcomes

The Old Hume Highway Residential Precinct has been identified as an opportunity for substantial in fill residential development. Development within the Precinct can make a strong positive contribution to Council's Housing Strategy and Affordable Housing Strategy.

The preferred development outcome for the Precinct is the provision of a range of housing types that will address the housing needs of a broad cross section of the community, in particular more housing that can be available as affordable rental housing and seniors housing that includes a level of support services rather than independent living.

The provisions of this section of the DCP therefore only apply to Development Applications that seek to provide a range of housing types with the appropriate level of support and community services.

Any future development within this Precinct for the purposes of residential development must firstly address the following objectives, with any Development Application being supported by a detailed Statement as to how these objectives are fulfilled:



1. ensure a mix of housing types that this is balanced between housing opportunity for all dwelling types and all socio economic sectors
2. seniors housing that is supported by appropriate on site services such as meals, housekeeping and some clinical support rather than independent living in self contained dwellings
3. ensure the resultant scale and character of development is respectful of the lower density residential character of the areas to the south and west of the site
4. ensure any important existing landscape and natural vegetation features of the site and adjoining land, including Council land, are recognised,
5. provide a management plan for the operation of community facilities on the site, including how they may best provide opportunity for the broader community
6. restrict vehicular access points to the site to a minimum and locate them in order to provide safe traffic management outcomes and avoid unnecessary conflict with the lower density residential areas to the south
7. improve pedestrian connectivity between the precinct and the nearby shopping and recreational facilities
8. minimise the potential impacts on the environment and on the amenity of local residents associated with lengthy construction periods

C19.3 Development Concepts

The overriding development concept for this Precinct is to provide for a range of residential types ranging from housing for seniors or those with a disability, affordable housing that may include boarding house apartments or affordable rental apartments and residential flat buildings that can be available to the broader community.

C19.4 Specific Development Controls

C19.4.1 – vehicular access (see site plans)

Limited points of access to avoid potential traffic management issues associated with the Old Hume Highway and to avoid any significant traffic movements being introduced into Rainbow Road.

Development of the site should upgrade the existing point of access onto Old Hume Highway to the satisfaction of the Council and the RMS, to provide ingress/egress to basement parking. In addition, a second ingress/egress point off Brewster St is to be provided.

Vehicular access to the site from Rainbow Rd should be restricted to pick up/drop off for any aged care housing component, with some service vehicles and/or staff parking associated with the community facilities.

**C19.4.2 - floor space ratio**

Refer to plans (site area – Floor area table)

Overall maximum FSR for development of 1.5:1 (on a site area of approx. 20,000sqm this equates to 30,000sqm of floor area).

The available FSR on the whole of the site is to be distributed in the following way:

Affordable housing – minimum 0.55:1

Residential flat building - maximum 0.55:1

Assisted age care - minimum 0.40:1

An additional 0.1:1 FSR is available for the provision of community facilities on site that demonstrate a community benefit to a broader population than those resident on site.

The above distribution of FSR is based upon a whole of site development scenario. If smaller individual development proposals come forward, each proposal must demonstrate the required floor space distribution and infrastructure to support service provisions to enable assisted senior living to be provided.

The above FSR is also only available on the basis of the affordable housing component of any development accepting the restrictions for affordable rental housing as set out in the State Environmental Planning Policy (Affordable Rental Housing) 2009, Part 2 Division 1 Clause 17 and that any component of seniors housing is assisted/hostel and residential care senior housing

C19.4.3 – building height

Refer to plans (site sections)

Maximum 18 metre height limit, maximum 5 levels above basement parking

Buildings to be stepped with lower heights onto Rainbow Road frontage

C19.4.4 – landscaped area

Refer to plans (site area)

Minimum requirement of 50% to ensure an appropriate balance between the built form and landscaped areas.

Should include at least one larger communal area of open space

C19.4.5 – integration with adjoining open space

Ensure integration with adjoining public recreation at the east end of the site

C19.4.6 - pedestrian connectivity

Improved pedestrian pathways, particularly to access Mittagong Marketplace to the west and Mittagong RSL to the east

ATTACHMENTS TO REPORT

Item 12.3

Berrima Marketplace All Abilities Playground Upgrade and Draft Masterplan

Attachment 1

Draft Masterplan Sheet 1

Attachment 2

Draft Masterplan Playground Concept Plan

Attachment 3

Draft Masterplan Playground Detail Plan

Attachment 4

Draft Masterplan Playground Access Plan

Attachment 5

Draft Masterplan Playground Equipment Plan

Attachment 6

Draft Masterplan West

Attachment 7

Draft Masterplan East

Attachment 8

Draft Masterplan Tree Management Plan West

Attachment 9

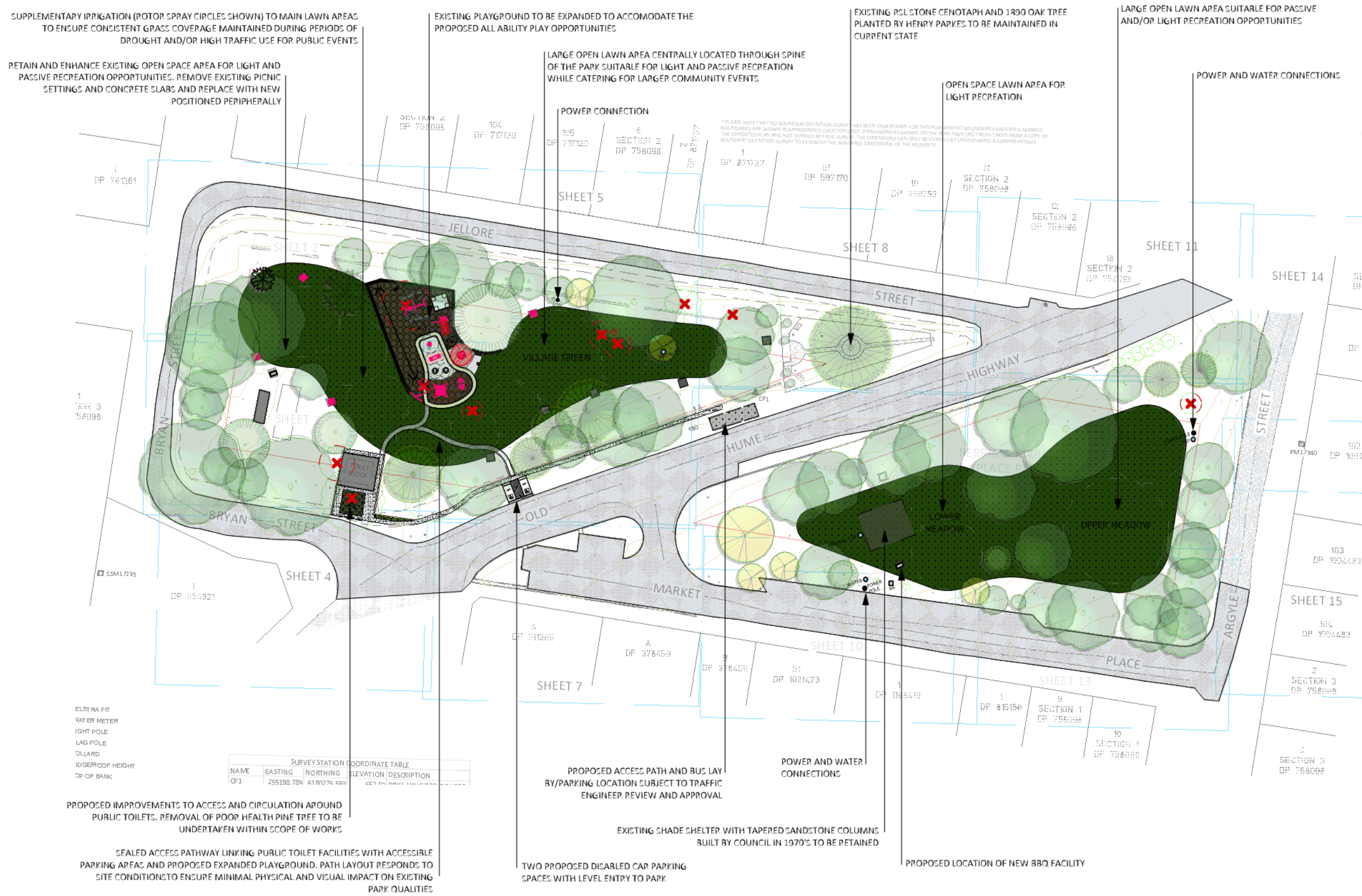
Draft Masterplan Tree Management Plan East

Attachment 10

Draft Masterplan Staging Plan



BERRIMA MARKET PLACE - DRAFT MASTERPLAN



BERRIMA MARKETPLACE - DRAFT MASTERPLAN
 ROTARY CLUB & WINGECARRIBEE SHIRE COUNCIL
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* = Max free height of fall
 ** = Total height of product
 *** = Total safety zone area



Scale 1:1000 @A3
 Date: 05.05.2019
 SHEET 1 OF 10



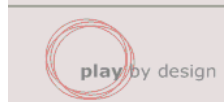


BERRIMA MARKETPLACE - PLAYGROUND UPGRADE



- RELOCATED BENCH SEAT
- EXISTING TIMBER FORT PLAY STRUCTURE
- EXISTING PYRUS TREE TO BE REMOVED
- RELOCATE EXISTING SWING OR OPTIONAL NEW
- EXISTING PLAYGROUND MULCH
- RETAINED AND REPOSITIONED EXISTING SPINNER AND ROCKER
- SANDSTONE RETAINING EDGE TO REPLACE EXISTING TIMBER EDGE
- RUBBER WET POUR SURFACING
- EXISTING CABLEWAY
- REMOVE EXISTING CONCRETE SLAB AND RETURF
- EXISTING SMALL CEDRUS DEODARA TO BE REMOVED
- NEW PICNIC TABLE SETTING AND CONCRETE SLAB
- EXISTING CONIFER TO BE EXCAVATED AND REPLANTED TO NORTH WESTERN CORNER OF PARK
- PROPOSED 1200mm WIDE, RESIN BOUND GRAVEL ACCESS PATH LINKING DISABLED PARKING BAYS, TOILETS AND PLAYGROUND
- RELOCATE EXISTING WATER BUBBLER TO NEW LOCATION AS SHOWN ON PLAN. DEMOLISH EXISTING SLAB AND RETURF
- NEW CONCRETE PATHS TO TOILET SURROUNDS FOR IMPROVED ACCESS FROM STREET PARKING
- REMOVE EXISTING GOLDEN ELM LOCATED TOO CLOSE TO TOILET BLOCK

- HIGH INTENSITY USE LAWN AREA 'THE VILLAGE GREEN' WITH SUPPLEMENTARY IRRIGATION TO CENTRAL AREAS (AWAY FROM TREE DRIPLINES)
- PROPOSED NEW WET POUR RUBBER AREA
- EXISTING PLAYGROUND AND PROPOSED EXTENSION OF MULCH PLAY AREA



BERRIMA MARKETPLACE - PLAYGROUND UPGRADE CONCEPT PLAN
 ROTARY CLUB & WINGECARRIBEE SHIRE COUNCIL
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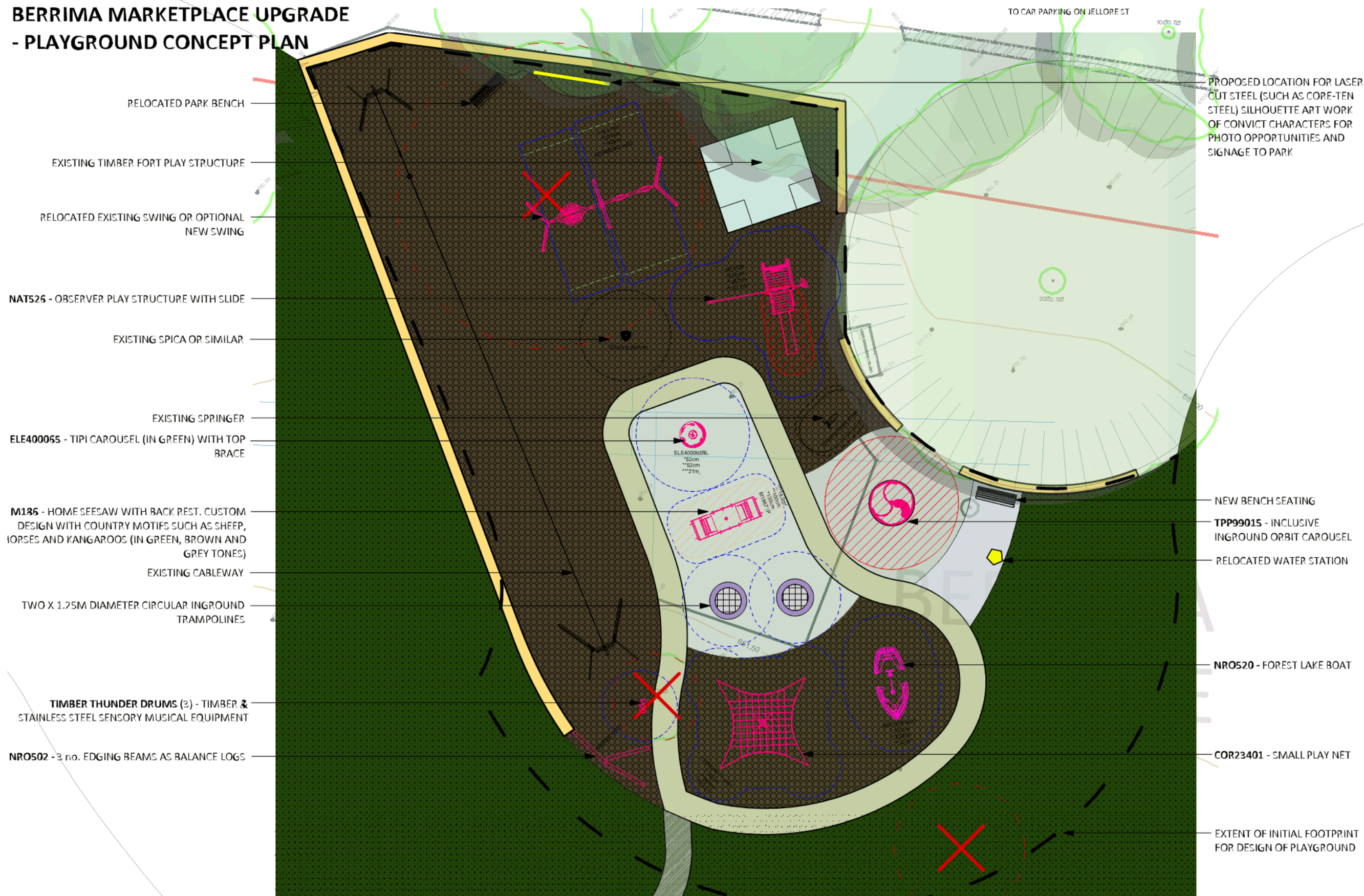
- = Max free height of fall
- ** = Total height of product
- *** = Total safety zone area

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 Date: 06.05.2019
 Sheet 2 of 10





BERRIMA MARKETPLACE UPGRADE - PLAYGROUND CONCEPT PLAN



- RELOCATED PARK BENCH
- EXISTING TIMBER FORT PLAY STRUCTURE
- RELOCATED EXISTING SWING OR OPTIONAL NEW SWING
- NAT526 - OBSERVER PLAY STRUCTURE WITH SLIDE
- EXISTING SPICA OR SIMILAR
- EXISTING SPRINGER
- ELE400065 - TIPI CAROUSEL (IN GREEN) WITH TOP BRACE
- M186 - HOME SEESAW WITH BACK REST. CUSTOM DESIGN WITH COUNTRY MOTIFS SUCH AS SHEEP, HORSES AND KANGAROOS (IN GREEN, BROWN AND GREY TONES)
- EXISTING CABLEWAY
- TWO X 1.25M DIAMETER CIRCULAR INGROUND TRAMPOLINES
- TIMBER THUNDER DRUMS (3) - TIMBER & STAINLESS STEEL SENSORY MUSICAL EQUIPMENT
- NRO502 - 2 no. EDGING BEAMS AS BALANCE LOGS

PROPOSED LOCATION FOR LASER CUT STEEL (SUCH AS CORE-TEN STEEL) SILHOUETTE ART WORK OF CONVICT CHARACTERS FOR PHOTO OPPORTUNITIES AND SIGNAGE TO PARK

- NEW BENCH SEATING
- TPP99015 - INCLUSIVE INGROUND ORBIT CAROUSEL
- RELOCATED WATER STATION
- NRO520 - FOREST LAKE BOAT
- COR23401 - SMALL PLAY NET

EXTENT OF INITIAL FOOTPRINT FOR DESIGN OF PLAYGROUND



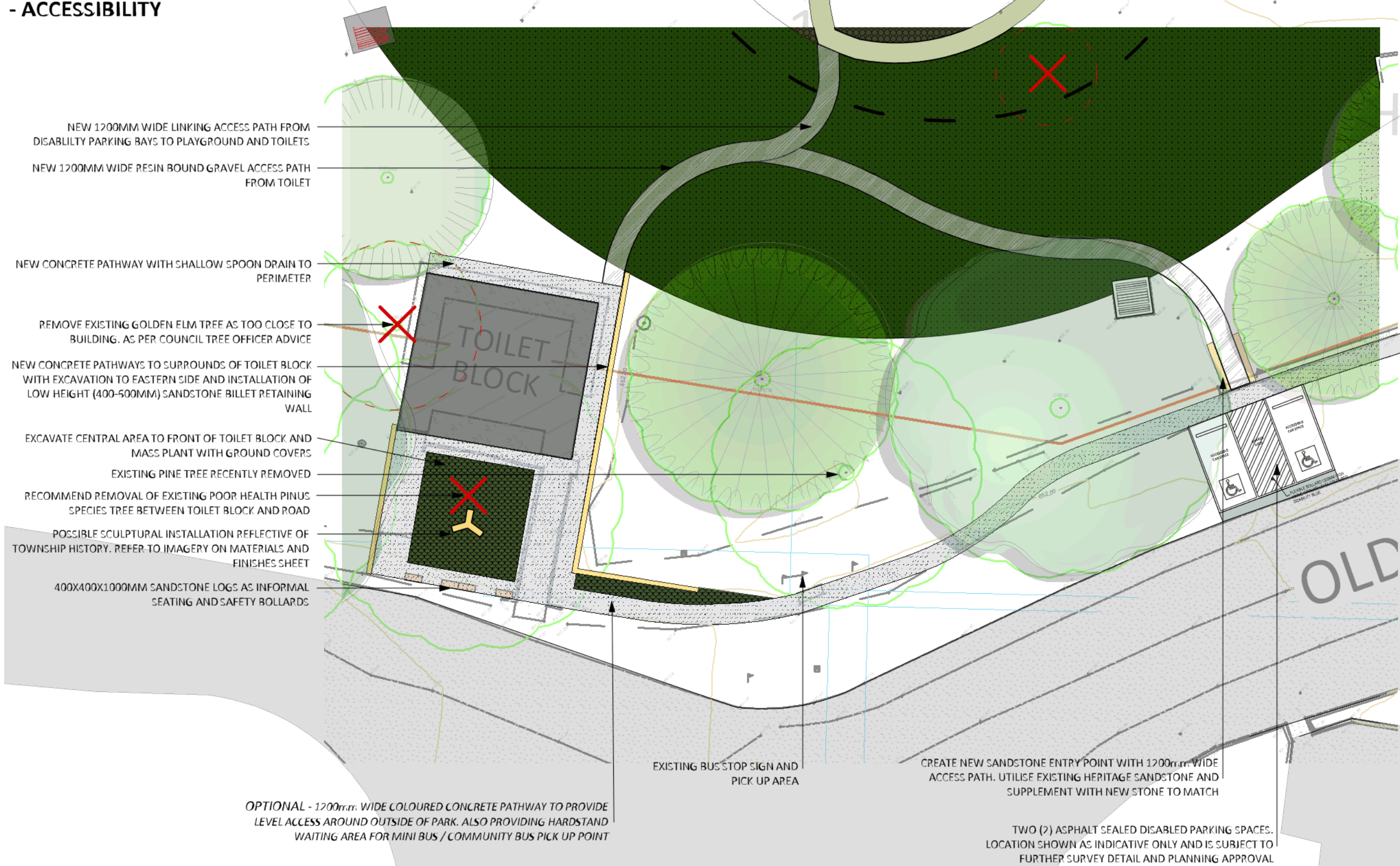
BERRIMA MARKETPLACE - PLAYGROUND UPGRADE CONCEPT PLAN - Equipment Detail
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- * = Max free height of fall
- ** = Total height of product
- *** = Total safety zone area

Scale 1:150 @ A3
 Date: 06.05.2019
 Sheet 3 of 10



BERRIMA MARKETPLACE UPGRADE - ACCESSIBILITY



BERRIMA MARKETPLACE - PLAYGROUND UPGRADE CONCEPT PLAN - sheet 4
 ROTARY CLUB & WINGECARRIBEE SHIRE COUNCIL
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* = Max free height of fall
 ** = Total height of product
 *** = Total safety zone area



Scale 1:150 @ A3
 Date: 06.05.2019
 Sheet 4 of 10



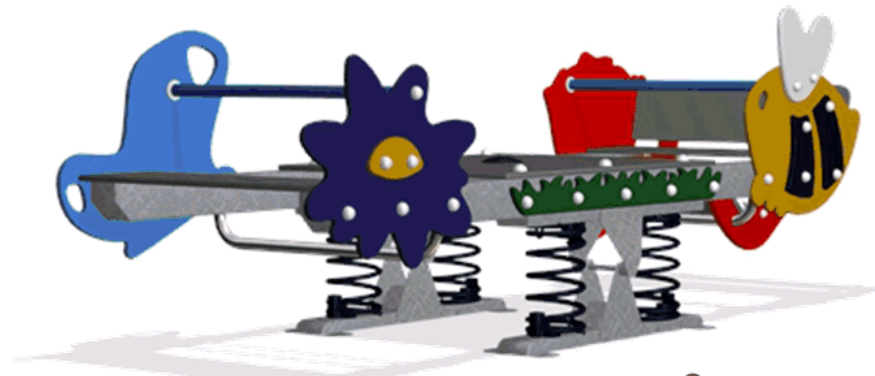
BERRIMA MARKETPLACE PLAYGROUND UPGRADE - EQUIPMENT & MATERIAL FINISHES



NAT526 - OBSERVER



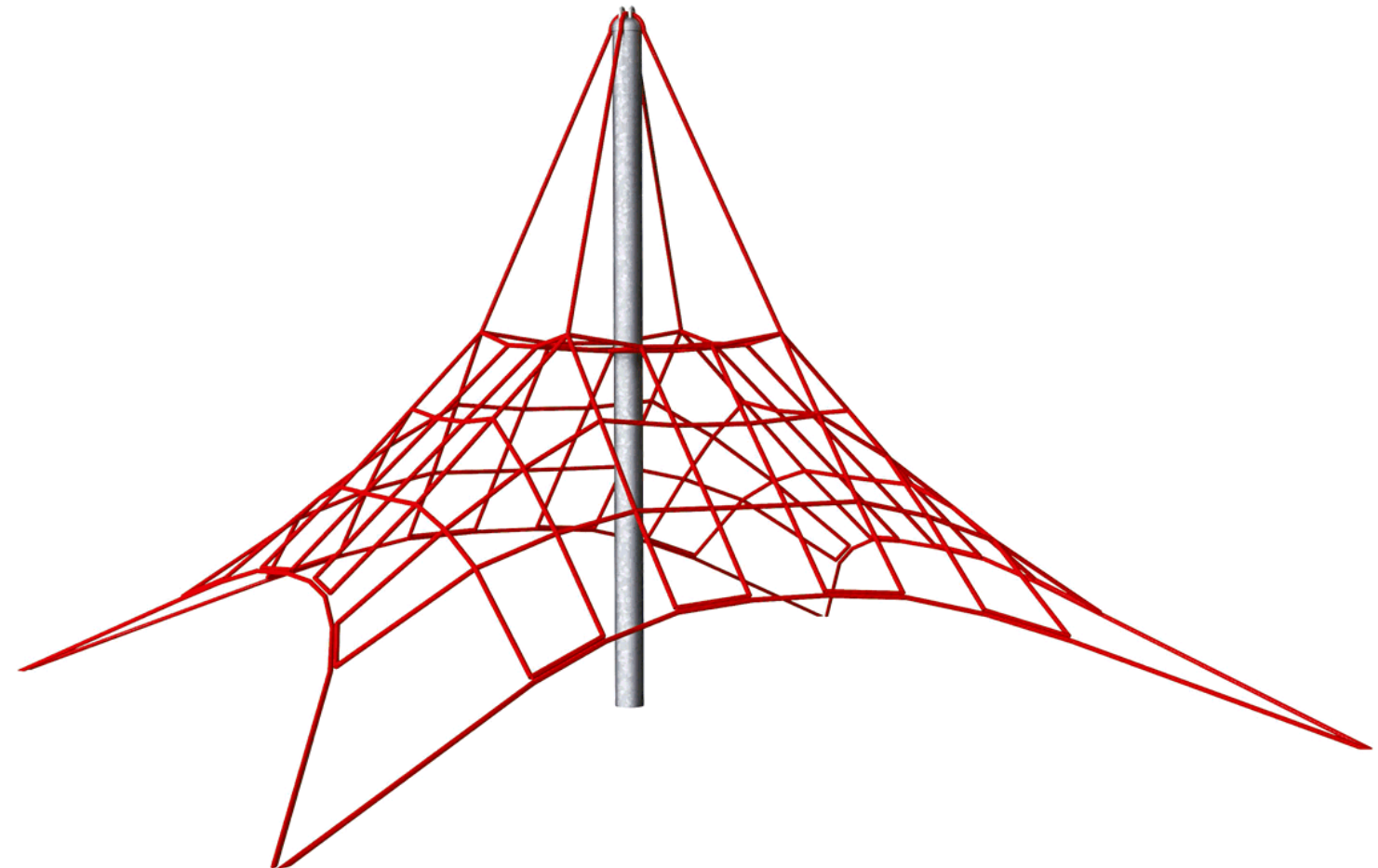
ELE400065- TIPI CAROUSEL WITH TOP BRACE



M186 - CUSTOM SEESAW WITH LOCATION RELEVANT GRAPHICS SUCH AS HORSES (IMAGE AT RIGHT AS EXAMPLE ONLY) IN LIEU OF BEES, ETC



NRO520 - FOREST LAKE BOAT W/O FLOOR



COR23401 - SMALL PLAY NET



BERRIMA MARKETPLACE PLAYGROUND UPGRADE - Equipment & Materials - sheet 1

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NTS
Sheet 5 of 10



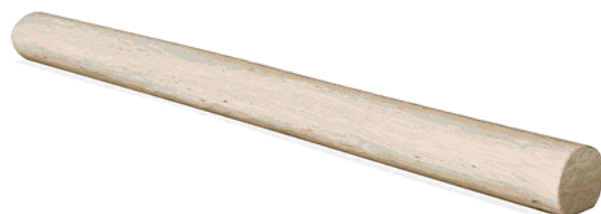
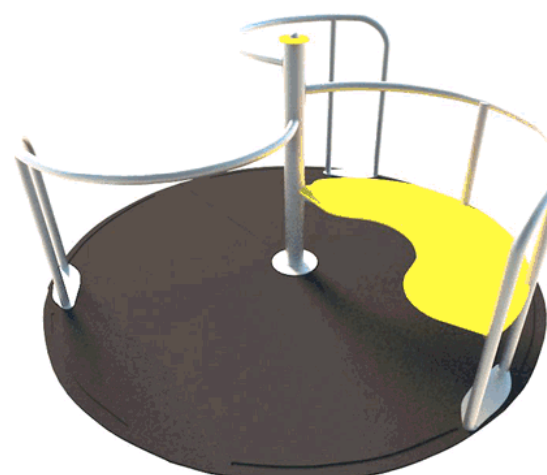
BERRIMA MARKETPLACE PLAYGROUND UPGRADE - EQUIPMENT & MATERIAL FINISHES



LOG THUNDER DRUMS



ORBIT - ACCESSIBLE IN-GROUND CAROUSEL



NRO502 - TIMBER LOG EDGE AS BALANCE BEAM



IN-GROUND TRAMPOLINES



SILHOUETTE STEEL SCULPTURE OR PAINTING ON TOILET BLOCK EXTERNAL WALLS ALLOW FOR INTERACTIVE OPPORTUNITIES FOR PHOTOS



EXAMPLES OF SANDSTONE SCULPTURES DISPLAYING CONVICT AND ENGINEERING PAST



BERRIMA MARKETPLACE PLAYGROUND UPGRADE - Equipment & Materials - sheet 2
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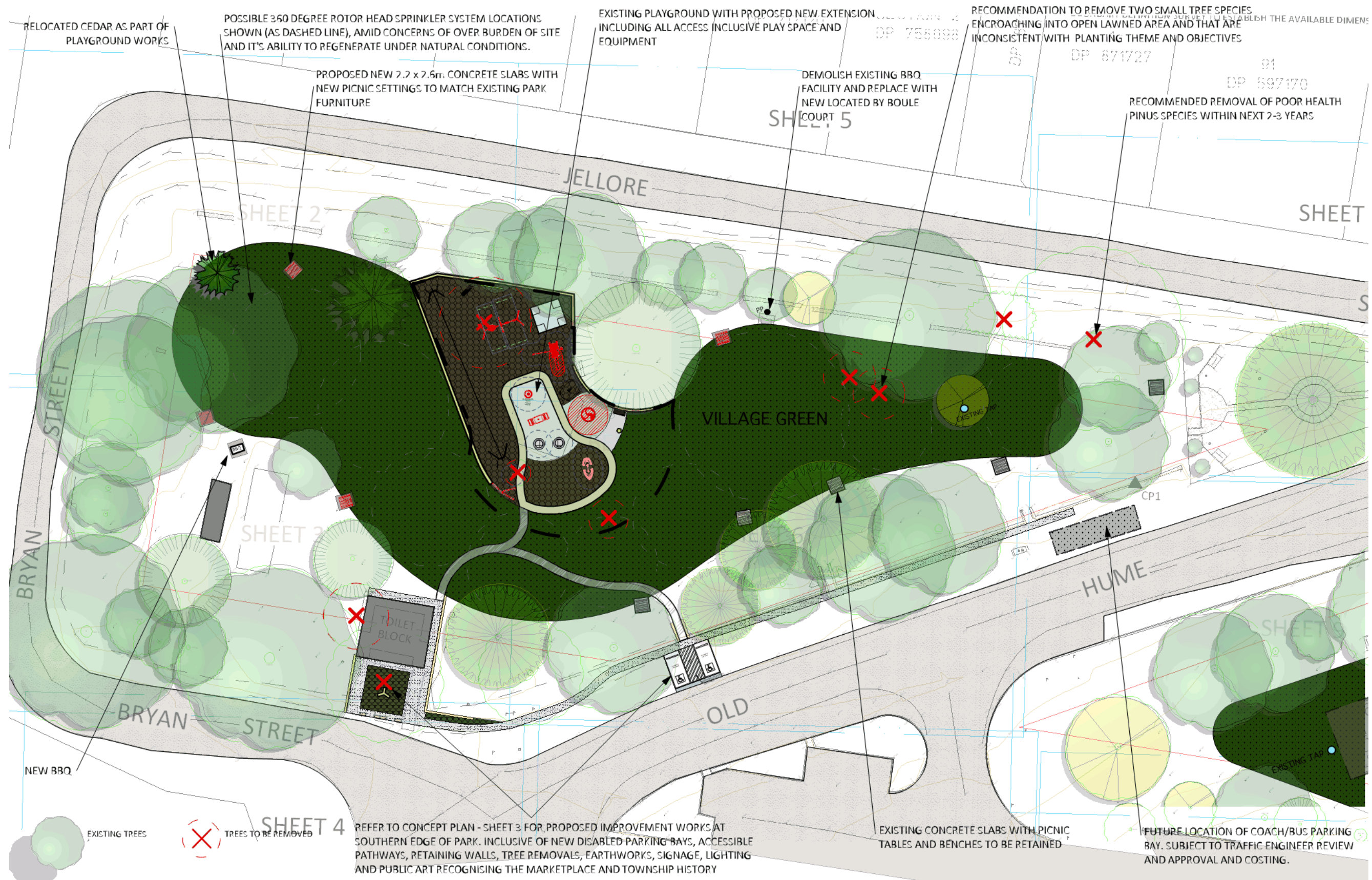


Date: 05.05.2019
 NTS
 Sheet 6 of 10

KOMPAN! COROCORD
 The Spocenet Inventors
 Exclusive NSW & ACT Agents



BERRIMA MARKET PLACE - MASTER PLAN - WEST



BERRIMA MARKETPLACE - MASTER PLAN - WEST
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 Sheet 7 of 10





BERRIMA MARKET PLACE - MASTER PLAN - EAST



BERRIMA MARKETPLACE - MASTER PLAN - EAST
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- *** = Total safety zone area



Scale 1:500 @A3
 Date: 06.05.2019
 Sheet 8 of 10





BERRIMA MARKET PLACE - TREE REPLACEMENT PLAN - WEST

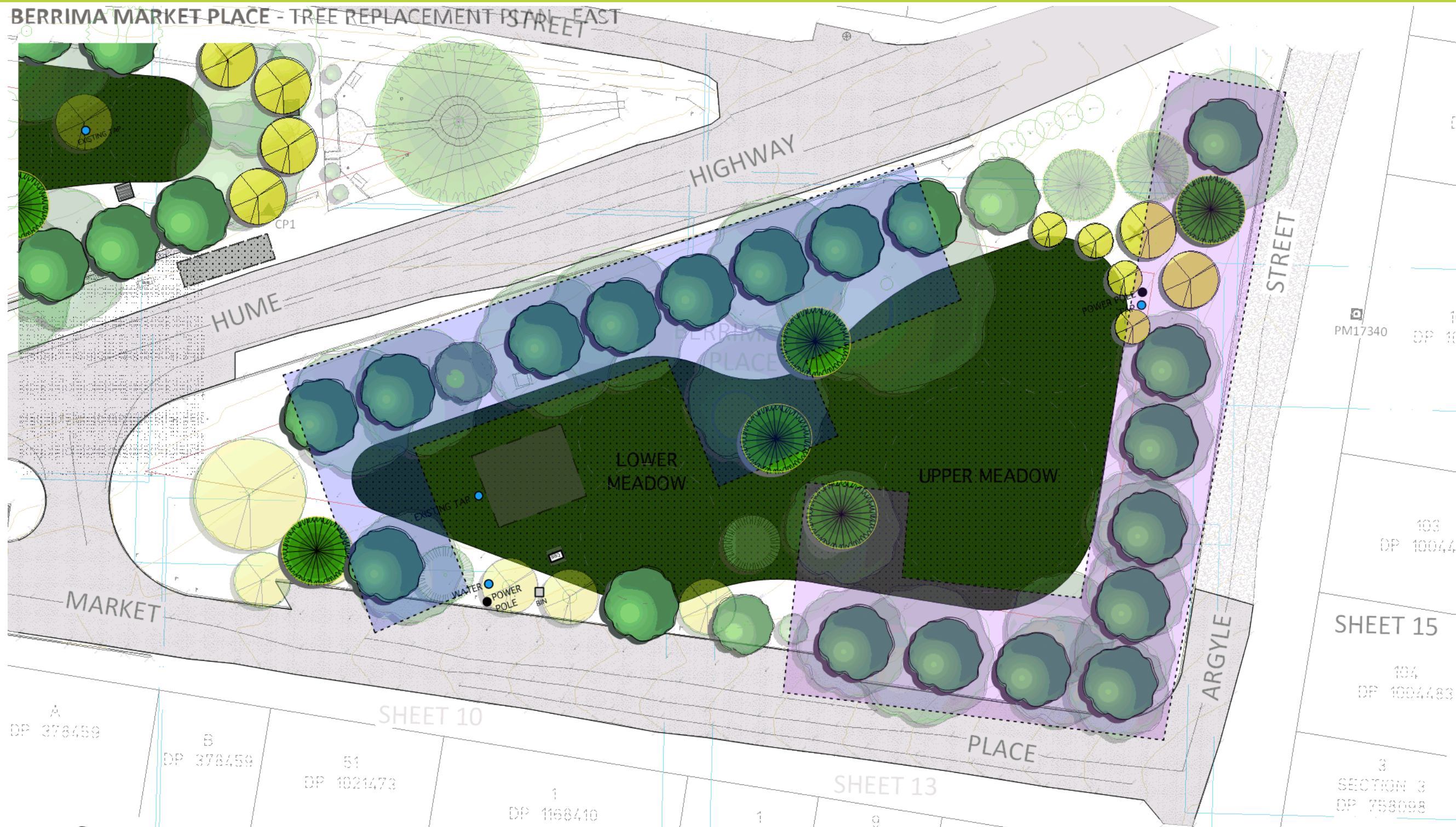


BERRIMA MARKETPLACE - TREE REPLACEMENT PLAN - WEST
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Scale 1:500 @A3
 Date: 06.05.2019
 Sheet 9 of 10





<p>PROPOSED NEW PLANTINGS TO REPLACE VARIOUS EXISTING MATURE PINE TREES TO BE REMOVED AS PART OF STAGED MANAGEMENT PLAN</p>	<p>PROPOSED DECIDUOUS TREE PLANTING OF PIN OAK (<i>Quercus palustris</i>) TO SUPPLEMENT EXISTING SPECIMENS</p>	<p>EXISTING JUVENILE TREES TO BE RETAINED</p>	<p>STAGE 4 TREE REPLACEMENT</p>	<p>PROPOSED OPTIONAL REPLACEMENT TREE SPECIES</p> <ol style="list-style-type: none"> 1.) STONE PINE (<i>Pinus pinea</i>) 2.) MARITIME PINE (<i>Pinus pinaster</i>) 3.) QUEENSLAND KAURI PINE (<i>Agathis robusta</i>) 4.) SWAMP CYPRESS (<i>Taxodium distichum</i>) 5.) DOUGLAS FIR (<i>Pseudotsuga menziesii</i>)
<p>PROPOSED COPSE OF DECIDUOUS TREE PLANTING OF LIQUID AMBER, GINKGO BILORA AND PISTACHIA CHINENSIS SPECIES AS PER RECOMMENDATIONS WITHIN THE 2007 CONSERVATION MANAGEMENT STRATEGY</p>	<p>TREES PROPOSED FOR REMOVAL AS PART OF GREATER MASTERPLAN IMPROVEMENT WORKS</p>	<p>ALL CURRENT EXISTING EVERGREEN AND DECIDUOUS TREES</p>	<p>STAGE 5 TREE REPLACEMENT</p>	



BERRIMA MARKETPLACE - TREE REPLACEMENT PLAN - EAST
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 Date: 06.05.2019
 Sheet 10 of 10





BERRIMA MARKET PLACE - CONSTRUCTION STAGING PLAN



BERRIMA MARKETPLACE - CONSTRUCTION STAGING PLAN

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Scale 1:1000 @A3
Date: 07.05.2019
ADDENDUM FOR INFO



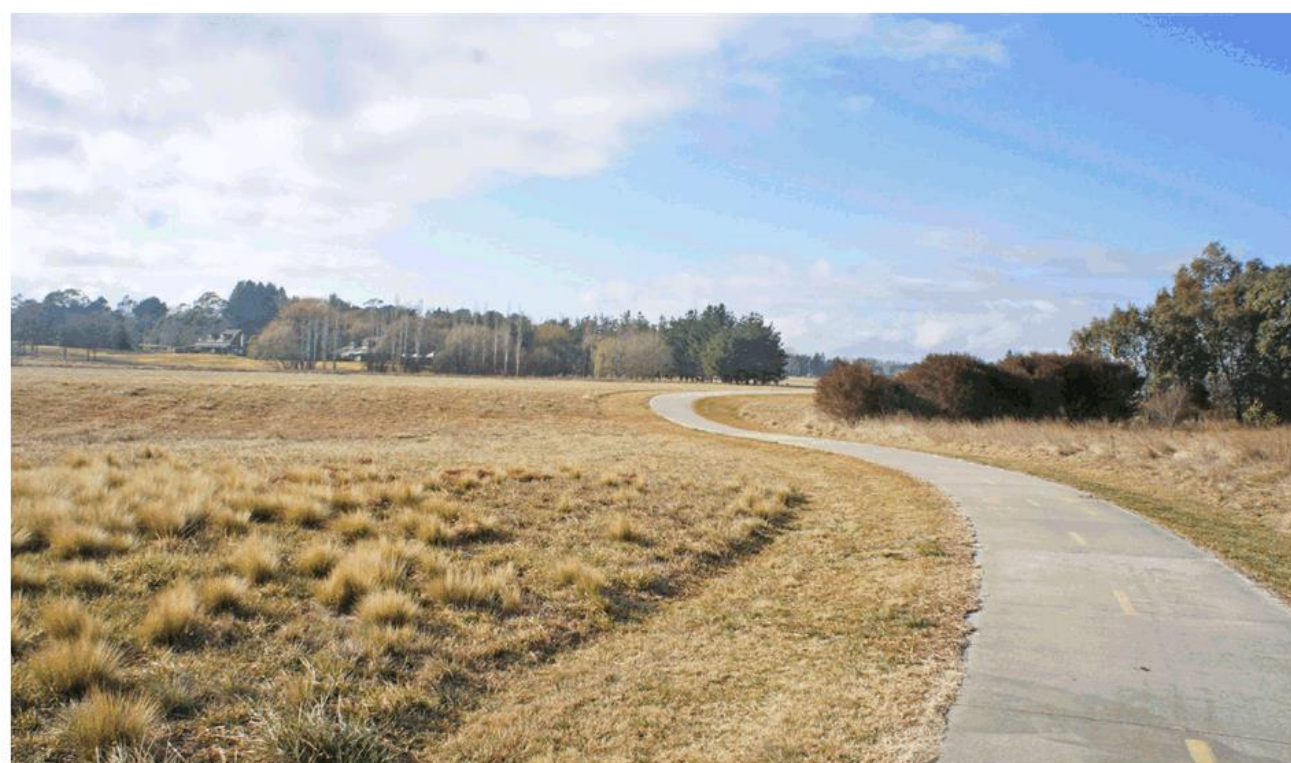
ATTACHMENTS TO REPORT

Item 12.4

Bong Bong Common Masterplan

Attachment 1

Bong Bong Common Masterplan



Bong Bong Common Final Draft Masterplan

27th February 2019



Contents	Page
Introduction	03
Location Plan	04
Landscape Masterplan	05
Masterplan 1 of 2 - Northern Precinct	06
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Northern Entry Plan	08
Eastern Entry Plan	09
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Introduction

Wingecarribee Shire Council, with the support of the Bong Bong Common Management Committee, seeks to develop a comprehensive Masterplan for the Bong Bong Common in Moss Vale.

With the recent purchase of a portion of land directly to the east of Moss Vale Road, all of the key areas of the first European settlement in the Southern Highlands are now in the ownership of Council.

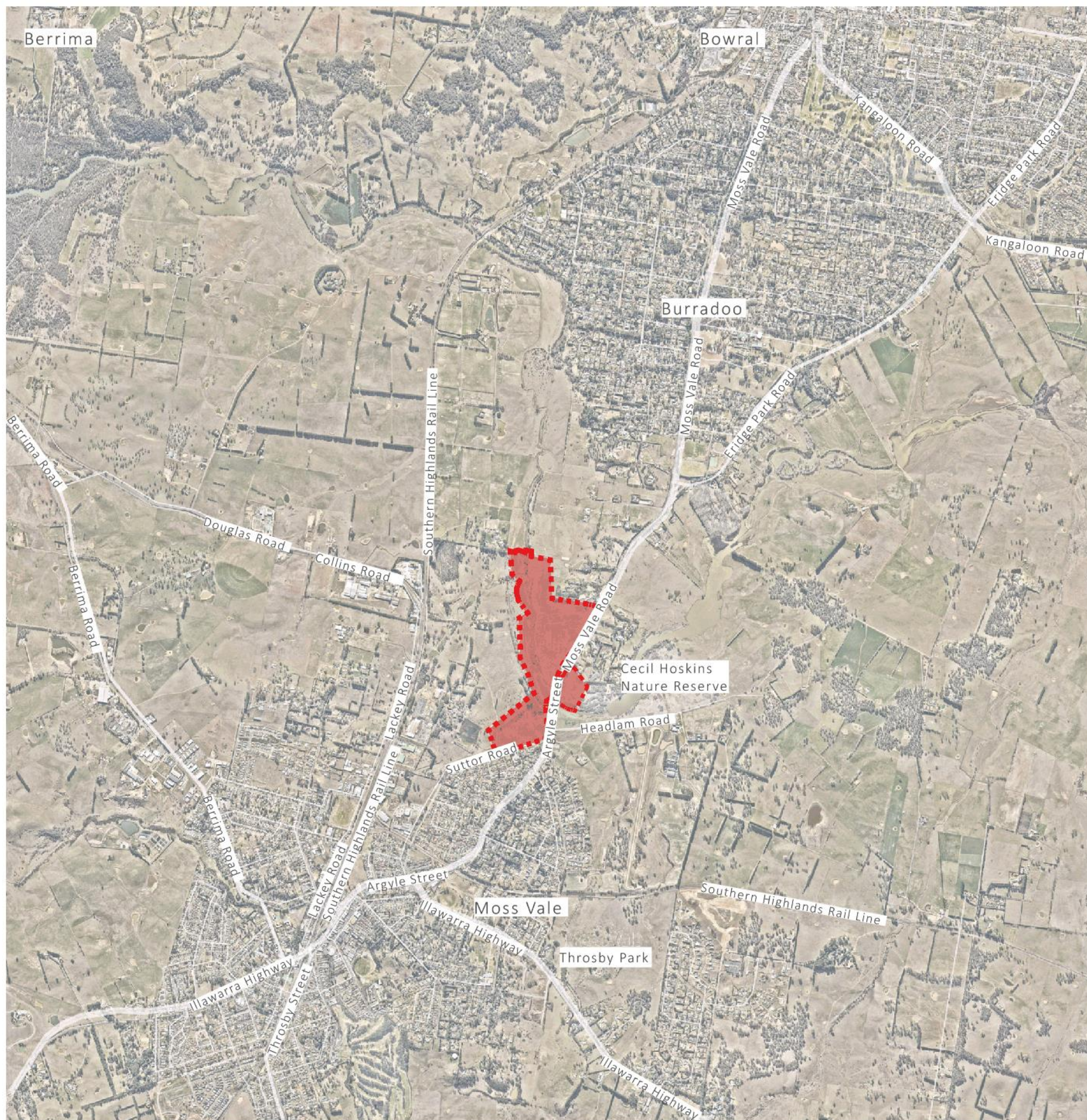
The principle aim of the proposed Masterplan is to sensitively improve the Common in order to protect the archaeological remnants of the historic settlement sites, while improving access and providing interpretive information for visitors.

The Masterplan has been developed with three stages in mind, being:

- Stage 1 – Short Term Priority
- Stage 2 – Medium Term Aspirational
- Stage 3 – Long Term Aspirational

Masterplans are visionary and intended to explore the possibilities of sites in order to develop and protect them in the most appropriate manner for each particular location.

The Bong Bong Common Draft Masterplan indicates short, medium and long term projects, some of which are aspirational and subject to available funding, environmental impacts, legislative requirements and community feedback.



LEGEND

Bong Bong Common

Scale 1:30000 @ A3





1 Entry Gates and Fencing

- Entry gates with post and rail fence to be retained at the northern entry.
- Consideration for similar detail at new eastern precinct vehicle entry.
- For long boundaries, use timber post and smooth-wire fencing (not barbed wire).

2 Pedestrian Entries

- New pedestrian paths from the south and the east to better connect the Common from Moss Vale.
- Separating pedestrian arrival from car arrivals generally.

3 Vehicle Access

- Control vehicles entering the Common with bollards and gates.
- 3A. Upgrade of existing parking adjacent to the eastern precinct.
- 3B. Consider new car park with access via Suttor Road, adjacent to the proposed roundabout with small amenities building.
- 3C. Aero Club north entry for arrival with disability parking behind the clubhouse.

4 Pedestrian Access to the River

- New concrete shared path on the west side of the river following the Old Argyle Road alignment.
- New decomposed granite paths linking existing shared path with river viewing areas on the east side.

5 Pedestrian Bridge Across the River

- New pedestrian bridge connecting the new shared path on the west side of the river with the existing shared path on the east side.

6 Seating and Passive Recreation

- Seating, picnic settings, possible shade structures at key vistas along the riverbank and overlooking the common.

7 Buildings and Structures

- Refurbish Aero Club building and fit-out for visitor arrival experience.
- Hubs for orientation, tours, and exhibitions at the Aero Club building and adjacent to the carpark within the eastern precinct.
- New amenities close to Aero Club building.

8 Interpretation and Archaeology

- Interpretation of archaeology- Bong Bong township, the Causeway and Bowmans Inn

9 Obelisk and Plaques

- Relocate closer to the footprint of the former Barracks and new pedestrian entry point from the new carpark on the eastern land parcel.
- Create a setting with signage, seating and two *Tristanopsis laurina* (Water Gum) to emulate the former setting of pine trees.

10 Exotic Planting

- Consider gradual replacement of *Pinus radiata* with a more landmark and reliable conifer species such as *Cedrus deodara* (Himalayan Cedar).

11 Native Vegetation & Regeneration

- Continue natural rehabilitation work of restoring riparian zones & native vegetation.
- Continue work to identify and promote Bong Bong Common for its association and importance in the wider bio-region.
- Work with Crown on preventing erosion on river banks.



LEGEND

Entries	Paths	Structures	Landscape
Main Vehicle Entry	Existing Concrete Shared Paths	Historical Sites	Existing Model Airfield Fence
Main Pedestrian Entry	Existing Vehicle Access to Model Airfield	Obelisk Relocation	Open Grass Areas
Minor Pedestrian Entry	Existing Decomposed Granite Paths	Water Pump	Riparian Zones
	New Concrete Shared Paths	New Carparking Areas	New Tree Planting
	New Decomposed Granite Paths	Key vistas	
	New Mown Tracks	Timber Post & Rail Fences	

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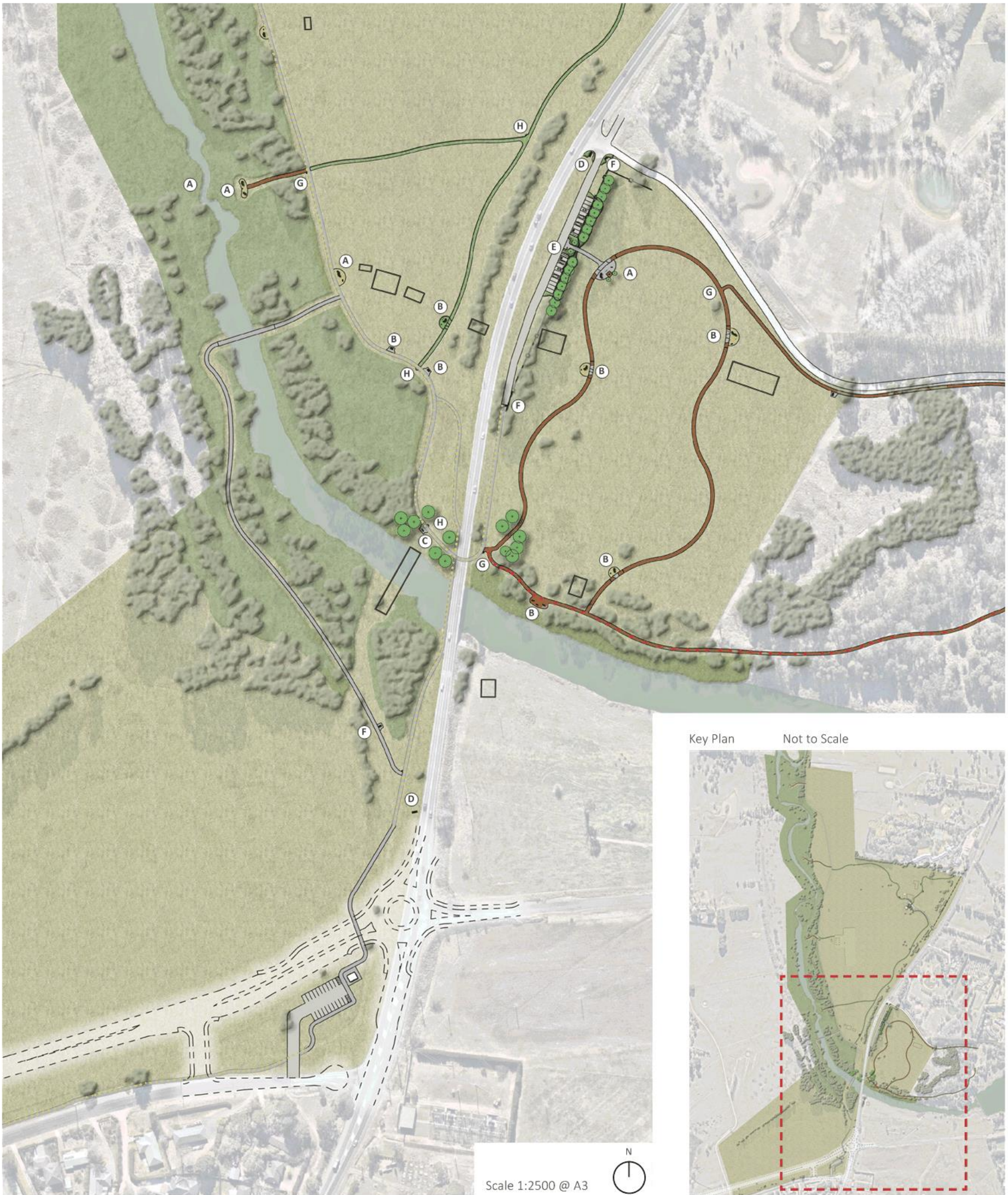




LEGEND

Paths	Structures	Signage	Landscaping
Existing Concrete Paths	Aero Club Building	Major Interpretation Settings	Large Directional Totem
Existing Vehicle Access to Model Airfield	Aero Club Field & Shelter	Medium Interpretation Settings	Medium Directional Totem
Existing Decomposed Granite Paths	Maintenance Shed	Small scale Interpretation Settings	Landscaping
New Concrete Paths	Historical Sites	Major Entry Signs	Open Grass Areas
New Decomposed Granite Paths	New Carparking Areas	Trail Head Signs	Riparian Zones
New Mown Tracks	Timber Post & Rail Fences	Secondary Entry Signs	New Tree Planting

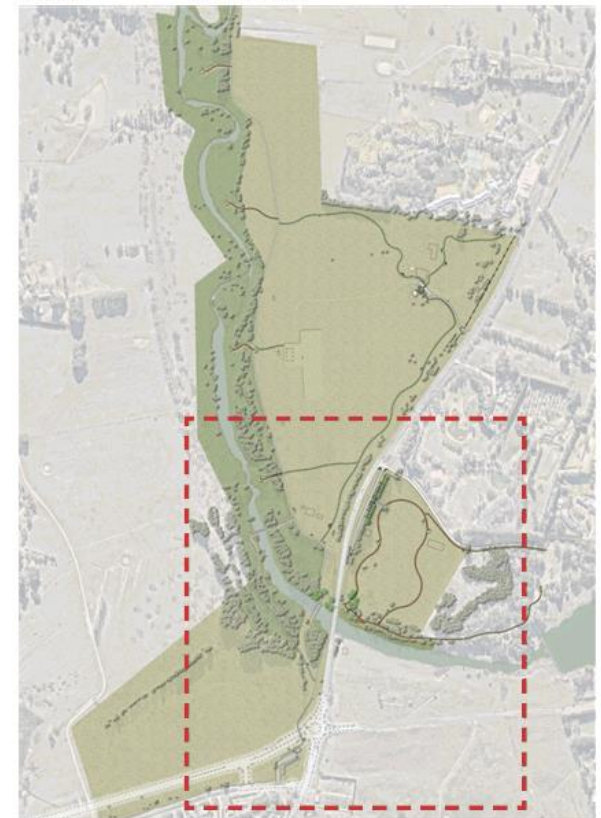
6



LEGEND

<p>Paths</p> <ul style="list-style-type: none"> Existing Concrete Paths Existing Vehicle Access to Model Airfield Existing Decomposed Granite Paths New Concrete Paths New Decomposed Granite Paths New Mown Tracks 	<p>Structures</p> <ul style="list-style-type: none"> Proposed Amenities Building Historical Sites New Carparking Areas Timber Post & Rail Fences 	<p>Signage</p> <ul style="list-style-type: none"> (A) Major Interpretation Settings (B) Medium Interpretation Settings (C) Small scale Interpretation Settings (D) Major Entry Signs (E) Trail Head Signs (F) Secondary Entry Signs 	<p> (G) Large Directional Totem</p> <p> (H) Medium Directional Totem</p> <p>Landscape</p> <ul style="list-style-type: none"> Open Grass Areas Riparian Zones New Tree Planting
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Key Plan Not to Scale

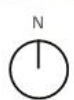


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Scale 1:500 @ A3



8

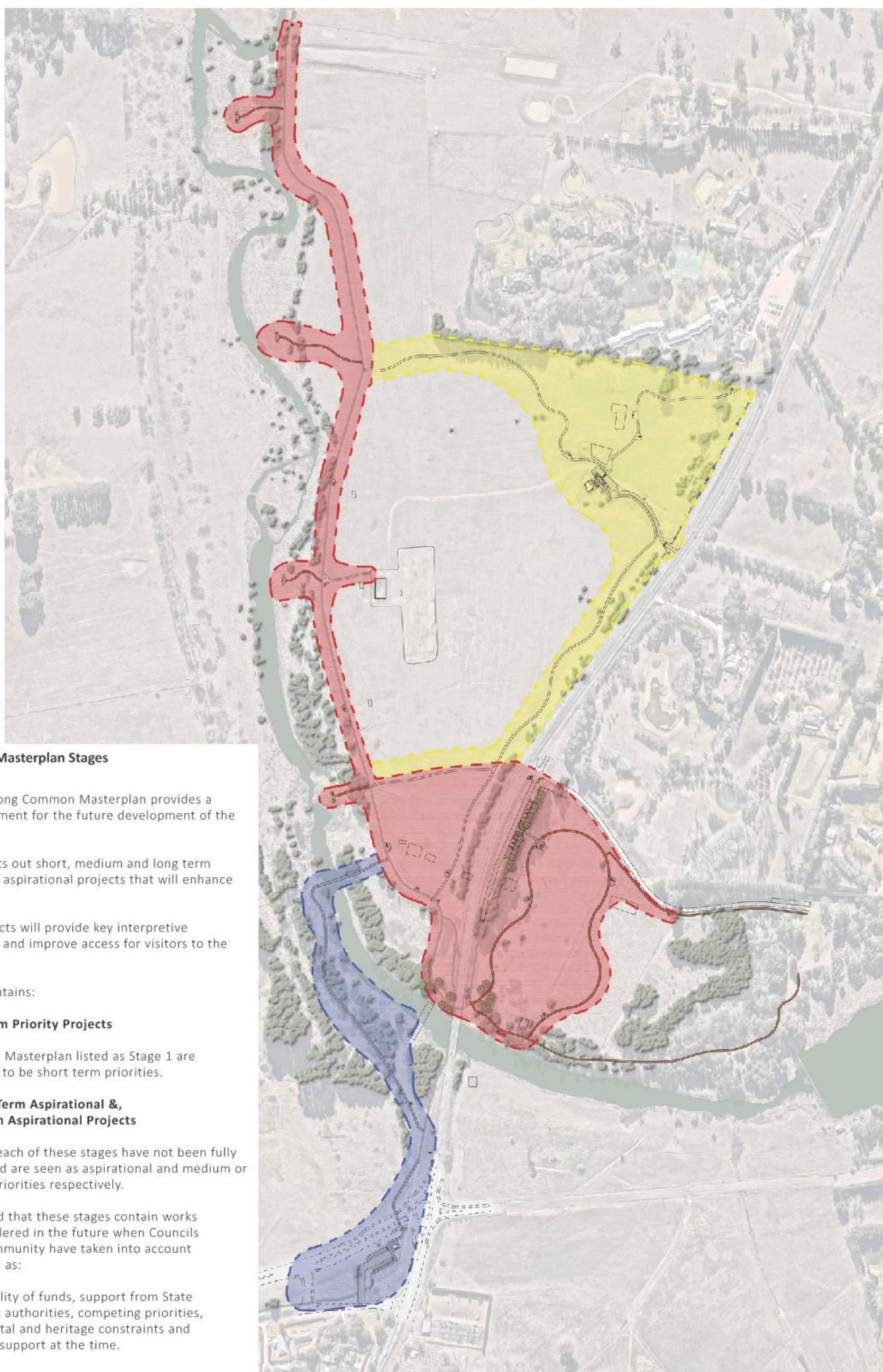


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9





Definitions of the Masterplan Stages

- The Bong Bong Common Masterplan provides a vision statement for the future development of the Common.
- The Plan sets out short, medium and long term priority and aspirational projects that will enhance the site.
- These projects will provide key interpretive information and improve access for visitors to the Common.

The Masterplan contains:

Stage 1 - Short Term Priority Projects

- Items in the Masterplan listed as Stage 1 are determined to be short term priorities.

Stage 2 - Medium Term Aspirational & Stage 3 - Long Term Aspirational Projects

- Projects in each of these stages have not been fully explored and are seen as aspirational and medium or long term priorities respectively.
- It is stressed that these stages contain works to be considered in the future when Councils and the community have taken into account factors such as:
- The availability of funds, support from State government authorities, competing priorities, environmental and heritage constraints and community support at the time.

LEGEND

Stage 1 - Short Term Priority

- Eastern Precinct with extension to the western Archaeology Precinct and River.

Stage 2 - Medium Term Aspirational

- Suttor Road Entry, western shared path & pedestrian bridge.

Stage 3 - Long Term Aspirational

- Northern Entry & Car Park.

Scale 1:5000 @ A3



AN APPROACH TO VISUAL IDENTITY

A CRUCIAL ELEMENT IN DEVELOPING
AN ENGAGING PLACE

BONG BONG COMMON WORDMARK

There are a number of opinions as to origin of the name 'Bong Bong'. Whilst the truth is obscured by time, the name has a strongly onomatopoeic feel and a sense of physical movement about it.

In order to capture the energy of the name within its historical context we have used a strong serif font which is customised to evoke this kinetic spirit.

The font Enigma 2 is the starting point for a 'Wordmark' for Bong Bong Common. The heavy weight allows for legibility at small sizes.

Bong
Bong
Common



SEEKING A PLACE-BASED FORM TO INFORM GRAPHICS AND STRUCTURES

RELEVANT, ECONOMICAL, FLEXIBLE

In terms of physical remnants, the Common provides little tangible references to its interesting past.

In wandering the Common, the most recognisable, and probably most 'valuable' element from the past is the Causeway.

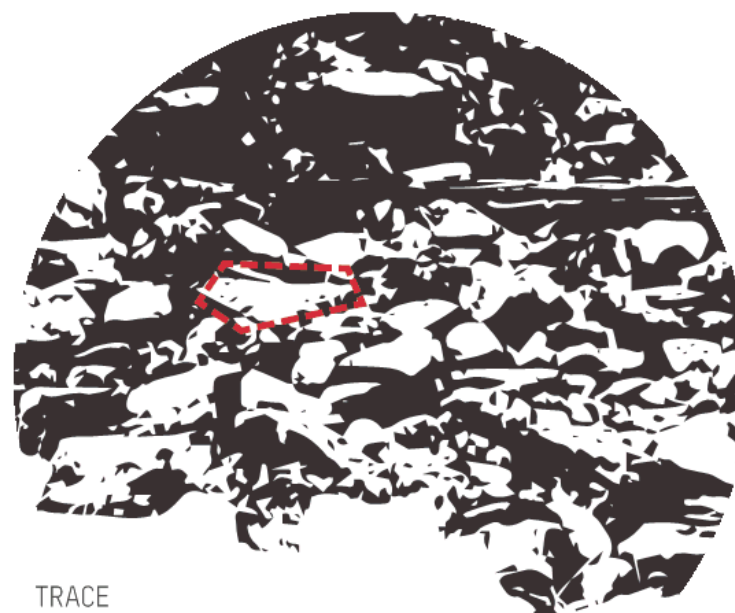
By selecting and styling one of the forms discovered in the Causeway, we have isolated a graphic shape that may be used to subtly enliven both signage and physical installations by exploring the notion of 'packing and stacking' to create textures and a stable and useful surface.

The resulting system is proposed to be created from a single precast element which can be utilised in as seating, a plinth, a table – it can be grouped to form a low-level, place-specific bench; sunk into the earth to create a lower plinth or inverted to increase the possibilities for interesting arrangements.

The images below explain the steps taken to get to the form.



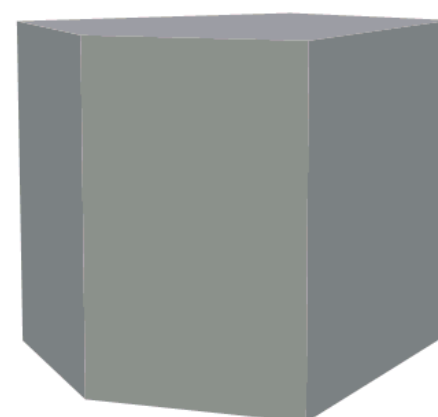
PHOTOGRAPH



TRACE



STYLISE

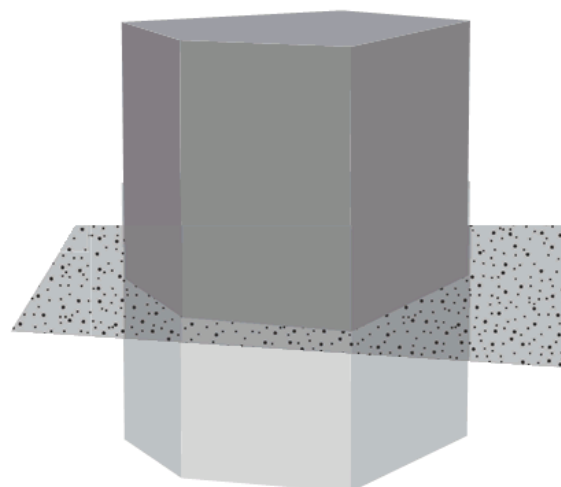


EXTRUDE

SEEKING A PLACE-BASED FORM TO INFORM GRAPHICS AND STRUCTURES

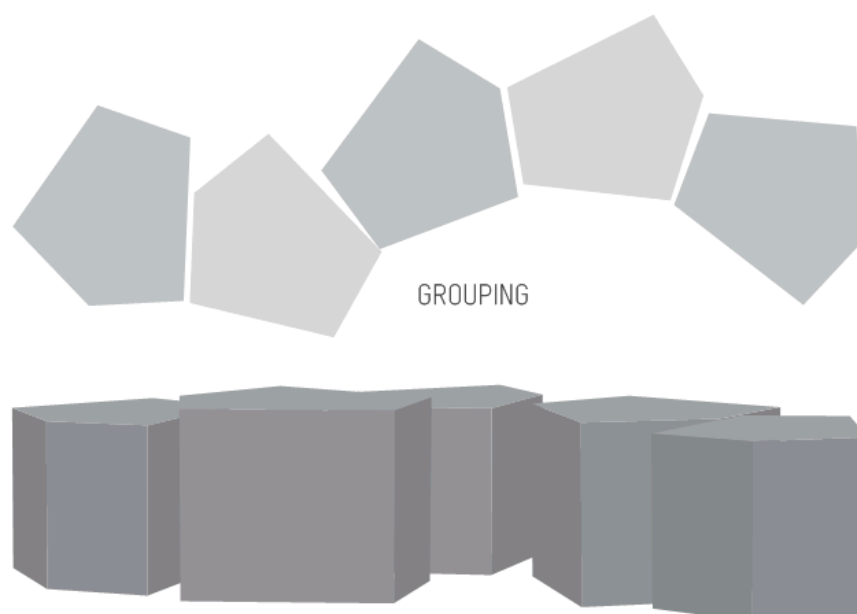
RELEVANT, ECONOMICAL, FLEXIBLE

THE MOCKUPS BELOW EXPLAIN THE CONCEPT FOR
STRUCTURES WITHIN THE INTERPRETIVE SETTINGS



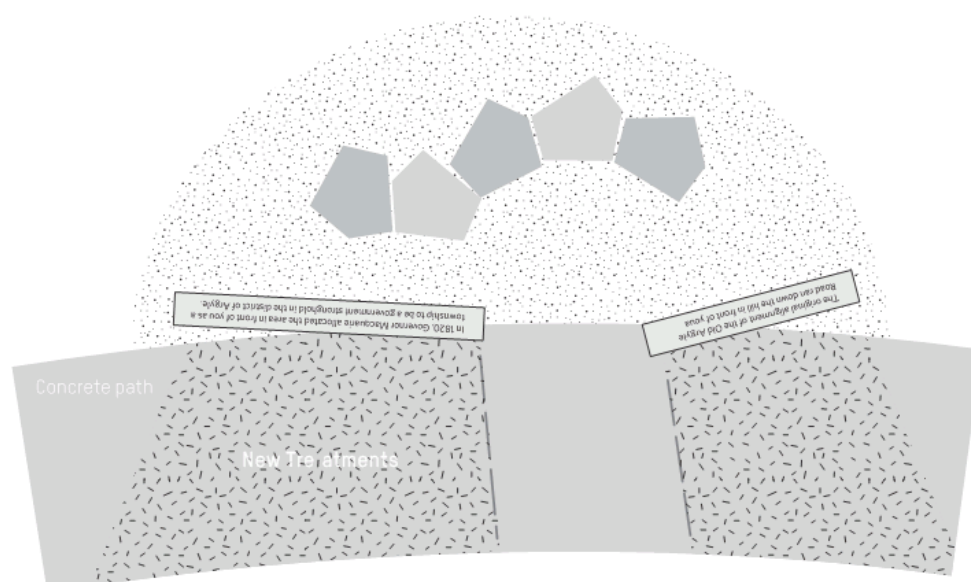
FULL STRUCTURE SHOWING SIMPLE
INSERTION INTO THE GROUND.

FORMS MAY BE INSERTED TO DIFFERENT
DEPTHS TO CREATE A VARIATION IN
HEIGHTS ACROSS A CLUSTER.



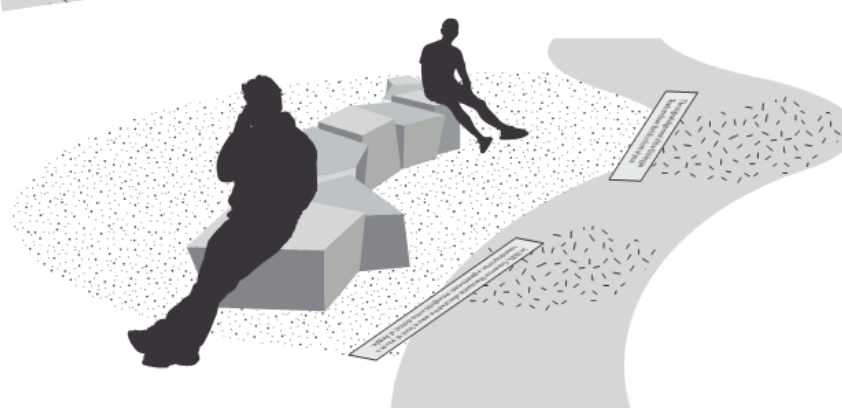
GROUPING

GROUPED SEATING



Concrete path

New Treatments



INTERPRETIVE SETTING

SIGNAGE RATIONALE: BONG BONG COMMON

THE PRINCIPLE AIM OF THE MASTER PLAN IS TO SENSITIVELY ENHANCE THE COMMON IN ORDER TO PROTECT THE ARCHAEOLOGICAL REMNANTS OF THE HISTORIC SETTLEMENT SITES, WHILE IMPROVING ACCESS AND PROVIDING INTERPRETIVE INFORMATION FOR VISITORS

This signage strategy addresses the needs of all users to the Bong Bong Common. Both first time visitors, frequent visitors and those on foot, bicycle or with disabilities (where feasible) should be equally well informed to ensure their visits are effective and enjoyable within the sectors.

Apart from local residents who are expected to use the facility frequently, visitors will come from NSW, interstate and even overseas to experience the Common. Four main types of user groups are expected to make up the majority of all people using the The Common:

- » Walkers, runners and cyclists
 - » Tourists (local, regional, interstate, international)
 - » Recreational users
 - » Health and fitness enthusiasts
- All of these user groups may include people with disabilities.

WHAT IS WAYFINDING?

Wayfinding is a spatial problem solving process.

The 'problem' is finding a way from a place to one or more destinations, and perhaps back to the original place.

It implies recognising that there IS a problem, and involves searching, decision-making and motion.

Wayfinding helps users become orientated in architectural, urban and regional space by building internal 'cognitive maps' by which they can navigate to destinations that might otherwise not be visited.

At Bong Bong Common, visitors need to know what is important about the 'place'; what they will find if they commit to taking a walk, how far they'll have to go to see something, how long it might take to get there and back to their car, how difficult the walk might be, whether there are various alternative tracks to consider and so on.

Helping people get orientated to their surroundings enables them to start enjoying themselves because increased legibility translates directly into increased satisfaction with their experience of a 'place'... in this case the Southern Highlands/ Bong Bong Common.

In essence every journey involves three activities:

- » Seeking information about the journey
- » Deciding which route to take for the journey
- » Moving through space to reach the desired goal.

CREATING USEFUL MAPS

Maps are small, edited abstractions of the real world; the purpose of the map, and its intended audience, determines what is included and what is edited out. Too much information can be as confusing as too little.

PORTABLE MAPS are used both 'off-location' as a tool for planning a journey, and carried to assist in finding the way to, and around, the destination. The convention on portable maps is to orient them so that UP is NORTH, DOWN is SOUTH. This is because the designer can never know the physical context in which they will be read.

MAPS ON SIGNS are most frequently of the 'You-Are-Here' (YAH) type and are placed within the environment they depict. Because these maps are static and location-specific, the physical location of both the map and the user can be indicated on the map itself, establishing the user's precise location in space.

Maps on signs are mostly installed vertically, and orientated so that they face the user when approached along a specified path.

In order to give the map user confidence that they understand where they are with respect to their surroundings, it is necessary to orientate the map to their position and field of view; this is called 'map-to-ground' or 'forward-up-alignment'.

On finding the YAH indicator, the user simply looks to the landscape to identify various landmarks that cognitively confirm their location.

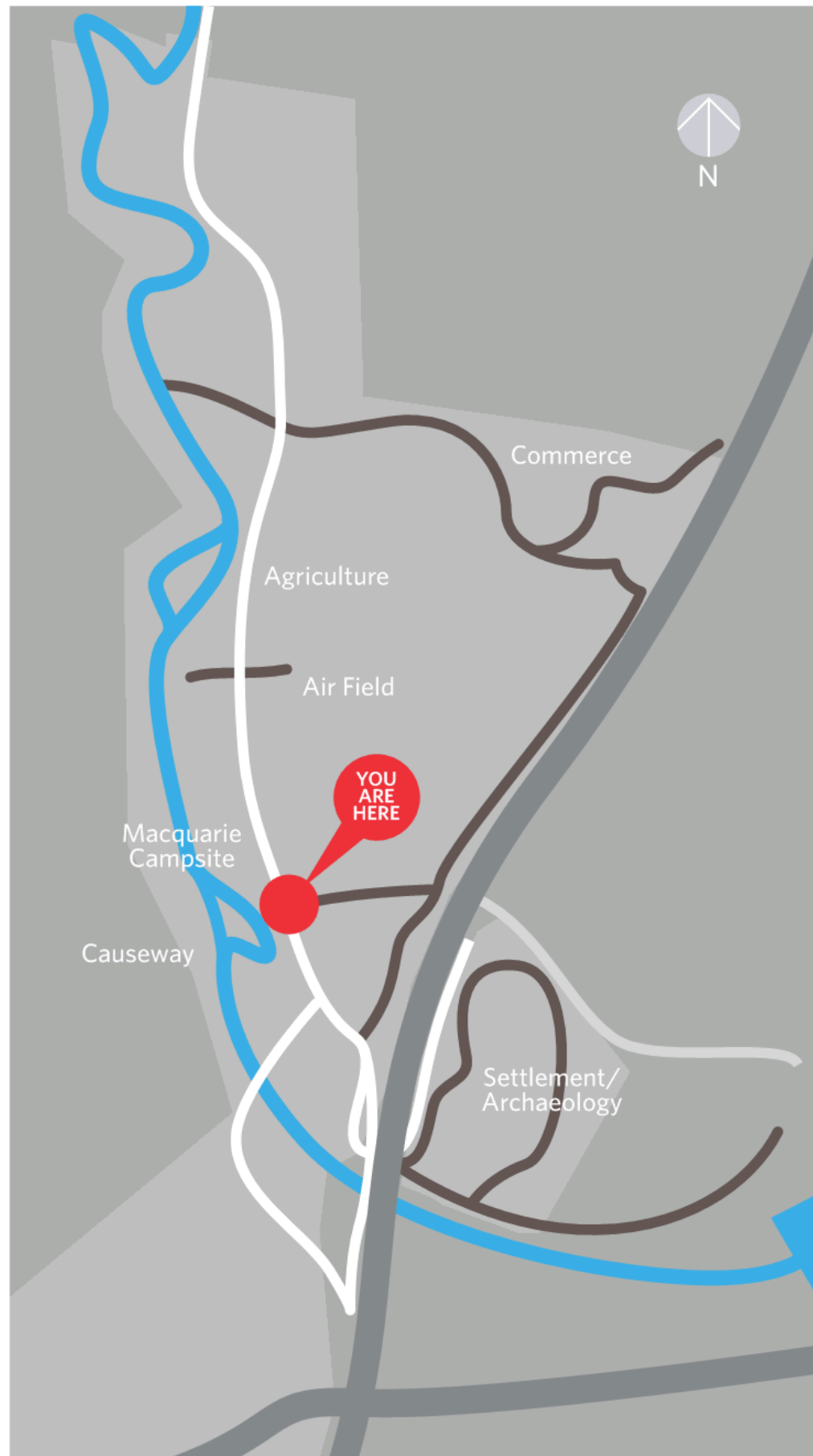
MAPPING BONG BONG COMMON

The maps developed for Bong Bong Common are of two types:

- » Large scale map which is geographically correct and incorporates a full description of the site in cartographic terms
- » Small scale schematic map which reduces the site to simple linework for legibility at small scale – an example of a schematic map for Bong Bong Common is included on the next page.

SCHEMATIC MAP

WAYFINDING CONVENTION – MAP TO GROUND



SCHEMATIC MAP AT ACTUAL SIZE FOR
THE MULTIPURPOSE TOTEM DIRECTIONAL
SIGN TYPES C, G AND H

SIGN FAMILY

MINIMAL, MULTIPURPOSE, EFFECTIVE

The family of signs developed for Bong Bong Common is intentionally minimal.

The flat and open nature of the site demands that signage be kept low and discreet so that it does not become too visually dominant.

- » The largest signs in the family, Sign Types D and E, are to be utilised at primary entry points and Trail Heads, whilst the Sign Type F is used for locations where a smaller sign is appropriate, but the content demands a vertical surface
- » Sign Types C, G and H are based on a 150 x 150 x 4mm galvanised steel SHS. Digital print vinyl graphics, wrapped around sign totem, and include painted, low sheen anti graffiti coating
- » The family of Totem signs (C, G and H) come in three sizes to accommodate the various signage requirements across the site. Whilst their purpose is primarily directional, they will also be used as small scale totems in a number of locations where interpretation is minor
- » Sign Types A and B are dedicated to interpreting the site and have a maximum height of 800mm and 550mm respectively. These signs sit low to the ground to provide an uninterrupted view of the feature being interpreted, and to allow the visitor to sit whilst considering the vista
- » Sign Type J is the most flexible as it features soft ground treatments such as decomposed granite, combined with concrete treatments to the paths and in-ground interpretation where appropriate.

BONG BONG PLACE GRAPHIC

A SENSE OF PLACE

In order to provide a meaningful textural element on the ID1 Sign Type, the main area of archaeological interest has been rendered as a stylised map and used as a subtle background.

As a direct reference to First European Settlement heritage, the existing livery blue has been incorporated into the signage as a consistent element throughout the Sign Family.

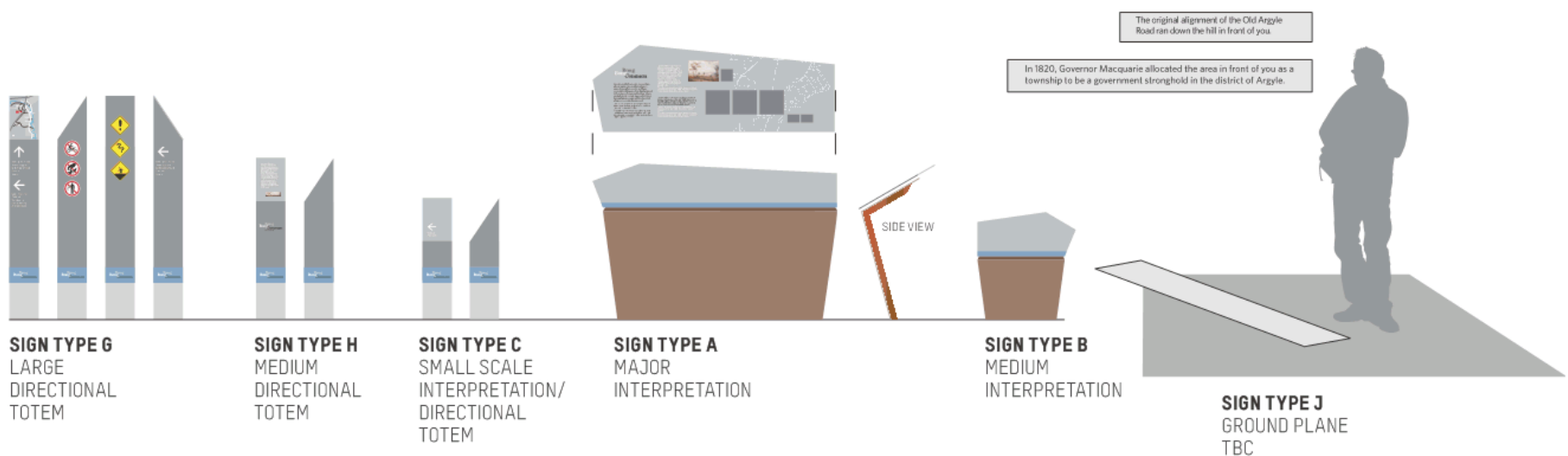
The Bong Bong Place Graphic is rendered in this colour – Dulux reference 'Blue Ridge'.



SIGN TYPE D
MAJOR ENTRY

SIGN TYPE E
TRAIL HEAD

SIGN TYPE F
SECONDARY ENTRY



SIGN TYPE G
LARGE
DIRECTIONAL
TOTEM

SIGN TYPE H
MEDIUM
DIRECTIONAL
TOTEM

SIGN TYPE C
SMALL SCALE
INTERPRETATION/
DIRECTIONAL
TOTEM















SIGN TYPE A
MAJOR
INTERPRETATION

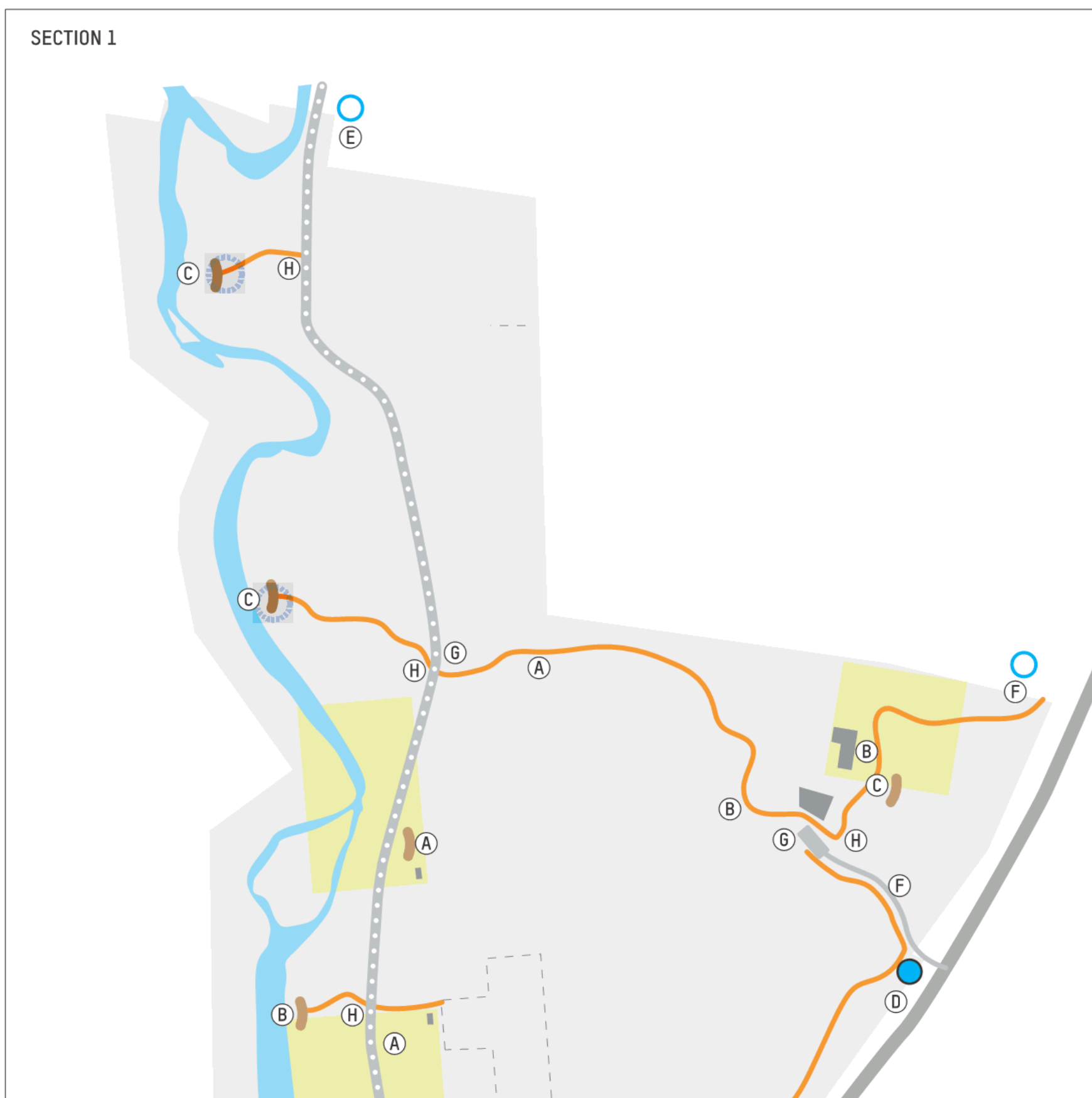
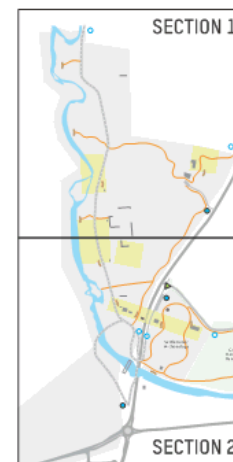
SIGN TYPE B
MEDIUM
INTERPRETATION

SIGN TYPE J
GROUND PLANE
TBC

SIGN LOCATION PLAN















NORTHERN PRECINCT

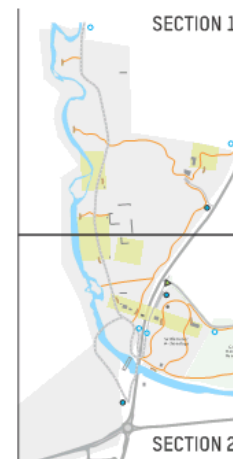
-  MAIN ENTRY POINT
-  SECONDARY ENTRY POINT
-  VEHICULAR ENTRY
-  BREAK OUT
-  GROUND PLANE TREATMENT
-  MAJOR INTERPRETATION
-  MEDIUM INTERPRETATION
-  SMALL SCALE INTERPRETATION/DIRECTIONAL TOTEM
-  MAJOR ENTRY
-  TRAIL HEAD
-  SECONDARY ENTRY
-  LARGE DIRECTIONAL TOTEM
-  MEDIUM DIRECTIONAL TOTEM
-  GROUND PLANE



SIGN LOCATION PLAN

SOUTHERN PRECINCT

- | | |
|---|--|
|  MAIN ENTRY POINT |  MAJOR INTERPRETATION |
|  SECONDARY ENTRY POINT |  MEDIUM INTERPRETATION |
|  VEHICULAR ENTRY |  SMALL SCALE INTERPRETATION/DIRECTIONAL TOTEM |
|  BREAK OUT |  MAJOR ENTRY |
|  GROUND PLANE TREATMENT |  TRAIL HEAD |
| |  SECONDARY ENTRY |
| |  LARGE DIRECTIONAL TOTEM |
| |  MEDIUM DIRECTIONAL TOTEM |
| |  GROUND PLANE |



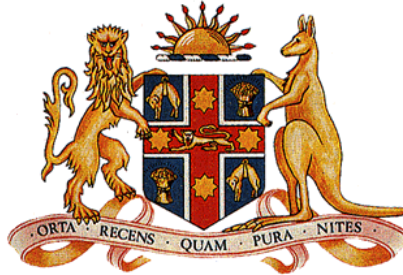
ATTACHMENTS TO REPORT

Item 13.4

Fees Payable to Mayor and Councillors 2019/20

Attachment 1

Local Government Remuneration Tribunal - Annual Report and Determination
(15 April 2019)



Government Gazette

of the State of

New South Wales

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**Local
Government
Remuneration
Tribunal**

Annual Report
and
Determination

Annual report and determination under sections 239 and 241 of the Local Government Act 1993

**15 April
2019**



Local Government Remuneration Tribunal

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Local Government Remuneration Tribunal

Executive Summary

The Local Government Remuneration Tribunal (the Tribunal) is required to report to the Minister for Planning and Public Spaces by 1 May each year as to its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

Categories

The Tribunal did not undertake a broad review of the categorisation of councils and considered only those requests where an individual submission was made. The Tribunal found that the current allocation of councils into the current categories is appropriate.

The Tribunal will next consider the model, the criteria applicable to each group and the allocation of councils in detail in 2020. The criteria applicable to each of the categories are published in Appendix 1 of the determination and are unchanged from 2018.

Fees

The Tribunal has determined that the minimum and maximum fees applicable to each category will be increased by 2.5 per cent which is consistent with the government's policy on wages.



Local Government Remuneration Tribunal

Section 1 Introduction

1. The role of Assessor assisting the Local Government Remuneration Tribunal (the Tribunal), pursuant to section 236 (1) (b) of the *Local Government Act 1993* (the LG Act) was undertaken by Mr Ian Reynolds from 1 July 2015 until the expiration of his appointment on 27 November 2018. The Tribunal thanks Mr Reynolds for his contributions over those years.
2. On 28 November 2018, Dr Robert Lang was re-appointed as the Tribunal and Mr Brian Bell PSM was appointed to the role of Assessor assisting the Tribunal pursuant to section 236 (1) (b) of the LG Act. The role of Assessor assisting the Tribunal pursuant to 236 (1) (a) continues to be undertaken by Mr Tim Hurst, CEO, Office of Local Government, Department of Planning and Environment.

Section 2 Background

3. Section 239 of the LG Act provides for the Tribunal to determine the categories of councils and mayoral offices and to place each council and mayoral office into one of those categories. The categories are to be determined at least once every 3 years.
4. Section 241 of the LG Act provides for the Tribunal to determine, not later than 1 May in each year, for each of the categories determined under section 239, the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils.
5. In determining the maximum and minimum fees payable in each of the categories, the Tribunal is required, pursuant to section 242A (1) of the LG Act, to give effect to the same policies on increases in remuneration as those of the Industrial Relations Commission. The current policy on wages is that public sector wages cannot increase by more than 2.5 per cent, and this includes the maximum and minimum fees payable to councillors and mayors and chairpersons and members of county councils.
6. The Tribunal is however able to determine that a council can be placed in another existing or a new category with a higher range of fees without breaching the government's wage policy pursuant to section 242A (3) of the LG Act.



Local Government Remuneration Tribunal

7. The Tribunal's determinations take effect from 1 July in each year.

Section 2 2018 Determination

1. The Tribunal considered ten requests for re-categorisation having regard to the case put forward and the criteria for each category. A multi variable approach was adopted in assessing each council against all the criteria (not only population) for the requested category and the relativities within the categories.
2. The Tribunal noted that at the time of making the determination only the population data as of 2016 was available.
3. The Tribunal found that the current categorisation for the ten councils was appropriate and noted that some of those councils seeking to be moved are likely to meet the criteria for re-categorisation in future determinations in the medium term.
4. The Tribunal's 2018 Determination was made on 17 April 2018 and provided a general increase of 2.5 per cent which was consistent with the Government's policy on wages.

Section 3 2019 Review

5. The Tribunal wrote to all mayors in December 2018 advising of the commencement of the 2019 Annual Review. In doing so the Tribunal noted that it is only required to review the categories every three years and will next consider the model, the criteria applicable to each group and the allocation of councils in detail in 2020.
6. The Tribunal also stated that it does not intend to alter the groups that apply to individual councils unless there is a very strong case to do so. Any requests for a review should be supported by evidence which would indicate that the council is more appropriately allocated in another category based on the criteria.
7. The Tribunal also wrote to the President of Local Government NSW (LGNSW) in similar terms, and subsequently met with the President and Chief Executive of LGNSW. The Tribunal thanks the President and Chief Executive for making the time to meet with the Tribunal.
8. In response to this review the Tribunal received 20 submissions from individual councils and a submission from LGNSW. Those submissions addressed the allocation of councils into



Local Government Remuneration Tribunal

those categories and fees. The Tribunal also received a submission from a joint organisation requesting that the Tribunal determine the fees for members of the boards of joint organisations. A summary of the matters raised, and the Tribunal's consideration of those matters is outlined below.

Categorisation

9. Ten submissions received from councils requested re-categorisation now and two submissions requested re-categorisation when the Tribunal considers the categories in detail in 2020. Each of the ten requests for re-categorisation now were considered having regard to the case put forward and the criteria for each category.
10. At the time of making the determination the Tribunal had available to it the 30 June 2018 population data released by the Australian Bureau of Statistics (ABS) on 27 March 2019. In reviewing the submissions received the Tribunal also applied a multi variable approach assessing each council against all the criteria (not only population) for the requested category and the relativities within the categories.
11. The Tribunal finds that the allocation of councils into the current categories is appropriate but again notes that some of those councils seeking to be moved are likely to meet the criteria for re-categorisation in future determinations.
12. A few submissions have suggested alternative categorisation models. The Tribunal will consider this in detail in the 2020 review. The Tribunal intends to commence the 2020 annual review earlier than usual to ensure there is time to review the existing model and to examine alternatives. The Tribunal is of the preliminary view that a case may exist to revise the number of categories, and their applicable criteria, particularly for regional and rural councils.
13. A summary of the Tribunal's findings for each of the 2019 applications for re-categorisation is outlined in the following paragraphs.

Metropolitan Large

14. Canterbury-Bankstown and Penrith have sought re-categorisation to new categories noting that no changes to the categories of councils are planned until 2020. Canterbury-Bankstown has proposed a new categorisation model for consideration in the 2020 review. The proposed model would provide different categories for metropolitan councils. Penrith



Local Government Remuneration Tribunal

has again sought to be re-categorised to a new category - 'Metropolitan Large – Growth Centre'.

15. Both councils may wish to provide further details for consideration in the 2020 annual review.

Metropolitan Medium Councils

16. Inner West has again sought to be re-categorised to Metropolitan Large. The Tribunal outlined in the 2018 determination that Inner West did not demonstrate enough additional criteria to warrant re-categorisation at that time, but with population growth the council would likely be more comparable with other Metropolitan Large councils in the short to medium term.
17. The Tribunal has again considered in detail the features of Inner West having regard to the other criteria for Metropolitan Large councils. The Tribunal finds that Inner West does not provide the same degree of regional servicing or have an equivalent sphere of economic influence as other Metropolitan Large councils. This is supported by development and planning information published by the Greater Sydney Commission.
18. Inner West's June 2018 population of 198,024 is below the indicative population of other Metropolitan Large councils. Based on existing growth predictions it is likely Inner West will meet the minimum population threshold for inclusion in Metropolitan Large in 2020.

Metropolitan Small Council

19. Willoughby and Camden have sought to be re-categorised to Metropolitan Medium.
20. Willoughby's June 2018 population of 80,339 is below the indicative population of Metropolitan Medium Councils. The Tribunal outlined in the 2018 determination that Willoughby sought recognition of its scale of operations and businesses and regional significance of its centres and high percentage of non-resident visitors and workers. The Tribunal found the characteristics of the council were more appropriately aligned with those of other Metropolitan Small councils and found no case for it to be re-categorised at that time.
21. Willoughby's 2019 submission argues there is an over emphasis on resident population and no recognition of the complexity or burden on high volumes of non-resident populations.
22. As previously stated, the Tribunal considers a range of factors (not only population) in determining categories as required under section 240 of the LG Act. The Tribunal has again considered in detail the features of Willoughby having regard to the other criteria for other



Local Government Remuneration Tribunal

Metropolitan Medium councils and finds that Willoughby has not demonstrated the criteria to warrant inclusion in the Metropolitan Medium group at this time.

23. Camden's 2018 population of 94,159 is below the indicative population of Metropolitan Medium councils. The Tribunal has considered the features of Camden having regard to the other criteria for Metropolitan Medium councils. The Tribunal finds that Camden does not provide the same degree of regional servicing or have an equivalent sphere of economic influence as Metropolitan Medium councils. The Tribunal notes however that the ABS identifies that Camden has the largest and fastest population growth in NSW. Based on existing growth predictions it is likely Camden will meet the minimum population threshold for inclusion in Metropolitan Medium in 2020.

Regional Strategic Area Councils

24. Central Coast has sought to be re-categorised to Regional City. The council submits that its characteristics are more like Newcastle and Wollongong (Regional City) and substantially different to Lake Macquarie (Regional Strategic Area). The Tribunal finds that Central Coast has not demonstrated the additional criteria to warrant inclusion in the Regional City group.

Regional Rural Councils

25. Shellharbour and Port Macquarie have sought re-categorisation to Regional Strategic Area.
26. Shellharbour's June 2018 population of 72,240 is significantly below the indicative population of Regional Strategic Area councils. In addition, the submission was not supported by evidence which would indicate that the council is more appropriately allocated in another category based on the criteria.
27. Port Macquarie's June 2018 population of 83,131 is significantly below the indicative population of Regional Strategic Area councils. The Tribunal finds that Port Macquarie has not demonstrated the additional criteria to warrant inclusion in the Regional Strategic Area group.
28. Port Macquarie (as an alternative) and Mid-Coast sought to be re-categorised to a new category between Regional Strategic Area and Regional Rural. Both councils may wish to provide further details for consideration in the 2020 annual review.

Rural Councils

29. Muswellbrook and Federation have sought to be re-categorised to Regional Rural.



Local Government Remuneration Tribunal

30. Muswellbrook's June 2018 population of 16,383 and Federation's June 2018 population of 12,462 are well below the indicative population of Regional Rural councils. Both councils have not demonstrated the additional criteria to warrant inclusion in the Regional Rural group.
31. The Tribunal also undertook a review of Hilltops having regard to its 2018 submission and the Tribunal's findings that re-categorisation at that time was not warranted:

"41. Hilltops Council has sought to be re-categorised from Rural to Regional Rural. The new Hilltops Council is an amalgamation of three former councils in the Rural category (Young, Boorowa and Harden). The submission states that the new council has increased complexity of business and should be recognised as Regional Rural.

42. The Tribunal notes that Hilltops has a population of 19,150 (2016) which is just below the indicative population range of Regional Rural councils. The category of Regional Rural currently includes one council – Broken Hill – which has a population similar to that of Hilltops. Broken Hill warrants categorisation as Regional Rural in recognition of the degree of regional servicing it provides to far western NSW. It is not considered that Hilltops provides the same degree of regional services and on that basis re-categorisation is not warranted at this time."

32. Hilltops' June 2018 population of 18,782 is below the indicative population range of Regional Rural councils. The Tribunal has reviewed the additional criteria and finds no reason to alter its findings as outlined in the 2018 determination.

Fees

33. The LGNSW submission requested that the Tribunal increase fees by the allowable maximum of 2.5 per cent. The submission also repeated its view that the current arrangement for setting fees is inadequate and does not compensate elected members for the significant workload and range of responsibilities which are expanding. Comparative information was presented in respect to board fees, fees paid to mayors and councillors of councils in Queensland, and salaries for members of Parliament. A report detailing the findings of an independent review conducted on current remuneration paid to councillors and mayors was also provided. The LGNSW submission



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also requested that the Tribunal make a recommendation in support of the payment of superannuation.

34. Several submissions sought an increase to the allowable maximum of 2.5 per cent and raised similar issues to LGNSW in respect to the current fees not being adequate compensation for increased responsibilities and workload required to carry out mayoral and councillor duties and non-payment of superannuation. Several submissions also sought an increase significantly higher than the allowable 2.5 per cent or that fees be increased by benchmarking them to Principal CBD fees or population per councillor or using the base salary and allowances for Members of Parliament in the relevant region.
35. Two submissions also raised the matter of fees for deputy mayors. The Tribunal addressed this matter in the 2018 determination and will make no further comment.
36. The Tribunal has considered the submissions received. The Tribunal is mindful that the roles and responsibilities of councillors and mayors in NSW are outlined in the LG Act and notes that they are not necessarily comparable to the roles and responsibilities of councillors and mayors in other states, members of Parliament or members of boards and committees.
37. The Tribunal again notes that some of the other matters raised by submissions are more appropriately dealt with in the context of the current Local Government reform agenda and are outside the Tribunal's powers.
38. The Tribunal is required to have regard to the Government's wages policy when determining the increase to apply to the maximum and minimum fees that apply to councillors and mayors. The public sector wages policy currently provides for a cap on increases of 2.5 per cent.
39. The Tribunal has reviewed the key economic indicators, including the Consumer Price Index and Wage Price Index, and had regard to budgetary limitations imposed by the Government's policy of rate pegging, and finds that the full increase of 2.5 per cent is warranted. The 2.5 per cent increase will apply to the minimum and the maximum of the ranges for all existing categories.



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Other matters

40. The submission from LGNSW and several councils have again raised the matter of the non-payment of superannuation. The Tribunal addressed this matter in the 2018 determination as outline below and will make no further comment:

“54. The matter of the non-payment of superannuation has been previously raised in submissions to the Tribunal and is not a matter for the Tribunal to determine. Section 251 of the LG Act confirms that councillors are not employees of the council and the fee paid does not constitute a salary under the Act. The Tribunal notes that the Australian Tax Office has made a definitive ruling (ATO ID 2007/205) that allows councillors to redirect their annual fees into superannuation on a pre-tax basis and is a matter for councils (Ref: Councillor Handbook, Oct 2017, Office of Local Government p.69).”

41. The Tribunal also received a submission from the Canberra Region Joint Organisation (CRJO) although no invitation to do so was issued by the Tribunal. The CRJO has requested that the Tribunal set chair and member fees for joint organisations in the 2019 annual determination.
42. The Tribunal is constituted under Chapter 9, Part 2, Division 4 of the LG Act. The Tribunal’s determinations apply to Councils, Mayors and Councillors within the meaning of Chapter 9 of the LG Act.
43. Joint organisations, including the Board of a joint organisation, are constituted under Chapter 12, Part 7 of the LG Act. The Tribunal’s jurisdiction does not apply to joint organisations, as provided for in section 400ZH(3)(e) of the LG Act.
44. On that basis the Tribunal has no power to consider the CRJO submission and it is a matter that the CRJO may wish to raise with the Minister for Planning and Public Spaces who is the Minister responsible for the LG Act. The Tribunal has written to the CRJO in the above terms.

Conclusion

45. The Tribunal’s determinations have been made with the assistance of the two Assessors - Mr Brian Bell and Mr Tim Hurst. The allocation of councils into each of the categories,



Local Government Remuneration Tribunal

pursuant to section 239 of the LG Act, is outlined in Determination No. 1. The maximum and minimum fees paid to councillors and mayors and members and chairpersons of county councils, pursuant to section 241 of the LG Act, are outlined in Determination No. 2.

The Local Government Remuneration Tribunal

(Signed)

Dr Robert Lang

Dated: 15 April 2019



Local Government Remuneration Tribunal

Section 4 Determinations

Determination No. 1- Determination Pursuant to Section 239 of Categories of Councils and County Councils Effective From 1 July 2019

Table 1: General Purpose Councils - Metropolitan

Principal CBD (1)	Major CBD (1)
Sydney	Parramatta

Metropolitan Large (8)	Metropolitan Medium (9)
Blacktown	Bayside
Canterbury-Bankstown	Campbelltown
Cumberland	Georges River
Fairfield	Hornsby
Liverpool	Ku-ring-gai
Northern Beaches	Inner West
Penrith	Randwick
Sutherland	Ryde
	The Hills

Metropolitan Small (11)
Burwood
Camden
Canada Bay
Hunters Hill
Lane Cove
Mosman
North Sydney
Strathfield
Waverley
Willoughby
Wollahra



Local Government Remuneration Tribunal

Table 2: General Purpose Councils – Non-Metropolitan

Regional City (2)	Regional Strategic Area (2)	
Newcastle	Central Coast	
Wollongong	Lake Macquarie	

Regional Rural (37)	Rural (57)	
Albury	Balranald	Kyogle
Armidale	Bellingen	Lachlan
Ballina	Berrigan	Leeton
Bathurst	Bland	Liverpool Plains
Bega	Blayney	Lockhart
Blue Mountains	Bogan	Moree Plains
Broken Hill	Bourke	Murray River
Byron	Brewarrina	Murrumbidgee
Cessnock	Cabonne	Muswellbrook
Clarence Valley	Carrathool	Nambucca
Coffs Harbour	Central Darling	Narrabri
Dubbo	Cobar	Narrandera
Eurobodalla	Coolamon	Narromine
Goulburn Mulwaree	Coonamble	Oberon
Griffith	Cootamundra-Gundagai	Parkes
Hawkesbury	Cowra	Snowy Valleys
Kempsey	Dungog	Temora
Kiama	Edward River	Tenterfield
Lismore	Federation	Upper Hunter
Lithgow	Forbes	Upper Lachlan
Maitland	Gilgandra	Uralla
Mid-Coast	Glen Innes Severn	Walcha
Mid-Western	Greater Hume	Walgett
Orange	Gunnedah	Warren
Port Macquarie-Hastings	Gwydir	Warrumbungle
Port Stephens	Hay	Weddin
Queanbeyan-Palerang	Hilltops	Wentworth
Richmond Valley	Inverell	Yass
Shellharbour	June	
Shoalhaven		
Singleton		
Snowy Monaro		
Tamworth		
Tweed		
Wagga Wagga		
Wingecarribee		
Wollondilly		

**Local Government Remuneration Tribunal****Table 3: County Councils**

Water (4)	Other (6)
Central Tablelands	Castlereagh-Macquarie
Goldenfields Water	Central Murray
Riverina Water	Hawkesbury River
Rous	New England Tablelands
	Upper Hunter
	Upper Macquarie



Local Government Remuneration Tribunal

Determination No. 2- Determination Pursuant to Section 241 of Fees for Councillors and Mayors

Pursuant to s.241 of the *Local Government Act 1993*, the annual fees to be paid in each of the categories to Councillors, Mayors, Members and Chairpersons of County Councils effective on and from 1 July 2019 are determined as follows:

Table 4: Fees for General Purpose and County Councils

Category		Councillor/Member Annual Fee		Mayor/Chairperson Additional Fee*	
		Minimum	Maximum	Minimum	Maximum
General Purpose Councils - Metropolitan	Principal CBD	27,640	40,530	169,100	222,510
	Major CBD	18,430	34,140	39,160	110,310
	Metropolitan Large	18,430	30,410	39,160	88,600
	Metropolitan Medium	13,820	25,790	29,360	68,530
	Metropolitan Small	9,190	20,280	19,580	44,230
General Purpose Councils - Non-metropolitan	Regional City	18,430	32,040	39,160	99,800
	Regional Strategic Area	18,430	30,410	39,160	88,600
	Regional Rural	9,190	20,280	19,580	44,250
	Rural	9,190	12,160	9,780	26,530
County Councils	Water	1,820	10,140	3,920	16,660
	Other	1,820	6,060	3,920	11,060

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

The Local Government Remuneration Tribunal

(Signed)

Dr Robert Lang

Dated: 15 April 2019



Local Government Remuneration Tribunal

Appendices

Appendix 1 Criteria that apply to categories

Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety has been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.



Local Government Remuneration Tribunal

Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum population of 200,000.

Other features may include:

- total operating revenue exceeding \$200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum population of 100,000.

Other features may include:

- total operating revenue exceeding \$100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

Metropolitan Small

Councils categorised as Metropolitan Small will typically have a population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than \$150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.



Local Government Remuneration Tribunal

Regional City

Councils categorised as Regional City will typically have a population above 150,000. These councils are metropolitan in nature with major residential, commercial and industrial areas. These Councils typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development.

These councils provide a full range of higher order services and activities along with arts, culture, recreation and entertainment facilities to service the wider community and broader region. These councils typically also contain ventures which have a broader State and national focus which impact upon the operations of the council.

Newcastle City Council and Wollongong City Councils are categorised as Regional City.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Rural category on the basis of their significant population. Councils categorised as Regional Strategic Area will typically have a population above 200,000. These councils contain a mix of urban and rural settlements. They provide a range of services and activities including business, office and retail uses, along with arts, culture, recreation and entertainment facilities to service the wider community. These councils host tertiary education campuses and health facilities.

While councils categorised as Regional Strategic Area may have populations which exceed those of Regional City, they would not typically provide the same range of regional services or have an equivalent sphere of economic influence.

Central Coast Council and Lake Macquarie Council are categorised as Regional Strategic Area.

Regional Rural

Councils categorised as Regional Rural will typically have a minimum population of 20,000.

Other features which distinguish them from other non-metropolitan councils include:

- a major town or towns with the largest commercial component of any location in the surrounding area
- a significant urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages or may be located on or close to the coast with high levels of population and tourist facilities
- provide a full range of higher-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- regional services to the wider community through principal referral hospitals, tertiary education services and major regional airports
- these councils may also attract large visitor numbers to established tourism ventures.



Local Government Remuneration Tribunal

Rural

Councils categorised as Rural will typically have a population below 20,000.

Other features which distinguish them from other non-metropolitan councils include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

County Councils - Water

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

County Councils - Other

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the *Noxious Weeds Act 1993*.

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