

# Attachments

Ordinary Council Meeting

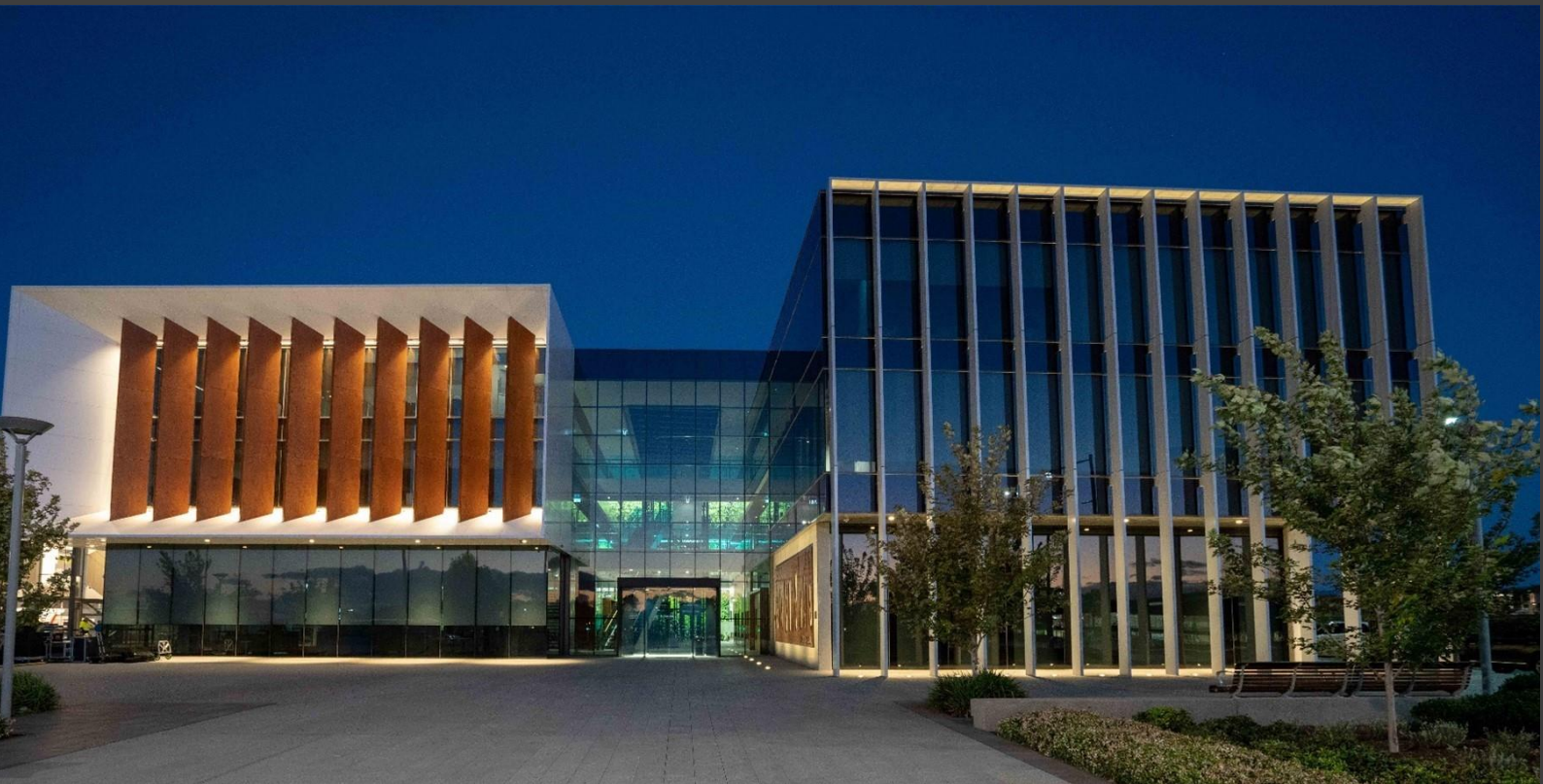
Camden Council

Administration Centre

70 Central Avenue

Oran Park

12 July 2022



camden  
council

## ATTACHMENTS - ORDINARY COUNCIL

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## ORAN PARK LIST OF AMENDMENTS

This document references page numbers on the tracked changes document – please reference the page number that is displayed in the bottom pane rather than on the document itself. Page numbers are subject to change once formatting has been completed.

No.	Amendment	Location	Officer comment
1.	Updated reference to Western Parkland City SEPP.	Throughout the document.	Consolidation of State Environmental Planning Policies
2.	Updated reference to DPE.	Throughout the document.	Changes in state agency name or document name or relevant document.
3.	Minor changes to formatting.	Throughout the document.	Improved User friendliness and consistent structure across all DCPs
4.	Minor changes to wording.	Throughout the document.	Improved User friendliness and consistent structure across all DCPs
5.	Updated zoning names from E to C.	Throughout the document.	State and Council Policy Changes
6.	Updated reference to Camden DCP 2019.	S 1.3 P 21	State and Council Policy Changes
7.	Updated references to Council Policies.	S 1.3 P 21	State and Council Policy Changes
8.	Updates to areas subject to Part B DCP (Appendix B).	S 1.4 P 24	Changes based on precinct planning progress.
9.	Updates to exempt and complying development section.	S 1.5 P 26	State and Council Policy Changes
10.	Laneways - Added objective [i.]	S 3.1.1 P 54	Minor Changes Based on Council Officer Feedback
11.	Laneways - Added control [10] and [11]	S 3.1.1 P 57	Minor Changes Based on Council Officer Feedback
12.	Shared driveways - Added control [10]	S 3.1.2 P 60	Minor Changes Based on Council Officer Feedback
13.	Updated reference to TfNSW Publication <i>Walking and Cycling Guidelines 2018-19</i>	S 3.2 P 61	Changes in state agency name or document name or relevant document.
14.	Updated reference to Council's <i>Pedestrian Access and Mobility Plan 2014</i>	S 3.2 P 61	State and Council Policy Changes
15.	Council's <i>Landscape and Streetscape Elements Manual</i> for Camden replaced with <i>The Draft Open Space Design Manual</i> .	S 4.1 P 67	State and Council Policy Changes
16.	The <i>Landscape Plan</i> is to be prepared in accordance with Appendix X – <i>Landscape Design Principles and Submission Requirements</i> .	S 4.1 P 67	Minor Changes Based on Council Officer Feedback
17.	Oran Park Employment Area - B5 Business Development added to control [1].	S 5.3 P 78	State and Council Policy Changes
18.	Updated reference to Council's <i>Engineering Design Specification</i> .	S 6.2 P 84	State and Council Policy Changes

Attachment 1 **ORD01**

19.	Salinity and soil management - entire Section has been amended to be consistent with the same section within Camden DCP.	S 6.3 P 86-88	Minor Changes Based on Council Officer Feedback
20.	Aboriginal and European heritage - Removal of control [4]	S 6.4 P 91	Minor Changes Based on Council Officer Feedback
21.	Updated the section with the most up to date document - Planning for Bushfire Protection 2019 (and subsequent revisions of this document)	S 6.5 P 94	Changes in state agency name or document name or relevant document.
22.	Added in accordance with Appendix X – Landscape Design Principles and Submission Requirements	S 6.6 P 97	Minor Changes Based on Council Officer Feedback
23.	Odour - Entire section has been amended to be consistent with all areas across the South West Growth Area.	S 6.8 P 101-102	Minor Changes Based on Council Officer Feedback
24.	Acoustics - entire section has been amended to be consistent with the same section within Camden DCP 2019.	S 6.9 P 103-110	Minor Changes Based on Council Officer Feedback
25.	Battle-axe lots - Additions of objective [d] and [e].	S 7.3.1 P 121	Minor Changes Based on Council Officer Feedback
26.	Battle-axe lots -Addition of control [3].	S 7.3.1 P 122	Minor Changes Based on Council Officer Feedback
27.	Corner lots - Addition of controls [5] and [6]	S 7.3.2 P 125	Minor Changes Based on Council Officer Feedback
28.	Table 22 Summary of key controls with frontage width $\geq$ 4.5m for Rear Accessed Dwellings - Item added to Dwelling and Garage Separation.	S 7.6.1 P 138	Minor Changes Based on Council Officer Feedback
29.	Principle Private Open Space – Strengthened controls within Table 17, 18, 19 and 20.	S 7.6.1 P 139-142	Minor Changes Based on Council Officer Feedback
30.	Side and rear setbacks - amended control [4] and added control [5] and [6].	S 7.6.4 P 151	Minor Changes Based on Council Officer Feedback
31.	Landscape area - Addition of control [5] and [6]	S 7.6.6 P 158	Minor Changes Based on Council Officer Feedback
32.	Private open space - Addition of control [5]	S 7.6.7 P 160	Minor Changes Based on Council Officer Feedback
33.	Garages, site access and parking -Amendments and added provision to control [15]. Also added control [17].	S 7.6.8 P 162	Minor Changes Based on Council Officer Feedback
34.	Visual and acoustic privacy - Added control [6]	S 7.6.9 P 164	Minor Changes Based on Council Officer Feedback
35.	Attached or abutting dwellings - Added control [3]	S 7.7.1 P 165	Minor Changes Based on Council Officer Feedback
36.	Secondary dwellings, studio dwellings and dual occupancies - Added control [25]	S 7.7.2 P 170	Minor Changes Based on Council Officer Feedback
37.	Added in accordance with Appendix X – Landscape Design Principles and Submission Requirements Control [4]	S 7.7.3 P 170	Minor Changes Based on Council Officer Feedback
38.	Multi Dwelling Housing - Added control [5]	S 7.7.3 P 171	Minor Changes Based on Council Officer Feedback

39.	Added in accordance with Appendix X – Landscape Design Principles and Submission Requirements - Control [8]	S 7.7.4 P 173	Minor Changes Based on Council Officer Feedback
40.	Controls for residential flat buildings, manor homes and shop top housing - Added control [8]	S 7.7.4 P 173	Minor Changes Based on Council Officer Feedback
41.	Child care centres – replaced entire section to be consistent with the Camden DCP 2019.	S 7.8.2 P 177 – 180	Minor Changes Based on Council Officer Feedback
42.	Education establishments and places of worship - Added in accordance with Appendix X – Landscape Design Principles and Submission Requirements Control [5]	S 7.8.3 P 183	Minor Changes Based on Council Officer Feedback

Attachment 1  
ORD01

## TURNER ROAD LIST OF AMENDMENTS

No.	Amendment	Location	Officer comment
1.	Updated reference to Western Parkland City SEPP.	Throughout the document.	Consolidation of State Environmental Planning Policies
2.	Updated reference to DPE and other State agencies.	Throughout the document.	Changes in state agency name or document name or relevant document.
3.	Minor changes to formatting.	Throughout the document.	Improved User friendliness and consistent structure across all DCPs
4.	Minor changes to wording.	Throughout the document.	Improved User friendliness and consistent structure across all DCPs
5.	Updated zoning names from E to C.	Throughout the document.	State and Council Policy Changes
6.	Updated references to Council Policies.	Throughout the document.	State and Council Policy Changes
7.	Updated reference from <i>Badgally Road</i> to <i>Gregory Hills Drive</i> .	Throughout the document.	Changes based on precinct planning progress.
8.	Updated reference to Camden DCP 2019 and references to specific sections of Camden DCP 2019.	Throughout the document.	State and Council Policy Changes
9.	Removal of Appendix C – Exempt and Complying Development	Table 1 P 12	State and Council Policy Changes
10.	Updates to exempt and complying development section.	S 1.5 P 16	State and Council Policy Changes
11.	Updates to Table 2 – adoption/amendments to Turner Road DCP.	Table 2 P 15	Changes based on precinct planning progress.
12.	Indicative layout plan - Amended objective [a]	S 2.1 P 20	Changes based on precinct planning progress.
13.	Vision and development objectives - Updates/amendments to the text.	S 2.2 P 20-21	Changes based on precinct planning progress. Improved User friendliness and consistent structure across all DCPs
14.	Residential density targets - Amended objective [b]	S 2.3 P 23	Minor Changes Based on Council Officer Feedback
15.	Updated reference from <i>Design and Construction Specifications</i> to <i>Camden Council Engineering Specifications</i> .	S 3.1 P 29	State and Council Policy Changes
16.	Updated reference from <i>Streetscape Elements Manual</i> for <i>Camden</i> to <i>Draft Open Space Design Manual</i> .	S 3.2 P 30	State and Council Policy Changes
17.	Laneway - Added objective [i] and amended Control [1]. Added control [12] and [13].	S 3.1.1 P 49 - 52	Minor Changes Based on Council Officer Feedback
18.	Shared driveways - Added control [10].	S 3.1.2 P 53	Minor Changes Based on Council Officer Feedback
19.	Updated reference from <i>Planning Guidelines for Walking and Cycling</i> to <i>Walking and Cycling Program Guidelines</i> .	S 3.2 P 55	State and Council Policy Changes

20.	Updated reference from <i>Streetscape Elements Manual for Camden to Draft Open Space Design Manual</i> .	S4.1 <b>P 58</b>	State and Council Policy Changes
21.	Public parks and landscape strategy – control [7] – requirements for landscape plan amended.	S4.1 <b>P 59</b>	Minor Changes Based on Council Officer Feedback
22.	Salinity and soil management - updated entire section to be consistent with Camden DCP 2019.	S 6.3 <b>P 67</b>	Minor Changes Based on Council Officer Feedback
23.	Updated references to <i>Planning for Bushfire Protection 2019</i> .	S 6.6 <b>P 80</b>	State and Council Policy Changes
24.	Odour - Entire section has been amended to be consistent with all areas across the South West Growth Area.	S 6.9 <b>P 86</b>	Minor Changes Based on Council Officer Feedback
25.	Acoustics - entire section has been amended to be consistent with the same section within Camden DCP 2019.	S 6.10 <b>P 87 to 93</b>	Minor Changes Based on Council Officer Feedback
26.	Removal of table 13 - Minimum lot size by density bands	S 7.2 <b>P 102</b>	Minor Changes Based on Council Officer Feedback
27.	Updated reference to Growth Centres Practice Notes: Zero Lot Boundaries and Building Envelope Plans.	S 7.2 <b>P 105</b>	State and Council Policy Changes
28.	Battle Axe Lots - Added objective [4] and [5]. Added control [3].	S 7.2.1 <b>P 107-108</b>	Minor Changes Based on Council Officer Feedback
29.	Corner Lots - Added objective [2]. Added control [5] and [6].	S 7.2.2 <b>P 110</b>	Minor Changes Based on Council Officer Feedback
30.	Subdivision Approval Process - Added note on Table 13	S 7.3 <b>P 112</b>	Minor Changes Based on Council Officer Feedback
31.	Principle Private Open Space – Strengthened controls within Table 16, 17, 18, 19 and 20.	S 7.4.1 <b>P 119 – 125</b>	Minor Changes Based on Council Officer Feedback
32.	Side and rear setbacks Added control [5] and [6].	S 7.4.4 <b>P 132</b>	Minor Changes Based on Council Officer Feedback
33.	Dwelling height, massing and siting Added control [5] and [6].	S 7.4.5 P 138	Minor Changes Based on Council Officer Feedback
34.	Private open space Added control [5].	S 7.4.7 P 139	Minor Changes Based on Council Officer Feedback
35.	Garages, storage, site access and parking Amended control [15], added control [16]	S 7.4.8 P 140	Minor Changes Based on Council Officer Feedback
36.	Visual and acoustic privacy Added control [6].	S 7.4.9 P 141	Minor Changes Based on Council Officer Feedback
37.	Attached or abutting dwellings Added control [3].	S 7.5.1 P 143	Minor Changes Based on Council Officer Feedback
38.	Dual occupancies Added control [12].	S 7.5.1 P 146	Minor Changes Based on Council Officer Feedback
39.	Multi dwelling housing Added control [6].	S 7.5.3 P 147	Minor Changes Based on Council Officer Feedback
40.	Child care centres – replaced entire section to be consistent with the Camden DCP 2019.	S 7.6.1 P 152	Minor Changes Based on Council Officer Feedback

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41.	Fencing Amended control [1]	Part B3 S 3.8 P 214	Minor Changes Based on Council Officer Feedback
42.	Complying development information Appendix removed	Appendix C	State and Council Policy Changes



# CAMDEN GROWTH CENTRES LIST OF AMENDMENTS

This document references page numbers on the tracked changes document – please reference the page number that is displayed in the bottom pane rather than on the document itself. Page numbers are subject to change once formatting has been completed.

No.	Amendment	Location	Officer comment
1.	Updated reference to Western Parkland City SEPP.	Throughout the document.	Consolidation of State Environmental Planning Policies
2.	Updated reference to DPE.	Throughout the document.	Changes in state agency name or document name or relevant document.
3.	Minor changes to formatting.	Throughout the document.	Improved User friendliness and consistent structure across all DCPs
4.	Minor changes to wording.	Throughout the document.	Improved User friendliness and consistent structure across all DCPs
5.	Updated zoning names from E to C.	Throughout the document.	State and Council Policy Changes
6.	Updated all references to Landscape design/plan requirements.	Throughout the document.	Minor Changes Based on Council Officer Feedback
7.	Appendix C Prescribed trees and preferred species removed	Appendices P 8	Minor Changes Based on Council Officer Feedback
8.	Updated reference to Camden DCP 2019.	S 1.4 P 18	State and Council Policy Changes
9.	Updated references to Council Policies.	S 1.4 P 18	State and Council Policy Changes
10.	Salinity and soil management - entire Section has been amended to be consistent with the same section within Camden DCP.	S 2.3.3 P 18	Minor Changes Based on Council Officer Feedback
11.	Updates to exempt and complying development section.	S 1.6 P 20	State and Council Policy Changes
12.	Updated requirements for landscape design principles to be consistent with Camden DCP (will be found within Appendix X) and updated reference to the Camden Tree and Landscape Species List	S 2.3.5 P 24	Minor Changes Based on Council Officer Feedback
13.	Acoustics - entire section has been amended to be consistent with the same section within Camden DCP 2019.	S 2.3.9 P 41	Minor Changes Based on Council Officer Feedback
14.	Odour assessment and control - Entire section has been amended to be consistent with all areas across the South West Growth Area.	S 2.3.10 P 48	Minor Changes Based on Council Officer Feedback
15.	Removed Table 3-1 Typical characteristics of residential net densities.	Table 3-1 P 57	Minor Changes Based on Council Officer Feedback

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## ORD01

16.	Block and lot layout - Addition of Control 7.	S 3.1.2 <b>P 60</b>	Minor Changes Based on Council Officer Feedback
17.	Removal of Table 3-2 Minimum lot size by density bands.	S 3.1.2 <b>P 61</b>	Minor Changes Based on Council Officer Feedback
18.	Battle axe lots - Minor edits and added objective [d] and [e] and control [3].	S 3.1.3 <b>P 65</b>	Minor Changes Based on Council Officer Feedback
19.	Corner lots - Added objective [b] and control [5] and [6].	S 3.1.4 <b>P 68</b>	Minor Changes Based on Council Officer Feedback
20.	Subdivision approval process - Modifications and added note to Table 3-4.	S 3.2 <b>P 71</b>	Minor Changes Based on Council Officer Feedback
21.	Movement network – added objective [f], added control [5], [8], [31], [32] and modification to several controls.	S 3.3.1 <b>P 75-84</b>	Minor Changes Based on Council Officer Feedback
22.	Laneways - Added objective [i] and control [11], [12].	S 3.3.2 <b>P 86 - 89</b>	Minor Changes Based on Council Officer Feedback
23.	Shared driveways – added control [11].	S 3.3.3 <b>P 91</b>	Minor Changes Based on Council Officer Feedback
24.	Sustainable building design – added objective [f] and control [10].	S 4.1.3 <b>P 101</b>	Minor Changes Based on Council Officer Feedback
25.	Salinity, sodicity and aggressivity – removal of entire section.	S 4.1.4 <b>P 102</b>	Minor Changes Based on Council Officer Feedback
26.	Added item in Table 4-2 for dwelling and garage separation.	S 4.2.1 <b>P 105</b>	Minor Changes Based on Council Officer Feedback
27.	Amended PPOS item in table 4-3, 4-4, 4-5 and 4-6.	S 4.2.1 <b>P 106 - 109</b>	Minor Changes Based on Council Officer Feedback
28.	Side and rear setbacks – Modifications to several controls and added control [5] and [8].	S 4.2.4 <b>P 116-117</b>	Minor Changes Based on Council Officer Feedback
29.	Dwelling height, massing and sting - Added control [5] and [6].	S 4.2.5 <b>P 121</b>	Minor Changes Based on Council Officer Feedback
30.	Private open space – added control [5].	S 4.2.7 <b>P 122</b>	Minor Changes Based on Council Officer Feedback
31.	Garages, storage, site access and parking – added control [15], modified control [16].	S 4.2.8 <b>P 123 - 124</b>	Minor Changes Based on Council Officer Feedback
32.	Visual and acoustic privacy – amended controls and added control [3] and [5].	S 4.2.9 <b>P 113</b>	Minor Changes Based on Council Officer Feedback
33.	Attached or abutting dwellings – added control [3].	S 4.3.2 <b>P 129</b>	Minor Changes Based on Council Officer Feedback
34.	Dual occupancies - Added control [12].	S 4.3.3 <b>P 133</b>	Minor Changes Based on Council Officer Feedback
35.	Multi dwelling housing - Added control [6] (dual occupancies).	S 4.3.4 <b>P 133</b>	Minor Changes Based on Council Officer Feedback
36.	Controls for residential flat buildings, manor homes and shop top housing - Added control 9.	S 4.3.5 <b>P 135</b>	Minor Changes Based on Council Officer Feedback

37.	Child care centres – replaced entire section to be consistent with the Camden DCP 2019.	S 4.4.3 P 142-145	Minor Changes Based on Council Officer Feedback
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ORD01

COUNCIL MEETING 12 JULY 2022

**PLACEHOLDER – Attachment under Separate Cover**

- **Final draft Housekeeping Amendment –  
Oran Park Development Control Plan**

Attachment 2

COUNCIL MEETING 12 JULY 2022

**PLACEHOLDER – Attachment under Separate Cover**

- **Final draft Housekeeping Amendment –  
Camden Growth Centre Precincts Development Control Plan**

**ORD01**

**Attachment 3**

ORD01

COUNCIL MEETING 12 JULY 2022

**PLACEHOLDER – Attachment under Separate Cover**

- **Final draft Housekeeping Amendment –  
Turner Road Precinct Development Control Plan**

Attachment 4



PAYMENT OF  
EXPENSES &  
PROVISION OF  
FACILITIES TO THE  
MAYOR &  
COUNCILLORS  
POLICY

P3.0111.43

ORD02

Attachment 1

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## PAYMENT OF EXPENSES & PROVISION OF FACILITIES

**DIVISION:** CUSTOMER & CORPORATE STRATEGY

**BRANCH:** LEGAL & GOVERNANCE ~~& RISK~~

**CATEGORY:** 1

### Policy summary

This policy enables the reasonable and appropriate reimbursement of expenses and provision of facilities to Councillors to help them undertake their civic duties.

It ensures accountability and transparency, and seeks to align Councillor expenses and facilities with community expectations. Councillors must not obtain private or political benefit from any expense or facility provided under this policy.

The policy has been prepared in accordance with the *Local Government Act 1993* (the Act) and *Local Government (General) Regulation 2005-2021* (the Regulation), and complies with the Office of Local Government's Guidelines for the payment of expenses and provision of facilities to Mayors and Councillors in NSW.

The policy sets out the maximum amounts Council will pay for specific expenses and facilities. Expenses not explicitly addressed in this policy will not be paid or reimbursed.

The main expenses and facilities are summarised in the table below. All monetary amounts are exclusive of GST unless otherwise indicated.

### Monetary limits

Expense or facility	Maximum amount	Frequency	Policy clause
General travel expenses	<del>Private vehicle use— Rates set out in Local Government State Award \$5,000 per Councillor</del>	<del>As required</del> <u>Per year</u>	6.1
Interstate, overseas and long distance intrastate travel expenses	<del>\$1,500 per Councillor N/A— Council resolution required to approve travel and all expenses to be personally funded (or paid from the Councillor's annual allowance)</del>	<del>As required</del> <u>Per year</u>	6.2
Accommodation <u>and meals</u>	<del>As per the NSW Crown Employees (Public Service Conditions of Employment) Reviewed Award 2009, adjusted annually To be personally funded (or paid from the Councillor's allowance) if for a conference; if for a civic event and appropriate approval is sought, accommodation costs may be reimbursed by</del>	<del>Per meal/night</del> <u>As required</u>	6.4

Payment of Expenses and Provision of Facilities  
to the Mayor and Councillors Policy  
Adopted by Council: 20/09/2017

Next Review Date:  
01/09/2021  
TRIM #: 17/297047

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Attachment 1

Expense or facility	Maximum amount	Frequency	Policy clause
	<del>Council-</del>		
Professional development	Expenses for professional development are allocated within the annual budget	Per year	6.6
Conferences and seminars	<del>\$5,000 per Councillor \$7,500 for the Mayor To be personally funded (or paid from the Councillor's allowance)</del>	<del>Per year As- required</del>	6.7
Information and communications technology (ICT) expenses	The Mayor and Councillors are provided with the below options: <ul style="list-style-type: none"> <li>• A tablet <del>computer</del> device <del>and accessories</del> up to <del>\$1,200-800 (excl-GST)</del></li> <li>• <del>Desktop-computer device or mobile Alternative- e</del>Computer device (<del>eg laptop instead of tablet if requested</del>) -up to \$2,000 (<del>excl-GST</del>)</li> <li>• Mobile phone <del>and accessories</del> up to \$1,250 (<del>excl-GST</del>)</li> <li>• Multi function printer up to \$45600 (<del>excl-GST</del>)</li> <li>• Mobile computer device data charges up to \$50 (incl GST)</li> <li>• Mobile phone up to \$200 (incl GST) call <del>and data</del> charges</li> <li>• <del>Software licensing costs up to \$500</del></li> </ul>	Per term	6.8
		Per month	
Carer expenses	Up to <del>\$314.95</del> 5 per hour per Councillor	Per year	6.9
Home office expenses, facilities and stationery	\$500 per Councillor	Per year	6.10 & 9.2
Access to facilities in a Councillor common room	Provided to all Councillors	Not relevant	9.1
<u>Clothing</u>	<u>Expenses for clothing are allocated within the annual budget</u>	<u>Per year</u>	<u>9.4</u>
Council vehicle and fuel card	Not relevant	Not relevant	10.1
Reserved parking space at Council offices	Provided to the Mayor	Not relevant	10.1
Furnished office	Provided to the Mayor	Not relevant	10.1
Number of staff supporting Mayor and Councillors	In addition to the support provided to Councillors, secretarial support is provided	Not relevant	9.3

Expense or facility	Maximum amount	Frequency	Policy clause
	to the Mayor		

Additional costs incurred by a Councillor in excess of these limits are considered a personal expense that is the responsibility of the Councillor.

Councillors must provide claims for reimbursement within three months of an expense being incurred. Claims made after this time cannot be approved.

Detailed reports on the provision of expenses and facilities to Councillors will be publicly tabled at a council meeting every six months and published in full on Council's website. These reports will include expenditure summarised by individual Councillor and as a total for all Councillors. ~~detailed reports on the provision of expenses and facilities to Councillors will be reported as required by legislation.~~

ORD02

Attachment 1

## Part A – Introduction

### 1. INTRODUCTION

1.1 The purpose of this policy is to:

- Ensure that there is accountability and transparency in the reimbursement of expenses incurred, or to be incurred, by Councillors; and
- Clearly state the facilities and support that are available to Councillors to assist them in fulfilling their civic duties.

1.2 Expenses and facilities provided by this policy are in addition to fees paid to Councillors. The minimum and maximum fees a council may pay each Councillor are set by the Local Government Remuneration Tribunal as per section 241 of the *Local Government Act 1993* and reviewed annually.

1.3 The community is entitled to know the extent of expenses paid to Councillors, as well as the facilities provided.

1.4 Council staff are empowered to question or refuse a request for payment from a Councillor when it does not accord with this policy.

1.5 Within the first 12 months of each term of Council, this policy must be adopted, even if the proposed changes are considered 'not substantial'. The initial adoption of this policy must be subject to public notification and allow at least 28 days for public submissions.

1.6 At any time, other than the required adoption of this policy within the first 12 months of each term of Council, if the proposed amendment is not substantial then Council is not required to provide public notice. The term 'not substantial' should be taken to mean minor changes to the wording of the policy, or changes to monetary provisions or rates that are less than five per cent. It also means minor changes to the standard of the provision of equipment and facilities. Any new category of expenses, facilities and equipment included in the policy will require public notice.

### 2. POLICY OBJECTIVES

2.1 The objectives of this policy are to:

- enable the reasonable and appropriate reimbursement of expenses incurred by Councillors while undertaking their civic duties;
- enable facilities of a reasonable and appropriate standard to be provided to Councillors to support them in undertaking their civic duties;
- ensure accountability and transparency in reimbursement of expenses and provision of facilities to Councillors;
- ensure facilities and expenses provided to Councillors meet community expectations;
- support a diversity of representation; and
- fulfil Council's statutory responsibilities.

~~2.2—This policy applies equally to the Mayor and all Councillors.~~

### 3. PRINCIPLES

3.1 Council commits to the following principles:

- **Proper conduct:** Councillors and staff acting lawfully and honestly, exercising care and diligence in carrying out their functions;
- **Reasonable expenses:** providing for Councillors to be reimbursed for expenses reasonably incurred as part of their role as Councillor;
- **Participation and access:** enabling people from diverse backgrounds, underrepresented groups, those in carer roles and those with special needs to serve as a Councillor;
- **Equity:** there must be equitable access to expenses and facilities for all Councillors;
- **Appropriate use of resources:** providing clear direction on the appropriate use of Council resources in accordance with legal requirements and community expectations; and
- **Accountability and transparency:** clearly stating and reporting on the expenses and facilities provided to Councillors.

### 4. PRIVATE OR POLITICAL BENEFIT

- 4.1 Council will provide facilities, equipment and services that are appropriate to support the Mayor and Councillors in undertaking their role ~~as~~ elected members.
- 4.2 Councillors ~~should~~ will not obtain private benefit from the reimbursement of expenses, provision of equipment and facilities, nor from travel bonuses or any other loyalty schemes.
- 4.3 It is acknowledged that incidental use of council equipment and facilities may occur from time to time. Such incidental private use is not subject to compensatory payment.
- 4.4 Where more substantial private use occurs, Councillors will be expected to make a payment to cover the level of private use. This payment will be made on a full cost recovery basis.
- 4.5 Councillors must be scrupulous in their use of Council property, including intellectual property, official services and facilities and should not permit misuse by any other person or body.
- 4.6 Councillors should avoid any action or situation, which could create the appearance that Council property, official services or public facilities are being improperly used for their benefit or the benefit of any other person or body.
- 4.7 Councillors must not convert any property of Council to their own use unless properly authorised.
- 4.8 Council facilities, equipment and services are not to be used to produce election material or for any other political purposes. Councillors should not generally obtain private benefit from the provision of equipment or facilities, nor from any travel bonus or other such loyalty scheme.

- 4.9 The interests of a Councillor in their re-election is considered to be a personal interest and as such the reimbursement of travel expenses incurred on election matters is not appropriate. Council letterhead, council crests and other information that could give the impression it is official council material must not be used for these purposes.

## Part B – Expenses

### 5. GENERAL EXPENSES

- 5.1 Council is committed to ensuring that Councillors are reimbursed for expenses reasonably incurred in their role of Councillor so that they are not financially or otherwise disadvantaged in undertaking their civic duties.
- 5.2 To ensure consistency and transparency all expenses and costs claimed must be done so in accordance with the requirements of this policy.
- 5.3 For the purpose of clarity, it is noted that Councillor-related business refers to functions and duties that Councillors are required to undertake to fulfill their legislated role and responsibilities for Council that should result in a direct benefit for Council and/or the local government area.
- 5.4 Expenses not explicitly addressed in this policy will not be paid or reimbursed.

### 6. SPECIFIC EXPENSES

#### 6.1 General travel arrangements and expenses

- 6.1.1 All travel by Councillors should utilise the most direct route and the most practicable and economical mode of transport subject to any personal medical conditions.
- 6.1.2 Councillors ~~will~~ may be reimbursed at a maximum amount in accordance with the monetary limits table within this policy for travel expenses incurred relating to Council business and/or representing Council at civic events, ceremonial functions and Council related meetings. Reimbursement may include: ~~the use of a private motor vehicle, public transport, taxi, parking fees and road tolls.~~
- public transport fares
  - the use of a private vehicle or hire car
  - parking fees
  - road tolls
  - taxis
  - documented ride-share programs, such as Uber, where tax invoices can be issued.
- 6.1.3 Councillors using private vehicles will be paid the mileage allowance at the then-current rate set by the appropriate Local Government State Award, but subject to any such payment not exceeding economy class air fares to and from the particular destination. The mode and method of transportation to be used shall be agreed with the Mayor (or Deputy Mayor in case of a claim by the Mayor) and the General Manager prior to the travel taking place, and where possible Councillors should attempt to travel with other

representatives from Council in order to minimise costs.

6.1.4 For the purposes of clarification in this policy, the ACT is taken to be included as part of NSW due to the proximity and ease of travel.

## 6.2 Interstate, overseas and long distance intrastate travel expenses

6.2.1 Full Council resolution approval is required prior to any interstate or overseas travel being undertaken by Councillors (but is not required for long distance intrastate travel ~~or excluding~~ travel to ACT which may be authorised by the Mayor and General Manager). The report to Council should include all details of the travel, including itinerary, expected costs and expected benefits. Travel will be approved on an individual trip basis.

6.2.2 Council will not undertake any overseas travel unless a direct and tangible benefit for Council and the local community can be established.

6.2.3 Total interstate, overseas and long distance intrastate travel expenses for all Councillors will be capped at a maximum amount in accordance with the monetary limits table within this policy. This amount will be set aside in Council's annual budget. ~~Any costs incurred relating to interstate or overseas travel for Council business are to be personally funded (or paid from the Councillor's annual allowance).~~

6.2.4 Before a proposal for overseas travel is approved, a detailed proposal, including nomination of the Councillor(s) undertaking the trip, purpose of the trip, expected benefits, duration, itinerary and detailed costs, will be furnished to Council as part of the Council Business Paper.

6.2.5 After returning from ~~interstate, overseas or long distance intrastate travel~~, Councillors or an accompanying member of staff will provide a detailed report to a meeting of Council on the aspects of the trip relevant to council business and/or the local community.

6.2.6 Councillors wishing to extend their stay in a destination they have visited for Council purposes, or to travel to an alternative location, will require the prior approval of the Mayor (or the Deputy Mayor in the case of a claim by the Mayor) and the General Manager. In such instances Councillors should recognise that Council's responsibility for their travel ends when the business activity ends and not when they return home. Any additional costs incurred following the completion of the business activity, including accommodation, are not considered to be reimbursable expenses.

6.2.7 Bookings for approved air travel are to be made through the General Manager's office.

6.2.8 For interstate and long distance intrastate journeys by air of less than three hours, the class of air travel is to be economy class.

6.2.9 For journeys by air of more than three hours, the class of air travel may be premium economy.

6.2.10 For international travel, the class of air travel is to be premium economy if available. Otherwise, the class of travel is to be economy.

6.2.11 For air travel that is reimbursed as Council business, Councillors will not accrue points from the airline's frequent flyer program. This is considered a private benefit.

### 6.3 Travel expenses not paid by Council

6.3.1 Under this policy, Councillors are personally responsible for all administrative charges for road toll accounts and traffic or parking fines incurred while travelling in private or Council vehicles on Council business.

### 6.4 Accommodation and meals

6.4.1 Council will reimburse costs for accommodation and meals while Councillors are undertaking prior approved travel or professional development outside metropolitan Sydney in accordance with clause 6.4.3. ~~Councillors are to personally fund (or use their Councillor annual allowance) any accommodation costs incurred as a result of conference attendance.~~

6.4.2 In the rare occasion that accommodation is required as part of a civic event, ceremonial function or other Council related meeting, accommodation costs ~~may will~~ be reimbursed in accordance with clause 6.4.3. ~~by Council subject to approval by the General Manager and Mayor (or Deputy Mayor in the case of a claim by the Mayor).~~

6.4.3 The daily limits for accommodation and meal expenses within Australia are to be consistent with those set out in Part B Monetary Rates of the NSW Crown Employees (Public Service Conditions of Employment) Reviewed Award 2009, as adjusted annually.

6.4.4 The Mayor and General Manager may authorise reimbursement of costs above the daily limits for accommodation and meal expenses within Australia in exceptional circumstances.

6.4.5 The daily limits for accommodation and meal expenses outside Australia are to be determined in advance by council resolution, being mindful of Clause 6.4.3.

6.4.~~6~~3 Councillors will not be reimbursed for alcoholic beverages.

### 6.5 Refreshments for Council-related meetings

6.5.1 Appropriate refreshments will be available for Council meetings, Council Committee meetings, Councillor briefings, approved meetings and engagements, and official Council functions as approved by the General Manager.

### 6.6 Professional development

6.6.1 Council ~~provides will set aside~~ an amount in the annual budget for 'Councillor Professional Development' expenses to facilitate professional development of Councillors through programs, training, education courses and membership of professional bodies. ~~support and encourage active~~



~~learning and skill development. Payment of additional expenses/costs in relation to such training will be as per this policy.~~

6.6.2 In the first year of a new council term, Council will provide a comprehensive induction program for all Councillors which considers any guidelines issued by the Office of Local Government (OLG). The cost of the induction program will be in addition to the ongoing professional development funding.

6.6.3 Annual membership of professional bodies will only be covered where the membership is relevant to the exercise of the Councillor's civic duties, the Councillor actively participates in the body and the cost of membership is likely to be fully offset by savings from attending events as a member.

6.6.4 Approval for professional development activities is subject to a prior written request to the General Manager outlining the:

- details of the proposed professional development;
- relevance to Council priorities and business; and
- relevance to the exercise of the Councillor's civic duties.

6.6.5 In assessing a Councillor request for a professional development activity, the General Manager must consider the factors set out in clause 6.6.4, as well as the cost of the professional development in relation to the Councillor's remaining budget.

## 6.7 Conferences and seminars

6.7.1 Councillors are encouraged to attend conferences as a formal representative of Council as part of discharging their functions of civic office.

~~6.7.2 Requests to attend conferences interstate or overseas must be approved by a Council resolution prior to attendance. The report to Council should outline the benefits of attendance by the Councillor.~~

~~6.7.3 The Mayor (or Deputy Mayor in the case of a claim by the Mayor) and the General Manager may approve attendance by Councillors at conferences within the State (ACT is taken to be included as part of NSW due to the proximity and ease of travel) without the need for Council resolution.~~

6.7.24 Council will set aside funds, in accordance with the monetary limits table within this policy, annually in its budget to facilitate Councillor attendance at conferences and seminars. Any costs incurred relating to conference attendance, including registration fees, transport to and from the conference, accommodation, official lunches and dinners relevant to the conference and incidental expenses are to be personally funded (or paid from the Councillor's annual allowance) and are not reimbursable under this Policy.

6.7.3 Each Councillor is entitled to attend the following conferences, the costs of which are not included in each Councillor's conference and seminar allocation:

- Local Government NSW Annual Conference;
- National General Assembly (Australian Local Government Association); and
- Urban Development Institute of Australia NSW National Congress.

6.7.4 Approval to attend a conference or seminar that is not listed in clause 6.7.3 is subject to approval by a Council resolution. The Council report must consider factors including the:

- relevance of the topics and presenters to current Council priorities and business and the exercise of the Councillor's civic duties
- cost of the conference or seminar in relation to the total remaining budget.

6.7.5 Prior to Council considering a report prepared in accordance with clause 6.7.4, a Councillor must submit a written request to the General Manager outlining the:

- details of the conference or seminar;
- relevance to Council priorities and business; and
- relevance to the exercise of the Councillor's civic duties.

6.7.6 In assessing a Councillor request to attend a conference or seminar not listed in clause 6.7.3, the General Manager must consider the factors set out in clause 6.7.5, as well as the cost of the conference or seminar in relation to the Councillor's remaining budget. The Councillor request to attend a conference or seminar will only be reported to Council for consideration if the General Manager has decided that it is suitable having regard to this criteria, and the necessary funds are available in accordance with the monetary limits table within this policy.

~~6.7.5 For the purpose of clarity, the definition of a 'conference' relates to a formal meeting designed for consultation, exchange of information or discussion. Typically, conferences will involve registration costs, accommodation, travel to and from the conference, sustenance and incidental costs such as taxi fares, telephone calls, etc.~~  
6.7.37 Council will meet the reasonable cost of registration fees, transportation and accommodation associated with attendance at conferences approved by the General Manager. Council will also meet the reasonable cost of meals when they are not included in the conference fees.

6.7.8 Accommodation and meals not included in the conference fees will be met by Council subject to clause 6.4.3.

6.7.9 If required, travel costs associated with conferences, will be met by Council subject to clause 6.1.

6.7.10 The payment of expenses by Council for the purpose of clause 6.7 takes effect from 1 July 2022.

~~6.7.6 The conferences, and training and development opportunities, that Councillors will generally attend are:-~~

- ~~(a) Local Government NSW Annual Conference;~~
- ~~(b) special 'one off' conferences called by Local Government NSW;~~
- ~~(c) annual conferences and seminars of the major professions in Local Government; and~~
- ~~(d) seminars which assist Councillors in increasing their awareness and improving their understanding of their legal & other obligations and responsibilities as elected representatives.~~

~~6.7.7 Any Councillor who does attend a conference must report back to Council with a full written report on the beneficial aspects of the conference. A report may be submitted via a mayoral minute, a notice of motion or a memorandum via the General Manager. One report may be submitted on behalf of a number of Councillors in attendance.~~

~~6.7.8 It is noted that this restriction on reimbursement for conferences does not apply to other Council related meetings. Examples of such other meetings may include external Committee meetings, MACROC meetings, civic and ceremonial functions, citizenship ceremonies, Australia Day ceremonies, ceremonial functions, community group events and Chamber of Commerce meetings relating to the interests of the local government area.~~

## 6.8 Information and communications technology (ICT) expenses

6.8.1 Council will provide ~~a mobile phone~~ ICT devices (as detailed below) for use in order to carry out ~~the~~ each Councillor's civic functions and responsibilities. Call charges and ~~mobile phone~~ data usage costs incurred for Council related business will be processed ~~in accordance with~~ up to the monetary limits ~~table~~ within this policy, subject to increases in the Consumer Price Index (CPI) (Sydney All Groups) figures for the full year to 30 June. ~~Councillors are responsible for disclosing any personal calls made on their monthly statement and are to reimburse Council for such personal calls accordingly.~~

6.8.2 Council will provide and manage the following ICT devices ~~equipment~~ to Councillors, if requested, subject to the ~~reimbursement of expenses in accordance with the~~ monetary limits table within this policy, subject to increases in the Consumer Price Index (CPI) (Sydney All Groups) figures for the full year to 30 June:

- (a) mobile phone and accessories ~~(standard as provided to staff);~~
- (b) tablet ~~desktop~~ computer device and accessories ~~or mobile alternate~~
- (c) computer device (eg laptop – if requested) ~~(standard as provided to staff); and~~
- ~~(d)~~ (e) a printer/fax multi-function machine;
- ~~(e) a tablet will be provided to Councillors as the preferred mechanism for distribution of Council's Business Paper; and~~

Council will also provide necessary ongoing maintenance, to ensure all Council issued ~~technology equipment~~ ICT devices ~~is~~ are secure, operational, and provide printer cartridges and consumables as needed.

6.8.3 Council provides Councillors the use of ICT devices for Council related business (as per Council's 'Acceptable Use ~~of Technology and Systems~~ Policy').

6.8.4 Council will provide regular statements to each Councillor indicating the call and data usage of the ICT devices provided to them. Councillors must identify any private use of ICT devices, as reasonably required by Council.

~~6.8.4 In the case of a Councillor using their own personal tablet for Council related business, Council will reimburse data usage costs relevant to Council business, in accordance with the monetary limits table within this policy.~~

6.8.5 If a Councillor decides to use their own personal ~~mobile phone~~ ICT devices for Council related business, Council will reimburse an amount in accordance with the monetary limits table within this policy for Council related business call costs and ~~mobile phone~~ data usage costs. ~~Call C~~charges associated with private use, and charges in excess of the monetary limits within this policy, must be met by the Councillor. Councillors who use their own personal ICT devices for Council related business are required to keep their devices up to date for security patches and advise Council's Digital Technology and Innovation (DTI) branch as soon as possible if a device is lost or stolen. This will enable effective control over loss of Council data such as emails or applications.

6.8.6 Councillors must complete a 'Councillor Travel and/or Expense Claim Form' for each billing period in relation to telecommunication charges associated with Council related business. All claims for reimbursement for ~~phone, tablet~~call and ~~internet~~ data usage costs must be made within three months of the date of the provider's invoice. Any amounts exceeding the limit must be approved for payment by the Mayor (or Deputy Mayor in the case of a claim by the Mayor) and General Manager.

## 6.9 Special requirement and carer expenses

6.9.1 Council encourages wide participation and interest in civic office. It will seek to ensure Council premises and associated facilities are accessible, including provision for sight or hearing impaired Councillors and those with other disabilities.

6.9.2 Transportation provisions outlined in this policy will also assist Councillors who may be unable to drive a vehicle.

6.9.3 In addition to the provisions above, the General Manager may authorise the provision of reasonable additional facilities and expenses in order to allow a Councillor with a disability to perform their civic duties.

6.9.4 Councillors will be reimbursed for the reasonable cost of care arrangements including child care expenses and the care of immediate family members who are elderly, disabled and/or sick in order to allow Councillors to attend Council and other official meetings/functions or to attend to their responsibilities and duties as a Councillor. Carer costs will be paid to cover the period 30 minutes prior to the scheduled commencement time of the meeting/function and one hour after the conclusion of the meeting/function.

6.9.25 The rate of reimbursement for care will be up to the amount in accordance with the monetary limits table within this policy, or as varied by

Council from time to time, payable on the provision of receipts or a declaration by the Councillor for such payments ('Councillor Travel and/or Expense Claim Form'), within three months of the period being claimed. The Mayor (or Deputy Mayor in the case of a claim by the Mayor) and the General Manager will authorise payment of care and other related expenses.

### 6.10 Home office expenses

6.10.1 Each Councillor may be reimbursed, in accordance with the monetary limits table within this policy, per year for costs associated with the maintenance of a home office, such as minor items of consumable stationery [and printer ink cartridges](#).

### 6.11 Spouse and Partner Expenses

6.11.1 Where a Councillor is accompanied to a civic event, ceremonial function, conference or Council related meeting by a spouse/partner, costs incurred for the attendance of the spouse/partner shall be the responsibility of the Councillor. These costs relate to travel, partner's program and out of pocket expenses.

6.11.2 There may be limited instances where certain costs incurred by a Councillor on behalf of their spouse/partner are properly those of the Councillor expended in the performance of civic duties. Accordingly, Council will reimburse reasonable expenses in attending these functions and meetings. Such functions could include those which a Councillor's spouse/partner would be reasonably expected to attend such as Council civic and ceremonial receptions, Australia Day ceremonies or, on occasion, citizenship ceremonies.

6.11.3 Any further expenses incurred in relation to spouses/partners will not be reimbursed by Council. For the purposes of clarification, costs for a spouse/partner attending a conference and ancillary conference costs are not reimbursable under this policy.

6.11.4 Outside of these provisions, the Mayor (or Deputy Mayor in the case of a claim by the Mayor) and General Manager may approve payment for the attendance of a spouse/partner as part of a Council group booking to a local charity event or similar function as may occur from time to time.

## 7. INSURANCES

7.1 Councillors will receive the benefit of insurance cover to the limit specified in Council's insurance policies for the following matters arising out of the performance of their civic duties and/or exercise of their council functions:

- (a) Public Liability – public liability and professional indemnity insurances apply in relation to claims arising out of a Councillor's (alleged) negligent performance of civic duties or exercise of their functions as a Councillor, subject to any limitations or conditions set out in the policy.
- (b) Professional Indemnity – for matters arising out of a Councillor's performance of civic duties or exercise of functions provided the performance or exercise of the relevant civic duty or function is, in the

opinion of Council, bona fide and/or proper.

- (c) Personal accident – coverage where personal injury occurs whilst on Council business Australia wide.

7.2 Appropriate travel insurances, if considered appropriate, will be provided for any Councillors travelling on approved interstate and overseas travel on Council business. ~~Travel insurance, if considered appropriate, for any approved overseas travel on Council business is to be personally funded (or paid from the Councillor's annual allowance).~~

## 8. LEGAL ASSISTANCE

8.1 Council may, by way of resolution specifying the amount involved, indemnify or reimburse the reasonable legal expenses:

- (a) of a Councillor defending an action arising from the performance in good faith of a function under the *Local Government Act 1993* or any other Act for and on behalf of Council; or
- (b) of a Councillor defending an action in defamation provided the statements complained of were made in good faith in the course of exercising a function under the *Local Government Act 1993*; or
- (c) of a Councillor for proceedings before the Local Government Pecuniary Interest Tribunal, the Independent Commission Against Corruption, Office of Ombudsman, Office of Local Government, Department of Premier and Cabinet, NSW Police Force, Director of Public Prosecutions or Council's Conduct Review Committee / Reviewer, provided, the subject of the proceedings arises from the performance in good faith by the Councillor of a function under the *Local Government Act 1993*.

8.2 If points 8.1(a), (b) or (c) have been satisfied, Council will reimburse the reasonable legal expenses only if the enquiry, investigation, hearing or proceedings taken against a Councillor results in a finding substantially favorable to the Councillor.

8.3 In addition, the amount of such reimbursement shall be reduced by the amount of any monies that may be or are recouped by the Councillor on any basis.

8.4 Legal costs will not be met for legal proceedings that do not involve a Councillor performing their role as a Councillor.

8.5 Council must not meet the legal costs of legal proceedings initiated by a Councillor under any circumstance.

8.6 Council must not meet the legal costs of a Councillor seeking advice in respect of possible defamation or in seeking a non-litigious remedy for possible defamation.

8.7 No legal expenses may be incurred by a Councillor without the express resolution of Council prior to the expense being incurred.

## Part C – Facilities

## 9. GENERAL FACILITIES FOR ALL COUNCILLORS

### 9.1 Facilities

9.1.1 Council will provide the following facilities to Councillors to assist them to effectively discharge their civic duties:

- (a) ~~a Councillors' Room is provided in the Council Offices~~ access to the ground floor meetings rooms at the Oran Park Administration Centre to assist Councillors in dealing with resident and ratepayer matters and Council business generally;
- (b) proposed dedicated Councillor Room as part of the Administration Centre extension works; and
- (c) the provision of ~~an Executive Services Coordinator~~ Assistants to assist and support Councillors.

### 9.2 Stationery

9.2.1 Council will provide the following stationery to Councillors each year in accordance with the monetary limits within this policy:

- letterhead, to be used only for correspondence associated with civic duties;
- business cards;
- ordinary postage stamps;
- Christmas or festive cards.

9.2.2 As per Section 4, stamps shall only be used to support a Councillor's civic duties. Councillor mail will only be posted using the stamps provided. Any stamps not used will not be carried over to the next year's allocation.

### 9.3 Administrative support

9.3.1 Council will provide administrative support to Councillors to assist them with their civic duties only. Administrative support will be provided by the Executive ~~Services Coordinator~~ Assistants.

9.3.2 As per Section 4, Council staff are expected to assist Councillors with civic duties only, and not assist with matters of personal or political interest, including campaigning.

### 9.4 Clothing

9.4.1 Councillors will each annually be issued with two business shirts or blouses and polo shirts in colours compatible with Council's corporate colours and with Council's logo. Councillors may also request additional clothing products in writing to the General Manager, with a preference for Australian made products where available.

## 10. ADDITIONAL FACILITIES FOR THE MAYOR

10.1. In order to reflect the additional time and commitment required to carry out the responsibilities of the Mayor, in addition to the support provided to Councillors, the following is provided to the Mayor:

- (a) Mayoral Office - to assist in carrying out the Mayoral functions;
- (b) secretarial support is provided by the Executive ~~Services~~ ~~Coordinator~~ Assistants;
- (c) a dedicated Mayoral car-parking space in the Council car-park adjacent to the Council Offices; and
- (d) a dedicated Mayoral vehicle is currently not provided for private or Council use, however the Mayor may request the use of a Council pool vehicle or, if a Council pool vehicle is unavailable, a hire vehicle, similar to the current Council fleet vehicles, for official Council business, if a vehicle is required.

10.2. As per Section 4, staff in the Mayor's office are expected to work on official business only, and not for matters of personal or political interest, including campaigning.

## Part D – Processes

### 11. APPROVAL, PAYMENT AND REIMBURSEMENT ARRANGEMENTS

#### 11.1 Approvals

- 11.1.1 Various approval arrangements are indicated throughout this policy and vary from full Council resolution approval to approval by the Mayor (or Deputy Mayor in the case of a claim by the Mayor) and General Manager.
- 11.1.2 The Executive ~~Services~~ ~~Coordinator~~ Assistants will assist Councillors with respect to seeking reimbursement of expenses incurred in their role as a Councillor, assisting with travel and accommodation arrangements, attendance at conferences and civic events, training and education, and the provision of facilities under this policy.
- 11.1.3 All claims for reimbursement must be made within three months of the date of the receipt and on the appropriate 'Councillor Travel and/or Expense Claim Form' (**Annexure A**), together with production of relevant supporting evidence.
- 11.1.4 Any claim will be reconciled with the relevant supporting evidence and authorised as follows:
  - (a) authorised by the General Manager and Mayor (or Deputy Mayor where the claim is made by the Mayor) for spouse and partner expenses, incidental expenses, advance payments, travel, conferences, accommodation, childcare and carer fees;
  - (b) authorised by two of the 'Authorised Officers' as set out in clause 11.1.5 if the particular expense category does not require approval by the General Manager and Mayor (or Deputy Mayor in the case of a claim by the Mayor).
- 11.1.5 The General Manager, Mayor, Director Customer & Corporate Strategy, Manager Legal & Governance ~~& Risk~~, Senior Governance Officer and Executive ~~Services~~ ~~Coordinator~~ Assistants are 'Authorised Officers' for



the purpose of completing the 'Councillor Travel and/or Expense Form'.

## 11.2 Direct payment

11.2.1 Council may approve and directly pay expenses. Requests for direct payment must be submitted to the General Manager for assessment against this policy, with sufficient information and time to allow for the claim to be assessed and processed.

## 11.3 Reimbursement

11.3.1 Claims for reimbursement of expenses will only be made on production of receipts/[tax invoices](#) for such amounts where indicated in this policy and on completion of the appropriate 'Councillor Travel and/or Expense Claim Form', itemising the expenses. Reimbursement of general expenses will not be allowed.

~~11.3.2 — Claims for reimbursement of expenses less than \$75.00 (exclusive of GST) should be accompanied by a receipt, tax invoice, statutory declaration, or some other form of supporting evidence.~~

~~11.3.3 — Claims for reimbursement of expenses over \$75.00 (exclusive of GST) must be accompanied by a tax invoice.~~

11.3.4 Payment of expenses will not be made to support a Councillor's attendance at political fundraising functions. Participation in Council elections is also a private matter and Councillors must not use Council resources in the course of this participation.

11.3.5 Out of pocket expenses or incidental expenses associated with attending civic events, ceremonial functions or Council related meetings will be reimbursed on presentation of receipts and completion of a claim form as provided above.

11.3.6 Examples of incidental expenses include telephone or facsimile calls, taxi fares, parking fees or meals where not part of the Council related meeting or function. Councillors may claim such expenses by completing the 'Councillor Travel and/or Expense Claim Form' (**Annexure A**) and attaching the relevant receipts. The Mayor (or Deputy Mayor in the case of a claim by the Mayor) and the General Manager will authorise payment of incidental expenses.

## 11.4 Advance payment

11.4.1 Councillors may request, through the General Manager, payment in advance in anticipation of expenses being incurred for such matters as attending civic events, ceremonial functions and Council related meetings.

11.4.2 On return Councillors must produce all receipts for the expenditure of those funds, with a full reconciliation to be completed and authorised by the Mayor (or Deputy Mayor in the case of a claim by the Mayor) and General Manager.

11.4.3 Councillors are to produce the receipts and complete the reconciliation

within one month of the expenditure being incurred.

### 11.5 Notification

11.5.1 If a claim is approved, Council will make payment directly or reimburse the Councillor through accounts payable.

11.5.2 If a claim is refused, Council will inform the Councillor in writing that the claim has been refused and the reason for the refusal.

### 11.56 **Reimbursement to Council**

11.65.1 If Council has incurred an expense on behalf of a Councillor that exceeds a maximum limit, exceeds reasonable incidental private use or is not provided for in this policy:

- Council will invoice the Councillor for the expense; and
- the Councillor will reimburse Council for that expense within 14 days of the invoice date.

11.65.2 If the Councillor cannot reimburse Council within 14 days of the invoice date, they are to submit a written explanation to the General Manager. The General Manager may elect to deduct the amount from the Councillor's allowance.

## 12. **DISPUTES**

12.1 Should a dispute arise as to payment of a claim for reimbursement of expenses or provision of facilities, the matter should be submitted in writing by the Councillor to the General Manager, who will determine the matter in conjunction with the Mayor (or Deputy Mayor in the case of a claim by the Mayor) in accordance with the terms of this policy.

12.2 If the Councillor and the General Manager, in conjunction with the Mayor, cannot resolve the dispute, the Councillor may submit a notice of motion to a Council meeting seeking to have the dispute resolved.

## 13. **RETURN OR RETENTION OF FACILITIES**

13.1 On completion of the term of office, extended leave of absence or at the cessation of civic duties and where requested, Councillors are required to return all equipment and facilities issued by Council within 28 days. This includes unused consumables.

13.2 Any internet allowance provided under this policy is only applicable up until the last month of term of office held by a Councillor.

13.3 All equipment provided to Councillors contained in this policy, remain the property of Camden Council.

13.4 The General Manager will consider requests from Councillors to purchase equipment previously allocated to them at an agreed fair market price.

13.5 The prices for all equipment purchased by Councillors will be recorded in Council's annual report.

#### 14. REPORTING

14.1 Council will report on the provision of expenses and facilities to Councillors as required in the Act and Regulation. Section 428 of the Local Government Act 1993 (the Act) and Clause 217 of the Local Government (General) Regulation 2005 (the Regulations) require Council to include in its annual report:-

- ~~(a) Council's policy on the provision of facilities for, and the payment of expenses to, Mayors and Councillors;~~
- ~~(b) the total amount of money expended during the year on providing those facilities and paying those expenses; and~~
- ~~(c) additional information as required by the Regulations.~~

14.2 Detailed reports on the provision of expenses and facilities to Councillors will be publicly tabled at a Council meeting every six months and published in full on Council's website. These reports will include expenditure summarised by individual Councillor and as a total for all Councillors. Detailed reports on the provision of expenses and facilities to Councillors will be reported as required by legislation.

#### 15. AUDITING

15.1 The operation of this policy, including claims made under the policy, will be included in Council's audit program and an audit undertaken at least every two years.

#### 16. BREACHES

16.1 Suspected breaches of this policy are to be reported to the General Manager.

16.2 Alleged breaches of this policy shall be dealt with by following the processes outlined for breaches of the Code of Conduct.

ORD02

Attachment 1

\* \* \*

<b>RELEVANT LEGISLATIVE INSTRUMENTS:</b>	<i>Local Government Act 1993 –sections 252-254, 428 Local Government (General) Regulation 200521– clauses 217, 403 'Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors', Office of Local Government, October 2009 DLG Circular 10/26, Misuse of Council resources DLG Circular 11/27, Findings from review of Councillor expenses and facilities policies LG Circular 09-36 Guidelines for Payment of Expenses and Facilities LG Circular 05-08 legal assistance for Councillors and Council Employees.</i>
<b>RELATED POLICIES, PLANS AND PROCEDURES:</b>	<del>P3.0109.8</del> Code of Conduct
<b>RESPONSIBLE DIRECTOR:</b>	Director Customer & Corporate Strategy
<b>APPROVAL:</b>	Council

**HISTORY:**

Version	Approved by	Changes made	Date	<b>TRIM EDMS Number</b>
5.57	Council		12/02/2007	ORD25/07
5.57	Council		11/09/2007	ORD238/07
5.57	Council		25/11/2008	ORD302/08
5.57	Council		27/10/2009	ORD252/09
5.57	Council		23/11/2010	ORD262/10
5.57	Council	Report (adopt policy) – 13/51099	08/11/2011	ORD270/11
5.57	Council	Report (exhibit policy) (23 Oct 2012) – 13/52080	27/11/2012	ORD296/12 13/52362
5.57	Council	Report (exhibit policy) (22 Oct 2013) – 13/43837	26/11/2013	ORD322/13 13/56178
P3.0111.1	Council	Changes to value of allowances; formatting changes; updates to position titles. Report (exhibit policy #1) (28 Oct 2014) –14/163299 Report (exhibit policy #2) (09 Dec 2014) – 14/195752	10/02/2015	ORD41/15 15/8739
P3.0111.2	Council	Minor formatting and editing changes Report (exhibit policy) – (06 Oct 2015) –15/324922 Report (adopt policy) – (09 Nov 2015) – 15/317244	24/11/2015	ORD317/15 15/332843
P3.0111.3	Council	Changes to be in line with OLG Circular 17-17 – Better Practice Template Report (exhibit policy) – (22 Aug 2017) – 17/260406 ORD182/17 - no submissions received	20/09/2017	17/297047
<a href="#">P3.0111.4</a>	<a href="#">Council</a>			

Payment of Expenses and Provision of Facilities  
to the Mayor and Councillors Policy  
Adopted by Council: 20/09/2017

Next Review Date:  
01/09/2021  
TRIM #: 17/297047

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## Definitions

The following definitions apply throughout this policy.

Term	Definition
accompanying person	Means a spouse, partner or de facto or other person who has a close personal relationship with or provides carer support to a Councillor
appropriate refreshments	Means food and beverages, excluding alcohol, provided by Council to support Councillors undertaking official business
Code of Conduct	Means the Code of Conduct adopted by Council
Councillor	Means a person elected or appointed to civic office as a member of the governing body of Council who is not suspended, including the Mayor
General Manager	Means the General Manager of Council and includes their delegate or authorised representative
incidental personal use	Means use that is infrequent and brief and use that does not breach this policy or the Code of Conduct
long distance intrastate travel	Means travel to other parts of NSW of more than three hours duration by private vehicle
maximum limit	Means the maximum limit for an expense or facility provided in the text and summarised in the monetary limits table within the policy summary
official business	Means functions that the Mayor or Councillors are required or invited to attend to fulfil their legislated role and responsibilities for Council or result in a direct benefit for Council and/or for the local government area, and includes: <ul style="list-style-type: none"> <li>• meetings of Council and Committees of the whole</li> <li>• meetings of Committees facilitated by Council</li> <li>• civic receptions hosted or sponsored by Council</li> <li>• meetings, functions, workshops and other events to which attendance by a Councillor has been requested or approved by Council</li> </ul>
professional development	Means a seminar, conference, training course or other development opportunity relevant to the role of a Councillor or the Mayor
year	Means the financial year, that is the 12 month period commencing on 1 July each year

ORD02

Attachment 1

ORD02

Attachment 1



**ANNEXURE A**  
**COUNCILLOR TRAVEL &/OR EXPENSE CLAIM**

SECTION 252 LOCAL GOVERNMENT ACT 1993

<b>COUNCILLOR:</b>	
<b>MONTH:</b>	

TRAVEL EXPENSES				
MEETING DETAILS	DATE	KMS	RATE *	VALUE
			<b>SUB TOTAL:</b>	<b>\$</b>

\* Kilometre rate (cents per kilometre) depending on vehicle capacity and current Local Government (State) Award.

OTHER EXPENSES	
DETAILS	VALUE
<b>SUB TOTAL:</b>	<b>\$</b>

If additional space is required, please include attachment.

*Note: For amounts over \$75.00 (exclusive of GST) a Tax Invoice **must** be provided.*

**TOTAL VALUE FOR REIMBURSEMENT: \$**

**CERTIFICATION**

I hereby certify that this claim is in accordance with section 252 of the *Local Government Act* and Council's '**P3.0111.3** Payment of Expenses & Provision of Facilities to the Mayor and Councillors Policy'.

<b>SIGNATURE OF CLAIMANT:</b>	
<b>DATE:</b>	

Payment of this claim will be made by Electronic Funds Transfer (EFT), through Council's normal Creditor payment facility. Claimants should ensure that correct banking details are held by Council.

_____ Mayor/Deputy Mayor	_____ Authorised Officer (if within limits provided by the Policy)
_____ General Manager	_____ Authorised Officer (if within limits provided by the Policy)

ORD03

# Local Government Remuneration Tribunal

Annual Report and  
Determination

Attachment 1

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

20 April  
2022

[NSW Remuneration Tribunal's website](#)

## Local Government Remuneration Tribunal

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<b>Section 3</b>	<b>2022 Review _____</b>	<b>3</b>
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ORD03

Attachment 1



## Local Government Remuneration Tribunal

### Executive Summary

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The *Local Government Act 1993* (LG Act) requires the Local Government Remuneration Tribunal ("the Tribunal") to report to the Minister for Local Government by 1 May each year on 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 found the allocation of councils into the current categories appropriate. Criteria for each category is published in Appendix 1. These categories have not changed further to the extensive review undertaken as part of the 2020 review.

#### Fees

The Tribunal determined a 2 per cent per annum increase in the minimum and maximum fees applicable to each category.

ORD03

Attachment 1

## Local Government Remuneration Tribunal

ORD03

Attachment 1

### Section 1 Introduction

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1. Section 239 of the LG Act provides that the Tribunal determine the categories of councils and mayoral offices and to place each council and mayoral office into one of those categories.
2. Section 241 of the LG Act provides that the Tribunal determine 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 for each of the categories determined under section 239.
3. Section 242A(1) of the LG Act, requires the Tribunal to give effect to the same policies on increases in remuneration as those of the Industrial Relations Commission.
4. The Tribunal can also determine that a council can be placed in another existing or new category with a higher range of fees without breaching the Government's Wages Policy as per section 242A (3) of the LG Act.
5. The Tribunal's determinations take effect from 1 July each year.

### Section 2 2021 Determination

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6. The Tribunal received 18 submissions which included 9 requests for re-categorisation. At the time of making its determination, the Tribunal had available to it the Australian Bureau of Statistics 25 March 2020 population data for FY2018-19. The Tribunal noted the requirement of section 239 of the LG Act that it must determine categories for councils and mayoral offices at least once every 3 years. It noted that the Tribunal had conducted an extensive review in 2020 and decided that the categories would next be considered in 2023.
7. The Tribunal found that the current categories and allocation of councils to these categories remained appropriate. The Tribunal's finding had regard to the 2020 review, the current category model and criteria and the evidence put forward in the received submissions.
8. In regard to fees, the Tribunal determined a 2 per cent per annum increase in the minimum and maximum fees applicable to each category.

### Section 3 2022 Review

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#### Process

9. In 2020, the categories of general purpose councils were determined as follows:

<b>Metropolitan</b>	<b>Non-Metropolitan</b>
<ul style="list-style-type: none"> <li>• Principal CBD</li> <li>• Major CBD</li> <li>• Metropolitan Large</li> <li>• Metropolitan Medium</li> <li>• Metropolitan Small</li> </ul>	<ul style="list-style-type: none"> <li>• Major Regional City</li> <li>• Major Strategic Area</li> <li>• Regional Strategic Area</li> <li>• Regional Centre</li> <li>• Regional Rural</li> </ul>

## Local Government Remuneration Tribunal

	<ul style="list-style-type: none"> <li>• Rural</li> </ul>
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10. The Tribunal wrote to all mayors or general managers and LGNSW on 14 October 2021 to advise of the commencement of the 2021 review and invited submissions regarding recategorisation, fees and other general matters. The Tribunal's correspondence advised that an extensive review of categories was undertaken in 2020 and, as this was only legislatively required every three years, consideration would be next be given in 2023. The correspondence further advised that submissions requesting to be moved into a different category as part of the 2022 review would require a strong case supported by evidence that substantiates that the criteria for the requested category is met.
11. Seven submissions were received from individual councils and one submission was received from LGNSW. The Tribunal noted that several of the submissions had not been endorsed by their respective councils. The Tribunal also met with the President, Chief Executive and Senior Manager of LGNSW.
12. The Tribunal discussed the submissions at length with the Assessors.
13. The Tribunal acknowledged previous and ongoing difficulties imposed by COVID19 and natural disasters on councils.
14. The Tribunal also acknowledged submissions from councils in regional and remote locations that raised unique challenges, such as travel and connectivity, experienced by mayors and councillors in those areas.
15. A summary of the matters raised in the received submissions and the Tribunal's consideration of those matters is outlined below.

### Categorisation

16. Five council submissions requested recategorisation. Three of these requests sought the creation new categories.

### Metropolitan Large Councils

17. Penrith City Council acknowledged that categories were not being reviewed until 2023. However, the Council reiterated their previous year's position and contended that their claim for the creation of a new category of "Metropolitan Large – Growth Centre" continues to be enhanced through their leading role in the Western Sydney City Deal. Council's submission further stated that the participation in the Deal demonstrated the exponential growth that will occur in the Penrith Local Government Area.
18. Blacktown City Council requested the creation of a new category "Metropolitan Large – Growth Area". Council stated that the current criteria for "Metropolitan Large" does not reflect the Council's size, rate of growth and economic influence.

Council based its argument for a new category on the following grounds:

- Significant population growth. Current estimated population of 403,000 with an expected population of 640,000 in 2041.
- Blacktown being critical to the success of the Greater Sydney Region Plan while also being part of the fastest growing district for the next 20 years.
- 4th largest economy in NSW – as of 30 June 2020, Gross Regional Product (GRP) was \$21.98 billion, comparatively City of Parramatta was \$31.36 billion.
- Undertaking of several transformational projects to increase economy and services. Examples include the redesign of Riverstone Town Centre, Australian Catholic University establishment of an interim campus for up to 700 undergrads

## Local Government Remuneration Tribunal

with a permanent campus to open by 2024, the \$1 billion Blacktown Brain and Spinal Institute proposal and Blacktown International Sports Park Masterplan to provide a first-class multi-sport venue.

- Expansion in provision of services such as childcare, aquatic and leisure centres.
- Diversity of population.

### Non-Metropolitan Major Regional City Councils

19. Newcastle Council requested clarification regarding City of Newcastle's status as either Metropolitan or Regional, noting that while City of Newcastle is classified as a "Major Regional City", the Newcastle Local Government Area is often exempt from both regional and metropolitan grant funding due to inconsistencies in classification. Council sought review on the following grounds:

- Size of council area 187km<sup>2</sup> (in comparison of Parramatta Council 84km<sup>2</sup>).
- Physical terrain.
- Population and distribution of population.
- Nature and volume of business dealt with by Council.
- Nature and extent of development of City of Newcastle.
- Diversity of communities served.
- Regional, national and international significance of City of Newcastle.
- Transport hubs.
- Regional services including health, education, smart city services and public administration.
- Cultural and sporting facilities.
- Matters that the Tribunal consider relevant

### Regional Centre

20. Tweed Shire Council requested to be reclassified as a "Regional Strategic Area" on the following grounds:

- Proximity to the Gold Coast City and Brisbane.
- Proximity to Sydney via the Gold Coast airport.
- Tweed being the major population and city centre for the Northern Rivers Joint Organisation.
- Tweed being the largest employer and strongest growth area in the Northern Rivers.

### Non-Metropolitan Rural Councils

21. Murrumbidgee Council requested recategorisation to "Regional Rural" as they are a product of the merger of the former Jerilderie Shire Council and the former Murrumbidgee Shire Council. Council also suggested that the criteria for "Regional Rural" is amended to:

- Councils categorised as Regional Rural will typically have a minimum residential population of 20,000 or can demonstrate one of the following features...."
  - the product of the 2016 amalgamation where two or more Rural classified Local Governments Areas merged.

### Findings - categorisation

22. The Tribunal assessed each Council's submission and found that the current categories and allocation of councils to these categories remained appropriate. The Tribunal's findings had regard to the 2020 review, the current category model and

## Local Government Remuneration Tribunal

criteria and the evidence put forward in the received submissions.

23. Having regard to the requirements of sections 239 and 240 of the LG Act, the Tribunal did not find that any council's submission was strong enough for a change in category or for the creation of a new category.
24. The Tribunal did note, however, that some councils may have a better case for recategorisation at the next major review of categories in 2023.
25. The Tribunal was of the view that the 2023 determination and review of categories as required by s239 (1) of the LG Act will see more requests from councils for recategorisation and possible determination of new categories. The Tribunal and Assessors may benefit from visits to meet regional organisations of councils and direct opportunities for input from Mayors and general managers in this regard.

### Fees

26. In determining the maximum and minimum fees payable in each of the categories, the Tribunal is required by section 242A of the LG Act, to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under section 146C of the *Industrial Relations Act 1996* (IR Act), when making or varying awards or orders relating to the conditions of employment of public sector employees.
27. Pursuant to section 146C(1)(a) of the IR Act, the current government policy on wages is expressed in the Industrial Relations (Public Sector Conditions of Employment) Regulation 2014 (IR Reg.). The IR Reg. provides that public sector wages cannot increase by more than 2.5 per cent per annum. The Tribunal therefore has the discretion to determine an increase of up to 2.5 per cent per annum.
28. Submissions that addressed fees sought an increase of a maximum of 2.5 per cent per annum or greater. These submissions raised issues such as comparative remuneration, cost of living and increasing workloads. One submission also suggested that higher fees are required to attract a higher standard of candidates to council roles.
29. The LGNSW submission contained 3 parts. The first part of the submission supported an increase of 2.5 per cent per annum in remuneration, but further argued that the maximum increase is inadequate and does not address the historical undervaluation of work performed by mayors and councillors, and the substantial expansion of their responsibilities and accountability in recently years. LGNSW used the following economic indexes and wage data in support of their argument:
  - Consumer price index (CPI)
  - National and state wages cases
  - Wage increases under the *Local Government (State) Award 2020*.
30. The second part of LGNSW's submission addressed inequity and impacts of low remuneration. It was supported by the research paper "Councillor perspectives on the (in)adequacy of remuneration in NSW local government: Impacts on well-being, diversity and quality of representation" (the "ANU Paper"), written by Associate Professor Jakimow of the Australian National University. A key finding of the ANU Paper was that "current remuneration levels are perceived as inadequately reflecting the extent and nature of council work." The finding was derived from the undertaking of

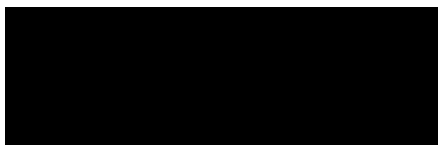
## Local Government Remuneration Tribunal

a survey of councillors and mayors. The paper suggests that there is a disconnect between workload and remuneration and this was identified as the most frequent argument for increasing the current rate.

31. The third and final part of LGNSW's submission compared the minimum and maximum rates of NSW mayor and councillor remuneration to the remuneration of directors and chairpersons of comparable government bodies and not-for-profits, mayors and councillors in Queensland and members of the NSW Parliament. The submission contended that NSW mayor and councillor remuneration is below that of their counterparts.
32. Following the most recent review by the Independent Pricing and Regulatory Tribunal (IPART) the amount that councils will be able to increase the revenue they can collect from rates will depend on their level of population growth. IPART has set a 2022-23 rate peg for each council, ranging from 0.7 to 5.0 per cent. IPART's rate peg takes into account the annual change in the Local Government Cost Index, which measures the average costs faced by NSW councils, in addition to a population factor based on each council's population growth.
33. Employees under the *Local Government (State) Award 2020* will receive a 2 per cent per annum increase in rates of pay from the first full pay period to commence on or after 1 July 2022.
34. The Tribunal has determined a 2 per cent per annum increase in the minimum and maximum fees applicable to each category.

### Conclusion

35. The Tribunal's determinations have been made with the assistance of Assessors Ms Kylie Yates and Ms Melanie Hawyes.
36. It is the expectation of the Tribunal that in the future all submissions have council endorsement.
37. Determination 1 outlines the allocation of councils into each of the categories as per section 239 of the LG Act.
38. Determination 2 outlines the maximum and minimum fees paid to councillors and mayors and members and chairpersons of county councils as per section 241 of the LG Act.



Viv May PSM

**Local Government Remuneration Tribunal**

Dated: 20 April 2022

## Local Government Remuneration Tribunal

### Section 4      2021 Determinations

**Determination No. 1 - Allocation of councils into each of the categories as per section 239 of the LG Act effective from 1 July 2021**

**Table 1: General Purpose Councils - Metropolitan**

Principal CBD (1)	Major CBD (1)
Sydney	Parramatta
Metropolitan Large (12)	Metropolitan Medium (8)
Bayside	Campbelltown
Blacktown	Camden
Canterbury-Bankstown	Georges River
Cumberland	Hornsby
Fairfield	Ku-ring-gai
Inner West	North Sydney
Liverpool	Randwick
Northern Beaches	Willoughby
Penrith	
Ryde	
Sutherland	
The Hills	
Metropolitan Small (8)	
Burwood	
Canada Bay	
Hunters Hill	
Lane Cove	
Mosman	
Strathfield	
Waverley	
Woollahra	

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Attachment 1

## Local Government Remuneration Tribunal

**Table 2: General Purpose Councils - Non-Metropolitan**

Major Regional City (2)	Major Strategic Area (1)	Regional Strategic Area (1)
Newcastle	Central Coast	Lake Macquarie
Wollongong		

Regional Centre (24)		Regional Rural (13)
Albury	Mid-Coast	Bega
Armidale	Orange	Broken Hill
Ballina	Port Macquarie-Hastings	Byron
Bathurst	Port Stephens	Eurobodalla
Blue Mountains	Queanbeyan-Palerang	Goulburn Mulwaree
Cessnock	Shellharbour	Griffith
Clarence Valley	Shoalhaven	Kempsey
Coffs Harbour	Tamworth	Kiama
Dubbo	Tweed	Lithgow
Hawkesbury	Wagga Wagga	Mid-Western
Lismore	Wingecarribee	Richmond Valley Council
Maitland	Wollondilly	Singleton
		Snowy Monaro

Rural (57)			
Balranald	Cootamundra-Gundagai	Junee	Oberon
Bellingen	Cowra	Kyogle	Parkes
Berrigan	Dungog	Lachlan	Snowy Valleys
Bland	Edward River	Leeton	Temora
Blayney	Federation	Liverpool Plains	Tenterfield
Bogan	Forbes	Lockhart	Upper Hunter
Bourke	Gilgandra	Moree Plains	Upper Lachlan
Brewarrina	Glen Innes Severn	Murray River	Uralla
Cabonne	Greater Hume	Murrumbidgee	Walcha
Carrathool	Gunnedah	Muswellbrook	Walgett
Central Darling	Gwydir	Nambucca	Warren
Cobar	Hay	Narrabri	Warrumbungle
Coolamon	Hilltops	Narrandera	Weddin
Coonamble	Inverell	Narromine	Wentworth

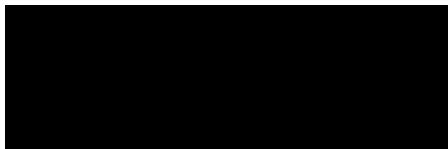


## Local Government Remuneration Tribunal

<b>Rural (57)</b>
Yass

**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



Viv May PSM

**Local Government Remuneration Tribunal**

Dated: 20 April 2022

**ORD03**

**Attachment 1**

## Local Government Remuneration Tribunal

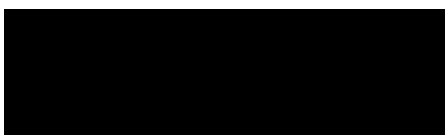
### Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the LG Act effective from 1 July 2022

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 2022 as per section 241 of the *Local Government Act 1993* are determined as follows:

**Table 4: Fees for General Purpose and County Councils**

Category		Councillor/Member Annual Fee (\$) effective 1 July 2022		Mayor/Chairperson Additional Fee* (\$) effective 1 July 2022	
		Minimum	Maximum	Minimum	Maximum
General Purpose Councils - Metropolitan	Principal CBD	28,750	42,170	175,930	231,500
	Major CBD	19,180	35,520	40,740	114,770
	Metropolitan Large	19,180	31,640	40,740	92,180
	Metropolitan Medium	14,380	26,840	30,550	71,300
	Metropolitan Small	9,560	21,100	20,370	46,010
General Purpose Councils - Non-Metropolitan	Major Regional City	19,180	33,330	40,740	103,840
	Major Strategic Area	19,180	33,330	40,740	103,840
	Regional Strategic Area	19,180	31,640	40,740	92,180
	Regional Centre	14,380	25,310	29,920	62,510
	Regional Rural	9,560	21,100	20,370	46,040
	Rural	9,560	12,650	10,180	27,600
County Councils	Water	1,900	10,550	4,080	17,330
	Other	1,900	6,300	4,080	11,510

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



Viv May PSM

**Local Government Remuneration Tribunal**

Dated: 20 April 2021

## 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 have 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.

ORD03

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## Local Government Remuneration Tribunal

ORD03

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### Metropolitan Large

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

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

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 residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000

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.

## Local Government Remuneration Tribunal

### Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential 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.

ORD03

### Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

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### Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 300,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a

## Local Government Remuneration Tribunal

ORD03

Attachment 1

significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

### Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 200,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

### Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000.

Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$100M per annum
- the highest rates of population growth in regional NSW
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

## Local Government Remuneration Tribunal

### Regional Rural

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

Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

### Rural

Councils categorised as Rural will typically have a residential population less than 20,000.

Other features may 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 *Biosecurity Act 2015*.

ORD03

Attachment 1

ORD04

Attachment 1



Investment Summary Report  
May 2022





Executive Summary - May 2022

Investment Holdings

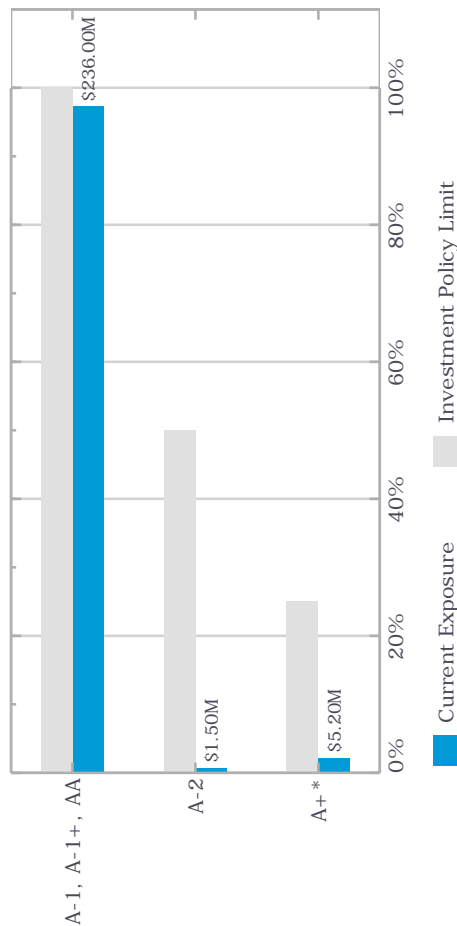
	Amount (\$)	Current Yield (%)
Cash	6,000,000.00	0.45
Term Deposit	236,700,000.00	0.96
	242,700,000.00	

Term to Maturity

	Amount (\$)	Policy Max
Between 0 and 1 Year	204,000,000	84%
Between 1 and 3 Years	38,700,000	16%
	242,700,000	60%

Percentages in this report may not add up to 100% due to rounding

Total Credit Exposure



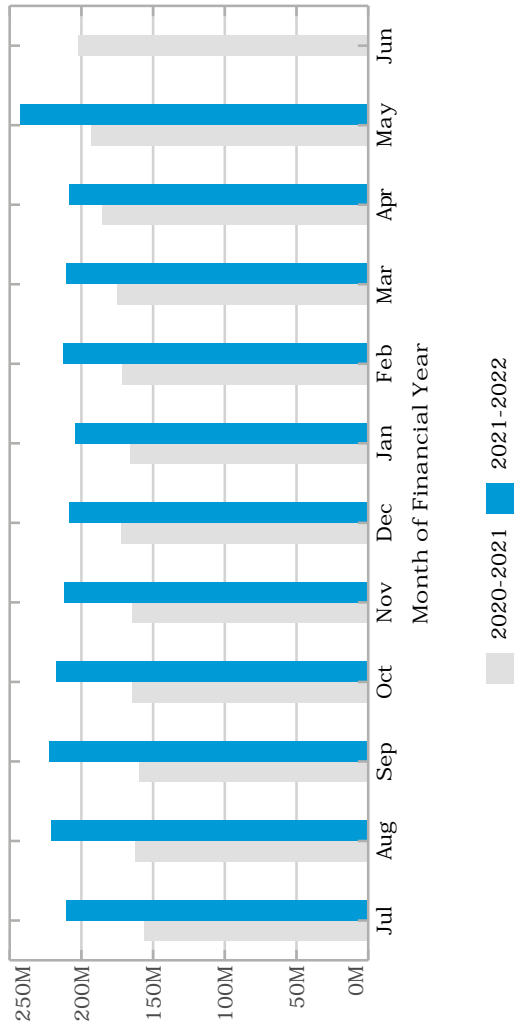
\*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 25% of the total portfolio

Sources of Funds

	Amount (\$)
Section 7.11 Developer Contributions	141,856,657
Restricted Grant Income	38,959,592
Externally Restricted Reserves	14,027,655
Internally Restricted Reserves	33,993,210
General Fund	13,862,886
Total Funds Invested	242,700,000

Council's investment portfolio has increased by \$34m since the April reporting period. The increase primarily relates to grant income received during the month of May.

Investment Portfolio Balance



Attachment 1 ORD04

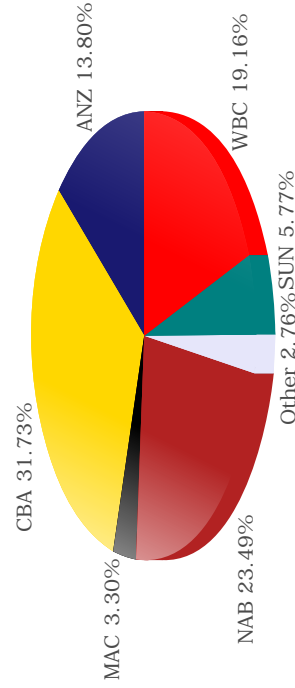
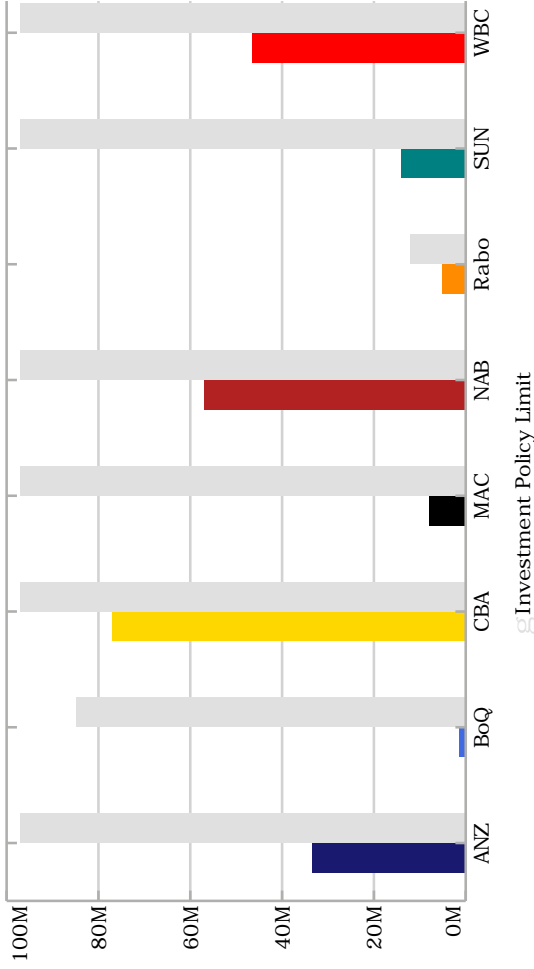
Individual Institutional Exposures Report - May 2022



Individual Institutional Exposures

Parent Group	Exposure (\$M)	Credit Rating	Policy Limit	Actual	Capacity
ANZ Group	33.50M	A-1+, AA-	40.00%	13.80%	63.58M
Bank of Queensland	1.50M	A-2, BBB+	35.00%	.62%	83.44M
Commonwealth Bank of Australia	77.00M	A-1+, AA-	40.00%	31.73%	20.08M
Macquarie Bank	8.00M	A-1, A+	40.00%	3.30%	89.08M
National Australia Bank	57.00M	A-1+, AA-	40.00%	23.49%	40.08M
Nabobank Aus (Foreign Sub)	5.20M	A-1*, A+*	5.00%	2.14%	6.93M
Bankcorp Bank	14.00M	AA-, A-1+	40.00%	5.77%	83.08M
Vestpac Group	46.50M	A-1+, AA-	40.00%	19.16%	50.58M
	242.70M				

Individual Institutional Exposure Charts



Council's investment policy limits investments in foreign subsidiary banks which are monitored by CRA to a maximum 5% of the total portfolio in any single entity

Council's portfolio is within its individual institutional investment policy limits.  
 Council's portfolio is within its term to maturity investment policy limits.  
 Council's portfolio complies with the NSW Ministerial Investment Order.

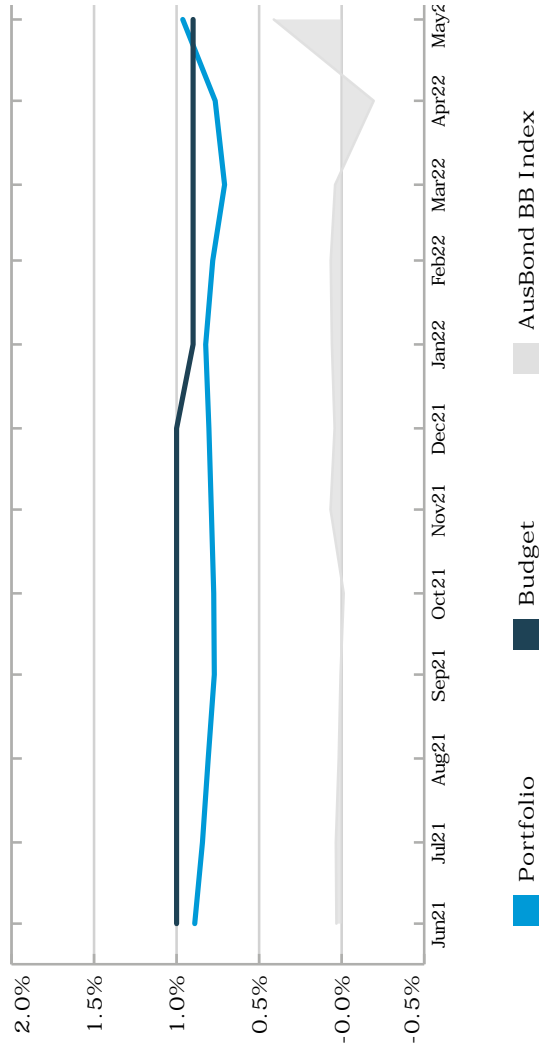


Performance Summary - May 2022

Interest Summary

Interest Summary as of May 2022	
Number of Investments	108
Average Days to Maturity	197
Weighted Portfolio Yield	0.96%
CBA Call Account	0.45%
Highest Rate	3.40%
Lowest Rate	0.27%
Budget Rate	0.90%
Average BBSW (30 Day)	0.38%
Average BBSW (90 Day)	0.99%
Average BBSW (180 Day)	1.78%
Official Cash Rate	0.35%
AusBond Bank Bill Index	0.41%

Investment Performance



Historical Performance Summary

	Portfolio	AusBond BB Index	Outperformance
May 2022	0.96%	0.41%	0.55%
Last 3 Months	0.81%	0.09%	0.72%
Last 6 Months	0.81%	0.07%	0.74%
Financial Year to Date	0.80%	0.05%	0.75%
Last 12 months	0.81%	0.05%	0.76%

Investment Performance

Council's portfolio returned 0.96%pa on a weighted average yield basis during May. This compares favourably with the Ausbond Bank Bill Index's return of 0.41% pa for the month.

Interest Received During the 2021/2022 Financial Year

	May	Cumulative	Original Budget	* Revised Budget
General Fund	\$69,761	\$515,494	\$700,000	\$550,000
Restricted	\$121,849	\$1,045,701	\$1,750,000	\$1,150,000
Total	\$191,610	\$1,561,195	\$2,450,000	\$1,700,000

\*The Revised Budget is reviewed on a quarterly basis as part of the Budget Process

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Attachment 1

Investment Holdings Report - May 2022



Cash Accounts										
Amount (\$)	Current Yield	Institution	Credit Rating	Amount (\$)	Deal No.	Reference				
6,000,000.00	0.45%	Commonwealth Bank of Australia	A-1+	6,000,000.00	535548					
6,000,000.00				6,000,000.00						
Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
Jun-22	500,000.00	0.32%	ANZ Banking Group	A-1+	22-Jun-21	501,507.95	541562	1,507.95	At Maturity	35:
Jun-22	1,000,000.00	0.35%	ANZ Banking Group	A-1+	28-Jun-21	1,003,241.10	541588	3,241.10	At Maturity	35:
Jun-22	1,500,000.00	0.32%	ANZ Banking Group	A-1+	23-Jun-21	1,504,510.68	541566	4,510.68	At Maturity	35:
Jun-22	1,000,000.00	0.36%	National Australia Bank	A-1+	28-Jun-21	1,003,333.70	541589	3,333.70	At Maturity	35:
Jun-22	500,000.00	0.36%	ANZ Banking Group	A-1+	28-Jun-21	501,666.85	541590	1,666.85	At Maturity	35:
Jun-22	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	6-Jul-21	1,003,616.44	541631	3,616.44	At Maturity	35:
Jun-22	4,000,000.00	0.50%	National Australia Bank	A-1+	9-Dec-21	4,009,534.25	542192	9,534.25	At Maturity	36:
Jun-22	3,000,000.00	0.40%	National Australia Bank	A-1+	30-Apr-21	3,001,084.93	541293	1,084.93	Annually	35
Jun-22	1,500,000.00	0.35%	National Australia Bank	A-1+	21-Jun-21	1,504,962.33	541560	4,962.33	At Maturity	35:
Jun-22	1,000,000.00	0.42%	Commonwealth Bank of Australia	A-1+	23-Jun-21	1,003,946.85	541565	3,946.85	At Maturity	35:
Jun-22	2,000,000.00	0.44%	Commonwealth Bank of Australia	A-1+	28-Jun-21	2,008,149.04	541587	8,149.04	At Maturity	3552 Gre
Jun-22	1,500,000.00	2.10%	Bank of Queensland	A-2	26-Jun-19	1,529,169.86	538082	29,169.86	Annually	32:
Jun-22	500,000.00	0.37%	National Australia Bank	A-1+	25-Jun-21	501,728.36	541586	1,728.36	At Maturity	35:
Jun-22	1,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	1,000,572.05	541623	572.05	Quarterly	35:
Jun-22	2,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	2,001,144.11	541624	1,144.11	Quarterly	35:
Jun-22	2,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	2,001,144.11	541625	1,144.11	Quarterly	35:
-Jul-22	1,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	1,000,572.05	541626	572.05	Quarterly	35:
-Jul-22	500,000.00	0.47%	Commonwealth Bank of Australia	A-1+	16-Jul-21	502,060.27	541661	2,060.27	At Maturity	35:
-Jul-22	1,000,000.00	0.38%	National Australia Bank	A-1+	12-Jul-21	1,003,373.15	541647	3,373.15	At Maturity	35:
-Jul-22	1,500,000.00	0.41%	Commonwealth Bank of Australia	A-1+	21-Jul-21	1,505,307.53	541671	5,307.53	At Maturity	35:
-Jul-22	1,000,000.00	0.39%	Commonwealth Bank of Australia	A-1+	22-Jul-21	1,003,355.07	541672	3,355.07	At Maturity	35:



Investment Holdings Report - May 2022

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Referenc
-Jul-22	500,000.00	0.37%	National Australia Bank	A-1+	26-Jul-21	501,571.23	541677	1,571.23	At Maturity	35
-Jul-22	1,000,000.00	0.36%	National Australia Bank	A-1+	29-Jul-21	1,003,027.95	541687	3,027.95	At Maturity	35
-Jul-22	1,000,000.00	0.27%	ANZ Banking Group	A-1+	5-Aug-21	1,002,219.18	541705	2,219.18	At Maturity	35
-Jul-22	1,500,000.00	0.41%	Commonwealth Bank of Australia	A-1+	11-Aug-21	1,504,953.70	541740	4,953.70	At Maturity	35
-Jul-22	2,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	28-Jul-21	2,006,413.15	541681	6,413.15	At Maturity	35
-Jul-22	3,000,000.00	0.40%	National Australia Bank	A-1+	28-Jul-21	3,010,126.03	541683	10,126.03	At Maturity	35
-Jul-22	2,500,000.00	0.32%	Commonwealth Bank of Australia	A-1+	2-Aug-21	2,506,641.10	541693	6,641.10	At Maturity	35
Aug-22	1,000,000.00	0.31%	Westpac Group	A-1+	3-Aug-21	1,000,246.30	541699	246.30	Quarterly	35
Aug-22	2,000,000.00	0.36%	National Australia Bank	A-1+	9-Aug-21	2,005,838.90	541723	5,838.90	At Maturity	35
Aug-22	1,500,000.00	0.36%	National Australia Bank	A-1+	17-Aug-21	1,504,260.82	541748	4,260.82	At Maturity	35
Aug-22	1,500,000.00	0.35%	National Australia Bank	A-1+	18-Aug-21	1,504,128.08	541754	4,128.08	At Maturity	35
Aug-22	1,500,000.00	0.39%	Commonwealth Bank of Australia	A-1+	20-Aug-21	1,504,567.81	541765	4,567.81	At Maturity	35
Aug-22	1,000,000.00	0.34%	National Australia Bank	A-1+	23-Aug-21	1,002,626.85	541768	2,626.85	At Maturity	35
Aug-22	1,000,000.00	0.35%	National Australia Bank	A-1+	25-Aug-21	1,002,684.93	541777	2,684.93	At Maturity	35
Aug-22	1,500,000.00	0.35%	National Australia Bank	A-1+	30-Aug-21	1,503,955.48	541794	3,955.48	At Maturity	35
Sep-22	1,000,000.00	0.41%	Commonwealth Bank of Australia	A-1+	1-Sep-21	1,001,690.48	541808	1,690.48	SemiAnnually	35
Sep-22	1,000,000.00	0.39%	Commonwealth Bank of Australia	A-1+	8-Sep-21	1,002,842.19	541870	2,842.19	At Maturity	35
Sep-22	1,000,000.00	0.37%	National Australia Bank	A-1+	6-Sep-21	1,002,716.71	541854	2,716.71	At Maturity	35
Sep-22	3,000,000.00	0.46%	ANZ Banking Group	A-1+	13-Dec-21	3,006,427.40	542194	6,427.40	At Maturity	36
Sep-22	3,000,000.00	0.39%	Commonwealth Bank of Australia	A-1+	6-Sep-21	3,004,824.07	541853	4,824.07	SemiAnnually	35
Sep-22	2,000,000.00	0.27%	ANZ Banking Group	A-1+	30-Aug-21	2,004,068.49	541795	4,068.49	At Maturity	35
Sep-22	2,000,000.00	0.29%	ANZ Banking Group	A-1+	27-Aug-21	2,004,417.53	541787	4,417.53	Annually	35
Sep-22	1,000,000.00	0.43%	Commonwealth Bank of Australia	A-1+	27-Aug-21	1,001,772.95	541788	1,772.95	SemiAnnually	35
Oct-22	1,000,000.00	0.45%	Macquarie Bank	A-1	2-Sep-21	1,003,353.42	541826	3,353.42	Annually	35
Oct-22	3,500,000.00	0.46%	Commonwealth Bank of Australia	A-1+	22-Apr-21	3,506,638.25	541278	6,638.25	SemiAnnually	35
Oct-22	1,000,000.00	0.45%	Macquarie Bank	A-1	13-Sep-21	1,003,217.81	541895	3,217.81	At Maturity	35

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Investment Holdings Report - May 2022



Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Referen
Oct-22	2,000,000.00	0.36%	Commonwealth Bank of Australia	A-1+	11-Oct-21	2,004,596.16	541984	4,596.16	At Maturity	35
Oct-22	1,500,000.00	0.57%	Commonwealth Bank of Australia	A-1+	15-Nov-21	1,504,638.08	542086	4,638.08	At Maturity	36
Oct-22	1,500,000.00	0.35%	Commonwealth Bank of Australia	A-1+	15-Sep-21	1,502,164.64	541902	2,164.64	SemiAnnually	35
Oct-22	1,500,000.00	0.49%	Commonwealth Bank of Australia	A-1+	25-Oct-21	1,504,410.00	542008	4,410.00	At Maturity	36
Oct-22	1,000,000.00	0.45%	Macquarie Bank	A-1	2-Sep-21	1,003,353.42	541827	3,353.42	Annually	35
Oct-22	5,000,000.00	0.50%	ANZ Banking Group	A-1+	1-Dec-21	5,012,465.75	542148	12,465.75	At Maturity	36
Nov-22	1,000,000.00	0.53%	Commonwealth Bank of Australia	A-1+	8-Nov-21	1,002,976.71	542046	2,976.71	At Maturity	36
Nov-22	1,000,000.00	0.45%	Macquarie Bank	A-1	2-Sep-21	1,003,353.42	541828	3,353.42	Annually	35
Nov-22	2,000,000.00	0.54%	Commonwealth Bank of Australia	A-1+	10-Nov-21	2,006,006.58	542057	6,006.58	At Maturity	36
Nov-22	500,000.00	0.47%	National Australia Bank	A-1+	13-May-21	500,122.33	541331	122.33	Annually	35
Nov-22	1,500,000.00	0.64%	Commonwealth Bank of Australia	A-1+	17-Nov-21	1,505,155.07	542098	5,155.07	At Maturity	36
Nov-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	13-Oct-21	1,001,566.79	541989	1,566.79	SemiAnnually	36
Nov-22	2,000,000.00	0.59%	Commonwealth Bank of Australia	A-1+	23-Nov-21	2,006,142.47	542109	6,142.47	At Maturity	36
Nov-22	1,000,000.00	0.45%	Macquarie Bank	A-1	2-Sep-21	1,003,353.42	541829	3,353.42	Annually	35
Nov-22	5,000,000.00	0.54%	Westpac Group	A-1+	30-Nov-21	5,000,147.95	542141	147.95	Quarterly	36
Nov-22	2,000,000.00	0.50%	National Australia Bank	A-1+	31-May-21	2,000,027.40	541441	27.40	Annually	35
Dec-22	1,500,000.00	0.40%	Westpac Group	A-1+	9-Jun-21	1,501,380.82	541511	1,380.82	Quarterly	35
Dec-22	1,000,000.00	0.45%	Macquarie Bank	A-1	2-Sep-21	1,003,353.42	541830	3,353.42	Annually	35
Dec-22	1,000,000.00	0.50%	National Australia Bank	A-1+	8-Jun-21	1,004,904.11	541501	4,904.11	Annually	35
Dec-22	5,000,000.00	0.64%	ANZ Banking Group	A-1+	14-Jan-22	5,012,098.63	542246	12,098.63	At Maturity	36
Dec-22	5,000,000.00	0.75%	ANZ Banking Group	A-1+	22-Feb-22	5,010,171.23	542363	10,171.23	At Maturity	36
Jan-23	5,000,000.00	0.79%	National Australia Bank	A-1+	28-Feb-22	5,010,064.38	542378	10,064.38	At Maturity	36
Jan-23	5,000,000.00	0.71%	Westpac Group	A-1+	10-Jan-22	5,013,810.96	542232	13,810.96	At Maturity	36
Jan-23	5,000,000.00	2.52%	Suncorp Bank	A-1+	26-May-22	5,002,071.23	542811	2,071.23	At Maturity	36
Jan-23	2,000,000.00	0.55%	National Australia Bank	A-1+	27-Jan-21	2,003,767.12	540890	3,767.12	Annually	34
Jan-23	3,000,000.00	0.85%	Westpac Group	A-1+	1-Feb-22	3,002,095.89	542283	2,095.89	Quarterly	36



## Investment Holdings Report - May 2022

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Referen
Feb-23	5,000,000.00	0.88%	Westpac Group	A-1+	9-Feb-22	5,002,772.60	542325	2,772.60	Quarterly	36
Feb-23	1,500,000.00	0.52%	National Australia Bank	A-1+	11-Aug-21	1,506,282.74	541739	6,282.74	At Maturity	35
Feb-23	5,000,000.00	0.95%	Westpac Group	A-1+	14-Feb-22	5,002,082.19	542338	2,082.19	Quarterly	36
Feb-23	5,000,000.00	0.93%	National Australia Bank	A-1+	3-Mar-22	5,011,465.75	542395	11,465.75	At Maturity	36
Feb-23	2,000,000.00	1.00%	Commonwealth Bank of Australia	A-1+	7-Mar-22	2,004,712.33	542410	4,712.33	At Maturity	36
Mar-23	2,000,000.00	0.95%	Macquarie Bank	A-1	2-Mar-22	2,004,736.99	542392	4,736.99	At Maturity	36
Mar-23	4,000,000.00	1.11%	ANZ Banking Group	A-1+	9-Mar-22	4,010,218.08	542419	10,218.08	At Maturity	36
Mar-23	5,000,000.00	2.01%	Commonwealth Bank of Australia	A-1+	19-Apr-22	5,011,839.73	542601	11,839.73	At Maturity	36
Mar-23	3,000,000.00	1.33%	ANZ Banking Group	A-1+	24-Mar-22	3,007,542.74	542475	7,542.74	At Maturity	36
Mar-23	4,000,000.00	1.63%	Westpac Group	A-1+	30-Mar-22	4,011,253.70	542485	11,253.70	At Maturity	36
Apr-23	1,500,000.00	0.47%	Westpac Group	A-1+	8-Apr-21	1,501,043.01	541257	1,043.01	Quarterly	35
Apr-23	3,000,000.00	2.66%	Commonwealth Bank of Australia	A-1+	28-Apr-22	3,007,433.42	542705	7,433.42	At Maturity	36
Apr-23	5,000,000.00	2.83%	Commonwealth Bank of Australia	A-1+	26-May-22	5,002,326.03	542808	2,326.03	At Maturity	36
Apr-23	4,000,000.00	2.71%	Commonwealth Bank of Australia	A-1+	2-May-22	4,008,909.59	542736	8,909.59	At Maturity	36
May-23	1,500,000.00	0.62%	National Australia Bank	A-1+	5-May-21	1,509,987.95	541306	9,987.95	At Maturity	35
May-23	1,500,000.00	0.60%	National Australia Bank	A-1+	10-May-21	1,500,542.47	541311	542.47	Annually	35
May-23	1,000,000.00	0.60%	National Australia Bank	A-1+	13-May-21	1,000,312.33	541330	312.33	Annually	35
May-23	4,000,000.00	3.12%	Commonwealth Bank of Australia	A-1+	18-May-22	4,004,786.85	542788	4,786.85	At Maturity	36
May-23	5,000,000.00	2.79%	Westpac Group	A-1+	20-May-22	5,004,586.30	542797	4,586.30	At Maturity	36
May-23	1,000,000.00	0.60%	National Australia Bank	A-1+	28-May-21	1,000,032.88	541423	32.88	Annually	35
Jun-23	4,000,000.00	2.83%	Westpac Group	AA	23-May-22	4,002,791.23	542799	2,791.23	At Maturity	36
Jun-23	4,000,000.00	2.93%	Suncorp Bank	AA	25-May-22	4,002,247.67	542804	2,247.67	Annually	36
Jun-23	5,000,000.00	2.93%	Suncorp Bank	AA	26-May-22	5,002,408.22	542809	2,408.22	At Maturity	36
Jun-23	5,000,000.00	2.95%	Commonwealth Bank of Australia	AA	26-May-22	5,002,424.66	542813	2,424.66	SemiAnnually	36
Jun-23	5,000,000.00	3.03%	Commonwealth Bank of Australia	AA	27-May-22	5,002,075.34	542817	2,075.34	SemiAnnually	36
-Jul-23	500,000.00	0.65%	National Australia Bank	AA	8-Jul-21	502,920.55	541635	2,920.55	Annually	35

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## Attachment 1

Investment Holdings Report - May 2022



Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Referent
-Jul-23	1,500,000.00	0.65%	National Australia Bank	AA-	12-Jul-21	1,508,654.79	541645	8,654.79	Annually	35
Aug-23	1,500,000.00	0.65%	National Australia Bank	AA-	3-Aug-21	1,508,067.12	541698	8,067.12	Annually	35
Dec-23	2,000,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	2,028,134.25	537431	28,134.25	Annually	30
Dec-23	4,500,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	4,563,302.05	537432	63,302.05	Annually	30
Jan-24	2,000,000.00	3.40%	Rabobank Australia	A+*	4-Jan-19	2,027,572.60	537443	27,572.60	Annually	31
Feb-24	1,000,000.00	3.20%	Rabobank Australia	A+*	28-Feb-19	1,008,153.42	537586	8,153.42	Annually	31
Mar-24	1,200,000.00	3.20%	Rabobank Australia	A+*	4-Mar-19	1,209,363.29	537601	9,363.29	Annually	31
Mar-24	1,000,000.00	3.00%	Rabobank Australia	A+*	29-Mar-19	1,005,260.27	537765	5,260.27	Annually	32
Feb-25	500,000.00	0.80%	Westpac Group	AA-	24-Feb-21	500,087.67	540967	87.67	Quarterly	34
	236,700,000.00					237,309,740.28		609,740.28		



# Camden Growth Areas Contributions Plan Amendment 2

## Main Document

ORD05

Attachment 1



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### 1. Introduction

#### 1.1 Plan summary

The Camden Growth Areas are located within Sydney's South West Priority Growth Area. The Priority Growth Area is a significant development corridor that has been planned to accommodate over 100,000 new dwellings across 18 development precincts.

**Figure 1** shows the location of these development precincts, the names of the precincts situated in the Camden LGA, and the precincts covered by this contributions plan (i.e. Leppington, Leppington North and Lowes Creek Marylands).



**Figure 1 South West Priority Growth Area precincts in Camden LGA**

A range of new and augmented infrastructure needs to be planned, programmed, funded and delivered in order to sustain this planned development.

The infrastructure will be delivered or coordinated by a number of parties including State Government public authorities, State owned corporations, councils, developers and private providers.

Councils typically fund the provision of local infrastructure through a combination of general revenue (from rates and other charges), development contributions under Section 7.11 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, and grants from the State or Commonwealth governments.

*Note: The Environmental Planning and Assessment Amendment Act 2017 which passed on 1 March 2018 amended all references to Section 94 contained in the EP&A Act 1979, to Section 7.11.*

Much of the capital cost of local infrastructure in new urban areas is funded by Section 7.11 contributions as there is often a clear relationship between the need for new or upgraded infrastructure and population growth attributable to new development. Current State Government policy is that Section 7.11 contributions for residential development are capped, with the gap in funding for essential infrastructure to be met by funds provided under a special scheme called the Local Infrastructure Growth Scheme (or **LIGS**).

In accordance with *'Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2017'* issued on 17 July 2017, LIGS funding will eventually be phased out along with the contributions cap. For further details, please refer to section 3.3 of this plan.

This plan addresses the provision of public amenities and public services - or local infrastructure – needed in the Camden Growth Areas and that are intended to be delivered using Section 7.11 contributions imposed on new developments.

This infrastructure includes:

- open space and recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, walking trails and bike paths
- community and cultural facilities, such as cultural centres and multi-purpose community centres
- water cycle management facilities, such as detention basins, stormwater channels and gross pollutant traps
- traffic and transport management facilities, such as new roads and intersections.

The planning and development of several Camden Growth Area Precincts is well underway. Development contributions for these Precincts are addressed in other contributions plans adopted by the Council, or in planning agreements entered into with developers.<sup>1</sup>

From now on Council intends to take a comprehensive approach to contributions planning in the Camden Growth Areas by having a single plan apply to the remaining Precincts.

This plan applies to the following Camden Growth Areas:

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<sup>1</sup> Development contributions for Oran Park, Turner Road, Catherine Fields (Part) and East Leppington Precincts are addressed by other contributions plans and agreements

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- Leppington North Precinct
- Leppington Precinct
- Lowes Creek Maryland Precinct.

This plan will be amended to include the contributions arrangements of other Camden Growth Areas when the Precincts are rezoned for urban development.

**Attachment 1**

## 1.2 Legislative requirements

Section 7.11 of the EP&A Act authorises a consent authority responsible for determining a development application to grant consent to the proposed development subject to a condition requiring the payment of a monetary contribution, or the dedication of land free of cost, or a combination of them, towards the provision of public amenities and public services to meet the development.

Where the consent authority is a council or an accredited certifier, such a contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

This plan has been prepared to authorise the imposition of Section 7.11 contributions on development expected to occur on land identified in section 1.7 of this plan.

This plan has been prepared:

- In accordance with the EP&A Act and *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)*
- having regard to the latest practice notes issued by the NSW Department of Planning and Environment.

There are minimum requirements for Section 7.11 contributions plans set out in the EP&A Regulation. Each requirement and reference to the section or Part of this document that deals with that requirement are listed in **Table 1** below.

**Table 1 Legislative requirements**

Requirement	Section / Part
Purposes of the plan	Section 1.6
Land to which plan applies	Section 1.7
The relationship or nexus between the expected development and the public amenities and public services that are required to meet the demands of that development	Technical Document and Part 2 of Main Document
The formulas to be used for determining the contributions for different types of local infrastructure	Section 2.2
The contribution rates for the anticipated types of development	Main Document Appendices
Council's policy concerning the timing of the payment (including deferred or periodic payment) of monetary contributions	Sections 4.1 and 4.2
Maps showing the specific public amenities and services proposed to be provided by the council, supported by a works schedule that contains an estimate of their cost and staging	Technical Document
If the plan authorises monetary contributions paid for different purposes to be pooled and applied progressively for those	Section 5.4

Requirement	Section / Part
purposes, the priorities for the expenditure of the contributions, particularised by reference to the works schedule.	
In relation to the issue of a complying development certificate, the plan must provide that the payment of monetary contributions be made before the commencement of any building work or subdivision work authorised by the certificate.	Section 4.1
A contributions plan must not contain a provision that authorises the pooling of monetary contributions unless the council is satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.	Section 5.4

### 1.3 How to use this plan?

The plan is structured in the following way.

#### Main Document (this document):

- Part 1 contains an introduction to the plan, the name of the plan, the date on which the plan commenced, the plan's purpose, and a description of the land and types of development affected by this plan.
- Part 2 contains summaries of contribution rates and the assumptions informing the derivation of the contribution rates. It also contains guidance on how to calculate a contribution for any development affected by the plan.
- Part 3 provides information about how and when will contributions be imposed on developments.
- Part 4 describes how a contribution may be settled by a developer once it has been imposed by a consent authority on a development consent.
- Part 5 contains other provisions and information relevant to the administration of the Section 7.11 contributions relating to development in the Camden Growth Areas.
- The Appendices contain the contribution rates applying to development affected by this plan.

#### Technical Document:

The accompanying Technical Document contains detailed information on the assumptions that have been used to determine the contribution rates in this plan.

The Technical Document includes information on the projected demand for infrastructure from the expected development, how the infrastructure has been planned and how it is proposed to be delivered, the schedules of land to be acquired and works to be undertaken, maps showing the location of proposed infrastructure, and other relevant information that has been used to determine the contribution rates.

The information is presented on a Precinct basis, as follows:

- Part A Leppington North Precinct



- Part B Leppington Precinct
- Part C Lowes Creek Maryland.

#### 1.4 What is the name of this plan?

This plan is called the Camden Growth Areas Contributions Plan Amendment 2.

#### 1.5 When did this plan commence?

This plan commenced on <INSERT ADOPTION DATE FOR AMENDMENT 2>.

Development applications (**DAs**) and complying development certificates (**CDCs**) lodged before this date are subject to the transitional provision in section 5.2 of this plan.

#### 1.6 What are the purposes of this plan?

The primary purpose of the plan is to authorise:

- Council or a planning panel, when granting consent to a DA to carry out development to which this plan applies; or
- an accredited certifier, when issuing a CDC for development to which this plan applies,

to require a contribution to be made towards either/both:

- the provision, extension or augmentation of public amenities and public services only where development is likely to require the provision of or increase the demand for those amenities and services; and
- the recoupment of the cost of providing existing public amenities and public services within the area to which this plan applies.

Other purposes of the plan are as follows:

- Include the amendments directed by Minister of Planning (letter to Council dated 22 January 2019) such that the plan meets the requirements of Clause 5(3) of the Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction dated 28 July 2017 and deemed an 'IPART reviewed contributions plan'.
- To provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and public services generated by development within the Camden Growth Areas.
- To determine the demand for public facilities generated by the incoming population to the Camden Growth Areas and ensure that development makes a reasonable contribution toward the provision of public amenities and public services that are required for that population.
- To ensure that the existing community is not unreasonably burdened by the provision of public amenities and public services required (either partly or fully) as a result of development in the Camden Growth Areas.
- To ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

### 1.7 What land does this plan apply to?

This plan applies to the Leppington, Leppington North and Lowes Creek Maryland Precincts identified in **Figure 1**.

### 1.8 What development does this plan apply to?

Except as provided for by section 1.9, this plan applies to the following types of development:

- Residential accommodation development (including the subdivision of land) that would, if approved, result in a net increase in the resident population on the site once the land is developed and occupied. The occupancy assumptions contained in Table 2 of the Main Document will be used to determine the resident population.
- Retail, commercial and any other non residential development (including subdivision of land), where that development is the first development of the land after it has been rezoned for urban purposes.

### 1.9 What development is exempted?

This plan does not apply to the following types of development:

- a dwelling house on a single allotment of land where the dwelling house replaces an existing dwelling
- a dwelling house on a vacant allotment of land where a Section 7.11 contribution was imposed on that allotment under a development consent
- for the sole purpose of affordable housing
- for the sole purpose of the adaptive reuse of an item of environmental heritage
- public infrastructure provided by or on behalf of State Government or the Council
- public amenities or public services listed in this plan or another contributions plan prepared under Section 7.13 of the EP&A Act
- utility undertakings to be carried out by Sydney Water, Endeavour Energy or other water, sewer or energy provider
- residual lots, where no demand for public amenities or public services is generated
- super lots, where the final demand for public amenities or public services will be generated after a further subdivision of land
- development that in the opinion of the Council would not, if carried out, result in a net increase in demand for the any of the public amenities or public services addressed by this plan.

## 2. How are the contributions calculated?

### 2.1 Summary of contribution rates

Summaries of the contributions rates are included in the Appendices to this Main Document.

### 2.2 Summary of contribution rates formulas

#### 2.2.1 Social infrastructure

Contribution rates for open space and recreation facilities and community and cultural facilities are calculated on the expected resident population in the area, the costs of each facility, and the portion of the cost that should reasonably be met by the future population of the relevant Precinct.

Contribution rates for most of these facilities have been determined using the following formula:

$$\text{Contribution per resident} = \sum \left( \frac{\$INF}{P} \right)$$

Where:

$\$INF$  = The estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the infrastructure items required to meet the development.

$P$  = The expected net additional resident population anticipated to occupy the development in the relevant Precinct, or the design population of the particular facility, as appropriate.

Per person contribution rates are converted to per dwelling contribution rates using the occupancy assumptions in **Table 2** for Leppington and Leppington North and **Table 3** for Lowes Creek Maryland.

**Table 2 Assumed dwelling occupancy rates – Leppington and Leppington North**

Development type	Group definition used in this plan	Occupancy rate
Single residential lot, dwelling house, dual occupancy (detached), rural workers' dwelling, secondary dwelling containing three or more bedrooms	Low Density Dwelling	3.4 persons per dwelling
Semi-detached dwelling, multi dwelling housing, terrace, dual occupancy (attached), dwelling house (abutting), manor home, secondary dwelling containing two bedrooms	Medium Density Dwelling	2.6 persons per dwelling

Development type	Group definition used in this plan	Occupancy rate
Shop top housing, studio dwelling, residential flat building, secondary dwelling containing one bedroom	High Density Dwelling	1.8 persons per dwelling
Self-contained dwelling in a seniors housing development	Seniors Living Dwelling	1.5 persons per dwelling
Boarding houses, group homes, hostels	NA	1 person per bed or 1 person per bedroom, whichever is the greater

**Table 3 Assumed dwelling occupancy rates – Lowes Creek Maryland**

Development type	Group definition used in this plan	Occupancy rate
Single residential lot, dwelling house, dual occupancy (detached), rural workers' dwelling, secondary dwelling containing three or more bedrooms	Low Density Dwelling	3.2 persons per dwelling
Semi-detached dwelling, multi dwelling housing, terrace, dual occupancy (attached), dwelling house (abutting), manor home, secondary dwelling containing two bedrooms	Medium Density Dwelling	2.9 persons per dwelling
Shop top housing, studio dwelling, residential flat building, secondary dwelling containing one bedroom	High Density Dwelling	1.9 persons per dwelling
Self-contained dwelling in a seniors housing development	Seniors Living Dwelling	1.5 persons per dwelling
Boarding houses, group homes, hostels	NA	1 person per bed or 1 person per bedroom, whichever is the greater

### Open space and recreation facilities in the Leppington North Precinct

An exception to the above formula applies in respect to the contribution rates for open space and recreation facilities in the Leppington North Precinct. This exception is to account for the likely use of open space and recreation facilities by workers and visitors in the Leppington Major Centre, in addition to residents. Details of how the contribution rates are determined for these facilities are included in sections A.2.4.9 and A.2.4.10 of the Technical Document.

### 2.2.2 Water cycle management, traffic and transport facilities

Contribution rates for water cycle management facilities and traffic and transport facilities are calculated on the expected net developable area, the costs of each facility, and the portion of the cost that should reasonably be met by the development in the relevant Precinct.

Contribution rates for these facilities have been determined using the following formula:

$$\text{Contribution per hectare of NDA} = \sum \left( \frac{\$INF}{NDA} \right)$$

Where:

**\$INF** = The estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the infrastructure items required to meet the development.

**NDA** = The expected total net developable area of the relevant Precinct, the development of which will generate the demand for each of the facilities.

More information on the values informing the calculation of contribution rates for each Precinct including facility costs, demand populations, NDA and apportionment can be found in the Technical Document.

### Net Developable Area

Net Developable Area (**NDA**) is a key concept in this plan and is one of the main assumptions used to determine contributions.

NDA represents the area of land that can be developed for economic purposes. Development of land is restricted by a number of factors, including natural constraints such as riparian and flood prone lands, and man-made constraints such as existing infrastructure, easements and other legal restrictions, and existing infrastructure such as gas and transmission lines. In addition to the existing constraints, there are future constraints. For example, certain land is needed to be set aside or reserved public purposes such as roads, government buildings, and education and health facilities and so on.

Refer to section 5.9 of the plan for the definition of NDA used by this plan.

## 2.3 Calculating contribution amounts

The methods for calculating a contribution under this plan for each of the development types addressed by this plan are discussed below.

Applicants and accredited certifiers should note that the monetary contribution rates shown in the Appendices to this Main Document reflect the contribution rates at the date that the plan commenced. These rates are regularly adjusted for inflation in accordance with the provisions of section 5.3.1 of this plan. Applicants should inquire at the Council for information on the latest contribution rates.

The total Section 7.11 contribution for residential accommodation development is calculated using the rates shown in the Appendices, as adjusted by section 5.3.1, less any allowance for existing social infrastructure demand arising from existing developments, if applicable (refer sections 2.2.1 and 2.5).

The total Section 7.11 contribution for other development is also calculated using the rates shown in the Appendices. Other development is generally levied contributions for water cycle management facilities and traffic and transport facilities only, and these contributions are imposed on the first urban development of the land after its rezoning for urban purposes.

An exception is that non residential development in the Leppington Major Centre within the Leppington North Precinct will also be levied contributions for open space and recreation facilities in recognition of the expected worker and visitor population in that centre who are likely to use such facilities.

## 2.4 Contributions for plan administration

Councils incur significant costs in the preparation and administration of contributions plans. These include:

- The costs of Council staff time to prepare and review contributions plans, account for contributions receipts and expenditure, and coordinate the implementation of works programs, including involvement in negotiating works-in-kind and material public benefit agreements.
- The costs of consultant studies that are commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions in the contributions plan.
- The costs of Council engaging the services of legal professionals to provide advice on implementing the plan.

As these costs arise directly as a result of the development in the areas covered by the plan, it is reasonable that the costs associated with preparing and administering this plan be recouped through Section 7.11 contributions.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all DAs and CDCs that are required to make a contribution under this plan. The total costs are based on the Independent Pricing and Regulatory Tribunal (**IPART**) benchmark<sup>2</sup> of an allowance equivalent to 1.5% of the cost of capital works identified in the respective Precinct works schedules in this plan.

The 1.5% contribution appears as a line item in each Precinct's contribution rates schedule.

## 2.5 Allowances for existing development in the calculation of contributions toward social infrastructure

Monetary contributions determined under this plan will be calculated according to the estimated net increase in demand for the particular public amenities and public services that are included in this plan that a particular development is projected to generate.

The Plan addresses the provision of:

- roads, transport, and drainage facilities (being 'economic infrastructure'); and
- open space, recreation, community and cultural facilities (being 'social infrastructure'),

<sup>2</sup> Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63

that have been designed to meet the needs of the urban development of each Precinct.

The planned economic infrastructure is to facilitate the conversion of the area from semi-rural development context to an urban development context. It is the wholesale re-development of the land for urban purposes (particularly through land subdivisions) that necessitates the provision of the economic infrastructure.

The economic infrastructure that existed in each Precinct at the time the land was rezoned for urban purposes did not meet the needs of the planned urban development to any degree. New road and drainage networks have to be designed and built to entirely meet those needs. No allowance will therefore be made for the demand for economic infrastructure attributable to development that existed at the time the land was rezoned for urban purposes.

The planned social infrastructure is also to facilitate that same conversion, however there are people already living in the area that demand and use social infrastructure. It is also likely that current populations will, to some extent, demand the recreation and community facilities that will be provided under this plan.

Consistent with the above, in calculating contributions under this Plan an allowance will be made (or credit will be given) for the demand for social infrastructure attributable to development that existed at the time the land was rezoned for urban purposes.

The existing development for which credits may be granted is identified on maps and schedules in sections A.1.1, B.1.1 and C.1.1 of the Technical Document.

Similarly, where a development involves replacing a residential accommodation development with another residential accommodation development, an allowance will be made (or credit will be given) for the demand for social infrastructure attributable to the development that existed prior to the replacement development. The replacement development's contribution toward social infrastructure in this plan will be based on the net increase in demand for such facilities. The net increase in demand will be calculated by determining the net increase in resident population using the assumed dwelling occupancy rates included in **Table 4** for Leppington and Leppington North and **Table 5** for Lowes Creek Maryland.

**Table 4 Assumed dwelling occupancy rates for determining social infrastructure credits – Leppington and Leppington North**

Development type	Occupancy rate
Single residential lot, dwelling house, dual occupancy (detached), rural workers' dwelling, secondary dwelling containing three or more bedrooms	3.4 persons per dwelling
Semi-detached dwelling, multi dwelling housing, terrace, dual occupancy (attached), dwelling house (abutting), manor home, secondary dwelling containing two bedrooms	2.6 persons per dwelling
Shop top housing, studio dwelling, residential flat building, secondary dwelling containing one bedroom	1.8 persons per dwelling

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Development type	Occupancy rate
Self-contained dwelling in a seniors housing development	1.5 persons per dwelling
Boarding houses, group homes, hostels	1 person per bed or 1 person per bedroom, whichever is the greater

**Table 5 Assumed dwelling occupancy rates for determining social infrastructure credits – Lowes Creek Maryland**

Development type	Occupancy rate
Single residential lot, dwelling house, dual occupancy (detached), rural workers' dwelling, secondary dwelling containing three or more bedrooms	3.2 persons per dwelling
Semi-detached dwelling, multi dwelling housing, terrace, dual occupancy (attached), dwelling house (abutting), manor home, secondary dwelling containing two bedrooms	2.9 persons per dwelling
Shop top housing, studio dwelling, residential flat building, secondary dwelling containing one bedroom	1.9 persons per dwelling
Self-contained dwelling in a seniors housing development	1.5 persons per dwelling
Boarding houses, group homes, hostels	1 person per bed or 1 person per bedroom, whichever is the greater

Attachment 1



## 2.6 Summary of infrastructure costs and demands

### 2.6.1 Leppington North Precinct

**Table 6 Leppington North Precinct Essential Infrastructure Costs and Demands**

Infrastructure category	Category cost* (\$ million) (\$INF)	Demand in persons (P)	Demand in retail and commercial in square metres of GFA	Demand in hectares (NDA)
Open space and recreation land	45.9	4,816		
Open space and recreation works	19.2	4,816	724,005	
Community and cultural land	1.35	4,816		
Traffic and transport land	30.7			225.59
Traffic and transport works	35.8			225.59
Water cycle management land	29.3			225.59
Water cycle management works	18.2			225.59
Plan administration	1.1			225.59

\* cost that is apportioned to development in the Precinct

### 2.6.2 Leppington Precinct

**Table 7 Leppington Precinct Essential Infrastructure Costs and Demands**

Infrastructure category	Category cost* (\$ million) (\$INF)	Demand in persons (P)	Demand in hectares (NDA)
Open space and recreation land	173.4	25,919	
Open space and recreation works	57.9	25,919	
Community and cultural land	7.6	25,919	
Traffic and transport land	18.3		436.67
Traffic and transport works	100.4		436.67
Water cycle management land	120.9		436.67
Water cycle management works	54.9		436.67
Plan administration	3.2		436.67

\* cost that is apportioned to development in the Precinct

### 2.6.3 Lowes Creek Maryland Precinct

**Table 8 Lowes Creek Maryland Precinct Essential Infrastructure Costs and Demands**

Infrastructure category	Category cost* (\$ million) (\$INF)	Demand in persons (P)	Demand in hectares (NDA)
Open space and recreation land	139.3	20,735	
Open space and recreation works	96.1	20,735	
Community and cultural land	1.7	20,735	
Traffic and transport land	92.0		265.03
Traffic and transport works	131.9		265.03
Water cycle management land	32.5		265.03
Water cycle management works	69.9		265.03
Plan administration	4.5		265.03

\* cost that is apportioned to development in the Precinct

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### 3. How and when will contributions be imposed on developments?

#### 3.1 Monetary contributions

This plan authorises the Council, when granting consent to a DA to which this plan applies, to impose a condition under Section 7.11 of the EP&A Act requiring the payment of a monetary contribution to the Council towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

This plan requires the Council or an accredited certifier, when determining an application for a CDC relating to development to which this plan applies, to impose a condition under Section 7.11 of the EP&A Act requiring the payment of a monetary contribution towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

#### 3.2 Land contributions

This plan authorises the Council, by imposition of a condition of development consent, to require in connection with any development on land to which this plan applies (and in addition to any monetary contribution that may be sought) the dedication free of cost to the Council of any part of the development site that is land that is to be acquired under this plan.

The area of land that may be required in the consent shall not exceed the area equivalent to the monetary contribution otherwise authorised by this plan. Council will credit only the amount provided in the plan.

For the purposes of this section, the value of the land is to be calculated in accordance with the value of the land (including allowance for Just Terms Act matters) as indexed by the land value index established under this plan.

Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this plan. Where the development does not, or cannot provide the full land area required as a contribution the shortfall will be required as a monetary contribution. The contribution rates included in this plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the value of the land exceeds the monetary development contribution otherwise authorised by this plan, the developer may offer to enter into a voluntary planning agreement dealing with an appropriate settle-up in exchange for the dedication of the remainder.

### 3.3 Cap on monetary Section 7.11 contributions for residential development

The Minister for Planning issued a Ministerial Direction under Section 7.17 of the EP&A Act effective from 17 July 2017 that restricts a consent authorities ability to impose conditions of consent requiring monetary Section 7.11 contributions on development for residential lots or dwellings in accordance with the thresholds for contributions rates specified in the Direction.

Consent authorities are only able to require monetary contributions in accordance with these revised contribution rate thresholds where the applicable contributions plan is an IPART reviewed contributions plan as outlined in the Local Infrastructure Contributions Practice Note January 2019 issued by the Department of Planning.

#### Camden Growth Areas Contributions Plan Amendment 1

The Camden Growth Areas Contributions Plan Amendment 1 was formally reviewed by IPART on May 2018 and was amended in accordance with the Minister for Planning's recommendations. Accordingly, development for the purposes of residential lots or dwellings within the Leppington and Leppington North Precincts under this contributions plan can now be conditioned requiring monetary contributions in accordance with the revised threshold contribution rates.

	Relevant Period	Maximum amount of contribution
1	1 January 2018 to 30 June 2018	\$35,000 for each dwelling or each residential lot if the applicable Camden/Liverpool contributions plan is an IPART reviewed contributions plan (when consent is granted) and \$30,000 for each dwelling or each residential lot in any other case
2	1 July 2018 to 30 June 2019	\$40,000 for each dwelling or each residential lot if the applicable Camden/Liverpool contributions plan is an IPART reviewed contributions plan (when consent is granted) and \$30,000 for each dwelling or each residential lot in any other case
3	1 July 2019 to 30 June 2020	\$45,000 for each dwelling or each residential lot if the applicable Camden/Liverpool contributions plan is an IPART reviewed contributions plan (when consent is granted) and \$30,000 for each dwelling or each residential lot in any other case
4	On and from 1 July 2020	An amount determined in accordance with the applicable Camden/Liverpool contributions plan if the applicable Camden/Liverpool contributions plan is an IPART reviewed plan

		or another IPART reviewed contributions plan (when consent is granted), and \$30,000 for each dwelling or each residential lot in any other case
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The application of the cap is determined by the date of development consent being granted by Council.

**Camden Growth Areas Amendment 2**

The Camden Growth Areas Contributions Plan Amendment 2 includes new provisions for the Lowes Creek Maryland Precinct which have not been reviewed by IPART at the date of adoption of the Plan. The contribution rates levied on development for the purposes of residential lots or dwellings within the Lowes Creek Maryland Precinct are subject to the cap of \$30,000 per dwelling or residential lot as per the Ministerial Direction.

**3.4 Contributions from development on land not yet zoned for urban purposes**

This section applies to land that is identified in the Leppington and Leppington North Precincts, but has not yet been rezoned to permit urban development.

Contributions shall be levied on residential accommodation development on land to which this section applies for open space and recreation facilities, community and cultural facilities and plan management and administration only.

Contributions will not be levied on development for water cycle management facilities and transport management facilities on development until the land has been rezoned to permit urban purposes.

Any contributions levied and paid in respect to land affected by this section will be considered as a demand credit for calculating the contribution applying to any future development on that land.

### 3.5 Latest rates to be used

The Section 7.11 contribution to be imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The s7.11 contribution rates shown in the Appendices to this Main Document reflect the contribution rates at the commencement date of Camden Growth Area Contribution Plan Amendment 2 (<UPDATE ONCE ADOPTED>). These rates are regularly adjusted for inflation (see section 5.3.1 of this plan).

Applicants and accredited certifiers should inquire at the Council or visit Council's website for information on the latest contribution rates.

### 3.6 Obligations of accredited certifiers

In relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a Section 7.11 contribution, if such a contribution is authorised by this plan
- any such contribution may only be a monetary contribution required under this plan
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this plan in respect of the development.

It is the responsibility of the principal certifying authority to accurately calculate and apply the Section 7.11 contribution conditions to the CDC. Section 7.11 contributions imposed on a CDC must be paid prior to the work authorised by the CDC commencing. Deferred payments of contributions required by a condition of a CDC will not be accepted.

A Section 7.11 condition would not generally be required to be imposed on a CDC unless the particular complying development will or is likely to require the provision of or increase the demand for the specific local infrastructure included in this Plan. For example, a new dwelling on a vacant allotment of land would not be subject to a Section 7.11 condition because Section 7.11 contributions would likely have been imposed and paid at the subdivision DA stage. However, a secondary dwelling CDC would be subject to a Section 7.11 condition under this Plan, because the development increases infrastructure demands beyond the original dwelling house development.

Accredited certifiers should contact Council if there is any doubt whether Section 7.11 conditions should be imposed on particular CDCs.

Likewise, it is the responsibility of an accredited certifier issuing a construction certificate to certify that the Section 7.11 contributions have been paid to Council prior to the issue of the certificate. The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, voluntary planning agreement, dedication of land and / or deferred payment arrangement has been agreed by the Council. In

such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

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## 4. How and when can a contribution requirement be settled?

### 4.1 Timing of payments

Council's policy in relation to the timing of payments of monetary contributions required under this plan is as follows:

- Development involving subdivision - prior to the release of the first subdivision certificate (linen plan) or strata certificate.
- Development that requires the issuing of a construction certificate - prior to the release of the first construction certificate.
- Development authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by section 136L of the EP&A Regulation.
- Other development not requiring the issuing of a CDC or construction certificate – prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

At the time of payment, it will be necessary for monetary contribution amounts to be updated in accordance with the relevant indexes (see section 5.3.2 of this plan).

### 4.2 Policy on deferred payments

Council may accept the deferred or periodic payment of part or all of a monetary contribution required under this plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that non-compliance with the payment provisions is justified.

Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council. Generally, deferred or periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis. Deferred or periodic payments related to contributions imposed on a CDC will not be allowed.

Deferred or periodic payments related to contributions imposed on a DA may be permitted in any one or more of the following circumstances:

- Compliance with the standard payment terms described in section 4.1 of this plan is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- There are other circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, Council will require the applicant to provide a bank guarantee by a bank, with a minimum long term credit rating (Standard & Poors) of A, for the full amount of the contribution or the outstanding balance on condition that:

- the bank guarantee be for the total contribution amount, or the amount of the outstanding contribution, plus a provisional amount equal to 10 percent of the outstanding amount plus any charges associated with establishing or operating the bank security;
- the bank guarantee provides that the bank must pay the guaranteed sum on demand by the Council without reference to the applicant or landowner or other person who provided the



guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development; and

- the bank obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank or financial institution in writing that the guarantee is no longer required.

Council is also entitled to claim any charges associated with establishing or operating the bank security. The applicant is to be provided with the details of any such expenses.

#### **4.3 Can a contribution be settled by dedicating land or undertake works?**

Developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this plan as works-in-kind or provide another type of material public benefit (MPB) as means of satisfying development contributions required under the plan.

##### **4.3.1 Offers of MPB made before the imposition of a Section 7.11 condition**

An applicant for consent to carry out development to which this plan applies may request that any consent granted to the development is made subject to a condition that the applicant carries out work or provides another MPB that would satisfy the requirements of this plan in relation to the development.

The applicant's request:

- may be contained in the relevant DA; or
- may constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement.

The Council will consider the request as part of its assessment of the DA.

If the Council decides to grant consent to the development and agrees to a request made in the relevant DA, it may impose a condition under section 80A of the EP&A Act requiring the works to be carried out or the MPB to be provided.

If the applicant makes an offer to enter into a planning agreement, the Council will, if it proposes to enter into the agreement, publicly notify the draft agreement and an explanatory note relating to the draft agreement together with the DA in accordance with the requirements of the EP&A Act.

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under s7.7 of the EP&A Act requiring the agreement to be entered into and performed.

It is Council's preference that voluntary planning agreements that it enters into be registered on the property title.

##### **4.3.2 Offers of MPB made after the imposition of a Section 7.11 condition**

The Council may accept an offer made in writing to the Council that provides for:

- an MPB (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition already imposed requiring the payment of a monetary contribution; or

- the dedication of land free of cost towards the provision of public amenities and public services to meet the demands of the development.

Council will only consider offers of this type where the proposed work or dedication of land is contained in the works schedule included in this plan (i.e. a works-in-kind offer).

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 96 of the EP&A Act.

#### **4.3.3 Matters to be considered by Council**

In addition to any matters identified in sections 4.3.1 and 4.3.2 of this plan, Council will consider the following matters in deciding whether to accept an offer of MPB:

- the requirements contained in any material public benefits or works-in-kind policy that the Council has adopted; and
- the standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction; and
- the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- the provision of the material public benefit will not unduly prejudice the timing or the manner of the provision of public amenities and public services included in the works program.

Where the offer relates to works-in-kind, the offer shall be subject to any works-in-kind policy adopted by the Council.

Where the offer is made in accordance with section 4.3.2 and relates to a MPB that is not a works-in-kind proposal Council will consider the following additional matters:

- the overall benefit of the proposal; and
- whether the works schedule included this plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this plan (including whether Council would need make up for any shortfall in contributions by its acceptance of the offer); and
- the implications of funding the recurrent cost of the facility(s) the subject of the offer.

The acceptance of any offer of works-in-kind or other MPBs is entirely at Council's discretion.

If it accepts an offer, the Council will require the applicant to enter into a written agreement for the provision of the works prior to the commencement of works or the development. If the offer is made by way of a draft planning agreement under the EP&A Act, Council will require the agreement to be entered into and performed via a condition in the development consent.

Works-in-kind and MPB agreements shall be made between the Council and the developer and (if the developer is not the land owner) the land owner.

Agreements shall specify (as a minimum) the works the subject of the offer, the value of those works, the relationship between those works and this plan, the program for delivering the works. Planning agreements shall address the matters included in the EP&A Act and EP&A Regulation.

#### 4.3.4 Valuation of works-in-kind and other MPBs

The value of works offered as works-in-kind is the Attributable Cost of the works (or a proportion of the Attributable Cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this plan.

The Attributable Cost of works will be used in the calculation of the value of any offset of monetary contributions required under this plan.

The value of any other kind of MPB will be determined by a process agreed to between the Council and the person making the offer at the time the DA is being prepared.

The value of land will be the Attributable Cost of the land under this plan indexed in accordance with this plan to the time the agreement is entered into.

#### 4.3.5 Provision of works-in-kind and other MPBs in excess of contribution requirements

It is at Council's discretion whether it will accept from a developer the provision of works-in-kind (which is the Attributable Cost of the works indexed in accordance with the provisions of this plan) or other MPBs where the value of the works exceeds the value of development contributions required by conditions of consent.

Where Council does agree to accept works with a value greater than the contributions required, Council will hold the 'surplus value' of the works as a credit in favour of the developer and will apply this credit against future development contribution requirements for that particular type of work.

For example, if works are provided that relate to the provision of a community facility that has a value greater than the community facility contribution required, then the difference (being the 'surplus value') will be held as a credit and will only be used to offset future requirements imposed on that developer to make development contributions for the purposes of community facilities.

That is, Council would not offset requirements to make contributions for the purposes of recreation facilities, open space land acquisition, plan administration or any other types of facilities required under this plan or any other contributions plan against this 'surplus value', as the surplus value relates only to the provision of community facilities.

Developers providing works-in-kind and other MPBs that are in excess of their contribution requirements should not expect 'settle-up' monetary payment from Council until all contributions toward the provision of the works identified in this plan have been received from other developers of land in the Precinct that the development is situated in, and the surplus contributions are available to meet the payment.

## 5. Other administration matters

### 5.1 Relationship of this plan to other contributions plans

This plan repeals:

- *Camden Contributions Plan 2011*, insofar as that plan applies to land to which this plan applies
- *Camden Section 94 Contribution Plan (Leppington North Precinct)*.
- *Camden Growth Areas Contribution Plan Amendment 1*

This plan does not limit or otherwise affect any requirements for the payment of special infrastructure contributions (**SICs**) pursuant to Subdivision 4 of Division 6 of Part 4 of the EP&A Act.

### 5.2 Savings and transitional arrangements

A DA or application for a CDC which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

### 5.3 Adjustment of contributions to address the effects of inflation – Leppington and Leppington North

The purpose of this section is to ensure that the monetary contributions imposed at the time of development consent reflect the indexed cost of the provision of facilities included in this plan for Leppington and Leppington North.

Monetary contribution rates in this plan and monetary contribution amounts in development consents for Leppington and Leppington North will be regularly adjusted using the following indices:

- A customised Land Value Index (**LVI**) prepared by Council and published on Council's website
- *Consumer Price Index – Sydney All Groups (CPI)* published by the Australian Statistician

Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary Section 7.11 contribution rates set out in this plan to reflect:

- quarterly changes to the CPI for all works schedule items in this plan apart from the items comprising land yet to be acquired
- annual changes to the LVI for works schedule items in this plan comprising land yet to be acquired.

All works items for Leppington and Leppington North have adopted the CPI for December 2016 (110.9) as the base rate for any further indexation of contributions.

**5.3.1 Contribution rates in Leppington and Leppington North**

**Contribution rates for all works schedule items (other than land yet to be acquired)**

The contribution rate for works schedule items (other than land yet to be acquired) will be indexed (subject to the Note) as follows:

$$\frac{\$C_A \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

$\$C_A$  is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the plan expressed in dollars

Current CPI is the CPI for the quarter immediately before the time the contribution rate is reviewed

Base CPI is the CPI at the date of adoption of this plan (June 2016 - 109.3)

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this plan.

**Contribution rates for works schedule items involving land yet to be acquired**

The contribution rate for works schedule items involving land yet to be acquired will be indexed (subject to the Note) as follows:

$$\frac{\$C_A \times \text{Current LVI}}{\text{Base LVI}}$$

Where:

$\$C_A$  is the contribution rate for land yet to be acquired at the time of adoption of the plan expressed in dollars

Current LVI is the most recent LVI as published by the Council at the time of the review of the contribution rate

Base LVI is the LVI as published by the Council at the date of adoption of this plan (100.00)

Note: The contribution rate for land yet to be acquired will not be less than the contribution rate specified at the date of the adoption of this plan.

**Process for publishing the Land Value Index**

The Base LVI relates to the estimated values of the classes of land to be acquired at the date of adoption of this plan that were prepared by registered land valuers on Council’s behalf.

The estimated values for these land classes for each Precinct are shown in the Technical Document.

The Base LVI for all land classes in Leppington and Leppington North is set at 100.00 as at September 2019.

Council will, through the life of the plan, engage a registered valuer on at least an annual basis to review and (if necessary) update the LVI for each of the land classes.

The updated LVI will be obtained by dividing the value of the land class at the time of the review by the value of the land class at the date of adoption of this plan, and multiplying this figure by 100.

Council will publish updates to LVI on either its web site or in its Management Plan or both.

**5.3.2 Contribution amounts in consents**

The contribution amount or amounts included in a development consent for works schedule items (other than land yet to be acquired) will be indexed (subject to the Note) as follows:

$$\frac{\$C_A \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

$C_A$  is the contribution amount in the development consent for works schedule items (other than land yet to be acquired) at the time the consent was issued, expressed in dollars

Current CPI is the CPI for the quarter immediately before the time the contribution amount is paid

Base CPI is the CPI for the quarter immediately before the date the development consent was issued

Note: The contribution amount will not be less than the contribution rate specified at the date of the adoption of this plan.

**Contribution amounts for works schedule items involving land yet to be acquired**

The contribution amount for works schedule items involving land yet to be acquired will be indexed (subject to the Note) as follows:

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$$\frac{\$C_A \quad X \quad \text{Current LVI}}{\text{Base LVI}}$$

Where:

\$CA	is the contribution amount in the development consent for land yet to be acquired at the time of the consent was issued, expressed in dollars
Current LVI	is the most recent LVI as published by the Council at the time of payment of the contribution amount
Base LVI	is the most recent LVI as published by the Council at the at the time the development consent was issued

Note: The contribution rate for land yet to be acquired will not be less than the contribution rate specified at the date of the adoption of this plan.

#### 5.4 Adjustment of contributions to address the effects of inflation – Lowes Creek Maryland

The purpose of this section is to ensure that the monetary contributions imposed at the time of development consent reflect the indexed cost of the provision of facilities included in this plan for Lowes Creek Maryland

Monetary contribution rates in this plan and monetary contribution amounts in development consents for Lowes Creek Maryland will be regularly adjusted using the following indices:

- A customised Land Value Index (**LVI**) prepared by Council and published on Council's website
- *Consumer Price Index – Sydney All Groups (CPI)* published by the Australian Statistician
- *Producer Price Index – Building construction New South Wales (PPI-B)* published by the Australian Statistician
- *Producer Price Index – Non-residential building construction New South Wales (PPI-NR)* published by the Australian Statistician
- *Producer Price Index – Road and bridge construction New South Wales (PPI-RB)* published by the Australian Statistician

Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary Section 7.11 contribution rates set out in this plan to reflect:

- quarterly changes to the CPI, PPI-B, PPI-NR and PPI-RB for all works schedule items in this plan apart from the items comprising land yet to be acquired
- annual changes to the LVI for works schedule items in this plan comprising land yet to be acquired.

The base rates which have been adopted for Lowes Creek Maryland are shown in **Table 9**.

**Table 9 Lowes Creek Maryland Precinct base rates**

Indices	Base rate	Date	Application of indices
CPI	119.4	June 2021	Development consents
PPI-B	129.1	June 2021	Community facilities*
PPI-NR	123.7	June 2021	Open space embellishment
PPI-RB	120.9	June 2021	Transport and Stormwater works

\*Community facilities are non-essential infrastructure and are not levied for via this plan, however the cost of community facility works and the PPI-B indices are included in the plan for Council’s reference.

**5.4.1 Contribution rates in Lowes Creek Maryland**

**Contribution rates for all works schedule items (other than land yet to be acquired)**

The contribution rate for works schedule items (other than land yet to be acquired) will be indexed (subject to the Note) as follows:

$$\frac{\$C_A \times \text{Current PPI-NR or PPI-RB}}{\text{Base PPI-NR or PPI-RB}}$$

Where:

$\$C_A$  is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the plan expressed in dollars

Current PPI-NR or PPI-RB is the applicable PPI-NR or PPI-RB for the quarter immediately before the time the contribution rate is reviewed

Base PPI-NR or PPI-RB is the applicable PPI-NR or PPI-RB at the date of adoption of this plan as shown in **Table 9**

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this plan.

**Contribution rates for works schedule items involving land yet to be acquired**

The contribution rate for works schedule items involving land yet to be acquired will be indexed (subject to the Note) as follows:



$$\frac{\$C_A \quad X \quad \text{Current LVI}}{\text{Base LVI}}$$

Where:

$\$C_A$  is the contribution rate for land yet to be acquired at the time of adoption of the plan expressed in dollars

Current LVI is the most recent LVI as published by the Council at the time of the review of the contribution rate

Base LVI is the LVI as published by the Council at the date of adoption of this plan (100.00)

Note: The contribution rate for land yet to be acquired will not be less than the contribution rate specified at the date of the adoption of this plan.

### Process for publishing the Land Value Index

The Base LVI relates to the estimated values of the classes of land to be acquired at the date of adoption of this plan that were prepared by registered land valuers on Council's behalf.

The estimated values for these land classes for each Precinct are shown in the Technical Document.

The Base LVI for all land classes in Lowes Creek Maryland is set at 100.00 at the time this plan is adopted.

Council will, through the life of the plan, engage a registered valuer on at least an annual basis to review and (if necessary) update the LVI for each of the land classes.

The updated LVI will be obtained by dividing the value of the land class at the time of the review by the value of the land class at the date of adoption of this plan, and multiplying this figure by 100.

Council will publish updates to LVI on either its web site or in its Management Plan or both.

### 5.4.2 Contribution amounts in consents

The contribution amount or amounts included in a development consent for works schedule items (other than land yet to be acquired) will be indexed (subject to the Note) as follows:

$$\frac{\$C_A \quad X \quad \text{Current CPI}}{\text{Base CPI}}$$

Where:

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- \$C<sub>A</sub> is the contribution amount in the development consent for works schedule items (other than land yet to be acquired) at the time the consent was issued, expressed in dollars
- Current CPI is the CPI for the quarter immediately before the time the contribution amount is paid
- Base CPI is the CPI for the quarter immediately before the date the development consent was issued

Note: The contribution amount will not be less than the contribution rate specified at the date of the adoption of this plan.

**Contribution amounts for works schedule items involving land yet to be acquired**

The contribution amount for works schedule items involving land yet to be acquired will be indexed (subject to the Note) as follows:

$$\frac{\$C_A \times \text{Current LVI}}{\text{Base LVI}}$$

Where:

- \$C<sub>A</sub> is the contribution amount in the development consent for land yet to be acquired at the time of the consent was issued, expressed in dollars
- Current LVI is the most recent LVI as published by the Council at the time of payment of the contribution amount
- Base LVI is the most recent LVI as published by the Council at the at the time the development consent was issued

Note: The contribution rate for land yet to be acquired will not be less than the contribution rate specified at the date of the adoption of this plan.

**5.5 Pooling of contributions funds**

Council’s ability to forward fund the infrastructure in this plan is very limited. Consequently, infrastructure provision is largely contingent upon the availability of contributions funds.

To provide a strategy for the orderly delivery of the public amenities and public services, this plan authorises monetary contributions paid for different purposes in accordance with the conditions of various development consents authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedules in the Technical Document.

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In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council must first be satisfied that such action will not unreasonably prejudice the delivery within a reasonable time, of the purposes for which the money was originally paid.

### 5.6 Goods and Services Tax

Items in the works schedule of this plan have been calculated without any GST component, in accordance with Australian Taxation Office rulings that were current at the time this plan was made.

### 5.7 Accountability and access to information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to Section 7.11 contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EP&A Regulation and include:

- maintenance of, and public access to, a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of contributions; and
- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at the Council.

### 5.8 Review of plan without the need for public exhibition

Pursuant to clause 32(3) of the EPA Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and amendments to rates resulting from changes in the indexes adopted by this plan (see section 5.3.1 of this plan).

### 5.9 Review of works schedule

Substantial research has been applied to the derivation of the plan's works schedules and the planning for the location of all facilities has been completed but detailed design will be carried out in the development phase. The facilities will be developed in a manner that allows them to effectively serve the demand attributable to the anticipated development.

The infrastructure items included in this plan are based on strategic information. It is likely that, as the planning process for the different Precincts proceeds, modified and more cost effective solutions that still meet the planning objectives will be developed.

Council will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this plan proceeds. This may result in amendment of this plan.

Where alternatives to the works schedule are proposed by developers in conjunction with the development of areas (such as works-in-kind proposals), and the alternatives are approved by

the Council, the Section 7.11 contribution applicable to a development the subject of a DA may be reviewed, or the works schedule in this plan updated, or both.

### 5.10 Dictionary

Except where indicated in this section, the definitions of terms used in this plan are the definitions included in the EP&A Act, EP&A Regulation and the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, are adopted by this plan.

In this plan, the following words and phrases have the following meanings:

**ARI** means annual recurrence interval.

**Attributable cost** means the estimated cost for each item in the works schedules set out in Parts A.3 and B.3 of the Technical Document, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

**CDC** means complying development certificate.

**Council** means The Council of Camden.

**CPI** means the *Consumer Price Index (All Groups - Sydney)* published by the Australia Statistician.

**DA** means development application.

**DPE** means Department of Planning and Environment.

**EP&A Act** means the *Environmental Planning and Assessment Act 1979*.

**EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2000*.

**GFA** means gross floor area.

**Heritage curtilage** means the area of ground that is directly connected with the functioning or inhabitation of the heritage protected structure.

**High Density Dwelling** means a dwelling in any of the following types of residential accommodation development:

- (a) shop top housing
- (b) studio dwelling
- (c) residential flat building.

**ILP** means an Indicative Layout Plan.

**IPART** means Independent Pricing and Regulatory Tribunal

**Just Terms Act** means the *Land Acquisition (Just Terms Compensation) Act 1991*.

**LGA** means local government area.

**Low Density Dwelling** means a dwelling in any of the following types of residential accommodation development:

- (a) dwelling house
- (b) dual occupancy (detached)
- (c) rural workers' dwelling
- (d) secondary dwelling with a gross floor area greater than 60 square metres.

**LIGS** means the Local Infrastructure Growth Scheme that provides funds to councils to meet the cost of essential infrastructure in an area that is not otherwise funded by developers' Section 7.11 contributions, or any similar scheme introduced by the NSW Government for this purpose.

**LVI** means the Land Value Index published annually by the Council on its website or in its Management Plan, or both.

**Medium Density Dwelling** means a dwelling in any of the following types of residential accommodation development:

- (a) semi-detached dwelling
- (b) multi dwelling housing
- (c) attached dwelling
- (d) dual occupancy (attached)
- (e) dwelling house (abutting)
- (f) manor home
- (g) secondary dwelling comprising 2 or more bedrooms with a gross floor area less than or equal to 60 square metres.

**MPB** means material public benefit.

**NDA** means Net Development Area.

**Net Developable Area** means the area of land to which a DA or CDC relates and includes the area of any land that the development consent authorises, or requires, to be used as a road, or reserved or dedicated as a public road but excludes:

- (a) land identified in this plan's Technical Document as being excluded from Net Developable Area
- (b) existing roads to be used as part of the proposed road network
- (c) any part of the land that is below the level of a 1:100 ARI flood event, if that part of the land is unsuitable for development by virtue of it being at or below that level
- (d) any land to be reserved, dedicated or otherwise set aside as, or for the purpose of, any of the following:
  - (i) a government school (within the meaning of the *Education Act 1990*)
  - (ii) a tertiary institution, including a university or TAFE establishment, that provides formal education and is constituted by or under an Act
  - (iii) an emergency services facility

- (iv) a health services facility owned and operated by a public authority
- (v) a golf course
- (vi) a passenger transport facility
- (vii) a public reserve or a drainage reserve (within the meaning of the *Local Government Act 1993*)
- (viii) an easement for an above-ground electricity transmission line
- (ix) a public transport corridor (other than a road corridor)
- (x) a public utility undertaking
- (xi) roads or other public amenities or public services, in connection with which development contributions have been imposed under Section 7.11 or Section 7.12 of the Act or may be imposed in accordance with a contributions plan approved under Section 7.18 of the EP&A Act
- (xii) roads or other infrastructure in connection with which SICs have been, or may be, imposed in accordance with Section 7.24 of the EP&A Act.

**OEH** means the NSW Office of Environment and Heritage.

**OSD** means on site detention.

**Planning agreement** means a voluntary planning agreement referred to in section 93F of the EP&A Act.

**PPI-B** means the Producer Price Index – Building construction New South Wales published by the Australian Statistician.

**PI-NR** means the Producer Price Index – Non-residential building construction New South Wales published by the Australian Statistician.

**PPI-RB** means the Producer Price Index – Road and bridge construction New South Wales published by the Australian Statistician.

**Precinct** means the area identified as a precinct in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

**Priority Growth Area** means the South West Priority Growth Area shown in **Figure 1**.

**Security** means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by an eligible financial institution consistent with credit rating requirements detailed in Treasury Circular NSW TC 08/01 or equivalent revised version.

**Seniors Living Dwelling** means a self-contained dwelling defined in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

**SIC** means special infrastructure contribution.

**Social infrastructure** means the open space and recreation facilities and community and cultural facilities addressed by this plan.

**State Environmental Planning Policy (Sydney Region Growth Centres) 2006** means the State Environmental Planning Policy amended from time to time.

**Work in kind** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan as a means of either fully or partly satisfying a condition of consent requiring development contributions to be made.

**Works schedule** means the schedule of the specific public amenities and public services for which contributions may be required as set out in this plan's technical document.

**WSUD** means water sensitive urban design.

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**APPENDIX A**  
**Leppington North contribution rates**



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**APPENDIX B**  
**Leppington contribution rates**

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**APPENDIX C**  
**Lowes Creek Maryland contribution rates**

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**Summary of Contribution Rates: LOWES CREEK MARYLAND PRECINCT**

ESSENTIAL INFRASTRUCTURE		RESIDENTIAL DEVELOPMENT						ALL DEVELOPMENT
Item	Item Total Cost	\$ per additional resident	\$ per Low Density Dwelling or residential lot; \$ per 3 bed Secondary Dwelling	\$ per Medium Density Dwelling; \$ per 2 bed Secondary Dwelling	\$ per High Density Dwelling; \$ per 1 bed Secondary dwelling	\$ per Seniors Living Dwelling	\$ per hectare of NDA	
Open Space								
Land	\$139,284,307	\$6,717	\$21,496	\$19,480	\$15,450	\$10,076		
Works	\$96,102,088	\$4,635	\$14,831	\$13,441	\$10,660	\$6,952		
<b>Subtotal</b>	<b>\$235,386,395</b>	<b>\$11,352</b>	<b>\$36,327</b>	<b>\$32,921</b>	<b>\$26,110</b>	<b>\$17,028</b>		
Community Facilities								
Land	\$1,251,321	\$60	\$193	\$175	\$139	\$91		
<b>Subtotal</b>	<b>\$1,251,321</b>	<b>\$60</b>	<b>\$193</b>	<b>\$175</b>	<b>\$139</b>	<b>\$91</b>		
Roads								
Land	\$91,993,362	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$347,101	
Works	\$131,840,553	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$497,449	
<b>Subtotal</b>	<b>\$223,833,915</b>						<b>\$844,549</b>	
Stormwater								
Land	\$32,472,332	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$122,522	
Works	\$69,857,261	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$263,579	
<b>Subtotal</b>	<b>\$102,329,594</b>						<b>\$386,101</b>	
Plan Administration Allowance	\$4,466,999	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$16,854	
<b>Subtotal</b>	<b>\$4,466,999</b>						<b>\$16,854</b>	
<b>TOTAL</b>	<b>\$567,268,223</b>	<b>\$11,413</b>	<b>\$36,520</b>	<b>\$33,096</b>	<b>\$26,249</b>	<b>\$17,119</b>	<b>\$1,247,504</b>	

**Summary of Contribution Rates: LOWES CREEK MARYLAND PRECINCT**

NON-ESSENTIAL INFRASTRUCTURE MONETARY CONTRIBUTION RATES		RESIDENTIAL DEVELOPMENT					ALL DEVELOPMENT
Item	Item Total Cost	\$ per additional resident	\$ per Low Density Dwelling or residential lot	\$ per Medium Density Dwelling: \$ per 2 bed Secondary Dwelling <= 60m <sup>2</sup> GFA	\$ per High Density Dwelling	\$ per Seniors Living Dwelling	\$ per hectare of NDA
<b>Community Facilities</b>							
Works	\$7,738,000	\$373	\$1,194	\$1,082	\$858	\$560	
Subtotal	\$7,738,000	\$373	\$1,194	\$1,082	\$858	\$560	
<b>TOTAL</b>	<b>\$7,738,000</b>	<b>\$373</b>	<b>\$1,194</b>	<b>\$1,082</b>	<b>\$858</b>	<b>\$560</b>	

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**Summary of Contribution Rates: LOWES CREEK MARYLAND PRECINCT**

LAND CONTRIBUTION RATES		RESIDENTIAL DEVELOPMENT					ALL DEVELOPMENT
Item	Item Total Area (m <sup>2</sup> )	m <sup>2</sup> per additional resident	m <sup>2</sup> per Low Density Dwelling or residential lot; m <sup>2</sup> per 3 bed Secondary Dwelling	m <sup>2</sup> per Medium Density Dwelling; m <sup>2</sup> per 2 bed Secondary Dwelling	m <sup>2</sup> per High Density Dwelling; m <sup>2</sup> per 1 bed Secondary dwelling	m <sup>2</sup> per Seniors Living Dwelling	m <sup>2</sup> per hectare of NDA
Open Space Land	617,669	29.79	95.32	86.39	68.51	44.68	
Community Facilities Land	9,441	0.46	1.46	1.32	1.05	0.68	
Roads Land	287,906	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	1,086.30
Stormwater Land	190,447	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	718.58
<b>TOTAL</b>	<b>1,105,464</b>						

# Camden Growth Areas Contributions Plan Amendment 2

## Technical Document

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## A. Leppington North Precinct

Part A is structured as follows:

Part A.1 documents the expected development in the Precinct and the likely demand for infrastructure arising from that development.

Part A.2 discusses the infrastructure that is required to meet the demands of the expected development.

Parts A.3 and A.4 contain schedules of infrastructure addressed by the plan and maps showing the locations of infrastructure items.

Part A.5 includes a list of documents used to determine the infrastructure needs and costs.

### A.1 Infrastructure demand

#### A.1.1 Existing development

There was mainly rural and rural residential land uses existing in the Leppington North Precinct when the land was rezoned to permit urban purposes in 2013.

**Figure A1** and **Tables A1** and **A2** show the development that existed at the time the land was rezoned. This information provides the basis for calculating demand credits for social infrastructure contributions and the net increase in demand for social infrastructure, as discussed in section 2.5 of the Main Document.



Source: Camden Council

**Figure A1 Existing development at the time the land was zoned for urban purposes**

**Table A1 Lots with special use residential demand credit**

Lot	DP	Dwellings	Description
36D	389451	102	Four Lanterns Estate over 50s Housing

**Table A2 Lots with single dwelling demand credit**

Parcel No.	Property address	Property description
101237	197 Bringelly Road LEPPINGTON NSW 2179	Lot 2 DP 553495
101252	307 Bringelly Road LEPPINGTON NSW 2179	Lot B DP 377845
101253	313 Bringelly Road LEPPINGTON NSW 2179	Lot A DP 377845
101589	118 Byron Road LEPPINGTON NSW 2179	Lot 86A DP 8979
101591	130 Byron Road LEPPINGTON NSW 2179	Lot 1 DP 368234
101601	182 Byron Road LEPPINGTON NSW 2179	Lot 58A DP 8979
101871	1495 Camden Valley Way LEPPINGTON NSW 2179	Lot 56B DP 8979
103034	17 Cowpasture Road LEPPINGTON NSW 2179	Lot 57 DP 8979
103035	23 Cowpasture Road LEPPINGTON NSW 2179	Lot A DP 360565
103036	27 Cowpasture Road LEPPINGTON NSW 2179	Lot B DP 360565
103038	45 Cowpasture Road LEPPINGTON NSW 2179	Lot D DP 388553
103039	53 Cowpasture Road LEPPINGTON NSW 2179	Lot 102 DP 584350
103043	99 Cowpasture Road LEPPINGTON NSW 2179	Lot 2 DP 565228
103045	155 Cowpasture Road LEPPINGTON NSW 2179	Lot A DP 435367
105989	28 Ingleburn Road LEPPINGTON NSW 2179	Lot 84 DP 8979
105991	36 Ingleburn Road LEPPINGTON NSW 2179	Lot 85 DP 8979
106004	120 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 529937
106019	100 Dickson Road LEPPINGTON NSW 2179	Lot 34C DP 8979
109569	215 Rickard Road LEPPINGTON NSW 2179	Lot 12 DP 523156
113816	116 Dickson Road LEPPINGTON NSW 2179	Lot 35A DP 8979
113981	1431 Camden Valley Way LEPPINGTON NSW 2179	Lot 1 DP 856193
1125456	293 Bringelly Road LEPPINGTON NSW 2179	Lot 101 DP 1051963
1154906	165 Bringelly Road LEPPINGTON NSW 2179	Lot 17 DP 1127208
1154907	171 Bringelly Road LEPPINGTON NSW 2179	Lot 18 DP 1127208
1154908	173 Bringelly Road LEPPINGTON NSW 2179	Lot 19 DP 1127208

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Parcel No.	Property address	Property description
1154910	179 Bringelly Road LEPPINGTON NSW 2179	Lot 21 DP 1127208
1154912	185 Bringelly Road LEPPINGTON NSW 2179	Lot 23 DP 1127208
1154913	187 Bringelly Road LEPPINGTON NSW 2179	Lot 24 DP 1127208
1154914	189 Bringelly Road LEPPINGTON NSW 2179	Lot 25 DP 1127208
1161727	126 Dickson Road LEPPINGTON NSW 2179	Lot 510 DP 1172207
1162113	1461 Camden Valley Way LEPPINGTON NSW 2179	Lot 42 DP 1177254
1162117	1449 Camden Valley Way LEPPINGTON NSW 2179	Lot 40 DP 1177254
101905	1453 Camden Valley Way LEPPINGTON NSW 2179	Lot 22 DP 596177

**Table A3 Lots with a dual occupancy demand credit**

Parcel No.	Property address	Property description
101250	217 Rickard Road LEPPINGTON NSW 2179	Lot 11 DP 523156
101587	100 Byron Road LEPPINGTON NSW 2179	Lot 86 DP 8979
101593	142 Byron Road LEPPINGTON NSW 2179	Lot Y DP 399114
101600	174 Byron Road LEPPINGTON NSW 2179	Lot 57C DP 8979
101603	192 Byron Road LEPPINGTON NSW 2179	Lot 58B DP 8979
103037	35 Cowpasture Road LEPPINGTON NSW 2179	Lot C DP 388553
103042	85 Cowpasture Road LEPPINGTON NSW 2179	Lot 1 DP 410573
103044	111 Cowpasture Road LEPPINGTON NSW 2179	Lot 1 DP 565228
103622	122 Dickson Road LEPPINGTON NSW 2179	Lot 36D DP 389451
106011	146 Ingleburn Road LEPPINGTON NSW 2179	Lot 34A DP 8979
1154909	177 Bringelly Road LEPPINGTON NSW 2179	Lot 20 DP 1127208
1154911	183 Bringelly Road LEPPINGTON NSW 2179	Lot 22 DP 1127208

**A.1.2 Net Developable Area**

The definition of Net Developable Area is included in section 5.9 of the Main Document of this plan.

The portion of the Leppington North Precinct that is within the Camden LGA has an estimated NDA of approximately 225.6 hectares, as shown in **Table A4** and **Figure A2**.

**Table A4 Expected Net Developable Area – Leppington North Precinct (Camden)**

Land use zone	Net Developable Area (ha)*
R3 Medium Density Residential	67.06
B4 Mixed Use	17.41
B3 Commercial Core	21.89
B7 Business Park	69.39
B5 Business Development	0.89
IN2 Light Industrial	48.95
<b>Total</b>	<b>225.59</b>

\* component totals are rounded  
Source: Camden Council



Source: Camden Council

**Figure A2 Net Developable Area**

**A.1.3 Expected development**

The Camden LGA portion of the Leppington North Precinct is part of a broader Precinct Plan that was prepared for the Austral and Leppington North Precincts. These Precincts straddle the Camden and Liverpool LGA boundaries.

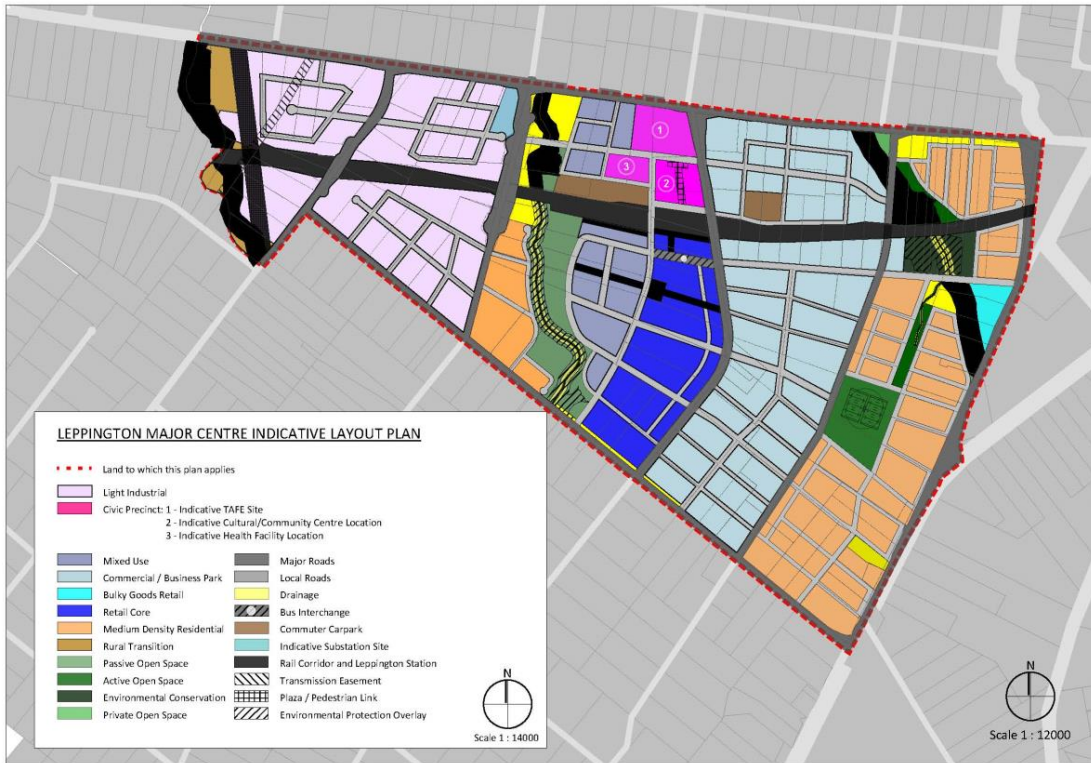
The combined Austral and Leppington North Precincts is to contain the following urban uses:

- Leppington Major Centre and nearby employment land, with capacity for up to 13,000 jobs in retailing, light industrial, business park, human services and entertainment sectors.
- Approximately 17,350 dwellings and a population of approximately 54,000.
- A Town Centre in Austral with retail floor space of around 30,000 square metres.
- Three Neighbourhood Centres each with retail floor space in the order of 10,000 square metres.
- 6-7 primary schools and 1-2 high schools.
- 99.4 hectares of light industrial land for local jobs and local services.
- A new TAFE college and Regional Integrated Primary Health Care Centre located in Leppington Major Centre.
- Regional level community and cultural facilities in Leppington Major Centre.

Expected development in the part of the Leppington North Precinct situated in the Camden LGA will be characterised by the following:

- Civic, cultural, health, education and other public uses in a civic precinct to the north of the railway station.
- Retail shopping centre forming the commercial core of the Leppington Major Centre to the south of the railway station.
- Mixed use retail / commercial and residential development on the western flanks of the civic precinct and retail core.
- Commercial / business park immediately to the east of the civic precinct and retail core.
- Open space and drainage facilities along the Scalabrini Creek and Bonds Creek corridors.
- Medium density residential interfacing with the Scalabrini Creek corridor, and to the east of the business park.
- A light industrial area to the west of Dickson Road.
- Approximately 2,112 dwellings (including existing dwellings) and a total population of approximately 5,142 persons.

The proposed arrangement of these component land uses is shown in **Figure A3**.



Source: Camden Council

**Figure A3 Expected land use in Leppington North Precinct (Camden LGA)**

**A.1.4 Expected population**

The likely demographic characteristics of a development area is important for understanding and planning for the future social infrastructure needs of that area.

The demographic characteristics of the existing rural population do not provide a robust indicator of the future demography of the area.

The report titled *Austral and Leppington North Precincts - Demographic and Social Infrastructure Assessment (LNP Social Infrastructure Assessment)* prepared by Elton Consulting analyses the demographics and housing market conditions in the Camden LGA generally and compares these to the adjoining Liverpool and Campbelltown LGAs.

The LNP Social Infrastructure Assessment makes the following conclusions about the anticipated demography of the Precinct:

- There will initially be a comparable proportion of young couples and families with children to other release areas in the region, but a greater range of family types, reflecting the wider range of housing types and price markets to be provided.
- Proportions of empty nesters and older people will be initially similar to that usually experienced in new release areas, but, given the differing housing stock, will rapidly increase to approximate those in the wider district once services and public transport become well established.



- Over time, the population will become more diverse. Increasing proportions of young adults and older people will be attracted to the area once Leppington Major Centre is established. The proportion of the population who are young children and young adults will decline as the population ages and the proportion of older children with older parents grows. The proportion of the population aged 55+ years will also increase considerably as the area matures.
- Owner-occupiers are likely to provide a stable group that will age in place through the life cycle stages, while tenant households will experience greater turnover, thereby maintaining a similar age profile as in the initial stages.
- Over time the population profile is likely to come to more closely approximate that of an established area with a variety of age and household characteristics, rather than a traditional new release area with particular age concentrations.

Changing demographic, cultural and lifestyle patterns that will occur through the life of the development, and the relative uncertainty about the future composition of the population and its precise needs, gives rise to a need to plan for flexibility in social infrastructure facilities to enable them to respond and adapt as the particular requirements and lifestyle preferences of the population emerge.<sup>1</sup>

The anticipated population in the Leppington North Precinct has been determined on the basis of the Net Developable Area for various types of residential development, the minimum density of dwellings in those areas, and the assumed average occupancy rates for those dwellings.

The anticipated population calculation is shown in **Table A5**.

**Table A5 Calculation of anticipated residential population – Leppington North Precinct (Camden LGA)**

Dwelling type	Projected dwellings	Assumed dwelling occupancy rate	Population
R3 Medium Density Residential zone (semi-detached)	1,677	2.6	4,359
B4 Mixed Use Zone (apartments)	435	1.8	783
Less assumed existing population			-326
Expected net additional population			4,816

### A.1.5 Anticipated non-residential floor space

Non-residential floor space in and around the Leppington Major Centre is anticipated to be developed in a variety of formats, including:

- retail shopping centre in the commercial core of the Leppington Major Centre
- ground and first floor retail and commercial space in a mixed use format with residential development
- business or office park developments
- bulky goods retail space with small office component

<sup>1</sup> LNP Social Infrastructure Assessment, p45-46

- light industry and warehousing space
- civic, cultural, health, education and other public uses

The scale of the anticipated non-residential floor space in the Precinct is shown in **Table A6**.

**Table A6 Anticipated non-residential floor space – Leppington North Precinct (Camden LGA)**

Land use category	Projected gross floor area (m <sup>2</sup> )
B7 Business Park	600,000
B4 Mixed Use and B3 Commercial Core	120,000
B5 Business Development	4,005
IN2 Light Industrial	220,275
<b>Total</b>	<b>944,280</b>
<b>Total less IN2 Light Industrial</b> (for use in calculating open space contributions)	<b>724,005</b>

Source: Department of Planning and Infrastructure, Camden Council

#### A.1.6 Demand for infrastructure

Future development in the entire South West Priority Growth Area will result in an additional population of up to 300,000 people. Approximately half of this population will live in Camden LGA. Development of the Priority Growth Area precincts will thus have a profound effect on the Camden LGA and the demand for facilities offered in the LGA.

The existing public amenities and services in the Leppington North Precinct have been essentially designed to accommodate the existing rural living environment. A change in the development profile of the Precinct from rural to urban development is planned. More particularly, the Precinct is planned to be the focus of district and regional services and facilities in and surrounding the Leppington Major Centre.

The future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public amenities and services.

Research on infrastructure needs undertaken at the precinct planning stage identified the following impacts on public services and public amenities:

- increased demand for facilities that will support safe and convenient travel between land uses both within the Precinct and to and from destinations outside of the Precincts, such as new roads and public transport facilities
- increased demand for stormwater drainage facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development
- increased demand for active and passive recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, walking trails and bike paths
- increased demand for spaces that will foster community life and the development of social capital in the Precinct, such as cultural centres, multi-purpose community centres and libraries.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development, including:

- traffic and transport management facilities
- water cycle management facilities
- open space and recreation facilities
- community and cultural facilities.

#### **A.1.7 Infrastructure staging**

The staging and priority of infrastructure in the Precinct will generally align with the priorities included in the *Austral and Leppington North Precincts Infrastructure Delivery Plan*<sup>2</sup> and the priorities set out in this contributions plan for the adjoining Leppington Precinct.

The initial development areas include:

- Land in and around the Leppington Major Centre
- Land located north and south of Fifteenth Avenue on the eastern edge of the Austral Precinct. The first of these areas is situated in the Leppington North Precinct.

Ideally, development will proceed outward from the railway station and retail core. The existing land ownership pattern and other influences (such as the demand for different land use types) however means that this order of development is unlikely to occur.

Indicative infrastructure staging and priorities are included in Part A3.

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<sup>2</sup> GLN Planning (2012), *Austral and Leppington North Precincts Infrastructure Delivery Plan*, Final Report, September

## A.2 Infrastructure strategies

### A.2.1 General

#### A.2.1.1 How have the infrastructure costs been derived?

The costs for public amenities and public services in this plan compiled as follows:

- Costs and unit rates were prepared using the information contained in the studies informing the infrastructure planning of the area (refer Part A5). These costs have been reviewed by Council and, where necessary, amendments have been made. Unit cost rates for land, which are shown below in **Table A7**, were determined from advice from a registered valuer.
- A joint infrastructure cost working group involving officers of Camden Council and Liverpool City Council considered and determined the infrastructure costs that are included within the plan. Unit costs were based on the costs contained other greenfield area contributions plans, and the rates were adjusted where appropriate to suit local conditions.
- Unit rates were considered by DPE, who engaged WT Partnership to further review cost rates. The results of that review have been considered by Council in finalising the unit rates.

**Table A7 Unit cost rates for land**

Land category	Unit cost rate per square metre
Riparian Land	\$80
Land below 100 Year ARI	\$100
Residential Land	\$390
Commercial Land	\$350
Industrial Land	\$250
Extra allowance for special value etc.	12%

Source: Civic MJD

#### A.2.1.2 Contribution catchments and apportionment

The section 7.11 monetary contribution rate for each of the Precinct facilities is determined by dividing the total cost of the facility by the contribution catchment (which is expressed in either persons or NDA).

The contribution catchments for each infrastructure type are as follows:

- In the case of open space and recreation facilities land and works, the expected additional resident population of the Leppington North Precinct (Camden LGA) area, plus the expected workers and visitors that will use of the projected non-residential GFA in the Leppington Major Centre.
- In the case of community and cultural facilities land and works, the number of people (or future residents) the respective facility has been designed for.
- In the case of water cycle management, traffic and transport land and works, the estimated Leppington North Precinct (Camden LGA) area NDA.

The proposed amenities and services have generally been sized to reflect the demand generated by the expected development under this plan. Some facilities, such as the proposed district and regional community facility, have been designed to serve a wider catchment and the contribution rate reflects that wider contribution catchment.

## A.2.2 Traffic and transport facilities

### A.2.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the Leppington North Precinct will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections
- facilities for public transport, including rail and bus facilities focused on the planned Leppington railway station
- facilities for walking and cycling.

The existing transport network has been planned to serve existing and approved developments (that is, predominantly rural developments) in the area, and not the future development envisaged for the Precinct.

The Indicative Layout Plan for the Austral and Leppington North Precincts and the *Austral and Leppington North (ALN) Precincts Transport Assessment* (the **Transport Assessment**) and *Post-Exhibition Traffic Report (Addendum)*, both prepared by AECOM, together identify a range of transport infrastructure works that will be required to mitigate the impacts and otherwise accommodate the expected development.

Details of:

- the assumptions of expected land use and development
- the methodology used to determine the need for transport facilities attributable to the expected development in the Precincts
- the scope and specification of those facilities

are contained in the Transport Assessment and Addendum.

The following is a summary of the approach followed in the Transport Assessment and Addendum for planning for the transport needs in the Leppington North Precinct.

### A.2.2.2 Proposed road and intersection hierarchy

The proposed road network complements a broader hierarchy envisaged for the South West Priority Growth Area.

The proposed hierarchy comprises 'principal arterial', 'transit boulevard', 'sub arterial' and 'collector' roads. These will connect to a network of existing and new roads in adjoining Precincts.

There are a number of higher order roads planned for the Leppington North Precinct due to the focus of higher density land uses in the Leppington Major Centre and the focus of trips on the Leppington transport interchange.

Planned intersections have been designed so they will accommodate future year traffic volumes associated with the proposed full development of the Austral and Leppington North Precincts as well as wider regional development.

The proposed road hierarchy and intersection treatments for the future development of Leppington North Precinct are shown in **Figure A4**.



Source: AECOM

**Figure A4 Proposed road hierarchy and intersection treatments – Leppington North Precinct**

### A.2.2.3 Proposed walking and cycling facilities

Providing viable alternatives to the private car for journeys with destinations both within and outside the Precinct is viewed as essential to encouraging sustainable development. A comprehensive bicycle network is proposed for both Austral and Leppington North Precincts which will link the centres, schools, transport nodes and various residential neighbourhoods with key strategic routes and onward destinations.

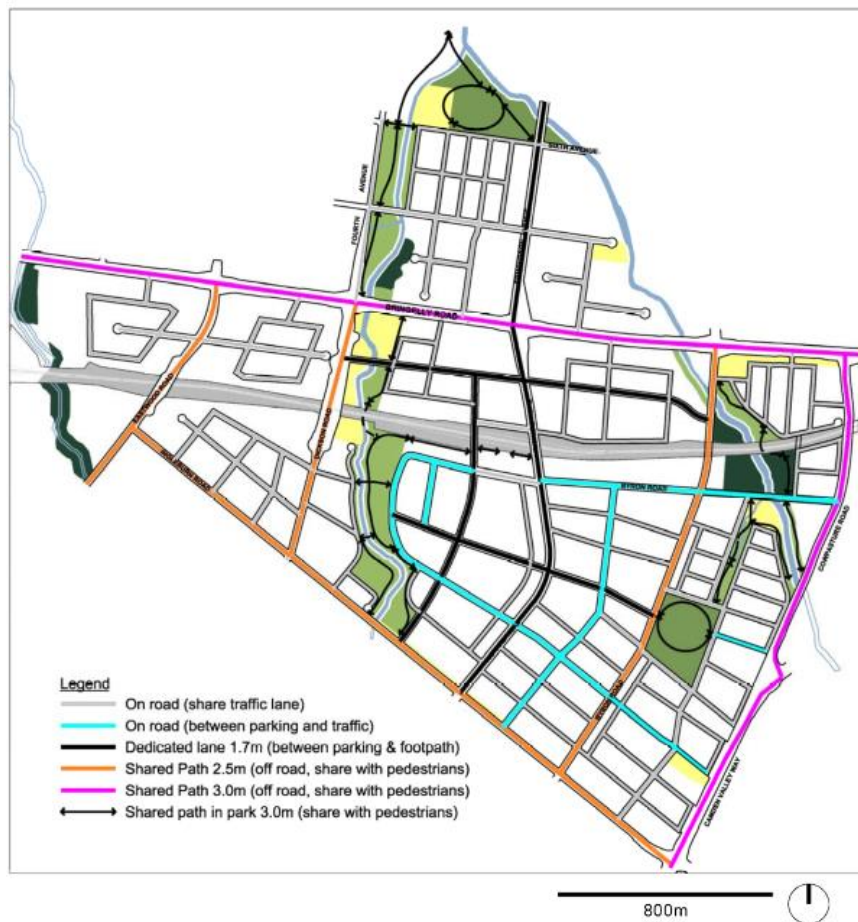
The proposed network will include a mixture of dedicated bicycle facilities that will take the form of:

- Off-Road (Shared Path)
- On-Road (Cycle Lane)
- Dedicated Lane (between parking and footpath)
- On-Road (Signed Route)<sup>3</sup>

All proposed roads throughout the Precinct will have dedicated pedestrian footpaths. Footpaths will be provided in conjunction with the adjacent road project. The land costs for off-road (shared paths) are included in the open space and drainage land acquisition costs, while their construction costs have been included as a line item in the open space and recreation facilities schedule.

<sup>3</sup> Refer to AECOM Australia Pty Ltd (2012), *Post-Exhibition Traffic Report (Addendum)*, page 22, for details of the planned network.

The proposed pedestrian and cycle network in the Leppington North Precinct is shown in **Figure A5**.



Source: AECOM

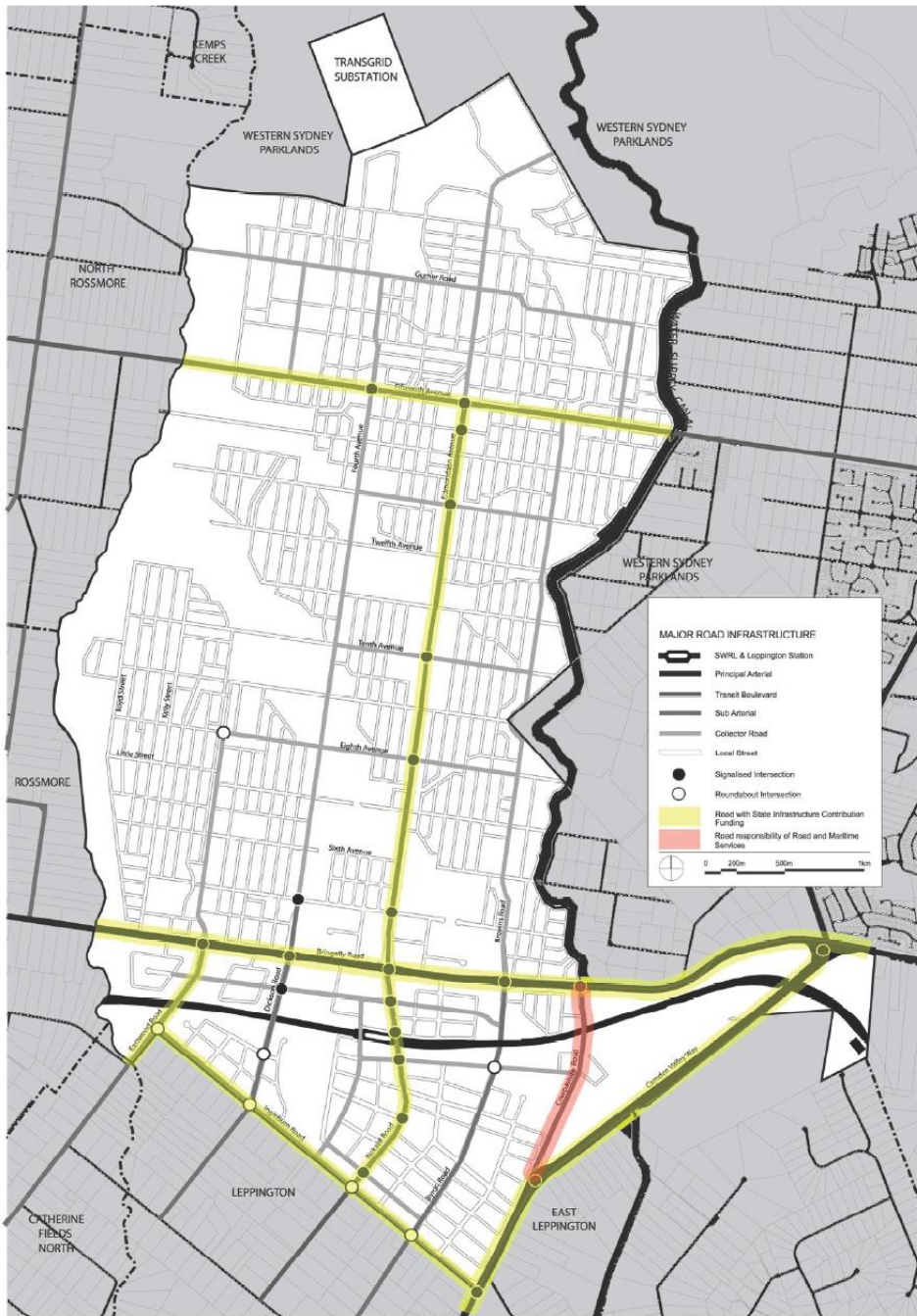
**Figure A5 Proposed pedestrian and cycle network – Leppington North Precinct**

**A.2.2.4 Funding and delivery dependent on road hierarchy**

Some of the required transport works are to meet a regional demand that extends beyond the Precinct boundary to the remainder of the Priority Growth Area.

The State Government has identified a number of works in the Precinct that are intended to be provided through the State budget or through SICs. The works include arterial road and public transport links as well as rail and bus passenger transport facilities.

**Figure A6** shows the major road infrastructure planned to be provided across both the Austral and Leppington North Precincts, including delineation of those roads that, at the time this plan was prepared, were intended to be funded via SICs.



Source: GLN Planning (2012), *Austral and Leppington North Precincts Infrastructure Delivery Plan*

**Figure A6 Planned major road infrastructure – Austral and Leppington North Precincts**

Planned higher order roads for new development areas that are not covered by State Government funding may be provided by councils or by developers as part of their subdivision works.

Where provided by the Council, roads are usually provided through land or monetary section 7.11 contributions, or constructed as works in kind by the developer. Collector roads may be delivered by a mix of section 7.11 contributions and by developers. Where private development



lots front onto a collector road and that road is of a comparable standard to local roads, the road is usually provided by the developer as part of the subdivision works. Local roads are also usually provided by developers as they in most cases have private lots fronting onto them. Roads that do not have development fronting them such as bridges and crossings of open space are often funded through section 7.11 contributions, but can be constructed by the developer through a works-in-kind agreement at the time of subdivision and dedicated to the local council as public roads once constructed.

The selection of facilities for inclusion in this plan has also been based on the land ownership arrangement given that there may be difficulty in developers providing key transport links through parts of the Precinct where the ownership is fragmented. The integrated use of the different implementation mechanisms cited above will result in the equitable and timely provision of transport infrastructure that is required as a consequence of the expected development.

Leppington North Precinct road works that are addressed under this plan include the following:

- Dickson Road (south) works (works not being addressed as part of the South West Rail Link construction)
- Byron Road (north-south) upgrade and northward extension across South West Rail Link to join Bringelly Road
- Service relocation costs related to the above
- Culvert crossings and local roads around proposed Civic Precinct and in other critical locations
- Intersection treatments related to certain local roads.

#### **A.2.2.5 Public transport facilities**

The Precinct will benefit from good public transport accessibility through the South West Rail Line and a comprehensive proposed bus network and bus servicing strategy linking key centres, transport nodes, schools, employment opportunities and residential areas.

Specific public transport initiatives, apart from the roads and intersections that will cater for all vehicles and bus shelters, are not addressed by this plan. These initiatives will be delivered using funding and delivery mechanisms other than section 7.11 contributions.

### A.2.3 Water cycle management facilities

#### A.2.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Stormwater runoff in the Leppington North Precinct is proposed to be managed through a comprehensive Water Sensitive Urban Design (**WSUD**) approach.

The Cardno reports called *Austral and Leppington North Precincts Water Cycle Management WSUD Report* (the '**WSUD Strategy**') and *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions*, both prepared by Cardno Pty Ltd, and other studies<sup>4</sup> establish the framework for the management of stormwater quantity and quality related to the expected urban development in the Precinct.

The WSUD Strategy acknowledges that development of an area:

- generates demand for water supply
- requires management of wastewater as well as stormwater
- increases the area of impermeable surfaces and so exacerbates potential flooding issues, impacts on the quality and quantity of stormwater and potentially affects riparian corridors.

These water related issues are locality based and caused directly and solely by the development activity and so should be ameliorated by that same development activity.

To minimise the potential cost of the stormwater management scheme, the WSUD Strategy investigated the following:

- harvesting of rainwater for toilet laundry and garden use in residential lots
- treatment measures to improve stormwater quality, promote infiltration and attenuate run-off to emulate a more natural rainfall/ runoff regime.

**Figure A7** over page is a schematic describing the approach taken with the WSUD Strategy. The schematic illustrates that 'rainwater' works will be required in conjunction with development consents for individual dwellings, while other ('stormwater') works relate to the broader catchment and so will be funded through section 7.11 contributions obtained under this plan.

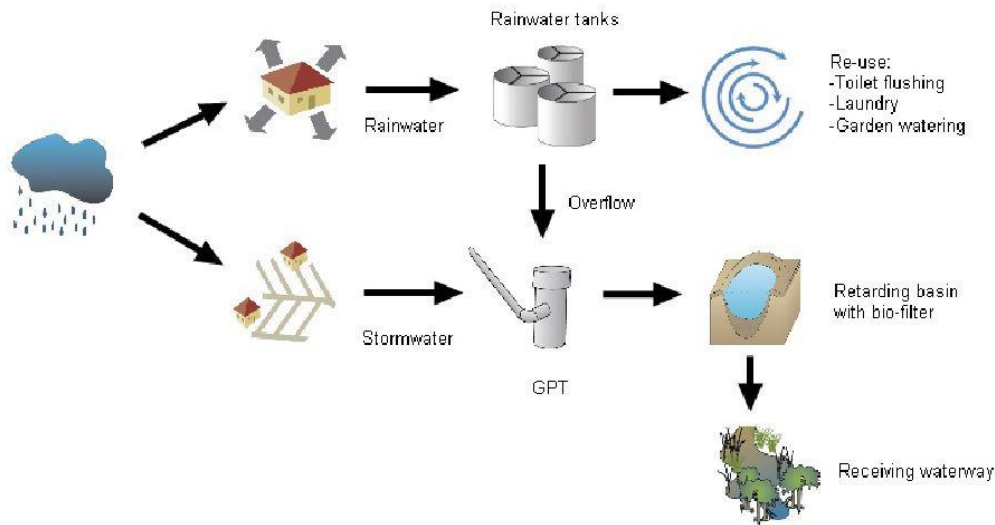
<sup>4</sup> Cardno (2011), *Biodiversity Conservation Assessment*, Draft Final Report, prepared for the Department of Planning, January.

Cardno (2011), *Riparian Corridor and Flooding Assessment*, Draft Final Report, prepared for the Department of Planning, February.

GeoEnviro Consulting (2010), *Geotechnical, Salinity and Acid Sulfate Soil Investigation*, prepared for the Department of Planning, December.

JBS Environmental (2010), *Preliminary Environmental Site Assessment*, Final report, prepared for the Department of Planning, December.

Growth Centres Commission (2006), *Growth Centres Development Code*, November.



Source: Cardno

**Figure A7 Concept Stormwater Treatment Train**

The objectives of the WSUD Strategy include:

- Collection of rainwater from roofs to reduce runoff volumes particularly for small rainfall events.
- To reduce as far as possible, the 2-year Annual Recurrence Interval (ARI) and 100 year ARI peak flows downstream of the proposed development areas to no greater than peak flows under existing conditions.
- Reduction of stormwater pollutants according to best management practices.<sup>5</sup>

Features of the WSUD Strategy to achieve the above objectives include the following:

- Rainwater tanks to capture initial / small volume run-off.
- Reservation and dedication of land in drainage corridors to enable construction of drainage facilities and effective ongoing management of those facilities.
- Implementation of a series of retarding basins to manage stormwater flows. The basins are generally positioned adjacent to, but off-line from, the second and third order streams that traverse the Precincts.
- Implementation of a combination of measures in conjunction with the retarding basins to manage the quality stormwater runoff, including gross pollutant traps, bio-filters, wetlands, and/or open water ponds.
- Integration of water management facilities with open space and recreation areas where appropriate.

The WSUD Strategy identified a series of stormwater basins and channels and water quality treatment facilities (bio-retention areas) that, with other measures, would be required to be implemented on land across the Precinct to achieve the above objectives.

<sup>5</sup> WSUD Strategy, page 2

### A.2.3.2 Leppington Major Centre

A strategy for Leppington Major Centre was developed prior to the final ILP being adopted. Refer to *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions* for details on the drainage strategy for the centre.<sup>6</sup>

The Leppington Major Centre is proposed to be an urban space characterised by an increased intensity of commercial / retail / business land uses with a higher lot utilisation and higher building heights. Therefore the impact on the existing water cycle regime would be greater than in residential areas of the Precinct.

As a result, the WSUD strategy for the Leppington Major Centre has been refined. The management of stormwater in the Leppington Major Centre will be separated in the private domain, with lot-based on-site detention (OSD) and stormwater treatment, and from the public domain with single or multiple biofiltration measures (street trees and raingardens).

Additional objectives will apply to the planning and design of facilities and private development in the Leppington Major Centre, including the following:

- Integrate stormwater controls into the private domain to mimic the natural water cycle and improve the amenity of commercial, business, retail and industrial zones.
- The use of 'green roofs' so that air quality, ambient air temperature, aesthetics and the quality of roof runoff is improved.
- Include stormwater controls in passive open spaces and the riparian corridor to optimise water management and recreation uses.
- Apply a 'green engineering' approach to the structural elements of stormwater controls to increase visual amenity and to enhance the landscape.
- Consolidate stormwater quality and quantity controls into sub regional facilities in order to manage construction and maintenance costs and to rationalise the land take for water management measures.<sup>7</sup>

### A.2.3.3 Trunk infrastructure layout

The drainage infrastructure described in the WSUD Strategy includes trunk infrastructure to support the development. Councils are responsible for ensuring trunk infrastructure that meets the needs of the entire development is in place, while land developers are required through conditions of consent to provide reticulation works within the development.

The locations of proposed trunk infrastructure that comprises stormwater channels and basins for both Precincts are shown in **Figure A8**.

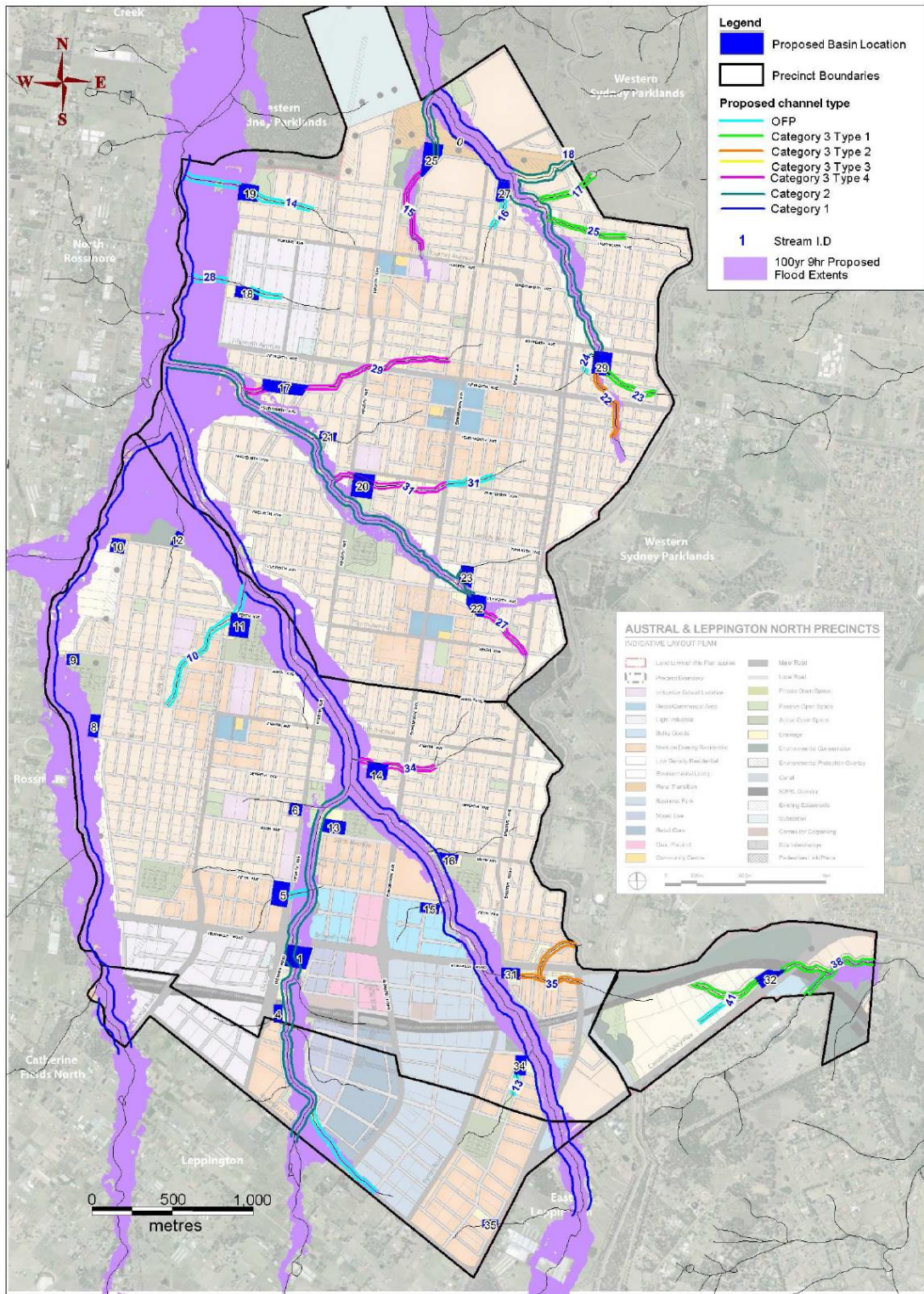
More detail on the basins, channels and water quality facilities, the cost of which is to be met by contributions collected under this plan, are included in the maps and schedules included below. Council will however encourage the provision of water cycle management works identified in this plan as works-in-kind in conjunction with the civil works undertaken as part of land subdivision and/or development.

<sup>6</sup> *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions*, sections 5.1 to 5.3

<sup>7</sup> *ibid.*, page 48

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Source: Cardno

**Figure A8 Proposed channels and basins – Austral and Leppington North Precincts**

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ORD05

A range of 'non-trunk' reticulation works not addressed by this plan will also be required to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. The facilities may include lot-scale OSD basins, private domain biofiltration for commercial and industrial land use, rainwater tanks, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

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## A.2.4 Open space and recreation facilities

### A.2.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for local, district and regional scale open space and recreation facilities resulting of the expected development of the Austral and Leppington North Precincts are documented in the report *Austral and Leppington North Precincts – Demographic and Social Infrastructure Assessment* (the **LNP Social Infrastructure Assessment**), prepared by Elton Consulting in July 2011 and *Austral and Leppington North Precincts – Addendum to the Demographic and Social Infrastructure Assessment* prepared by Elton Consulting in July 2012.

The information below comprises a summary of sections of those reports that describe the demand for new and upgraded public amenities and services.

### A.2.4.2 Existing provision

There are limited open space and recreation facilities accessible to the current residents of the Leppington North Precinct. The limited provision is consistent with the area's small population and semi-rural character.

There are no areas of local public open space located within the Camden LGA part of the Leppington North Precinct. However, an area of active open space - Pat Kontista Reserve is located just south of the precinct on Byron Road. This facility serves the local open space demand for field sports and tennis courts.

In addition, there is a significant area of active open space situated in the Leppington North Precinct in Liverpool LGA, immediately adjacent to Camden LGA (WV Scott Memorial Park). This park also provides for field sports and also contains a children's playground.

The absence of passive open space reflects the rural residential lifestyle of residents. That is, the demand for this type of open space is significantly reduced in locations where residents live on their own substantial parcel of land.

District level facilities are located in the newer suburbs further east around Horningsea Park and further south in Camden LGA, and have been designed to meet the needs of incremental urban growth in those locations, rather than any growth envisaged in the Austral and Leppington North Precincts.

### A.2.4.3 Trends in facility provision

Current and emerging trends and factors that have been considered in the planning and specification of Leppington North Precinct recreation infrastructure include the following:

- Significant and ongoing popularity of informal recreation activities (e.g. walking), and activities requiring fixed commitments are declining in favour of informal and more flexible activities.
- Facilities that are flexible in their service provision.
- Growing awareness and interest in health and fitness as part of a balanced life-style rather than an emphasis solely on leisure.
- Increasing demand for outdoor recreation.

- Growing awareness of the importance of incidental exercise within employment and residential areas, increasing the demand for walking and cycling paths.
- An increasing emphasis on quality as well as quantity.
- An increasing demand for access for young people and improved accessibility more generally.
- An increased demand for natural areas and adventure based activities.
- The increased duration of playing seasons requiring consideration of alternative playing surfaces.

#### A.2.4.4 Planning principles for open space and recreation

Principles for the provision of sustainable open space and recreation infrastructure that have guided the selection of infrastructure items included in this plan include the following:

- Open space should be largely publicly provided.
- Meet a diverse range of open space and recreation needs and opportunities.
- Avoid exerting pressure on open space and recreation facilities in surrounding areas.
- Quality of open space is more important than quantity.
- A physically and visually connected network; and represent a non-vehicular system that connects major activities and open spaces by walking and cycling.
- Comprise a local, district and regional hierarchy of spaces.
- Reflect and complement the natural, ecological, waterway and visual features of the area; and incorporate natural areas and riparian corridors into the open space system where possible.
- Integrate a network of open space with stormwater management and water-sensitive urban design<sup>8</sup>.

#### A.2.4.5 Recreation demand assessment based on forecast demographics

The size and characteristics of the future population in the Leppington North Precinct is discussed in Part A.1.4 of this Technical Document.

Implications for recreation demand as a result of the expected mix of residents is discussed in detail in Table 9.1 of the LNP Social Infrastructure Assessment and in the Addendum.

In summary:

- Future developments will initially contain a predominance of families with children, adolescents and young people, and only over time will there be a balance of more middle aged and older people.
- The major target groups for recreation planning in new release areas are children aged 0-14 years, and adults aged 25-40 years.
- Local open space is important in encouraging informal interaction and creating opportunities for new and existing residents to come together, as well as for encouraging extended family activity, for walking and cycling as well as family gatherings.

<sup>8</sup> Social Infrastructure Assessment, section 3.1



- The level of local open space will in part be informed by prevailing council standards of provision.

In relation to the last point, demographic-related criteria that Camden Council has previously applied in its release area planning included the following:

- In (urban) residential areas, local and district public open space should be provided at the rate of 0.4 hectares and 3.24 hectares per 1,000 population respectively - although it is noted that the most recent release areas – i.e. the Oran Park and Turner Road Precincts - a non-riparian open space planning standard of 2.8 hectares per 1,000 population has been used.
- Minimum area of any local public open space should be 2,000 square metres and no further than 500 metres walking distance from any dwellings.
- Minimum area of district public open space should be a total of 5 hectares, located near public transport and no further than 2 kilometres from all dwellings.

The above considerations have informed the open space and recreation requirements for the Leppington North Precinct development.

#### A.2.4.6 Local and district open space requirements

The total area of local and district open space land required was calculated in the LNP Social Infrastructure Assessment on the basis of meeting the combined needs of the Austral and Leppington North Precincts developments.

The planning of open space areas was undertaken as part of the Precinct planning phase in an iterative manner. Earlier versions of the plan identified more extensive passive open space areas aligning with the numerous drainage lines traversing the Precincts. The size of the open space areas was reduced in acknowledgment of the very high cost of acquiring the substantial areas required for meeting open space demands.

The total additional local and district open space provision planned for both the Austral and Leppington North Precincts is approximately 2.49 hectares per 1,000 population. For a forecast combined Precincts population of 54,361 people, this benchmark equates to 135.4 hectares of district and local open space.

The final ILP also shows 19.4 hectares of open space in Leppington North Precinct (Camden LGA portion), which when compared to a projected net additional population of 4,659, reflects a rate of just over 4 hectares per 1,000 people, when only the population of the Leppington North Precinct in Camden LGA is considered.

**Table A8** provides a breakdown of this open space.

**Table A8 Proposed provision of district and local open space – Leppington North Precinct**

Open space type	Area (ha)
Local parks	4.3577
District parks	6.0059
Channel parks	3.3794

Open space type	Area (ha)
Local sports facility (active recreation)	5.6541
<b>Total open space</b>	<b>19.3972</b>

The data in **Table A8** show a weighting toward the provision of passive rather than active open space. The high percentage of passive open space arises in part because of the extensive creek networks that traverse the precinct.

The above land also does not include:

- Regional active open space available in Western Sydney Parklands
- Open space under transmission lines
- Playing fields within school sites

This provision of open space (benchmarked against the typical rates for provision for residential development) is partly a result of the extensive planned development of the precinct for retail, commercial and other employment purposes associated with the Leppington Major Centre. It is reasonable to assume that the many workers and visitors to the Major Centre area will demand some of the open space and recreation facilities included in this plan, and it is reasonable for such development to contribute towards the provision of this infrastructure.

Matters regarding the apportionment of infrastructure costs between the various land uses are discussed in sections A.2.4.9 and A.2.4.10.

#### A.2.4.7 Recreation facilities requirements

The facilities described in **Table A9** have been determined in the LNP Social Infrastructure Assessment as being required to meet the needs of expected development in the Austral and Leppington North Precincts, and in some cases a wider catchment.

Most of the facilities are not located in the Camden LGA portion of the Leppington North Precinct and are therefore not included in the works schedules of this plan. However, because the infrastructure planning for both the Austral and Leppington North Precincts was undertaken as a whole, the list of combined precincts' requirements is shown for completeness.

**Table A9 Recreational facilities**

Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
Regional Indoor Sports and Aquatic Centre	5ha site, including 3ha facility and outdoor elements and 2ha for parking	<p><u>Major competition level facility Aquatic:</u></p> <ul style="list-style-type: none"> <li>• Indoor 50 metre x 10 lane Olympic pool</li> <li>• Training pool</li> <li>• 25 metre leisure pool</li> </ul>	1 within the Leppington Major Centre	Nil – the facility is to be located in Liverpool LGA

Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		<ul style="list-style-type: none"> <li>• Heated teaching pool</li> <li>• Children's play pool / wave pool / whirl pool/ water slides</li> <li>• Diving pool.</li> </ul> <p><u>Indoor Sports:</u></p> <ul style="list-style-type: none"> <li>• 4 indoor sports courts each large enough for netball</li> <li>• Fitness centre – weights, aerobics/Dance/Yoga/Pilates activity room with wooden floor, spin cycle room,</li> <li>• Wellness / health services – physiotherapy, nutrition etc.</li> <li>• Spa, sauna, steam room</li> <li>• Retractable seating for 1,500 this would increase to 3,500 in stage 2.</li> </ul> <p><u>General amenity:</u></p> <ul style="list-style-type: none"> <li>• Kiosk and cafe</li> <li>• Equipment sales</li> <li>• Amenities – change, lockers, toilets</li> <li>• Crèche facilities for users</li> <li>• Outdoor elements - may include water play park, BMX, skate, sports oval and netball, tennis, basketball courts. May be integrated with a youth recreation facility.</li> </ul>		
Local passive parks	Min. 0.2ha up to 0.5ha	<p>Local parks should have a range of play spaces and opportunities and cater to older children and young people as well as the traditional playground for young children.</p> <p>Grassed area for ball games, seats, shelter. May contain practice wall, fitness equipment, other elements.</p>	Within 400-500m walking distance of 90% of dwellings	Several dispersed throughout the Precinct and also focused along the linear riparian corridors in the east and central parts of the Precinct
District (key suburb) parks	Min. 3ha	'Something for everyone', family parks. Includes a combination of amenities building, district playground, local playground, pedestrian bridges across creek, off-	7 parks	1 located on the eastern side of Scalabrini creek, south of rail corridor.

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Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		street parking (minimum 50 spaces) skate park, BMX track, shared pathways, outdoor fitness equipment, informal performance space with event vehicle access and suitable turf reinforcement to enable performance stage setup, picnic / barbecue facilities, unleashed dog exercise area.		
Children's playgrounds (0-4years)	Min. 0.3ha for standalone playgrounds	Co-located with parks, sportsgrounds, courts, schools, community facilities, conservation areas. Regional, district, local hierarchy in terms of play equipment and range of experiences. Each play area should offer a different experience. Include road safety bike track at regional playground. Include children's bike paths in district and regional playgrounds. Can be co-located with play spaces for 5 to 12 year olds – within sight distance for carers but physically separated. Fencing if adjacent to water, road, steep slope. Seating, shade, water provided.	11 playgrounds	4 playgrounds or play spaces to be provided on local passive parks, plus a playground to be provided on the local sportsground
Play spaces (5 to 12 year olds)	Min. 0.3ha for standalone playgrounds. Where co-located the space may be reduced.	Allows for more independent play, skill development and cognitive development. However they still require adult supervision. More challenging equipment may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/mountain bike jumps and tracks. These areas could be co-located with children's playgrounds, school or community facilities for supervision and convenience of use by carers.	13 play spaces	See above
Local sportsground	Min. 4ha (ideally 5ha)	1 double field per 5,000 people.	6 double playing fields or 12 single	1 local sportsground on a

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Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		<p>To accommodate demand for local sport and recreation training and competition. Rather than a series of single fields, facilities are grouped to provide economies of scale for infrastructure.</p> <p>To be located close to schools. Inclusions:</p> <ul style="list-style-type: none"> <li>• 2 multi-purpose rectangular fields or 1-2 full-sized cricket / AFL ovals (plus practice nets). Playing field lighting. Playing field irrigation system.</li> <li>• 2 tennis / netball courts – 2 half-court basketball courts, or 2 multi-purpose courts – Lights for training – Amenities with change rooms, canteen, meeting room –</li> <li>• Parking co-located with a local playground, school, community facility, play space.</li> <li>• Picnic/BBQ facilities. Outdoor fitness equipment.</li> <li>• Shared pathways, pedestrian link pathways, Off-street parking (minimum 100 spaces)</li> </ul>	fields.	5.65ha site (inclusive of a playground) situated on the eastern side of Byron Road in the south east of the Precinct
District sportsground	Min. 6ha up to 10ha	<p>The local sports park identified above may be expanded to incorporate one of the proposed district grounds dependent on location and access.</p> <p>Requirements:</p> <ul style="list-style-type: none"> <li>• To be located near public transport routes, no further than 2 km from all dwellings</li> <li>• To be co-located, where possible, with other commercial, community and recreation space in neighbourhood activity hub</li> <li>• Provide for district standard adult competitions and training or junior regional or state school championships.</li> </ul>	2 complexes of four playing fields each (i.e. total of 8 fields)	Nil

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Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		<ul style="list-style-type: none"> <li>Amenity buildings, parking, storage core inclusions</li> <li>Located on land without flooding or transmission line constraints.</li> </ul> <p>Given the timeframe before the population threshold warrants a district standard facility. The final mix of courts and fields will require community consultation and council input based on most recent open space planning principles and research.</p> <p>Inclusions:</p> <ul style="list-style-type: none"> <li>4 multi-purpose rectangular fields, parking and landscaped buffer</li> <li>No flooding or transmission line restrictions</li> <li>Higher quality fields than local</li> <li>Maybe combined with playground, netball training courts or multi-purpose tennis/basketball/netball courts. Add practice nets if cricket wickets.</li> </ul>		
Shared cycleways/ walkways	0.7 ha for each km of length (average width 7m)	<p>On flat to undulating land. In or adjacent to riparian corridors, water supply channel, drainage corridors.</p> <p>Minimum 3 metre width path for dual use.</p> <p>Include seats and bubblers along the cycleway and circular routes should be included where possible as well as bike storage for convenience of users. Access points to be provided from employment and residential land.</p>	Sufficient to link open space, recreation facilities and services, schools, town neighbourhood and village centres.	3,710 linear metres on land identified for open space and drainage purposes, in addition to roadway footpaths and works delivered by others, which will also contribute to the network.

Sources: LNP Social Infrastructure Assessment, pages 79-84; *Austral and Leppington North Precincts – Addendum to the Demographic and Social Infrastructure Assessment* prepared by Elton Consulting in July 2012; *Leppington Major Centre Public Domain Strategy* prepared by AECOM, October 2012

#### A.2.4.8 Regional open space and recreation facilities requirements

The Leppington Major Centre will be located in the Precinct. This centre is being designed to serve a user catchment of around 300,000 residents.

Regional open space demands are expected to be met by the Western Sydney Parklands, which adjoin the Austral and Leppington North Precincts to the east. It is expected that the embellishment of the Parklands will be carried out in the manner of other regional parks in the Sydney region (e.g. Centennial Park in the City of Sydney LGA).

The Priority Growth Area catchment, equivalent in scale to Canberra, will also require recreation facilities to meet the regional demand. The planning in this respect includes a regional stadium and an indoor sports and aquatic centre. The Western Sydney Parklands Trust has prepared an options paper in relation to the stadium and envisages that it will be located in the Western Sydney Parklands<sup>9</sup>.

This plan does not require contributions toward a stadium or any embellishments in the Parklands.

The indoor sports and aquatic centre is proposed to be located within the Leppington Major Centre. Current planning suggests that it would be located within the Liverpool LGA but would service all the area the subject of this plan.

#### A.2.4.9 Calculation of contribution rates for residential development

Contributions will be collected from both residential and certain non-residential development toward the proposed open space and recreation facilities in the Precinct.

Monetary contributions for residential development are calculated on a per person or per resident basis, then factored up to a per lot or per dwelling amount.

The monetary contribution per person in a development containing residential dwellings or lots (whether or not that development also comprises non-residential floor space) is calculated as follows:

$$\text{Contribution per resident (\$)} = \sum \left( \frac{\$INF \times RAF}{P} \right)$$

Where:

**\$INF** is the estimated \$ cost - or if the facility is existing, the indexed, completed cost - of providing each of the open space and recreation facilities (refer works schedule).

**RAF** is the residential development 'apportionment factor', i.e. the percentage of the total cost of each facility that is apportioned to residential development throughout the Leppington North (Camden LGA) Precinct. Refer to section A.2.4.11 below – i.e. 66%.

<sup>9</sup> The Western Sydney Parklands Trust Plan of Management identifies a proposal for a regional sporting hub in the southern end of the Western Sydney Parklands, in the vicinity of the Austral and Leppington North Precincts, subject to funding.

P is the estimated resident population (in persons) that will demand each facility - that is, the expected net additional population of the Leppington North (Camden) Precinct (refer **Table A5**).

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the estimated increase in population as a result of the development.

#### A.2.4.10 Calculation of contribution rates for non-residential development

Monetary contributions toward open space and recreation facilities will be levied on non-residential development situated on land in the following zones:

- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park

Monetary contributions are calculated on a gross floor area (**GFA**) basis.

The monetary contribution per square metre of GFA in a development containing non-residential floor space (whether or not that development also comprises residential dwellings) is calculated as follows:

$$\text{Contribution per m}^2 \text{ GFA (\$)} = \sum \left( \frac{\$INF \times NRAF}{GFA} \right)$$

Where:

**\$INF** is the total estimated \$ cost - or if the facility is existing, the indexed, completed cost of providing each of the open space and recreation facilities (refer works schedule).

**NRAF** is the non-residential 'apportionment factor', i.e. the percentage of the total cost of each facility that is apportioned to non-residential development throughout the Leppington North (Camden LGA) Precinct. Refer to section A.2.4.11 below – i.e. 34%.

**GFA** is the expected employment development that will demand each facility - that is, the expected employment GFA in the B3, B4, B5 and B7 Zones in the Leppington North (Camden LGA) Precinct (in m<sup>2</sup>) (refer **Table A6**) i.e. 724,005m<sup>2</sup>.

The monetary contribution for different non-residential development types is determined by multiplying the contribution per square metre of GFA by the amount of square metres of GFA proposed for non-residential purposes in the development.

Where the development involves both residential and non-residential GFA, the total contribution toward open space and recreation facilities shall be the sum of the contributions for each of the residential and non-residential components.

#### A.2.4.11 Apportionment of cost to residential and other development



A total of 19.4 hectares of land is planned to be provided in the Leppington North (Camden LGA) Precinct for open space. Based on the total future population for the Leppington North (Camden LGA) Precinct of 5,142 persons, this reflects a rate of provision higher than the combined Precincts provision at 3.8 hectares per 1,000 population.

However, the proposed planned rate of open space provision across the entire Austral and Leppington North Precincts is 2.49 hectares. So whereas 19.4 hectares is proposed to be provided, only 12.8 hectares would have been required to satisfy the demand and comply with the 2.49 ha / 1,000 rate of provision.

In addition, the extensive planned development of the precinct for retail, commercial and other employment purposes associated with the Leppington Major Centre means that workers and visitors to the area will also create demand for the open space and recreation facilities included in this plan.

The Social Infrastructure Assessment establishes this basic nexus.<sup>10</sup> However, at the time this plan was prepared no evidence was available on the comparative demand for facilities between residential and non-residential users.

In the absence of such data, it is reasonable to assume that the share of open space and recreation facilities costs that will be met by non-residential development should be calculated by assuming that the residential demand is satisfied by complying with the required rate of 2.49 ha/1,000 population. This can be summarised as shown in **Table A10**.

**Table A10 Calculation of apportionment of open space contributions**

Total open space to be provided in Leppington North Precinct (A)	19.4 ha	Or a rate of 3.8 ha/1,000 residents
Total open space required based on planned rate of provision across the both the Austral and Leppington North Precincts (B)	12.8 ha	Or a rate of 2.49 ha/1,000 persons
Assumed provision in Leppington North Precinct that is surplus to residential demands (C = A-B)	5.6 ha	
Required provision as percentage of total (B/A)	66 percent	Attributed to residential uses
Surplus provision as percentage of total (C/A)	34 percent	Attributed to non-residential uses

<sup>10</sup> Social Infrastructure Assessment, section 7.9.4

## A.2.5 Community and cultural facilities

### A.2.5.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for community and cultural facilities as a result of the expected development of the Precinct are documented in the LNP Social Infrastructure Assessment.

The following is summary of the information and approach used to arrive at the community and cultural facilities requirements of the Precinct.

### A.2.5.2 Existing provision

There are limited open space, recreation, community and cultural facilities accessible to the current residents of the Precinct. The Leppington Progress Hall is located on Ingleburn Road on a site immediately adjacent to the Precinct. The hall provides meeting space local community groups and activities.

Other facilities are located further afield, including those in the Liverpool LGA. District level facilities are located in the newer suburbs further east around Horningsea Park and further south in Camden LGA, and have been designed to meet the needs of incremental urban growth in those locations, rather than any growth envisaged in the Austral and Leppington North Precincts.

The limited extent of provision is consistent with the area's small population and semi-rural character.<sup>11</sup>

### A.2.5.3 Principles for sustainable community infrastructure

Principles for the provision of sustainable community facilities infrastructure described in the LNP Social Infrastructure Assessment and that have guided the selection of infrastructure items included in this plan include the following:

- Facilities should be provided in an efficient, timely and coordinated way to support the pattern of development; ensuring that services are available to residents as early as possible and they are not disadvantaged through delays in delivery.
- Efficient use of limited resources by designing facilities to be multipurpose, co-located with other facilities and able to accommodate shared and multiple use arrangements.
- Cluster related facilities and services to promote civic identity, safety and focal points for the community.
- Ensure that facilities, services and open space are accessible by public transport and located to maximise access for pedestrians and cyclists.
- Ensure flexibility in the design and use of facilities, so they can respond and adapt as needs change. Avoid arrangements for single uses or specific target groups that may quickly become outdated.
- Promote equitable access for all sections of the population, through the distribution, design and management (including cost) of facilities.
- Provide environmentally and economically sustainable buildings.

<sup>11</sup> Social Infrastructure Assessment, page 16

- Ensure viable levels of resourcing of facilities and services, both capital and recurrent funding.
- Promote innovation and creativity between agencies in services delivery and integration
- Develop sustainable ownership, governance, management and maintenance arrangements for facilities.<sup>12</sup>

#### A.2.5.4 Community facilities demand assessment based on forecast demographics

The anticipated size and characteristics of the resident population in the Leppington North Precinct is discussed in section A.1.4.

Various standards of provision for local and district community facilities have been adopted by DPE, Camden Council and Liverpool City Council. The standards have been used as a basis for determining facility needs in the Austral and Leppington North Precincts as a whole.

A summary of these standards is included in **Table A11**.

**Table A11 Comparison of community facility provision standards**

Facility type	DPE / Growth Centres Commission standard	Camden Council standard	Liverpool City Council standard
Libraries	Branch: 1 centre for each 33,000 persons District: 1 centre for each 40,000 persons	39 square metres per 1,000 persons + 20% circulation space	42 square metres per 1,000 persons
Multi-purpose community centre in smaller activity centre	1 centre for each 6,000 persons Each centre with a size of 2,000-2,500 square metres	42 square metres per 1,000 persons 2.5 x floor area for land component	Indicative 1 centre for each 10,000 people, with an average size of 600 square metres for each centre To be located in activity centres with shops, schools etc. Facilities are to provide flexible multipurpose spaces and spaces for outreach services. Smaller 600m <sup>2</sup> facilities contribute to the overall level of provision of 60-85m <sup>2</sup> per 1,000 people
Multipurpose community centres in larger activity centre	1 centre for each 20,000 persons 1 community service centre for each 60,000 persons	22 square metres per 1,000 persons 2.5 x floor area for land component	Indicative 1 centre for each 60,000 persons, with a built area of about 1,500 square metres To be located in larger activity centres and commercial and transport hubs to provide flexible multipurpose spaces and

<sup>12</sup> Social Infrastructure Assessment, section 3.2

Facility type	DPE / Growth Centres Commission standard	Camden Council standard	Liverpool City Council standard
			provide a base for organisations and the delivery of services Larger 1,500m <sup>2</sup> facilities contribute to the overall level of provision of 60-85m <sup>2</sup> per 1,000 people
Youth Centre	1 centre for each 20,000 persons	89 square metres per 1,000 persons + outdoor space	No longer provided by Council as a stand-alone purpose built facility. The size and layout of multipurpose community facilities now provide appropriate and designated spaces for delivering youth services, programs and activities. Outdoor spaces, like half-court basketball courts and skate parks, are now provided as standard for informal activities and programs for young people.

#### A.2.5.5 Community and cultural facility requirements

Given that this plan addresses an expected additional resident population of approximately 4,816 residents, the demand for new community facilities of any significant scale is minimal. However, the Precinct will be a focus of many services and facilities centred on the proposed Leppington Major Centre. This centre will need to provide a range of community facilities to cater for both the local area residents and the large regional catchment of Priority Growth Area residents.

The methodology that the LNP Social Infrastructure Assessment utilised in arriving at a set of district and regional level facilities required for the Leppington Major Centre may be summarised as follows:

- Prevailing Australian benchmarks for provision of larger scale community and cultural facilities vary widely, and most are based on smaller catchments than the area intended to be served by the Leppington Major Centre.
- Planning for single facilities to serve a Priority Growth Area population of 300,000 is unrealistic - multiple facilities and services will be required.
- It is proposed that there be 3 catchments for the Priority Growth Area community facilities planning; and that these facilities be focused on Oran Park Town Centre, Bringelly Town Centre (around 80,000 people each); and Leppington Major Centre (around 120,000 people).<sup>13</sup>

<sup>13</sup> Social Infrastructure Assessment, section 7.1

Infrastructure required in Leppington Major Centre that will need to serve a surrounding population of around 120,000, and include the following:

- A multi-purpose community centre of 2,500 square metres floor area, including spaces for large community events, gatherings, celebrations and civic functions; meeting spaces for community organisations and groups and for human services that have a district or regional focus; and spaces for adult education, workplace training and community learning programs.
- A central library of about 4,500 square metres floor area, co-located with the multi-purpose community centre.
- A performing arts cultural facility with floor area of about 5,000 square metres for staging major entertainment events or performing arts, spaces for visual arts, and spaces to display and celebrate the cultural heritage of the area.<sup>14</sup>

This plan includes provision for the land and works associated with these facilities, but acknowledges that the demands for the facilities are spread over a large catchment (120,000 residents). This plan therefore authorises contributions that are commensurate with the Leppington North (Camden) Precinct's level of demand for the district and regional facilities, i.e.:

$$4,816 \text{ persons} / 120,000 \text{ persons} = 4.01\% \text{ (i.e. the apportionment factor of 4.01\%).}$$

#### **A.2.5.6 Location and staging matters**

Facilities should be clustered together or co-located in a 'Civic Precinct' in the Leppington Major Centre adjacent to open space. There are multiple ways to arrange the spaces and further planning should concentrate on combination and co-location options.

A site of approximately 2.58 hectares immediately north of the future Leppington Major Centre railway station has been identified for this purpose.

The design of facilities will depend upon a variety of factors, including the availability of funds, the aspirations of the responsible council, and evolving best practice. Detailed needs and feasibility assessments need to be undertaken as the population of the area grows.

The ultimate district / regional facility will not be warranted until the surrounding population reaches a threshold of about 50,000 people or more. Larger, more specialist components of the facility, in turn, will not be justified until the surrounding population has reached over 100,000 people. The facilities should therefore be built in stages with expansions occurring incrementally as the population grows.

Existing higher order facilities in the surrounding region (including those outside Camden LGA) offer some opportunity to meet interim needs either in their current form or through expansion (for example, the Narellan Library and Community Centre).

In accordance with this staged expansion process, an 'interim' multi-purpose community centre, capable of meeting the needs of the surrounding local population, is to be provided on the Civic Precinct site. This smaller interim facility can then be expanded into the major multipurpose community centre as the population within the catchment grows.

This plan therefore authorises a contribution towards 100% of the cost of the interim facility to be met by the expected resident population of the Leppington North (Camden) Precinct.

<sup>14</sup> Social Infrastructure Assessment, section 7.2

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### A.3 Works schedules

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## **A.4 Works location maps**

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## A.5 Background information

AECOM Australia Pty Ltd (2011), *Austral and Leppington North (ALN) Precincts Transport Assessment*, prepared for NSW Department of Planning and Infrastructure, July

AECOM Australia Pty Ltd (2012), *Leppington Major Centre Public Domain Strategy*

AECOM Australia Pty Ltd (2012), *Post-Exhibition Traffic Report (Addendum)*, July

Cardno (NSW/ACT) Pty Ltd (2011), *Austral & Leppington North Precincts Water Cycle Management WSUD Report*, prepared for NSW Department of Planning and Infrastructure, April

Cardno (NSW/ACT) Pty Ltd (2012), *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions*, December

Elton Consulting (2011), *Austral and Leppington North Precincts - Demographic and Social Infrastructure Assessment*, July

Elton Consulting (2012), *Austral and Leppington North Precincts - Addendum to the Demographic and Social Infrastructure Assessment*, July

*Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011*

GLN Planning (2012), *Austral and Leppington North Precincts Infrastructure Delivery Plan*, Final Report, September

Civic MJD Valuations Pty Ltd (01 September 2019), *Land Valuations for the Leppington and Leppington North Precinct (A1898)*

NSW Department of Planning (2010), *Local Development Contributions Practice Note for the assessment of contributions plans by IPART*, November

NSW Department of Urban Affairs and Planning (2005), *Development Contributions Practice Notes*

WT Partnership (2012), *Austral and Leppington North Precincts Review of Costs for Section 94 Contributions Plan*, Draft, 30 March 2012



## B. Leppington Precinct

Part B is structured as follows:

Part B.1 documents the expected development in the Precinct and the likely demand for infrastructure arising from that development.

Part B.2 discusses the infrastructure that is required to meet the demands of the expected development.

Parts B.3 and B.4 contain schedules of infrastructure addressed by the plan and maps showing the locations of infrastructure items.

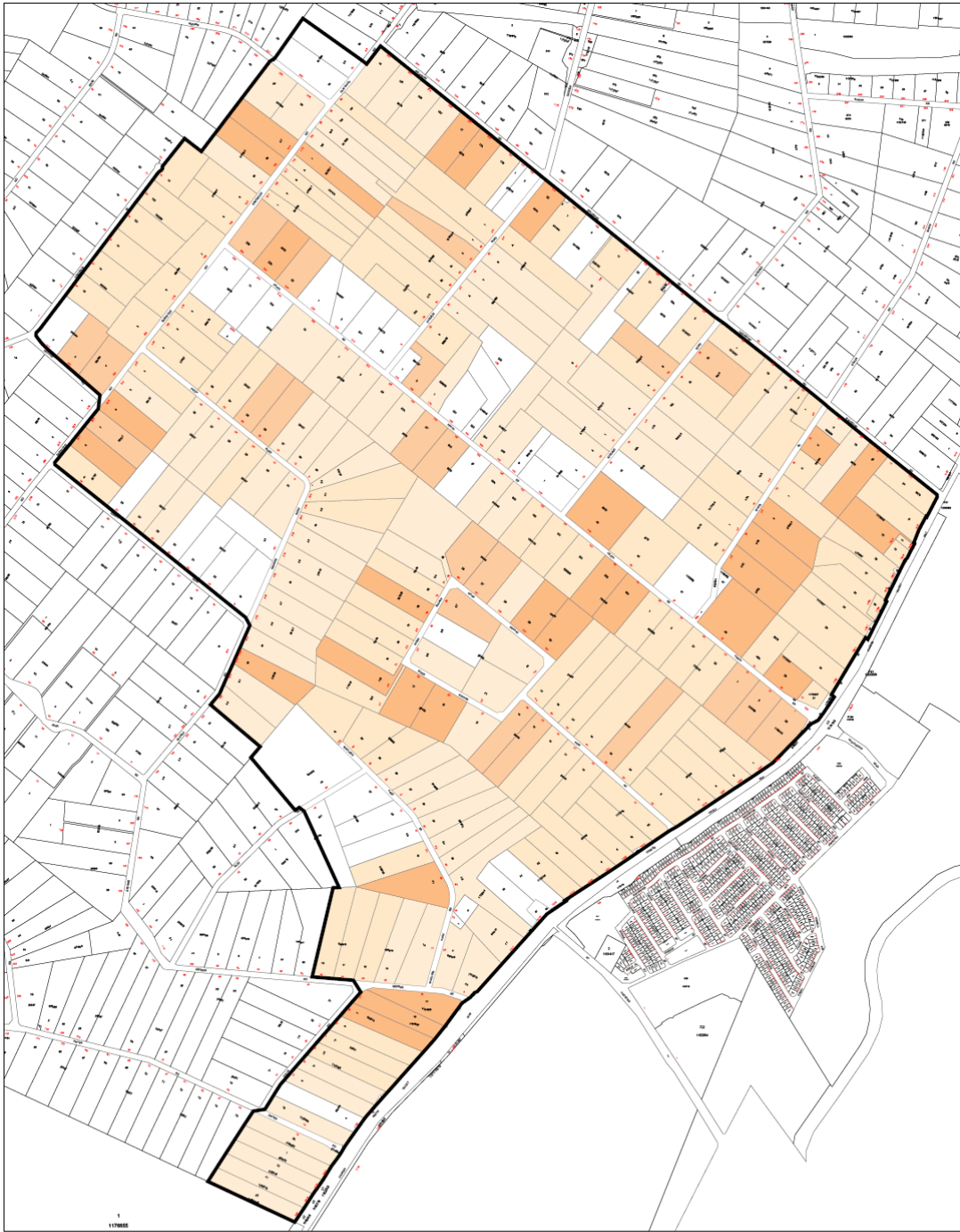
Part B.5 includes a list of documents used to determine the infrastructure needs and costs.

### B.1 Infrastructure demand

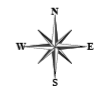
#### B.1.1 Existing development

The development in the Leppington Precinct that existed at the time the land was rezoned for urban purposes was mainly rural and rural residential land uses.

**Figure B1** and **Tables B1** and **B2** show the development that existed at the time the plan commenced. This information provides the basis for calculating demand credits for social infrastructure contributions and the net increase in demand for social infrastructure, as discussed in section 2.5 of the Main Document.



- Single Dwelling Demand Credit
- Dual Occupancy Demand Credit



Scale 1:12000

Source: Camden Council

**Figure B1 Existing development at the time the land was zoned for urban purposes**

**Table B1 Lots with single dwelling demand credit**

Parcel no.	Property address	Property description
102970	24 Cordeaux Street LEPPINGTON NSW 2179	Lot 15 DP 262084
102972	34 Cordeaux Street LEPPINGTON NSW 2179	Lot 14 DP 262084
102973	44 Cordeaux Street LEPPINGTON NSW 2179	Lot 13 DP 262084
102975	54 Cordeaux Street LEPPINGTON NSW 2179	Lot 121 DP 732083
102977	64 Cordeaux Street LEPPINGTON NSW 2179	Lot 122 DP 732083
102979	74 Cordeaux Street LEPPINGTON NSW 2179	Lot 10 DP 262084
104101	130 Eastwood Road LEPPINGTON NSW 2179	Lot 39 DP 247884
104103	138 Eastwood Road LEPPINGTON NSW 2179	Lot 9 DP 262084
104104	148 Eastwood Road LEPPINGTON NSW 2179	Lot 8 DP 262084
104105	158 Eastwood Road LEPPINGTON NSW 2179	Lot 7 DP 262084
104106	178 Eastwood Road LEPPINGTON NSW 2179	Lot 6 DP 262084
104111	202 Eastwood Road LEPPINGTON NSW 2179	Lot 5 DP 262084
107373	236 McCann Road ROSSMORE NSW 2557	Lot 35 DP 247884
107375	248 McCann Road ROSSMORE NSW 2557	Lot 36 DP 247884
103607	23 Dickson Road LEPPINGTON NSW 2179	Lot 210 DP 778570
103609	31 Dickson Road LEPPINGTON NSW 2179	Lot 211 DP 778570
103611	39 Dickson Road LEPPINGTON NSW 2179	Lot 32 DP 595465
103613	43 Dickson Road LEPPINGTON NSW 2179	Lot 31 DP 595465
103617	63 Dickson Road LEPPINGTON NSW 2179	Lot 1 DP 520280
103961	197 Ingleburn Road LEPPINGTON NSW 2179	Lot 17B DP 8979
104089	89 Eastwood Road LEPPINGTON NSW 2179	Lot 191 DP 611628
104090	93 Eastwood Road LEPPINGTON NSW 2179	Lot 192 DP 611628
104091	99 Eastwood Road LEPPINGTON NSW 2179	Lot 193 DP 611628
104092	105 Eastwood Road LEPPINGTON NSW 2179	Lot 194 DP 611628
104095	115 Eastwood Road LEPPINGTON NSW 2179	Lot A DP 357433
104097	121 Eastwood Road LEPPINGTON NSW 2179	Lot B DP 363901
104100	125 Eastwood Road LEPPINGTON NSW 2179	Lot 2 DP 564579
104102	131 Eastwood Road LEPPINGTON NSW 2179	Lot 1 DP 564579
106023	191 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 509218
106029	225 Ingleburn Road LEPPINGTON NSW 2179	Lot 18C DP 8979
106030	233 Ingleburn Road LEPPINGTON NSW 2179	Lot 18B DP 8979
106032	243 Ingleburn Road LEPPINGTON NSW 2179	Lot 18A DP 8979
106034	253 Ingleburn Road LEPPINGTON NSW 2179	Lot 18 DP 8979
103605	22 Dickson Road LEPPINGTON NSW 2179	Lot 1 DP 883825
103610	32 Dickson Road LEPPINGTON NSW 2179	Lot 1 DP 393385
103612	40 Dickson Road LEPPINGTON NSW 2179	Lot X DP 390898
103614	48 Dickson Road LEPPINGTON NSW 2179	Lot Y DP 390898
103616	56 Dickson Road LEPPINGTON NSW 2179	Lot B DP 400238

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Parcel no.	Property address	Property description
103619	64 Dickson Road LEPPINGTON NSW 2179	Lot A DP 400238
105531	146 Heath Road LEPPINGTON NSW 2179	Lot 205 DP 616617
105533	154 Heath Road LEPPINGTON NSW 2179	Lot 204 DP 616617
105540	178 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 529503
106008	129 Ingleburn Road LEPPINGTON NSW 2179	Lot 21 DP 832295
106010	143 Ingleburn Road LEPPINGTON NSW 2179	Lot 11 DP 629130
106012	149 Ingleburn Road LEPPINGTON NSW 2179	Lot 12 DP 629130
106016	167 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 831464
109534	25 Rickard Road LEPPINGTON NSW 2179	Lot 2 DP 214064
109536	31 Rickard Road LEPPINGTON NSW 2179	Lot 1 DP 214064
109538	37 Rickard Road LEPPINGTON NSW 2179	Lot B DP 331010
109539	43 Rickard Road LEPPINGTON NSW 2179	Lot A DP 331010
109541	55 Rickard Road LEPPINGTON NSW 2179	Lot A DP 379496
1120330	107 Ingleburn Road LEPPINGTON NSW 2179	Lot 2 DP 1012407
101573	25 Byron Road LEPPINGTON NSW 2179	Lot 44C DP 8979
101575	35 Byron Road LEPPINGTON NSW 2179	Lot 44B DP 8979
101577	45 Byron Road LEPPINGTON NSW 2179	Lot 43A DP 8979
101581	55 Byron Road LEPPINGTON NSW 2179	Lot 43B DP 8979
101585	85 Byron Road LEPPINGTON NSW 2179	Lot 1 DP 525996
105517	80 Heath Road LEPPINGTON NSW 2179	Lot 46 DP 8176
105993	63 Ingleburn Road LEPPINGTON NSW 2179	Lot 2 DP 525996
105995	69 Ingleburn Road LEPPINGTON NSW 2179	Lot 76 DP 8979
105997	75 Ingleburn Road LEPPINGTON NSW 2179	Lot 75 DP 8979
109537	36 Rickard Road LEPPINGTON NSW 2179	Lot 44A DP 8979
109540	46 Rickard Road LEPPINGTON NSW 2179	Lot 101 DP 602786
109542	56 Rickard Road LEPPINGTON NSW 2179	Lot 102 DP 602786
109544	66 Rickard Road LEPPINGTON NSW 2179	Lot 72 DP 8979
1120332	91 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 1012407
101582	56 Byron Road LEPPINGTON NSW 2179	Lot 1 DP 526424
101583	66 Byron Road LEPPINGTON NSW 2179	Lot D DP 375004
105508	30 Heath Road LEPPINGTON NSW 2179	Lot 49A DP 8979
105990	35 Ingleburn Road LEPPINGTON NSW 2179	Lot 79 DP 8979
105992	47 Ingleburn Road LEPPINGTON NSW 2179	Lot A DP 336688
1161145	12 Heath Road LEPPINGTON NSW 2179	Lot 21 DP 1173857
1161150	1369 Camden Valley Way LEPPINGTON NSW 2179	Lot 26 DP 1173857
1161314	1389 Camden Valley Way LEPPINGTON NSW 2179	Lot 10 DP 1175345
1161316	1393 Camden Valley Way LEPPINGTON NSW 2179	Lot 11 DP 1175345
1161320	1401 Camden Valley Way LEPPINGTON NSW 2179	Lot 13 DP 1175345
1161557	11 Ingleburn Road LEPPINGTON NSW 2179	Lot 75 DP 1180577

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Parcel no.	Property address	Property description
1161146	1339 Camden Valley Way LEPPINGTON NSW 2179	Lot 22 DP 1173857
1161147	1351 Camden Valley Way LEPPINGTON NSW 2179	Lot 23 DP 1173857
1161148	1361 Camden Valley Way LEPPINGTON NSW 2179	Lot 24 DP 1173857
1161149	1365 Camden Valley Way LEPPINGTON NSW 2179	Lot 25 DP 1173857
1161151	1375 Camden Valley Way LEPPINGTON NSW 2179	Lot 27 DP 1173857
1161152	1383 Camden Valley Way LEPPINGTON NSW 2179	Lot 28 DP 1173857
104108	181 Eastwood Road LEPPINGTON NSW 2179	Lot 4 DP 200676
104109	189 Eastwood Road LEPPINGTON NSW 2179	Lot 2 DP 28107
104110	197 Eastwood Road LEPPINGTON NSW 2179	Lot 3 DP 28107
104904	222 George Road LEPPINGTON NSW 2179	Lot 52 DP 28380
104905	228 George Road LEPPINGTON NSW 2179	Lot 51 DP 28380
104908	244 George Road LEPPINGTON NSW 2179	Lot 49 DP 28380
104909	252 George Road LEPPINGTON NSW 2179	Lot 48 DP 28107
104910	260 George Road LEPPINGTON NSW 2179	Lot 47 DP 28107
104911	268 George Road LEPPINGTON NSW 2179	Lot 46 DP 28107
104913	278 George Road LEPPINGTON NSW 2179	Lot 45 DP 28107
104914	284 George Road LEPPINGTON NSW 2179	Lot 44 DP 28107
104915	290 George Road LEPPINGTON NSW 2179	Lot 43 DP 28107
104916	294 George Road LEPPINGTON NSW 2179	Lot 42 DP 28107
104917	298 George Road LEPPINGTON NSW 2179	Lot 41 DP 28107
105541	183 Heath Road LEPPINGTON NSW 2179	Lot 67A DP 8979
105543	193 Heath Road LEPPINGTON NSW 2179	Lot 68 DP 8979
105545	203 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 576229
105546	213 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 576229
105550	229 Heath Road LEPPINGTON NSW 2179	Lot 70 DP 8979
108934	4 Philip Road LEPPINGTON NSW 2179	Lot 40 DP 28107
108936	6 Philip Road LEPPINGTON NSW 2179	Lot 39 DP 28107
108937	12 Philip Road LEPPINGTON NSW 2179	Lot 38 DP 28107
108939	18 Philip Road LEPPINGTON NSW 2179	Lot 37 DP 28107
108945	42 Philip Road LEPPINGTON NSW 2179	Lot 34 DP 28107
108947	50 Philip Road LEPPINGTON NSW 2179	Lot 33 DP 28107
105519	101 Heath Road LEPPINGTON NSW 2179	Lot 201 DP 628656
105527	137 Heath Road LEPPINGTON NSW 2179	Lot 650 DP 814340
105530	143 Heath Road LEPPINGTON NSW 2179	Lot 65A DP 8979
109572	19 Ridge Square LEPPINGTON NSW 2179	Lot 15 DP 28459
109573	20 Ridge Square LEPPINGTON NSW 2179	Lot 41 DP 28459
109576	40 Ridge Square LEPPINGTON NSW 2179	Lot 39 DP 28459
109577	47 Ridge Square LEPPINGTON NSW 2179	Lot 180 DP 771997
109579	51 Ridge Square LEPPINGTON NSW 2179	Lot 19 DP 28459

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Parcel no.	Property address	Property description
109580	55 Ridge Square LEPPINGTON NSW 2179	Lot 20 DP 28459
109581	63 Ridge Square LEPPINGTON NSW 2179	Lot 21 DP 28459
109586	75 Ridge Square LEPPINGTON NSW 2179	Lot 23 DP 28459
109587	81 Ridge Square LEPPINGTON NSW 2179	Lot 24 DP 28459
109588	83 Ridge Square LEPPINGTON NSW 2179	Lot 25 DP 28459
109592	103 Ridge Square LEPPINGTON NSW 2179	Lot 28 DP 28459
109595	114 Ridge Square LEPPINGTON NSW 2179	Lot 40 DP 28459
1121783	113 Heath Road LEPPINGTON NSW 2179	Lot 101 DP 1031121
1121784	125 Heath Road LEPPINGTON NSW 2179	Lot 100 DP 1031121
101868	1231 Camden Valley Way LEPPINGTON NSW 2179	Lot 9 DP 28459
101880	1239 Camden Valley Way LEPPINGTON NSW 2179	Lot 8 DP 28459
101882	1273 Camden Valley Way LEPPINGTON NSW 2179	Lot 4 DP 28459
101883	1281 Camden Valley Way LEPPINGTON NSW 2179	Lot 3 DP 28459
101884	1289 Camden Valley Way LEPPINGTON NSW 2179	Lot 2 DP 28459
101885	1297 Camden Valley Way LEPPINGTON NSW 2179	Lot 1 DP 28459
105510	43 Heath Road LEPPINGTON NSW 2179	Lot 22 DP 776219
105511	49 Heath Road LEPPINGTON NSW 2179	Lot 21 DP 776219
105513	59 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 556930
105515	69 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 556930
108738	22 Park Road LEPPINGTON NSW 2179	Lot 5 DP 28459
108739	26 Park Road LEPPINGTON NSW 2179	Lot 36 DP 28459
108742	33 Park Road LEPPINGTON NSW 2179	Lot 10 DP 28459
108744	44 Park Road LEPPINGTON NSW 2179	Lot 34 DP 28459
108745	47 Park Road LEPPINGTON NSW 2179	Lot 11 DP 28459
108746	52 Park Road LEPPINGTON NSW 2179	Lot 33 DP 28459
108747	53 Park Road LEPPINGTON NSW 2179	Lot 12 DP 28459
108748	60 Park Road LEPPINGTON NSW 2179	Lot 32 DP 28459
108750	68 Park Road LEPPINGTON NSW 2179	Lot 31 DP 28459
1160850	31 Park Road LEPPINGTON NSW 2179	Lot 55 DP 1172744
1161528	1247 Camden Valley Way LEPPINGTON NSW 2179	Lot 54 DP 1172744
104112	207 Eastwood Road LEPPINGTON NSW 2179	Lot 4 DP 28107
104113	217 Eastwood Road LEPPINGTON NSW 2179	Lot 5 DP 28107
104120	78 Joseph Road LEPPINGTON NSW 2179	Lot 9 DP 28107
106216	44 Joseph Road LEPPINGTON NSW 2179	Lot 23 DP 28107
106218	52 Joseph Road LEPPINGTON NSW 2179	Lot 24 DP 28107
108935	5 Philip Road LEPPINGTON NSW 2179	Lot 31 DP 28107
108938	15 Philip Road LEPPINGTON NSW 2179	Lot 30 DP 28107
108940	25 Philip Road LEPPINGTON NSW 2179	Lot 29 DP 28107
108942	33 Philip Road LEPPINGTON NSW 2179	Lot 28 DP 28107

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Parcel no.	Property address	Property description
108944	41 Philip Road LEPPINGTON NSW 2179	Lot 27 DP 28107
108946	49 Philip Road LEPPINGTON NSW 2179	Lot 26 DP 28107
101878	1187 Camden Valley Way LEPPINGTON NSW 2179	Lot 11 DP 619041
104871	11 Woolgen Park Road LEPPINGTON NSW 2179	Lot 14 DP 200915
104872	32 George Road LEPPINGTON NSW 2179	Lot 13 DP 200915
104873	38 George Road LEPPINGTON NSW 2179	Lot 12 DP 200915
104874	44 George Road LEPPINGTON NSW 2179	Lot 11 DP 200915
104875	52 George Road LEPPINGTON NSW 2179	Lot 10 DP 200915
112292	20 Woolgen Park Road LEPPINGTON NSW 2179	Lot 4 DP 560646
112299	46 Woolgen Park Road LEPPINGTON NSW 2179	Lot 23 DP 205952
112300	51 Woolgen Park Road LEPPINGTON NSW 2179	Lot 40 DP 205952
112301	52 Woolgen Park Road LEPPINGTON NSW 2179	Lot 24 DP 205952
112302	60 Woolgen Park Road LEPPINGTON NSW 2179	Lot 25 DP 205952
112304	66 Woolgen Park Road LEPPINGTON NSW 2179	Lot 26 DP 205952
112306	74 Woolgen Park Road LEPPINGTON NSW 2179	Lot 27 DP 205952
112309	82 Woolgen Park Road LEPPINGTON NSW 2179	Lot 28 DP 205952
112310	88 Woolgen Park Road LEPPINGTON NSW 2179	Lot 29 DP 205952
112311	96 Woolgen Park Road LEPPINGTON NSW 2179	Lot 30 DP 205952
112312	102 Woolgen Park Road LEPPINGTON NSW 2179	Lot 31 DP 205952
1161523	36 Woolgen Park Road LEPPINGTON NSW 2179	Lot 49 DP 1172744
1161526	1217 Camden Valley Way LEPPINGTON NSW 2179	Lot 52 DP 1172744
1161527	1225 Camden Valley Way LEPPINGTON NSW 2179	Lot 53 DP 1172744
1161739	6 George Road LEPPINGTON NSW 2179	Lot 40 DP 1175279
105907	14 Hulls Road LEPPINGTON NSW 2179	Lot 5 DP 858010
105912	34 Hulls Road LEPPINGTON NSW 2179	Lot 11 DP 28057
105914	40 Hulls Road LEPPINGTON NSW 2179	Lot 6 DP 858010
113979	1085 Camden Valley Way LEPPINGTON NSW 2179	Lot 1 DP 858010
1159410	1075 Camden Valley Way LEPPINGTON NSW 2179	Lot 41 DP 1162018
1159930	1067 Camden Valley Way LEPPINGTON NSW 2179	Lot 40 DP 1162018
1161518	15 Dwyer Road LEPPINGTON NSW 2179	Lot 20 DP 1166485
1161785	14 Dwyer Road LEPPINGTON NSW 2179	Lot 10 DP 1172863
1161787	22 Hulls Road LEPPINGTON NSW 2179	Lot 11 DP 1172863
1161789	26 Hulls Road LEPPINGTON NSW 2179	Lot 12 DP 1172863
1161794	1079 Camden Valley Way LEPPINGTON NSW 2179	Lot 20 DP 1162019

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**Table B2 Lots with dual occupancy demand credit**

Parcel no.	Property address	Property description
100207	221 Anthony Road LEPPINGTON NSW 2179	Lot 3 DP 262084
100208	220 Eastwood Road LEPPINGTON NSW 2179	Lot 4 DP 262084
104093	111 Eastwood Road LEPPINGTON NSW 2179	Lot 1 DP 550791
104094	114 Eastwood Road LEPPINGTON NSW 2179	Lot 37 DP 247884
104098	122 Eastwood Road LEPPINGTON NSW 2179	Lot 38 DP 247884
104114	225 Eastwood Road LEPPINGTON NSW 2179	Lot 6 DP 28107
104116	233 Eastwood Road LEPPINGTON NSW 2179	Lot 7 DP 28107
104118	241 Eastwood Road LEPPINGTON NSW 2179	Lot 8 DP 28107
105553	244 Heath Road LEPPINGTON NSW 2179	Lot 22 DP 8979
105556	254 Heath Road LEPPINGTON NSW 2179	Lot 22A DP 8979
105557	264 Heath Road LEPPINGTON NSW 2179	Lot 22B DP 8979
106025	205 Ingleburn Road LEPPINGTON NSW 2179	Lot 17A DP 8979
106027	215 Ingleburn Road LEPPINGTON NSW 2179	Lot 17 DP 8979
108941	26 Philip Road LEPPINGTON NSW 2179	Lot 36 DP 28107
108943	34 Philip Road LEPPINGTON NSW 2179	Lot 35 DP 28107
1122665	51 Dickson Road LEPPINGTON NSW 2179	Lot 2 DP 1033109
104907	236 George Road LEPPINGTON NSW 2179	Lot 50 DP 28380
105518	89 Heath Road LEPPINGTON NSW 2179	Lot 632 DP 791829
105524	116 Heath Road LEPPINGTON NSW 2179	Lot 45 DP 8979
105536	163 Heath Road LEPPINGTON NSW 2179	Lot 66A DP 8979
105539	173 Heath Road LEPPINGTON NSW 2179	Lot 67 DP 8979
105542	186 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 554127
106018	175 Ingleburn Road LEPPINGTON NSW 2179	Lot 32 DP 8979
109543	63 Rickard Road LEPPINGTON NSW 2179	Lot B DP 379496
109545	76 Rickard Road LEPPINGTON NSW 2179	Lot 73 DP 8979
109574	25 Ridge Square LEPPINGTON NSW 2179	Lot 16 DP 28459
109575	39 Ridge Square LEPPINGTON NSW 2179	Lot 17 DP 28459
109578	49 Ridge Square LEPPINGTON NSW 2179	Lot 181 DP 771997
109585	69 Ridge Square LEPPINGTON NSW 2179	Lot 22 DP 28459
109589	85 Ridge Square LEPPINGTON NSW 2179	Lot 26 DP 28459
109590	93 Ridge Square LEPPINGTON NSW 2179	Lot 27 DP 28459
109591	96 Ridge Square LEPPINGTON NSW 2179	Lot 37 DP 28459
109593	113 Ridge Square LEPPINGTON NSW 2179	Lot 29 DP 28459
109596	125 Ridge Square LEPPINGTON NSW 2179	Lot 30 DP 28459
101574	26 Byron Road LEPPINGTON NSW 2179	Lot 50C DP 8979
101576	36 Byron Road LEPPINGTON NSW 2179	Lot 50B DP 8979
101579	46 Byron Road LEPPINGTON NSW 2179	Lot 2 DP 526424



Parcel no.	Property address	Property description
101584	76 Byron Road LEPPINGTON NSW 2179	Lot C DP 375004
105507	21 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 210459
105509	31 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 210459
105512	50 Heath Road LEPPINGTON NSW 2179	Lot 48 DP 8979
105516	79 Heath Road LEPPINGTON NSW 2179	Lot 631 DP 791829
105987	27 Ingleburn Road LEPPINGTON NSW 2179	Lot 80 DP 8979
108743	34 Park Road LEPPINGTON NSW 2179	Lot 35 DP 28459
108749	61 Park Road LEPPINGTON NSW 2179	Lot 13 DP 28459
108751	69 Park Road LEPPINGTON NSW 2179	Lot 14 DP 28459
1161318	1395 Camden Valley Way LEPPINGTON NSW 2179	Lot 12 DP 1175345
1161144	18 Heath Road LEPPINGTON NSW 2179	Lot 20 DP 1173857
1161559	7 Heath Road LEPPINGTON NSW 2179 / 1307 Camden Valley Way LEPPINGTON NSW 2179	Lot 20 DP 1180410
112297	39 Woolgen Park Road LEPPINGTON NSW 2179	Lot 41 DP 205952
113751	46 Hulls Road LEPPINGTON NSW 2179	Lot 7 DP 858010
1161516	52 Hulls Road LEPPINGTON NSW 2179	Lot 10 DP 1164955
1161517	15 George Road LEPPINGTON NSW 2179	Lot 11 DP 1164955

### B.1.2 Net Developable Area

The definition of NDA is included in section 5.9 of the Main Document of this plan.

For the purposes of the definition of Net Developable Area (paragraph (a)) included in section 5.9, the following land is excluded from NDA in the Leppington Precinct:

- Land including and immediately surrounding Leppington Progress Association Hall, 123 Ingleburn Road Leppington, (Lot 1 DP 341680), and comprising approximately 915 m<sup>2</sup>.
- Land including and immediately surrounding 66 Rickard Road Leppington, (Lot 72 DP 8979), and comprising approximately 5,938 m<sup>2</sup>.
- Land including and immediately surrounding 43 Rickard Road Leppington, (Lot A DP 331010), and comprising approximately 1.71 ha.
- Land including and immediately surrounding 168 Heath Road Leppington, (Lot 201 DP 616618), and comprising approximately 7,362 m<sup>2</sup>.
- Land including and immediately surrounding 125 Heath Road Leppington, (Lot 125 DP 1301121), and comprising approximately 5,360 m<sup>2</sup>.

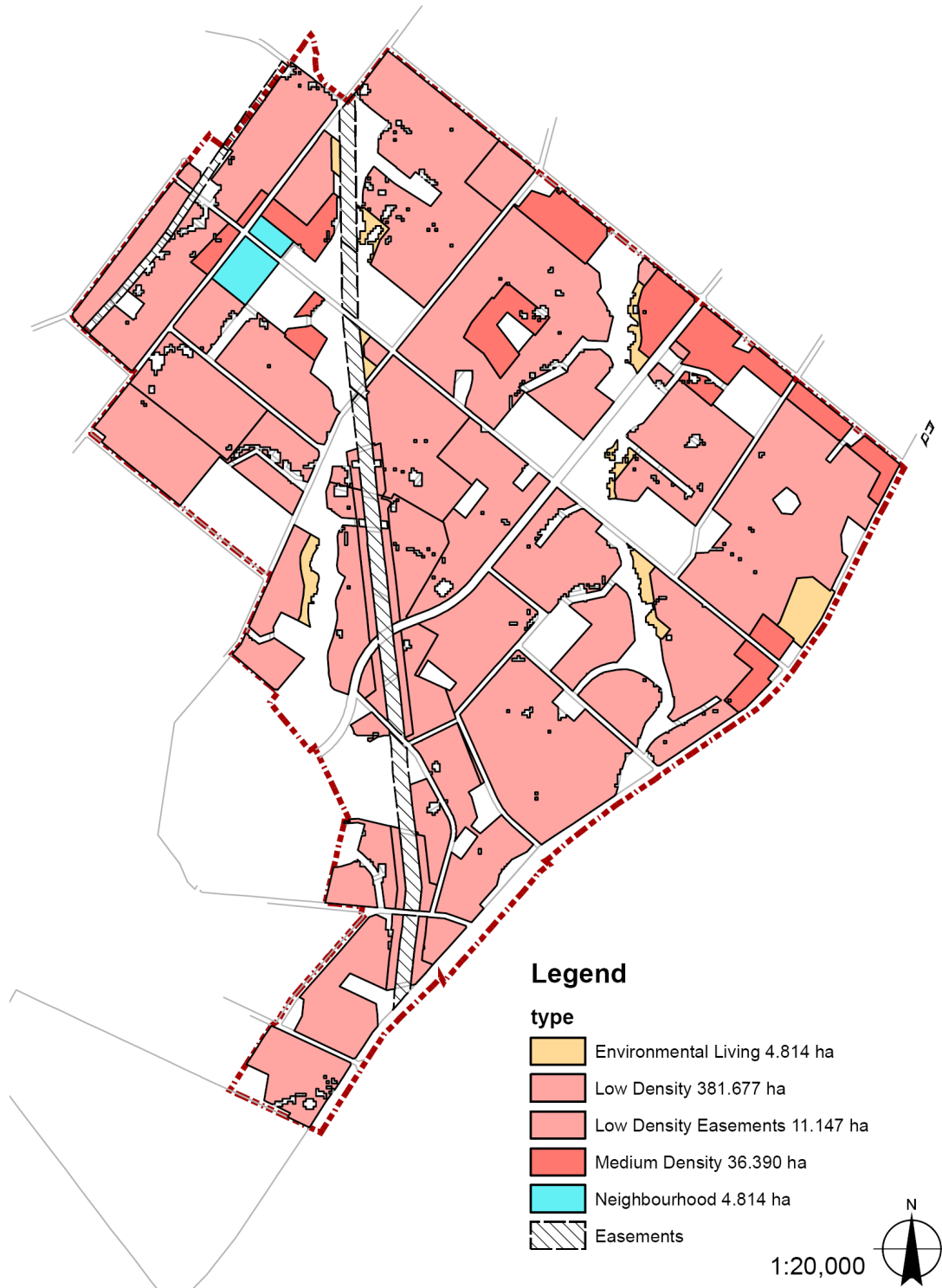
The Leppington Precinct has an estimated net developable area of approximately 437 hectares, as shown in **Table B3**.

**Table B3 Expected Net Developable Area – Leppington Precinct**

Land use zone	Net Developable Area (ha)
E4 Environmental Living	2.21*
R2 Low Density Residential	381.68
R2 Low Density Residential adjacent to electricity transmission easements	11.57
R3 Medium Density Residential	36.39
B2 Local Centre	4.81
<b>Total</b>	<b>436.7</b>

\* the NDA for land zoned E4 Environmental Living has been adjusted to ensure that each detached dwelling in this zone is charged traffic and transport and water cycle management contributions at the same rate as each detached dwelling in the R2 Low Density Residential zone

Source: Department of Planning and Environment 1 June 2014



Source: Camden Council

**Figure B2 Land use zoning of the subject site**

### B.1.3 Expected development

The expected development in Leppington Precinct is as follows:

- Approximately 8,208 dwellings and a population of approximately 26,892.<sup>15</sup>
- A local centre with local and neighborhood retail and commercial facilities.
- Four primary schools and one high school.
- Community facilities, including three local level community halls, one district level multi-purpose community centre and one youth centre.<sup>16</sup>
- Open space and drainage facilities along the Scalabrini Creek and Kemps Creek corridors.

The proposed arrangement of anticipated land uses is shown in the ILP in **Figure B3**.

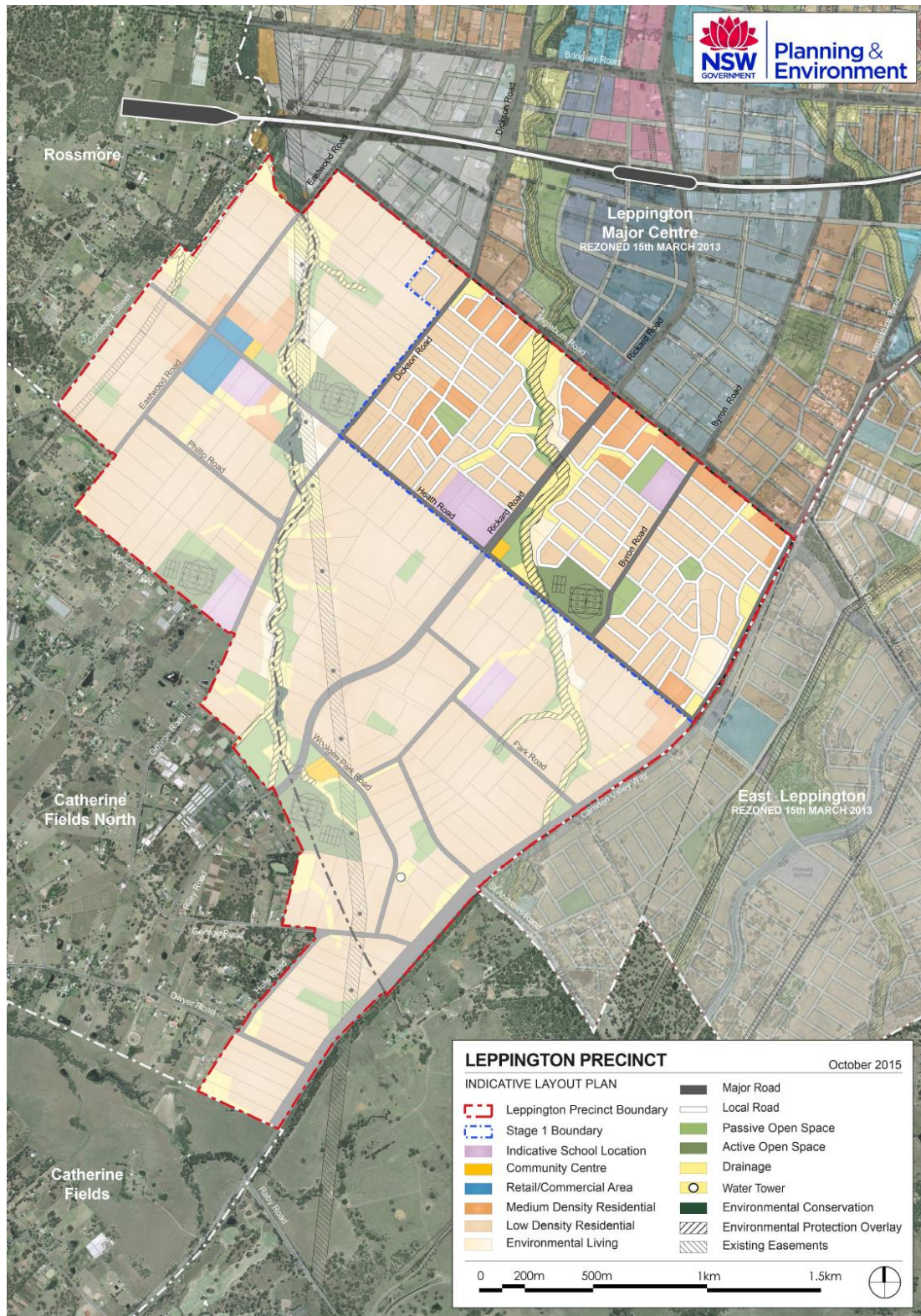
In **Figure B3** the land uses in the north eastern portion of the Precinct are clearly defined, which the land uses in the remainder of land in the Precinct are represented in faded colours. This is because while the planning for infrastructure was undertaken for the entire Precinct, the Minister for Planning initially only rezoned the north-eastern portion.

Council has prepared this contributions plan based on the Precinct-wide infrastructure assessments, and it therefore applies to land both zoned and yet to be zoned for urban purposes. This is reasonable because:

- it would be administratively inefficient to prepare contributions plans on an incremental basis
- land owners and developers of land throughout the whole Precinct are entitled to know the level of development contributions affecting the future development of their sites
- rezoning of the remaining Precinct land is likely to occur in the next few years.

<sup>15</sup> These figures include existing dwellings and population.

<sup>16</sup> It is the responsibility of the State Government to provide other community facilities



Source: Department of Planning and Environment, *Leppington Finalisation Report*, October 2015, Appendix A

**Figure B3 Expected land use in Leppington Precinct**

### B.1.4 Expected population

The likely demographic characteristics of a development area is important for understanding and planning for the future social infrastructure needs of that area.

The demographic characteristics of the existing rural population do not provide a robust indicator of the future demography of the area.

The report *Leppington Precinct Study - Demographic and Social Infrastructure Assessment* prepared by SGS Economic and Planning makes the following conclusions about the anticipated demography of the future release area:

- The Leppington Precinct currently has 67 percent of the residents aged between 15 and 65, with a median age of 33.
- The Precinct is likely to accommodate an additional 23,130 people by 2046, although the total projected total Precinct population was updated after the public exhibition of the Precinct Plan to between 27,900 and 31,600 people.<sup>17</sup>
- The median age of the incoming population will be 12 percent younger than the median age for the Camden LGA.
- The median household size of the incoming population will be 13 percent larger than the median household size for Camden LGA.
- The expected incoming residents within the Leppington Precinct will likely be wealthier, younger families that have higher rent or mortgage costs than those typical of the Camden LGA.

The anticipated net additional population in the Leppington Precinct and adopted for the purposes of this plan has been determined on the basis of the NDA for various types of residential development (refer **Table B4**), the minimum density of dwellings in those areas, and the assumed average occupancy rates for those dwellings.

The anticipated population is shown in **Table B4**.

**Table B4 Anticipated resident population – Leppington Precinct**

Land use zone	Minimum density (dwellings / ha)	Projected dwellings	Assumed dwelling occupancy rate	Population
E4 Environmental Living	4	40	3.4	136
R2 Low Density Residential	18	6,870	3.4	23,359
R2 Low Density Residential adjacent to electricity transmission easements	10	208	3.4	708
R3 Medium Density Residential	25	910	2.6	2,365
B2 Local Centre	37.4 <sup>a</sup>	180	1.8	324

<sup>17</sup> Department of Planning and Environment, *Leppington Finalisation Report*, October 2015, page 17

Land use zone	Minimum density (dwellings / ha)	Projected dwellings	Assumed dwelling occupancy rate	Population
Less assumed existing population				-972
Expected net additional population				25,919

a. This is not a minimum density but is a density derived from a preliminary assessment of the likely dwelling yield for the B2 Local Centre land

### B.1.5 Demand for infrastructure

Existing public amenities and services in the Leppington Precinct have been essentially designed to accommodate the existing rural residential development. A change in the development profile of the Precinct from rural to urban development is expected.

The urban development in this area, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public amenities and services.

Research on infrastructure needs for the impending urban development has identified the following impacts on public services and public amenities:

- increased demand for facilities that will support safe and convenient travel between land uses both within the Precinct and to and from destinations outside of the Precincts, such as new roads and transport facilities
- increased demand for stormwater drainage facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development
- increased demand for active and passive recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, and shared paths
- increased demand for spaces that will foster community life and the development of social capital in the Precinct, such as cultural centres, multi-purpose community centres and meeting halls.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development, including:

- traffic and transport management facilities
- water cycle management facilities
- open space and recreation facilities
- community and cultural facilities.

### B.1.6 Development to be tied to infrastructure staging

The current pattern of land ownership in the Precinct is relatively fragmented (i.e. there are many relatively small land parcels owned by many different people). This means that the provision of essential urban services (i.e. water, sewer and electricity) by infrastructure agencies usually dictates the staging and spread of development. The fragmented nature of the Leppington Precinct makes it extremely difficult to determine the likely development fronts for the Precinct.

The over-arching strategy that is intended the staging and priority of infrastructure in the Precinct is the Infrastructure Delivery Plan.<sup>18</sup> The Infrastructure Delivery Plan proposes that the initial development area will be the land south of Ingleburn Road within the Scalabrini Creek catchment. This attempts to build on opportunities to connect to essential services that are existing on adjacent currently-developing precincts at Leppington North and Willowdale.

The initial urban zoning of land in the north of the Leppington Precinct Plan reflects this infrastructure delivery philosophy.

The initial urban rezoning enables up to 1,900 dwellings to be developed. The initial rezoned area will be the focus of development activity and associated provision of infrastructure in the early years of this plan. This approach is intended to alleviate concerns raised during previous consultations that rezoning of land without services available results in land value increases, and therefore land rates, that do not match development potential.<sup>19</sup>

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<sup>18</sup> APP (2014), *Leppington Precinct Infrastructure Delivery Plan*, prepared for Department of Planning and Environment

<sup>19</sup> Department of Planning and Environment (2014), *Leppington Precinct Planning Report*, Executive Summary



## B.2 Infrastructure strategies

### B.2.1 General

#### B.2.1.1 How have the infrastructure costs been derived?

The costs have been derived from a number of sources. Costs for public services and amenities were informed by the information contained in the studies informing the infrastructure planning of the area (refer Part B.5).

Unit cost rates for land, which are shown below in **Table B**, were determined from advice from a registered valuer.

Unit cost rates for infrastructure in the Leppington North Precinct were used to determine infrastructure costs in the Leppington Precinct. This was deemed appropriate because the Leppington North Precinct is an adjacent area and the costs for that Precinct were independently reviewed by a third party cost estimator (WT Partnership).

**Table B5 Unit cost rates for land**

Land category	Unit cost rate per square metre
Non-developable land (Riparian corridors, constrained land) below the 1:100 year ARI event	\$80
Riparian Corridors, constrained land above the 1:100 year ARI event	\$150
Residential prime land above 1:100 ARI event	\$300
Commercial Land (B2 zoning)	\$300
Extra allowance for special value etc.	12%

Source: Civic MJD

#### B.2.1.2 Contribution catchments and apportionment

The section 7.11 monetary contribution rate for each of the Precinct facilities is determined by dividing the total cost of the facility by the contribution catchment (which is expressed in either persons or NDA).

The proposed amenities and services have generally been sized to reflect the demand generated by the expected development under this plan. Some facilities, such as the out-of-Precinct recreation and community facilities proposed at Rossmore and at Leppington Major Centre, have been designed to serve a wider catchment and the contribution rate reflects that wider contribution catchment.

The contribution catchments for each infrastructure type are as follows:

- In the case of open space and recreation facilities land and works, except for the District Active Open Space - Rossmore Precinct item, the expected additional resident population of the Leppington Precinct.
- In the case of the local community halls and the multi-purpose community centre and youth centre, the expected additional resident population of the Leppington Precinct.

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- In the case of the community, cultural and recreational facilities proposed to be located outside of the Leppington Precinct in the Leppington Major Centre, the number of people (or future residents) the respective facility has been designed for.
- In the case of water cycle management land and works and traffic and transport land and works, the estimated total NDA for the Leppington Precinct.

## B.2.2 Traffic and transport facilities

### B.2.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the Leppington Precinct will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections;
- facilities for public transport, including rail and bus facilities focused on the planned Leppington railway station; and
- facilities for walking and cycling.

The existing transport network has been planned to serve existing and approved developments (that is, predominantly rural developments) in the area, and not the expected future urban development. As an example, there are only minimal existing public transport services and walking/cycling facilities in the area but this is set to be transformed with the completion of the South West Rail Link. The limited existing (or absent) provision for walking and cycling will also not be appropriate to future demands.

AECOM has prepared the *Leppington Precinct – Transport and Access Strategy* for the Leppington Precinct.<sup>20</sup> The Strategy identifies the range of transport infrastructure that will be required to mitigate the impacts and otherwise accommodate the expected development.

This plan will implement the parts of that infrastructure strategy that are not likely to be addressed by State Government funding, or by reasonable conditions in consents requiring land developers to directly provide traffic and transport works.

### B.2.2.2 Proposed road hierarchy

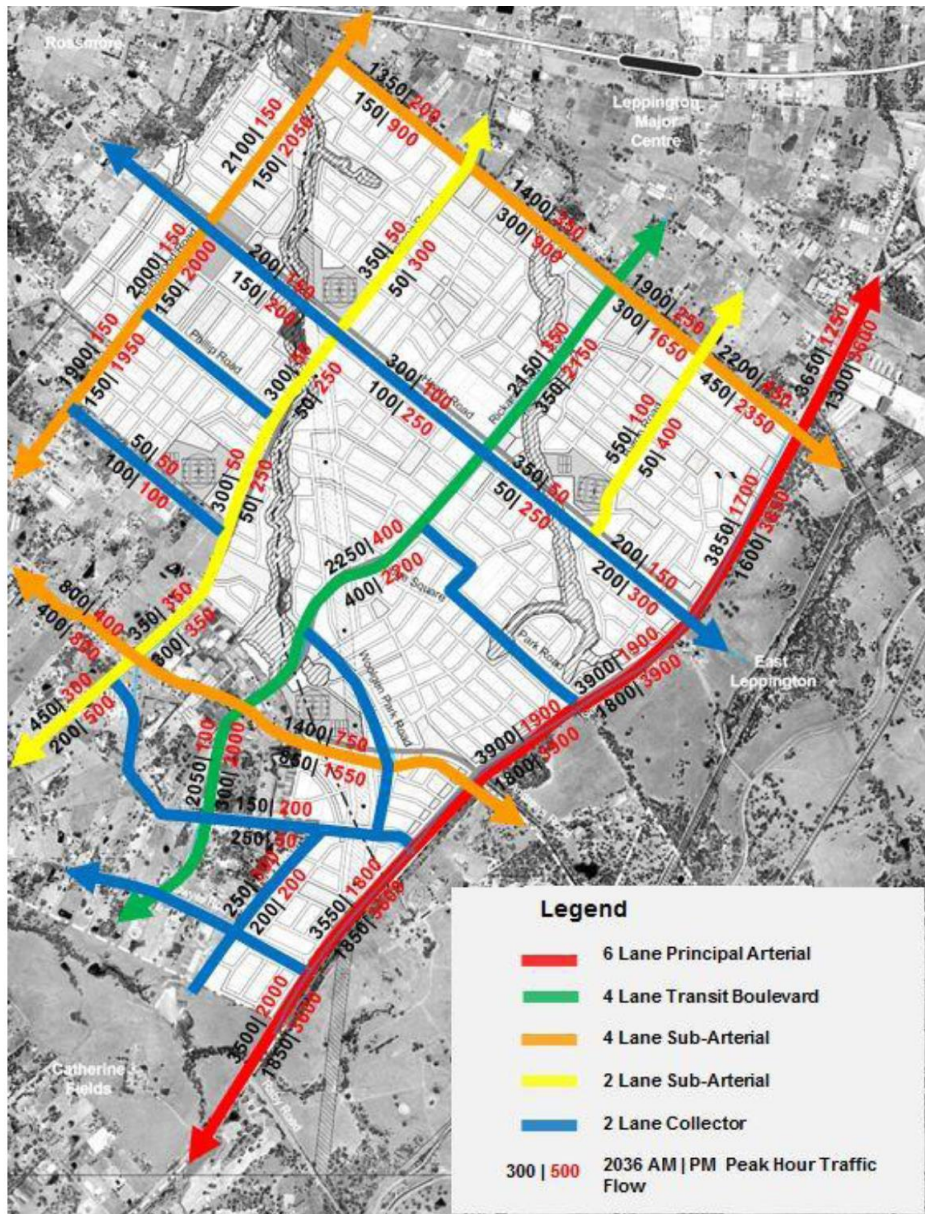
The proposed road network complements a broader hierarchy envisaged for the South West Priority Growth Area.

The Precinct's planned road hierarchy focuses vehicular access on the most appropriate routes onto arterial roads via higher order corridors. Vehicles are then distributed through the Precinct via the network of sub-arterial and collector roads then via local streets to individual land parcels.

The key strategic route serving the Precinct is Camden Valley Way, a principal arterial road providing services in a north-south direction. Rickard Road is a 'transit boulevard' that will link the area to Leppington Major Centre by providing a high frequency bus corridor with bus priority and dedicated travel lanes at intersections. Eastwood Road and Dickson Road will also have a strategic public transport function.

**Figure B4** over page shows the planned road hierarchy for the Precinct.

<sup>20</sup> AECOM Australia Pty Ltd (2013), *Leppington Precinct Transport and Access Strategy*, prepared for NSW Department of Planning and Infrastructure



Source: AECOM, page 21

**Figure B4 Proposed road hierarchy and expected mid-block traffic flows in 2036**

The higher order roads and intersections and the public transport links will be delivered or funded through the State budget or through SICs.

Special Infrastructure Contributions will be imposed via conditions of consent on developments in the Precinct. More details on the applicability of SICs can be found by accessing the Department of Planning and Environment’s website.<sup>21</sup>

<sup>21</sup> Also refer to *Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011*

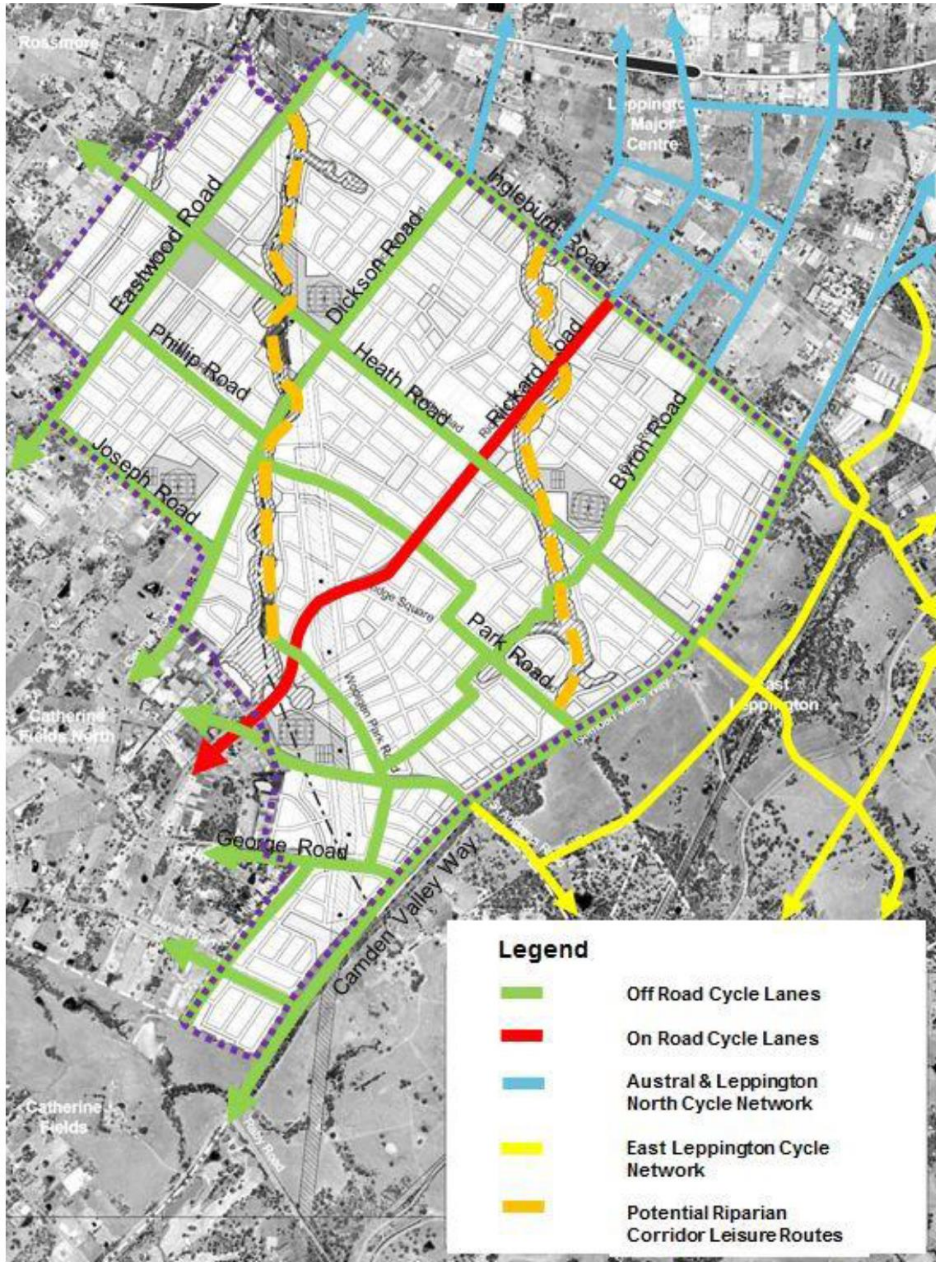
### B.2.2.3 Facilities addressed by this plan

The traffic and transport facilities that are to be delivered using section 7.11 contributions and which are included in this plan include the following:

- Local road creek crossings
- Upgrades of existing rural standard roads to collector road standard
- New collector roads
- Collector road creek crossings
- Bus shelters
- Shared pathways
- Shared pathway creek crossings

Council has decided that these particular facilities should be the subject of section 7.11 contributions for the following reasons.

- The Precinct is bisected by Kemps Creek and Scalabrini Creek and their tributaries. The ILP includes many planned roads that cross these watercourses. These crossings fulfil a broader planning objective of making the new residential neighbourhoods more connected, rather than meeting a need for direct access to individual developers' lands. It is therefore not reasonable to require developers of land near the creeks to construct the creek crossings as part of their subdivision works. It is more reasonable to require all developers throughout the Precinct meet the cost of these creek crossings.
- New and upgraded public roads may be provided by councils or by developers as part of their subdivision works. Where provided by the council, they are usually funded either through land or monetary section 7.11 contributions, and are often constructed as works in kind by the developer. Collector roads may be delivered by a mix of section 7.11 contributions and by developers through conditions of consent. The Leppington Precinct is characterized by a high degree of land fragmentation. So as to facilitate the timely and orderly development of land Council has included most of the Precinct's planned collector roads.
- Intersections of the proposed collector roads will generally be controlled by roundabouts. This type of treatment is anticipated to meet the expected traffic volumes on these roads in 2036, at an assumed level of service 'D' or better. The roundabouts serve the whole area and will therefore be delivered using section 7.11 contributions.
- Bus shelters will be provided along the bus routes that will utilise the collector road network to facilitate the use of transport options apart from the private car.
- A comprehensive bicycle network is proposed in order to promote more sustainable forms of transport for residents. The network will link the centres, schools, transport nodes and various residential neighbourhoods with key strategic routes and onward destinations. Recreational shared paths will also be provided. These will be focused along Kemps Creek and Scalabrini Creek corridors. This will assist in improving linkages to parks and sporting fields across the Precinct. The proposed bicycle and shared path network is shown in **Figure B5**.



Source: AECOM page 48

**Figure B5 Proposed bicycle and shared path network**

### B.2.3 Water cycle management facilities

#### B.2.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Assessments of the development's relationship with riparian corridors and flooding, and the development's stormwater drainage needs, were undertaken by Parsons Brinckerhoff.<sup>22</sup>

The framework for the management of stormwater quantity and quality related to the expected urban development in the Leppington Precinct is included in *Leppington Precinct Water Cycle Management Strategy* prepared by Parsons Brinckerhoff in 2014 (the **WCM Strategy**).

#### B.2.3.2 Pre-development conditions

The pre-development context for stormwater runoff in the Precinct may be summarised as follows:

- The Precinct is traversed by two watercourses, Kemps and Scalabrini Creeks which eventually drain into South Creek, a tributary of the Hawkesbury River.
- Land uses in the catchment comprises small rural holdings, farming lands, market gardens and some residential areas. This land use profile means that most runoff is absorbed into the ground, or is collected in small farm dams.
- There is minimal piped stormwater drainage. Minor cross drainage pipes are likely to exist under roads at creek crossings and low points.
- Existing roads are generally sealed bitumen with no kerb and gutter edging. Road runoff is drained by kerbside swales mostly in an unformed and uncontrolled fashion to nearby gullies and rural residential lots.<sup>23</sup>

#### B.2.3.3 Water cycle objectives and benchmarks

The WCM Strategy to meet the demands of the expected development was determined by developing and testing three delivery options against the adopted objectives for water cycle management in the Precinct.

The project brief required that the WCM Strategy meet a number of objectives, including:

- A path to achieving the stormwater targets in the Growth Centres Development Code and Camden Council's relevant guidelines.
- Effective management of stormwater quality within the catchment.
- Local and regional flood risk management impacts being satisfactorily addressed.
- A scheme which minimises the land-take and construction costs with consideration for integration with urban design, salinity risk and riparian corridor protection measures.
- It must address Water Sensitive Urban Design (**WSUD**) principles.

<sup>22</sup> Parsons Brinckerhoff (2013), *Leppington Precinct – Flooding Assessment*, November 2013

Parsons Brinckerhoff (2014), *Leppington Precinct – Riparian Corridor Assessment*, July 2014

Parsons Brinckerhoff (2014), *Leppington Precinct Water Cycle Management Strategy*, July 2014

<sup>23</sup> WCM Strategy, pages 8-10

- It must recommend planning controls and land management strategies having regard to stormwater objectives prepared by OEH, and which is funded and affordable and does not impact on the viability of development within the Precinct.<sup>24</sup>

Further water cycle management objectives are listed in Table 4.1 of the WCM Strategy.

The WCM Strategy's preferred scheme also needed to meet minimum water quantity and quality standards and benchmarks. These requirements, drawn from the Council's Development Control Plan, are listed in Tables 2.1 and 2.2 of the WCM Strategy and include the following benchmarks:

Stormwater system capacity (i.e. minimum management targets for water quantity):

- Stormwater detention required where areas do not drain to trunk system.
- Stormwater detention from the 50% Annual Exceedance Probability (**AEP**) by development for discharge into Category 1 and 2 creeks.
- Stormwater detention is required to control peak flow up to the 1% AEP.
- Minor system is the 20% AEP event for residential, 10% AEP for commercial.
- Major system using dedicated overland flow paths such as open space, roads and riparian corridors above the 20% AEP and up to the 1% AEP.

Water quality targets in relation to:

- Gross pollutants
- Total suspended solids
- Total phosphorous
- Total nitrogen
- Stream erosion control ratio (i.e. environmental flows)

Riparian corridors are an integral component of the WSUD approach. Riparian corridor widths were based on agreed outcomes with Council, DPE and OEH.<sup>25</sup>

#### **B.2.3.4 Options testing**

The delivery options that were tested against these objectives and quantity / quality benchmarks are summarised below:

- Option 1 is a 'distributed' approach to water quality improvement. This approach involves water quality treatment measures distributed throughout the precinct to improve water quality closer to the source of the runoff. The basins are combined stormwater detention and water quality basins. An indicative layout showing Option 1 is included as Figure A.1 in the WCM Strategy.
- Option 2 is an 'end of catchment' approach for water quality control only. This involves water quality improvement measures located at the bottom of the catchment and aims to improve the water quality at one location prior to release to the receiving water. Onsite detention basins are located within individual lots in the precinct, and are at the cost of the property owner to install and maintain. An indicative layout showing Option 2 is included as Figure A.2 in the WCM Strategy.

<sup>24</sup> WCM Strategy, page 2

<sup>25</sup> Details are contained in Parsons Brinckerhoff (2014), *Leppington Precinct – Riparian Corridor Assessment*, July 2014



- Option 3 is a mix of Options 1 and Option 2 was developed as Option 3. This option combines some local catchment and larger regional sub-catchment controls, and adopts distributed online stormwater retarding for quantity control and separate 'bio-filter' footprint areas for water quality treatment. Bio filter areas could be in the form of a raingarden or tree pit or any vegetated area, and can be co-located with the stormwater retarding basins. Both on- and off-line stormwater basins are also a feature of this option.

The evaluation of the options is discussed in the WCM Strategy.<sup>26</sup>

The preferred option (Option 3) was chosen on the strength of its good performance against all of the evaluation criteria, particularly:

- its relatively lower ongoing operation and maintenance requirements
- its moderate land-take resulting from its use of on-line basins within the riparian corridor, which can also be used for passive recreation purposes.<sup>27</sup>

### B.2.3.5 Facilities addressed by this plan

The WCM Strategy identified a series of stormwater basins and channels and water quality treatment facilities (bio-filters) that, with other measures, would be required to be implemented on land across the Precinct to achieve the water quantity and quality objectives.

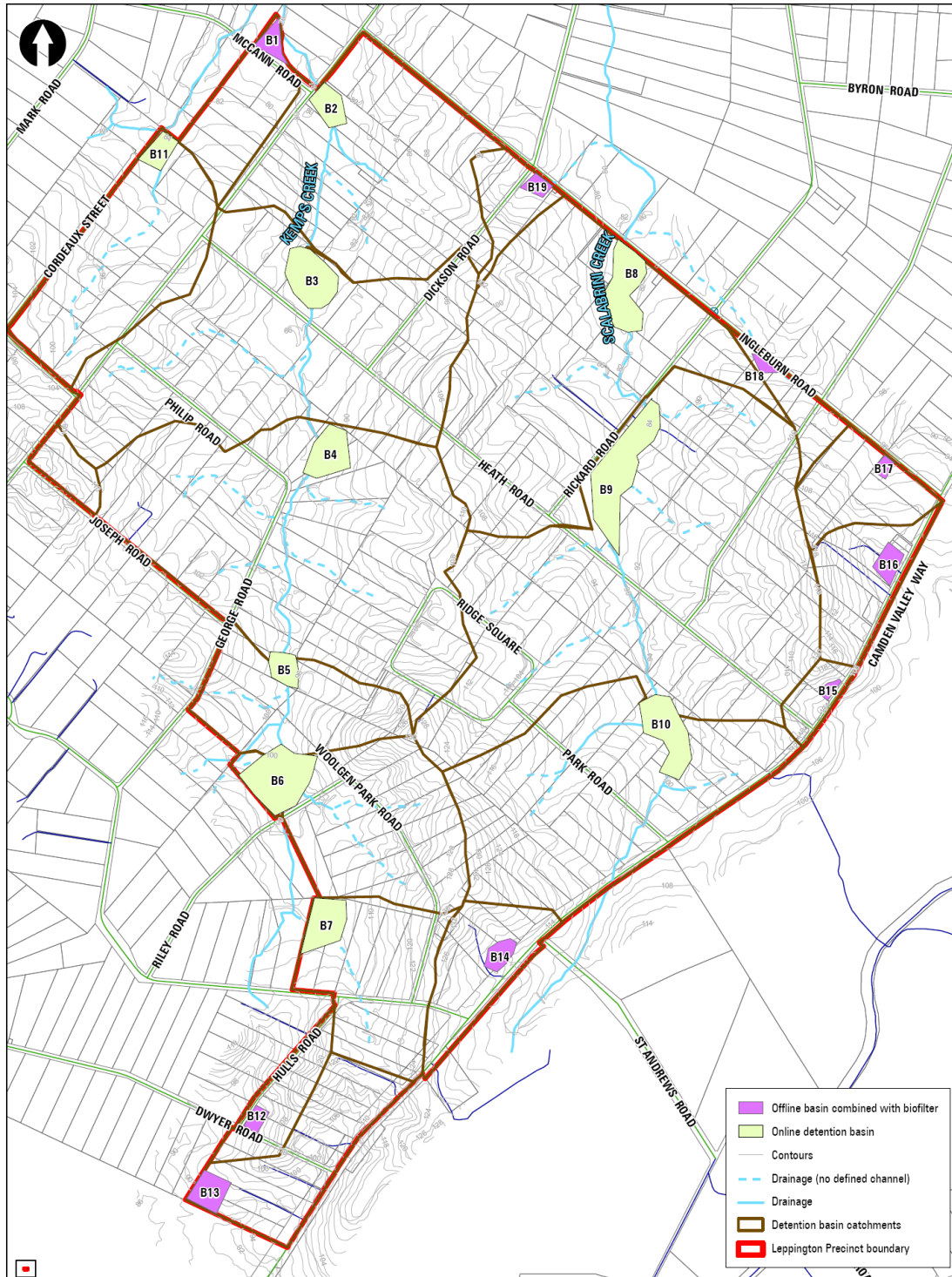
The drainage infrastructure described in the WCM Strategy includes trunk infrastructure to support the development. Councils are responsible for ensuring trunk infrastructure that meets the needs of the entire development is in place, while land developers are required through conditions of consent to provide reticulation works within and near to the development.

The proposed locations of trunk stormwater basins and bio-filters that are to be delivered using contributions collected under this plan are shown in **Figures B6** and **B7**. These facilities will be complemented by drainage channels leading to the basins. The locations of the channels were determined following further analysis that was undertaken following the completion of the WCM Strategy.

A range of 'non-trunk' reticulation works not addressed by this plan will also be required to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. The facilities may include lot-scale OSD basins, private domain bio filtration for commercial land use, rainwater tanks, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

<sup>26</sup> Refer Chapter 5 of the WCM Strategy

<sup>27</sup> Refer Table 5.14 of the WCM Strategy

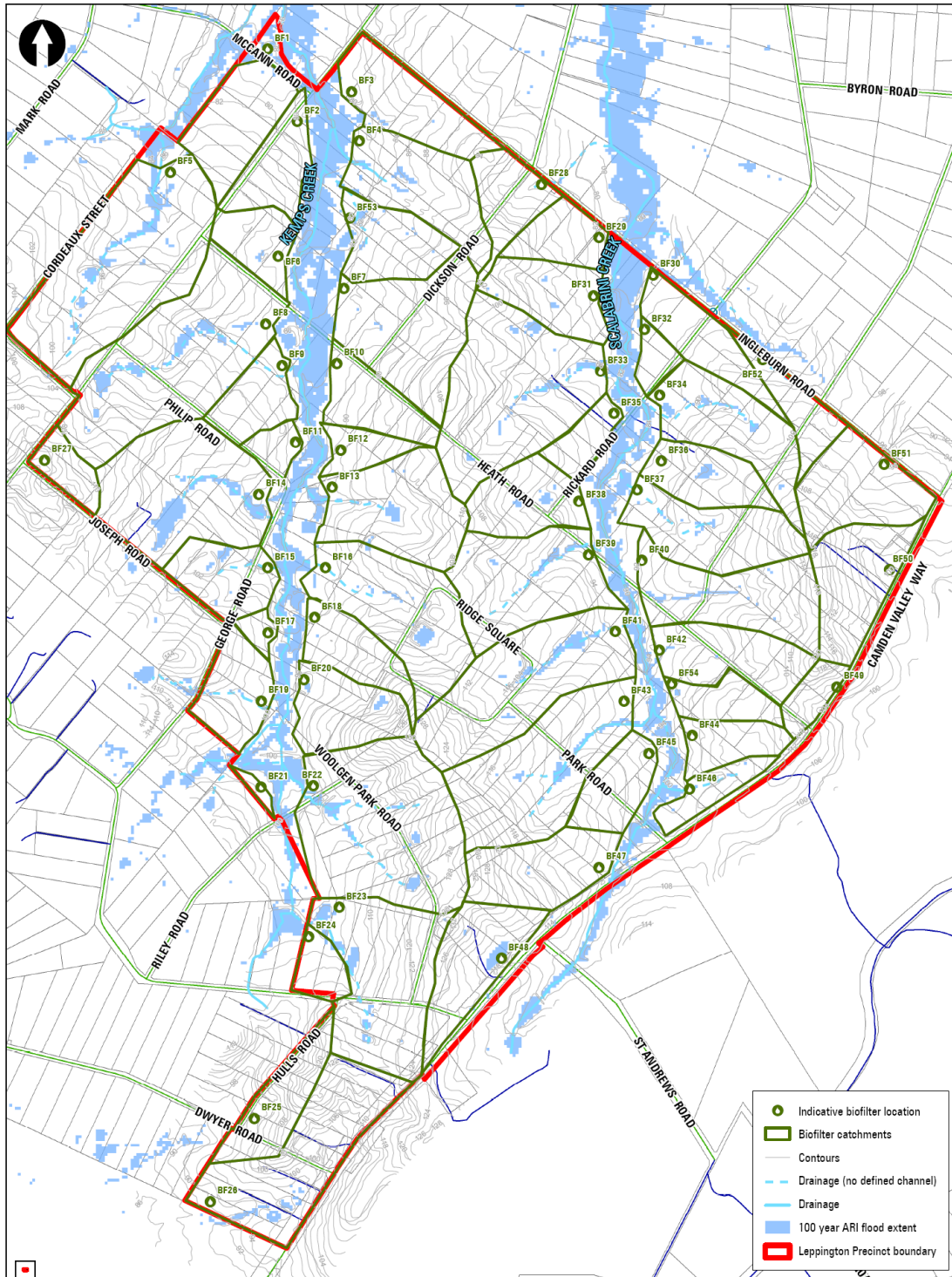


Source: Parsons Brinckerhoff (2014), Figure A.3

Figure B6 Proposed stormwater basin generic locations

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Source: Parsons Brinckerhoff (2014), Figure A.4

Figure B7 Proposed bio-filter generic locations

## B.2.4 Open space and recreational facilities

### B.2.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for local, and regional scale open space and recreation facilities as a result of the expected development of this Precinct are documented in the report titled *Leppington Precinct Study – Demographic, Housing, Social Infrastructure, Retail and Employment Assessment (LP Social Infrastructure Assessment)*, prepared by SGS Economics and Planning in October 2012.

The information below summarises that report's conclusions about the likely demand for open space and recreation facilities arising from the expected development.

Requirements for district sportsground facilities was the subject of further discussion between DPE and Council. The DPE's Leppington Precinct Planning Report (page 67) notes the need for Leppington precinct development to contribute towards district level recreation facilities in adjoining precincts.

### B.2.4.2 Existing provision

There are limited open space and recreation facilities currently available within the Precinct due to its semi-rural nature.

Existing facilities are limited to the local Pat Kontista Reserve located on Byron Road. This facility serves the current local open space demand for field sports (soccer and cricket), a tennis court, children's playground, toilets and club rooms.

WV Scott Memorial Park is a significant area of active open space situated further north in the Leppington North Precinct immediately adjacent to Camden LGA. This park also provides for field sports and also contains a children's playground.

The absence of passive open space reflects the rural residential lifestyle of the current residents. That is, the demand for this type of open space is significantly reduced in locations where residents live on their own substantial parcel of land.

### B.2.4.3 Planning principles for open space and recreation

The open space and recreation principles that have informed the future planning of open space and recreation facilities in the Precinct are summarised as follows:

- Where feasible or appropriate, the public open space network should be integrated and interconnected.
- Both the quality and quantity of public open space are important.
- Public open space should be connected via footpaths, shared pathways and riparian corridors.
- The location and design of public open space should consider the natural environment and topography.
- Facilities of a formal nature (playing fields) should not be located in flood prone areas.
- The recreational and environmental function of open space should not be compromised by public utility undertakings, utility installations or siting of telecommunication facilities.

- Multiple use of open space is encouraged through multiple zonings and classifications which enable commercial spaces to be incorporated which are compatible and complimentary to the primary role of the site.
- Where possible, playgrounds and playspaces are not to be located under, adjacent to or in the vicinity of high voltage electricity-carrying infrastructure.
- Sites for the provision of public open space must be identified for new communities however facilities can be developed over a period of time, and in stages, to ensure community input and ownership of the facilities.<sup>28</sup>

The minimum amount of open space was determined using:

- the standards for open space provision as per the *Recreation and Open Space Guidelines for Local Government* – refer **Table B6** below
- the *Growth Centres Development Code* recommended open space provision rate of 2.83 hectares per 1,000 people
- an assumed 50/50 split in the open space land to be made available for active and passive open space and recreation facilities

**Table B6 Open space planning guidelines (Department of Planning 2010)**

	Hierarchy level	Size	Distance from most dwellings	Share of non-Industrial land
Parks	Local	0.5-2ha	400m	2.6%
	District	2-5ha	2km	0.6%
Linear and Linkage	Local	Up to 1km	NA	0.9%
	District	1-5km	NA	0.1%
<i>Sub-total (Parks / Linear and Linkage)</i>				4.2%
Outdoor sport	Local	5ha		2.0%
	District	5-10ha		2.6%
<i>Sub-total (Outdoor sport)</i>				4.6%
<b>Total (Local / District)</b>				<b>8.8% say 9%</b>
Parks	Regional	5+ ha	5-10km	2.3%
Linear and Linkage	Regional	5+ km	5-10km	0.7%
Outdoor sport	Regional	10+ ha	5-10km	2.9%
<b>Total (Regional)</b>				<b>5.9% say 6%</b>
<b>Grand Total</b>				<b>14.7% say 15%</b>

Source: Department of Planning and Environment (2010), *Recreation and Open Space Planning Guidelines for Local Government*, p.29

<sup>28</sup> LP Social Infrastructure Assessment, page 72

#### B.2.4.4 Recreation demand assessment based on forecast demographics

The LP Social Infrastructure Assessment provides details on the expected population mix within the Leppington Precinct. The total number and age profile of the future Leppington Precinct population will determine the future demand of social infrastructure and services. For example, the number of 0 to 4 year olds will affect demand for child care services and playgrounds, the number of five to 12 year olds will impact demand for primary schools and play spaces, while the number of residents aged 70+ will affect the demand for aged care facilities and services.

The following demographic groups can help determine the social infrastructure provision requirements for the following population groups:

- early years population
- primary school age
- secondary school age
- tertiary and early working age
- mature working age
- active retirement age

#### B.2.4.5 Facilities addressed by this plan

The various recreation facilities required to meet the needs of the expected development was identified in the LP Social Infrastructure Assessment. **Table B7** provides details of these facilities.

**Table B7 Recreation facilities requirements**

Facility	Size	Description	Provision in Precinct
Local parks	Min. 0.5ha up to 2ha	Local parks should have a range of play spaces and opportunities and cater to older children and young people as well as the traditional playground for young children. Grassed area for ball games, seats, shelter. May contain practice wall, fitness equipment, other elements.	7 parks, each within 400m walking distance of most dwellings
District parks (passive)	Min. 2ha up to 5ha	Activities for all ages. Includes a combination of outdoor courts (basketball, netball), skate park, bike paths, play equipment, fitness equipment, water features, picnic facilities, BBQ, area for unleashed dogs.	1 park
Children's playgrounds (0-4 years)	NA	Co-located with parks, sportsgrounds, courts, schools, community facilities, conservation areas. Regional, district, local hierarchy in terms of play equipment and range of	3 playgrounds

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Facility	Size	Description	Provision in Precinct
		<p>experiences.</p> <p>Can be co-located with playspaces for 5 to 12 year olds – within sight distance for carers but physically separated. Fencing if adjacent to water, road, steep slope. Seating, shade, water provided.</p>	
Playspaces (5 to 12 year olds)	NA	<p>Allows for more independent play, skill development and cognitive development. However, they still require adult supervision. More challenging equipment may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/mountain bike jumps and tracks. These areas could be co-located with children's playgrounds, school or community facilities for supervision and convenience of use by carers.</p>	5 playspaces
Local sportsground	5ha	<p>To accommodate demand for local sport and recreation training and competition. Can include:</p> <ul style="list-style-type: none"> <li>• 2 multi-purpose rectangular fields or 1-2 full-sized cricket / AFL ovals (plus practice nets). Playing field lighting. Playing field irrigation system.</li> <li>• 2 tennis / netball courts – 2 half-court basketball courts, or 2 multi-purpose courts – Lights for training</li> <li>• Amenities with change rooms, canteen, meeting room, change rooms, showers</li> <li>• a minimum of 100 parking spaces</li> </ul>	4 facilities
Shared cycle-ways / walkways	n/a	<p>On flat to undulating land. In or adjacent to riparian corridors, water supply channel, drainage corridors.</p> <p>Minimum 3 metre width path for dual use.</p> <p>Include seats and bubblers along the cycleway and circular routes should be included where possible as well as bike storage for convenience of users. Access points to be provided from employment and residential land.</p>	Sufficient to link open space, recreation facilities and services, schools, town neighbourhood and village centres.

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The following is a summary of Leppington Precinct's proposed open space and recreation facilities that were determined by DPE in the Precinct Planning Report.<sup>29</sup> These facilities are incorporated into the ILP, or otherwise will be addressed by developers making contributions toward off-site facilities:

- Active open space provided as four double sporting fields, accommodating an expansion of the existing Leppington Oval, and three new sports fields and other courts (e.g. tennis, basketball or netball). The active open space area has been located adjacent to flood prone land to make the best use of relatively level lands that otherwise have limited development potential. Each playing field is suitable for a variety of sports including cricket and the various football codes.
- A contribution in the draft Section 7.11 Contributions Plan towards district active open space to be provided outside the Precinct (i.e. district level sporting facilities in Rossmore Precinct – see below).
- Open space 'credits' from passive district open space provided in Leppington North (this has since been removed – see section B.2.4.7).
- Neighbourhood parks distributed throughout the Precinct to ensure each resident is within walking distance of open space.
- A proportion of other land (i.e. more than 14 hectares) associated with riparian corridors and multi-use drainage land to be utilised as passive open space including embellishment for pedestrian and cyclist paths. These corridors are further discussed in section B.2.4.8.<sup>30</sup>

Details of the specification for each of the proposed facilities to be funded by section 7.11 contributions are included in Tables 62, 63, 64 and 65 of the LP Social Infrastructure Assessment.

The total area of local and district open space land required to accommodate the recreation facilities was calculated in the LP Social Infrastructure Assessment. **Table B8** over page provides a breakdown of this open space, and compares this breakdown against the breakdown that is represented in the items included in this plan.

The total open space areas in the LP Social Infrastructure Assessment and in this plan both represent a level of provision less than the benchmark 2.83 hectares per 1,000 persons in the *Growth Centres Development Code*.

The LP Social Infrastructure Assessment was based on a then projected additional population of 23,130, and so the rate of provision recommended under that report is 2.45 hectares per 1,000 persons.

This plan is based on a projected additional population of 25,919, and so the planned rate of provision under this plan is 2.41 hectares per 1,000 people.

However, both of these results do not account for the substantial areas of riparian corridor land with a passive recreation function. This plan also allows for the acquisition and embellishment of 27 hectares of land to be used for drainage channels that will for the most part be able to be used for passive recreation purposes.

#### **Table B8 Open space area minimum requirements and planned provision**

<sup>29</sup> Department of Planning and Environment (2014), *Leppington Precinct Planning Report*, June 2014

<sup>30</sup> *Ibid.*, page 67



Open space type	Area shown in LP Social Infrastructure Assessment (ha)	Area included in this plan (ha)
<i>Passive open space:</i>		
Local parks	16.10	30.32
Play grounds	1.38	Included in local parks
Play spaces	2.30	Included in local parks
District park	5.75	4.00
<i>Active open space:</i>		
Local sports grounds	23.00	23.62
District sports grounds	0	4.31 <sup>a</sup>
<b>Total</b>	<b>56.60</b>	<b>62.26</b>

Notes:

- a. represents the proportion of demand for the Rossmore facility generated by the Leppington Precinct population

Source: LP Social Infrastructure Assessment, Table 67

#### B.2.4.6 District active open space in adjoining Rossmore Precinct

Further analysis has determined that Leppington North Precinct (Camden LGA) will not meet the district sports facilities needs of future residents of the Leppington Precinct. There is also unlikely to be any spare capacity in the existing or proposed facilities in other nearby and developing precincts in the Priority Growth Area.

Rossmore Precinct is an adjacent future urban development area located to the north-west of Leppington Precinct. Early planning has identified suitable land in the Rossmore Precinct for district sports facilities that can serve a population of 60,000 across multiple precincts.

The district sports facility is planned to comprise four playing fields (2 x double fields with ability to have cricket between each 2 field complex), and a minimum site area of 10 ha to accommodate the sporting facilities, car parking, amenities, floodlighting, seating.

A candidate site for the facility is land adjacent to the South West Rail Link train stabling facility in the Rossmore Precinct. The district sports facility is considered to be a compatible land use with the train stabling facility and will act to provide a buffer to noise-sensitive land uses. It is proposed to locate a district sports facility within the Rossmore Precinct that is designed to serve multiple Priority Growth Area Precincts.

This plan includes provision for the land and works associated with the proposed Rossmore facilities, but acknowledges that the demands for the facilities are spread over a catchment (60,000 residents). This plan therefore authorises contributions that are commensurate with the Leppington Precinct's level of demand for the particular district active recreation facilities, i.e.:

- 25,919 persons / 60,000 persons = 43.12% (i.e. the apportionment factor of 43.12%).

#### B.2.4.7 Apportionment of district passive open space facilities between precincts

The LP Social Infrastructure Assessment identifies that parks that are proposed to be provided in the Leppington North Precinct may be able to serve the populations in the Leppington Precinct. Similarly, a district park that has been planned for the southern part of the Leppington Precinct may serve future populations of the Catherine Field Precinct to the south. These findings suggest that apportionment of the cost of these items over the respective precincts.

Upon further review however, it is not considered that there need be any allowance for cross-Precinct apportionment of cost of these items. This is because:

- Leppington North Precinct development should be fully accountable for the district passive open space facilities in the Leppington North Precinct, as these facilities will be demanded by residents, workers and visitors in that Precinct. To levy part of the cost on Leppington Precinct development will mean that that item will be over-subscribed.
- The proposed district passive park in the Leppington Precinct is sized to reflect the population of the Precinct, and there will be no spare capacity that will be available for the future residents of adjoining precincts such as Catherine Field.

#### B.2.4.8 Riparian corridors / linear parks

The LP Social Infrastructure Assessment identified that linear and linkage open spaces may be provided in order to connect the more formal open spaces and play a role in conserving riparian corridors.<sup>31</sup>

The Leppington Precinct Planning Report established that the lands along Kemps and Scalabrini Creeks that traverse the Precinct will function as multi-use corridors and form linear open space areas:

...the corridors are to be restored, revegetated and managed as a natural creek ecosystem, as well as providing a regional habitat function, passive recreation resource and scenic outlook within the Precinct. The majority of native remnant vegetation exists within the riparian corridors and will be retained and regenerated.

The riparian corridors are proposed to be brought into public ownership as part of the open space network and drainage lands. These are linked by pedestrian and cycling routes that follow the major internal road network. The connections will form part of the overall open space network and will provide green links from the south of the Precinct to the north and will contribute to the total open space calculation for the Precinct.

The existing remnant vegetation within riparian corridors will be retained, regenerated and managed for ecological values, but primarily these vegetated areas will contribute to the quality of the public spaces within the Precinct. The waterways will also serve water quality, flood management and ecological functions. By integrating these lands into the public domain, environmental and social objectives of Precinct Planning can be met and more consistent outcomes for the riparian corridors can be achieved.<sup>32</sup>

<sup>31</sup> LP Social Infrastructure Assessment, page 120

<sup>32</sup> *ibid.*, pages 67-70

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## B.2.5 Community and cultural facilities

### B.2.5.1 Existing provision

The Leppington Precinct is currently a semi-rural location, with a small number of dispersed dwellings, and consequently there is minimal existing social infrastructure within the precinct. The existing community facility in the Leppington Precinct is the Leppington Progress Association Hall, which provides meeting and activity space for the local community.<sup>33</sup>

Other facilities are located further afield are detailed in the LP Social Infrastructure Assessment, including the Scott Memorial Park Pavilion and Catherine Field Community Hall. These facilities have been designed to meet the needs of incremental growth in those locations, rather than any population growth envisaged in the Leppington Precinct.

### B.2.5.2 Principles for sustainable community facilities

The approach for community facilities delivery will focus on providing expanded facilities and services that serve larger catchment areas, and provision of multifunctional community centres such as libraries within community hubs in preference to stand-alone facilities.

The focus for social infrastructure within the Leppington Precinct is on co-location and multi-use facilities.

This approach is able to take advantage of economies of scale, capitalise on new and varied sources of funding and be more resilient and flexible to changing community needs. This provision model is characterised by the following:

- Stand-alone facilities: the establishment of dedicated facilities serving a single or multiple community purpose.
- Co-located facilities: the joint location of service providers within a facility, usually without integration of services.
- Integrated service centres or nodes: the joint location of service providers within a facility.
- Hub: a collection of facilities clustered together on the same or adjoining sites.

### Community facilities demand assessment based on forecast demographics

The anticipated size and characteristics of the resident population in the Leppington Precinct is discussed in section B.1.4 of this plan.

Various standards of provision for local and district community facilities have been adopted by the DPE, Camden Council, Liverpool City Council, Hills Shire Council, and Queensland and Victorian Government agencies.

These standards have been used to arrive at the recommended facility benchmarks for the Leppington Precinct development (refer **Table B9**).

<sup>33</sup> LP Social Infrastructure Assessment, page 74

**Table B9 Community facility provision benchmarks adopted for Leppington Precinct**

Facility type	Planning standard for Leppington Precinct
Branch library	1 facility for every 33,000 people
Local multi-purpose community centre	1 centre for every 6,000 people
District multi-purpose community centres	1 centre for every 20,000 people
Youth centre	1 centre for every 20,000 people
Regional community centre	1 centre for every 50,000 people

Sources: LP Social Infrastructure Assessment Table 48

### B.2.5.3 Facilities addressed by this plan

#### Leppington Precinct

The LP Social Infrastructure Assessment recommended that the following public community facilities be provided in the Leppington Precinct to meet the needs of the expected development:

- Three primary schools
- One P-12 school
- One community health care centre combined with one maternal and child health care centre
- Two local community centres
- One district level multi-purpose community centre
- One youth centre.

Only the land for local community centres, the district level multi-purpose community centre and the youth centre will be provided using funds collected under this plan. The other facilities will be provided by other levels of government.

Details of the specification for each of the proposed facilities to be funded by section 7.11 contributions are included in Tables 54, 55 and 56 of the LP Social Infrastructure Assessment.

It is noted that the LP Social Infrastructure Assessment:

- Recommended 3 local community centres. Council has reviewed this finding and found that provision of 2 larger centres would better address the needs of the population of the Leppington Precinct development.
- Recommended provision of a branch library. Council does not support the provision of a branch library within the Leppington Precinct. As technology continues to increase in importance, the Australian Library and Information Association predicts by 2020, 50% of all interactions with clients will be on-line. As a result, the demand for smaller branch libraries is predicted to become less. Council intends to focus its library services on larger, better resourced facilities. It is more appropriate for residents of the Leppington Precinct to be serviced by a central library facility located in the Leppington Major Centre.

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## Leppington Major Centre

The Leppington North Precinct will be a focus of many services and facilities centred on the Leppington Major Centre. This centre will need to provide a range of community facilities to cater for both the local area residents and the large regional catchment of Priority Growth Area residents.

The LP Social Infrastructure Assessment concluded that it would be reasonable for Leppington Precinct development to contribute proposed district and regional level facilities in the Leppington Major Centre.

These facilities were identified in the planning for the adjoining Leppington North Precinct (refer section A.2.5.5 of this Technical Document), and include the provision of a multi-purpose community centre of 2,500 square metres floor area, a central library of about 4,500 square metres floor area, and a performing arts cultural facility with floor area of about 5,000 square metres.

At the time this plan was prepared, Council envisaged that these facilities will be provided in a consolidated manner on a site in the Leppington Major Centre. They will be of a size that will enable them to serve a population catchment of 120,000 in the north-eastern part of the South West Priority Growth Area.

This plan includes provision for the land and works associated with these facilities, but acknowledges that the demands for the facilities are spread over a catchment (120,000 residents). This plan therefore authorises contributions that are commensurate with the Leppington Precinct's level of demand for the particular district and regional facilities, i.e.:

$25,919 \text{ persons} / 120,000 \text{ persons} = 21.6\%$  (i.e. the apportionment factor of 21.6%).

### B.2.5.4 Location and staging matters

The LP Social Infrastructure Assessment identified that the majority of community needs are required in the medium to long term, from 2021 onwards. Those facilities required at or before 2021 should be viewed as priority needs that should be provided in a timely manner community needs.

It is envisaged that the Leppington Precinct district level community centre and youth centre will be co-located, allowing for cross-utilisation of some facilities (meeting rooms, equipment), and shared costs in building, landscaping and parking.

Location and staging of the Leppington Major Centre facilities is discussed in section A.2.5.6 of the Technical Document.

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### **B.3 Works schedules**

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## B.4 Works location maps

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## B.5 Background information

### Leppington studies supporting infrastructure planning and costing

AECOM Australia Pty Ltd (2013) *Leppington Precinct Transport and Access Strategy*, prepared for NSW Department of Planning and Infrastructure

APP (2014), *Leppington Precinct Infrastructure Delivery Plan*, prepared for Department of Planning and Environment, Draft Report, June

ARUP (2014) *Rickard Road Strategic Route Study – Preferred Route Report*, prepared for NSW Department of Planning and Infrastructure

Department of Planning and Environment (2014), *Leppington Precinct Planning Report*

Civic MJD Valuations Pty Ltd (01 September 2019), *Land Valuations for the Leppington and Leppington North Precinct (A1898)*

Parsons Brinckerhoff Australia Pty Ltd (2013) *Preliminary sizing and costing of basins and watercourse crossings – Leppington Precinct (RevE)*, prepared for NSW Department of Planning and Infrastructure

SGS Economic and Planning Pty Ltd (2012), *Leppington Precinct Study – Final Report*, prepared for NSW Department of Planning and Infrastructure

## C. Lowes Creek Maryland Precinct

Part C is structured as follows:

Part C.1 documents the expected development in the Lowes Creek Maryland Precinct and the likely demand for infrastructure arising from that development.

Part C.2 discusses the infrastructure that is required to meet the demands of the expected development.

Parts C.3 and C.4 contain schedules of infrastructure addressed by the plan and maps showing the locations of infrastructure items.

Part C.5 includes a list of documents used to determine the infrastructure needs and costs.

### C.1 Infrastructure demand

#### C.1.1 Existing development

The boundary and location of the Lowes Creek Maryland Precinct is shown at **Figure C1**. The development in the Precinct that existed at the time the land was rezoned for urban purposes was a combination of rural residential and agricultural (with mainly pastoral land) uses. Most of the Precinct has been cleared for purposes such as grazing but there is some remnant vegetation along the central section of the creek line and woodlands in the hills.

Five (5) dwelling demand credits have been assumed and factored into the net population yield for contribution calculations as shown in **Table C1**. This is based on an assessment of residences on heritage sites and other lots that existed at the time that the plan commenced (Figures C2 and C3) but excludes those dwellings or lots that will be retained primarily as heritage estates.

The dwelling demand credits have been factored-in when calculating the net increase in demand for social infrastructure as discussed in **section 2.5** of the **Main Document**.

**Table C1 Lots with dwelling demand credit**

Property address	Lot and DP	Demand credits
749 The Northern Road, Bringelly	Lot 1 DP 1216380	1
895 The Northern Road, Bringelly	Lot 23 DP 836540	1
925 The Northern Road, Bringelly	Lot 9 DP 1216926	1
905B The Northern Road, Bringelly	Lot 10 DP 1216926	2

Source: Camden Council and Nearmap

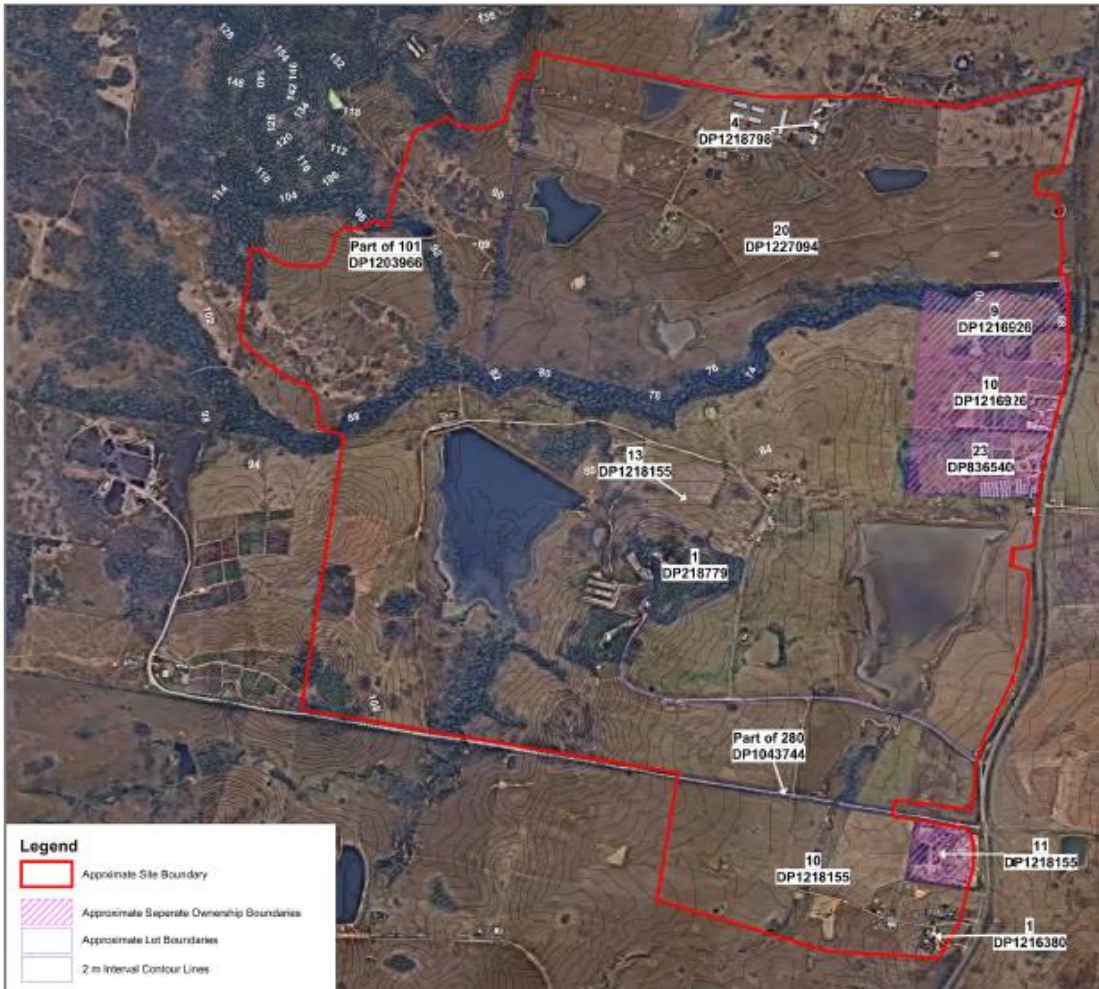


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Source: Pie Solutions (2021) on behalf of Camden Council

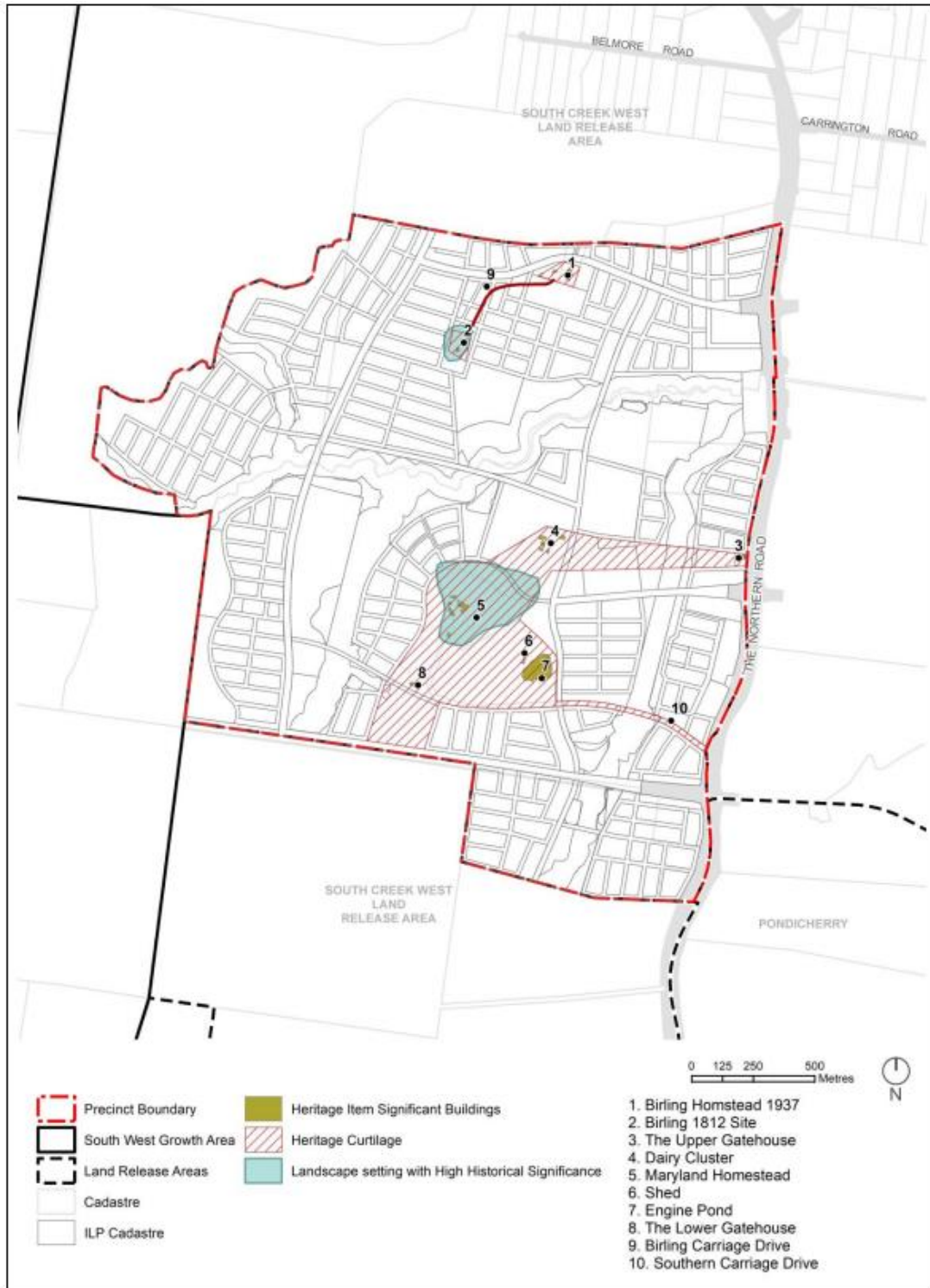
**Figure C1 Lowes Creek Maryland Precinct**



Source: Geoffrey Britton Environmental Design & Heritage Consultant (2018), *Lowes Creek Maryland Precinct Cultural Landscape and Visual Context Review* on behalf of Casey & Lowe (2016)

Note: not all the lots identified include existing residences.

**Figure C2 Location plan with remnant estates of Maryland and Birling**



Source: NSW DPE (2021), *Schedule 6 Lowes Creek Maryland Precinct*, Figure 2-6

**Figure C3 European cultural heritage**

### C.1.2 Net Developable Area

The definition of NDA is included in **section 5.9** of the **Main Document** of this plan.

The following land is excluded from NDA in the Lowes Creek Maryland Precinct:

- Land zoned for public open space – parks or sports fields (61.74 ha)
- Land zoned for a community centre (0.94 ha)
- Land zoned for drainage purposes (28.25 ha)
- Land zoned for major roads (28.87 ha)
- Land zoned for an electricity substation (1.23 ha)
- Land zoned for the proposed school location (7.15 ha), and
- Land zoned for private recreation as heritage sites (35.31 ha).<sup>34</sup>

The Lowes Creek Maryland Precinct has an estimated net developable area (NDA) of approximately 265.03 hectares, as shown in **Table C2** and **Figure C4**.

**Table C2 Expected Net Developable Area – Lowes Creek Maryland Precinct**

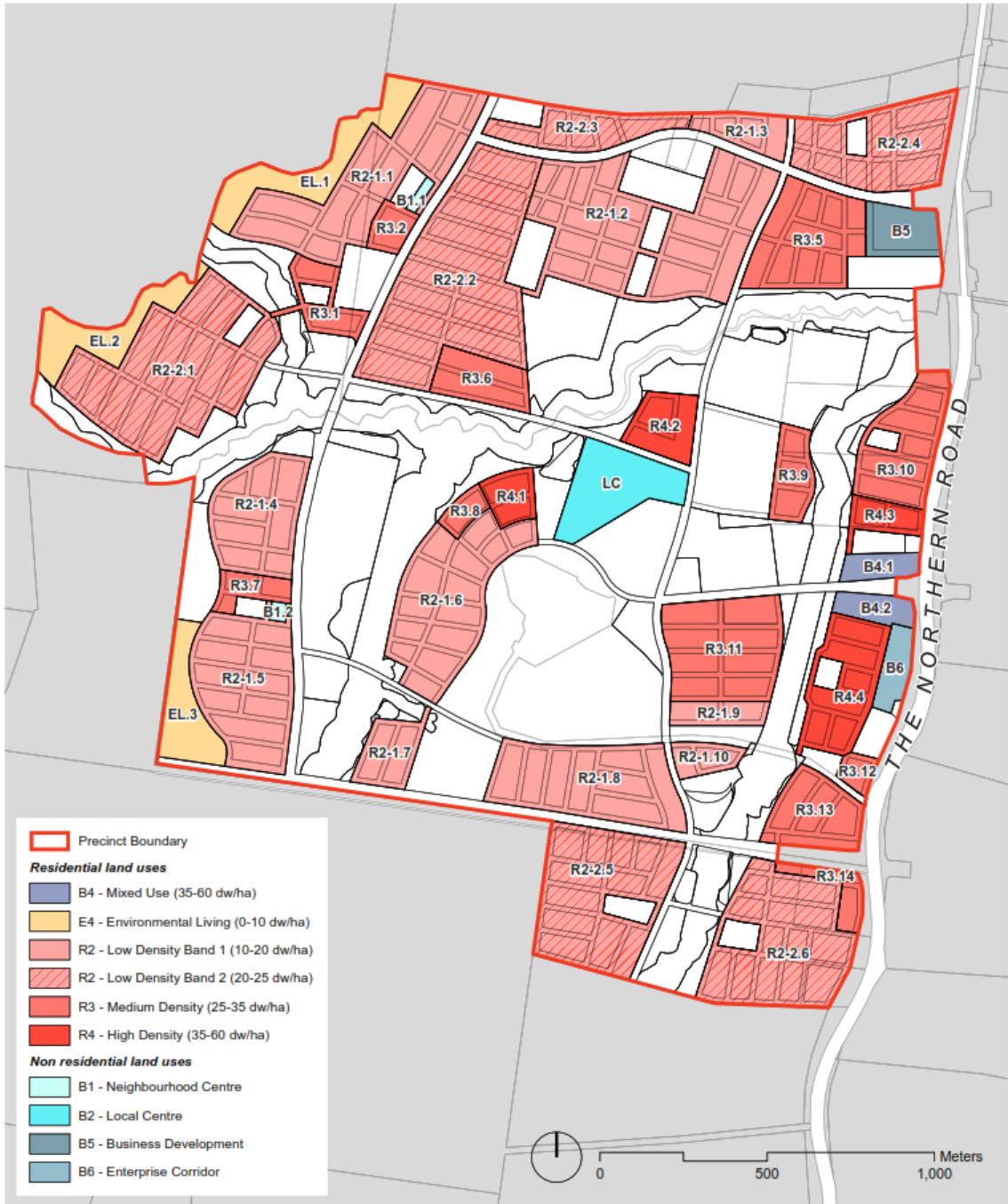
Land use zone	Net Developable Area (ha)
E4 Environmental Living* (max 10 dwellings per ha)	7.90*
R2 Low Density Residential Band 1 (10-20 dwellings per ha)	92.67
R2 Low Density Residential Band 2 (20-25 dwellings per ha)	84.86
R3 Medium Density Residential (25-35 dwelling per ha)	49.10
R4 High Density Residential (40-60 dwellings per ha)	14.76
B4 Mixed Use	3.66
B1 Neighbourhood Centre	0.59
B2 Local Centre	6.18
B5 Bulky Goods/Highway Services	5.32
<b>Total</b>	<b>265.03</b>

\* the NDA for land zoned E4 Environmental Living has been adjusted in calculating contributions (assuming 20 dwellings per ha) to ensure that each detached dwelling in this zone is charged traffic and transport and water cycle management contributions at the same rate as each detached dwelling in the R2 Low Density Residential zone.

Source: NSW DPIE, provided to Council, June 2021

<sup>34</sup> NSW Department of Planning, Industry and Environment (DPIE), provided to Council, December 2020





Source: Pie Solutions (2021) prepared on behalf of GLN Planning for Camden Council

**Figure C4 Net Developable Area**

### C.1.3 Expected development

The proposed land uses in the Lowes Creek Maryland Precinct are shown in the final indicative layout plan (ILP) in **Figure C5**.



Source: NSW DPIE, Final ILP provided to Camden Council, June 2021

**Figure C5 Expected land use in Lowes Creek Maryland Precinct**

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The Precinct will include a central hub featuring the new local centre, a nearby primary and high school and community centre with good connections to The Northern Road and with public access to Maryland Homestead.

There will be environmental enhancement and restoration of watercourses and riparian areas to assist with stormwater storage, water quality and biodiversity. Stormwater infrastructure will include detention and bioretention basins.

A network of roads, bike paths and green pathways will connect all land uses. Approximately 33% of the land will be preserved as green space (including public open space, riparian corridors, drainage infrastructure and environmental conservation), and around 7% of the land for heritage conservation.

Specific controls will be developed and implemented to protect the heritage sites, provide for their adaptive reuse (with public access), and ensure surrounding development is sensitive and responds to the heritage values.<sup>35</sup>

#### C.1.4 Expected population

The final ILP proposes a maximum of approximately 6,952 dwellings with a mix of detached dwellings, town houses, low rise apartment buildings and shop top housing, accommodating around 20,735 net additional people.

The *Demographic and Social Infrastructure Assessment - Lowes Creek Maryland Precinct* prepared by Elton Consulting (August 2018) compared the existing rural residential population with that of the populations of Bringelly-Cobbitty and Leppington-Rossmore-Catherine Fields. These populations are characterised by an older population and more family households compared with Greater Sydney and mostly owner-occupied single detached housing.

The incoming population to Lowes Creek Maryland is expected to have similar demographic characteristics to the population of Oran Park, largely dominated by young families with mortgages, and:

- a significantly higher proportion of people aged 25-34 years, children aged 0-4 years, and households comprised of couples without children,
- a significantly lower proportion of people aged over 65 years compared to Camden LGA and Greater Sydney,
- a relatively high average household size, consistent with Camden LGA,
- more property owners with a mortgage than Greater Sydney but consistent with Camden LGA,
- a significantly higher proportion of renters than Camden LGA but lower than Greater Sydney, and
- a relatively low level of social disadvantage.<sup>36</sup>

The estimated net additional population in the Lowes Creek Maryland Precinct as a result of new development has been determined on the basis of the NDA for various types of residential development, the maximum density of dwellings in those areas, and the assumed average occupancy rates for those dwellings.

<sup>35</sup> DPE (2018), *Lowes Creek Maryland Precinct Plan - Discussion Paper*, September, pp 9-10

<sup>36</sup> Elton Consulting (2018), *Demographic and Social Infrastructure Assessment - Lowes Creek Maryland Precinct*, September (later referred to as LCM Social Infrastructure Assessment), pp 21-24

The anticipated population is shown in **Table C3**.

**Table C3 – Expected resident population – Lowes Creek Maryland Precinct**

**Table C3 Expected resident population – Lowes Creek Maryland Precinct**

Land use zone	Maximum density (dwelling / ha)	Projected dwellings	Assumed dwelling occupancy rate	Population
E4 Environmental Living	10	158	3.2	505
R2 Low Density Residential Band 1	20	1,853	3.2	5,931
R2 Low Density Residential Band 2	25	2,121	3.2	6,788
R3 Medium Density Residential	35	1,718	2.9	4,984
R4 High Density Residential	60	886	2.3	2,037
B4 Mixed Use Residential	60	220	2.3	506
Less assumed existing population				-16
Expected net additional population				20,735

\* the NDA for land zoned E4 Environmental Living has been adjusted to ensure that each detached dwelling in this zone is charged traffic and transport and water cycle management contributions at the same rate as each detached dwelling in the R2 Low Density Residential zone (assuming 20 dwellings per ha).

Source: NSW DPIE, provided to Council, June 2021 and Council workings.

### C.1.5 Expected non-residential floor space

The Precinct will also have a mix of non-residential land uses as outlined in **Table C4**.

**Table C4 Expected non-residential floor space – Lowes Creek Maryland Precinct**

Non-residential land use type and location	Gross floor area (GFA) (m <sup>2</sup> )
Local centre	20,000
Mixed-use retail at the main entry to the Precinct from The Northern Road	4,000
Highway services adjacent to the mixed-use fronting The Northern Road	4,000
Bulky goods at the northern sub-arterial entrance to the precinct	5,000
Neighbourhood centre – north-west <sup>37</sup> <ul style="list-style-type: none"> <li>• community</li> <li>• retail</li> </ul>	1,000 500
Neighbourhood centre – south-west <sup>38</sup> <ul style="list-style-type: none"> <li>• community</li> <li>• retail</li> </ul>	1,000 500

<sup>37</sup> DPE (2018), *Lowes Creek Maryland Precinct Plan - Discussion Paper*, September, pp 24, 59-61; DPIE (2021), *South West Priority Growth Area - Lowes Creek Maryland - Finalisation Report*, July (DPIE Finalisation Report), pp 5-6, 24-25

<sup>38</sup> DPE (2018), *Lowes Creek Maryland Precinct Plan - Discussion Paper*, September, pp 24, 59-61; DPIE (2021), *South West Priority Growth Area - Lowes Creek Maryland - Finalisation Report*, July (DPIE Finalisation Report), pp 5-6, 24-25

Source: NSW DPIE, provided to Council, June 2021

### **C.1.6 Demand for infrastructure**

Existing public amenities and services in the Lowes Creek Maryland Precinct have been essentially designed to accommodate the existing rural residential development. A change in the development profile of the Precinct from rural to urban development is expected.

The urban development in this area, and the population that will occupy such development, can only be sustained by a significant investment in new and augmented public amenities and services.

Research on infrastructure needs for the impending urban development has identified the following impacts on public services and public amenities:

- increased demand for facilities that will support safe and convenient travel between land uses both within the Precinct and to and from destinations outside of the Precincts, such as new roads, intersection and cycleway facilities,
- increased demand for stormwater drainage facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development,
- increased demand for active and passive recreation facilities, such as parks, sports fields, sports courts, playgrounds, and shared paths
- increased demand for spaces that will foster community life and the development of social capital in the Precinct, such as a multi-purpose community centre.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development, including:

- traffic and transport management facilities
- water cycle management facilities
- open space and recreation facilities
- community facilities.

### **C.1.7 Development to be tied to infrastructure staging**

Ownership of the Precinct is highly concentrated with just six landowners, and a single landowner owning 92% of the site.<sup>39</sup> Therefore, timely infrastructure provision should occur with adjoining development throughout the Precinct.

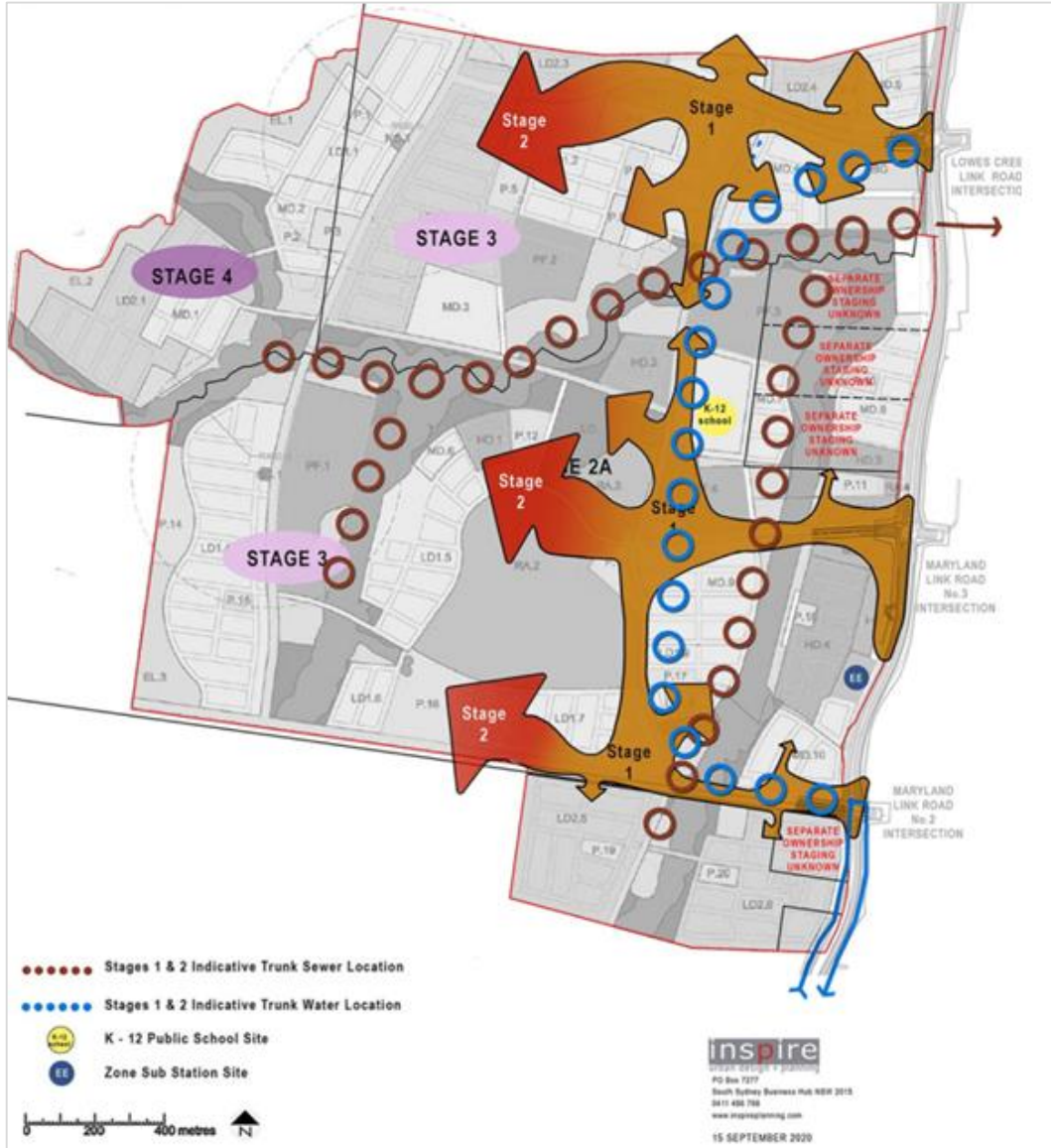
The lead developer has prepared a Services Infrastructure Strategy and Services Infrastructure Implementation Plan (SIIP) for servicing the Precinct to support orderly development.

The indicative staging plan proposes development in multiple stages and at least two development fronts per year. Occupancy of the first dwellings is expected in March 2023 with an expected development rate ranging from 250 lots per year to 500 lots (subject to market conditions) and all dwellings delivered over a forecast development life of 15 years.

<sup>39</sup> DPE (2018), *Lowes Creek Maryland Precinct Plan - Discussion Paper*, September, p 16

The delivery of lots in Stage 1 (first 500 lots) will be linked to the provision of water and wastewater services through reticulated service or by agreed interim operation models.<sup>40</sup>

Figure C6 provides the indicative staging plan prepared by the lead developer.



Source: GHD (2021), *Report for Macarthur Developments Pty Ltd – Lowes Creek and Maryland (staging plan provided by Macarthur Developments in September 2020)*, February, p 7

Figure C6 Indicative Development Staging Plan

<sup>40</sup> GHD (2021), *Report for Macarthur Developments Pty Ltd – Lowes Creek and Maryland*, February, p 6

## C.2 Infrastructure strategies

### C.2.1 General

#### C.2.1.1 How have the infrastructure costs been derived?

The capital works costs for open space, stormwater and transport facilities have been estimated by a quantity surveyor, Mitchell Brandtman in January 2021 with final revisions to costs estimates provided in October 2021. Mitchell Brandtman reviewed the original cost estimates by Cardno and Craigs & Rhodes for stormwater facilities, and the various technical studies regarding the infrastructure needs of Lowes Creek Maryland.

Unit cost rates for land and other land cost discounts and allowances were advised by a registered valuer, as shown in **Table C5**. The 'after discounts' apply only to partially constrained or heritage-affected sites.

**Table C5 Unit cost rates for land**

Land category	Unit cost rate per square metre
Non-developable land (riparian corridors, constrained land) below the 1:100 year ARI event	\$30
Environmental Living Residential (E4)	\$300
Low Density Residential (R2) (Band 1 & 2)	\$400
Medium Density Residential (R3) Band 1	\$500
Medium Density Residential (R3) Band 2	\$600
High Density Residential/Mixed Use (R4/MU)	\$650
Commercial Centre Land (B2 zoning)	\$400
Other Commercial Land (B5 zoning)	\$500
After discount – heritage curtilage	80% of underlying zoning
After discount – below flood line (developable)	40% of underlying zoning
Extra allowance for non-market heads of compensation	10%, \$/sqm

Source: Urban Atlas Economics (2021).

#### C.2.1.2 Contribution catchments and apportionment

The section 7.11 monetary contribution rate for each of the Precinct facilities is determined by dividing the total cost of the facility by the contribution catchment (which is expressed in either persons or NDA).

Demand for each of the different categories of infrastructure is expected to be fairly consistent across residential development in the Precinct. Demand for transport and stormwater infrastructure is also expected to be shared with non-residential development.

The proposed infrastructure and amenities have generally been sized to meet the demand generated by the expected development within the Lowes Creek Maryland Precinct, with the exception of the proposed multi-purpose community centre which has been sized as a district-level facility which will serve both the Lowes Creek Maryland Precinct and future precincts within South Creek West structure plan area.

The contribution catchments for each infrastructure type are as follows:

- In the case of water cycle management and traffic and transport management land and works, the estimated total NDA for the Lowes Creek Maryland Precinct (**Table C2**).
- In the case of open space and recreation facilities land and works, the expected additional resident population of the Lowes Creek Maryland Precinct (**Table C3**).
- In the case of land for the community centres to be located within the neighbourhood centres (Contributions Item references NC1 and NC2), the expected additional resident population of the Lowes Creek Maryland Precinct (**Table C3**).
- In the case of land for the multi-purpose community centre (Contribution Item reference "CC"), the expected additional resident population of the *South Creek West Context Plan Area – lower density scenario* (78,814 people) with the population of the Lowes Creek Maryland Precinct comprising 20,735 people or 26% of that catchment.<sup>41</sup>

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<sup>41</sup> Elton Consulting (2018), *Demographic and Social Infrastructure Assessment - Lowes Creek Maryland Precinct* (Revised draft report), 18 August and NSW Department of Planning and Environment (2021), *South West Growth Area Lowes Creek Maryland – Finalisation Report*, July



## C.2.2 Traffic and transport facilities

### C.2.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the Lowes Creek Maryland Precinct will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections;
- facilities for public transport, including bus facilities; and
- facilities for walking and cycling.

The existing transport network has been planned to serve a small and scattered rural population, and not an urban environment. As such, the existing rural roads will need to be replaced by a new urban road network to service the new development, with appropriate public and active transport facilities.

### C.2.2.2 Proposed road network

The proposed road network complements a broader hierarchy envisaged for the South West Priority Growth Area.

The Lowes Creek Maryland Precinct has good access to existing major roads, and future rail and airport facilities, in light of a range of regional influences, including:

- The Western Sydney Aerotropolis which will continue to attract transport and infrastructure investments to provide better connections to surrounding areas
- The Northern Road and Bringelly Road upgrades as part of the Australian and NSW Governments' Western Sydney Infrastructure Plan 2018
- The planned M12 motorway connection to the M7 Motorway near Cecil Hills to the Northern Road at Luddenham, providing direct access from the motorway network to the Western Sydney Airport.
- The proposed Sydney West Metro linking the Aerotropolis Core Precinct to St Marys, and the possible extension southward on the eastern side of The Northern Road towards Narellan and Oran Park.
- The planning underway for the Outer Sydney Orbital (M9), a 70km motorway and freight rail line outside the SWGA boundary linking growth areas, the planned Western Sydney Airport and future employment lands.<sup>42</sup>

The local road network has been aligned with the surrounding higher order road network and designed to maximise permeability and move people around the site as efficiently as possible. In general, local roads have been planned to run parallel to the sub arterial roads to improve residential amenity.

### C.2.2.3 Facilities addressed by this plan

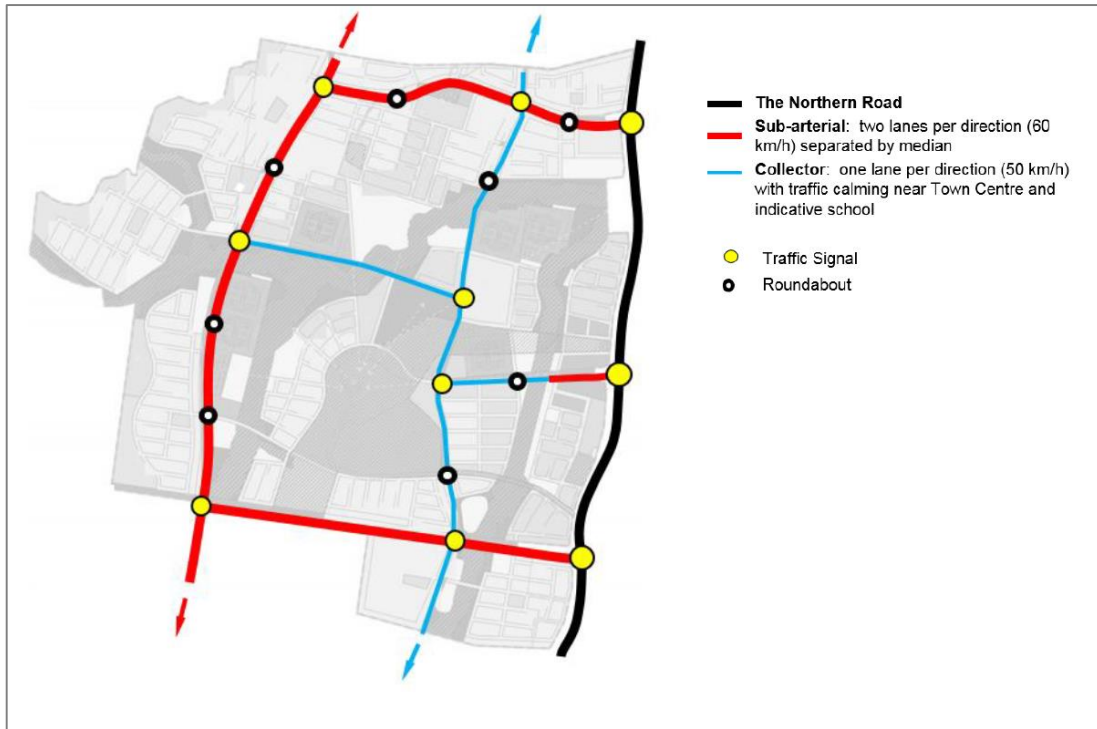
The *Lowes Creek Maryland Precinct - Traffic, Transport and Access Assessment* for the Lowes Creek Maryland Precinct (Transport Assessment)<sup>43</sup> identified the range of transport

<sup>42</sup> DPE (2018), *Lowes Creek Maryland Precinct Plan - Discussion Paper*, September, pp 61-62

infrastructure that will be required to accommodate the expected development and mitigate the impacts.

The proposed road network with intersection treatments, as per the Transport Assessment, is shown in **Figure C7**.

The final ILP published in July 2021 updated the main road network with some additional local roads, as shown in **Figure C8**.



Source: GHD (2018) p ii

#### Figure C7 Original proposed road and intersection network

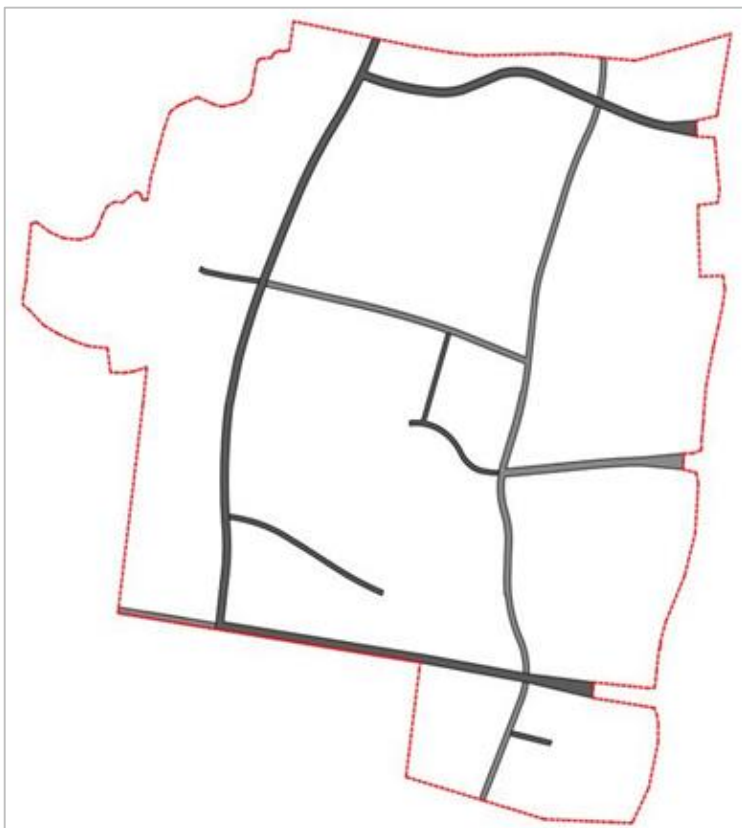
Three intersections on the Northern Road which provide access to the Precinct are being provided as part of the Western Sydney Infrastructure Plan, and so are not required to be funded by this plan, i.e.:

- Two new sub-arterial road intersections at the northern (Lowes Creek Link Road) and southern (Maryland Link Road) extents of the Precinct
- One new collector road intersection midway between the abovementioned sub-arterial roads providing the main entry to the local centre.<sup>44</sup>

The remaining roads and intersections (sub arterial and collector level) will be funded by the plan, together with the other intersections and road segments as shown in the final ILP for the Precinct (**Figure C5**), as follows:

<sup>43</sup> GHD (2018), *Lowes Creek Maryland Precinct – Traffic, Transport and Access Assessment*, prepared for Macarthur Developments Pty Ltd on behalf of the then NSW Department of Planning and Environment (now DPIE), September 2018

<sup>44</sup> Transport Assessment, pp 12-13



Source: DPIE (2021) provided to Camden Council

#### Figure C8 Updated road and intersection network

- Extension west of the sub arterial segment on the southernmost boundary of the Precinct,
- Extension west of the collector road segment midway through the Precinct,
- A local road segment from the eastern collector road to the park next to the main centre, dissecting private heritage land,
- A local road segment from the new western sub arterial road to the corner of the local park (LP16) and private heritage land for the Maryland Homestead, predominantly through open space and environmental conservation land, and
- Another local road in the southeast of the Precinct to provide access to a local park (P21).

The proposed cycleway and shared pathway network is as proposed in *Schedule 6 Lowes Creek Maryland Precinct Development Control Plan (DCP)* (as part of the Growth Centres DCP), (Figure 2.13).

The full schedule of items and maps showing the location of transport facility items, including the road and cycleway network, are provided in **sections C3 and C4**.

### C.2.3 Water cycle management facilities

#### C.2.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Current stormwater infrastructure has been sized and designed to cope with storm and flooding events within a rural context. The new urban areas in Lowes Creek Maryland Precinct will increase the stormwater runoff due to increased impervious areas which are also likely to exacerbate flooding issues and erode existing creek systems.

In addition to increased stormwater runoff, pollutants from the new urban areas will reduce water quality and the stormwater needs to be treated prior to it being discharged into the natural creek system.

#### C.2.3.2 Pre-development conditions

In the pre-development model, the entire catchment was designated as Pervious Area, being agricultural lands only.

All existing tributaries through the Lowes Creek Maryland Precinct form part of the South Creek catchment. The most significant waterway is Lowes Creek. Lowes Creek originates to the west of the Precinct and conveys flow through the site in an easterly direction before discharging through culverts on the eastern Precinct boundary under The Northern Road. The Lowes Creek crossing of The Northern Road is the primary discharge point for the Precinct.

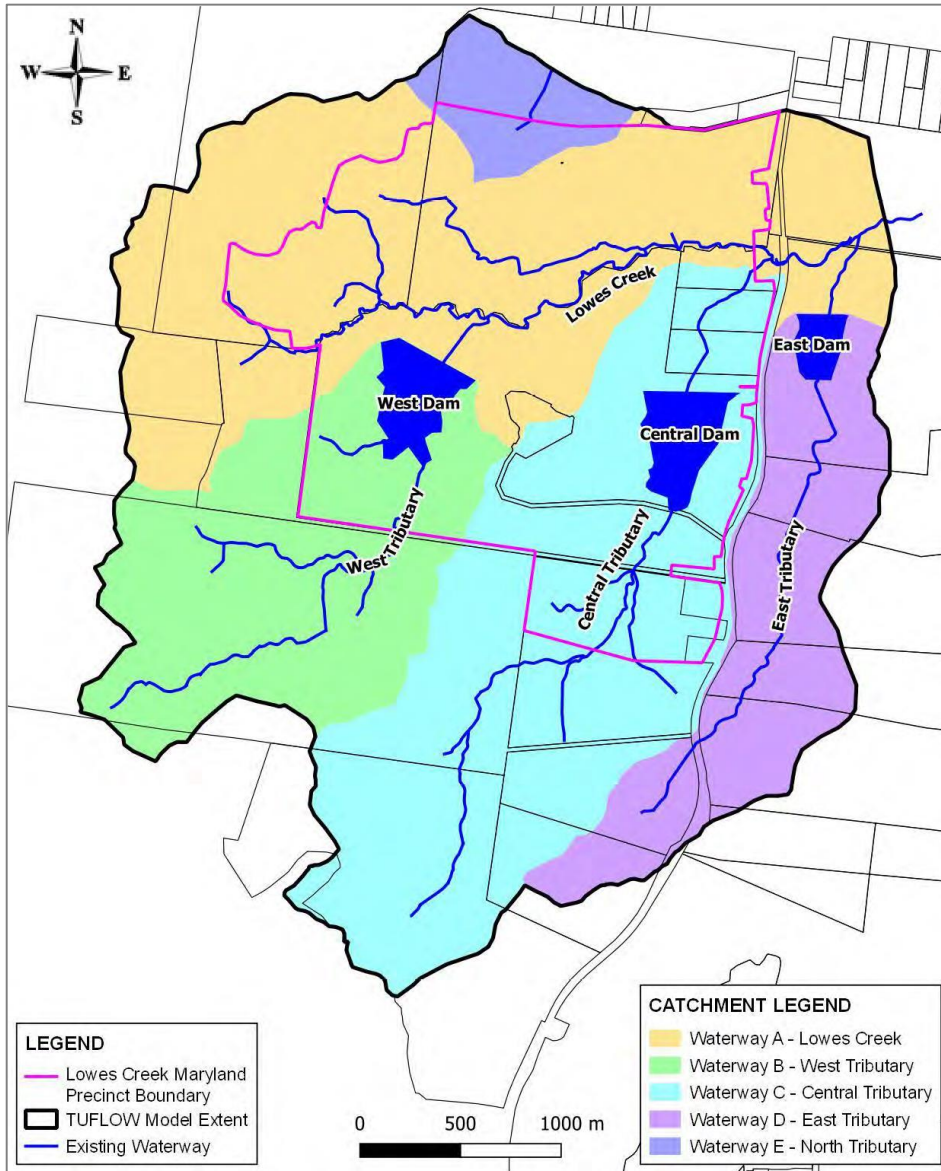
Other major waterways within the study area (noting **Lowes Creek** is **Waterway A** in this list) are:

- **Waterway B – West Tributary:** This tributary of Lowes Creek originates from the south-west of the Lowes Creek Maryland Precinct and generally flows in a northerly direction before converging with Lowes Creek close to the centre of the Precinct.
- **Waterway C – Central Tributary:** This tributary originates from the south of the Lowes Creek Maryland Precinct and generally flows in a northerly direction before converging with Lowes Creek immediately upstream of the Precinct discharge point.
- **Waterway D – East Tributary:** This catchment originates from the south-east of the Precinct conveying flow on the eastern side of The Northern Road, converging with Lowes Creek downstream of the Precinct.
- **Waterway E – North Tributary:** In addition to Lowes Creek and its tributaries, there is a minor catchment on the northern side of the Precinct which does not discharge to Lowes Creek. This catchment flows in a north-east direction converging with South Creek immediately downstream of the Bringelly Road crossing, so it is still part of the upper South Creek catchment.

The waterways are shown in **Figure C9**, together with the three existing large farm irrigation dams.

#### C.2.3.3 Proposed stormwater management network

To ensure that the future urban development of the Lowes Creek Maryland Precinct appropriately manages drainage and water quality issues, Cardno was first commissioned by NSW DPE to establish a water cycle management strategy.



Source: Original WCM Strategy, p 17.

**Figure C9 Waterway catchments and existing irrigation dams in study area**

Cardno based the strategy on water sensitive urban design principles and undertook flood modelling to assess the effectiveness of proposed water quantity, riparian corridor and floodplain management strategies. It also developed a water quality strategy to mitigate potential stormwater pollutant impacts.

Cardno’s report, *Lowes Creek Maryland Precinct Water Cycle Management Study*, 26 September 2018 (**Original WCM Strategy**) also provided input into the riparian land management and planning controls; assessed the flood risk management approach and developed a flood evacuation strategy for the Precinct.

The post-development hydraulic model accounted for a number of proposed changes to the site:

- Increased stormwater run-off from the developed catchments of the proposed development
- Impact of proposed online and offline detention basins.
- Filling of developable areas on the fringes of the floodplain
- Proposed road crossings of the various waterways in the Precinct;
- The road raising of The Northern Road (not the box culvert upgrade), and
- Proposed works within the riparian corridor including re-aligning of channels and vegetation.<sup>45</sup>

The Original WCM Strategy's preferred scheme also needed to meet minimum water quantity and quality standards and benchmarks, as drawn from the Council's Development Control Plan. It combined some local catchment and larger regional sub-catchment controls, and adopted distributed online stormwater retarding for quantity control and separate 'bio-filter' footprint areas for water quality treatment. Bio filter areas could be in the form of a raingarden or tree pit or any vegetated area and would be co-located with the stormwater retarding basins. Both on- and off-line stormwater basins were also a feature of the recommended approach.

The approach was considered to have:

- relatively lower ongoing operation and maintenance requirements, and
- moderate land-take resulting from its use of online basins within the riparian corridor, which can also be used for passive recreation purposes.<sup>46</sup>

Storm Consulting and Craig & Rhodes were later engaged by Macarthur Developments, the lead developer in the Precinct, to review and refine the Original WCM Strategy. These investigations comprised several key waterway considerations such as flooding, water quality and geomorphology management and were undertaken with approval from both Council and DPIE.

The report (*Lowes Creek Maryland Precinct Water Cycle Management Strategy Report – Addendum, September 2020 (Amended WCM Strategy)*) built on the assessments already undertaken by Cardno, but with updated modelling methodologies and results.

In particular, the Amended WCM Strategy determined the minimum detention storage requirements to attenuate post development flows to pre-development levels; and the minimum treatment device areas required to achieve Council's water quality targets. Essentially, this took into account proposed changes to the locations of some of the detention basins and bioretention basins, lot layout, road alignments, as well as areas that the stakeholders would prefer to be flood-free. However, the overall catchment areas are similar to those identified by Cardno.<sup>47</sup>

#### C.2.3.4 Facilities addressed by this plan

A series of offline and online stormwater detention basins and bioretention basins are proposed for the Lowes Creek Maryland Precinct in the plan, consistent with the Amended WCM Strategy.

<sup>45</sup> Original WCM Strategy, p 30

<sup>46</sup> Refer to Table 5.14 of the WCM Strategy

<sup>47</sup> Amended WCM Strategy, p 10

The basins have been sized through an iterative design and modelling process to ensure that discharges from the Lowes Creek Maryland Precinct do not exceed the pre-development scenario results.

A number of the basins are combined detention and bioretention basins. These typically consist of bioretention basins provided to treat the low flows, with excess flows designed to bypass the system and discharge into the detention basins for flood attenuation prior to release into Lowes Creek.

#### **Online detention basins**

Two major dams are to be reconfigured into online basins within an 80m wide riparian corridor. The West Dam is configured as one basin, Online Basin 01. The Central Dam is reconfigured into two interconnected basins, Online Basins 11 and 12. The purpose of the online basins is as discussed in the Original WCM Strategy. Online basins do not have bioretention facilities.<sup>48</sup>

#### **Offline detention basins**

A network of offline basins is proposed for developed catchments discharging directly to Lowes Creek and two other northern tributaries.<sup>49</sup>

#### **Bioretention basins**

A network of bioretention basins is proposed for the developed catchments discharging directly to the waterway network. The bioretention basins do not significantly detain stormwater flows. Their primary role is water quality treatment.

Design of the bioretention basins has typically matched the Original WCM Strategy where the basin filter media area is equivalent to approximately 1.1% of the developable area within the Precinct excluding riparian corridors.<sup>50</sup>

Gross pollutant traps and bioretention traps are proposed at a sub catchment scale to intercept and treat stormwater prior to discharge to Lowes Creek.

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<sup>48</sup> Amended WCM Strategy, p 19

<sup>49</sup> Amended WCM Strategy, p 20

<sup>50</sup> Amended WCM Strategy, p 22

### Culvert creek crossings

There are also 8 culvert creek crossings in the plan, over Lowes Creek and various tributary locations.

The schedule of items and maps showing the location of stormwater management infrastructure, are provided in **sections C3 and C4**.

Almost all the developed areas drain to a bioretention system for treatment prior to discharge with only a minor portion untreated, due both to topography and drainage configurations.



## C.2.4 Open space and recreational facilities

### C.2.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Elton Consulting undertook the *Demographic and Social Infrastructure Assessment - Lowes Creek Maryland Precinct (LCM Social Infrastructure Assessment)* in August 2018 to determine the requirements for open space and recreation facilities.

The assessment was undertaken at two levels, with detailed analysis for the Lowes Creek Maryland Precinct itself, and a higher order assessment for a broader site, encompassing some adjoining areas. The broader area is referred to as the Context Plan Area and encompasses all the parts of the Bringelly, Lowes Creek and Maryland Precincts that lie to the west of The Northern Road, south of Greendale Road and north of the Oran Park Precinct boundary.<sup>51</sup>

**Figure C10** shows the Context Plan Area.

The information below summarises the LCM Social Infrastructure Assessment's conclusions about the likely demand for open space and recreation facilities arising from the expected development in Lowes Creek Maryland, with reference to apportionment for shared demand for facilities with the broader Context Plan Area, as needed.

### C.2.4.2 Existing provision

Consistent with its current use for agricultural purposes and small, scattered population, there is no existing social infrastructure within the Lowes Creek Maryland Precinct or broader Context Plan Area.<sup>52</sup>

The Assessment noted that future residents in the north of the Context Plan Area, generally outside Lowes Creek Maryland Precinct, could make use of the Bringelly Community Centre and Recreation Reserve although it is located across Bringelly Road in the Liverpool Local Government Area (LGA).<sup>53</sup>

To the south of the broader Context Plan Area, any spare capacity which exists in facilities is likely to be taken up by on-going development in the Oran Park Precinct.

The open space and recreation facilities in Oran Park have been planned and sized only to meet the needs of the populations forecast for the Oran Park, Turner Road and Catherine Fields (part) Precincts and will not have capacity to also accommodate demand from the Lowes Creek Maryland Precinct and broader Context Plan Area.<sup>54</sup>

Accordingly, a full range of new local and district open space facilities and services will be required to meet the needs of the Lowes Creek Maryland Precinct population.<sup>55</sup>

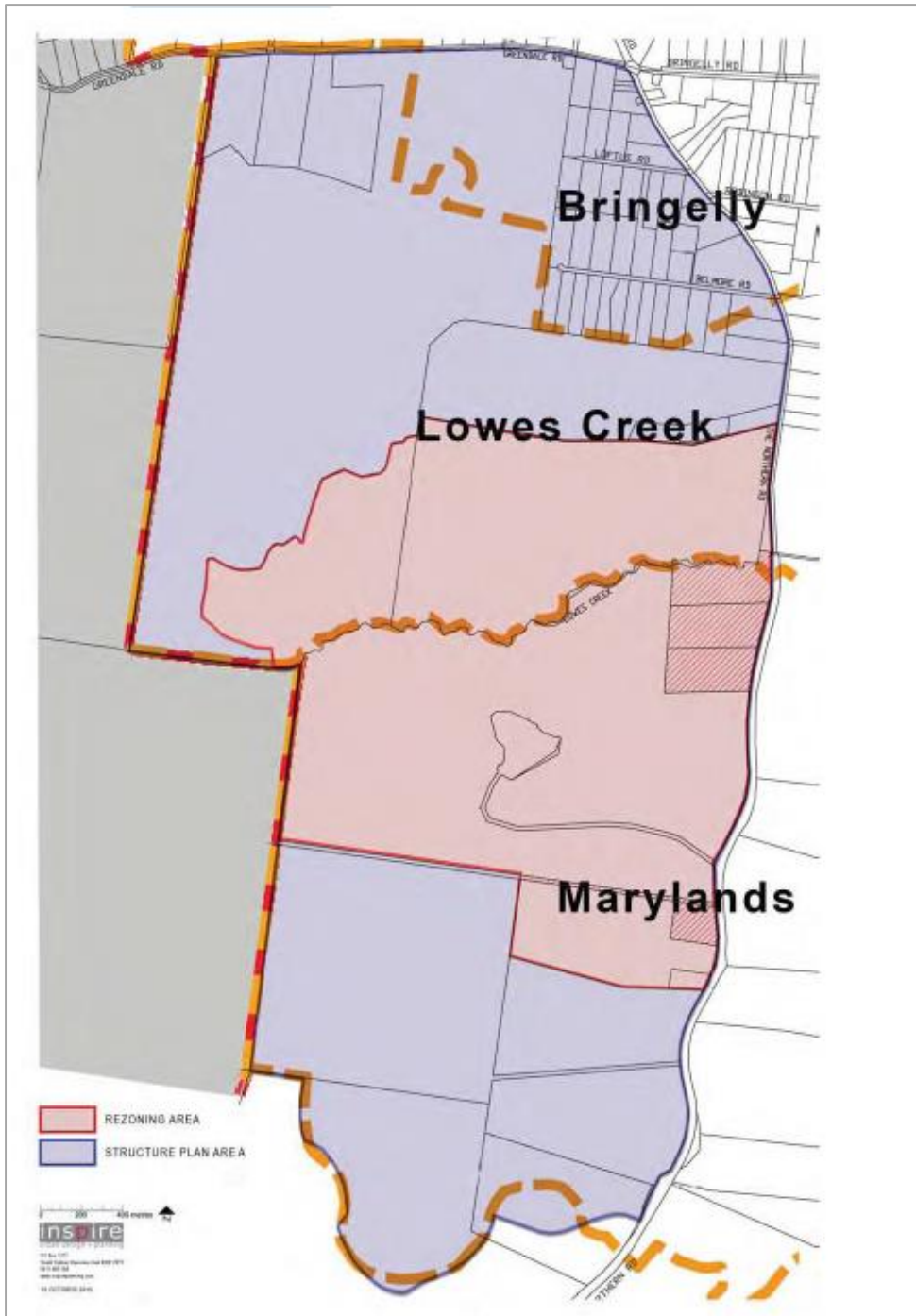
<sup>51</sup> The LCM Social Infrastructure Assessment identified that the lower density scenario for the Balance of the Context Plan Area (excluding the LCM Precinct) is expected to yield 17,761 dwellings and a future population of 58,079 people

<sup>52</sup> LCM Social Infrastructure Assessment, p 25

<sup>53</sup> LCM Social Infrastructure Assessment, p 27

<sup>54</sup> Ibid.

<sup>55</sup> Ibid.



Source: LCM Social Infrastructure Assessment, Figure 2 (on behalf of Macarthur Developments).

**Figure C10** Lowes Creek Maryland Precinct and broader Context Plan Area

**C.2.4.3 Planning principles for open space and recreation**

The open space and recreation principles by which Camden Growth Areas social infrastructure planning abides by were identified in earlier needs assessment studies for Leppington and Leppington North.

The LCM Social Infrastructure Assessment noted how Council is in the process of developing a new Camden Open Space Design Manual (OSDM). The seven principles described in those guidelines propose that all open spaces:

1. Are meaningful and appealing to the community. They should integrate the geographic and heritage features of the precinct, reflect and complement the natural and visual character of the local topography, vegetation and riparian corridors, and capitalise on features unique to the area, such as views from elevated areas.
2. Are multi-functional and adaptable to changing needs to allow a range of users to enjoy them. Open spaces should maximise joint use and co-location with other uses to minimise duplication and maximise use of sporting facilities outside of training and competition periods.
3. Provide diverse recreational opportunities to meet a wide range of needs. They should cater for all age groups, both genders, different cultural backgrounds, physical abilities and levels of socio-economic status. This means incorporating universal access principles and features such as shade and shelter, barbecues, seating, lighting and pathways.
4. Encourage social interaction, recognising that the public domain provides a focal point for meeting and gathering. Design features should encourage both incidental and planned social interaction and cultural activity.
5. Promote health and wellbeing, through encouraging physical activity, providing spaces for rest and relaxation and enhancing a sense of safety and personal security through environmental design principles. Chief among these is the principle of promoting natural surveillance of open space areas, with parks having a frontage to a road where possible.
6. Provide equity and accessibility. Open space should be publicly provided, where possible, to ensure public access, and it should provide recreation opportunities that are inclusive of all members of the community. Access to facilities should be convenient, easy and safe, and open space areas should be linked and connected physically to provide an open space network.
7. Are sustainable - environmentally, socially, culturally and financially. This includes protecting and conserving watercourses, water bodies and wetlands and incorporating natural areas and riparian corridors into the open space corridors, where possible. It also refers to the integration of the network of open space with stormwater management and water-sensitive urban design.<sup>56</sup>

The LCM Social Infrastructure Assessment also referenced The Government Architect Office's Draft Open Space and Recreation Guide (2018) which nominates a set of performance criteria for open space and recreation.

Each of the individual performance criteria are aligned to a set of performance indicators. The draft Guide does not adopt open space benchmarks based on quantifiable targets. It instead assesses the open space needs using the six criteria summarised in **Table C6**, together with the associated indicators.

<sup>56</sup> LCM Social Infrastructure Assessment, pp 72-73

**Table C6 Performance criteria and indicators for open space and recreation**

Accessibility and connectivity	Distribution
<p>An integrated network of open space connections:</p> <ul style="list-style-type: none"> <li>• High density (greater than 60 to 100 dwellings / ha): 2-3 minutes' walk, or 200m walking distance to local, district and / or regional park.</li> <li>• Medium to low density: 5 minutes' walk, or 400m walking distance to local, district and / or regional park.</li> <li>• All density: 25 minutes' walk, or 2km to district open space; Up to 30 minutes travel time, by public or private transport, to regional open space.</li> </ul>	<p>Distance to travel to:</p> <ul style="list-style-type: none"> <li>• Regional open spaces, greater than 5 ha in size, is 5-10km</li> <li>• District open spaces, between 2 to 5 ha in size, is 2km</li> <li>• Local open spaces, from 0.5/2 ha in size, is 400m, with the adjustment for high density provided above</li> <li>• Workplace, school or education facilities to open space is 400m.</li> </ul>
Size and shape	Quantity
<ul style="list-style-type: none"> <li>• Minimum size for a local park is 3,000 m<sup>2</sup></li> <li>• In high density areas, parks may be 1,500 m<sup>2</sup> as new provision is challenging and opportunities for re-embellishment or re-use may arise</li> <li>• Visibility and road frontage need to become important considerations.</li> </ul>	<p>Quantity should be considered:</p> <ul style="list-style-type: none"> <li>• In the number of opportunities available, as larger public open space areas mean more opportunities can be provided in one location</li> <li>• With size and shape, to meet sporting needs, as there are minimum areas needed for different sporting outcomes.</li> </ul>
Quality	Diversity
<p>Key characteristics which influence open space quality include:</p> <ul style="list-style-type: none"> <li>• Visual and physical access</li> <li>• Landscape setting</li> <li>• Condition of facilities and equipment</li> <li>• Maintenance</li> <li>• Number of activations within the space</li> <li>• Size, shape, and topography</li> <li>• Adjacent land uses</li> <li>• Amount of vegetation</li> <li>• Biodiversity outcomes.</li> </ul>	<p>Different outdoor recreation opportunities are categorised as:</p> <ul style="list-style-type: none"> <li>• Local play for the very young</li> <li>• Local children's play</li> <li>• Older children's activity space</li> <li>• Youth recreation space</li> <li>• Local recreation space</li> <li>• Active recreation space</li> <li>• Large community outdoor recreation area</li> <li>• Fitness and exercise space</li> <li>• Trail and path-based recreation</li> <li>• Organised sport and recreation</li> <li>• Off-leash dog exercise area.</li> </ul>

Source: LCM Social Infrastructure Assessment, pp 72-73

#### C.2.4.4 Recreation demand assessment based on forecast demographics

New open space and recreation facilities in Lowes Creek Maryland Precinct must cater for the needs of an additional 20,735 residents.

Using the Growth Centres Development Code standard of 2.83 ha per 1,000 persons, the Lowes Creek Maryland Precinct will need to provide a **minimum of 58.68 ha** of public open space to satisfy this benchmark.

The LCM Social Infrastructure Assessment provides details on the expected population mix within the Precinct. It assumed that the new population would have similar characteristics to that moving into other new release areas in nearby parts of the Camden LGA, such as Oran Park and Gregory Hills.<sup>57</sup>

These populations are predominantly characterised by families including mature families, with children across a range of age groups and young families, including young couples yet to start a family or with one or two young children. There would also be a small proportion of empty nesters and retirees, and a diverse mix of cultural backgrounds amongst new residents.

Altogether, this incoming population to the Precinct, will demand a range of open space and recreation facilities, including:

- A variety of parks that support family and community activities located within 400-500m walking distance of residences.
- Outdoor areas for larger gatherings and cultural events, for example, group picnics, amphitheatre and markets.
- Playgrounds which offer a range of play experiences for all ages and other outdoor adventure activities such as bike tracks and skateboarding.
- Parks and public spaces designed to be friendly to young people, providing meeting places that are safe and welcoming and allow for social interaction and informal games.
- Walking and cycling tracks, with opportunities for individual fitness in parks and trails
- Multi-purpose playing fields suitable for a variety of field sports and other sporting activities
- Both outdoor and indoor courts for court sports, and indoor spaces for activities such as dance, martial arts, yoga, fitness, gym.
- Access to aquatic facilities that include a variety of leisure and fitness activities.<sup>58</sup>

Specific requirements for facilities are guided by Council's strategies and plans, including the draft Spaces and Places Strategy 2020, Camden Play Space Strategy 2010-2020 and Camden Council Sportsground Strategy 2020-2024.

Relevant Council standards for the rate of provision of open space and recreation facilities include:

- a 50:50 split between passive and active space, where possible
- 1 playground per 2,000 residents
- 1 sports court per 1,075 residents

<sup>57</sup> LCM Social Infrastructure Assessment, pp 22-24

<sup>58</sup> LCM Social Infrastructure Assessment, p 72

- 1 double sportsground per 3,700 residents.

#### C.2.4.5 Facilities addressed by this plan

The final ILP incorporates 61.74 ha of open space, which exceeds the benchmark provision rate (minimum of 2.83 hectares per 1,000 people) but takes into account broader planning considerations, including the topography of the Precinct and proximity of facilities to residential land uses. The amount of open space further reflects that:

- all local parks are a minimum of 5,000 m<sup>2</sup> in size, consistent with Council's Space and Place Strategy.<sup>59</sup>
- open space around the scar trees was expanded in the final ILP to conserve the health and vitality of the scar trees.<sup>60</sup>
- areas of public recreation have been strategically placed to ensure all residents will be within 400m walking distance to a park in accordance with the Premier's Priorities.<sup>61</sup>

Drainage basins will not contribute to the provision of formal public open space but these basins will be appropriately landscaped to aid in cooling and greening the Precinct and may be informally used for recreational purposes.<sup>62</sup>

The final ILP identifies six sports fields and 21 parks, however as part of the rezoning of the precinct only the sports fields and the 11 parks holding heritage values are proposed to be zoned RE1 Public Recreation and identified for land acquisition. This allows the exact location of other proposed future parks to be moved or reconfigured at the Development Application stage without requiring a Planning Proposal. However, the remaining parks are still intended to be delivered generally consistent with the ILP, and the land costs are still included in the plan.<sup>63</sup>

**Table C7** provides the breakdown by passive and active open space facility categories.

**Table C7 Open space planned provision**

Type of open space facility	Area (ha)
<i>Passive open space</i>	
Local parks	16.17
District parks	13.19
<i>Active open space</i>	
Double sports grounds	32.37
<b>Total</b>	<b>61.74</b>

Source: NSW Department of Planning, Industry and Environment, June 2021

This plan includes the various open space facilities included in the final ILP, which reflect the required infrastructure needs of the expected development identified in the LCM Social

<sup>59</sup> DPIE Finalisation Report, pp 14-15

<sup>60</sup> DPIE Finalisation Report, p 27

<sup>61</sup> DPIE Finalisation Report, pp 14-15

<sup>62</sup> Ibid.

<sup>63</sup> Ibid.

Infrastructure Assessment. **Table C8** provides details of the intended provision of facilities in the Precinct.

**Table C8 Open space and recreation facilities requirements**

Facility	Recommended Size	Description	Planned Provision in Precinct
Local parks	Minimum 0.5 ha up to 2 ha	Parks to be provided both with and without local playspace, depending on location (Council's has identified the need for 7 local playspaces in 'passive parks' (and 2 larger playgrounds as below).	17 local parks from 0.5 ha to 1.9 ha in size
District parks (passive)	Minimum 2 ha up to 5 ha	District parks are both with and without large playgrounds or local playspace, depending on location.  Parks will provide activities for all ages and include a combination of outdoor, multipurpose sports courts (approximately 20 courts in total) <sup>a</sup> , skate park <sup>b</sup> , bike paths, play equipment, fitness equipment, water features, picnic facilities, barbecue facilities and areas for unleashed dogs.	4 district parks from 2.6 to 4.9 ha in size
Local sportsgrounds	5 ha	Double fields are preferred to provide economies of scale for infrastructure provision.  Multi-purpose playing fields will allow for summer and winter seasonal sports and will be adequately sized and shaped to accommodate use by various codes.  Facilities will include lighting to enable night-time use, playground and barbecue facilities, and amenity facilities and be accessible by public transport, pedestrians and cyclists.  Car parking requirements are for a minimum of 50 spaces per field plus disabled parking.	6 double playing fields provided, with two double fields co-located in two district sports parks (10.43 and 11.26 ha in size) and one double field each in two district parks (5.15 and 5.53 ha in size).

a It is noted that clustered courts are favoured by Council but it already provides a regional netball complex at Kirkham Park.

b The LCM Social Infrastructure Assessment recommended that a skate park be provided adjacent to the indoor recreation centre, however only base level embellishment can be funded under the plan.

Source: NSW DPIE, LCM Final ILP, June 2021 and LCM Social Infrastructure Assessment, pp 78-80, 82

#### C.2.4.6 Indoor recreation centre

The LCM Social Infrastructure Assessment acknowledged that the expected population in the broader Context Plan Area would provide enough collective demand for an indoor recreation centre and/or aquatic centre, but Lowes Creek Maryland Precinct does not alone.

An indoor recreation centre has not been included in the plan (as non-essential infrastructure) at this time. Instead, as development plans progress in surrounding areas to Lowes Creek Maryland, Council will consider planning for such a centre, subject to determination of the scale of facilities and site location required. One option is for the facility to be located in Lowes Creek

Maryland Precinct within the proposed district sports park (adjacent to the multipurpose community facility).

Once Council determines the need for a facility including its size and location, it will also consider whether it needs to amend this plan to apportion the cost of the land across the broader demand catchment (Context Plan Area).<sup>64</sup>

#### **C .2.4.8 Riparian corridors / linear parks**

The riparian corridors of Lowes Creek and its tributaries provide excellent opportunities to create walking and cycling paths along them.

In the final ILP, a path network is proposed along corridor routes and sub-arterial roads in the Precinct, connecting to open space and other key destinations. This corridor land has not been included in this plan to reduce costs. Instead, it is expected that much of the land will be dedicated to Council for ongoing environmental management by landowners. However, the construction of shared pathways are included in the plan as part of the active transport network.

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<sup>64</sup> LCM Social Infrastructure Assessment, p 81



## C.2.5 Community and cultural facilities

### C.2.5.1 Existing provision

There are no existing community facilities within the Lowes Creek Maryland Precinct prior to the proposed urban development.

The closest community centre is the Bringelly Community Centre on Greendale Road in Bringelly Precinct to the north of the Precinct. The Bringelly Community Centre is owned and managed by Liverpool City Council and comprises a large function room (capacity 120 people) available to the community for hire.

Elton Consulting, in the LCM Social Infrastructure Assessment, acknowledged that the Bringelly Community Centre could service an incoming population south of Greendale Road, even though the centre is owned and managed by Liverpool City Council. However, this generally applies to Bringelly Precinct land and any potential future development there, rather than the Lowes Creek Maryland Precinct further south. Therefore, new facilities are required to service the needs of the growth population in Lowes Creek Maryland.<sup>65</sup>

### C.2.5.2 Leading practice for community facilities

Leading practice supports the provision of relatively large multi-purpose facilities for a broader population catchment that can provide a variety of higher quality, social and recreational amenities and combine a variety of functions in one location. Community centre hubs, as they are often referred to, reduce upfront and ongoing costs and provide opportunities for centralised staffing, which can in turn, increase the facilities' levels of service activity.<sup>66</sup>

The LCM Social Infrastructure Assessment identified that district multi-purpose community centres should also incorporate:

- A variety of flexible spaces suitable for a range of social, leisure and cultural activities.
- Multi-functional spaces of different sizes, also suitable for adult education or training activity. Council's Community Facility Team has identified that smaller meeting spaces are currently underutilised and there is demand for larger multifunctional rooms and spaces, such as in Gregory Hills Community Centre.
- Space for informal social interaction and unstructured activity – the 'community living room' model.
- Space for displays and exhibitions.
- Office space for a community development worker, and for other human service providers.
- Rooms for the delivery of services such as baby health clinic, counselling or family support services, either as outreach, sessional or full-time services.
- Kitchen suitable to support private functions such as birthday parties.
- Plenty of storage to meet the needs of a variety of user groups.
- A room for children's activities which opens onto an enclosed garden. This might be used for child-minding for parents attending centre activities, for playgroups, and for before and after school or vacation care.

<sup>65</sup> LCM Social Infrastructure Assessment, pp 25-27

<sup>66</sup> LCM Social Infrastructure Assessment, p 55

- Adjacent outdoor space with children's play equipment and barbecue, to provide for spill over social events and activities for children and young people.<sup>67</sup>

### C.2.5.3 Community facilities demand assessment based on forecast demographics

The LCM Social Infrastructure Strategy established how new social infrastructure will help integrate the new populations and promote social cohesion in the Precinct. It referenced the guiding thresholds for community facility provision contained in the Growth Centres Development Code (2006):

- 1 local community centre: 6,000 residents
- 1 district community centre: 20,000 residents
- 1 youth centre: 20,000 residents.<sup>68</sup>

It also referenced Council's standards for 1 library per 40,000 residents and for community facility floorspace provision, relevant to the Lowes Creek Maryland Precinct:

- a minimum of 42 m<sup>2</sup> per 1,000 residents for the provision of local community facilities
- a further minimum of 13 m<sup>2</sup> per 1,000 residents for district community facilities, resulting in a total requirement of 55 m<sup>2</sup> per 1,000 residents, and
- land requirements equivalent to 2.5 times the amount of community facility floorspace proposed.<sup>69</sup>

Based on an additional population of 20,735 expected in the LCM Precinct, Council's standards suggest the need for at least 1,140 m<sup>2</sup> of total floorspace for community centre facilities. However, the application of the standards should also have regard to:

- the proposed distribution and hierarchy of centres (within the context of the broader catchment area)
- natural catchment areas, travel distances and barriers to movement such as main roads and creek corridors.

Elton Consulting identified the need for at least one district community centre in the LCM Precinct. It further recommended two local community centres to the north and south of the LCM Precinct to achieve an equitable distribution of facilities in the broader Context Plan Area.<sup>70</sup>

The Social Infrastructure Assessment did not recommend a branch library in the LCM Precinct but that the provision of key library programs and services (such a book drop off and collection, homework club and story time) be provided within the district multi-purpose community centre. Council is considering the provision of a district or regional library in the northern part of the SWGA.<sup>71</sup>

Cultural facility demand at the regional level is proposed to be met by the existing Camden Civic Centre and proposed cultural / performing arts centre at Leppington major centre. The Social

<sup>67</sup> LCM Social Infrastructure Assessment, p 57

<sup>68</sup> LCM Social Infrastructure Assessment, pp 56 & 59

<sup>69</sup> LCM Social Infrastructure Assessment, p 56

<sup>70</sup> LCM Social Infrastructure Assessment, p 66

<sup>71</sup> LCM Social Infrastructure Assessment, p 60

Infrastructure Assessment proposed that district-level cultural space demand should be met by the recommended district multi-purpose community centre.<sup>72</sup>

#### C.2.5.4 Facilities addressed by this plan

The final ILP for the Lowes Creek Maryland Precinct has addressed the requirements for the incoming population as recommended by the LCM Social Infrastructure Strategy. It has proposed land of 0.94 ha for one large district level community centre (GFA of 2,610 m<sup>2</sup>) with a range of uses to be located next to a double playing field, and across a road from a recreation area and park. Car parking will be co-located at this site for the adjacent double playing field.

An apportioned share of this land take only, amounting to 0.34 ha or 26% of 0.94 ha, is included in the plan. This takes into account the fact that:

- at this stage, the population of LCM Precinct could represent an estimated 26% of the broader catchment area (or Context Plan Area lower growth scenario of 78,814 people, as identified by Elton Consulting);
- the Growth Centres Development Code standard is for 1 district community centre per 20,000 residents
- Council's standards for community facilities identified the need for around 0.29 ha of land for community facilities (1,140 m<sup>2</sup> in floorspace x 2.5 for land take). Taking into account additional car parking provision at the site for adjacent open space facilities, this is broadly consistent with the site area proposed, and
- capital works for community facilities are not on the NSW Government's Essential Works List for contributions plans like this one (with contributions above threshold levels for an IPART assessment), and so are excluded from the plan.<sup>73</sup>

The final ILP also includes land for two neighbourhood centres (0.33 ha and 0.25 ha) in the north and south of the western portion of the Precinct. A key recommendation made by the NSW Government Architect Office in response to the exhibited draft ILP was for two neighbourhood centres to be included in the western part of the precinct, consistent with open space requirements and increased density.<sup>74</sup>

These centres will each comprise local community facility GFA of up to 1,000 m<sup>2</sup> and retail GFA of up to 500 m<sup>2</sup>.<sup>75</sup> To account for the shared retail use, only 66% of the land costs are apportioned to new development in the plan.

Provision of the two centres is also within the Growth Centres Development Code guiding threshold of 1 local community centre per 6,000 residents.

Council intends to address the needs of young people within the multipurpose community centre and, potentially in the future, by providing an indoor recreation centre with a youth focus, likely somewhere in the Context Plan Area.

The list of social infrastructure items included in the plan, and their locations in the Precinct, are shown in **sections C3 and C4**.

<sup>72</sup> LCM Social Infrastructure Assessment, p 50

<sup>73</sup> NSW Department of Planning and Environment (2019), *Practice note – Local infrastructure contributions*, January, section 3.2

<sup>74</sup> DPIE Finalisation Report, p 24

<sup>75</sup> DPIE Finalisation Report, p 24

Draft Camden Growth Areas Contributions Plan Amendment 2 - Technical Document  
Camden Council

ORD05

Attachment 2

### C.3 Works schedules

Technical Document LCM CP draft -140422

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Ref	Item	Required (m <sup>2</sup> )	Land cost	Works cost	Total Cost (increased to \$/m <sup>2</sup> )	Apportionment factor (%)	Apportioned cost (\$)	Contribution catchment (ha)	Contribution rate (\$/ha)	Indicative Scheduling of Works
<b>Transport infrastructure</b>										
<b>Essential works</b>										
SR.1	East/west sub-arterial between SR.2 & Northern Rd adjoining northernmost intersection (at Lowes Creek Link Rd)	41,148	\$14,965,246	\$12,318,615	\$27,397,522	100%	\$27,397,522	265	\$103,374	2021/22-2025/26
SR.2	North/south sub-arterial between Precinct boundaries (Western side)	62,914	\$16,949,085	\$22,514,101	\$39,591,914	100%	\$39,591,914	265	\$149,385	2031/02-2035/36
SR.3	East/west sub-arterial from Western Precinct boundary to Northern Rd adjoining southernmost intersection (at Maryland Link Rd)	57,792	\$17,630,882	\$20,774,097	\$38,538,885	100%	\$38,538,885	265	\$145,411	2026/07-2030/31
SR.4	Sub-arterial segment between Northern Rd intersection (midway) & CR.3	8,278	\$4,354,118	\$2,367,769	\$6,754,956	100%	\$6,754,956	265	\$25,487	2021/22-2025/26
CR.1	North/south collector road between Precinct boundaries (Eastern side)	55,503	\$17,799,812	\$19,762,665	\$37,697,666	100%	\$37,697,666	265	\$142,237	2021/22-2025/26
CR.2	East/west collector road mid Precinct from CR.1 past SR.2 to MD.1.1	27,006	\$5,914,857	\$9,560,348	\$15,520,128	100%	\$15,520,128	265	\$58,559	2026/07-2030/31
CR.3	East/west collector road adjoining CR.1 to SR.4	10,290	\$3,450,628	\$7,667,662	\$11,144,497	100%	\$11,144,497	265	\$42,049	2021/22-2025/26
LR.1	Local Road - From SR.2 to end of P.16 (between Maryland Homeslead & Home Farm)	10,560	\$1,152,030	\$5,649,856	\$6,810,886	100%	\$6,810,886	265	\$25,697	2031/02-2035/36
LR.2	Local Road segment - From Eastern Collector Rd (CR.1) to end of P.12 (between Maryland Homeslead & local open space)	11,856	\$706,440	\$5,989,386	\$6,701,191	100%	\$6,701,191	265	\$25,284	2026/07-2030/31
LR.3	Local road from Collector Rd (CR.1) across riparian corridor	2,560	\$76,800	\$2,787,281	\$2,864,664	100%	\$2,864,664	265	\$10,809	2026/07-2030/31
I.1	Roundabout (sub-arterial) between Northern Rd intersection (northernmost) & I.2	-	\$417,100	\$548,573	\$965,450	100%	\$965,450	265	\$3,594	2021/22-2025/26
I.2	Signalised SR.1/CR.1 (sub-arterial x 2 and collector x 2)	-	\$548,573	\$834,104	\$1,382,677	100%	\$1,382,677	265	\$5,218	2021/22-2025/26
I.3	Roundabout between I.2 & I.4 (sub-arterial x 2 and local x 2)	-	\$548,573	\$840,478	\$1,389,051	100%	\$1,389,051	265	\$5,252	2031/02-2035/36
I.4	Signalised SR.1/SR.2 (northernmost) (sub-arterial x 3 and local x 1)	-	\$840,478	\$952,450	\$1,792,928	100%	\$1,792,928	265	\$6,768	2031/02-2035/36
I.5	Signalised SR.2 (between I.4 & I.6) (sub-arterial x 2 and local x 2)	-	\$952,450	\$548,573	\$1,501,023	100%	\$1,501,023	265	\$5,665	2031/02-2035/36
I.6	Signalised SR.2/CR.2 (sub-arterial x 2 and collector x 2)	-	\$548,573	\$548,573	\$1,097,146	100%	\$1,097,146	265	\$4,137	2031/02-2035/36
I.7	Roundabout (sub-arterial) between I.6 & I.8	-	\$417,100	\$417,100	\$834,200	100%	\$834,200	265	\$3,127	2021/22-2025/26
I.8	Roundabout (sub-arterial) between I.7 & I.9	-	\$768,205	\$768,205	\$1,536,410	100%	\$1,536,410	265	\$5,794	2031/02-2035/36
I.9	Signalised SR.2/SR.3 (southernmost)	-	\$548,573	\$548,573	\$1,097,146	100%	\$1,097,146	265	\$4,137	2031/02-2035/36
I.10	Roundabout (sub-arterial) between I.9 & I.11	-	\$952,450	\$952,450	\$1,904,900	100%	\$1,904,900	265	\$7,188	2026/07-2030/31
I.11	Signalised SR.3/CR.1 (southernmost)	-	\$440,581	\$440,581	\$881,162	100%	\$881,162	265	\$3,325	2021/22-2025/26
I.12	Roundabout (collector) between I.11 & I.13	-	\$729,370	\$729,370	\$1,458,740	100%	\$1,458,740	265	\$5,503	2021/22-2025/26
I.13	Signalised CR.1/CR.3 (Collector x 4)	-	\$729,370	\$729,370	\$1,458,740	100%	\$1,458,740	265	\$5,503	2021/22-2025/26
I.14	Signalised CR.1/CR.2 (Collector x 3 + sports leg)	-	\$729,370	\$729,370	\$1,458,740	100%	\$1,458,740	265	\$5,503	2021/22-2025/26
I.15	Roundabout (collector) between I.14 & I.16	-	\$440,581	\$440,581	\$881,162	100%	\$881,162	265	\$3,325	2021/22-2025/26
I.16	Roundabout (sub-arterial) between I.15 & I.2	-	\$548,573	\$548,573	\$1,097,146	100%	\$1,097,146	265	\$4,137	2021/22-2025/26
I.17	Roundabout (collector) between I.15 and I.18	-	\$440,581	\$440,581	\$881,162	100%	\$881,162	265	\$3,325	2021/22-2025/26
I.18	Roundabout (collector) on CR.3 near Northern Rd intersection	-	\$440,581	\$440,581	\$881,162	100%	\$881,162	265	\$3,325	2021/22-2025/26
I.19	Roundabout (collector) between I.11 & Northern Rd southernmost intersection	-	\$548,573	\$548,573	\$1,097,146	100%	\$1,097,146	265	\$4,137	2021/22-2025/26
Shared pathway	Cycleway/Pedestrian path along riparian corridors linking parks, centres & the Northern Rd shared pathway including creek crossings	22,738	\$9,850,507	\$9,850,507	\$19,701,014	100%	\$19,701,014	265	\$73,966	2031/02-2035/36
	Bus Stops	16	\$400,000	\$400,000	\$800,000	100%	\$800,000	265	\$3,019	constructed with roadwork
<b>Sub Total</b>		<b>287,906</b>	<b>\$82,999,949</b>	<b>\$131,840,653</b>	<b>\$215,470,882</b>		<b>\$215,470,882</b>		<b>\$812,895</b>	
<b>Additional costs (compensation, conveyancing etc.)</b>										
Additional costs on acquisitions			\$8,363,033	\$8,363,033	\$8,363,033		\$8,363,033		\$31,555	
<b>Total</b>			<b>\$91,299,944</b>	<b>\$131,840,653</b>	<b>223,833,915</b>		<b>\$223,833,915</b>		<b>\$844,549</b>	

Ref	Item	Required land (m <sup>2</sup> )	Land cost	Required works (m2)	Works cost	Total Cost (Indexed to \$Jun21)	Apportionment factor (%)	Apportioned cost (\$)	Contribution catchment (ha)	Contribution rate (\$/ha)	Indicative Scheduling of Works
<b>Stormwater Infrastructure</b>											
<b>Essential works</b>											
1	SP2 land - Western online detention basin & bioretention	14,162	\$424,870	62,543	\$5,758,846	\$6,186,942	100%	\$6,186,942	265	\$23,344	2026/27-2030/31
2	SP2 land - Offline detention basin & bioretention	15,723	\$2,515,680	18,321	\$4,100,047	\$6,634,833	100%	\$6,634,833	265	\$25,034	2026/27-2030/31
4	SP2 land - Offline detention basin & bioretention	10,271	\$1,643,960	14,212	\$2,972,220	\$4,628,062	100%	\$4,628,062	265	\$17,462	2026/27-2030/31
5	SP2 land - Offline detention basin & bioretention	11,062	\$4,400,755	15,207	\$7,865,663	\$7,865,663	100%	\$7,865,663	265	\$29,678	2026/27-2030/31
6	SP2 land - Offline detention basin & bioretention	7,440	\$948,600	9,215	\$2,132,288	\$3,088,092	100%	\$3,088,092	265	\$11,652	2031/32-2035/36
7	SP2 land - Offline detention basin & bioretention	14,453	\$1,361,794	17,085	\$3,607,962	\$4,980,098	100%	\$4,980,098	265	\$18,790	2031/32-2035/36
8	SP2 land - Offline detention basin & bioretention	8,408	\$906,400	9,993	\$2,151,593	\$3,064,877	100%	\$3,064,877	265	\$11,564	2031/32-2035/36
9	SP2 land - Offline detention basin & bioretention	15,115	\$2,244,659	18,311	\$3,755,873	\$6,017,782	100%	\$6,017,782	265	\$22,706	2026/27-2030/31
11	SP2 land - Central online detention basin - upper & bioretention	4,280	\$128,400	51,448	\$6,659,948	\$6,789,323	100%	\$6,789,323	265	\$25,617	2021/22-2025/26
12	SP2 land - Central online detention basin - lower & bioretention	23,525	\$2,964,184	34,969	\$4,187,016	\$7,173,712	100%	\$7,173,712	265	\$27,067	2021/22-2025/26
20	SP2 land - Offline detention basin & bioretention	15,574	\$6,964,620	16,922	\$3,427,155	\$10,444,671	100%	\$10,444,671	265	\$39,409	2031/32-2035/36
3	SP2 land - Bioretention basin	2,694	\$1,077,600	850	\$456,761	\$1,085,784	100%	\$1,085,784	265	\$4,097	2031/32-2035/36
10	SP2 land - Bioretention basin	3,369	\$101,070	1,340	\$537,973	\$101,838	100%	\$101,838	265	\$384	2021/22-2025/26
13	SP2 land - Bioretention basin	4,668	\$56,016	1,840	\$620,190	\$56,441	100%	\$56,441	265	\$213	2021/22-2025/26
14	SP2 land - Bioretention basin	12,034	\$1,925,440	5,990	\$1,326,005	\$1,940,064	100%	\$1,940,064	265	\$7,320	2021/22-2025/26
15&18	SP2 land - Bioretention basin	12,508	\$150,096	3,330	\$876,739	\$151,236	100%	\$151,236	265	\$571	2021/22-2025/26
16	SP2 land - Bioretention basin	6,504	\$78,048	2,650	\$758,998	\$78,641	100%	\$78,641	265	\$297	2021/22-2025/26
19	SP2 land - Bioretention basin	4,729	\$1,324,120	2,330	\$706,735	\$1,334,177	100%	\$1,334,177	265	\$5,034	2026/27-2030/31
CT8	SP2 land - Bioretention basin	1,998	\$23,976	1,100	\$498,361	\$24,158	100%	\$24,158	265	\$91	2021/22-2025/26
LC7	SP2 land - Bioretention basin	1,930	\$57,900	1,000	\$480,621	\$58,340	100%	\$58,340	265	\$220	2021/22-2025/26
DB-H1	Offline detention basin			23,980	\$4,427,084	\$4,427,084	100%	\$4,427,084	265	\$16,704	2026/27-2030/31
DB-J2	Offline detention basin			29,570	\$5,395,425	\$5,395,425	100%	\$5,395,425	265	\$20,358	2026/27-2030/31
DB-K1	Offline detention basin			13,950	\$2,690,278	\$2,690,278	100%	\$2,690,278	265	\$10,151	2021/22-2025/26
DB-K2	Offline detention basin			11,600	\$2,292,395	\$2,292,395	100%	\$2,292,395	265	\$8,649	2021/22-2025/26
DE-NT1	Offline detention basin			10,560	\$2,115,618	\$2,115,618	100%	\$2,115,618	265	\$7,982	2026/27-2030/31
B-H1	Bioretention basin			2,700	\$767,071	\$767,071	100%	\$767,071	265	\$2,894	2026/27-2030/31
B-J2	Bioretention basin			7,000	\$1,517,293	\$1,517,293	100%	\$1,517,293	265	\$5,725	2026/27-2030/31
B-K1	Bioretention basin			2,700	\$767,071	\$767,071	100%	\$767,071	265	\$2,894	2021/22-2025/26
B-K2	Bioretention basin			3,200	\$855,813	\$855,813	100%	\$855,813	265	\$3,229	2021/22-2025/26
B-NT1	Bioretention basin			1,612	\$582,399	\$582,399	100%	\$582,399	265	\$2,197	2031/32-2035/36
CC1	CC1 - Culvert crossing - Lowes Creek - Box culvert by the Northern Road	-	Inc. in road costs	-	-	-	-	-	-	-	2021/22-2025/26
CC2-CC3	CC2-CC3 - Two culvert crossings - Northwest Tributary - Box Culverts	-	Inc. in road costs	-	-	-	-	-	-	-	2021/22-2025/26
CC4-CC5	CC4-CC5 - Two culvert crossings - West Tributary - Box culverts with pipes, upstream of proposed online basin	-	Inc. in road costs	-	-	-	-	-	-	-	2031/32-2035/36
CC6-CC8	CC6-CC8 - Three culvert crossings - Central Tributary - Box culverts with pipes, upstream of proposed online basin	-	Inc. in road costs	-	-	-	-	-	-	-	2031/32-2035/36
<b>Sub total</b>		<b>190,447</b>	<b>29,297,787</b>	<b>396,528</b>	<b>69,857,261</b>	<b>99,155,049</b>		<b>93,115,180</b>		<b>351,334</b>	
<b>Additional costs (compensation, conveyancing etc.)</b>											
Additional costs on acquisitions			\$2,929,779			\$2,929,779	100%	\$2,929,779	265	\$11,138	
<b>Total</b>			<b>\$32,227,566</b>		<b>\$32,472,332</b>	<b>\$102,329,594</b>		<b>\$98,067,210</b>		<b>\$388,101</b>	

Ref	Item	Land area in m2	Land cost	Works cost	Total Cost (indexed to \$Jun24)	Apportionment factor (%)	Apportioned cost (\$)	Contribution catchment (persons)	Contribution rate (\$/person)	Indicative Scheduling of Works	Notes
<b>Open space and recreation</b>											
<b>Essential works</b>											
P.1	Local Park	6,975	\$2,359,772	\$2,052,757	\$4,446,042	100%	\$4,446,042	20,735	\$214	2031/32-2035/36	
P.2	Local Park	4,583	\$1,813,040	\$577,181	\$2,408,375	100%	\$2,408,375	20,735	\$116	2031/32-2035/36	
P.3	Local Park with large playground inc. picnic & BBQ facilities	25,522	\$11,186,300	\$2,328,772	\$13,617,718	100%	\$13,617,718	20,735	\$657	2031/32-2035/36	
P.4	Local Park	6,770	\$2,821,007	\$809,613	\$3,658,195	100%	\$3,658,195	20,735	\$176	2031/32-2035/36	
P.5	Local Park	19,413	\$7,045,368	\$2,344,880	\$9,461,567	100%	\$9,461,567	20,735	\$456	2026/27-2030/31	
P.6	Local park with large playground inc. picnic & BBQ facilities	25,681	\$7,041,689	\$4,132,052	\$11,258,585	100%	\$11,258,585	20,735	\$543	2026/27-2030/31	
P.7	Local Park	7,681	\$3,072,234	\$906,403	\$4,008,854	100%	\$4,008,854	20,735	\$193	2026/27-2030/31	
P.8	Local Park	7,485	\$2,532,503	\$885,961	\$3,444,427	100%	\$3,444,427	20,735	\$166	2026/27-2030/31	
P.9	Local park with local playspace	6,321	\$2,528,364	\$1,291,976	\$3,849,355	100%	\$3,849,355	20,735	\$186	2021/22-2025/26	
P.10	Local park with local playspace	31,506	\$10,824,830	\$3,517,468	\$14,451,227	100%	\$14,451,227	20,735	\$697	2031/32-2035/36	
P.11	Local Park	5,002	\$2,251,062	\$621,583	\$2,894,463	100%	\$2,894,463	20,735	\$140	2031/32-2035/36	
P.12	Local park with local playspace	16,242	\$5,387,660	\$2,521,926	\$7,969,659	100%	\$7,969,659	20,735	\$384	2026/27-2030/31	
P.13	Local park with local playspace	10,257	\$3,495,240	\$1,656,564	\$5,190,932	100%	\$5,190,932	20,735	\$250	2021/22-2025/26	
P.14	Local Park	15,714	\$5,567,630	\$2,477,749	\$8,106,483	100%	\$8,106,483	20,735	\$391	2026/27-2030/31	
P.15	Local park with local playspace	49,215	\$11,087,096	\$5,579,766	\$16,793,446	100%	\$16,793,446	20,735	\$810	2026/27-2030/31	
P.16	Local Park	6,217	\$1,492,080	\$1,381,989	\$2,895,897	100%	\$2,895,897	20,735	\$140	2021/22-2025/26	
P.17	Local park with local playspace	14,734	\$5,030,252	\$1,731,552	\$6,813,160	100%	\$6,813,160	20,735	\$329	2021/22-2025/26	
P.18	Local Park	9,706	\$4,382,087	\$1,211,538	\$5,636,108	100%	\$5,636,108	20,735	\$272	2021/22-2025/26	
P.19	Local Park	10,505	\$1,680,829	\$1,294,355	\$2,997,780	100%	\$2,997,780	20,735	\$145	2026/27-2030/31	
P.20	Local Park	9,099	\$2,966,271	\$1,712,505	\$4,714,311	100%	\$4,714,311	20,735	\$227	2021/22-2025/26	
P.21	Local park with local playspace	55,315	\$6,516,762	\$10,475,929	\$17,121,750	100%	\$17,121,750	20,735	\$826	2026/27-2030/31	
SF.1	Multipurpose sportsfields/large playground inc. picnic/BBQ, parking facilities	104,297	\$15,384,160	\$17,745,345	\$33,381,121	100%	\$33,381,121	20,735	\$1,610	2021/22-2025/26	
SF.2	Multipurpose sportsfields/large playground inc. picnic/BBQ, parking facilities	112,649	\$8,084,410	\$17,485,732	\$25,764,345	100%	\$25,764,345	20,735	\$1,243	2031/32-2035/36	
SF.4	Multipurpose sportsfields/large playground inc. picnic/BBQ (parking facilities with CC)	51,761	\$11,646,194	\$10,123,762	\$21,935,298	100%	\$21,935,298	20,735	\$1,058	2026/27-2030/31	
<b>Sub Total</b>		<b>617,669</b>	<b>\$138,234,426</b>	<b>\$96,102,888</b>	<b>\$236,116,285</b>		<b>\$236,116,285</b>		<b>\$11,387</b>		

Ref	Item	Land area in m2	Land cost	Works cost	Total Cost (indexed to \$Jun24)	Apportionment factor (%)	Apportioned cost (\$)	Contribution catchment (persons)	Contribution rate (\$/person)	Indicative Scheduling of Works	Notes
<b>Community facilities</b>											
<b>Essential works - land acquisition only</b>											
CC	Community centre with carparking for adjacent sports field (SF.4)	9,441	\$4,720,435		\$4,756,286	36%	\$1,712,263	20,735	\$83	2026/27-2030/31	
NC1	Neighbourhood Centre (NC.1) - 3,322m <sup>2</sup> site area and up to 1000m <sup>2</sup> of building GFA. Includes additional allowance for uncovered area, carparks and landscaping.	3,222	\$1,611,000		\$1,623,235	66%	\$1,071,335	20,735	\$52	2031/32-2035/36	
NC2	Neighbourhood Centre (NC.2) - 2,547m <sup>2</sup> site area and up to 1000m <sup>2</sup> of building GFA. Includes additional allowance for uncovered area, carparks and landscaping.	2,547	\$1,273,500		\$1,283,172	66%	\$846,894	20,735	\$41	2031/32-2035/36	
<b>Sub Total</b>		<b>9,441</b>	<b>\$4,720,435</b>		<b>\$4,756,286</b>		<b>\$1,712,263</b>		<b>\$83</b>		
<b>Non-essential works - not collected for by plan</b>											
CC	Community Centre - 9,441m <sup>2</sup> site area and 1,000m <sup>2</sup> of building GFA. Includes additional allowance for uncovered area, carparks and landscaping.	1,000		\$3,750,000	\$3,750,000	0%	\$0	20,735	\$0	2026/27-2030/31	
NC1	Neighbourhood Centre (NC.1) - 3,322m <sup>2</sup> site area and up to 1000m <sup>2</sup> of building GFA. Includes additional allowance for uncovered area, carparks and landscaping.	1,000		\$3,900,000	\$3,900,000	0%	\$0	20,735	\$0	2031/32-2035/36	
NC2	Neighbourhood Centre (NC.2) - 2,547m <sup>2</sup> site area and up to 1000m <sup>2</sup> of building GFA. Includes additional allowance for uncovered area, carparks and landscaping.	1,000		\$3,838,000	\$3,838,000	0%	\$0	20,735	\$0	2031/32-2035/36	
<b>Sub Total</b>				<b>\$0</b>	<b>\$0</b>		<b>\$0</b>		<b>\$0</b>		
<b>TOTAL LAND - COMMUNITY FACILITIES</b>			<b>\$4,720,435</b>		<b>\$4,756,286</b>		<b>\$1,712,263</b>		<b>\$83</b>		

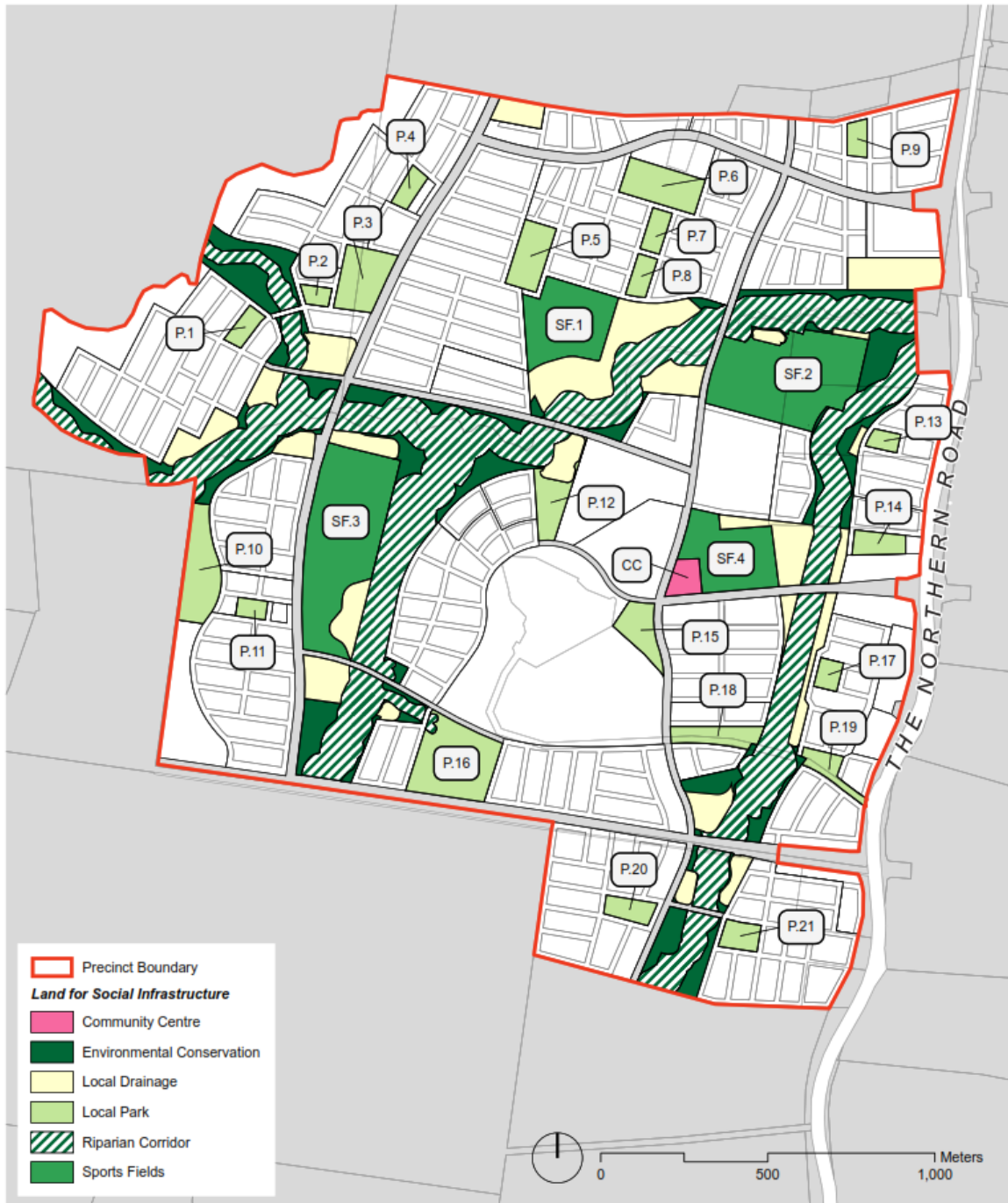
Attachment 2 ORD05

Ref	Local Infrastructure item	Source	Rate	Unit	Total cost of works in plan (\$)	Total cost (\$)	Apportionment factor (%)	Apportioned cost (\$)	Contribution catchment (ha)	Contribution rate (ha)
<b>Plan Administration</b>										
	Based on cost of construction works	IPART	1.5%	-	\$297,799,902	\$4,466,999	100%	\$4,466,999	127.8	\$34,945
	<b>Sub Total</b>				<b>\$297,799,902</b>	<b>\$4,466,999</b>		<b>\$4,466,999</b>		<b>\$34,945</b>
	<b>TOTAL</b>					<b>\$4,466,999</b>		<b>\$4,466,999</b>		<b>\$34,945</b>

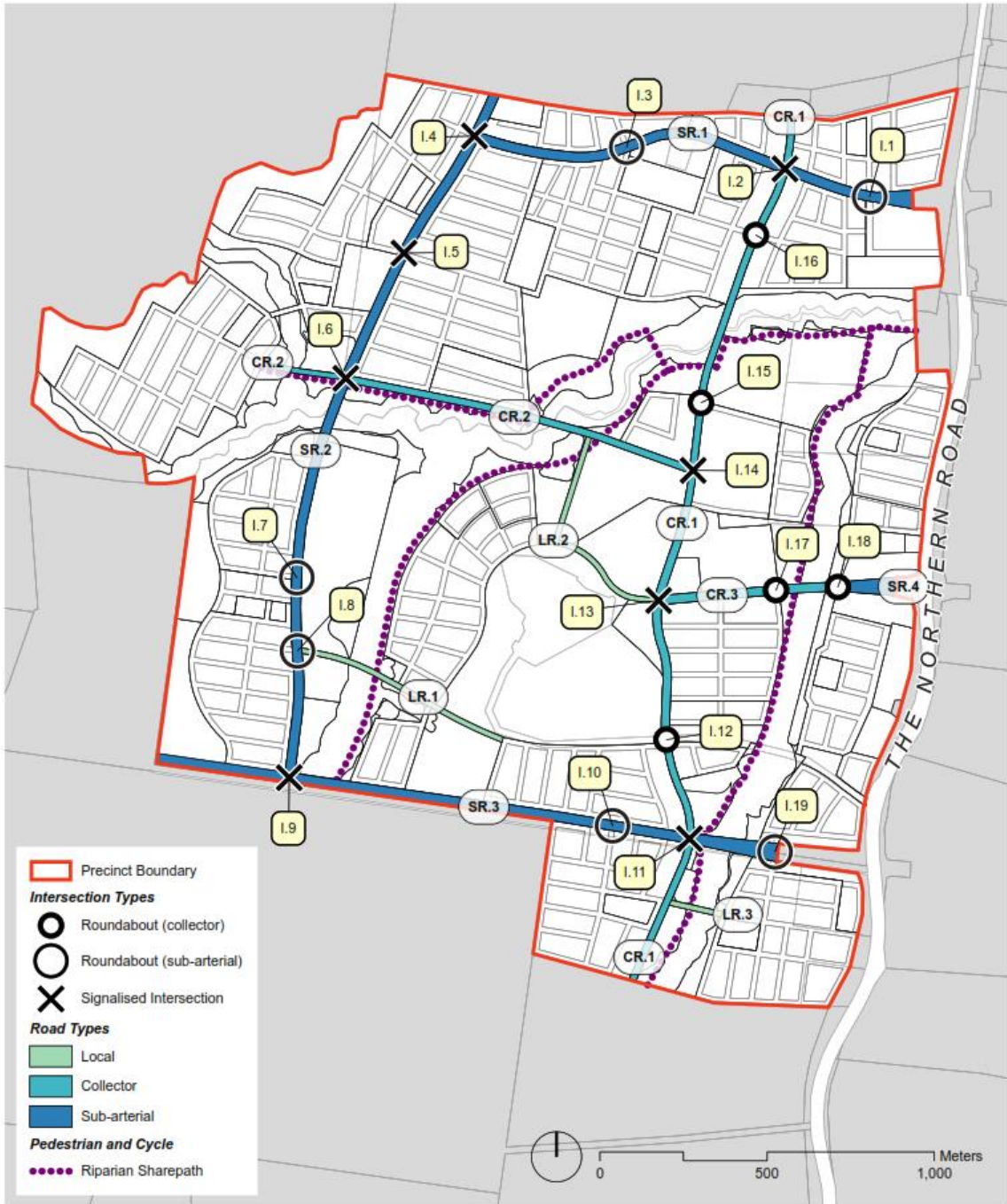


### C.4 Works location maps

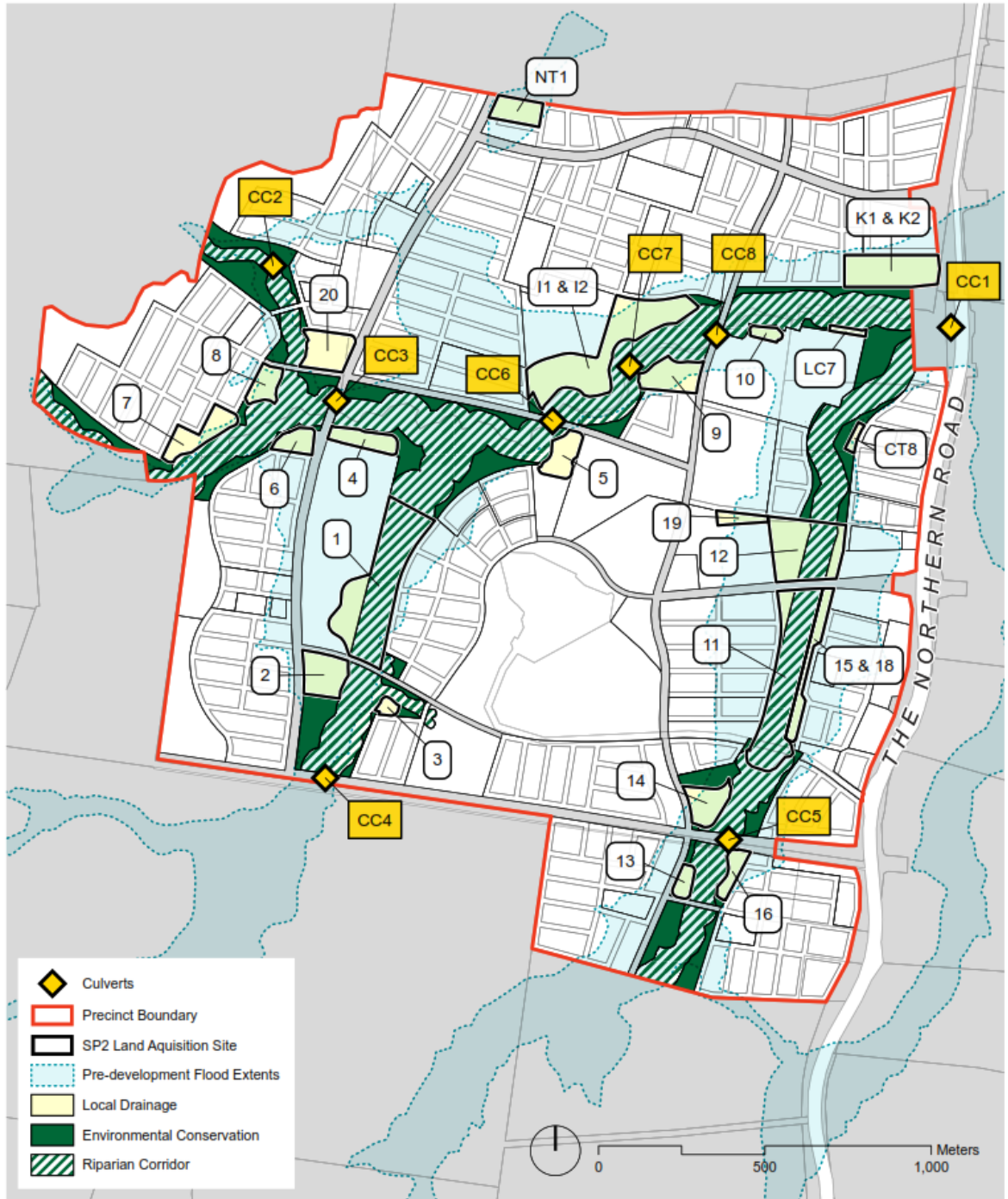
#### OPEN SPACE AND RECREATION; COMMUNITY FACILITIES



TRANSPORT



**STORMWATER INFRASTRUCTURE**



ORD05

Attachment 2

## C.5 Background information

Atlas Urban Economics (2021), *Lowes Creek Maryland Precinct Generic Value Assessment*, prepared for GLN Planning on behalf of Camden Council, January

Cardno (2018), *Water Cycle Management Study - Lowes Creek Maryland Precinct* (Draft report), prepared for NSW Department of Planning and Environment, 26 September

Deep End Services (2018), *Retail and Economic Analysis – Lowes Creek Maryland Precinct*, prepared for NSW Department of Planning and Environment on behalf of Macarthur Developments, September

Douglas Partners (2018), *Report on Land Capability Study - Lowes Creek Maryland Precinct*, prepared for NSW Department of Planning and Environment and Camden Council on behalf of Macarthur Developments, September

Elton Consulting (2018), *Demographic and Social Infrastructure Assessment - Lowes Creek Maryland Precinct* (Revised draft report), 18 August

Geoffrey Britton Environmental Design & Heritage Consultant (2018), *Lowes Creek Maryland Precinct Cultural Landscape and Visual Context Review*, September

GHD (2018), *Lowes Creek Maryland Precinct – Traffic, Transport and Access Assessment* (Revised report), prepared for Macarthur Developments on behalf of NSW Department of Planning and Environment, September

GHD (2018), *Lowes Creek and Maryland Precinct Water, Wastewater and Electricity Servicing Feasibility Report*, prepared for NSW Department of Planning and Environment on behalf of Macarthur Developments, September

GHD (2021), *Report for Macarthur Developments Pty Ltd – Lowes Creek and Maryland*, February

Macarthur Developments (with Storm Consulting, Craigs & Rhodes and Enspire Solutions) (2020), *LCM Basin Review* (Version 2), 22 April.

Mitchell Brandtman (2021), *Lowes Creek and Marylands Park Contribution Plans Benchmark Estimates*, prepared for GLN Planning on behalf of Camden Council, October

NSW Department of Planning and Environment (2021), *Camden Council Growth Centre Precincts - Lowes Creek Maryland Main Body DCP amendments*, December

NSW Department of Planning and Environment (2021), *Schedule 6 Lowes Creek Maryland Precinct Development Control Plan*, December

NSW Department of Planning and Environment (2021), *South West Growth Area Lowes Creek Maryland – Finalisation Report*, July

NSW Department of Planning and Environment (2018), *Lowes Creek Maryland Precinct Plan - Discussion Paper*, September

**Draft Camden Growth Areas Contributions Plan Amendment 2 - Technical Document**  
Camden Council

NSW Department of Planning and Environment (2019), *Practice note – Local infrastructure contributions*, January

NSW Minister for Planning and Infrastructure, *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*, as amended

Storm Consulting/Craigs & Rhodes (2020), *Lowes Creek Maryland Precinct Water Cycle Management Strategy Report Addendum*, prepared for Macarthur Developments, 4 September

**ORD05**

**Attachment 2**

Technical Document LCM CP draft -140422

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ORD08



# Camden Council Minutes

Attachment 1

## Audit, Risk and Improvement Committee Meeting

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### 10 March 2022

**Please note due to COVID-19 restrictions this meeting  
was held as a teleconference at 9 AM**



# AUDIT, RISK AND IMPROVEMENT COMMITTEE

ORD08

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Attachment 1

**Voting Members Present:**

Elizabeth Gavey	Independent Member (Chair)
John Gordon	Independent Member
Bruce Hanrahan	Independent Member

**Attendees:**

General Manager  
Chief Financial Officer  
Internal Audit Coordinator

**Invitees:**

Director Customer and Corporate Strategy  
Director Community Assets  
Director Planning and Environment  
Director Sport, Community and Activation  
Manager Safety and Risk  
Chief Information Officer (arrived 9.05am and left at 9.42am)  
Manager Legal and Governance (arrived 10.23am and left at 10.47am)  
Chief People Officer (left at 10.40am)  
Manager Statutory Planning (arrived 9.40am and left at 9.55am)  
Manager Development Certification (arrived 9.35am and left at 9.55am)

**Apologies:**

Caroline Karakatsanis	The Audit Office of NSW (External Auditor)
Rochelle Antolin	The Audit Office of NSW (External Auditor)

**BUS01 Apologies****RECOMMENDED**

That leave of absence be granted.

**DECISION**

No leave of absence was granted.

**BUS02 Declaration Of Interest****RECOMMENDED**

That the Audit, Risk and Improvement Committee declarations be noted.

**DISCUSSION**

Ms Gavey advised the following declaration:

- Change in position to Independent Deputy Chair of Penrith City Council Audit, Risk and Improvement Committee.

Mr Gordon advised the following declaration removal:

- Ceased position as independent member of Central Coast Council Audit, Risk and Improvement Committee.

**DECISION**

The Audit, Risk and Improvement Committee noted the declarations.



**BUS03 Minutes To The 29 November 2021 Audit, Risk And Improvement Committee Meeting**RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. approve the minutes to the 29 November 2021 Audit, Risk and Improvement Committee meeting; and
- ii. note the status of actions included in the actions list.

DISCUSSION

Council's Internal Audit Coordinator provided an update on the outstanding actions and reminded the Committee a separate presentations meeting is scheduled for 30 March 2022 to resolve some items.

It was noted that the presentations session was to include a briefing on volunteer management in response to a separate 'in-camera' legal matters session held with the Committee on 2 March 2022.

The Internal Audit Coordinator advised the briefing to Council on the Audit, Risk and Improvement Committee had been rescheduled to 26 April 2022 and also advised the Committee that the Councillor Committee elections occurred on 8 March 2022 with the new Councillor member to be inducted prior to the next meeting.

The Committee requested the action item on legal matters be amended as the meeting has now occurred.

The Committee agreed to remove actions that are marked complete at the end of each calendar year.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. approved the minutes to the 29 November 2021 Audit, Risk and Improvement Committee meeting;
- ii. noted the status of actions included in the actions list; and
- iii. raised the following action:
  - a. Requested action items marked complete at the end of the calendar year be removed from the list.

**Moved:** John Gordon

**Seconded:** Bruce Hanrahan

**BUS04 Directorate Risk Presentation - Customer And Corporate Strategy**RECOMMENDED

That the Audit, Risk and Improvement Committee note the presentation on directorate risks in Customer and Corporate Strategy.

DISCUSSION

The Director Customer and Corporate Strategy presented an overview of the Customer and Corporate Strategy directorate and its key functions.

The Director Customer and Corporate Strategy provided an overview of the risks within the directorate before providing further detail on 3 strategic risks. The Chief Information Officer and Manager Safety and Risk provided information on two operational risks. The Director Customer and Corporate Strategy finalised the presentation by highlighting the future risk landscape for the directorate.

The Committee asked about the accuracy of population forecasting and the Director Customer and Corporate Strategy advised there can be inaccuracies and Council has been advocating for a review of the assumptions used in population estimates.

The Committee congratulated Council for the improved sophistication in risk reporting.

The Committee asked if an independent assessment of Council's risk management system against the ISO standard had occurred. The Committee were informed of a previous review undertaken at the time Council's Risk Management Strategy was developed and that an independent review is due in the next 12 months. A question on notice was raised to advise if this review will be an ISO review or some other form of review.

The Committee asked if Council has external suppliers that hold Council data and advised Management of third party audit reports that can be obtained. The Chief Information Officer provided the Committee with an outline of the process related to third party information technology providers.

The Committee positively noted that Work Health and Safety appears to now be well resourced.

The Committee requested a copy of the Customer and Corporate Strategy risk presentation be circulated to the Committee.

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the presentation on directorate risks in Customer and Corporate Strategy; and
- ii. raised the following actions:
  - a. requested a copy of the Customer and Corporate Strategy risk presentation be provided to the Committee.
  - b. respond to a question taken on notice to provide details of the independent review on risk management to be undertaken in the next 12 months and whether it will be a review against the ISO risk management standard.

The Chief Information Officer left after this item.

#### **BUS05 Development Applications - Assessment And Determination -Internal Audit Report**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the Development Applications – Assessment and Determination - Internal Audit Report.

### DISCUSSION

The Internal Audit Coordinator provided an outline of the internal audit of the assessment and determination phases of Council's development application process. The unsupported audit recommendation was discussed and the Committee were satisfied with the approach.

The Manager Statutory Planning and Manager Development Certification advised they were satisfied with the audit findings and also highlighted that integration with the Department of Planning, Industry and Environment portal was outside Council control.

The Committee advised it was a good report and the management responses were sound with positive relationships with the auditee demonstrated.

The Committee asked if the over 800 development applications mentioned in the report included those assessed by the local and regional panels. The Manager Statutory Planning outlined the requirements that determined which development applications go to the Panels. The Internal Audit Coordinator confirmed the development applications tested included those that go to the panel and that the delegated authority for determining development applications was assessed as part of the audit.

The Committee asked what the smallest development applications Council receives would be for. The Manager of Statutory Planning gave an explanation of exempt development and the Manager Development Certification gave examples of smaller development.

The Committee also discussed the clause 109 "Stop the Clock" provision that could result in the assessment of development applications being extended multiple times at Councils. The Manager Statutory Planning advised Council's approach to try and only send one request for information to limit this risk.

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Development Applications – Assessment and Determination – Internal Audit Report

The Manager Statutory Planning and the Manager Development Certification left after this item.

## **BUS06 External Audit Update**

### RECOMMENDED

That the Audit, Risk and Improvement Committee note the external audit update.

### DISCUSSION

The Chair advised that although Council's external auditors were unable to attend the meeting the Committee felt it important to discuss the report. The Committee requested the Chief Finance Officer provide an update on outcomes from the report.

The Chief Finance Officer provided an update in relation to the Management Letter and explained the current status of recommendations related to asset revaluation and data quality. The establishment of a contracts management system was also discussed.

The Committee advised there are no new accounting standards this year which should simplify the financial statements preparation process.

The Committee asked whether the recent rain events were likely to impact the valuation and assessment of potential impairment of Council assets. The Director Community Assets was asked to provide an update on the recent flooding in Camden.

The Director Community Assets provided the Committee with an outline of the two flood surges that occurred in the last two weeks with the highest being around 12 metres. It was explained that the impact was substantially in open space areas but that a couple of streets and a caravan park were impacted.

The current rapid impact assessments being conducted by the State Emergency Services was explained and it was advised the Council crews were actively filling potholes where safe to do so. The Committee were advised that there were some areas that would require repair and/or clean up in relation to roads and bridges.

The Committee asked if Council needed to consider whether development applications currently being received by Council raised any concerns around responding to flood risk or whether this was something that was best for the state government to consider in relation to rezoning.

The General Manager advised that consideration by all was required. Council's role in flood plain mapping was explained and it was advised of the current flood plain mapping process that will then be applied across the Local Government Area.

The Committee asked if Council has a full complement of staff for year end. The Chief Finance Officer advised that one senior position was currently being recruited.

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the external audit update.

#### **BUS07 Family Day Care Update**

##### RECOMMENDED

That the Audit, Risk and Improvement Committee note the Family Day Care update.

##### DISCUSSION

The report was taken as read and the Committee advised they could see the recommendations were being worked through progressively which was pleasing.

The Committee advised they were looking forward to the site visits being conducted and being provided the outcomes of those visits.

The Committee sought clarification on the declarations of interest training being provided and the Director Sport, Community and Activation outlined the training being provided and the processes for monitoring that training.

The Committee were happy to see the actions they raised last meeting addressed.

The Committee sought confirmation there was no non-compliance to be reported. The Director Sport, Community and Activation confirmed there was no non-compliance to be reported.

The Committee sought confirmation on the privacy of information held relating to Family Day Care and the Director Sport, Community and Activation explained the system used.

The Committee requested an update on the lessons learned exercise and the high risk activities mentioned in the report. Council's Internal Audit Coordinator explained that no high risks had as yet been identified however some locations that could have potential exposure had been identified to be considered first. The approaches currently being considered for this exercise include a self-assessment checklist and inclusion of an assessment within Council's service review program.

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Family Day Care update.

#### **BUS08 Audit Report Recommendations - Implementation Status Update - January 2022**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the Audit Recommendations Implementation Status Update for 31 January 2022.

#### DISCUSSION

The Internal Audit Coordinator provided an update on the implementation status of audit recommendations highlighting the current high percentage of recommendations on track or complete.

The Committee asked why the external audit management letter was not included in the audit recommendations tracking. The Internal Audit Coordinator explained the update was a January month end report and the Christmas leave period impacted inclusion of the recommendations in Council's tracking system. It was advised the management letter audit recommendations would be included in future updates.

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Audit Recommendations Implementation Status Update for 31 January 2022.

#### **BUS09 Performance Reporting & The Integrated Planning And Reporting Framework**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the report on performance reporting and the Integrated Planning and Reporting Framework.

#### DISCUSSION

The report was taken as read.

The Committee recommended that an audit of key performance indicators (KPIs) be conducted down the track as part of Council's internal audit program to ensure the reporting is supported.

Council's Internal Audit Coordinator advised that some KPI's can be reviewed as part of individual internal audits and agreed it should be looked at.

The Committee noted the reduction in participants in the pulse surveys and asked if survey fatigue was occurring. The Director Customer and Corporate Strategy advised that was a concern and surveys were being reviewed to ensure each survey is a little different.

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the report on performance reporting and the Integrated Planning and Reporting Framework.

#### **BUS10 Work, Health And Safety Update July - December 2021**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee: note the Work Health and Safety Update.

#### DISCUSSION

The Manager Safety and Risk provided an update on the eight Work, Health and Safety improvement program initiatives being undertaken.

The Committee advised they can see appropriate policies, procedures and systems are being implemented however they asked how Council is ensuring compliance with the processes established. The Manager Safety and Risk explained the role of the Safety Auditor to provide assurance around compliance. The sampling approach was advised and corrective actions were developed from audits.

The Manager Safety and Risk also highlighted some further initiatives Council has undertaken to embed a safety culture at Council.

The Committee asked if the safety audit program was risk based and it was confirmed it was.

The Committee also asked about the safety onboarding process for staff in particular for those working in higher risk activities. The Manager Safety and Risk outlined the program that includes both general WHS training and specific competency based training. The process around toolbox talks, pre-work briefings and take 5's was also explained.

The Committee asked about the 'severe and major risk' classifications. The Manager Safety and Risk explained how the risks are based on potential risk as opposed to the specific outcome of the incident.

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Work, Health and Safety Update.

#### **BUS11 Governance Information Report - 31 December 2021**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the Governance Information Report for the 6 months to 31 December 2021.

### DISCUSSION

The Internal Audit Coordinator highlighted the Governance statistics provided and advised that the report also included Council's customer feedback statistics.

The Committee asked about the customer satisfaction dip and the Director Customer and Corporate Strategy advised this was the result of some Council services being impacted by COVID.

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Governance information report for the 6 months to 31 December 2021.

## **BUS12 Quarterly Legislative Compliance Declarations**

### RECOMMENDED

That the Audit, Risk and Improvement Committee: note the status of compliance declarations for the previous quarter.

### DISCUSSION

The Manager Legal and Governance outlined the contents of the report. The Committee advised Council's process was a good process.

The Committee asked if consideration had been given to including a declaration around the number of policies any non-compliance relates to. The Committee suggested that down the track internal audits could focus on those that have more associated policies.

The Manager Legal and Governance advised that consideration would be given to whether the number of policies could be added as part of the next report.

The Committee asked what Council's response is to considering the application of the *Modern Slavery Act 2018* to local councils. This question was taken on notice.

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the status of compliance declarations for the previous quarter; and
- ii. raised the following action:
  - a. requested management consider and advise whether the number of policies for each Manager could be included in future declarations;
  - b. respond to a question taken on notice to advise Council's response to considering the application of the *Modern Slavery Act 2018* to local councils.

## **BUS13 Internal Audit Plan Status Update**

### RECOMMENDED

That the Audit, Risk and Improvement Committee note the internal audit plan status update.

### DISCUSSION

The Internal Audit Coordinator advised the Committee that although the internal audit

program was currently on track the difficulty recruiting the Internal Audit Analyst position would impact this going forward. The Internal Audit Coordinator advised of the intention to group some outsourced internal audits together for quotation to result in some time savings.

The Internal Audit Coordinator advised she had resigned from the Local Government Internal Audit Coordinator Executive Chair position. The Committee congratulated the Internal Audit Coordinator on the time served.

The Committee requested an update on the external assessment of the internal audit function. The Internal Audit Coordinator advised the planning meeting was occurring on 11 March 2022 and that it was likely meetings would be scheduled with the Audit, Risk and Improvement Committee members in coming weeks.

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the internal audit plan status update.

#### **BUS14 Update On Reports From Authoritative Bodies**

##### RECOMMENDED

That the Audit, Risk and Improvement Committee note the update on reports from authoritative bodies.

##### DECISION

Following review and discussion the Audit, Risk and Improvement Committee noted the update on reports from authoritative bodies.

#### **BUS15 Audit, Risk And Improvement Committee And Internal Audit Annual Report 2021**

##### RECOMMENDED

That the Audit, Risk and Improvement Committee approve the Audit, Risk and Improvement Committee and Internal Audit Annual Report for presentation to Council.

##### DISCUSSION

The Committee Chair advised the annual report had been reviewed by the Committee out of session. The Committee Chair also informed the Committee the report would be briefed to Council on 26 April 2022.

##### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee approved the Audit, Risk and Improvement Committee and Internal Audit Annual Report for presentation to Council.

#### **BUS16 Quality Assurance And Improvement Program - Internal Audit Annual Survey Results**

##### RECOMMENDED

That the Audit, Risk and Improvement Committee note the results of the annual internal audit satisfaction survey.



### DISCUSSION

The Committee thought the results of the survey were excellent and suggested inclusion as part of the internal audit plan status update in future reporting. Council's Internal audit Coordinator reminded the Committee of the six monthly Balanced Scorecard that is now reported as part of the Internal Audit Quality Assurance and Improvement Program and advised it would be included in that reporting going forward.

The Committee noted the level of response could be higher and suggested further encouragement of survey completion in future years.

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the results of the annual internal audit satisfaction survey.

## **BUS17 Checklist Of Compliance With Committee Requirements**

### RECOMMENDED

That the Audit, Risk and Improvement Committee note the checklist of compliance with the Audit, Risk and Improvement Committee for the 2022 calendar year.

### DISCUSSION

The Committee Chair asked the General Manager to provide his update.

The General Manager highlighted Council's strong response to the recent flood event and the work of Council's Recovery team in return to work arrangements post COVID. The General Manager advised productivity had not declined since working from home and some areas had improved.

The Chair of the Audit, Risk and Improvement Committee advised how impressed the Committee is with the resilience of staff at Camden Council across the pandemic, floods etc. The Committee advised that Council staff should be commended for their dedication, hard work and continuing enthusiasm.

### DECISION

The Audit, Risk and Improvement Committee noted any General Business items discussed

## **BUS18 General Business**

### RECOMMENDED

That the Audit, Risk and Improvement Committee note any General Business items discussed.

### DISCUSSION

The Committee Chair advised a couple of items for amendment had been identified that were minor in nature and would be provided to the Internal Audit Coordinator out of session.

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the checklist of compliance with the Audit, Risk and Improvement Committee for the 2022 calendar year.

ORD08

**Meeting Closed:** 11.01am

**Next Meeting:**

The next meeting of the Audit, Risk and Improvement Committee will be held on 4 May 2022 at 4.30pm with the location to be advised.

Attachment 1

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Oran Park NSW 2570

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