

# Attachments

Ordinary Council Meeting

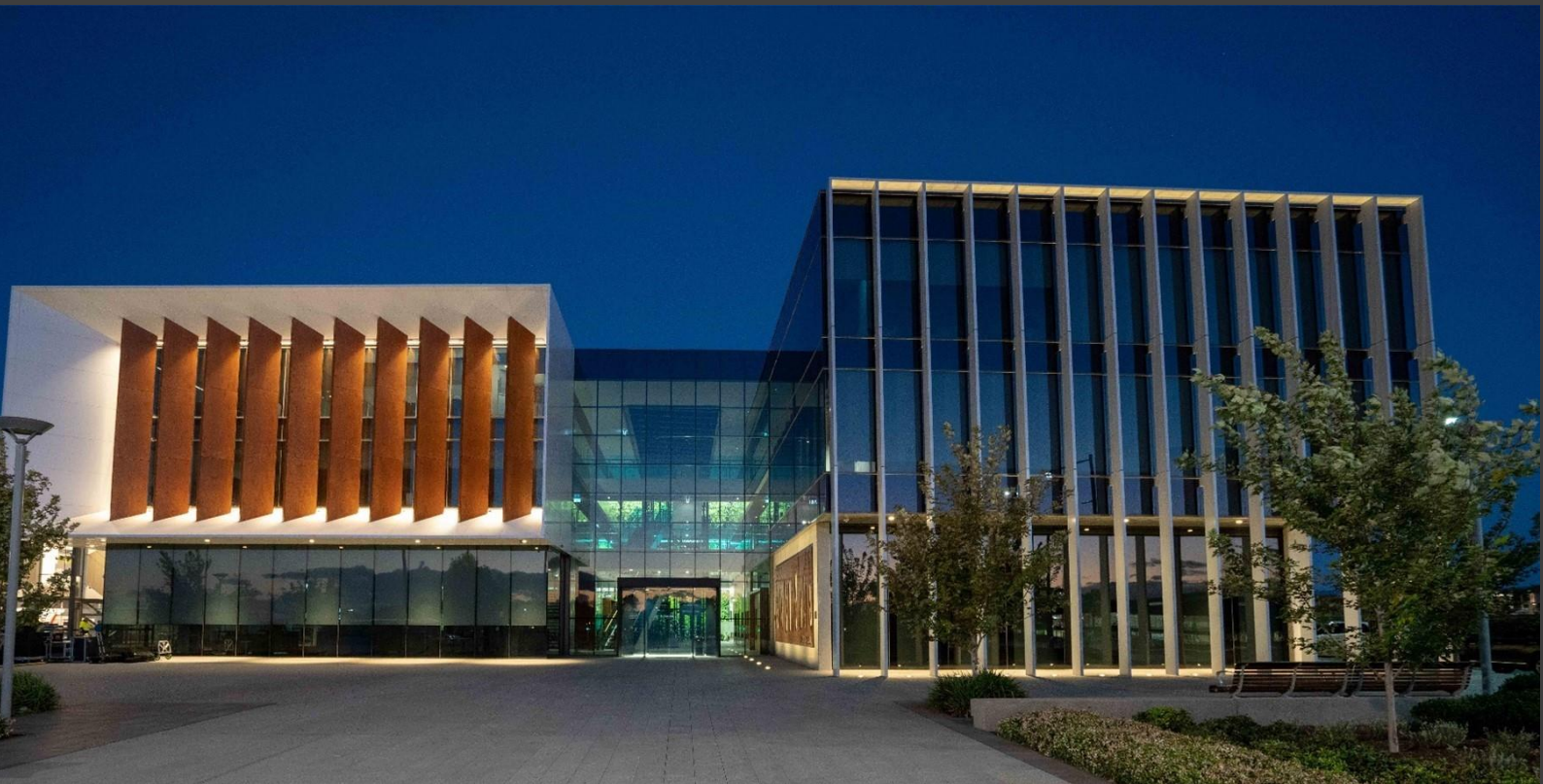
Camden Council

Administration Centre

70 Central Avenue

Oran Park

13 December 2022



camden  
council

**ATTACHMENTS - ORDINARY COUNCIL**

<b>ORD01</b>	<b>Adoption of the Annual Financial Statements - Year Ending 30 June 2022</b>	
	<b>Attachment 1:</b> Annual Financial Statements - 30 June 2022 .....	4
<b>ORD02</b>	<b>Pondicherry Precinct Planning Proposal</b>	
	<b>Attachment 1:</b> Pondicherry Precinct DCP .....	133
	<b>Attachment 2:</b> Pondicherry Planning Proposal .....	180
	<b>Attachment 3:</b> Pondicherry Summary of Specialist Studies and Council Officer Comment .....	327
	<b>Attachment 4:</b> Assessment against Key Strategic Documents.....	343
	<b>Attachment 5:</b> Initial Notification Agency Submissions Response Table - Pondicherry - December 2022.....	356
	<b>Attachment 6:</b> SEPP Land Application Map.....	366
	<b>Attachment 7:</b> SEPP Height of Building Map .....	367
	<b>Attachment 8:</b> SEPP Land Reservation Acquisition Map .....	368
	<b>Attachment 9:</b> SEPP Land Zoning Map .....	369
	<b>Attachment 10:</b> SEPP Residential Density Map .....	370
	<b>Attachment 11:</b> Pondicherry Updated - ILP .....	371
	<b>Attachment 12:</b> Minutes - CLPP 21-June-2022 .....	373
	<b>Attachment 13:</b> Under Separate Cover - Pondicherry Technical Studies .....	379
<b>ORD04</b>	<b>Investment Monies - October 2022</b>	
	<b>Attachment 1:</b> Monthly Investment Report - October 2022 .....	380
<b>ORD07</b>	<b>Acceptance of Grant Funding - Transport for New South Wales - Get NSW Active Program 2022/23</b>	
	<b>Attachment 1:</b> Jamboree Avenue .....	387
	<b>Attachment 2:</b> Waterworth Drive.....	389
	<b>Attachment 3:</b> Kavanagh Street.....	390
	<b>Attachment 4:</b> Crookston Drive.....	391
	<b>Attachment 5:</b> Coghill Street to Queen Street.....	392
	<b>Attachment 6:</b> Camden Valley Way .....	393
	<b>Attachment 7:</b> Argyle Street .....	394
	<b>Attachment 8:</b> Cobbitty Road .....	395

**ORD12 Minutes to the 16 September 2022 Audit, Risk and Improvement Committee Meeting**

**Attachment 1:** Minutes to the 16 September 2022 Audit, Risk and Improvement Committee Meeting..... 396

# General Purpose & Special Purpose Financial Statements

for the Year Ended 30 June 2022

ORD01

Attachment 1



camden  
council



# Camden Council

ANNUAL FINANCIAL STATEMENTS  
for the year ended 30 June 2022

---

## Executive Summary – 2021/22 Annual Financial Statements

This summary provides an overview of Council's financial performance and position for the year ending 30 June 2022. Also provided is a summary of the key challenges faced by Council over the past twelve months and how these challenges have been responded to.

This summary should be read in conjunction with the General Purpose Financial Statements, Special Purpose Financial Statements and Special Schedules prepared for the year ending 30 June 2022.

### Population Growth (Urban Development)

Camden continues to be one of the fastest growing areas in New South Wales with approx. 120 new residents per week. This growth places substantial pressure on Council's finances and resources. The cost of planning for growth is an upfront cost that is required before additional rate income is realised through growth.

The recent introduction of a population growth factor into the rate peg will assist Council in meeting these challenges into the future, however the magnitude of infrastructure that Council is constructing or is dedicated by developers (and the associated depreciation) is significant and will continue to place pressure on Council's ability to meet industry benchmarks in the short-medium term.

### COVID-19 Pandemic

COVID-19 continued to impact service delivery during the 2021/22 financial year with the closure of facilities in line with public health orders and an increase in expenditure to implement additional risk measures to protect staff and our community.

As COVID-19 restrictions have gradually eased over the second half of the 2021/22 financial year, Council remains focused on its three year Community Support Package which will support the creation of 507 jobs and will see \$130.6 million invested in capital infrastructure projects and community support programs.

Longer term, Council does not anticipate that the COVID-19 pandemic will have a material or ongoing impact on service delivery or Council's financial position. Further information on the impact of the COVID-19 pandemic and Council's Community Support Package is provided in a later section of this report.

### 2022 Floods and Storm Damage

The East Coast of Australia has experienced significant flood events during 2022. Camden was impacted by its first flood event in March 2022. This has been followed by a further three subsequent flood events, the most recent occurring in July 2022.

Council took proactive steps to establish community support hubs to assist affected residents and worked with other state agencies to ensure roads and impacted infrastructure could be safely reopened as quickly as possible.

Council is continuing to address impacted infrastructure, utilising funding under the Federal-State Government's Disaster Recovery Funding Arrangements and insurance funds to rectify damaged assets.

While recognising that the occurrence of significant weather events is increasing, the 2022 floods and storm damage are not considered to have had a material or long term impact on Council's financial position.

### Changes to Accounting & Reporting Environment

There were no significant changes in relation to Council's financial reporting requirements, with only minor changes made to the Local Government Code of Accounting Practice and Financial Reporting (released in January 2022). There were no new accounting standards introduced during the 2021/22 financial year which impacted Council.

### Financial Performance

The following table highlights Council's financial performance between the 2021/22 and 2020/21 financial years:

<b>Income Statement ('000)</b>	<b>2021/22</b>	<b>2020/21 (Restated)</b>
Total Income from Continuing Operations	\$290,459	\$309,080
Total Expenses from Continuing Operations	\$135,623	\$128,799
Operating Result from Continuing Operations	<b>\$154,836</b>	<b>\$180,281</b>
Capital Grants and Contributions	\$164,281	\$200,459
Net Operating Result before Capital Grants and Contributions	<b>(\$9,445)</b>	<b>(\$20,178)</b>

### Local Government Accounting - Operating Result

It is important to note that the operating result shown in the Income Statement is not the same as Council's budget or cash position.

The Income Statement complies with Australian Accounting Standards and is required to be reported on an accruals basis, it considers non-cash disclosures and the timing of the receipt or payment of money.

The operating surplus of \$154.8 million (after capital items) does not mean Council has additional funds of \$154.8 million to spend. Alternatively, the fact that Council's Income Statement has a reported deficit of \$9.4 million (before capital items) does not mean Council's budget is overspent or liquidity position is poor.

Council continues to balance its cash budget annually and its liquidity position is strong as demonstrated by the financial indicators in Note F6-1 to the Financial Statements.

### Operating Result (after capital items)

The 2021/22 Operating Result after accounting for capital income is a surplus of \$154.8 million (\$180.3 million 2020/21). This surplus is primarily due to non-cash contributions made by developers for infrastructure such as roads, drainage, and open space. The value of non-cash dedications for 2021/22 was \$78.8 million (\$133.4 million 2020/21).

Accounting standards require the dedication of assets (non-cash) to be brought to account as income which distorts the surplus reported.

### Operating Result (before capital items)

Council's operating result before capital items is a deficit of \$9.4 million. This result excludes capital income of \$164.2 million.

The movement from last year's result (\$10.7 million) is primarily due to an increase in annual charges income of \$5.5 million due to the one-off decrease in annual charges in the 2020/21 financial year as part of Council's COVID-19 Community Support Package, an increase in other revenues of \$3.0 million and an increase in operating grants and contributions of \$4.0 million.

Other movements include an increase in rate income of \$4.4 million (growth and allowable rate peg), a \$1.2 million decrease in user fees and charges primarily due to facility closures in line with public health orders.

Investment income increased marginally by \$0.1 million primarily as interest rates have started to improve, while other income increased by \$1.9 million primarily due to an increment in investment properties following annual valuation.

Council allowed for an additional 16 new positions to meet the demand for essential services and there was a mandatory award increase of 2.0% resulting in an increase in employee costs of \$2.5 million and Materials and Services increased by \$3.9 million (growth).

Movements in interest on loans, other expenses, and the net loss on disposal of assets resulted in a marginal increase of \$0.4 million, while depreciation expenses (after corrections) increased by \$0.2 million.

### The Impact of Depreciation on a Growth Council

As a growth Council, Council's operating performance is significantly impacted by depreciation.

In the 2021/22 financial year, Council adopted revised useful lives for its long-life assets classes (primarily roads and drainage). The updated useful lives have been applied from the date of the last comprehensive revaluation undertaken for these assets classes (30 June 2020). This resulted in a restatement of depreciation expense in the 2020/21 financial year at \$27.0 million (previously \$30.9 million).

While this has improved Council's operating performance for both the 2020/21 and 2021/22 financial years, depreciation expense remains a significant issue for Council. The impact of depreciation expense continues to be significant due to a unique environment of substantial growth and Council's current economies of scale.

Council is currently constructing or receiving dedicated assets that provide for a population in the future. The straight-line method of calculating depreciation expense does not consider growth or the current population, meaning the expense is representative of a higher capacity to pay or greater economies of scale. There is also a timing issue to consider, Council must provide for infrastructure now, this cannot be done after the population arrives.

There is a delicate balance between what the current population is responsible for and those who are not yet part of our community. It is not as simple as increasing revenue tomorrow to off-set the expense.

Council's response to addressing these issues is a long-term position of maintaining strong liquidity, utilising long-term debt and prudent asset

management planning that monitors and addresses the condition of community assets as required.

Council's Long-Term Financial Plan (LTFP) considers future income received through this unprecedented level of growth, the rate peg (including population growth factor) or indicative Special Rate Variations (SRV) where endorsed by Council as part of adopting the LTFP.

Special Rate Variations are only considered following consultation with the community. There are currently no SRV's proposed in the LTFP.

#### Statement of Financial Position

The net value of assets owned by our community is \$2.5 billion (\$2.2 billion in 2020/21). The majority of this equity relates to the ownership of land and infrastructure assets such as roads, stormwater drainage, footpaths, and bridges. Council's increase in equity is predominately due to infrastructure assets being dedicated to Council as part of new release areas.

During the 2021/22 financial year, Council also comprehensively revalued its Buildings (Increment \$25.7 million) Operational, Community and Crown Land (decrement \$9.3 million), Land Under Roads (increment \$41.4 million), and applied fair value indexation of \$61.4 million (increment) to those asset classes not due for a comprehensive revaluation. The net increase in the asset base through revaluation was \$119.2 million.

Council's loan debt is \$41.1 million with an increase of \$5.5 million from 2020/21; primarily a result of a new loan for \$7.8 million to part fund Community Support Package Stage 3 (\$4.3 million) and Roads Renewal Program (\$3.5 million) and principal and interest repayments made during the 2021/22 financial year.

The Debt Service Cover Ratio increased from 2.76% to 3.42% primarily due to the increase in annual charges, which was impacted by a one-off reduction (\$4.0 million) in the 2020/21 financial year as part of Council's COVID-19 Community Support Package. The ratio remains better than the industry benchmark of 2.00%.

#### Prior Year Adjustments and third Balance sheet

During the 2021/22 financial year, Council has continued to improve the quality and accuracy of its asset management data. This has included the identification of newly discovered assets and the deletion of assets which are no longer in Council's ownership. Council has also continued to refine its

measurement of certain infrastructure and corrected unit rates used to determine fair value rates.

The net result of adjustments which are due to Council's improvements to its asset data is a \$22.3 million net increase in the balance of infrastructure, property plant and equipment (IPPE).

Council also identified an adjustment required to depreciation expense for the 2020/21 financial year based on the useful lives which were determined as part of the comprehensive revaluation undertaken for transport and drainage infrastructure at a reporting date 30 June 2020.

The comprehensive revaluation included an adjustment to the useful lives of these long-life assets. Essentially the useful lives of infrastructure in these assets classes were extended based on the analysis undertaken as part of the revaluation.

The calculation of depreciation expense in the 2020/21 financial year did not consider these updated useful lives, therefore was overstated by \$3.9 million.

This has resulted in a reduction in depreciation expense in the 2020/21 financial year from \$30.9 million to \$27.0 million.

In the 2020/21 financial year, Council incorrectly recognised a number of dedicated assets as capital work-in-progress. Upon review, Council determined that these assets had been capitalised in previous years. Council also reclassified some works in progress projects as operational expenses primarily due to the nature of the expense.

The net result of these adjustments is a \$17.5 million net decrease in the balance of infrastructure, property, plant and equipment (IPPE).

The final adjustment relates to a reduction in the historical liability (non-current) held for surplus credits associated with Works-in-Kind agreements, which are generated when a developer provides additional infrastructure (by agreement) within a Contributions Plan. The surplus can be used by developers to offset future developer contributions or is refunded following a resolution of the Council.

The net result of this adjustment is a \$2.3 million decrease in the balance of the non-current liability, and a restated provision (Income Statement) as at 30 June 2021.

The net result of all prior year adjustments is a net increase of \$7.1 million to the opening equity balance as at 1 July 2020 and a net increase in the operating result restated for the period ending 30 June 2021 of \$3.9 million.



Prior year adjustments can be found in Note F4-1 to the General-Purpose Financial Statements.

Council continues to improve its asset management systems; each asset class is being comprehensively reviewed, identified, mapped, condition assessed and valued which will take time to complete. It is expected that historical discrepancies will be found and corrected throughout this process. Council has also moved to a rolling 3-year cycle for the identification, condition assessment and valuation of assets classes (excludes assets that are valued annually) to better manage and monitor the entire asset base.

#### COVID-19 Financial Impact 2021/22

Council's financial performance to the 30 June 2022 has not been materially impacted by COVID-19.

Council continues to monitor its cash flow/budget closely and financial health indicators. Council does not have leisure centres / pools resourced by Council staff or childcare centres. While there has been some impact to leisure centre / pool budgets it has been prudently managed by Council and its operator to reduce expenditure when the centres have been closed.

The rates and annual charges outstanding ratio remains outside industry benchmark (benchmark less than 5%) at 6.98% primarily due to Council's COVID-19 initiative of not taking legal action against property owners for outstanding rate accounts.

Council has commenced communicating with residents regarding outstanding rate balances and will work with residents to ensure outstanding balances are recovered taking into consideration individual circumstances.

It should be noted that Council has a standing policy of not taking legal action against pensioners. The increase in the ratio has not had a material impact on Council's cash flow or ability to meet its financial commitments.

To 30 June 2022 Council has spent approximately \$2.1 million (\$1.2 million in 2020/21 and \$0.9 million in 2021/22) on additional cleaning of public facilities/offices and operational costs associated with a second works depot to ensure Council could provide essential services should one depot be closed due to COVID-19.

Council has also invested in technology to ensure a seamless service experience for customers while staff have worked from home during lockdown periods.

#### COVID-19 Community Support Packages

During the 2020/21 financial year, Council endorsed Stages 1, 2 and 3 of its COVID-19 Community Support Package, with Stages 1 and 2 focusing on immediate financial relief and Stage 3 a comprehensive recovery package, with the total investment over four and a half years being \$130.6 million.

The total package (3 stages) is estimated to raise Camden's economic output by up to \$222 million (independent report), which is a measure of the value of all sales of goods and services. Additionally, 507 full time equivalent (FTE) jobs will be supported and contribute between \$87.4 million and \$102.7 million to Camden's Gross Regional Product (GRP). Additional information on what initiatives are included in the packages can be found on Council's website.

#### Financial Health Indicators

Council utilises a range of industry agreed indicators (performance ratios) to measure its overall financial health.

The financial health indicators for the 2021/22 financial year can be found in Note F6-1 and Special Schedule – Report on Infrastructure Assets. This section of the financial statements provides a detailed explanation of each indicator and any unique circumstances which need to be considered when assessing Council's financial performance.

In summary, the financial health indicators demonstrate that Council is in a sound financial position, with financial performance improving across a number of indicators.

#### Long Term Financial Sustainability

Council continues to monitor its financial performance and while Council's liquidity and debt position is strong, Council recognises that longer term, operating deficits are not sustainable and will ultimately reduce Council's ability to maintain or replace its asset base over time.

Council expects that this position will improve in the long-term, through increased income associated with growth and continued prudent long-term financial management of expenditure budgets, that consider future maintenance and the asset renewal requirements of the Council.

This is also reflected in the updated 2022- 2032 Long Term Financial Plan adopted by Council on the 14 June 2022. A copy of this plan can be found on Council's website.

Measures that Council has adopted to improve and ensure its long-term financial position remains sustainable include:

✓ **Balanced Budget**

Council annually adopts and maintains a balanced cash budget and does not spend beyond its means.

✓ **Loans**

Council still has a good capacity to borrow for capital projects (one-off) upon the appropriate financial assessment being completed. Council also considers low-interest loan programs offered by the State Government. These programs will save Council \$1.06 million in loan interest repayments.

✓ **Long-Term Financial Planning (LTFP)**

Council has a 10-year LTFP which is reviewed on a quarterly basis. The LTFP is critical to Council's planning and monitoring of its immediate and future financial sustainability. It is central to correcting the reported operating deficit in the Income Statement by containing expenditure and allowing natural growth in Council's income base to achieve a balanced or reported operating surplus.

It allows Council to make informed decisions about sustainable levels of debt and reserves (liquidity) it also forms part of a suite of resourcing plans that support Council's Integrated Planning and Reporting Package.

✓ **Asset Management Planning**

Sound asset management and the correct allocation of resources are central to Council's sustainability. Council has a dedicated asset management section which continues to monitor Council's asset maintenance and renewal programs now and into the future.

Council's Infrastructure Backlog Ratio is 0.78% and remains better than the industry benchmark of not more than 2%.

✓ **Cash Position, Reserves, and Investing in the Future**

Council has established reserves for capital improvement, asset replacement and technology improvements.

Council's Unrestricted Current Ratio is 3.0x and is better than the industry benchmark of more than 1.50x. Council's Cash Expense Cover Ratio is 25.6 months and is well above the industry benchmark of more than 3 months.

✓ **Community Infrastructure Renewal Programs**

Council endorsed a \$5.1 million Community Infrastructure Renewal Program as part of its 2019/20 budget to continue a program of renewing assets. This is a 4-year program and is expected to be completed in 2022/23.

Work has commenced on the continuation of this important program and will be considered by Council as part of the 2023/24 Budget.

✓ **Building Partnerships**

Council continues to actively pursue both State and Federal funding opportunities to fund infrastructure and service requirements when made available. Examples include accessing the low interest loans under Local Infrastructure Renewal Schemes.

✓ **Organisational Improvement Plan**

Council remains committed to continuously improving its financial and non-financial performance and continuing its path to excellence and best practice. Council's five-year Organisational Strategic Plan, which commenced in July 2019, provides the roadmap to deliver measurable improvement across six key result areas: Good Governance, Financially Successful, Effective Leadership, Engaged People, Improved Processes, Knowledge and Systems, and Customer Focused.

**Long-term financial risks for Council**

Over the next 10-20 years Council will be required to coordinate and acquire significant amounts of land in Leppington, which includes the delivery of supporting infrastructure.

While in-part funded through Section 7.11 Contributions Plans (developer contributions) the amount of funding required and timing for financing will need to be carefully managed in consultation with the NSW State Government, to ensure the plans and aspirations of a third City can be delivered on time.

**Conclusion**

Council continues to demonstrate a strong commitment to sound financial management.

While the COVID-19 pandemic, and more recently the 2022 flood events have created significant challenges in terms of service delivery, Council has been able to support its community through a range of initiatives such as the Community Support Package and targeted support mechanisms such as fee relief and the one-off rebate provided to all property owners in 2020/21.

As a significant growth area, Camden will continue to find it challenging to meet all industry benchmarks in relation to financial performance, primarily until it reaches the economies of scale representative of a large metropolitan council. Council's strong cash position and prudent budget management ensures Council will continue to provide a high level of service and support to its community now and into the future.

**Chief Financial Officer**  
**28 October 2022**

**ORD01****Attachment 1**

**ORD01**

**Attachment 1**

# Camden Council

GENERAL PURPOSE FINANCIAL STATEMENTS  
for the year ended 30 June 2022

---

## Camden Council

### General Purpose Financial Statements for the year ended 30 June 2022

Contents	Page
<b>Understanding Council's Financial Statements</b>	<b>3</b>
<b>Statement by Councillors and Management</b>	<b>4</b>
<b>Primary Financial Statements:</b>	
Income Statement	5
Statement of Comprehensive Income	6
Statement of Financial Position	7
Statement of Changes in Equity	8
Statement of Cash Flows	9
<b>Notes to the Financial Statements</b>	<b>10</b>
<b>Independent Auditor's Reports:</b>	
On the Financial Statements (Sect 417 [2])	93
On the Financial Statements (Sect 417 [3])	96

#### Overview

Camden Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

70 Central Avenue  
Oran Park NSW 2570

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au).

## Camden Council

### General Purpose Financial Statements

for the year ended 30 June 2022

### Understanding Council's Financial Statements

---

#### Introduction

Each year individual local governments are required to present audited financial statements to their council and community.

#### What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2022.

The format of the financial statements is standard across all NSW Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by the Office of Local Government.

#### About the Councillor/Management Statement

The financial statements must be certified by senior staff as 'presenting fairly' the Council's financial results for the year and are required to be adopted by Council – ensuring both responsibility for and ownership of the financial statements.

#### About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

##### 1. The Income Statement

Summarises Council's financial performance for the year, listing all income and expenses. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

##### 2. The Statement of Comprehensive Income

Primarily records changes in the fair value of Council's Infrastructure, property, plant and equipment.

##### 3. The Statement of Financial Position

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

##### 4. The Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

##### 5. The Statement of Cash Flows

Indicates where Council's cash came from and where it was spent. This statement also displays Council's original adopted budget to provide a comparison between what was projected and what actually occurred.

#### About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the five primary financial statements.

#### About the Auditor's Reports

Council's financial statements are required to be audited by the NSW Audit Office.

In NSW the auditor provides 2 audit reports:

1. an opinion on whether the financial statements present fairly the Council's financial performance and position, and
2. their observations on the conduct of the audit, including commentary on the Council's financial performance and financial position.

#### Who uses the Financial Statements?

The financial statements are publicly available documents and must be presented at a Council meeting between seven days and five weeks after the date of the audit report.

The public can make submissions to Council up to seven days subsequent to the public presentation of the financial statements.

Council is required to forward an audited set of financial statements to the Office of Local Government.

Camden Council

General Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:


- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

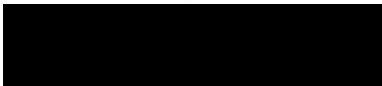
To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

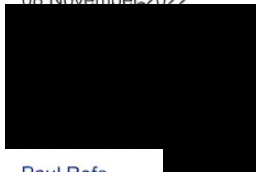
We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 08 November 2022.

  
 Therese Fedeli  
 Mayor  
 08 November 2022

  
 Paul Farrow  
 Deputy Mayor  
 08 November 2022

  
 Nicole Magurren  
 Acting General Manager  
 08 November 2022

  
 Paul Rofe  
 Responsible Accounting Officer  
 08 November 2022

Camden Council | Income Statement | for the year ended 30 June 2022

## Camden Council

## Income Statement

for the year ended 30 June 2022

Original unaudited budget 2022 \$ '000		Notes	Actual 2022 \$ '000	Restated Actual 2021 \$ '000
	<b>Income from continuing operations</b>			
84,115	Rates and annual charges	B2-1	<b>84,687</b>	74,816
20,183	User charges and fees	B2-2	<b>15,332</b>	16,532
2,600	Other revenues	B2-3	<b>4,274</b>	1,317
9,177	Grants and contributions provided for operating purposes	B2-4	<b>13,158</b>	9,198
135,462	Grants and contributions provided for capital purposes	B2-4	<b>164,281</b>	200,459
2,450	Interest and investment income	B2-5	<b>2,083</b>	2,017
–	Other income	B2-6	<b>6,644</b>	4,741
<u>253,987</u>	<b>Total income from continuing operations</b>		<u><b>290,459</b></u>	<u>309,080</u>
	<b>Expenses from continuing operations</b>			
56,027	Employee benefits and on-costs	B3-1	<b>57,398</b>	54,920
36,438	Materials and services	B3-2	<b>44,068</b>	40,149
1,278	Borrowing costs	B3-3	<b>1,296</b>	1,180
30,000	Depreciation, amortisation and impairment of non-financial assets	B3-4	<b>29,367</b>	29,205
12,390	Other expenses	B3-5	<b>1,516</b>	1,621
–	Net loss from the disposal of assets	B4-1	<b>1,978</b>	1,724
<u>136,133</u>	<b>Total expenses from continuing operations</b>		<u><b>135,623</b></u>	<u>128,799</u>
<u>117,854</u>	<b>Operating result from continuing operations</b>		<u><b>154,836</b></u>	<u>180,281</u>
<u>117,854</u>	<b>Net operating result for the year attributable to Council</b>		<u><b>154,836</b></u>	<u>180,281</u>
<u>(17,608)</u>	<b>Net operating result for the year before grants and contributions provided for capital purposes</b>		<u><b>(9,445)</b></u>	<u>(20,178)</u>

The above Income Statement should be read in conjunction with the accompanying notes.



Camden Council | Statement of Comprehensive Income | for the year ended 30 June 2022

## Camden Council

## Statement of Comprehensive Income

for the year ended 30 June 2022

	Notes	Actual 2022 \$ '000	Restated Actual 2021 \$ '000
<b>Net operating result for the year – from Income Statement</b>		<b>154,836</b>	<b>180,281</b>
<b>Other comprehensive income:</b>			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-6	<u>119,173</u>	<u>(4,386)</u>
<b>Total items which will not be reclassified subsequently to the operating result</b>		<b>119,173</b>	<b>(4,386)</b>
<b>Total other comprehensive income for the year</b>		<b>119,173</b>	<b>(4,386)</b>
<b>Total comprehensive income for the year attributable to Council</b>		<b>274,009</b>	<b>175,895</b>

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

ORD01

Attachment 1

Camden Council | Statement of Financial Position | for the year ended 30 June 2022

## Camden Council

## Statement of Financial Position

as at 30 June 2022

		Actual 2022 \$ '000	Restated Actual 2021 \$ '000	Restated Actual 1 July 2020 \$ '000
	Notes			
<b>ASSETS</b>				
<b>Current assets</b>				
Cash and cash equivalents	C1-1	13,316	15,767	12,135
Investments	C1-2	215,000	165,008	112,508
Receivables	C1-4	54,607	13,693	9,526
Inventories	C1-5	478	490	427
Other	C1-9	1,808	1,126	102
<b>Total current assets</b>		<b>285,209</b>	<b>196,084</b>	<b>134,698</b>
<b>Non-current assets</b>				
Investments	C1-2	30,821	29,301	29,700
Receivables	C1-4	2,865	3,878	3,327
Infrastructure, property, plant and equipment (IPPE)	C1-6	2,245,054	2,027,972	1,890,717
Investment property	C1-7	38,820	34,480	31,890
Intangible assets	C1-8	780	815	1,015
Right of use assets	C2-1	1,851	1,848	2,111
Investments accounted for using the equity method		-	-	91
<b>Total non-current assets</b>		<b>2,320,191</b>	<b>2,098,294</b>	<b>1,958,851</b>
<b>Total assets</b>		<b>2,605,400</b>	<b>2,294,378</b>	<b>2,093,549</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>				
Payables	C3-1	33,443	27,930	24,209
Contract liabilities	C3-2	38,926	12,244	4,660
Lease liabilities	C2-1	1,287	1,310	1,354
Borrowings	C3-3	3,071	2,346	1,372
Employee benefit provisions	C3-4	14,574	15,193	14,624
<b>Total current liabilities</b>		<b>91,301</b>	<b>59,023</b>	<b>46,219</b>
<b>Non-current liabilities</b>				
Payables	C3-1	12,863	12,919	10,564
Lease liabilities	C2-1	707	615	808
Borrowings	C3-3	37,999	33,270	23,316
Employee benefit provisions	C3-4	282	312	298
<b>Total non-current liabilities</b>		<b>51,851</b>	<b>47,116</b>	<b>34,986</b>
<b>Total liabilities</b>		<b>143,152</b>	<b>106,139</b>	<b>81,205</b>
<b>Net assets</b>		<b>2,462,248</b>	<b>2,188,239</b>	<b>2,012,344</b>
<b>EQUITY</b>				
Accumulated surplus		1,658,727	1,503,891	1,323,610
IPPE revaluation reserve	C4-1	803,521	684,348	688,734
<b>Council equity interest</b>		<b>2,462,248</b>	<b>2,188,239</b>	<b>2,012,344</b>
<b>Total equity</b>		<b>2,462,248</b>	<b>2,188,239</b>	<b>2,012,344</b>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Camden Council | Statement of Changes in Equity | for the year ended 30 June 2022

## Camden Council

## Statement of Changes in Equity

for the year ended 30 June 2022

	2022		2021	
	Accumulated surplus \$ '000	IPPE revaluation reserve \$ '000	Accumulated surplus Restated \$ '000	IPPE revaluation reserve Restated \$ '000
Opening balance at 1 July	1,492,811	684,348	1,316,530	688,734
Correction of prior period errors	11,080	-	7,080	-
<b>Restated opening balance</b>	<b>1,503,891</b>	<b>684,348</b>	<b>1,323,610</b>	<b>688,734</b>
Net operating result for the year	154,836	-	176,342	-
Correction of prior period errors	-	-	3,939	-
<b>Net operating result for the period</b>	<b>154,836</b>	<b>-</b>	<b>180,281</b>	<b>-</b>
<b>Other comprehensive income</b>				
Gain (loss) on revaluation of infrastructure, property, plant and equipment	-	119,173	-	(4,386)
<b>Other comprehensive income</b>	<b>-</b>	<b>119,173</b>	<b>-</b>	<b>(4,386)</b>
<b>Total comprehensive income</b>	<b>154,836</b>	<b>119,173</b>	<b>180,281</b>	<b>175,895</b>
<b>Closing balance at 30 June</b>	<b>1,658,727</b>	<b>803,521</b>	<b>1,503,891</b>	<b>684,348</b>

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Camden Council | Statement of Cash Flows | for the year ended 30 June 2022

## Camden Council

## Statement of Cash Flows

for the year ended 30 June 2022

Original unaudited budget 2022 \$ '000		Actual 2022 \$ '000	Restated Actual 2021 \$ '000
	Notes		
<b>Cash flows from operating activities</b>			
<b>Receipts:</b>			
84,115	Rates and annual charges	83,713	74,279
20,183	User charges and fees	15,451	17,712
2,450	Interest received	1,744	2,265
33,907	Grants and contributions	85,451	83,089
–	Bonds, deposits and retentions received	7,594	5,354
7,311	Other	17,382	7,295
<b>Payments:</b>			
(56,027)	Payments to employees	(57,929)	(55,146)
(36,438)	Payments for materials and services	(52,372)	(44,292)
(1,278)	Borrowing costs	(1,276)	(1,159)
–	Bonds, deposits and retentions refunded	(3,594)	(3,697)
(17,346)	Other	(2,206)	(1,638)
36,877	<b>Net cash flows from operating activities</b>	<b>93,958</b>	<b>84,062</b>
	G1-1		
<b>Cash flows from investing activities</b>			
<b>Receipts:</b>			
151,167	Sale of investments	181,000	138,500
306	Proceeds from sale of IPPE	382	442
<b>Payments:</b>			
(126,167)	Purchase of investments	(232,492)	(190,500)
(69,801)	Payments for IPPE	(48,581)	(37,874)
–	Purchase of intangible assets	(286)	(145)
(44,495)	<b>Net cash flows from investing activities</b>	<b>(99,977)</b>	<b>(89,577)</b>
<b>Cash flows from financing activities</b>			
<b>Receipts:</b>			
7,800	Proceeds from borrowings	7,800	12,300
<b>Payments:</b>			
(2,354)	Repayment of borrowings	(2,346)	(1,372)
–	Principal component of lease payments	(1,886)	(1,781)
5,446	<b>Net cash flows from financing activities</b>	<b>3,568</b>	<b>9,147</b>
(2,172)	<b>Net change in cash and cash equivalents</b>	<b>(2,451)</b>	<b>3,632</b>
9,994	Cash and cash equivalents at beginning of year	15,767	12,135
7,822	<b>Cash and cash equivalents at end of year</b>	<b>13,316</b>	<b>15,767</b>
	C1-1		
97,208	plus: Investments on hand at end of year	245,821	194,309
105,030	<b>Total cash, cash equivalents and investments</b>	<b>259,137</b>	<b>210,076</b>
	C1-2		

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

## Camden Council

## Contents for the notes to the Financial Statements for the year ended 30 June 2022

<b>A About Council and these financial statements</b>	<b>12</b>
A1-1 Basis of preparation	12
<b>B Financial Performance</b>	<b>15</b>
<b>B1 Functions or activities</b>	<b>15</b>
B1-1 Functions or activities – income, expenses and assets	15
B1-2 Components of functions or activities	16
<b>B2 Sources of income</b>	<b>17</b>
B2-1 Rates and annual charges	17
B2-2 User charges and fees	18
B2-3 Other revenues	19
B2-4 Grants and contributions	20
B2-5 Interest and investment income	25
B2-6 Other income	26
<b>B3 Costs of providing services</b>	<b>27</b>
B3-1 Employee benefits and on-costs	27
B3-2 Materials and services	28
B3-3 Borrowing costs	29
B3-4 Depreciation, amortisation and impairment of non-financial assets	30
B3-5 Other expenses	31
<b>B4 Gains or losses</b>	<b>32</b>
B4-1 Gain or loss from the disposal, replacement and de-recognition of assets	32
<b>B5 Performance against budget</b>	<b>33</b>
B5-1 Material budget variations	33
<b>C Financial position</b>	<b>35</b>
<b>C1 Assets we manage</b>	<b>35</b>
C1-1 Cash and cash equivalents	35
C1-2 Financial investments	36
C1-3 Restricted and allocated cash, cash equivalents and investments	38
C1-4 Receivables	40
C1-5 Inventories	42
C1-6 Infrastructure, property, plant and equipment	43
C1-7 Investment properties	47
C1-8 Intangible assets	48
C1-9 Other	49
<b>C2 Leasing activities</b>	<b>50</b>
C2-1 Council as a lessee	50
C2-2 Council as a lessor	53
<b>C3 Liabilities of Council</b>	<b>54</b>
C3-1 Payables	54
C3-2 Contract Liabilities	55
C3-3 Borrowings	57
C3-4 Employee benefit provisions	59

## Camden Council

## Contents for the notes to the Financial Statements for the year ended 30 June 2022

<b>C4 Reserves</b>	<b>61</b>
C4-1 Nature and purpose of reserves	61
<b>D Risks and accounting uncertainties</b>	<b>62</b>
D1-1 Risks relating to financial instruments held	62
D2-1 Fair value measurement	66
D3-1 Contingencies	71
<b>E People and relationships</b>	<b>74</b>
<b>E1 Related party disclosures</b>	<b>74</b>
E1-1 Key management personnel (KMP)	74
E1-2 Councillor and Mayoral fees and associated expenses	75
<b>E2 Other relationships</b>	<b>76</b>
E2-1 Audit fees	76
<b>F Other matters</b>	<b>77</b>
F1-1 Statement of Cash Flows information	77
F2-1 Commitments	78
F3-1 Events occurring after the reporting date	79
<b>F4 Changes from prior year statements</b>	<b>80</b>
F4-1 Correction of errors	80
<b>F5 Statement of developer contributions as at 30 June 2022</b>	<b>82</b>
F5-1 Summary of developer contributions	82
F5-2 Developer contributions by plan	83
F5-3 Contributions not under plans	86
F5-4 S7.4 planning agreements	86
<b>F6 Statement of performance measures</b>	<b>87</b>
F6-1 Statement of performance measures – consolidated results	87
<b>G Additional Council disclosures (unaudited)</b>	<b>88</b>
G1-1 Statement of performance measures – consolidated results (graphs)	88
G1-2 Council information and contact details	92

## A About Council and these financial statements

### A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 08 November 2022. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993 (NSW)* and Regulations, and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Unless otherwise indicated, all amounts disclosed in the financial statements are actual amounts. Specific budgetary amounts have been included for comparative analysis (to actuals) in the following reports and notes and are clearly marked:

- Income statement
- Statement of cash flows
- Note B5-1 Material budget variations

#### **Historical cost convention**

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

#### **Significant accounting estimates and judgements**

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

#### **Critical accounting estimates and assumptions**

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) estimated fair values of investment properties – refer Note C1-7
- (ii) estimated fair values of infrastructure, property, plant and equipment – refer Note C1-6 and Note D2-1
- (iii) employee benefit provisions – refer Note C3-4

#### **Significant judgements in applying the Council's accounting policies**

- (i) Council has made a significant judgement about the impairment of a number of its receivables – refer Note C1-4
- (ii) Council has made a significant judgement about the determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 Revenue from Contracts with Customers and / or AASB 1058 Income of Not-for-Profit Entities – refer to Notes B2-2 – B2-4.
- (iii) Council has made a significant judgement about the determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease – refer to Note C2-1.
- (iv) Camden Region Economic Taskforce

On 23/06/2021 the Camden Region Economic Taskforce (CRET) was liquidated as a result of going into voluntary receivership.

continued on next page ...

Page 12 of 102

## A1-1 Basis of preparation (continued)

Due to Council being the only member of the Company, assets in the amount of \$51,933.40 were made available as a members distribution to Council as part of the wind up.

Under the constitution it is a requirement that any surplus assets must be paid or distributed to an organisation which has objectives or purposes similar to those of the Company. The funds have been restricted for this purpose and are held in an internal cash reserve disclosed at C1-3.

### Monies and other assets received by Council

#### The Consolidated Fund

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

The Consolidated Fund has been included in the financial statements of the Council.

Cash and other assets of the following activities have been included as part of the Consolidated Fund:

- Camden Town Farm Committee
- Camden Seniors Programs Committee
- Camden International Friendship Association
- Camden Bicentennial Equestrian Park Committee

These committees were dissolved by formal Council resolution on 8 March 2022.

#### The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993 (NSW)* (as amended), a separate and distinct Trust Fund is maintained to account for all money and property received by the council in trust which must be applied only for the purposes of, or in accordance with, the trusts relating to those monies.

Trust monies and property subject to Council's control have been included in these reports.

Council does not hold any monies or property that are not under control of the Council.

#### Macaria Gallery Ltd

Macaria Gallery Ltd was set up as an independent company run by a board of directors which includes three Councillors and two independent directors. The company is the trustee of the Alan Baker Art Gallery Trust with the primary objective of collecting, promoting, preserving and exhibiting the arts. The company directs the activities of the Alan Baker Art Gallery, which occupies the historic Macaria building in Camden and displays the Alan Baker art collection.

Council is the sole member of the company.

#### Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

#### Volunteer services

Council dependence on Volunteer workers is not significant and these services have not been recognised in the financial statements.

Volunteers are engaged in Council's services and programs who undertake such activities of their own free will and without monetary reward. The activities undertaken are of benefit to Camden Council and the local community and complement, but do not replace the services and programs provided by paid staff.

Volunteers will work no more than 18 hours each week except for one off event based activities.

continued on next page ...

Page 13 of 102



## A1-1 Basis of preparation (continued)

---

Although volunteer opportunities are open to people of all ages, there are different insurance provisions, based on age, as well as other additional checks that may be required as a volunteer.

All children under 18 years of age must have parental care permission to participate in the activity. All activities must be low risk and be included in the volunteers management system or be insured through the participating organisation.

Council has categorised their volunteers into 4 groups:

1. Regular Volunteers
2. Casual Volunteers
3. Social Volunteers
4. Advisory Committee Volunteers

### **New accounting standards and interpretations issued but not yet effective**

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2022 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

As at the date of authorisation of these financial statements, Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on Council's future financial statements, financial position, financial performance or cash flows.

### **New accounting standards adopted during the year**

During the year Council has not adopted any new accounting standards and interpretations.

Attachment 1 **ORD01**

Camden Council | Notes to the Financial Statements 30 June 2022

**B Financial Performance****B1 Functions or activities****B1-1 Functions or activities – income, expenses and assets**

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
		Restated		Restated		Restated		Restated		Restated
<b>Functions or activities</b>										
Managing Camden's Growth	108,826	98,200	11,814	12,234	97,012	85,966	38,517	33,630	157,874	131,420
Urban and Natural Environments	24,256	15,960	10,119	20,821	14,137	(4,861)	563	319	3,994	1,876
Prosperous Economy	729	354	7,909	4,412	(7,180)	(4,058)	300	284	40,753	34,512
Sustainable Transport	81,967	140,419	18,277	27,711	63,690	112,708	81,869	138,185	1,683,954	1,505,708
Enriched and Connected Community	14,422	13,099	19,157	23,730	(4,735)	(10,631)	5,448	3,663	64,612	56,467
Strong Local Leadership (Governance)	60,259	41,048	68,347	39,891	(8,088)	1,157	50,742	33,576	654,213	564,395
<b>Total functions and activities</b>	<b>290,459</b>	<b>309,080</b>	<b>135,623</b>	<b>128,799</b>	<b>154,836</b>	<b>180,281</b>	<b>177,439</b>	<b>209,657</b>	<b>2,605,400</b>	<b>2,294,378</b>

## B1-2 Components of functions or activities

---

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

### Managing Camden's Growth

**Managing growth determined under the State Government's Metropolitan Strategy while retaining Camden's rural setting, country town feel and the lifestyle of the community.**

Resources relating to the delivery of this strategic outcome include: Development Control, Heritage Protection and Urban and Rural Planning.

### Urban and Natural Environments

**A Camden in which its unique natural systems have been protected and enhanced and are enjoyed and valued by the community.**

Resources relating to the delivery of this strategic outcome include: Regulating the Use of Public Areas, Public Health, Protecting Natural Environment, Parks and Playgrounds, Environmental Activities, Enforcement of Legislation and Policies and Appearance of Public Areas.

### Prosperous Economy

**A Camden which is characterised by vibrant town and commercial centres, thriving local businesses, stable and diverse employment opportunities, skilled local residents and a thriving tourist/visitor market.**

Resources relating to the delivery of this strategic outcome include: Economic Development, Tourism and The Management of Significant Places.

### Sustainable Transport

**A Camden that provides an affordable, convenient and integrated public transport system for equitable access to services, facilities and places for all members of the community.**

Resources relating to the delivery of this strategic outcome include: Transport Options, Road Safety, Local Traffic Management, Construction and Maintenance of Local Roads, Footpath and Kerbing.

### Enriched and Connected Community

**A Camden which has achieved a broad range of opportunities for a prosperous and complete lifestyle.**

Resources relating to the delivery of this strategic outcome include: Recreational Services and Facilities, Community and Cultural Development & Planning, Community Support Facilities and Services, Community Safety, Community Events and Library Services.

### Strong Local Leadership (Governance)

**A Camden which has strong leadership who are responsible to the community and who are working together to achieve the community's vision for the future.**

Resources relating to the delivery of this strategic outcome include: Strong Local Democracy, Stewardship of Community Resources, Community Engagement, Community Information, Management of Emergency Events, and Support Services.

## B2 Sources of income

### B2-1 Rates and annual charges

	Timing	2022 Actual \$ '000	2021 Actual \$ '000
<b>Ordinary rates</b>			
Residential	1058 (1)	54,942	51,575
Farmland	1058 (1)	851	688
Business	1058 (1)	10,403	9,547
Less: pensioner rebates (mandatory)	1058 (1)	(656)	(624)
<b>Rates levied to ratepayers</b>		<b>65,540</b>	<b>61,186</b>
Pensioner rate subsidies received	1058 (1)	362	335
<b>Total ordinary rates</b>		<b>65,902</b>	<b>61,521</b>
<b>Annual charges</b>			
<small>(pursuant to s.496, s.496A, s.496B, s.501 &amp; s.611)</small>			
Domestic waste management services	1058 (1)	17,846	12,407
Section 611 charges	1058 (1)	61	69
Less: pensioner rebates (mandatory)	1058 (1)	(280)	(269)
Stormwater management levy	1058 (1)	967	926
<b>Annual charges levied</b>		<b>18,594</b>	<b>13,133</b>
Pensioner subsidies received:			
– Domestic waste management	1058 (1)	191	162
<b>Total annual charges</b>		<b>18,785</b>	<b>13,295</b>
<b>Total rates and annual charges</b>		<b>84,687</b>	<b>74,816</b>

The AASB notation (above) identifies the revenue recognition pattern for material items of Council revenue:

- 15(1) income recognised under AASB15 "at a point in time"
- 15(2) income recognised under AASB15 "over time"
- 1058 (1) income recognised under AASB1058 "at a point in time"
- 1058 (2) income recognised under AASB1058 "over time"

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

#### Accounting policy

Rates and annual charges are recognised as revenue when the Council obtains control over the assets comprising these receipts which is the beginning of the rating period to which they relate.

Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are in substance a rates payment.

Camden Council | Notes to the Financial Statements 30 June 2022

**B2-2 User charges and fees**

	Timing	2022 Actual \$ '000	2021 Actual \$ '000
<b>Specific user charges</b>			
(per s.502 - specific 'actual use' charges)			
Domestic waste management services (additional services)	15 (1)	22	29
On site sewerage inspection	15 (1)	34	34
Commercial waste management	15 (1)	716	734
On site sewerage annual charges	15 (1)	196	189
<b>Total specific user charges</b>		<b>968</b>	<b>986</b>
<b>Other user charges and fees</b>			
<b>(i) Fees and charges – statutory and regulatory functions (per s.608)</b>			
Building services – other	15 (1)	3,593	3,500
Restoration works	15 (1)	553	1,705
Section 10.7 certificates (EP&A Act)	15 (1)	491	486
Section 603 certificates	15 (1)	274	327
Town planning	15 (1)	3,220	2,851
Other	15 (1)	5	–
<b>Total fees and charges – statutory/regulatory</b>		<b>8,136</b>	<b>8,869</b>
<b>(ii) Fees and charges – other (incl. general user charges (per s.608))</b>			
Cemeteries	15 (1)	524	482
Child care	15 (1)	430	440
Parks and leisure centres	15 (2)	4,132	4,836
Public halls	15 (1)	877	546
Other	1058 (1)	265	373
<b>Total fees and charges – other</b>		<b>6,228</b>	<b>6,677</b>
<b>Total other user charges and fees</b>		<b>14,364</b>	<b>15,546</b>
<b>Total user charges and fees</b>		<b>15,332</b>	<b>16,532</b>
<b>Timing of revenue recognition for user charges and fees</b>			
15(1) income recognised under AASB15 “at a point in time”		10,935	11,323
15(2) income recognised under AASB15 “over time”		4,132	4,836
1058 (1) income recognised under AASB1058 “at a point in time”		265	373
<b>Total user charges and fees</b>		<b>15,332</b>	<b>16,532</b>

**Accounting policy**

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as membership fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

Camden Council | Notes to the Financial Statements 30 June 2022

**B2-3 Other revenues**

	Timing	2022 Actual \$ '000	2021 Actual \$ '000
Fines	1058 (1)	32	135
Fines – parking	1058 (1)	41	40
Legal fees recovery – other	1058 (1)	198	102
Commissions and agency fees	15 (1)	126	111
Diesel rebate	15 (1)	71	61
Insurance claims recoveries <sup>1</sup>	1058 (1)	1,671	–
Sales – general	15 (1)	11	28
Employee relations	1058 (1)	148	125
Rental income – council properties	15 (1)	–	57
Risk mgmt. performance incentive rebates	1058 (1)	130	130
Contributions to long service leave – other councils	15 (1)	473	116
Other	1058 (1)	1,373	412
<b>Total other revenue</b>		<b>4,274</b>	<b>1,317</b>

**Timing of revenue recognition for other revenue**

15(1) income recognised under AASB15 “at a point in time”	681	373
15(2) income recognised under AASB15 “over time”	–	–
1058 (1) income recognised under AASB1058 “at a point in time”	3,593	944
<b>Total other revenue</b>	<b>4,274</b>	<b>1,317</b>

**Accounting policy for other revenue**

Where the revenue relates to a contract with customer, the revenue is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

Where the revenue relates to a contract which is not enforceable or does not contain sufficiently specific performance obligations then revenue is recognised when an unconditional right to a receivable arises or the cash is received, which is earlier.

(1) in 2021/2022 Council has recovered Insurance claims of \$1 million for flood damage, \$634k pertaining to a safe work matter at the Bicentennial Equestrian Park (BEP) in 2018 and \$37k relates to other insurance claim.

## B2-4 Grants and contributions

		<b>Operating 2022</b>	Operating 2021	<b>Capital 2022</b>	Capital 2021
		<b>Actual</b>	Restated Actual	<b>Actual</b>	Restated Actual
	Timing	<b>\$ '000</b>	\$ '000	<b>\$ '000</b>	\$ '000
<b>General purpose grants and non-developer contributions (untied)</b>					
<b>General purpose (untied)</b>					
<b>Current year allocation</b>					
Financial assistance – general component	1058 (1)	<b>1,264</b>	1,166	–	–
Financial assistance – local roads component	1058 (1)	<b>900</b>	768	–	–
<b>Payment in advance - future year allocation</b>					
Financial assistance – general component	1058 (1)	<b>1,941</b>	1,242	–	–
Financial assistance – local roads component	1058 (1)	<b>1,389</b>	831	–	–
<b>Amount recognised as income during current year</b>		<b>5,494</b>	<b>4,007</b>	<b>–</b>	<b>–</b>
<b>Special purpose grants and non-developer contributions (tied)</b>					
<b>Cash contributions</b>					
Better waste and recycling fund	1058 (1)	<b>125</b>	120	–	–
Bushfire and emergency services	1058 (1)	<b>548</b>	172	–	–
Child care (family day care)	1058 (1)	–	138	–	–
Community care	15 (2)	–	4	–	–
Community centres	1058 (2)	–	–	<b>1,181</b>	157
Community services	15 (2)	<b>111</b>	151	–	–
Economic development	15 (1)	<b>8</b>	2	–	–
Floodplain management	15 (2)	–	33	–	–
Employment and training programs	1058 (1)	<b>267</b>	–	–	–
Library – per capita	1058 (1)	<b>286</b>	259	–	–
Local Infrastructure Renewal Scheme subsidy	1058 (1)	<b>49</b>	63	–	–
Noxious weeds	15 (2)	<b>60</b>	75	–	–
Library – special projects	1058 (1)	<b>45</b>	–	<b>11</b>	66
NSW rural fire services	1058 (2)	–	–	–	42
Planning Studies	15 (2)	<b>420</b>	970	–	–
Recreation and culture	1058 (2)	<b>253</b>	60	<b>7,301</b>	15,553
Storm/flood damage	1058 (1)	<b>1,000</b>	–	–	–
Street lighting	1058 (1)	<b>134</b>	134	–	–
Transport (other roads and bridges funding)	1058 (2)	<b>1,328</b>	398	<b>4,186</b>	2,508
Transport (roads to recovery)	1058 (1)	<b>863</b>	848	–	–
Other specific grants	1058 (1)	<b>119</b>	44	–	–
<b>Previously contributions:</b>					
Other councils – joint works/services	1058 (1)	<b>41</b>	30	–	–
Paving	1058 (1)	<b>16</b>	15	–	–
Recreation and culture	1058 (1)	–	–	<b>42</b>	–
Transport for NSW contributions (regional roads, block grant)	1058 (1)	<b>150</b>	316	<b>167</b>	–
Other contributions	1058 (1)	<b>77</b>	382	–	–
<b>Total special purpose grants and non-developer contributions – cash</b>		<b>5,900</b>	<b>4,214</b>	<b>12,888</b>	<b>18,326</b>

continued on next page ...

Page 20 of 102

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

## B2-4 Grants and contributions (continued)

		<b>Operating 2022</b>	Operating 2021	<b>Capital 2022</b>	Capital 2021
	Timing	<b>Actual \$ '000</b>	Restated Actual \$ '000	<b>Actual \$ '000</b>	Restated Actual \$ '000
<b>Non-cash contributions</b>					
Bushfire services	1058 (1)	-	-	<b>296</b>	240
Dedicated land under roads	1058 (1)	-	-	<b>2,325</b>	4,190
Dedicated drainage	1058 (1)	-	-	<b>22,234</b>	15,804
Dedicated open space assets	1058 (1)	-	-	<b>115</b>	2,623
Dedicated Roads	1058 (1)	-	-	<b>34,178</b>	34,131
Dedications - RMS	1058 (1)	-	-	-	11,432
Other	1058 (1)	-	-	-	1,344
<b>Total other contributions – non-cash</b>		<b>-</b>	<b>-</b>	<b>59,148</b>	<b>69,764</b>
<b>Total special purpose grants and non-developer contributions (tied)</b>		<b>5,900</b>	<b>4,214</b>	<b>72,036</b>	<b>88,090</b>
<b>Total grants and non-developer contributions</b>		<b>11,394</b>	<b>8,221</b>	<b>72,036</b>	<b>88,090</b>
<b>Comprising:</b>					
- Commonwealth funding		<b>6,357</b>	5,017	<b>5,527</b>	15,481
- State funding		<b>4,892</b>	2,777	<b>7,319</b>	14,277
- Other funding		<b>145</b>	427	<b>59,190</b>	58,332
		<b>11,394</b>	<b>8,221</b>	<b>72,036</b>	<b>88,090</b>

The AASB notation (above) identifies the revenue recognition pattern for material items of Council revenue:

15(1) income recognised under AASB15 "at a point in time"

15(2) income recognised under AASB15 "over time"

1058 (1) income recognised under AASB1058 "at a point in time"

1058 (2) income recognised under AASB1058 "over time"

continued on next page ...

Page 21 of 102



## B2-4 Grants and contributions (continued)

## Developer contributions

	Notes	Timing	Operating 2022 Actual \$ '000	Operating 2021 Restated Actual \$ '000	Capital 2022 Actual \$ '000	Capital 2021 Restated Actual \$ '000
<b>Developer contributions: (s7.4 &amp; s7.11 - EP&amp;A Act):</b>						
<b>Cash contributions</b>						
S 7.11 – contributions towards amenities/services						
		1058 (1)	36	5	-	-
		1058 (1)	1,696	949	-	-
		1058 (1)	-	-	60,375	23,955
		1058 (1)	32	12	53	351
		1058 (1)	-	-	4,618	7,530
		1058 (1)	-	-	3,634	6,152
		1058 (1)	-	-	3,931	9,013
		1058 (1)	-	11	-	1,781
			<b>1,764</b>	<b>977</b>	<b>72,611</b>	<b>48,782</b>
<b>Non-cash contributions</b>						
		1058 (1)	-	-	1,174	12,607
		1058 (1)	-	-	3,944	19,084
		1058 (1)	-	-	4,156	18,107
		1058 (1)	-	-	3,973	4,163
		1058 (1)	-	-	6,122	7,949
		1058 (1)	-	-	-	78
		1058 (1)	-	-	-	1,360
		1058 (1)	-	-	265	239
			<b>-</b>	<b>-</b>	<b>19,634</b>	<b>63,587</b>
			<b>1,764</b>	<b>977</b>	<b>92,245</b>	<b>112,369</b>
			<b>1,764</b>	<b>977</b>	<b>92,245</b>	<b>112,369</b>
			<b>13,158</b>	<b>9,198</b>	<b>164,281</b>	<b>200,459</b>
<b>Timing of revenue recognition for grants and contributions</b>						
			8	2	-	-
			581	1,233	-	-
			10,988	7,505	151,613	182,199
			1,581	458	12,668	18,260
			<b>13,158</b>	<b>9,198</b>	<b>164,281</b>	<b>200,459</b>

The AASB notation (above) identifies the revenue recognition pattern for material items of Council revenue:

15(1) income recognised under AASB15 "at a point in time"  
 15(2) income recognised under AASB15 "over time"  
 1058 (1) income recognised under AASB1058 "at a point in time"  
 1058 (2) income recognised under AASB1058 "over time"

continued on next page ...

Page 22 of 102

## B2-4 Grants and contributions (continued)

## Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

	Operating 2022 Actual \$ '000	Operating 2021 Restated Actual \$ '000	Capital 2022 Actual \$ '000	Capital 2021 Restated Actual \$ '000
<b>Unspent grants and contributions</b>				
Unspent funds at 1 July	959	997	14,150	5,133
<b>Add:</b> Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	1,386	47	978	2,658
<b>Add:</b> Funds received and not recognised as revenue in the current year	1,376	866	28,677	8,788
<b>Less:</b> Funds recognised as revenue in previous years that have been spent during the reporting year	(43)	(220)	(2,106)	(932)
<b>Less:</b> Funds received in prior year but revenue recognised and funds spent in current year	(544)	(731)	(3,042)	(1,497)
<b>Unspent funds at 30 June</b>	<b>3,134</b>	<b>959</b>	<b>38,657</b>	<b>14,150</b>

## Unexpended and held as externally restricted assets (operating grants)

\$3.134 million of operating grants were not expended as of 30 June 2022 being mainly the Disaster Recovery Flood Funding, the Building Camden's Canopy, the Streets as Shared Spaces (Round 2) for the Larkin Place Activation Pilot and the Faster Regionally Significant DA Pilot Program received at the end of the FY 2021/22 plus some smaller operating grants for example Narellan Creek Water Quality Improvement Project and the Precinct planning for the Southwest Growth Area.

## Unexpended and held as externally restricted assets (capital grants)

\$38.657 million of capital grants were not expended as of 30 June 2022, these include the LRCI Round 3 Program, the Accelerated Infrastructure Fund for Heath Road, Byron Road and Scalabrini East Design and Construction, the Nepean River Pathway Extension and the Design of Rickard Road South grants received in FY 2021/22.

## Developer contributions

Unspent funds at 1 July	-	-	133,441	99,632
<b>Add:</b> contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	-	-	71,501	48,035
<b>Less:</b> contributions recognised as revenue in previous years that have been spent during the reporting year	-	-	(11,332)	(14,226)
<b>Unspent contributions at 30 June</b>	<b>-</b>	<b>-</b>	<b>193,610</b>	<b>133,441</b>

## Unexpended and held as externally restricted assets (developer contributions)

This section includes the section 7.11 funds received towards the provision, extension or augmentation of local infrastructure only where development is likely to require the provision of or increase the demand for local infrastructure in new release areas; and the recoupment of the cost of providing existing local infrastructure. Refer to note G5 Developer Contributions for further details.

## Accounting policy

## Grant income under AASB 15

continued on next page ...

Page 23 of 102

## B2-4 Grants and contributions (continued)

Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations then the revenue is recognised when control of each performance obligations is satisfied.

The performance obligations are varied based on the agreement but include the provision of concept design, strategic business case, detailed design and final business case and delivery of events. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract.

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

### Grant income Under AASB 1058

Assets arising from grants in the scope of AASB 1058 is recognised at the asset's fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received unless they are capital grants.

### Capital grants

Capital grants received to enable Council to acquire or construct an item of infrastructure, property, plant and equipment to identified specifications which will be under Council's control and which is enforceable are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

### Contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4 and 7.11 of the *Environmental Planning and Assessment Act 1979*.

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but the Council may apply contributions according to the priorities established in work schedules.

Camden Council | Notes to the Financial Statements 30 June 2022

**B2-5 Interest and investment income**

	<b>2022</b>	2021
	<b>Actual</b>	Actual
	<b>\$ '000</b>	\$ '000
<b>Interest on financial assets measured at amortised cost</b>		
– Overdue rates and annual charges (incl. special purpose rates) <sup>1</sup>	<b>297</b>	–
– Restricted funds	<b>1,210</b>	1,507
– General fund	<b>576</b>	510
<b>Total interest and investment income (losses)</b>	<b>2,083</b>	<b>2,017</b>
<b>Interest and investment income is attributable to:</b>		
<b>Unrestricted investments/financial assets:</b>		
General Council cash and investments	<b>873</b>	510
<b>Restricted investments/funds – external:</b>		
Development contributions		
– Section 7.11	<b>688</b>	939
– Other Developer Contributions	<b>433</b>	425
Domestic waste management operations	<b>89</b>	143
<b>Total interest and investment income</b>	<b>2,083</b>	<b>2,017</b>

**Accounting policy**

Interest income is recognised using the effective interest rate at the date that interest is earned.

(1) As part of Council's response to COVID-19, no interest on overdue charges were applied to outstanding rates accounts during 2020/21 financial year.

Camden Council | Notes to the Financial Statements 30 June 2022

## B2-6 Other income

	Notes	2022 Actual \$ '000	2021 Actual \$ '000
<b>Fair value increment on investment properties</b>			
Fair value increment on investment properties		4,340	2,590
<b>Total fair value increment on investment properties</b>	C1-7	<b>4,340</b>	<b>2,590</b>
<b>Fair value increment on investments</b>			
– Movements in investments at fair value through profit and loss (CivicRisk)		20	10
<b>Total Fair value increment on investments</b>		<b>20</b>	<b>10</b>
<b>Rental income</b>			
<b>Investment properties</b>			
Lease income (excluding variable lease payments not dependent on an index or rate)		1,132	1,019
<b>Total Investment properties</b>		<b>1,132</b>	<b>1,019</b>
<b>Other lease income</b>			
Leaseback fees - council vehicles		1,152	1,122
<b>Total other lease income</b>		<b>1,152</b>	<b>1,122</b>
<b>Total rental income</b>	C2-2	<b>2,284</b>	<b>2,141</b>
<b>Total other income</b>		<b>6,644</b>	<b>4,741</b>

ORD01

Attachment 1

**B3 Costs of providing services****B3-1 Employee benefits and on-costs**

	<b>2022 Actual \$ '000</b>	2021 Actual \$ '000
Salaries and wages	<b>46,265</b>	42,714
Travel expenses	<b>2,725</b>	2,411
Employee leave entitlements (ELE)	<b>4,382</b>	5,107
Superannuation	<b>4,780</b>	4,504
Workers' compensation insurance	<b>1,369</b>	1,299
Fringe benefit tax (FBT)	<b>407</b>	366
Training costs (other than salaries and wages)	<b>361</b>	443
Protective clothing	<b>40</b>	53
Other	<b>170</b>	114
<b>Total employee costs</b>	<b>60,499</b>	<b>57,011</b>
Less: capitalised costs	<b>(3,101)</b>	(2,091)
<b>Total employee costs expensed</b>	<b>57,398</b>	<b>54,920</b>

**Accounting policy**

Employee benefit expenses are recorded when the service has been provided by the employee.

*Retirement benefit obligations*

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

*Superannuation plans*

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note D3-1 for more information.

Camden Council | Notes to the Financial Statements 30 June 2022

## B3-2 Materials and services

	Notes	2022 Actual \$ '000	2021 Restated Actual \$ '000
Advertising		78	108
Advertising – recruitment related		63	46
Agency agreements		1,383	711
Audit Fees	E2-1	271	192
Bank charges		167	169
Building maintenance		1,281	1,496
Community support programs		1,257	612
Companion animal control		105	56
Contractor and consultancy costs		1,323	700
Councillor and Mayoral fees and associated expenses	E1-2	277	257
Electricity and heating		653	691
Emergency services		42	30
Information technology		2,179	2,169
Infrastructure maintenance and repairs		3,470	2,684
Insurance		1,330	948
Leisure centre and pools		4,057	5,293
Noxious weeds control		63	90
Parks and garden maintenance		4,163	3,825
Postage		252	256
Printing and stationery		198	394
Raw materials and consumables		5,923	5,170
Sec 7.11 administration – operating expenses		24	33
Street lighting		2,510	2,404
Subscriptions and publications		329	316
Telephone and communications		1,193	879
Town Planning		97	643
Valuation fees		289	255
Waste management		8,534	8,283
Water charges		289	280
<b>Legal expenses:</b>			
– Legal expenses: planning and development		281	415
– Legal expenses: other		796	276
– Legal expenses: penalties and fines <sup>1</sup>		750	–
Other expenses		805	934
<b>Total materials and services</b>		<b>44,432</b>	<b>40,615</b>
Less: capitalised costs		(364)	(466)
<b>Total materials and services</b>		<b>44,068</b>	<b>40,149</b>

**Accounting policy**

Expenses are recorded on an accruals basis as the Council receives the goods or services.

(1) This fine relates to a safe work matter at Bicentennial Equestrian Park (BEP) in 2018.

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

## B3-3 Borrowing costs

	<b>2022</b>	2021
	<b>Actual</b>	Actual
	<b>\$ '000</b>	\$ '000
<b>(i) Interest bearing liability costs</b>		
Interest on leases	<b>36</b>	54
Interest on loans	<b>1,260</b>	1,126
<b>Total interest bearing liability costs expensed</b>	<b>1,296</b>	1,180
<b>Total borrowing costs expensed</b>	<b>1,296</b>	1,180

**Accounting policy**

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

ORD01

Attachment 1



### B3-4 Depreciation, amortisation and impairment of non-financial assets

		2022	2021
	Notes	\$ '000	Restated \$ '000
<b>Depreciation and amortisation</b>			
Plant and equipment		1,552	1,263
Office equipment		182	310
Furniture and fittings		380	377
Land improvements (depreciable)		832	1,301
<b>Infrastructure:</b>			
– Buildings and other structures	C1-6	6,676	6,914
– Roads		9,460	9,044
– Bridges		645	608
– Footpaths		2,020	1,931
– Stormwater drainage		4,016	3,790
– Other open space/recreational assets		580	794
<b>Other assets:</b>			
– Library books		235	228
– Other		516	493
Intangible assets	C1-8	321	345
Right of use assets	C2-1	1,952	1,807
<b>Total depreciation and amortisation costs</b>		<b>29,367</b>	<b>29,205</b>
<b>Total depreciation and amortisation costs</b>		<b>29,367</b>	<b>29,205</b>
<b>Total depreciation, amortisation and impairment for non-financial assets</b>		<b>29,367</b>	<b>29,205</b>

#### Depreciation and amortisation

Depreciation and amortisation are calculated using the straight line method to allocate their cost over their estimated useful lives. Useful lives are included in Note C1-6 for IPPE assets and Note C1-8 for intangible assets and Note C2-1 for Right of Use Assets.

#### Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

Camden Council | Notes to the Financial Statements 30 June 2022

## B3-5 Other expenses

	Notes	2022 Actual \$ '000	2021 Actual \$ '000
<b>Impairment of receivables</b>			
Other		61	19
<b>Total impairment of receivables</b>	C1-4	<b>61</b>	<b>19</b>
<b>Other</b>			
Contributions/levies to other levels of government			
– Department of planning levy		45	44
– Emergency services levy (includes FRNSW, SES, and RFS levies)		869	829
Donations, contributions and assistance to other organisations (Section 356)		528	725
Write-down of inventories held for sale or distribution		13	4
<b>Total other</b>		<b>1,455</b>	<b>1,602</b>
<b>Total other expenses</b>		<b>1,516</b>	<b>1,621</b>

**Accounting policy**

Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

**B4 Gains or losses****B4-1 Gain or loss from the disposal, replacement and de-recognition of assets**

	Notes	2022 Actual \$ '000	2021 Actual \$ '000
<b>Gain (or loss) on disposal of property (excl. investment property)</b>	C1-6		
Proceeds from disposal – property		-	193
Less: carrying amount of property assets sold/written off		-	(214)
<b>Gain (or loss) on disposal</b>		<b>-</b>	<b>(21)</b>
<b>Gain (or loss) on disposal of plant and equipment</b>	C1-6		
Proceeds from disposal – plant and equipment		382	249
Less: carrying amount of plant and equipment assets sold/written off		(318)	(92)
<b>Gain (or loss) on disposal</b>		<b>64</b>	<b>157</b>
<b>Gain (or loss) on disposal of infrastructure</b>	C1-6		
Proceeds from disposal – infrastructure		-	-
Less: carrying amount of infrastructure assets written off		(2,042)	(1,860)
<b>Gain (or loss) on disposal</b>		<b>(2,042)</b>	<b>(1,860)</b>
<b>Gain (or loss) on disposal of investments</b>	C1-2		
Proceeds from disposal/redemptions/maturities – investments		181,000	138,500
Less: carrying amount of investments sold/redeemed/matured		(181,000)	(138,500)
<b>Gain (or loss) on disposal</b>		<b>-</b>	<b>-</b>
<b>Net gain (or loss) from disposal of assets</b>		<b>(1,978)</b>	<b>(1,724)</b>

**Accounting policy**

Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

ORD01

Attachment 1

## B5 Performance against budget

### B5-1 Material budget variations

Council's original budget was adopted by the Council on 08/06/2021 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

**Material variations of more than 10%** between original budget and actual results or where the variance is considered material by nature are explained below.

**Variation Key:** **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2022 Budget	2022 Actual	2022 ----- Variance -----		
<b>Revenues</b>					
<b>Rates and annual charges</b>	84,115	84,687	572	1%	<b>F</b>
<b>User charges and fees</b>	20,183	15,332	(4,851)	(24)%	<b>U</b>
Income from User Charges and Fees for the 2021/22 financial year was below budget expectations by \$4.851M. This was primarily due to a reduction in income from Council's leisure centres and pools due to COVID19 public health orders (\$1.600M), a reduction in development income due to slowing development activity (\$698K), a reduction in hall hire and civic centre income due to COVID19 public health orders (\$312K). The remaining variation relates to the reclassification of lease income and vehicle leaseback income from user fees and charges to other revenue (\$2.284M).					
<b>Other revenues</b>	2,600	4,274	1,674	64%	<b>F</b>
Other Revenue exceeded budget expectations by \$1.674M. This was primarily a result of income received by Council in relation to incidents covered by Insurance policies. This included a \$1.000M payment in relation to flood damaged assets and \$634K in relation to finalisation of a safe work matter.					
<b>Operating grants and contributions</b>	9,177	13,158	3,981	43%	<b>F</b>
Operating Grants and Contributions exceeded budget expectations by \$3.981M. This is a result of a number of variations including; funding in relation to the 2022 flood events under the Disaster Recovery Funding Arrangements (\$2.250M), an adjustment in relation to the timing and amount received for the financial assistance grant (\$1.300M).					
<b>Capital grants and contributions</b>	135,462	164,281	28,819	21%	<b>F</b>
Capital Grants and Contributions exceeded budget expectations by \$28.819M. This is primarily driven by the timing of payment of cash developer contributions and dedication of non-cash infrastructure which is difficult to predict. Council received a VPA contribution in relation to the Oran Park Leisure Centre which was not expected until the 2022/23 Financial Year (\$12.000M) and cash developer contributions exceeded budget expectations for the year (\$10.763M). The remaining balance relates to the timing of non cash infrastructure dedications.					
<b>Interest and investment revenue</b>	2,450	2,083	(367)	(15)%	<b>U</b>
Investment Income was below budget expectations for the 2021/22 financial year (367K) due to lower than expected than interest rates, which resulted in lower investments returns over the course of the year. Council still achieved above benchmark rates when compared to the Ausbond Bank Bill Index.					
<b>Other income</b>	-	6,644	6,644	∞	<b>F</b>
Other Income exceeded budget expectations during the 2021/22 financial year by \$6.644M. This is primarily due to the non-cash fair value movement in Council's investment properties (\$4.340M). This is a non-cash movement which Council does not budget for. The remaining variation relates to the reclassification of lease income and vehicle leaseback income from user fees and charges to other revenue (\$2.284M).					
<b>Expenses</b>					
<b>Employee benefits and on-costs</b>	56,027	57,398	(1,371)	(2)%	<b>U</b>

continued on next page ...

Page 33 of 102

Camden Council | Notes to the Financial Statements 30 June 2022

**B5-1 Material budget variations (continued)**

\$ '000	2022 Budget	2022 Actual	2022 ----- Variance -----	
<b>Materials and services</b>	<b>36,438</b>	<b>44,068</b>	<b>(7,630)</b>	<b>(21)% U</b>
Material and Services exceeded budget expectations during the 2021/22 financial year by \$7.630M. This was primarily due to the reclassification of a number of other expenses disclosures to Materials and Services. This includes; Insurance premiums (\$3.470M), street lighting expenditure (\$2.510M), information technology expenses (\$2.179M) utility expenses (\$942K) and a range of other corporate related expenses (\$1.124M). There was also additional costs incurred in relation to Council's response and recovery works in relation to the 2022 flood events (\$1.669M). This is offset by a number of incomplete operational programs which are proposed to be carried forward into the 2021/22 financial year (\$4.510M).				
<b>Borrowing costs</b>	<b>1,278</b>	<b>1,296</b>	<b>(18)</b>	<b>(1)% U</b>
<b>Depreciation, amortisation and impairment of non-financial assets</b>	<b>30,000</b>	<b>29,367</b>	<b>633</b>	<b>2% F</b>
<b>Other expenses</b>	<b>12,390</b>	<b>1,516</b>	<b>10,874</b>	<b>88% F</b>
Other Expenses were below budget expectations for the 2021/22 financial by \$10.874M. This is primarily due to the reclassification of a number of expenditure disclosures to Materials and Services. This includes; Insurance premiums (\$3.470M), street lighting expenditure (\$2.510M), information technology expenses (\$2.179M) utility expenses (\$942K) and a range of other corporate related expenses (\$1.124M).				
<b>Net losses from disposal of assets</b>	<b>-</b>	<b>1,978</b>	<b>(1,978)</b>	<b>∞ U</b>
The variance is primarily due to non-cash adjustments not included in Council's original budget papers.				

**Statement of cash flows**

<b>Cash flows from operating activities</b>	<b>36,877</b>	<b>93,958</b>	<b>57,081</b>	<b>155% F</b>
Cashflow from operating activities was above budget expectations by \$57.081M. This is primarily a result of an increase in developer contributions and grants, and the payment of bonds and deposits that were not known at the time of preparing the budget.				
<b>Cash flows from investing activities</b>	<b>(44,495)</b>	<b>(99,977)</b>	<b>(55,482)</b>	<b>125% U</b>
Cashflow from investing activities is above budget expectation by \$55.482M. This is primarily due to infrastructure projects which were funded through operating income which were incomplete, and a higher than expected increase in Council's investment portfolio.				
<b>Cash flows from financing activities</b>	<b>5,446</b>	<b>3,568</b>	<b>(1,878)</b>	<b>(34)% U</b>
Cashflow from financing activities were below budget expectations by \$1.878M. This variance primarily relates to leased assets.				

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

**C Financial position****C1 Assets we manage****C1-1 Cash and cash equivalents**

	<b>2022</b>	2021
	<b>Actual</b>	Actual
	<b>\$ '000</b>	\$ '000
<b>Cash assets</b>		
Cash on hand and at bank	<b>7,316</b>	7,767
Cash equivalent assets		
Deposits at call	<b>6,000</b>	5,000
Term Deposit <90 Days	<b>-</b>	3,000
<b>Total cash and cash equivalents</b>	<b>13,316</b>	<b>15,767</b>

**Reconciliation of cash and cash equivalents**

Total cash and cash equivalents per Statement of Financial Position	<b>13,316</b>	15,767
<b>Balance as per the Statement of Cash Flows</b>	<b>13,316</b>	<b>15,767</b>

**Accounting policy**

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

## C1-2 Financial investments

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
<b>Financial assets at fair value through the profit and loss</b>				
Civic Risk	-	121	-	101
<b>Total</b>	<b>-</b>	<b>121</b>	<b>-</b>	<b>101</b>
<b>Debt securities at amortised cost</b>				
Term deposits	215,000	30,700	165,008	29,200
<b>Total</b>	<b>215,000</b>	<b>30,700</b>	<b>165,008</b>	<b>29,200</b>
<b>Total financial investments</b>	<b>215,000</b>	<b>30,821</b>	<b>165,008</b>	<b>29,301</b>
<b>Total cash assets, cash equivalents and investments</b>	<b>228,316</b>	<b>30,821</b>	<b>180,775</b>	<b>29,301</b>

**Accounting policy**

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

**Financial assets**

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

**Classification**

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

**Amortised cost**

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

**Financial assets through profit or loss**

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

**Interest in insurance mutuals**

Council is member of CivicRisk Mutual Ltd (CRM Ltd) which is a company limited by guarantee owned and operated by its member Councils in NSW. CRM Ltd provides members protection which includes mutual self-insurance, group insurance arrangements and risk management support for general insurance lines of cover (excluding workers compensation). The member designed Constitution and Membership Rules ensures members are provided with a right to the surplus or deficit in protection years in which they were members.

Up until 1 July 2020, Council was a member of CivicRisk West and CivicRisk Mutual which were joint ventures operating for the same purpose as CRM Ltd since the late 1980's (Refer Note D1). The members decided to novate assets, liabilities and members equity of the joint ventures into CRM Ltd for compliance and efficiency reasons.

continued on next page ...

Page 36 of 102

## C1-2 Financial investments (continued)

The interest in CRM Ltd is accounted for as a financial asset in accordance with AASB 9 and held at fair value. Council's interest in its share of the surplus is calculated by CRM Ltd's Actuary, and changes in fair value recognized, as an increase or decrease through its income statement at each reporting period. Fair value is calculated using the income approach whereby expected future cash flows are discounted to present value. Expected cash flows include investment income.

	<b>2021/2022</b>
	<b>\$'000</b>
<b>Reconciliation</b>	
Opening Balance (face value)	101
Write down to fair value 1 July 2021	(98)
Fair Value at 1 July 2021	<b>3</b>
Fair Value of CRM Ltd operations in 2021/22	118
<b>Fair Value at end of year</b>	<b>121</b>



Camden Council | Notes to the Financial Statements 30 June 2022

## C1-3 Restricted and allocated cash, cash equivalents and investments

	2022 Actual \$ '000	2021 Restated Actual \$ '000
(a) Externally restricted cash, cash equivalents and investments		
<b>Total cash, cash equivalents and investments</b>	<b>259,137</b>	210,076
Less: Externally restricted cash, cash equivalents and investments	<u>(203,381)</u>	<u>(152,666)</u>
<b>Cash, cash equivalents and investments not subject to external restrictions</b>	<b>55,756</b>	57,410
<b>External restrictions</b>		
<b>External restrictions – included in liabilities</b>		
External restrictions included in cash, cash equivalents and investments above comprise:		
Specific purpose unexpended grants – general fund	33,121	9,095
<b>External restrictions – included in liabilities</b>	<b>33,121</b>	9,095
<b>External restrictions – other</b>		
External restrictions included in cash, cash equivalents and investments above comprise:		
Developer contributions – general	156,986	130,324
Domestic waste management	9,116	9,713
Stormwater management levy	541	214
Specific purpose unexpended grants (recognised as revenue) – general fund	3,393	3,178
Other	224	142
<b>External restrictions – other</b>	<b>170,260</b>	143,571
<b>Total external restrictions</b>	<b>203,381</b>	152,666

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

	2022 Actual \$ '000	2021 Restated Actual \$ '000
(b) Internal allocations		
<b>Cash, cash equivalents and investments not subject to external restrictions</b>	<b>55,756</b>	57,410
Less: Internally restricted cash, cash equivalents and investments	<u>(53,950)</u>	<u>(55,083)</u>
<b>Unrestricted and unallocated cash, cash equivalents and investments</b>	<b>1,806</b>	2,327

continued on next page ...

Page 38 of 102

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

## C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

	2022	2021
	Actual	Restated
	\$ '000	Actual
		\$ '000
<b>Internal allocations</b>		
Plant and vehicle replacement	2,240	1,588
Employees leave entitlement	2,571	3,319
Deposits, retentions and bonds	23,358	19,385
Revote/carry forward reserve	2,437	4,062
Asset renewal reserve	755	632
Camden parking reserve	121	121
Capital works reserve	1,664	1,475
Cemetery improvements	2,064	1,530
Camden Regional Economic Taskforce	50	52
Commercial waste services	1,413	1,089
CSP 3 Loan Reserve	1,896	-
Information technology reserve	675	325
Elections reserve	163	468
Engineering services deposits	225	218
Family day care trust	149	235
Technology improvement reserve	1,707	718
Public appeals reserve	14	14
Risk management reserve	706	282
BEP & Town Farm reserve	464	742
Stormwater management (general fund)	398	387
Water savings action plan reserve	151	137
Working funds reserve	559	2,433
Unexpended grants reserve FAG	3,330	2,073
Unexpended loans reserve	6,156	13,492
Other	684	306
<b>Total internal allocations</b>	<b>53,950</b>	<b>55,083</b>

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

	2022	2021
	Actual	Restated
	\$ '000	Actual
		\$ '000
<b>(c) Unrestricted and unallocated</b>		
<b>Unrestricted and unallocated cash, cash equivalents and investments</b>	<b>1,806</b>	<b>2,327</b>

Camden Council | Notes to the Financial Statements 30 June 2022

## C1-4 Receivables

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Restated Actual \$ '000	2021 Non-current Restated Actual \$ '000
Rates and annual charges	5,901	74	3,805	1,012
Interest and extra charges	149	160	–	174
User charges and fees	196	–	84	–
Restoration and private works	260	–	23	–
Accrued revenues				
– Oran Park VPA	36,612	–	–	–
– Grant income accruals	4,680	–	1,418	–
– Interest on investments	795	–	591	–
– Other income accruals	270	–	222	–
Employee accounts	4	–	10	–
Government grants and subsidies	597	–	1,579	–
Health and environment inspections	30	–	30	–
Leisure centre contracts	1,553	–	1,221	–
Net GST receivable	1,396	–	1,010	–
Section 7.11 contributions	12	–	3,117	–
Insurance recoveries	650	–	–	–
Air Bridge Lease Receivable	61	2,631	63	2,692
Other debtors	1,615	–	635	–
<b>Total</b>	<b>54,781</b>	<b>2,865</b>	<b>13,808</b>	<b>3,878</b>
<b>Less: provision for impairment</b>				
Other debtors	(174)	–	(115)	–
<b>Total provision for impairment – receivables</b>	<b>(174)</b>	<b>–</b>	<b>(115)</b>	<b>–</b>
<b>Total net receivables</b>	<b>54,607</b>	<b>2,865</b>	<b>13,693</b>	<b>3,878</b>
<b>Externally restricted receivables</b>				
Domestic waste management	1,301	–	1,074	–
Stormwater management	60	–	48	–
Other				
Oran Park VPA	36,612	–	–	–
Government Grants	5,277	–	2,836	–
Section 7.11 contributions	12	–	3,117	–
<b>Total external restrictions</b>	<b>43,262</b>	<b>–</b>	<b>7,075</b>	<b>–</b>
<b>Internally restricted receivables</b>				
Revote Reserve	5,335	–	3,805	–
Commercial Waste Reserve	16	–	12	–
<b>Internally restricted receivables</b>	<b>5,351</b>	<b>–</b>	<b>3,817</b>	<b>–</b>
<b>Unrestricted receivables</b>	<b>5,994</b>	<b>2,865</b>	<b>2,801</b>	<b>3,878</b>
<b>Total net receivables</b>	<b>54,607</b>	<b>2,865</b>	<b>13,693</b>	<b>3,878</b>

continued on next page ...

Page 40 of 102

## C1-4 Receivables (continued)

	<b>2022</b>	2021
	<b>Actual</b>	Actual
	<b>\$ '000</b>	\$ '000
<b>Movement in provision for impairment of receivables</b>		
Balance at the beginning of the year (calculated in accordance with AASB 139)	<b>115</b>	109
+ new provisions recognised during the year	<b>62</b>	19
– amounts already provided for and written off this year	<b>(3)</b>	(13)
<b>Balance at the end of the year</b>	<b>174</b>	<b>115</b>

**Accounting policy**

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

**Impairment**

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Council uses the presumption that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held) or
- the financial assets (for non-rates debtors) are more than 90 days past due.

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

Council has taken into consideration the possible impacts on COVID-19 on the potential for defaults in paying trade debts when they become due and as such have provided for an increase in the provision based on 10% of outstanding balances (where applicable) as at 30/06/2022.

The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings.

Rates and annual charges outstanding are secured against the property.

Camden Council | Notes to the Financial Statements 30 June 2022

## C1-5 Inventories

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
<b>(i) Inventories at cost</b>				
Stores and materials	437	-	449	-
Trading stock <sup>1</sup>	29	-	29	-
Stores and materials – domestic waste	12	-	12	-
<b>Total inventories at cost</b>	<b>478</b>	<b>-</b>	<b>490</b>	<b>-</b>
<b>Total inventories</b>	<b>478</b>	<b>-</b>	<b>490</b>	<b>-</b>

(1) No stocktake was undertaken for 30 June 2022 due to COVID-19.

## Externally restricted assets

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
<b>Domestic waste management</b>				
Stores and materials	12	-	12	-
<b>Total domestic waste management</b>	<b>12</b>	<b>-</b>	<b>12</b>	<b>-</b>
<b>Total externally restricted assets</b>	<b>12</b>	<b>-</b>	<b>12</b>	<b>-</b>
<b>Total unrestricted assets</b>	<b>466</b>	<b>-</b>	<b>478</b>	<b>-</b>
<b>Total inventories</b>	<b>478</b>	<b>-</b>	<b>490</b>	<b>-</b>

## Accounting policy

**Raw materials and stores, work in progress and finished goods**

Raw materials and stores and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

## C1-6 Infrastructure, property, plant and equipment

By aggregated asset class	Asset movements during the reporting period										At 30 June 2022			
	At 1 July 2021	Accumulated depreciation and impairment Restated	Net carrying amount Restated	Additions renewals <sup>(1)</sup>	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
Capital work in progress	31,953	-	31,953	549	27,964	-	-	(10,563)	(380)	-	-	49,523	-	49,523
Plant and equipment	22,754	(11,030)	11,724	4,268	4,268	(318)	(1,552)	111	-	-	-	25,566	(11,333)	14,233
Office equipment	5,673	(5,140)	533	296	296	-	(182)	223	-	-	-	6,192	(5,321)	871
Furniture and fittings	4,259	(2,899)	1,360	-	87	-	(380)	144	-	-	-	4,490	(3,279)	1,211
<b>Land:</b>														
- Land	279,620	-	279,620	-	9,932	-	-	309	-	(9,270)	-	280,591	-	280,591
- Land under roads	165,743	-	165,743	-	2,125	-	-	55	-	41,355	-	209,278	-	209,278
Land improvements - non-depreciable	5,079	-	5,079	-	1,065	(32)	-	-	-	423	-	6,535	-	6,535
Land improvements - depreciable	26,207	(7,311)	18,896	26	863	(208)	(832)	2,753	-	1,401	-	32,116	(9,216)	22,900
<b>Infrastructure:</b>														
- Buildings and other structures	257,552	(79,741)	177,811	1,233	7,097	(354)	(6,676)	4,689	-	29,425	-	296,419	(83,193)	213,226
- Roads	805,118	(186,761)	618,357	3,965	29,142	(1,258)	(9,460)	1,601	-	18,653	-	882,092	(221,091)	661,001
- Bridges	66,089	(16,542)	49,547	-	4,688	(4)	(645)	-	-	2,417	-	74,993	(18,990)	56,003
- Footpaths	177,462	(37,037)	140,425	133	7,523	(67)	(2,020)	94	-	4,164	-	194,553	(44,301)	150,252
- Bulk earthworks (non-depreciable)	58,202	-	58,202	-	1,534	-	-	-	-	3,607	-	63,344	-	63,344
- Stormwater drainage	511,026	(55,596)	455,430	11	24,065	(28)	(4,016)	94	-	27,179	-	574,713	(71,979)	502,734
- Other open space/recreational assets	13,295	(3,029)	10,266	271	136	(92)	(580)	490	-	(181)	-	15,008	(4,698)	10,310
<b>Other assets:</b>														
- Library books	4,703	(3,279)	1,424	-	274	-	(235)	-	-	-	-	4,977	(3,515)	1,462
- Other	7,581	(5,979)	1,602	-	495	-	(516)	-	-	-	-	8,075	(6,495)	1,580
<b>Total infrastructure, property, plant and equipment</b>	<b>2,442,316</b>	<b>(414,344)</b>	<b>2,027,972</b>	<b>6,188</b>	<b>121,554</b>	<b>(2,361)</b>	<b>(27,094)</b>	<b>-</b>	<b>(380)</b>	<b>(9,451)</b>	<b>128,624</b>	<b>2,728,465</b>	<b>(483,411)</b>	<b>2,245,054</b>

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

continued on next page ...

Page 43 of 102

Camden Council | Notes to the Financial Statements 30 June 2022

**C1-6 Infrastructure, property, plant and equipment (continued)**

By aggregated asset class	Asset movements during the reporting period													
	At 1 July 2020					At 30 June 2021								
	Gross carrying amount Restated \$ '000	Accumulated depreciation Restated \$ '000	Net carrying amount Restated \$ '000	Additions renewals <sup>(1)</sup> \$ '000	Additions new assets Restated \$ '000	Carrying value of disposals \$ '000	Depreciation expense Restated \$ '000	WIP transfers \$ '000	Adjustments and transfers \$ '000	Revaluations - on decrements to equity (ARR) \$ '000	Revaluations - on increments to equity (ARR) \$ '000	Gross carrying amount Restated \$ '000	Accumulated depreciation Restated \$ '000	Net carrying amount Restated \$ '000
Capital work in progress	8,739	-	8,739	624	25,425	-	-	(2,655)	(180)	-	-	31,953	-	31,953
Plant and equipment	21,445	(10,048)	11,397	-	1,359	(92)	(1,263)	-	324	-	-	22,754	(11,030)	11,724
Office equipment	5,668	(4,755)	913	-	5	-	(310)	-	(74)	-	-	5,673	(5,140)	533
Furniture and fittings	4,230	(2,518)	1,712	-	29	-	(377)	-	(4)	-	-	4,259	(2,899)	1,360
<b>Land:</b>														
- Land	273,189	-	273,189	-	19,749	(214)	-	-	-	(22,120)	9,016	279,620	-	279,620
- Land under roads	158,298	-	158,298	143	4,680	-	-	-	-	-	2,623	165,743	-	165,743
Land improvements - non-depreciable	4,092	-	4,092	22	743	-	-	-	-	-	222	5,079	-	5,079
Land improvements - depreciable	25,014	(13,053)	11,961	-	380	-	(1,301)	650	-	-	7,207	26,207	(7,311)	18,896
<b>Infrastructure:</b>														
- Buildings and other structures	246,794	(71,334)	175,460	1,600	14,559	(375)	(6,914)	784	-	(11,854)	4,550	257,552	(79,741)	177,811
- Roads	759,071	(177,182)	581,889	2,613	39,818	(508)	(9,044)	692	-	-	2,898	805,118	(186,761)	618,357
- Bridges	58,779	(15,881)	42,898	249	6,889	(96)	(608)	9	-	206	206	66,089	(16,542)	49,547
- Footpaths	165,574	(35,060)	130,514	707	10,610	(117)	(1,931)	-	-	-	641	177,462	(37,037)	140,425
- Bulk earthworks (non-depreciable)	51,257	-	51,257	48	6,704	(67)	-	-	-	-	261	58,202	-	58,202
- Stormwater drainage	477,904	(51,568)	426,336	110	31,386	(697)	(3,790)	-	-	-	2,084	511,026	(65,596)	455,430
- Other open space/recreational assets	12,158	(3,350)	8,808	29	1,824	-	(794)	520	-	(120)	-	13,295	(3,029)	10,266
<b>Other assets:</b>														
- Library books	4,400	(3,125)	1,275	-	227	-	(228)	-	150	-	-	4,703	(3,279)	1,424
- Other	7,473	(5,494)	1,979	-	510	-	(493)	-	(395)	-	-	7,581	(5,979)	1,602
<b>Total infrastructure, property, plant and equipment</b>	<b>2,284,085</b>	<b>(393,368)</b>	<b>1,890,717</b>	<b>6,145</b>	<b>164,897</b>	<b>(2,166)</b>	<b>(27,053)</b>	<b>-</b>	<b>(179)</b>	<b>(34,094)</b>	<b>29,708</b>	<b>2,442,316</b>	<b>(414,344)</b>	<b>2,027,972</b>

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

continued on next page ...

## C1-6 Infrastructure, property, plant and equipment (continued)

### Accounting policy

Infrastructure, property, plant and equipment are held at fair value. Independent comprehensive valuations are performed at least every three years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Infrastructure, property, plant and equipment are measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes).

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

When infrastructure, property, plant and equipment are acquired by Council for nil or nominal consideration, the assets are initially recognised at their fair value at acquisition date.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Asset descriptions	Useful lives
Plant and equipment	3-15
Office equipment	3-10
Furniture and fittings	3-10
Land improvements - depreciable	20-50
Infrastructure:	
– Buildings and other structures	15-150
– Roads	20-100
– Bridges	50-100
– Footpaths	20-80
– Stormwater drainage	10-150
– Open space / recreational assets	10-50
Other assets:	
– Library books	5-10
– Other	5-10

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date.

### Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected to recognise land under roads acquired before 1 July 2008 in accordance with AASB 1051 Land Under Roads.

Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 Property, Plant and Equipment.

### Crown reserves

Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

continued on next page ...

Page 45 of 102



## C1-6 Infrastructure, property, plant and equipment (continued)

---

### **Rural Fire Service assets**

Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the firefighting equipment has been purchased or constructed".

These Rural Fire Service assets are recognised as assets of the Council in these financial statements.

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

## C1-7 Investment properties

	2022 \$ '000	2021 \$ '000
<b>Owned investment property</b>		
Investment property on hand at fair value	38,820	34,480
<b>Total owned investment property</b>	<b>38,820</b>	<b>34,480</b>
<b>Owned investment property</b>		
<b>At fair value</b>		
Opening balance at 1 July	34,480	31,890
Net gain/(loss) from fair value adjustments	4,340	2,590
<b>Closing balance at 30 June</b>	<b>38,820</b>	<b>34,480</b>

**Accounting policy**

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council. Changes in fair values are recorded in the Income Statement as part of other income.

## Valuation Basis

The basis of valuation of investment properties is fair value, being the amounts for which the properties could be exchanged between willing parties in arms length transaction, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases.

The 2022 revaluations were based on independent assessments made by Civiciand Property Consultants and Valuers Pty Ltd - ACN 630 673 853 in June 2022.

Camden Council | Notes to the Financial Statements 30 June 2022

## C1-8 Intangible assets

Intangible assets are as follows:

	<b>2022</b> <b>Actual</b> <b>\$ '000</b>	2021 Actual \$ '000
<b>Software</b>		
<b>Opening values at 1 July</b>		
Gross book value	2,291	2,147
Accumulated amortisation	(1,476)	(1,132)
<b>Net book value – opening balance</b>	<b>815</b>	<b>1,015</b>
<b>Movements for the year</b>		
Purchases	286	145
Amortisation charges	(321)	(345)
<b>Closing values at 30 June</b>		
Gross book value	2,578	2,291
Accumulated amortisation	(1,798)	(1,476)
<b>Total software – net book value</b>	<b>780</b>	<b>815</b>
<b>Total intangible assets – net book value</b>	<b>780</b>	<b>815</b>

### Accounting policy

#### IT development and software

Costs incurred in developing products or systems and costs incurred in acquiring software that will contribute to future period financial benefits through revenue generation and/or cost reduction are capitalised to software and systems.

Costs capitalised include external direct costs of materials and service, direct payroll, and payroll related costs of employees' time spent on the project. Amortisation is calculated on a straight line basis over periods generally ranging from three to five years. IT development costs include only those costs directly attributable to the development phase and are only recognised following completion of technical feasibility, and where Council has an intention and ability to use the asset.

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

## C1-9 Other

## Other assets

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
Prepayments	1,100	-	567	-
Information technology holding account	30	-	24	-
Refundable Bonds	545	-	535	-
Telecommunication Special Redemption Fund (SRF)	133	-	-	-
<b>Total other assets</b>	<b>1,808</b>	<b>-</b>	<b>1,126</b>	<b>-</b>

**Current other assets not anticipated to be settled within the next 12 months**

The following inventories and other assets, even though classified as current are not expected to be recovered in the next 12 months;

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
Total unrestricted assets	1,808	-	1,126	-
<b>Total other assets</b>	<b>1,808</b>	<b>-</b>	<b>1,126</b>	<b>-</b>

ORD01

Attachment 1

## C2 Leasing activities

### C2-1 Council as a lessee

Council has leases over a range of assets including vehicles, IT, gym and office equipment. Information relating to the leases in place and associated balances and transactions is provided below.

#### Vehicles

Council leases vehicles and equipment with lease terms varying from 1 to 4 years; the lease payments are fixed during the lease term and there is generally no renewal option exercised.

Each car has a separate lease and can vary in terms based of estimated distance travelled each year. Some running costs are part of the costs charged from the leasing company but are treated as a separate cost to leasing and are expensed as materials in the year incurred.

#### Gym equipment

Council leases gym equipment on fixed term lease for approximately 5 years with option to further renewal. The lease payments are fixed during the term of the lease.

#### Office and IT equipment

Leases for office and IT equipment are generally items such as photocopiers. The leases are for approximately 5 years with no renewal option, the payments are fixed, however some of the leases include payments based on usage, which are included as expenses in Materials and Services Note B3-2.

#### Extension options

Council's lease for vehicles and gym equipment have an extension option but Council does not normally exercise this provision, however there have been times where this option has been taken up due to the plant & equipment availability.

There has been no inclusion for extension options for the future other than known extensions which have been included in the current lease liability.

#### (a) Right of use assets

	Plant & Equipment Actual \$ '000	Office Equipment Actual \$ '000	Total Actual \$ '000
<b>2022</b>			
Opening balance at 1 July	1,472	376	1,848
Additions to right-of-use assets	1,829	126	1,955
Depreciation of right-of-use assets	(1,739)	(213)	(1,952)
<b>Balance at 30 June</b>	<b>1,562</b>	<b>289</b>	<b>1,851</b>
<b>2021</b>			
Opening balance at 1 July	1,721	390	2,111
Additions to right-of-use assets	1,365	179	1,544
Depreciation of right-of-use assets	(1,614)	(193)	(1,807)
<b>Balance at 30 June</b>	<b>1,472</b>	<b>376</b>	<b>1,848</b>

#### (b) Lease liabilities

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
Lease liabilities	1,287	707	1,310	615
<b>Total lease liabilities</b>	<b>1,287</b>	<b>707</b>	<b>1,310</b>	<b>615</b>

continued on next page ...

Page 50 of 102

## C2-1 Council as a lessee (continued)

## (c) (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

	< 1 year Actual \$ '000	1 – 5 years Actual \$ '000	> 5 years Actual \$ '000	Total Actual \$ '000	Total per Statement of Financial Position Actual \$ '000
<b>2022</b>					
Cash flows	1,287	707	–	1,994	1,994
<b>2021</b>					
Cash flows	1,310	615	–	1,925	1,925

## (ii) Lease liabilities relating to unrestricted assets

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
<b>Total lease liabilities relating to unrestricted assets</b>	<b>1,287</b>	<b>707</b>	<b>1,310</b>	<b>615</b>
<b>Total lease liabilities</b>	<b>1,287</b>	<b>707</b>	<b>1,310</b>	<b>615</b>

## (d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

	2022 Actual \$ '000	2021 Actual \$ '000
Interest on lease liabilities	36	54
Depreciation of right of use assets	1,952	1,807
Expenses relating to short-term leases	25	39
Lease Modifications (ordinary leases)	–	(10)
	<b>2,013</b>	<b>1,890</b>

## (e) Statement of Cash Flows

Interest Payments	39	57
Short term lease	25	39
Lease Payments	1,884	1,781
<b>Total Cash outflow for Leases</b>	<b>1,948</b>	<b>1,877</b>

continued on next page ...

Page 51 of 102

## C2-1 Council as a lessee (continued)

### (f) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for office equipment which are used for general office operations.

The leases are generally between 1 and 5 years and require payments of a maximum amount of \$1,000 per year. The use of the right-to-use asset is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

#### Accounting policy

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

#### Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

#### Leases at significantly below market value / Concessionary leases

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

## C2-2 Council as a lessor

### Operating leases

Council leases out a number of properties. These leases have been classified as operating leases for financial reporting purposes and the assets are included as investment property (refer Note C1-7) and property, plant and equipment (refer to Note C1-6) in the Statement of Financial Position.

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below:

	2022 Actual \$ '000	2021 Actual \$ '000
--	---------------------------	---------------------------

#### (i) Assets held as investment property

Council has 7 Investment Properties in which 5 were leased during the 2021/2022 Financial Year.

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below

Lease income (excluding variable lease payments not dependent on an index or rate)	1,132	1,019
<b>Total income relating to operating leases for investment property assets</b>	<b>1,132</b>	<b>1,019</b>

#### Operating lease expenses

Direct operating expenses that generated rental income	92	96
<b>Total expenses relating to operating leases</b>	<b>92</b>	<b>96</b>

#### Repairs and maintenance: investment property

Contractual obligations for future repairs and maintenance	-	21
<b>Total repairs and maintenance: investment property</b>	<b>-</b>	<b>21</b>

#### (ii) Assets held as property, plant and equipment

This comprises of Council's Employee contributions towards the leasing of its motor vehicle fleet.

Lease income (excluding variable lease payments not dependent on an index or rate)	1,152	1,122
<b>Total income relating to operating leases for Council assets</b>	<b>1,152</b>	<b>1,122</b>

#### (iii) Maturity analysis of undiscounted lease payments to be received after reporting date for all operating leases:

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	1,065	1,083
1-2 years	1,037	1,065
2-3 years	1,018	1,037
3-4 years	1,012	1,018
4-5 years	1,019	1,012
> 5 years	2,205	3,224
<b>Total undiscounted lease payments to be received</b>	<b>7,356</b>	<b>8,439</b>



## C3 Liabilities of Council

### C3-1 Payables

	2022 Current Actual \$ '000	2022 Non-current \$ '000	2021 Current Actual \$ '000	2021 Non-current Restated \$ '000
Government departments and agencies	103	–	94	–
Prepaid rates	2,012	–	1,828	–
Goods and services – operating expenditure	6,735	9	5,719	8
Accrued expenses:				
– Borrowings	533	–	511	–
– Salaries and wages	903	–	626	–
– Interest on leases	4	–	6	–
Security bonds, deposits and retentions	23,022	–	19,022	–
Section 7.11 – works in kind agreements	–	12,854	–	12,911
Other	131	–	124	–
<b>Total payables</b>	<b>33,443</b>	<b>12,863</b>	<b>27,930</b>	<b>12,919</b>

#### Payables relating to restricted assets

	2022 Current Actual \$ '000	2022 Non-current \$ '000	2021 Current Actual \$ '000	2021 Non-current Restated \$ '000
<b>Externally restricted assets</b>				
Section 7.11 – Works in kind agreements	–	12,854	–	12,911
Payables relating to externally restricted assets	–	12,854	–	12,911
<b>Total payables relating to restricted assets</b>	<b>–</b>	<b>12,854</b>	<b>–</b>	<b>12,911</b>
<b>Total payables relating to unrestricted assets</b>	<b>33,443</b>	<b>9</b>	<b>27,930</b>	<b>8</b>
<b>Total payables</b>	<b>33,443</b>	<b>12,863</b>	<b>27,930</b>	<b>12,919</b>

#### Current payables not anticipated to be settled within the next twelve months

	2022 Actual \$ '000	2021 Actual \$ '000
The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.		
Payables – security bonds, deposits and retentions	19,376	15,322
<b>Total payables</b>	<b>19,376</b>	<b>15,322</b>

#### Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Council comprise trade payables, bank and other loans.

#### Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

## C3-2 Contract Liabilities

	Notes	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
<b>Grants and contributions received in advance:</b>					
Unexpended capital grants (to construct Council controlled assets)	(i)	36,680	–	11,045	–
Unexpended operating grants (received prior to performance obligation being satisfied)	(ii)	1,718	–	886	–
<b>Total grants received in advance</b>		<b>38,398</b>	<b>–</b>	<b>11,931</b>	<b>–</b>
<b>User fees and charges received in advance:</b>					
Upfront fees – leisure centre	(iii)	169	–	182	–
Other		359	–	131	–
<b>Total user fees and charges received in advance</b>		<b>528</b>	<b>–</b>	<b>313</b>	<b>–</b>
<b>Total contract liabilities</b>		<b>38,926</b>	<b>–</b>	<b>12,244</b>	<b>–</b>

**Notes**

(i) Council has received funding to construct assets including sporting facilities, bridges, library and other infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

(iii) Upfront membership fees for the leisure centre do not meet the definition of a performance obligation and therefore the funds received are recorded as a contract liability on receipt and recognised as revenue over the expected average membership life.

**Contract liabilities relating to restricted assets**

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
<b>Externally restricted assets</b>				
Unspent grants held as contract liabilities	38,398	–	11,931	–
<b>Contract liabilities relating to externally restricted assets</b>	<b>38,398</b>	<b>–</b>	<b>11,931</b>	<b>–</b>
<b>Total contract liabilities relating to restricted assets</b>	<b>38,398</b>	<b>–</b>	<b>11,931</b>	<b>–</b>
<b>Total contract liabilities relating to unrestricted assets</b>	<b>528</b>	<b>–</b>	<b>313</b>	<b>–</b>
<b>Total contract liabilities</b>	<b>38,926</b>	<b>–</b>	<b>12,244</b>	<b>–</b>

continued on next page ...

Page 55 of 102

Camden Council | Notes to the Financial Statements 30 June 2022

**C3-2 Contract Liabilities (continued)****Revenue recognised that was included in the contract liability balance at the beginning of the period**

	<b>2022</b>	2021
	<b>Actual</b>	Actual
	<b>\$ '000</b>	\$ '000
<b>Grants and contributions received in advance:</b>		
Capital grants (to construct Council controlled assets)	<b>3,042</b>	1,497
Operating grants (received prior to performance obligation being satisfied)	<b>544</b>	731
<b>Total revenue recognised that was included in the contract liability balance at the beginning of the period</b>	<b>3,586</b>	<u>2,228</u>

**Significant changes in contract liabilities**

The contract liabilities have arisen on adoption of AASB 15 and AASB 1058. Previously income received in advance was recognised for reciprocal contracts. The increase in contract liabilities for 2021/2022 is primarily due to additional grant funding secured in relation to new growth precincts and COVID-19 recovery related grants.

**Accounting policy**

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

ORD01

Attachment 1

## C3-3 Borrowings

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
Loans – secured <sup>1</sup>	3,071	37,999	2,346	33,270
<b>Total borrowings</b>	<b>3,071</b>	<b>37,999</b>	<b>2,346</b>	<b>33,270</b>

(1) Loans are secured over the general rating income of Council.

Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note E1-1.

## Borrowings relating to restricted assets

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
<b>Total borrowings relating to restricted assets</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>
<b>Total borrowings relating to unrestricted assets</b>	<b>3,071</b>	<b>37,999</b>	<b>2,346</b>	<b>33,270</b>
<b>Total borrowings</b>	<b>3,071</b>	<b>37,999</b>	<b>2,346</b>	<b>33,270</b>

## Current borrowings not anticipated to be settled within the next twelve months

The following borrowings, even though classified as current, are not expected to be settled in the next 12 months.

<b>Total borrowings</b>	<b>–</b>	<b>–</b>
-------------------------	----------	----------

## (a) Changes in liabilities arising from financing activities

	2021		Non-cash movements				2022
	Opening Balance \$ '000	Cash flows \$ '000	Acquisition \$ '000	Fair value changes \$ '000	Acquisition due to change in accounting policy \$ '000	Other non-cash movement \$ '000	Closing balance \$ '000
Loans – secured	35,616	5,454	–	–	–	–	41,070
Lease liability (Note C2-1b)	1,925	(1,885)	1,954	–	–	–	1,994
<b>Total liabilities from financing activities</b>	<b>37,541</b>	<b>3,569</b>	<b>1,954</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>43,064</b>

	2020		Non-cash movements				2021
	Opening Balance \$ '000	Cash flows \$ '000	Acquisition \$ '000	Fair value changes \$ '000	Acquisition due to change in accounting policy \$ '000	Other non-cash movement \$ '000	Closing balance \$ '000
Loans – secured	24,688	10,928	–	–	–	–	35,616
Lease liability (Note C2-1b)	2,162	(1,781)	1,544	–	–	–	1,925
<b>Total liabilities from financing activities</b>	<b>26,850</b>	<b>9,147</b>	<b>1,544</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>37,541</b>

continued on next page ...

Page 57 of 102

## C3-3 Borrowings (continued)

## (b) Financing arrangements

	2022 Actual \$ '000	2021 Actual \$ '000
<b>Total facilities</b>		
Bank overdraft facilities <sup>1</sup>	150	150
Credit cards/purchase cards	450	450
<b>Total financing arrangements</b>	<b>600</b>	<b>600</b>
<b>Undrawn facilities</b>		
– Bank overdraft facilities	150	150
– Credit cards/purchase cards	450	450
<b>Total undrawn financing arrangements</b>	<b>600</b>	<b>600</b>

(1) The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

**Accounting policy**

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Income Statement over the period of the borrowings using the effective-interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the drawdown occurs. To the extent that there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or finance cost.

Borrowings are classified as current liabilities unless Council has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

### C3-4 Employee benefit provisions

	2022 Current Actual \$ '000	2022 Non-current Actual \$ '000	2021 Current Actual \$ '000	2021 Non-current Actual \$ '000
Annual leave	5,090	–	4,757	–
Long service leave	9,484	282	10,436	312
<b>Total employee benefit provisions</b>	<b>14,574</b>	<b>282</b>	<b>15,193</b>	<b>312</b>

#### Current employee benefit provisions not anticipated to be settled within the next twelve months

	2022 Actual \$ '000	2021 Actual \$ '000

The following provisions, even though classified as current, are not expected to be settled in the next 12 months.

Provisions – employees benefits	10,375	10,469
	<b>10,375</b>	<b>10,469</b>

#### Description of and movements in provisions

	ELE provisions		
	Annual leave \$ '000	Long service leave \$ '000	Total \$ '000
<b>2022</b>			
At beginning of year	4,757	10,748	15,505
Additional provisions	3,674	665	4,339
Amounts used (payments)	(3,341)	(1,647)	(4,988)
Total ELE provisions at end of year	<b>5,090</b>	<b>9,766</b>	<b>14,856</b>
<b>2021</b>			
At beginning of year	4,624	10,298	14,922
Additional provisions	3,377	1,517	4,894
Amounts used (payments)	(3,244)	(1,067)	(4,311)
Total ELE provisions at end of year	<b>4,757</b>	<b>10,748</b>	<b>15,505</b>

#### Accounting policy

##### Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits and annual leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

##### Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

### C3-4 Employee benefit provisions (continued)

---

#### **On-costs**

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

The obligations are presented as current liabilities in the Statement of Financial Position if the Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur.

**ORD01****Attachment 1**

## C4 Reserves

### C4-1 Nature and purpose of reserves

---

#### **IPPE Revaluation reserve**

The infrastructure & property revaluation reserve is used to record increments / decrements of infrastructure, property, plant and equipment due to their revaluation.



## D Risks and accounting uncertainties

### D1-1 Risks relating to financial instruments held

Council's activities expose it to a variety of financial risks including (1) price risk, (2) credit risk, (3) liquidity risk and (4) interest rate risk.

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

A comparison by category of the carrying amounts and fair values of Council's financial assets and financial liabilities recognised in the financial statements is presented below.

	Carrying value 2022 \$ '000	Carrying value 2021 Restated \$ '000	Fair value 2022 \$ '000	Fair value 2021 Restated \$ '000
<b>Financial assets</b>				
<b>Measured at amortised cost</b>				
Cash and cash equivalents	13,316	15,767	13,316	15,767
Receivables	56,080	16,561	56,080	16,561
Investments				
– Debt securities at amortised cost	245,700	194,208	245,700	194,208
<b>Fair value through profit and loss</b>				
Investments				
– Held for trading	121	101	121	101
<b>Total financial assets</b>	<b>315,217</b>	<b>226,637</b>	<b>315,217</b>	<b>226,637</b>
<b>Financial liabilities</b>				
Payables	46,306	40,849	46,306	40,849
Loans/advances	41,070	35,616	41,070	35,616
Lease liabilities	1,994	1,925	1,994	1,925
<b>Total financial liabilities</b>	<b>89,370</b>	<b>78,390</b>	<b>89,370</b>	<b>78,390</b>

Fair value is determined as follows:

- **Cash and cash equivalents, receivables, payables** – are estimated to be the carrying value that approximates market value.
- **Borrowings and measure at amortised cost investments** – are based upon estimated future cash flows discounted by the current market interest rates applicable to assets and liabilities with similar risk profiles, unless quoted market prices are available.
- Financial assets classified (i) **at fair value through profit and loss** or (ii) **at fair value through other comprehensive income** – are based upon quoted market prices (in active markets for identical investments) at the reporting date or independent valuation.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's finance area manages the cash and Investments portfolio with the assistance of an independent advisor.

Council has an investment policy which complies with the Local Government Act 1993 and Minister's investment order 625. This policy is regularly reviewed by Council and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

The risks associated with the instruments held are:

continued on next page ...

Page 62 of 102

## D1-1 Risks relating to financial instruments held (continued)

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether these changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

### (a) Market risk – interest rate and price risk

	2022	2021
	\$ '000	Restated \$ '000

The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.

Impact of a 1% movement in interest rates

– Equity / Income Statement	2,457	1,942
-----------------------------	-------	-------

### (b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council typically manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. However, over the course of the 2020/21 financial year, Council introduced a range of measures in response to the COVID-19 Pandemic. This included the suspension of debt recovery on overdue amounts. A number of measures were continued into the 2021/22 financial year.

Council will continue to monitor the impact of COVID-19 on the broader community and will reintroduce debt recovery practices in line with improved economic conditions and community expectations.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

Council makes suitable provision for expected credit losses as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

#### Credit risk profile

##### Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

	Not yet overdue \$ '000	overdue rates and annual charges		Total \$ '000
		< 5 years \$ '000	≥ 5 years \$ '000	
<b>2022</b>				
Gross carrying amount	–	5,975	–	5,975
<b>2021</b>				
Gross carrying amount	–	4,817	–	4,817

continued on next page ...

Page 63 of 102

## D1-1 Risks relating to financial instruments held (continued)

**Receivables - non-rates and annual charges and contract assets**

Council applies the simplified approach for non-rates and annual charges debtors to provide for expected credit losses prescribed by AASB 9, which permits the use of the lifetime expected loss provision. To measure the expected credit losses, non-rates and annual charges debtors have been grouped based on shared credit risk characteristics and the days past due.

Council has carried out an evaluation of expected credit losses for the year and as result of COVID-19 impacts a 10% estimate on user charge debtors (where applicable) relating to risk areas have been provided as a provision of expected credit losses.

	Not yet overdue \$ '000	0 - 30 days \$ '000	Overdue debts			Total \$ '000
			31 - 60 days \$ '000	61 - 90 days \$ '000	> 91 days \$ '000	
<b>2022</b>						
Gross carrying amount	42,755	3,723	3,797	-	-	50,275
Expected loss rate (%)	0.00%	0.00%	4.56%	0.00%	0.00%	0.34%
<b>ECL provision</b>	-	-	<b>174</b>	-	-	<b>174</b>
<b>2021</b>						
Gross carrying amount	1,950	7,017	2,892	-	-	11,859
Expected loss rate (%)	0.00%	0.00%	3.98%	0.00%	0.00%	0.97%
<b>ECL provision</b>	-	-	<b>115</b>	-	-	<b>115</b>

continued on next page ...

Page 64 of 102

## D1-1 Risks relating to financial instruments held (continued)

## (c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

	Weighted average interest rate %	Subject to no maturity \$ '000	payable in: ≤ 1 Year \$ '000	1 - 5 Years \$ '000	> 5 Years \$ '000	Total cash outflows \$ '000	Actual carrying values \$ '000
<b>2022</b>							
Payables	0.00%	23,022	10,421	12,863	–	46,306	46,306
Borrowings	4.51%	–	3,071	13,419	24,580	41,070	41,070
<b>Total financial liabilities</b>		<b>23,022</b>	<b>13,492</b>	<b>26,282</b>	<b>24,580</b>	<b>87,376</b>	<b>87,376</b>
<b>2021</b>							
Payables	0.00%	19,022	8,908	12,919	–	40,849	40,849
Borrowings	4.56%	–	2,346	8,497	24,773	35,616	35,616
<b>Total financial liabilities</b>		<b>19,022</b>	<b>11,254</b>	<b>21,416</b>	<b>24,773</b>	<b>76,465</b>	<b>76,465</b>

## D2-1 Fair value measurement

---

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Investment property

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

**Level 1:** Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

**Level 2:** Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

**Level 3:** Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

## D2-1 Fair value measurement (continued)

\$ '000	Notes	Fair value measurement hierarchy					
		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
		2022	2021 Restated	2022	2021 Restated	2022	2021 Restated
<b>Recurring fair value measurements</b>							
<b>Investment property</b> C1-7							
Properties		38,820	34,480	-	-	38,820	34,480
<b>Total investment property</b>		<b>38,820</b>	<b>34,480</b>	<b>-</b>	<b>-</b>	<b>38,820</b>	<b>34,480</b>
<b>Infrastructure, property, plant and equipment</b> C1-6							
Land		157,540	158,937	123,051	120,683	280,591	279,620
Land under Roads		-	-	209,278	165,743	209,278	165,743
Land Improvements		-	-	29,435	23,975	29,435	23,975
Buildings and Other Structures		-	-	213,226	177,811	213,226	177,811
Roads		-	-	661,001	618,357	661,001	618,357
Bridges		-	-	56,003	49,547	56,003	49,547
Footpaths		-	-	150,252	140,425	150,252	140,425
Bulk Earthworks		-	-	63,344	58,202	63,344	58,202
Stormwater Drainage		-	-	502,734	455,430	502,734	455,430
Other Open Space / Recreational Assets		-	-	10,310	10,266	10,310	10,266
Other Assets		-	-	3,042	3,026	3,042	3,026
<b>Total infrastructure, property, plant and equipment</b>		<b>157,540</b>	<b>158,937</b>	<b>2,021,676</b>	<b>1,823,465</b>	<b>2,179,216</b>	<b>1,982,402</b>

## Valuation techniques

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

**Investment property****Land - Operational and Investment properties**

Level two valuation input were used to value land held in freehold title as well as land used for special purposes which is restricted in use under current zoning rules. Sales proceeds of comparable land sites in close proximity are adjusted for differences in key attributes such as property size. The most significant inputs into this valuation approach are price per square metre.

**Building and Investments properties**

The commercial property market across the Macarthur region has shown clear signs of improvement over the last three (3) years with an increase in sale volumes and escalating values. Specialised buildings were valued using the cost approach using registered valuers. The unit rate based on square meters could be supported from market evidence.

**Infrastructure, property, plant and equipment (IPPE)****Land - Operational Land**

This asset class contains land defined as operational land in accordance with the NSW Local Government Act 1993. Council valued operational land at fair value in June 2022. Operational land values were provided by an external valuer (Scott Fullarton Valuations Pty Ltd).

Generally fair value is the most advantageous price reasonably obtainable by the seller and the most advantageous price reasonably obtained by the buyer. This is not necessarily the market selling price of the asset, rather, it is regarded as the maximum value that agency management would rationally pay to acquire the asset if it did not hold it, taking into account; quoted market price in an active and liquid market, the current market price of the same or similar asset, the cost of replacing the asset, if management intend to replace the asset, the remaining useful life and condition of the asset and cash flows from the future use and disposal.

continued on next page ...

Page 67 of 102

## D2-1 Fair value measurement (continued)

There has been no change to the valuation process for this asset class during this reporting period.

### Land - Community Land

This asset class contains land defined as community land in accordance with the NSW Local Government Act 1993. Community land is land intended for public access and use or where other restrictions applying to the land create some obligation to maintain public access. Therefore there a number of restrictions on community land including that; it cannot be sold, cannot be leased for more than 21 years, and must have a plan of management.

Councils are permitted to use the NSW Valuer General's valuations to represent fair valuation for the revaluation of community land. Camden Council has adopted this approach for the valuation of its community land assets. Community land was valued as at 30 June 2022 using the NSW Valuer General's valuations.

There has been no change to the valuation process for this asset class during this reporting period.

### Land under Roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips. Council initially bought to account all land under roads in the reporting period 2010/2011. All land under roads has been recognised on an Englobo valuation basis, based upon a municipal rate. The Englobo basis of valuation is based on the concept of developing a raw land value for land under roads.

Land under roads were revalued as at 30 June 2022 financial year, the value being calculated according to the revised municipal rate. Council uses the englobo basis for valuation and as per the methodology a discount rate of 90% is applied for Land under roads. There has been no change to the valuation process for this asset class during this reporting period.

### Land Improvements

This asset class contains all works carried out on land to improve its utility, service potential or make it ready for an identified use. It includes items such as but not limited to playing courts and fields, irrigation and landscaping. In 2020-21, valuations were undertaken for this Asset Category and were completed by Council staff using the depreciated replacement cost. To estimate the replacement cost rates for this Asset Category, the following sources were accessed:

- Cordell's Cost Estimating Guide June 2021
- Rawlinson's – 2021 – Australian Construction Handbook and/or
- Actual supplied project cost rates for unique items.

The inputs used to value these assets, including estimates of residual value, patterns of consumption, asset condition and useful life required extensive professional judgement which has had a significant impact on the final determination of fair value.

There has been no change to the valuation process for this class of asset during the reporting period.

### Buildings and Other Structures - Buildings (Specialised & Non Specialised)

Council's buildings (specialised and non-specialised) were valued by an external valuer in June 2022. The valuations were provided by Scott Fullarton Valuations Pty Ltd(SFV).

Non- specialised buildings were valued as per market approach and specialised buildings were valued at cost approach.

SFV's schedule provides the gross replacement cost of a modern equivalent asset for each building and swimming pool, which is obtained by applying a unit rate to a structure or a square metre rate to a building, based on its current replacement cost, which is the lowest cost of replacing the economic benefits of the existing asset using modern technology. Gross replacement cost rates have been determined utilising local projects/data, where available, local knowledge and SFV's database which analyses "new" builds by other Councils and is verified by first principle calculations. Data sources, also, included current published reference rates from Rawlinsons Construction Handbook. Whilst each building was physically inspected, the inputs used to value these assets, including estimates of residual value, patterns of consumption, asset condition and useful life required extensive professional judgement which has had a significant impact on the final determination of fair value.

There has been no change to the valuation process for this asset class during this reporting period.

### Buildings and Other Structures - Other Structures

This asset class contains all other structures not included in the category of buildings that are controlled by Council and have been constructed for a variety of purposes.

continued on next page ...

Page 68 of 102

## D2-1 Fair value measurement (continued)

- Other Structures - In 2020-21, valuations were undertaken for this Asset Category and were completed by Council staff using the depreciated replacement cost. To estimate the replacement cost rates for this Asset Category, the following sources were accessed:
  - Cordell's Cost Estimating Guide June 2021
  - Rawlinson's – 2021 – Australian Construction Handbook and/or
  - Actual supplied project cost rates for unique items.
- Other Structures (Artworks) - In 2020-21, valuations were undertaken for this category and were completed by McWilliams & Associated Pty Ltd where the Valuer nominated Market Value was utilised as the Current Replacement Cost of an Asset.

The inputs used to value these assets, including estimates of residual value, patterns of consumption, asset condition and useful life required extensive professional judgement which has had a significant impact on the final determination of fair value.

There has been no change to the valuation process for this asset class during this reporting period.

### Roads

This asset class comprises of the road structure (carriageway), kerb and gutter, traffic signs, road structures (such as roundabouts and medians) and road furniture (such as bus shelters and guardrails). The valuation of roads and road structures was undertaken as at 30 June 2020 using the depreciated replacement cost (unit rate). The construction cost estimation was undertaken using 2020 Rawlinson's – Australian Construction Handbook standard rates.

The condition assessment for all Asset Classes under Roads Asset category was conducted using several methodologies:

1. External Data Collection by Pavement Management Services
2. Internal Asset Data collection by Camden Council – LGA wide sample testing the level of componentisation adopted by Council is in accordance with AASB116, OLG Circular 09-09 and the Institute of Public Works Engineers International Infrastructure Management Manual (IIMM).

The written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116. The component standard useful lives have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation and consumption pattern within Camden or in comparison with other Councils.

### Bridges

Council has three main types of bridges which are culverts, footbridges and road bridges. The valuation of bridges was undertaken as at 30 June 2020 using the depreciated replacement cost (unit rate). The construction cost estimation was based on actual project cost rates for footbridges and road bridges. The construction cost rate estimation for culverts was undertaken using 2020 Rawlinson's Australian Construction Handbook standard rates.

The inputs used to value these assets, including ; patterns of consumption, asset condition and useful life have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation pattern in the Council and comparing the information with other Councils.

Condition assessments were conducted through

1. In-house level visual inspection and sample testing.
2. External Data collection by Pavement Management Services.

Condition assessments were based on four key components: superstructure, abutment, sub-structure and general/miscellaneous.

The written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116. The component standard useful lives have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation and consumption pattern within Camden or in comparison with other Councils.

### Footpaths

This asset class comprises footpaths and cycle ways. The valuation of footpaths was as at 30 June 2020 using the depreciated replacement cost (unit rate). The construction cost estimation was undertaken using 2020 Rawlinson's – Australian Construction Handbook standard rates.

continued on next page ...

Page 69 of 102



## D2-1 Fair value measurement (continued)

The condition assessment for all Asset Classes under Footpath asset class was conducted by internal Asset Data collection by Camden Council – LGA wide sample data collection in 2020. The internal data collection was undertaken to provide comprehensive condition assessment for footpath and cycleway assets.

The written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116. The component standard useful lives have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation and consumption pattern within Camden or in comparison with other Councils.

### Stormwater Drainage

Council has grouped its stormwater assets into four main types which are pits, pipes, headwalls and stormwater quality improvement devices. The valuation of stormwater drainage was as at 30 June 2020 using the depreciated replacement cost (unit rate). The construction cost estimation was undertaken using 2020 Rawlinson's – Australian Construction Handbook standard rates.

The inputs used to value these assets, including estimates of pattern of consumption; asset condition and useful life have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation pattern in the Council and comparing the information with other Councils.

Condition assessments were conducted through in-house sample data collection over 2019/20 and 2020/21 by conducting visual inspections including collecting photographic evidence of sample assets.

The written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116. The component standard useful lives have been identified using suggested lives in IPWEA IIMM or as part of professional judgement after noting the asset depreciation within Camden or in comparison with other Councils.

### Open Space / Recreational Assets & Other Assets

This asset class includes all of the Council's Playgrounds and associated Playground Components such as fitness equipment, play equipment, playground Softfall and edging assets.

Valuations were undertaken in 2020-21 and were completed by KICO Playground Inspection Services using the depreciated replacement cost for all Playground Equipment. The inputs used to value the Playground Assets, including estimates of residual value, patterns of consumption required extensive professional judgement which was externally sourced. The external valuer also performed detailed condition and defect assessments and assessed the total and remaining useful lives of each playground equipment component.

In 2020/21, valuations were undertaken for the Playground Softfall and Softfall Edging assets and were completed by Council staff using the depreciated replacement cost. This was completed with the assistance of specialist staff such as Landscape Architects within the Council and developer/contractor component breakdown. To estimate the replacement cost rates for this Asset Category, the following sources were accessed:

- Cordell's Cost Estimating Guide June 2021
- Rawlinsons – 2021 – Australian Construction Handbook and/or
- Actual supplied project cost rates for unique items.

The inputs used to value the assets in this Asset Category, including estimates of residual value, patterns of consumption, asset condition and useful life required extensive professional judgement which has had a significant impact on the final determination of fair value.

There has been no change to the valuation process for this asset class during this reporting period and the written down value of each asset was determined based on asset remaining useful life and asset depreciation was calculated using straight-line depreciation methodology as described in AASB116.

### Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

## D3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

### LIABILITIES NOT RECOGNISED

#### 1. Guarantees

##### (i) Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

##### *Description of the funding arrangements.*

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are:

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

\* For 180 Point Members, Employers are required to contribute 7.5% of salaries for the year ending 30 June 2022 (increasing to 8.0% in line with the increase in the Superannuation Guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$40.0 million for 1 July 2019 to 31 December 2021 and \$20.0 million per annum for 1 January to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June 2021. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

##### *Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan*

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2022 was \$273,788.37. The last valuation of the Scheme was performed by fund actuary, Richard Boyfield, FIAA as at 30 June 2021.

continued on next page ...

Page 71 of 102

### D3-1 Contingencies (continued)

The amount of additional contributions included in the total employer contribution advised above is \$157,126.41. Council's expected contribution to the plan for the next annual reporting period is \$227,346.00.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2022 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,376.6	
Past Service Liabilities	2,380.7	99.8%
Vested Benefits	2,391.7	99.4%

\* excluding member accounts and reserves in both assets and liabilities.

The share of any funding surplus or deficit that can be attributed to Council is 0.57%

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	5.5% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

\* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

Please note that the estimated employer reserves financial position above is a preliminary calculation, and once all the relevant information has been received by the Funds Actuary, the final end of year review, which will be a triennial actuarial investigation will be completed by December 2022.

#### (ii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

#### (iii) Other guarantees

Council has provided no other guarantees other than those listed above.

## 2. Other liabilities

### (i) Third party claims

Council has been named as a defendant in two related actions for undisclosed damages arising from land subsidence in a development area. It is not possible to estimate the potential financial impact of these actions however these may attract contribution from other parties and be covered under the Council's risk and insurance programme. Camden Council is defending these actions.

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

continued on next page ...

Page 72 of 102

### D3-1 Contingencies (continued)

---

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

#### (ii) CivicRisk Mutual

Council is a member of CivicRisk Mutual Ltd, a mutual self-insurance scheme providing general insurance to local government. CivicRisk Mutual Ltd membership includes the potential to share in either the net surplus or deficit of protection years depending on its past performance. Council's share of the net surplus or deficit reflects Council's contributions to the pool and the result of insurance claims within each of the fund years. The future realisation and finalisation of claims incurred but not reported to 30/6/2022 this year may result in future liabilities or benefits as a result of past events that Council will be required to fund or share in respectively.

#### ASSETS NOT RECOGNISED

##### (i) Infringement notices/fines

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by the Infringement Processing Bureau.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

**E People and relationships**

**E1 Related party disclosures**

**E1-1 Key management personnel (KMP)**

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly comprising the Mayor, Councillors, Chief Executive Officer and Directors.

The aggregate amount of KMP compensation included in the Income Statement is:

	2022 \$ '000	2021 \$ '000
<b>Compensation:</b>		
Short-term benefits	2,392	2,250
Post-employment benefits	170	144
Other long-term benefits	86	71
<b>Total</b>	<b>2,648</b>	<b>2,465</b>

**Other transactions with KMP and their related parties**

Nature of the transaction	Ref	Transactions during the year \$ '000	Outstanding balances including commitments \$ '000	Terms and conditions	Impairment provision on outstanding balances \$ '000	Impairment expense \$ '000
<b>2022</b>						
<b>Traineeship Program</b>	1	586	-		-	-
<b>2021</b>						
Traineeship Program	1	524	-		-	-

<sup>1</sup> Camden Council uses a training company to source trainees that are offered apprenticeships at Camden Council. The funding of this program is endorsed by the Council upon adoption of the budget each year, which includes a public exhibition period of 28 days. A KMP of the training company is a close family member of a KMP of Camden Council.

The KMP of Camden Council has no influence or control over the transactions between the two entities. AASB124 Related Party Disclosures does not allow the exclusion of transactions between related parties for reporting purposes even deemed at arm's length.

Camden Council | Notes to the Financial Statements 30 June 2022

**E1-2 Councillor and Mayoral fees and associated expenses**

	<b>2022</b>	2021
	<b>Actual</b>	Actual
	<b>\$ '000</b>	\$ '000

The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:

Mayoral fee	<b>52</b>	57
Councillors' fees	<b>178</b>	187
Other Councillors' expenses (including Mayor)	<b>47</b>	13
<b>Total</b>	<b><u>277</u></b>	<u>257</u>

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

**E2 Other relationships****E2-1 Audit fees**

	<b>2022 Actual \$ '000</b>	2021 Actual \$ '000
--	------------------------------------	---------------------------

During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms

**Auditors of the Council - NSW Auditor-General:****(i) Audit and other assurance services**

Audit and review of financial statements

<b>204</b>	120
------------	-----

**Remuneration for audit and other assurance services**

<b>204</b>	120
------------	-----

**Total Auditor-General remuneration**

<b>204</b>	120
------------	-----

**Non NSW Auditor-General audit firms****(i) Audit and other assurance services**

Other audit and assurance services – Internal Audit

<b>67</b>	72
-----------	----

**Remuneration for audit and other assurance services**

<b>67</b>	72
-----------	----

**Total remuneration of non NSW Auditor-General audit firms**

<b>67</b>	72
-----------	----

**Total audit fees**

<b>271</b>	192
------------	-----

**ORD01****Attachment 1**

## F Other matters

## F1-1 Statement of Cash Flows information

## (a) Reconciliation of net operating result to cash provided from operating activities

	2022	2021
	Actual	Restated
	\$ '000	Actual
		\$ '000
<b>Net operating result from Income Statement</b>	<b>154,836</b>	180,281
<b>Add / (less) non-cash items:</b>		
Depreciation and amortisation	29,367	29,205
(Gain) / loss on disposal of assets	1,978	1,724
Non-cash capital grants and contributions	(78,782)	(133,352)
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investments classified as 'at fair value' or 'held for trading'	(20)	(10)
– Investment property	(4,340)	(2,590)
<b>Movements in operating assets and liabilities and other cash items:</b>		
(Increase) / decrease of receivables	(39,960)	(4,724)
Increase / (decrease) in provision for impairment of receivables	59	6
(Increase) / decrease of inventories	12	(63)
(Increase) / decrease of other current assets	(682)	(1,024)
Increase / (decrease) in payables	1,017	179
Increase / (decrease) in accrued interest payable	20	21
Increase / (decrease) in other accrued expenses payable	277	(689)
Increase / (decrease) in other liabilities	4,143	6,931
Increase / (decrease) in contract liabilities	26,682	7,584
Increase / (decrease) in employee benefit provision	(649)	583
<b>Net cash flows from operating activities</b>	<b>93,958</b>	<b>84,062</b>

## (b) Non-cash investing and financing activities

Other dedications	78,782	133,351
<b>Total non-cash investing and financing activities</b>	<b>78,782</b>	<b>133,351</b>



Camden Council | Notes to the Financial Statements 30 June 2022

## F2-1 Commitments

## Capital commitments (exclusive of GST)

	2022 Actual \$ '000	2021 Actual \$ '000
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
<b>Property, plant and equipment</b>		
Buildings	3,504	8,608
Plant and equipment	844	3,005
Infrastructure assets	10,649	9,711
Other	368	19
<b>Total commitments</b>	<b>15,365</b>	<b>21,343</b>
<b>These expenditures are payable as follows:</b>		
Within the next year	15,365	21,343
<b>Total payable</b>	<b>15,365</b>	<b>21,343</b>
<b>Sources for funding of capital commitments:</b>		
Externally restricted reserves	8,122	11,304
Internally restricted reserves	7,243	10,039
<b>Total sources of funding</b>	<b>15,365</b>	<b>21,343</b>

**Details of capital commitments**

The above capital commitments relate to signed contracts entered into and operative as at 30 June 2022.

ORD01

Attachment 1

### F3-1 Events occurring after the reporting date

---

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

## F4 Changes from prior year statements

### F4-1 Correction of errors

Details of errors	Impact of correction of errors (\$'000)
<b>Infrastructure Assets Inventory Review</b>	
Council continues a comprehensive review of each asset class to improve the accuracy and quality of information in its assets management system. This review has resulted in both newly discovered assets and disposed assets which are no longer in Council's ownership being identified in prior years. Council has also continued to refine its measurement of certain infrastructure and corrected unit rates used to determine fair value rates. The correction of these errors was a net increase in the balance of infrastructure, property, plant and equipment (IPPE) by \$22.30m which required a prior year adjustment to the opening balance as at 1 July 2020 and as at 30 June 2021.	22,298
<b>Calculation of Depreciation Expense</b>	
Council identified an adjustment to depreciation expense for the 2020/21 financial year based on the useful lives which were determined as part of the comprehensive revaluation undertaken for transport and drainage infrastructure at a reporting date 30 June 2020. The comprehensive revaluation included an adjustment to the useful lives of these long-life assets. Essentially the useful lives of infrastructure in these assets classes was extended based on the analysis undertaken as part of the revaluation. The calculation of depreciation expense in the 2020/21 financial year did not consider these updated useful lives, therefore was overstated. The correction of this error has resulted in a reduction in depreciation expense in the 2020/21 financial year of \$3.87m.	3,877
<b>Works in Progress</b>	
In the 2020/21 financial year, Council incorrectly recognised a number of dedicated assets as capital work-in-progress. Upon review, Council determined that these assets had been previously dedicated to Council and capitalised in previous years. Council also reclassified a number of works in progress projects as operational expenses due to the nature of the expense. The correction of these errors resulted in a net decrease in the balance of infrastructure, property, plant and equipment (IPPE) by \$17.48m.	(17,480)
<b>Works In Kind Liability</b>	
Council is required to recognise a liability (non-current) on the Balance Sheet where a developer provides excess infrastructure under a works in kind agreement (a WIKA Liability), the surplus can be used by the developer to offset future developer contributions or is refunded in the future following a resolution of the Council. The total liability was overstated in 2020/21 resulting in a correction to the opening balance of the WIKA liability as at 30 June 2021. The result of this adjustment is a decrease to the balance of the WIKA liability (non-current) and an increase to the accumulated surplus as at 30 June 2021 of \$2.32m.	2,324
<b>Net Impact</b>	<b>11,019</b>

The errors identified above relating to the financial year 2020/21 have been corrected by restating the income statement and statement of financial position as at 30 June 2021. The errors identified above relating entries prior to 1 July 2020 have been corrected by restating the balances at the beginning of the earliest period presented (1 July 2020) and taking the adjustment through to accumulated surplus at that date.

The impact on each line item is shown in the tables below.

### Changes to the opening Statement of Financial Position at 1 July 2020

#### Statement of Financial Position

	Original Balance 1 July, 2020 \$ '000	Impact Increase/ (decrease) \$ '000	Restated Balance 1 July, 2020 \$ '000
Infrastructure Property Plant & equipment	1,883,637	7,080	1,890,717
<b>Total assets</b>	<b>2,086,469</b>	<b>7,080</b>	<b>2,093,549</b>
<b>Total liabilities</b>	<b>81,205</b>	<b>–</b>	<b>81,205</b>

continued on next page ...

Page 80 of 102

ORD01

Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

## F4-1 Correction of errors (continued)

	Original Balance 1 July, 2020 \$ '000	Impact Increase/ (decrease) \$ '000	Restated Balance 1 July, 2020 \$ '000
<b>Net assets</b>	2,005,264	7,080	2,012,344
Accumulated surplus	1,316,530	7,080	1,323,610
<b>Total equity</b>	<b>2,005,264</b>	<b>7,080</b>	<b>2,012,344</b>

## Adjustments to the comparative figures for the year ended 30 June 2021

## Statement of Financial Position

	Original Balance 30 June, 2021 \$ '000	Impact Increase/ (decrease) \$ '000	Restated Balance 30 June, 2021 \$ '000
Infrastructure Property Plant & equipment	2,019,277	8,695	2,027,972
<b>Total assets</b>	<b>2,285,683</b>	<b>8,695</b>	<b>2,294,378</b>
Non-current payables	15,243	(2,324)	12,919
<b>Total liabilities</b>	<b>108,463</b>	<b>(2,324)</b>	<b>106,139</b>
<b>Net assets</b>	<b>2,177,220</b>	<b>11,019</b>	<b>2,188,239</b>
Accumulated surplus	1,492,872	11,019	1,503,891
<b>Total equity</b>	<b>2,177,220</b>	<b>11,019</b>	<b>2,188,239</b>

## Income Statement

	Original Balance 30 June, 2021 \$ '000	Impact Increase/ (decrease) \$ '000	Restated Balance 30 June, 2021 \$ '000
Grants and contributions provided for capital purposes	202,356	(1,897)	200,459
<b>Total income from continuing operations</b>	<b>310,977</b>	<b>(1,897)</b>	<b>309,080</b>
Materials and services	42,108	(1,959)	40,149
Depreciation, amortisation and impairment of non-financial assets	33,082	(3,877)	29,205
<b>Total expenses from continuing operations</b>	<b>134,635</b>	<b>(5,836)</b>	<b>128,799</b>
<b>Net operating result for the year</b>	<b>176,342</b>	<b>3,939</b>	<b>180,281</b>

## Statement of Comprehensive Income

	Original Balance 30 June, 2021 \$ '000	Impact Increase/ (decrease) \$ '000	Restated Balance 30 June, 2021 \$ '000
<b>Net operating result for the year</b>	<b>176,342</b>	<b>3,939</b>	<b>180,281</b>
<b>Other comprehensive income</b>	<b>(4,386)</b>	<b>-</b>	<b>(4,386)</b>
<b>Total comprehensive income for the year</b>	<b>171,956</b>	<b>3,939</b>	<b>175,895</b>

Page 81 of 102

Camden Council | Notes to the Financial Statements 30 June 2022

## F5 Statement of developer contributions as at 30 June 2022

### F5-1 Summary of developer contributions

	Opening balance at 1 July 2021 \$ '000	Contributions received during the year		Interest and investment income earned \$ '000	Amounts expended \$ '000	Internal borrowings \$ '000	Held as restricted asset at 30 June 2022 \$ '000	Cumulative balance of internal borrowings (to)/from \$ '000
		Cash \$ '000	Non-cash \$ '000					
Open space	26,538	8,178	-	438	(8,654)	(435)	26,065	-
Drainage	19,956	4,727	-	233	(844)	(401)	23,671	-
Roads	13,172	3,584	-	(52)	(2,355)	-	14,349	-
Community facilities	19,657	2,972	-	113	(79)	-	22,663	-
Traffic facilities	124	25	-	(7)	(221)	202	123	-
Parking	-	218	-	(28)	-	-	190	-
Other	1,277	361	-	(10)	(939)	634	1,323	-
<b>S7.11 contributions – under a plan</b>	<b>80,724</b>	<b>20,065</b>	<b>-</b>	<b>687</b>	<b>(13,092)</b>	<b>-</b>	<b>88,384</b>	<b>-</b>
<b>Total S7.11 and S7.12 revenue under plans</b>	<b>80,724</b>	<b>20,065</b>	<b>-</b>	<b>687</b>	<b>(13,092)</b>	<b>-</b>	<b>88,384</b>	<b>-</b>
S7.11 not under plans	138	-	-	1	-	-	139	-
S7.4 planning agreements	52,579	54,310	19,634	433	(21,869)	-	105,087	-
<b>Total contributions</b>	<b>133,441</b>	<b>74,375</b>	<b>19,634</b>	<b>1,121</b>	<b>(34,961)</b>	<b>-</b>	<b>193,610</b>	<b>-</b>

Under the Environmental Planning and Assessment Act 1979, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

ORD01

## Attachment 1

Camden Council | Notes to the Financial Statements 30 June 2022

## F5-2 Developer contributions by plan

	Opening balance at 1 July 2021 \$ '000	Contributions received during the year		Interest and investment income earned \$ '000	Amounts expended \$ '000	Internal borrowings \$ '000	Held as restricted asset at 30 June 2022 \$ '000	Cumulative balance of internal borrowings (to)/from \$ '000
		Cash \$ '000	Non-cash \$ '000					
<b>CONTRIBUTION PLAN - MANAGEMENT &amp; PROVISION OF INFRASTRUCTURE IN LGA</b>								
Drainage	10,461	350	-	142	-	-	10,953	-
Roads	4,147	322	-	(140)	(1,699)	-	2,630	-
Traffic facilities	-	25	-	(7)	(221)	203	-	-
Parking	-	218	-	(28)	-	-	190	-
Open space	2,032	1,825	-	225	(3,010)	(203)	869	-
Community facilities	3,181	1,161	-	(27)	-	-	4,315	-
Other	1,039	107	-	1	(209)	-	938	-
<b>Total</b>	<b>20,860</b>	<b>4,008</b>	<b>-</b>	<b>166</b>	<b>(5,139)</b>	<b>-</b>	<b>19,895</b>	<b>-</b>
<b>CONTRIBUTION PLAN NO 3 - UPPER NARELLAN CREEK (TRUNK DRAINAGE &amp; WATER QUALITY FACILITIES)</b>								
Drainage	4,885	132	-	36	(519)	-	4,534	-
<b>Total</b>	<b>4,885</b>	<b>132</b>	<b>-</b>	<b>36</b>	<b>(519)</b>	<b>-</b>	<b>4,534</b>	<b>-</b>
<b>CONTRIBUTION PLAN NO 5 - TRUNK DRAINAGE CATHERINE FIELD</b>								
Drainage	160	-	-	1	-	-	161	-
<b>Total</b>	<b>160</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>161</b>	<b>-</b>
<b>CONTRIBUTION PLAN NO 7 - ROAD MAINTENANCE - EXTRACTIVE INDUSTRIES</b>								
Roads	335	-	-	3	-	-	338	-
<b>Total</b>	<b>335</b>	<b>-</b>	<b>-</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>338</b>	<b>-</b>
<b>CONTRIBUTION PLAN NO 11 - SMEATON GRANGE ROADWORKS</b>								
Roads	2,471	105	-	20	-	-	2,596	-
<b>Total</b>	<b>2,471</b>	<b>105</b>	<b>-</b>	<b>20</b>	<b>-</b>	<b>-</b>	<b>2,596</b>	<b>-</b>
<b>CONTRIBUTION PLAN NUMBER 16 - ELLIS LANE / GRASMERE DEVELOPMENT</b>								
Roads	907	-	-	8	-	-	915	-
Traffic facilities	124	-	-	1	-	-	125	-
Community facilities	129	-	-	1	-	-	130	-
Other	25	9	-	-	-	-	34	-
<b>Total</b>	<b>1,185</b>	<b>9</b>	<b>-</b>	<b>10</b>	<b>-</b>	<b>-</b>	<b>1,204</b>	<b>-</b>

continued on next page ...

Page 83 of 102

Camden Council | Notes to the Financial Statements 30 June 2022

## F5-2 Developer contributions by plan (continued)

	Opening balance at 1 July 2021 \$ '000	Contributions received during the year		Interest and investment income earned \$ '000	Amounts expended \$ '000	Internal borrowings \$ '000	Held as restricted asset at 30 June 2022 \$ '000	Cumulative balance of internal borrowings (to)/from \$ '000
		Cash \$ '000	Non-cash \$ '000					
<b>CONTRIBUTION PLAN NO 17 - NARELLAN TOWN CENTRE</b>								
Traffic facilities	-	-	-	(1)	-	(1)	(2)	-
Open space	1,087	-	-	9	-	1	1,097	-
Other	343	-	-	3	-	-	346	-
<b>Total</b>	<b>1,430</b>	<b>-</b>	<b>-</b>	<b>11</b>	<b>-</b>	<b>-</b>	<b>1,441</b>	<b>-</b>
<b>CONTRIBUTION PLAN NO 18 - HARRINGTON PARK RELEASE AREA (COMMUNITY &amp; RECREATION FACILITIES)</b>								
Open space	47	-	-	7	-	-	54	-
Community facilities	-	8	-	(6)	-	-	2	-
Other	2	2	-	-	-	-	4	-
<b>Total</b>	<b>49</b>	<b>10</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>60</b>	<b>-</b>
<b>CONTRIBUTION PLAN - ORAN PARK AND TURNER ROAD PRECINCTS</b>								
Drainage	919	718	-	40	-	-	1,677	-
Roads	3,020	104	-	27	-	-	3,151	-
Open space	14,693	2,553	-	127	-	(169)	17,204	-
Community facilities	14,219	1,573	-	125	(79)	-	15,838	-
Other	-	95	-	(1)	(263)	169	-	-
<b>Total</b>	<b>32,851</b>	<b>5,043</b>	<b>-</b>	<b>318</b>	<b>(342)</b>	<b>-</b>	<b>37,870</b>	<b>-</b>
<b>CONTRIBUTION PLAN - CATHERINE FIELD (PART) PRECINCT</b>								
Drainage	499	-	-	4	-	-	503	-
Roads	229	-	-	2	-	-	231	-
Open space	2,229	158	-	18	-	(112)	2,293	-
Community facilities	1,932	131	-	18	-	-	2,081	-
Other	-	-	-	(1)	(110)	112	1	-
<b>Total</b>	<b>4,889</b>	<b>289</b>	<b>-</b>	<b>41</b>	<b>(110)</b>	<b>-</b>	<b>5,109</b>	<b>-</b>

continued on next page ...

Page 84 of 102

Camden Council | Notes to the Financial Statements 30 June 2022

## F5-2 Developer contributions by plan (continued)

	Opening balance at 1 July 2021 \$ '000	Contributions received during the year		Interest and investment income earned \$ '000	Amounts expended \$ '000	Internal borrowings \$ '000	Held as restricted asset at 30 June 2022 \$ '000	Cumulative balance of internal borrowings (to)/from \$ '000
		Cash \$ '000	Non-cash \$ '000					
<b>CONTRIBUTION PLAN - LEPPINGTON NORTH PRECINCT</b>								
Drainage	230	1,174	-	(28)	(157)	(401)	818	-
Roads	71	1,590	-	4	(500)	-	1,165	-
Open space	64	-	-	(1)	(215)	152	-	-
Community facilities	7	-	-	-	-	-	7	-
Other	(132)	101	-	(6)	(212)	249	-	-
<b>Total</b>	<b>240</b>	<b>2,865</b>	<b>-</b>	<b>(31)</b>	<b>(1,084)</b>	<b>-</b>	<b>1,990</b>	<b>-</b>
<b>CONTRIBUTION PLAN - LEPPINGTON PRECINCT</b>								
Drainage	2,802	2,353	-	38	(168)	-	5,025	-
Roads	1,992	1,463	-	24	(156)	-	3,323	-
Open space	6,385	3,642	-	53	(5,429)	(104)	4,547	-
Community facilities	189	99	-	2	-	-	290	-
Other	-	47	-	(6)	(145)	104	-	-
<b>Total</b>	<b>11,368</b>	<b>7,604</b>	<b>-</b>	<b>111</b>	<b>(5,998)</b>	<b>-</b>	<b>13,185</b>	<b>-</b>



Camden Council | Notes to the Financial Statements 30 June 2022

## F5-3 Contributions not under plans

	Opening balance at 1 July 2021 \$ '000	Contributions received during the year		Interest and investment income earned \$ '000	Amounts expended \$ '000	Internal borrowings \$ '000	Held as restricted asset at 30 June 2022 \$ '000	Cumulative balance of internal borrowings (to)/from \$ '000
		Cash \$ '000	Non-cash \$ '000					
<b>S7.11 CONTRIBUTIONS – NOT UNDER A PLAN</b>								
Drainage	24	-	-	-	-	-	24	-
Open space	66	-	-	1	-	-	67	-
Community facilities	48	-	-	-	-	-	48	-
<b>Total</b>	<b>138</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>139</b>	<b>-</b>

## F5-4 S7.4 planning agreements

<b>S7.4 planning agreements</b>								
Drainage	4,693	-	1,174	21	(1,174)	-	4,714	-
Roads	2,570	-	3,944	37	(3,944)	-	2,607	-
Traffic facilities	186	-	-	2	-	-	188	-
Open space	12,765	-	10,543	104	(10,543)	-	12,869	-
Community facilities	31,036	53,222	3,973	257	(5,889)	-	82,599	-
Other	1,329	1,088	-	12	(319)	-	2,110	-
<b>Total</b>	<b>52,579</b>	<b>54,310</b>	<b>19,634</b>	<b>433</b>	<b>(21,869)</b>	<b>-</b>	<b>105,087</b>	<b>-</b>

Page 86 of 102

## F6 Statement of performance measures

## F6-1 Statement of performance measures – consolidated results

	Amounts	Indicator	Indicators		Benchmark
	Actual 2022	Actual 2022	Restated Actual 2021	Actual 2020	
<b>\$ '000</b>					
<b>1. Operating performance ratio</b>					
Total continuing operating revenue excluding capital grants and contributions less operating expenses <sup>1,2</sup>	<b>(11,766)</b>	<b>(9.66)%</b>	(19.84)%	(14.31)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions <sup>1</sup>	<b>121,818</b>				
<b>2a. Own source operating revenue ratio</b>					
Total continuing operating revenue excluding all grants and contributions <sup>1</sup>	<b>108,660</b>	<b>37.98%</b>	31.59%	38.09%	> 60.00%
Total continuing operating revenue <sup>1</sup>	<b>286,099</b>				
<b>2b. Own source operating revenue ratio (less non-cash capital dedications)</b>					
Total continuing operating revenue excluding all grants and contributions <sup>1</sup>	<b>108,660</b>	<b>52.41%</b>	55.93%	73.64%	> 60.00%
Total continuing operating revenue excluding non-cash capital dedications <sup>1</sup>	<b>207,317</b>				
<b>3. Unrestricted current ratio</b>					
Current assets less all external restrictions	<b>69,375</b>	<b>3.00x</b>	3.08x	2.77x	> 1.50x
Current liabilities less specific purpose liabilities	<b>23,152</b>				
<b>4. Debt service cover ratio</b>					
Operating result before capital excluding interest and depreciation/impairment/amortisation <sup>1</sup>	<b>18,897</b>	<b>3.42x</b>	2.76x	2.46x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	<b>5,528</b>				
<b>5a. Rates and annual charges outstanding percentage</b>					
Rates and annual charges outstanding	<b>6,284</b>	<b>6.98%</b>	6.34%	4.94%	< 5.00%
Rates and annual charges collectable	<b>89,975</b>				
<b>5b. Rates, annual charges, interest and extra charges outstanding percentage (excluding pensioners)</b>					
Rates, annual and extra charges (excluding pensioners)	<b>6,008</b>	<b>6.68%</b>	5.97%	4.47%	< 5.00%
Rates, annual and extra charges collectable	<b>89,975</b>				
<b>6. Cash expense cover ratio</b>					
Current year's cash and cash equivalents plus all term deposits	<b>259,016</b>	<b>25.56 months</b>	23.10 months	17.30 months	> 3.00 months
Monthly payments from cash flow of operating and financing activities	<b>10,134</b>				

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

continued on next page ...

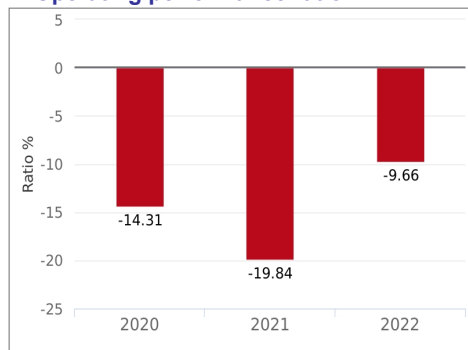
Page 87 of 102

Camden Council

for the year ended 30 June 2022

End of the audited financial statements

1. Operating performance ratio



Purpose of operating performance ratio

This ratio measures Council's achievement of containing operating expenditure within operating revenue.

Commentary on 2021/22 result

2021/22 ratio (9.66)%

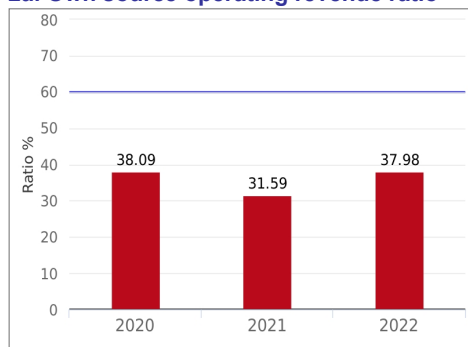
Council's operating performance ratio for the 2021/22 financial year is -9.66%. This is an improvement on the operating performance ratio reported for the 2020/21 financial year of -19.84%. Further details in relation to the improvement in this ratio can be found in the Executive Summary section of Council's Annual Financial Statements.

Benchmark: — > 0.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

- Ratio achieves benchmark
- Ratio is outside benchmark

2a. Own source operating revenue ratio



Purpose of 2a. own source operating revenue ratio

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.

Commentary on 2021/22 result

2021/22 ratio 37.98%

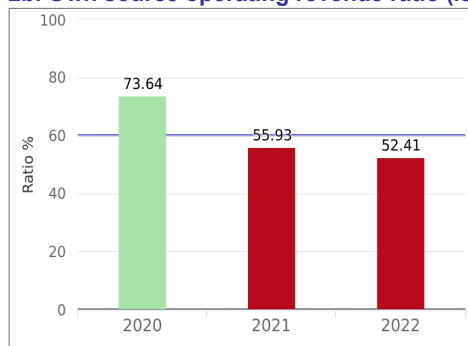
Council's own source operating revenue ratio for the 2021/22 financial year is 37.98%, which is below the industry benchmark of 60.00%. The improvement in the ratio is primarily due to an increase in annual charges, which was impacted by a one-off rebate provided as part of Council's response to COVID-19 in the 2020/21 financial year. As a growth Council, Camden will not be able to achieve this benchmark in the short to medium term due to the value of non-cash dedications it receives through developer delivered infrastructure.

Benchmark: — > 60.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

- Ratio achieves benchmark
- Ratio is outside benchmark

2b. Own source operating revenue ratio (less non-cash capital dedications)



Purpose of 2b. own source operating revenue ratio (less non-cash capital)

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions

Commentary on 2021/22 result

2021/22 ratio 52.41%

Upon removal of non-cash income (\$78.7M) relating to the dedication of assets, the ratio significantly improves and is closer to the benchmark at 52.41%. This additional ratio has been provided to ensure there is a fair comparison against benchmark as not all councils in NSW experience high level of growth that results in an extraordinary level of non-cash income.

Benchmark: — > 60.00%

Source of benchmark:

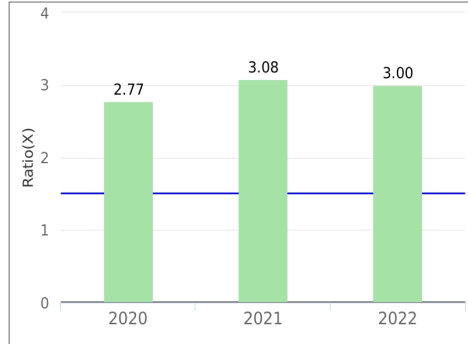
- Ratio achieves benchmark
- Ratio is outside benchmark

continued on next page ...

G1-1 Statement of performance measures – consolidated results (graphs) (continued)

ORD01

3. Unrestricted current ratio



Purpose of unrestricted current ratio

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.

Commentary on 2021/22 result

2021/22 ratio 3.00x

Council's unrestricted current ratio reflects its continued strong liquidity position at 3.00:1. This means for every \$1 of current liabilities, Council has \$3 of current assets to meet these obligations. While there has been a slight decrease in this ratio from 3.08:1 since the 2020/21 financial year, Council remains in a strong financial position to meet its future liabilities.

Benchmark: — > 1.50x

Ratio achieves benchmark

Ratio is outside benchmark

Source of benchmark: Code of Accounting Practice and Financial Reporting

Attachment 1

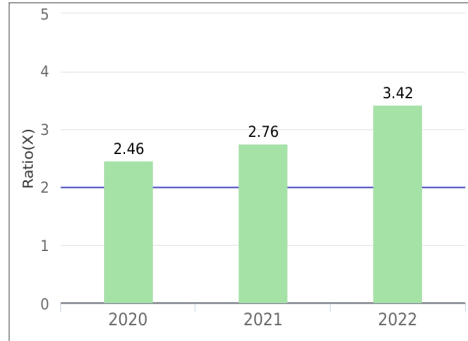
continued on next page ...

Page 89 of 102

G Additional Council disclosures (unaudited)

G1-1 Statement of performance measures – consolidated results (graphs) (continued)

4. Debt service cover ratio



Purpose of debt service cover ratio

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments

Commentary on 2021/22 result

2021/22 ratio 3.42x

Council's debt service cover ratio for the 2021/22 financial year is 3.42x which is above the industry benchmark of 2.00x. The improvement in this ratio is primarily due to an increase in annual charges, which was impacted by a one-off rebate provided to residents as part of Council's response to COVID-19 in the 2020/21 financial year. It demonstrates that Council continues to use loan borrowings prudently and has adequate capacity to meet its current loan obligations.

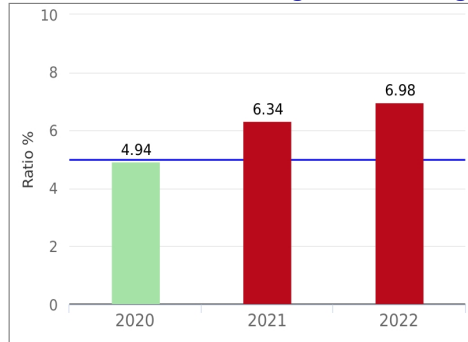
Benchmark: — > 2.00x

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

5a. Rates and annual charges outstanding percentage



Purpose of 5a. rates and annual charges outstanding percentage

To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.

Commentary on 2021/22 result

2021/22 ratio 6.98%

Council's rates and annual charges outstanding ratio remains outside industry benchmark at 6.98%. Council has chosen not to pursue outstanding rates and charges while residents have continued to be impacted by public health measures introduced as a result of COVID-19. In the 2022/23 financial year, Council will commence discussions with residents regarding outstanding rate balances and will work with residents to ensure outstanding balances are recovered taking into consideration individual circumstances.

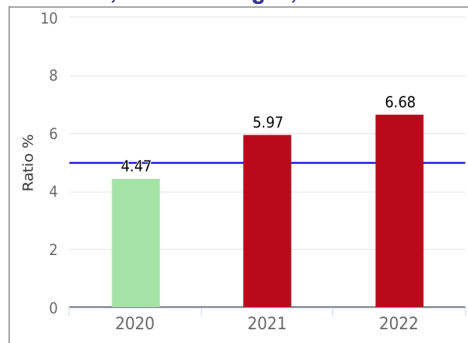
Benchmark: — < 5.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

5b. Rates, annual charges, interest and extra charges outstanding percentage (excluding pensioners)



Purpose of 5b. rates, annual charges, interest and extra charges outstanding

To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts

Commentary on 2021/22 result

2021/22 ratio 6.68%

Council has a standing policy of not taking legal action against residents who are eligible for the mandatory pension rebate. Using this amended calculation, the rates and annual charges outstanding ratio remains outside the industry benchmark at 6.68%. Again, this is due to Council taking a position not to pursue outstanding rates and charges while residents have continued to be impacted by public health measures introduced as a result of COVID-19.

Benchmark: — < 5.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

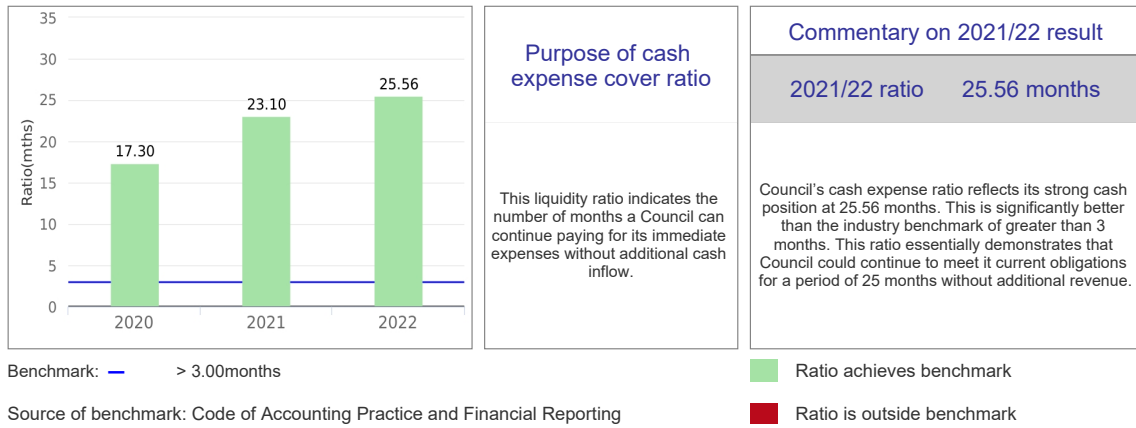
Ratio is outside benchmark

6. Cash expense cover ratio

continued on next page ...

G1-1 Statement of performance measures – consolidated results (graphs) (continued)

ORD01



Attachment 1

## G1-2 Council information and contact details

---

**Principal place of business:**

70 Central Ave  
Oran Park NSW 2570

**Contact details****Mailing Address:**

PO Box 183  
Camden NSW 2570

**Telephone:** (02) 4654 7777

**Facsimile:** (02) 4654 7829

**Opening hours:**

8:30am - 5:00pm  
Monday to Friday

**Internet:** [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au)

**Email:** [Camden@council.nsw.gov.au](mailto:Camden@council.nsw.gov.au)

**Officers****Nicole Magurren**

Acting General Manager

**Paul Rofe**

Responsible Accounting Officer

**Auditors**

Audit Office of New South Wales  
GPO box 12  
SYDNEY NSW 2001

**Elected members****Mayor**

Therese Fedeli

**Deputy Mayor**

Paul Farrow

**Councillors**

Ashleigh Cagney  
Cindy Cagney  
Eva Campbell  
Lara Symkowiak  
Peter McLean  
Russell Zammit  
Usha Dommaraju

**Other information**

**ABN:** 31 117 341 764



**INDEPENDENT AUDITOR'S REPORT**  
**Report on the general purpose financial statements**  
**Camden Council**

To the Councillors of Camden Council

**Opinion**

I have audited the accompanying financial statements of Camden Council (the Council), which comprise the Statement by Councillors and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2022, the Statement of Financial Position as at 30 June 2022, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended and notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion:

- the Council's accounting records have been kept in accordance with the requirements of the *Local Government Act 1993*, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
  - have been prepared, in all material respects, in accordance with the requirements of this Division
  - are consistent with the Council's accounting records
  - present fairly, in all material respects, the financial position of the Council as at 30 June 2022, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

My opinion should be read in conjunction with the rest of this report.

**Basis for Opinion**

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.



Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

### Other Information

The Council's annual report for the year ended 30 June 2022 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the special purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the special purpose financial statements and Special Schedule - Permissible income for general rates.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

### The Councillors' Responsibilities for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the *Local Government Act 1993*, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

### Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: [www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf). The description forms part of my auditor's report.

ORD01

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- on the Original Budget information included in the Income Statement, Statement of Cash Flows, and Note B5-1 Material budget variations
- on the Special Schedules. A separate opinion has been provided on Special Schedule - Permissible income for general rates
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Mary Yuen  
Delegate of the Auditor-General for New South Wales

18 November 2022  
SYDNEY

Attachment 1



Therese Fedeli  
Mayor  
Camden Council  
70 Central Ave  
ORAN PARK NSW 2570

Contact: Mary Yuen  
Phone no: 02 9275 7215  
Our ref: D2222247/FA1705

18 November 2022

Dear Mayor





**Report on the Conduct of the Audit  
for the year ended 30 June 2022  
Camden Council**

I have audited the general purpose financial statements (GPFS) of the Camden Council (the Council) for the year ended 30 June 2022 as required by section 415 of the *Local Government Act 1993* (the Act).

I expressed an unmodified opinion on the Council's GPFS.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2022 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the GPFS issued under section 417(2) of the Act.

**INCOME STATEMENT****Operating result**

	<b>2022</b>	<b>2021*</b>	<b>Variance</b>
	<b>\$m</b>	<b>\$m</b>	<b>%</b>
Rates and annual charges revenue	84.7	74.8	13.2 
Grants and contributions revenue	177.4	209.7	15.4 
Operating result from continuing operations	154.8	180.3	14.1 
Net operating result before capital grants and contributions	(9.5)	(20.2)	53.2 

\* The 2021 comparatives have been restated to correct prior period errors. Note F4-1 of the financial statements provides details of the prior period errors.

The Council's operating result from continuing operations (\$154.8 million including depreciation and amortisation expense of \$29.4 million) was \$25.5 million lower than the 2020–21 result. This is primarily due to a decrease in grants and contributions provided for capital purposes by \$36.2 million, which is primarily offset by an increase of rates and charges.

The net operating result before capital grants and contributions (\$9.5 million deficit) was \$10.7 million higher than the 2020–21 result. This is primarily due to increase in rates and annual charges and an increase in financial assistance grants.

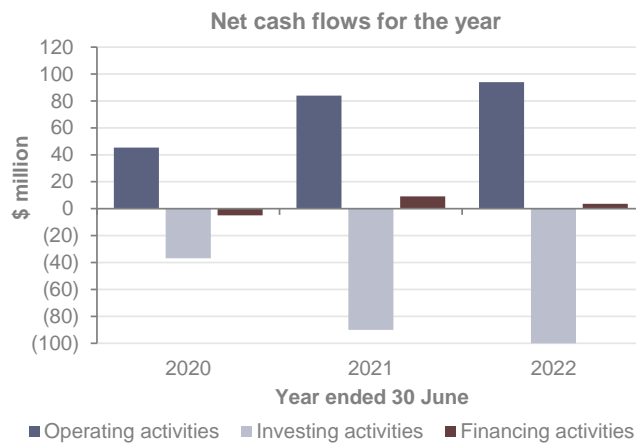
Rates and annual charges revenue (\$84.7 million) increased by \$9.9 million (13.2 per cent) in 2021–22 mainly due to the two per cent rate peg and the increase in rateable properties.

Grants and contributions revenue (\$177.4 million) decreased by \$32.3 million (15.4 per cent) in 2021–22 mainly due to decrease in non-cash developer contributions received during the year.

Total expenses (\$135.6 million) increased by \$6.8 million (5.3 per cent) in 2020–21 primarily due to an increase in employee-related expenses (\$2.5 million) and material and services (\$3.9 million).

## STATEMENT OF CASH FLOWS

- Council's cash and cash equivalents was \$13.3 million (\$15.8 million for the year ended 30 June 2021). The Council reported a net decrease of \$2.5 million in cash and cash equivalents at 30 June 2022.
- Net cash inflows from operating activities increased by \$9.9 million primarily due to increase in rates and annual charges received.
- Net cash outflows from investing activities increased by \$10.4 million due to increase in purchases of infrastructure, property, plant and equipment and term deposits during the year.
- Net cash outflows from financing activities decreased by \$5.6 million primarily due to a reduction in proceeds from borrowings.



## FINANCIAL POSITION

### Cash and investments

Cash and investments	2022	2021	Commentary
	\$m	\$m	
<b>Total cash, cash equivalents and investments</b>	<b>259.1</b>	<b>210.1</b>	<ul style="list-style-type: none"> <li>• Externally restricted cash and investments are restricted in their use by externally imposed requirements. Council's externally restricted cash and investments have increased by \$50.7 million is primarily due to an increase in developer contributions and specific purpose unexpended grants.</li> <li>• Internally restricted cash and investments have been restricted in their use by resolution or policy of Council to reflect identified programs of works and any forward plans identified by Council. Council's internally restricted cash and investments have decreased by \$1.1 million.</li> </ul>
Restricted and allocated cash, cash equivalents and investments:			
<ul style="list-style-type: none"> <li>• External restrictions</li> <li>• Internal allocations</li> </ul>	203.4 54.0	152.7 55.1	

### Debt

The Council has \$41.1 million of borrowings as at 30 June 2022 (2021: \$35.6 million). Council has an aggregate overdraft facility limit of \$0.6 million which remains unused as at 30 June 2022.

## PERFORMANCE

### Performance measures

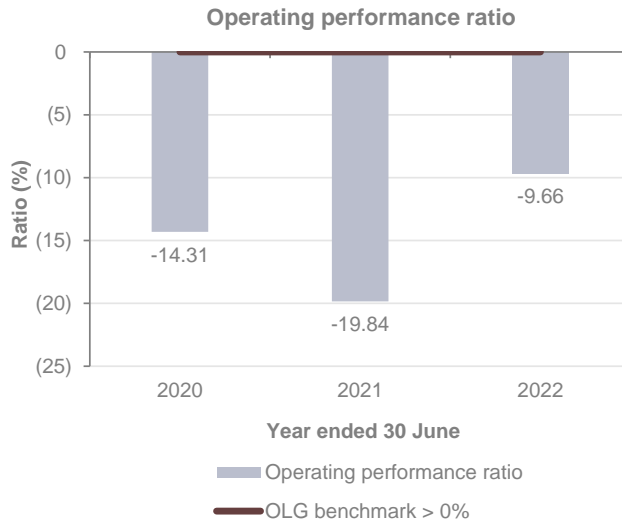
The following section provides an overview of the Council's performance against the performance measures and performance benchmarks set by the Office of Local Government (OLG) within the Department of Planning and Environment.

#### Operating performance ratio

The 'operating performance ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by OLG is greater than zero per cent.

The Council's operating performance ratio of -9.66 per cent did not meet the OLG benchmark for the current reporting period.

The operating performance ratio has improved compared to the prior year mainly due to increase in rates and annual charges and financial assistance grants.

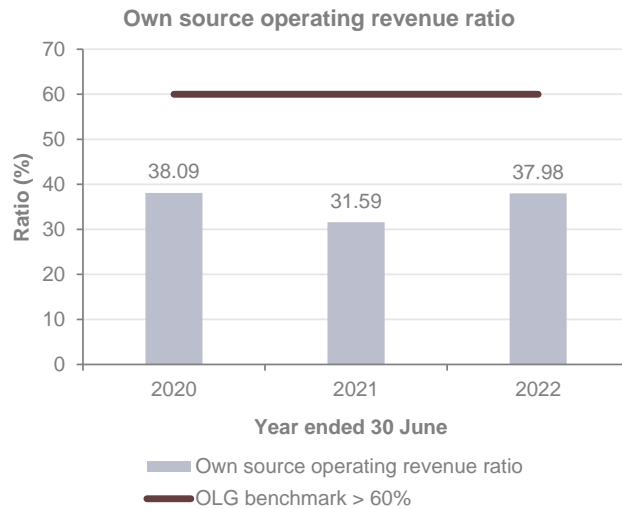


#### Own source operating revenue ratio

The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.

The Council's own source operating revenue ratio of 37.98 per cent did not meet the OLG benchmark for the current reporting period.

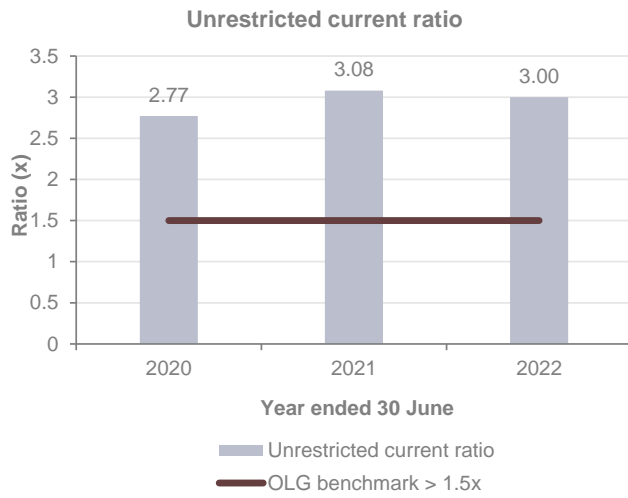
The Council's own source operating revenue ratio has improved compared to 2021 primarily due to a decrease in developer contributions.



**Unrestricted current ratio**

The 'unrestricted current ratio' is specific to local government and represents council's ability to meet its short-term obligations as they fall due. The benchmark set by OLG is greater than 1.5 times.

The Council's unrestricted current ratio of 3.00 times exceeded the OLG benchmark for the current reporting period. The unrestricted current ratio has remained steady over the past three years.

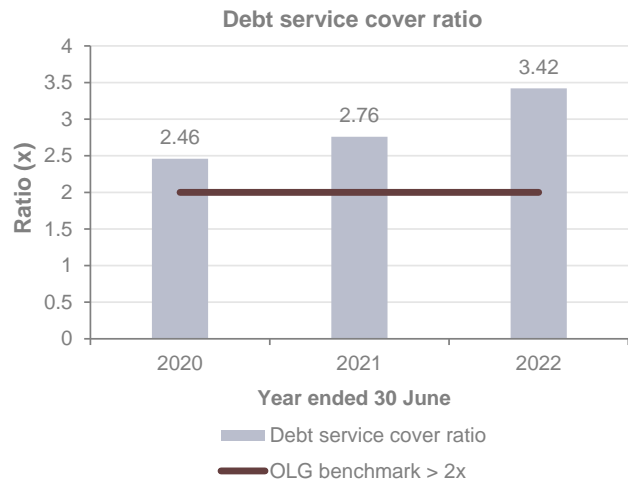


**Debt service cover ratio**

The 'debt service cover ratio' measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by OLG is greater than two times.

The Council's debt service cover ratio of 3.42 times exceeded the OLG benchmark for the current reporting period.

The Debt Service Ratio has steadily increased over the past three years.

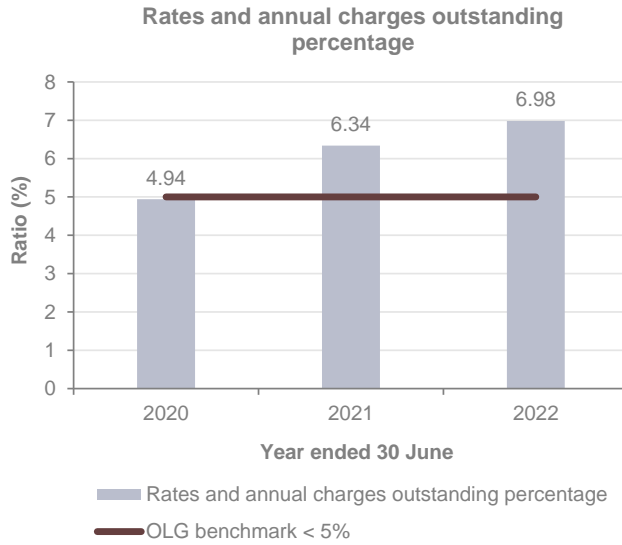


**Rates and annual charges outstanding percentage**

The 'rates and annual charges outstanding percentage' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 5 per cent for metropolitan councils.

The Council's rates and annual charges outstanding percentage of 6.98 per cent did not meet the OLG benchmark for the current reporting period.

The rates and annual charges outstanding percentage has increased compared to the prior year. Ratepayers are deferring rate payments due to cost of living pressures.

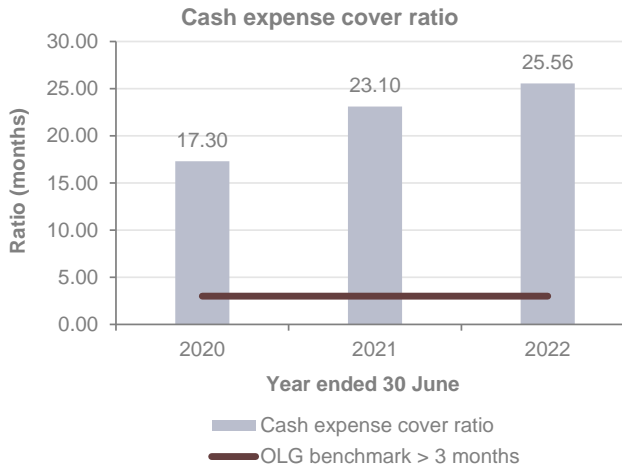


**Cash expense cover ratio**

This liquidity ratio indicates the number of months the council can continue paying for its immediate expenses without additional cash inflow. The benchmark set by OLG is greater than three months.

The Council's cash expense ratio of 25.56 months exceeded the OLG benchmark for the current reporting period.

The cash expense cover ratio has increased compared to the prior year mainly due to increase in term deposits.



**Infrastructure, property, plant and equipment renewals**

The Council has renewed \$6.2 million of assets in the 2021–22 financial year compared to \$6.1 million assets in the prior year.

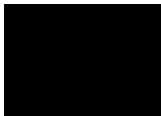


## OTHER MATTERS

### Legislative compliance

My audit procedures did not identify any instances of non-compliance with legislative requirements or a material deficiency in the Council's accounting records or financial statements. The Council's:

- accounting records were maintained in a manner and form to allow the GPFS to be prepared and effectively audited
- staff provided all accounting records and information relevant to the audit.



Mary Yuen  
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

Cc: Ms Nicole Magurren, Acting General Manager  
Ms Elizabeth Gavey, Chair of Audit, Risk and Improvement Committee  
Mr Michael Cassel, Secretary of the Department of Planning and Environment

ORD01

Attachment 1

ORD01

Attachment 1

# Camden Council

SPECIAL PURPOSE FINANCIAL STATEMENTS  
for the year ended 30 June 2022

---

## Camden Council

Special Purpose Financial Statements  
for the year ended 30 June 2022

Contents	Page
<b>Statement by Councillors and Management</b>	<b>3</b>
<b>Special Purpose Financial Statements:</b>	
Income Statement of Commercial Waste	4
Statement of Financial Position of Commercial Waste	5
<b>Note – Significant Accounting Policies</b>	<b>6</b>
<b>Auditor's Report on Special Purpose Financial Statements</b>	<b>8</b>

**Background**

- i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.  
  
Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.
- iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.  
  
These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities).
- iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

Camden Council

Special Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement 'Application of National Competition Policy to Local Government',
- the Division of Local Government Guidelines 'Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality',
- the Local Government Code of Accounting Practice and Financial Reporting,

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 08 November 2022.

[Redacted signature]

Therese Fedeli  
Mayor  
08 November 2022

[Redacted signature]

Paul Farrow  
Deputy Mayor  
08 November 2022

[Redacted signature]

Nicole Magurran  
Acting General Manager  
08 November 2022

[Redacted signature]

Paul Rofe  
Responsible Accounting Officer  
08 November 2022

Camden Council | Income Statement of Commercial Waste | for the year ended 30 June 2022

## Camden Council

Income Statement of Commercial Waste  
for the year ended 30 June 2022

	2022 Category 2 Actual \$ '000	2021 Category 2 Actual \$ '000
<b>Income from continuing operations</b>		
User charges	1,341	1,355
<b>Total income from continuing operations</b>	<b>1,341</b>	<b>1,355</b>
<b>Expenses from continuing operations</b>		
Employee benefits and on-costs	376	284
Materials and services	167	194
Depreciation, amortisation and impairment	56	50
Other expenses	167	166
<b>Total expenses from continuing operations</b>	<b>766</b>	<b>694</b>
<b>Surplus (deficit) from continuing operations before capital amounts</b>	<b>575</b>	<b>661</b>
<b>Surplus (deficit) from continuing operations after capital amounts</b>	<b>575</b>	<b>661</b>
<b>Surplus (deficit) from all operations before tax</b>	<b>575</b>	<b>661</b>
Less: corporate taxation equivalent (25%) [based on result before capital]	(144)	(172)
<b>Surplus (deficit) after tax</b>	<b>431</b>	<b>489</b>
<b>Plus accumulated surplus</b>	<b>1,515</b>	<b>1,184</b>
<b>Plus adjustments for amounts unpaid:</b>		
– Corporate taxation equivalent	144	172
<b>Less:</b>		
– Dividend paid	(257)	(330)
<b>Closing accumulated surplus</b>	<b>1,833</b>	<b>1,515</b>
<b>Return on capital %</b>	<b>142.3%</b>	<b>159.7%</b>

ORD01

Attachment 1

Camden Council | Statement of Financial Position of Commercial Waste | for the year ended 30 June 2022

## Camden Council

## Statement of Financial Position of Commercial Waste

as at 30 June 2022

	2022 Category 2 Actual \$ '000	2021 Category 2 Actual \$ '000
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	1,413	1,089
Receivables	16	12
<b>Total current assets</b>	<b>1,429</b>	<b>1,101</b>
<b>Non-current assets</b>		
Infrastructure, property, plant and equipment	404	414
<b>Total non-current assets</b>	<b>404</b>	<b>414</b>
<b>Total assets</b>	<b>1,833</b>	<b>1,515</b>
<b>Net assets</b>	<b>1,833</b>	<b>1,515</b>
<b>EQUITY</b>		
Accumulated surplus	1,833	1,515
<b>Total equity</b>	<b>1,833</b>	<b>1,515</b>

ORD01

Attachment 1

## Note – Significant Accounting Policies

A statement summarising the supplemental accounting policies adopted in the preparation of the special purpose financial statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these special purpose financial statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these special purpose financial statements have been prepared in accordance with the *Local Government Act 1993 (Act)*, the *Local Government (General) Regulation 2005 (Regulation)* and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

### National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government.

The framework for its application is set out in the June 1996 NSW government policy statement titled 'Application of National Competition Policy to Local Government'.

The *Pricing and Costing for Council Businesses, A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements.

These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, return on investments (rate of return), and dividends paid.

### Declared business activities

In accordance with *Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*, Council has declared that the following are to be considered as business activities:

#### Category 1

*(where gross operating turnover is over \$2 million)*

Nil

#### Category 2

*(where gross operating turnover is less than \$2 million)*

##### Camden Commercial Waste Activity

Provide a diversified range of waste removal services to business operations in the Camden local government area

### Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs. However, where Council does not pay some taxes, which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in special purpose financial statements. For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

continued on next page ...

Page 6 of 10

## Note – Significant Accounting Policies (continued)

### Notional rate applied (%)

Corporate income tax rate – 25% (20/21 26%)

Land tax – the first \$822,000 of combined land values attracts 0%. For the combined land values in excess of \$822,000 up to \$4,616,000 the rate is \$100 + 1.6%. For the remaining combined land value that exceeds \$5,024,000 a premium marginal rate of 2.0% applies.

Payroll tax – 4.85% on the value of taxable salaries and wages in excess of \$1,200,000.

### Income tax

An income tax equivalent has been applied on the profits of the business activities. Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested. Accordingly, the return on capital invested is set at a pre-tax level – gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 25% (20/21 26%).

Income tax is only applied where a gain from ordinary activities before capital amounts has been achieved. Since the taxation equivalent is notional – that is, it is payable to the 'Council' as the owner of business operations – it represents an internal payment and has no effect on the operations of the Council.

Accordingly, there is no need for disclosure of internal charges in the SPFS. The rate applied of 25% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

### Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

### Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

#### (i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations. The overall effect of subsidies is contained within the Income Statements of business activities.

#### (ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Council's business activities on the Income Statement.

The rate of return is calculated as follows:

**Operating result before capital income + interest expense**

**Written down value of I,PP&E as at 30 June**

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 3.69% at 30/6/22.

#### (iii) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.





## INDEPENDENT AUDITOR'S REPORT

### Report on the special purpose financial statements

#### Camden Council

To the Councillors of Camden Council

#### Opinion

I have audited the accompanying special purpose financial statements (the financial statements) of Camden Council's (the Council) Declared Business Activity, Commercial Waste, which comprise the Statement by Councillors and Management, the Income Statement of the Declared Business Activity for the year ended 30 June 2022, the Statement of Financial Position of the Declared Business Activity as at 30 June 2022 and the Significant accounting policies note.

In my opinion, the financial statements present fairly, in all material respects, the financial position of the Council's Declared Business Activity as at 30 June 2022, and its financial performance for the year then ended, in accordance with the Australian Accounting Standards described in the Significant accounting policies note and the Local Government Code of Accounting Practice and Financial Reporting 2021–22 (LG Code).

My opinion should be read in conjunction with the rest of this report.

#### Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as the auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

### **Emphasis of Matter - Basis of Accounting**

Without modifying my opinion, I draw attention to the Significant accounting policies note to the financial statements which describes the basis of accounting. The financial statements have been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the LG Code. As a result, the financial statements may not be suitable for another purpose.

### **Other Information**

The Council's annual report for the year ended 30 June 2022 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and Special Schedule 'Permissible income for general rates'.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

### **The Councillors' Responsibilities for the Financial Statements**

The Councillors are responsible for the preparation and fair presentation of the financial statements and for determining that the accounting policies, described in the Significant accounting policies note to the financial statements, are appropriate to meet the requirements in the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: [www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf). The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Mary Yuen  
Delegate of the Auditor-General for New South Wales

18 November 2022  
SYDNEY

**ORD01****Attachment 1**

ORD01

Attachment 1

# Camden Council

SPECIAL SCHEDULES  
for the year ended 30 June 2022

---

## Camden Council

### Special Schedules

for the year ended 30 June 2022

---

#### Contents

Page

#### **Special Schedules:**

Permissible income for general rates	3
Report on infrastructure assets as at 30 June 2022	7

**ORD01**

**Attachment 1**

Camden Council | Permissible income for general rates | for the year ended 30 June 2022

## Camden Council

## Permissible income for general rates

	Notes	Calculation 2021/22 Restated \$ '000	Calculation 2022/23 \$ '000
<b>Notional general income calculation <sup>1</sup></b>			
Last year notional general income yield	a	61,011	<b>64,133</b>
Plus or minus adjustments <sup>2</sup>	b	1,907	<b>3,536</b>
<b>Notional general income</b>	c = a + b	<b>62,918</b>	<b>67,669</b>
<b>Permissible income calculation</b>			
Or rate peg percentage	e	2.00%	<b>5.00%</b>
Or plus rate peg amount	i = e x (c + g)	1,258	<b>3,383</b>
<b>Sub-total</b>	k = (c + g + h + i + j)	<b>64,176</b>	<b>71,052</b>
Plus (or minus) last year's carry forward total <sup>7</sup>	l	60	<b>59</b>
Less valuation objections claimed in the previous year	m	(49)	<b>(5)</b>
<b>Sub-total</b>	n = (l + m)	<b>11</b>	<b>54</b>
<b>Total permissible income</b>	o = k + n	<b>64,187</b>	<b>71,106</b>
Less notional general income yield	p	64,133	<b>71,113</b>
<b>Catch-up or (excess) result</b>	q = o - p	<b>54</b>	<b>(7)</b>
Plus income lost due to valuation objections claimed <sup>4</sup>	r	5	<b>7</b>
Less unused catch-up <sup>5</sup>	s	-	<b>-</b>
<b>Carry forward to next year <sup>6</sup></b>	t = q + r + s	<b>59</b>	<b>-</b>

**Notes**

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (5) Unused catch-up amounts or the rate peg balance amounts will be deducted if they are not caught up within ten years. Usually councils will have a nominal carry forward figure. These amounts can be adjusted for when setting the rates in a future year.
- (6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.
- (7) Council has identified a correction to the carry forward total used in the calculation of rate income for the 2021/22 financial year. This has resulted in a restated carry forward total of \$60,000. This is an increase of \$31,000 when compared to the carry forward total disclosed in the 2021/22 permissible income statement.



Camden Council | Special Schedules 2022

ORD01

## INDEPENDENT AUDITOR'S REPORT

### Special Schedule – Permissible income for general rates

#### Camden Council

To the Councillors of Camden Council

#### Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of Camden Council (the Council) for the year ending 30 June 2023.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting 2021–22 (LG Code) and is in accordance with the books and records of the Council.

My opinion should be read in conjunction with the rest of this report.

#### Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Schedule' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

#### Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the special purpose framework used to prepare the Schedule. The Schedule has been prepared for the purpose of fulfilling the Council's reporting obligations under the LG Code. As a result, the Schedule may not be suitable for another purpose.

Attachment 1

### Other Information

The Council's annual report for the year ended 30 June 2022 includes other information in addition to the Schedule and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, special purpose financial statements and Special Schedule 'Report on infrastructure assets as at 30 June 2022'.

My opinion on the Schedule does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and the special purpose financial statements.

In connection with my audit of the Schedule, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Schedule or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

### The Councillors' Responsibilities for the Schedule

The Councillors are responsible for the preparation of the Schedule in accordance with the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation of the Schedule that is free from material misstatement, whether due to fraud or error.

In preparing the Schedule, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

### Auditor's Responsibilities for the Audit of the Schedule

My objectives are to:

- obtain reasonable assurance whether the Schedule as a whole is free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the Schedule.

A description of my responsibilities for the audit of the Schedule is located at the Auditing and Assurance Standards Board website at: [www.auasb.gov.au/auditors\\_responsibilities/ar8.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar8.pdf). The description forms part of my auditor's report.



The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited Schedule on any website where it may be presented
- about any other information which may have been hyperlinked to/from the Schedule.



Mary Yuen  
Delegate of the Auditor-General for New South Wales

18 November 2022  
SYDNEY

**ORD01****Attachment 1**

## Attachment 1

ORD01

Camden Council | Report on infrastructure assets as at 30 June 2022 | for the year ended 30 June 2022

## Camden Council

## Report on infrastructure assets as at 30 June 2022

Asset Class	Asset Category	Estimated cost		2021/22 Required maintenance <sup>a</sup> \$ '000	2021/22 Actual maintenance \$ '000	Net carrying amount \$ '000	Gross replacement cost (GRC) \$ '000	Assets in condition as a percentage of gross replacement cost				
		Estimated cost to bring assets to satisfactory standard \$ '000	to bring the agreed level of service set by Council \$ '000					1	2	3	4	5
<b>Buildings</b>	Buildings	1,606	2,685	4,356	3,891	161,990	218,871	47.0%	43.0%	9.0%	1.0%	0.0%
	<b>Sub-total</b>	<b>1,606</b>	<b>2,685</b>	<b>4,356</b>	<b>3,891</b>	<b>161,990</b>	<b>218,871</b>	<b>47.0%</b>	<b>43.0%</b>	<b>9.0%</b>	<b>1.0%</b>	<b>0.0%</b>
<b>Other structures</b>	Other structures / Open space recreational assets	4,899	7,711	7,544	7,711	90,979	131,207	31.0%	44.0%	20.0%	4.0%	1.0%
	<b>Sub-total</b>	<b>4,899</b>	<b>7,711</b>	<b>7,544</b>	<b>7,711</b>	<b>90,979</b>	<b>131,207</b>	<b>31.0%</b>	<b>44.0%</b>	<b>20.0%</b>	<b>4.0%</b>	<b>1.0%</b>
<b>Roads</b>	Roads	6,212	9,581	5,415	5,918	930,600	1,214,981	66.0%	28.0%	6.0%	0.0%	0.0%
	<b>Sub-total</b>	<b>6,212</b>	<b>9,581</b>	<b>5,415</b>	<b>5,918</b>	<b>930,600</b>	<b>1,214,981</b>	<b>66.0%</b>	<b>28.0%</b>	<b>6.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Stormwater drainage</b>	Stormwater drainage	398	813	495	591	502,734	574,713	69.0%	29.0%	1.0%	0.0%	1.0%
	<b>Sub-total</b>	<b>398</b>	<b>813</b>	<b>495</b>	<b>591</b>	<b>502,734</b>	<b>574,713</b>	<b>69.0%</b>	<b>29.0%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>1.0%</b>
<b>Total – all assets</b>		<b>13,115</b>	<b>20,790</b>	<b>17,810</b>	<b>18,111</b>	<b>1,686,303</b>	<b>2,139,772</b>	<b>62.7%</b>	<b>30.8%</b>	<b>5.8%</b>	<b>0.3%</b>	<b>0.3%</b>

(e) Required maintenance is the amount identified in Council's asset management plans.

## Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

Camden Council | Report on infrastructure assets as at 30 June 2022 | for the year ended 30 June 2022

## Camden Council

## Report on infrastructure assets as at 30 June 2022

## Infrastructure asset performance indicators (consolidated) \*

	Amounts	Indicator	Indicators		Benchmark
	Actual 2022	Actual 2022	Restated Actual 2021	Actual 2020	
<b>\$ '000</b>					
<b>Buildings and infrastructure renewals ratio</b>					
Asset renewals <sup>1</sup>	<b>6,188</b>	<b>26.45%</b>	26.62%	35.44%	>= 100.00%
Depreciation, amortisation and impairment	<b>23,397</b>				
<b>Infrastructure backlog ratio</b>					
Estimated cost to bring assets to a satisfactory standard	<b>13,115</b>	<b>0.78%</b>	0.76%	1.26%	< 2.00%
Net carrying amount of infrastructure assets	<b>1,686,303</b>				
<b>Asset maintenance ratio</b>					
Actual asset maintenance	<b>18,111</b>	<b>101.69%</b>	98.73%	98.12%	> 100.00%
Required asset maintenance	<b>17,810</b>				
<b>Cost to bring assets to agreed service level</b>					
Estimated cost to bring assets to an agreed service level set by Council	<b>20,790</b>	<b>0.97%</b>	0.95%	1.02%	
Gross replacement cost	<b>2,139,772</b>				

(\*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

ORD01

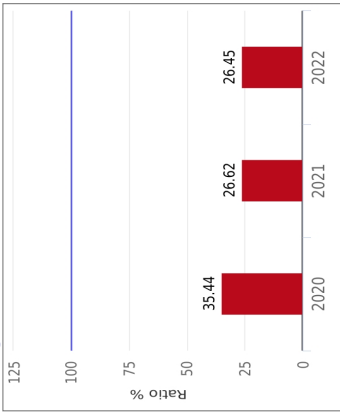
Attachment 1

Camden Council | Report on infrastructure assets as at 30 June 2022 | for the year ended 30 June 2022

**Camden Council**

**Report on infrastructure assets as at 30 June 2022**

**Buildings and infrastructure renewals ratio**



**Buildings and infrastructure renewals ratio**

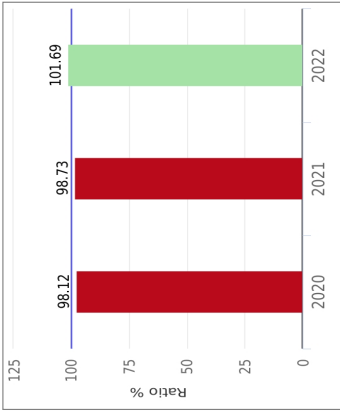
To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.

It is difficult to justify a ratio of more than 100% for Camden Council when Council has a high proportion of new assets that at this point of their life cycle do not require renewal. Depreciation expense also continues to increase annually due to the acquisition/decidation of new assets through growth. Council continues to put into place renewal programs that address any assets in a poor condition.

**Asset maintenance ratio**

Compares actual vs. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the infrastructure backlog growing.

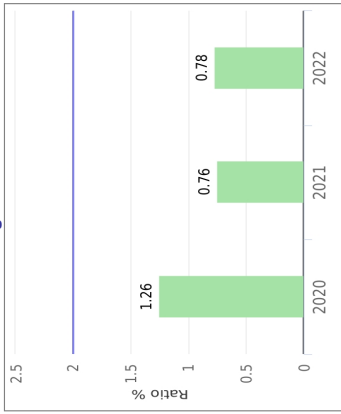
Council's asset maintenance ratio for the 2021/22 financial year is 101.69%. This is above the benchmark of 100%, with a high percentage of maintenance programs completed throughout the year. This continues to ensure Council's asset base remains in a good condition.



Benchmark: — >= 100.00%  
 Source of benchmark: Code of Accounting Practice and Financial Reporting

Benchmark: — > 100.00%  
 Source of benchmark: Code of Accounting Practice and Financial Reporting

**Infrastructure backlog ratio**



**Infrastructure backlog ratio**

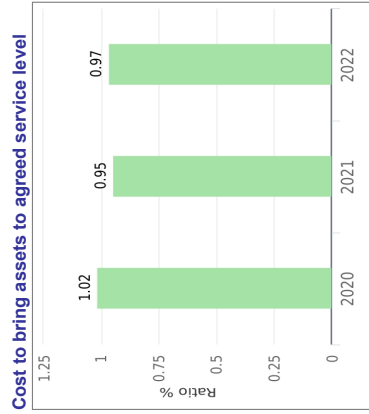
This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.

Council's infrastructure backlog ratio for the 2021/22 financial year is 0.78% which is well below the industry benchmark of less than 2.00%. Council continues to adequately fund its asset renewal requirements through programs such as the Community Infrastructure Renewal Program.

**Cost to bring assets to agreed service level**

This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.

Council continues to implement renewal programs based on the condition of assets to ensure Council's asset base remains in a good condition. Examples of such programs include the Community Infrastructure Renewal Program which is targeted as specific works which have been identified in line with Council's Asset Management Plans.



Benchmark: — < 2.00%  
 Source of benchmark: Code of Accounting Practice and Financial Reporting

Benchmark: — < 2.00%  
 Source of benchmark: Code of Accounting Practice and Financial Reporting

[Schedule 7 - Pondicherry Precinct](#)

**ORD02**

# **Schedule 7**

Pondicherry Precinct

**Attachment 1**

**ISSUE:** 23 November 2022 (Rev E)

[Schedule 7 - Pondicherry Precinct](#)

## Contents

<b>1</b>	<b>Introduction .....</b>	<b>4</b>
1.1	Name and Application of this Schedule.....	4
1.2	Structure of this Schedule .....	4
<b>2</b>	<b>Subdivision Planning and Design.....</b>	<b>6</b>
2.1	Precinct Vision .....	6
2.2	Precinct Supporting Specialist Studies.....	7
2.3	Referenced Figures.....	8
2.4	Subdivision Design.....	25
2.5	Road Network .....	26
2.6	Public Transport, Pedestrian and Cycle Networks .....	34
2.7	Open Space and Recreation Network .....	35
2.8	Aboriginal Cultural Heritage .....	38
2.9	Odour .....	39
2.10	Biodiversity and Riparian Corridors.....	40
<b>3</b>	<b>Centres Development Controls.....</b>	<b>41</b>
3.1	Pondicherry Lake Neighbourhood Centre .....	41
<b>4</b>	<b>Site Specific Development Controls.....</b>	<b>44</b>
4.1	Development near or on the Rail Corridor.....	44
4.2	Development near or on Electricity Easements.....	45

Schedule 7 - Pondicherry Precinct

## Figures

<b>Figure 1-1:</b> Land Application Map.....	5
<b>Figure 2-1:</b> Indicative Layout Plan .....	10
<b>Figure 2-2:</b> Flood Prone Land.....	11
<b>Figure 2-3:</b> Key Elements of the Water Cycle Management and Ecology Strategy.....	12
<b>Figure 2-4:</b> Areas of Potential Salinity .....	13
<b>Figure 2-5:</b> Aboriginal Cultural Heritage .....	14
<b>Figure 2-6:</b> Bushfire Risk and Asset Protection Zone Requirements.....	15
<b>Figure 2-7:</b> Potential Contamination Risk .....	16
<b>Figure 2-8:</b> Location of Easements.....	17
<b>Figure 2-9:</b> Noise Impact Areas.....	18
<b>Figure 2-10:</b> Odour Impact Area.....	19
<b>Figure 2-11:</b> Residential Structure.....	20
<b>Figure 2-12:</b> Precinct Road Hierarchy .....	21
<b>Figure 2-13:</b> Pedestrian and Cycle Network.....	22
<b>Figure 2-14:</b> Education and Community Facilities .....	23
<b>Figure 2-15:</b> Public Transport Network.....	24
<b>Figure 2-16:</b> Local Street Cross Section (Typical).....	27
<b>Figure 2-17:</b> Local Street Cross Section (Flex Zone).....	27
<b>Figure 2-18:</b> Green Link Road Cross Section (Typical).....	28
<b>Figure 2-19:</b> Green Link Road Cross Section (Flex Zone).....	28
<b>Figure 2-20:</b> Collector Road Cross Section (Typical).....	29
<b>Figure 2-21:</b> Collector Road Cross Section (Flex Zone).....	29
<b>Figure 2-22:</b> Collector Road Cross Section – Median (Typical).....	30
<b>Figure 2-23:</b> Collector Road Cross Section – Median (Flex Zone) .....	30
<b>Figure 2-24:</b> Sub-Arterial Road Cross Section (On-Road Cycle Lane).....	31
<b>Figure 2-25:</b> Sub-Arterial Road Cross Section (Off-Road Cycle Lane).....	31
<b>Figure 2-26:</b> Dransfield Drive Extension Collector Road (Short Term).....	32
<b>Figure 2-27:</b> Dransfield Drive Extension Collector Road (Long Term).....	32
<b>Figure 2-28:</b> Typical Flex Zone Design.....	33
<b>Figure 2-29:</b> Open Space Network .....	37
<b>Figure 4-1:</b> Electricity Easement (Public Ownership).....	46
<b>Figure 4-2:</b> Electricity Easement (Private Ownership) .....	47

## Tables

<b>Table 1-1:</b> Structure of this Schedule.....	4
<b>Table 2-1:</b> Referenced Figures .....	8
<b>Table 2-2:</b> Summary of Open Space and Recreation Requirements .....	36

Schedule 7 - Pondicherry Precinct**1 Introduction****1.1 Name and Application of this Schedule**

This Schedule forms part of the Camden Growth Centre Precincts Development Control Plan (referred to as “the DCP”).

This Schedule applies to all development on the land shown in **Figure 1-1: Land Application Map**. This Schedule and related amendments to the DCP give effect to the provisions of the DCP for land within the Pondicherry Precinct (‘the Precinct’) as shown on the Land Application Map.

**1.2 Structure of this Schedule**

This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of this DCP, this Schedule takes precedence. **Table 1-1** summarises the structure of this Schedule.

**Table 1-1:** Structure of this Schedule.

<b>Part</b>	<b>Summary</b>
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Subdivision Planning and Design	Establishes an overall vision and Indicative Layout Plan (ILP) for the future development of the Precinct. Provides Precinct specific figures that support the controls in <b>Part 2, Part 3</b> of the main body of the DCP in relation to the Pondicherry Precinct.
3 – Centres Development Controls	Provide specific objectives and controls that apply to land within the Neighbourhood Centre, identified on the ILP for the Precinct, and which supplement the controls in <b>Part 5</b> and <b>Part 6</b> of the main body of the DCP.
4 – Site Specific Development Controls	Specific objectives and controls for development within the Precinct, including land affected by electricity easements and land adjacent to the future rail corridor.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact Camden Council for advice.



Schedule 7 - Pondicherry Precinct

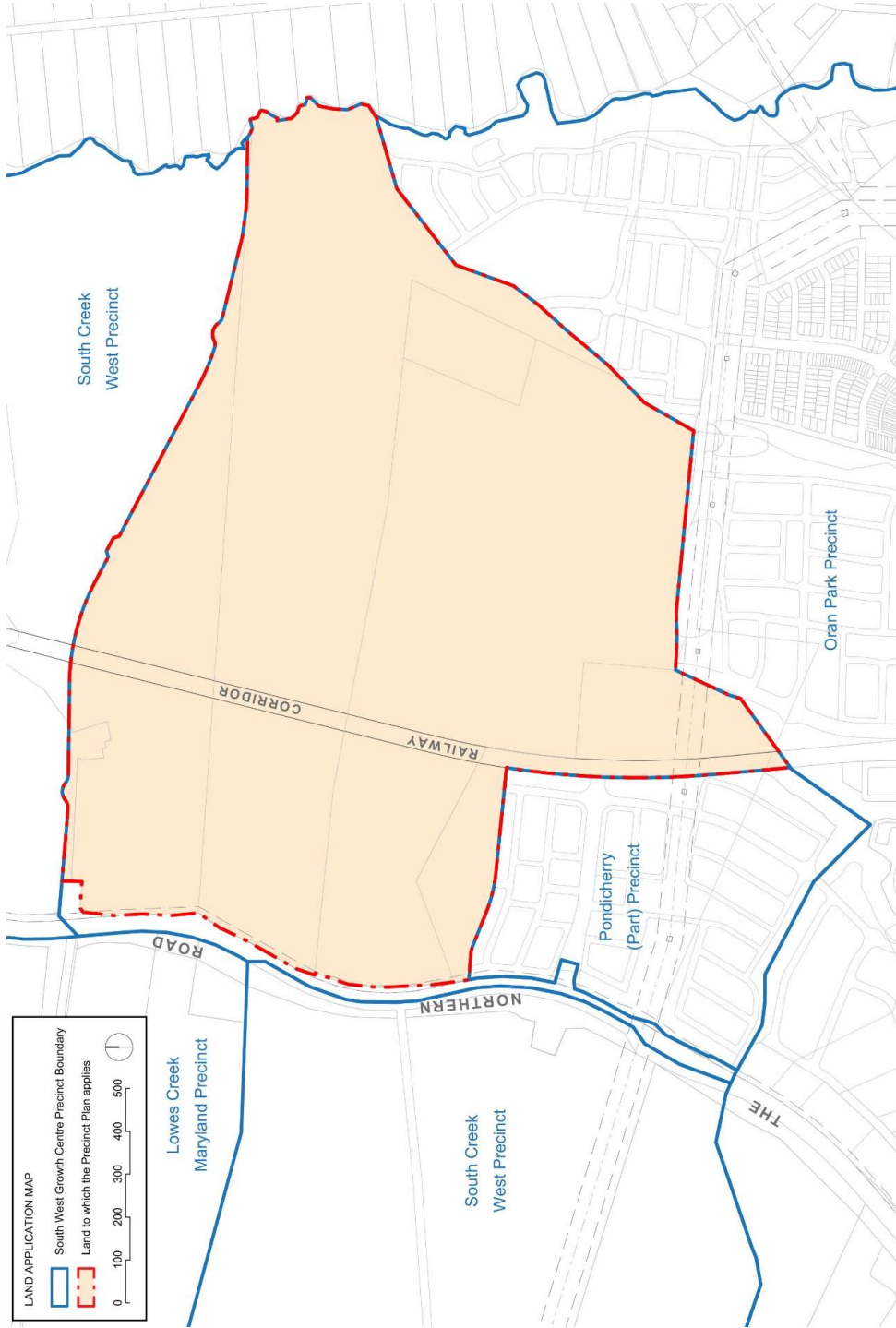


Figure 1-1: Land Application Map

[Schedule 7 - Pondicherry Precinct](#)

## 2 Subdivision Planning and Design

**Note:** This section supports the objectives and controls of Part 2 and Part 3 of the DCP

### 2.1 Precinct Vision

Pondicherry will deliver a high-quality urban environment following the principles of community pride, well-being, healthy living and educational excellence. Pondicherry will incorporate a series of thoughtfully planned villages with high local amenity and quality connections to the job opportunities, community and recreational facilities afforded within the South West Growth Area. Pondicherry will form an integral component of the local area linking to surrounding precincts including the established Oran Park and future precincts of Lowes Creek Maryland and South Creek West.

The urban framework of Pondicherry will respond to the unique characteristics of the existing built and natural environment including:

- The retention of existing remnant vegetation and hollow bearing trees where possible;
- Creation of meaningful green-grid connections to local creek networks in Oran Park and the wider Western Parkland City;
- Delivery of attractive, high amenity residential streetscapes, open space and pedestrian/cycle connections that are responsive to site constraints; and
- Design of public spaces to incorporate Aboriginal cultural history.

Open space and access to water are among Sydney's greatest assets. As the population expands within Sydney's south-west it is essential that future communities are afforded quality open space areas incorporating, where appropriate high amenity water features which contribute to the blue-green grid, urban heat island offsets and the creation of a strong sense of place. The Lake Precinct will provide a strong recreational focus including both active and passive uses along with the co-location of a District level sporting facility. The Lake Precinct will include a Neighbourhood Centre and opportunity for mixed use activities including retail, commercial, residential, civic, recreation, and social infrastructure. The amenity afforded through the expansive Lake system and adjoining open space will be of District appeal and a key attractor for residents, businesses and visitors alike. The bushland setting and backdrop of South Creek further strengthen the Lake Precinct's appeal. This important ecological asset and bushland setting will continue to be preserved and enhanced for community enjoyment. Together, these landscape features will provide a highly attractive and sought-after place to live as residents seek to capture the amenity and healthy living benefits the Lake Precinct presents.

Pondicherry will provide a broad range of dwelling types with a focus on attractive residential streetscapes structured around well connected, walkable neighbourhoods and local passive open spaces. The high amenity area of the Lake Precinct will also offer the opportunity for estate housing mixed with medium density residential and apartment dwellings encouraging housing diversity and a broad socioeconomic mix.

A key aspect of Pondicherry will be the highly walkable and permeable urban structure, connected by a network of active pedestrian and cycle paths layered and intertwined with the blue-green grid offered through the local creek corridors, South Creek and the Lake Precinct. The local open space areas also provide intimate opportunities for community building and human interaction.

The Precinct is well serviced by public transport with a highly connected sub-arterial and collector road network providing opportunity for local and rapid transit bus services. The North-South Rail corridor also forms part of the planning and design for the Precinct with vehicular and pedestrian crossing points integrated with local neighbourhoods.

Schedule 7 - Pondicherry Precinct**2.2 Precinct Supporting Specialist Studies**

The following supporting specialist studies have informed the Pondicherry Precinct Indicative Layout Plan and planning controls:

- Pondicherry Street Tree Strategy, JMD Design (September 2021)
- Housing Market Analysis, MacroPlan (December 2020)
- Landscape Character, JMD Design (February 2021)
- Social Infrastructure, Elton (March 2021)
- Land Capability Study, Douglas Partners (August 2017)
- Geotechnical Investigations, Douglas Partners (August 2017)
- Preliminary Site Investigations, Douglas Partners (February 2021)
- Aboriginal Heritage, Kelleher Nightingale (December 2020)
- Aboriginal Cultural Heritage Assessment, Kelleher Nightingale (May 2021)
- European Heritage, GML Heritage (March 2021)
- Water Cycle Management and Flooding, Calibre Consulting (March 2021)
- Biodiversity, Eco Logical Australia (March 2021)
- Riparian Corridors, Eco Logical Australia (March 2021)
- Bushfire, Eco Logical Australia (March 2021)
- Traffic and Transport, GHD (March 2021)
- Utilities Servicing Report, IDC (March 2021)
- Utilities Implementation Plan, IDC (March 2021)
- Air Quality, ERM (February 2021)
- Noise and Vibration Assessment, WSP (February 2021)
- Retail Analysis, MacroPlan (March 2021)

**ORD02****Attachment 1**

[Schedule 7 - Pondicherry Precinct](#)

### 2.3 Referenced Figures

**Note:** The figures included in this section are those referenced in **Part 2 Precinct Planning Outcomes, Part 3 Neighbourhood and Subdivision Design**, of the DCP as indicated in **Table 2-1**.

**Table 2-1:** Referenced Figures

Referenced figure	Section in main body of the DCP
<b>Figure 2-1:</b> Indicative Layout Plan	2.2 The Indicative Layout Plan
<b>Figure 2-2:</b> Flood prone land	2.3.1 Flooding
<b>Figure 2-3:</b> Key elements of the water cycle management and ecology strategy	2.3.2 Water Cycle Management 2.3.5. Native Vegetation and Ecology 3.3.1 Layout and Design
<b>Figure 2-4:</b> Areas of potential salinity risk	2.3.3 Salinity and Soil Management
<b>Figure 2-5:</b> Aboriginal cultural heritage	2.3.4 Aboriginal and European heritage
<b>Figure 2-6:</b> Bushfire risk and Asset Protection Zone requirements	2.3.6 Bushfire hazard management
<b>Figure 2-7:</b> Potential contamination risk	2.3.7 Site Contamination
<b>Figure 2-8:</b> Location of easements	2.3.8 Development on and adjacent to electricity easements
<b>Figure 2-9:</b> Noise impact areas	2.3.9 Noise
<b>Figure 2-10:</b> Odour impact area	2.3.10 Odour Assessment and control
<b>Figure 2-11:</b> Residential structure	3.1.1 Residential Density
<b>Figure 2-12:</b> Precinct road hierarchy	3.3.1 Layout and Design 3.3.6 Access to arterial roads, sub-arterial road and transit boulevards
<b>Figure 2-13:</b> Pedestrian and cycle network	3.3.4 Pedestrian and Cycle Network
<b>Figure 2-14:</b> Education and Community Facilities	4.4.4 Education Establishment and Places of Worship 6.10.3 Child Care Centres
<b>Figure 2-15:</b> Public Transport Network	3.3 Movement Network
<b>Figure 2-16:</b> Local Street Cross Section (Typical)	3.3 Movement Network
<b>Figure 2-17:</b> Local Street Cross Section (Flex Zone)	3.3 Movement Network
<b>Figure 2-18:</b> Green Link Road Cross Section (Typical)	3.3 Movement Network
<b>Figure 2-19:</b> Green Link Road Cross Section (Flex Zone)	3.3 Movement Network
<b>Figure 2-20:</b> Collector Road Cross Section (Typical)	3.3 Movement Network
<b>Figure 2-21:</b> Collector Road Cross Section (Flex Zone)	3.3 Movement Network
<b>Figure 2-22:</b> Collector Road Cross Section – Median (Typical)	3.3 Movement Network
<b>Figure 2-23:</b> Collector Road Cross Section – Median (Flex Zone)	3.3 Movement Network
<b>Figure 2-24:</b> Sub-Arterial Road Cross Section (On-Road Cycle Lane)	3.3 Movement Network

Schedule 7 - Pondicherry Precinct

<b>Figure 2-25:</b> Sub-Arterial Road Cross Section (Off-Road Cycle Lane)	3.3 Movement Network
<b>Figure 2-26:</b> Dransfield Drive Extension Collector Road (Short Term)	3.3 Movement Network
<b>Figure 2-27:</b> Dransfield Drive Extension Collector Road (Long Term)	3.3 Movement Network
<b>Figure 2-28:</b> Typical Flex Zone Design	3.3 Movement Network
<b>Figure 2-29:</b> Open Space Network	3.1.2 Block and Lot Layout
<b>Figure 4-1:</b> Electricity Easement (Public Ownership)	2.3.8 Development of or Adjacent to Electricity and gas Easements
<b>Figure 4-2:</b> Electricity Easement (Private Ownership)	2.3.8 Development of or Adjacent to Electricity and gas Easements

ORD02

Attachment 1

Schedule 7 - Pondicherry Precinct

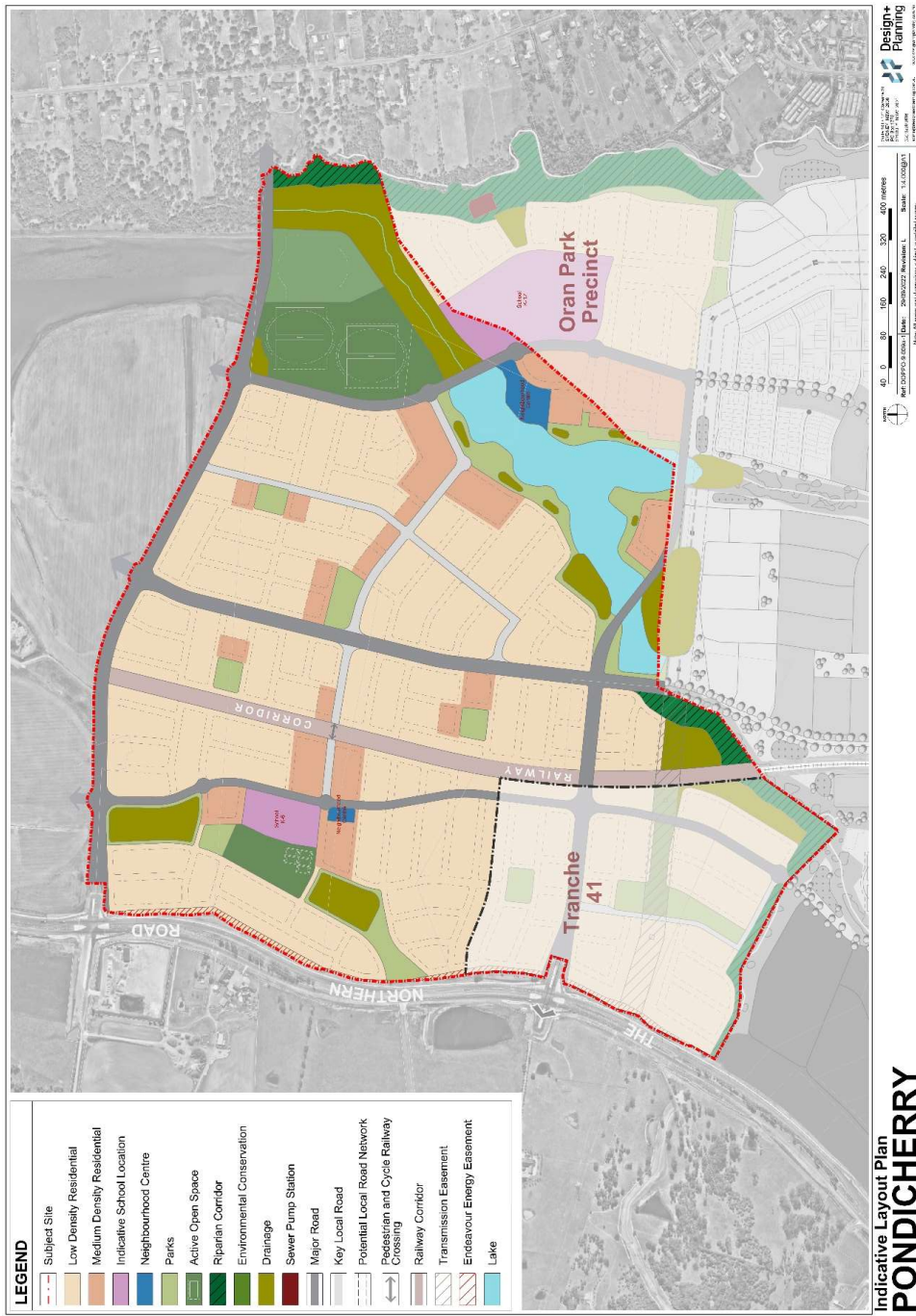


Figure 2-1: Indicative Layout Plan

Schedule 7 - Pondicherry Precinct

**Flood Mapping to be resolved following consultation with Council.**

**Figure 2-2: Flood Prone Land**

11

**Attachment 1**

**ORD02**

Schedule 7 - Pondicherry Precinct

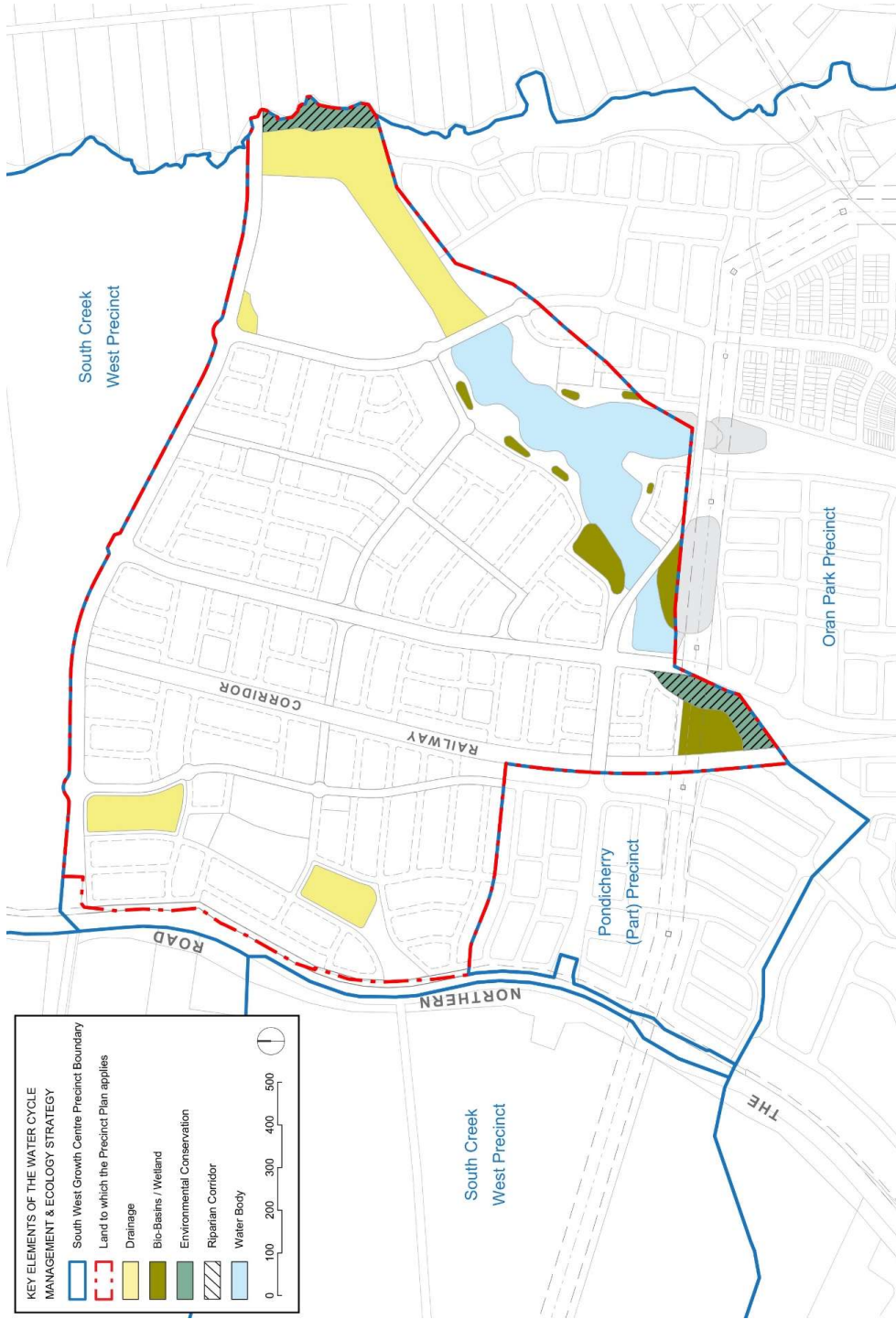


Figure 2-3: Key Elements of the Water Cycle Management and Ecology Strategy



Schedule 7 - Pondicherry Precinct

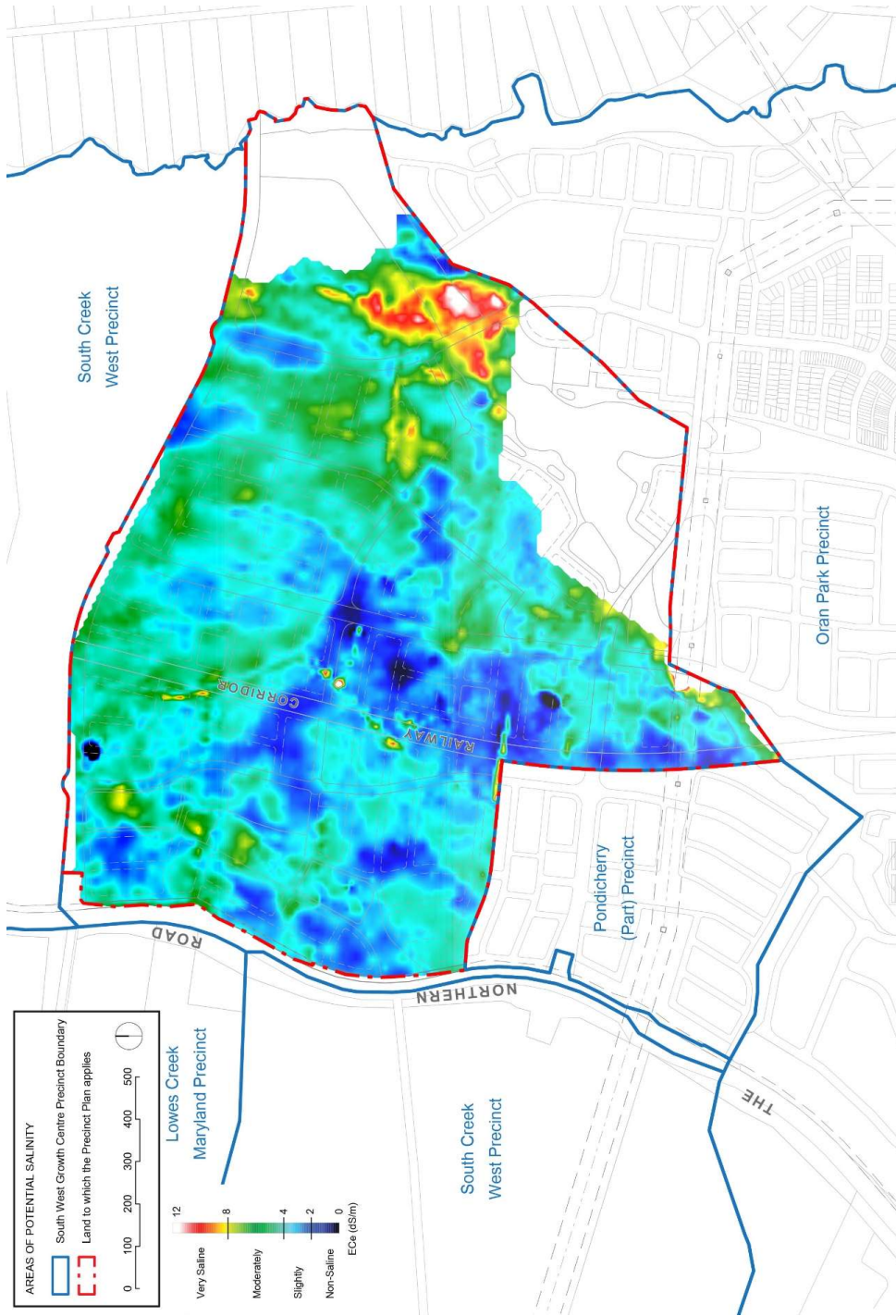


Figure 2-4: Areas of Potential Salinity

Schedule 7 - Pondicherry Precinct

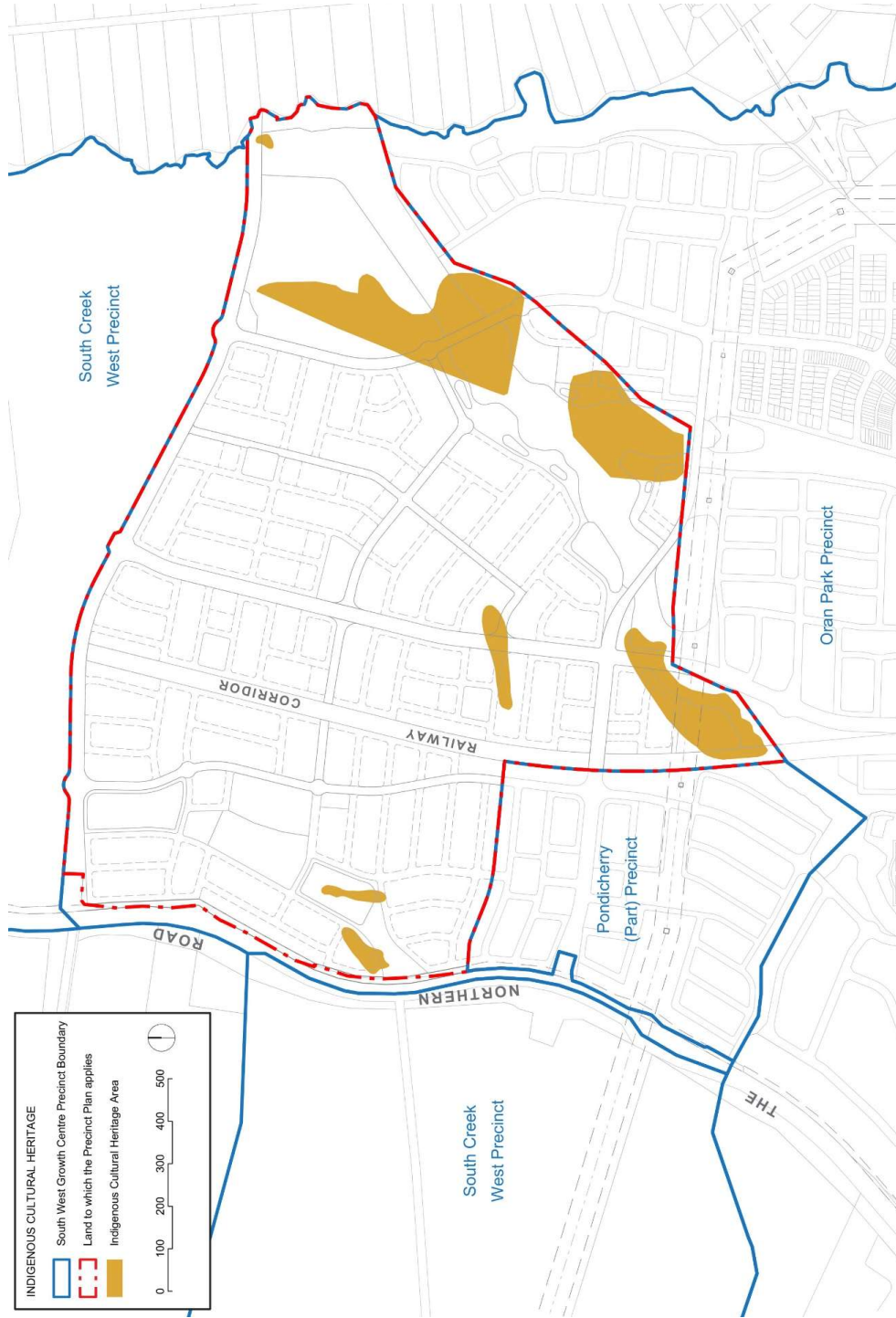


Figure 2-5: Aboriginal Cultural Heritage

Schedule 7 - Pondicherry Precinct



Figure 2-6: Bushfire Risk and Asset Protection Zone Requirements

Schedule 7 - Pondicherry Precinct

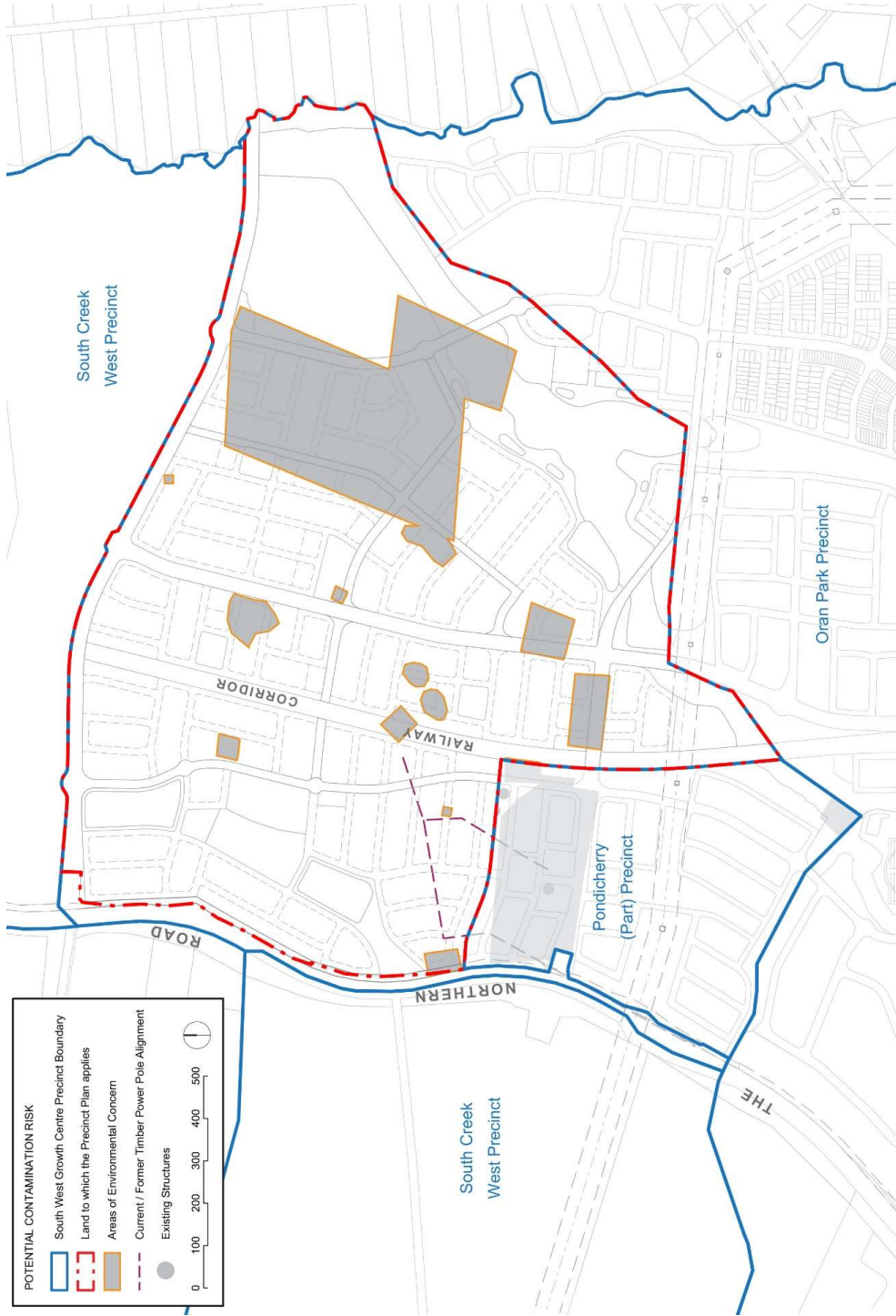


Figure 2-7: Potential Contamination Risk

Schedule 7 - Pondicherry Precinct



Figure 2-8: Location of Easements

Attachment 1  
ORD02

Schedule 7 - Pondicherry Precinct

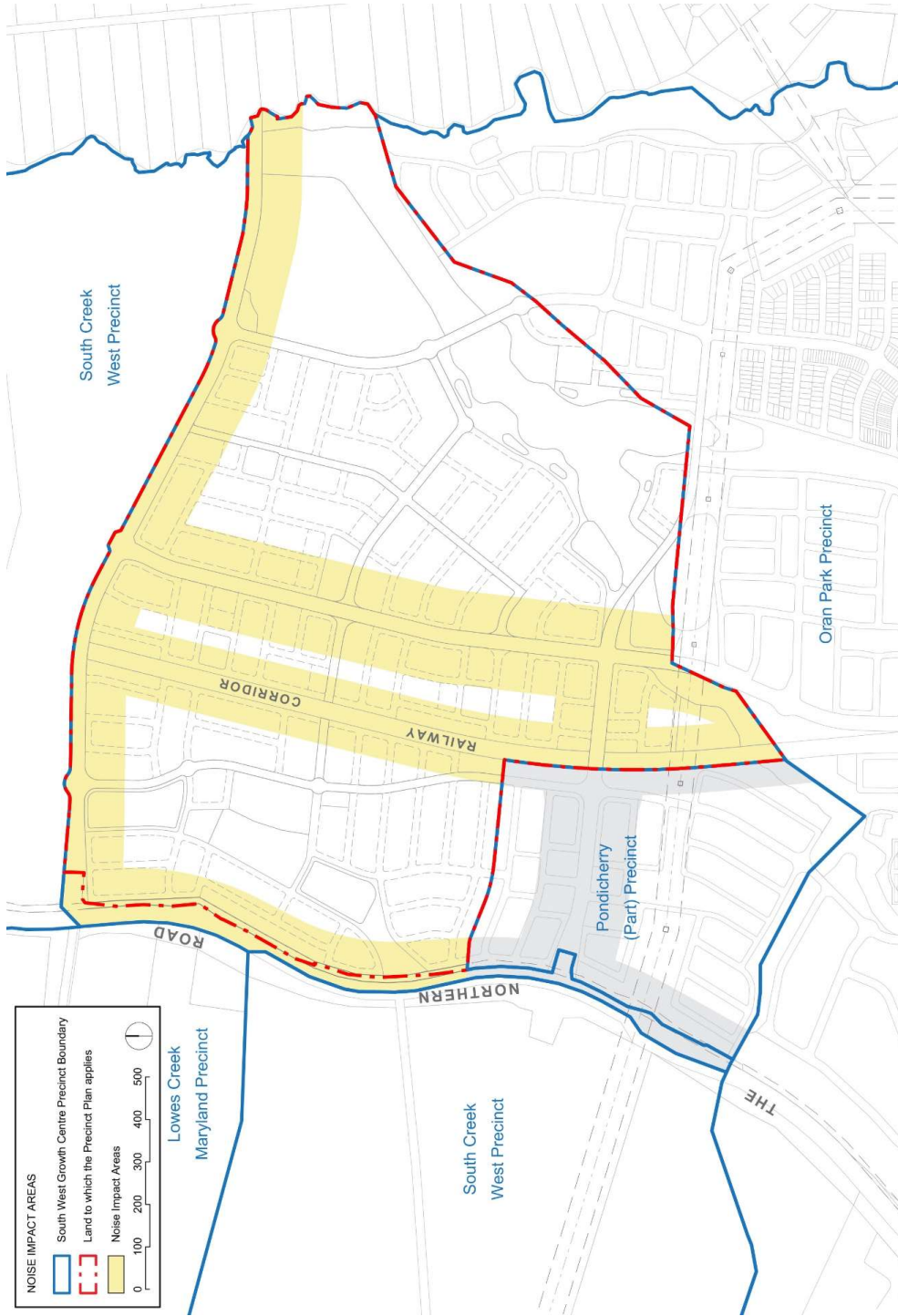


Figure 2-9: Noise Impact Areas

Schedule 7 - Pondicherry Precinct

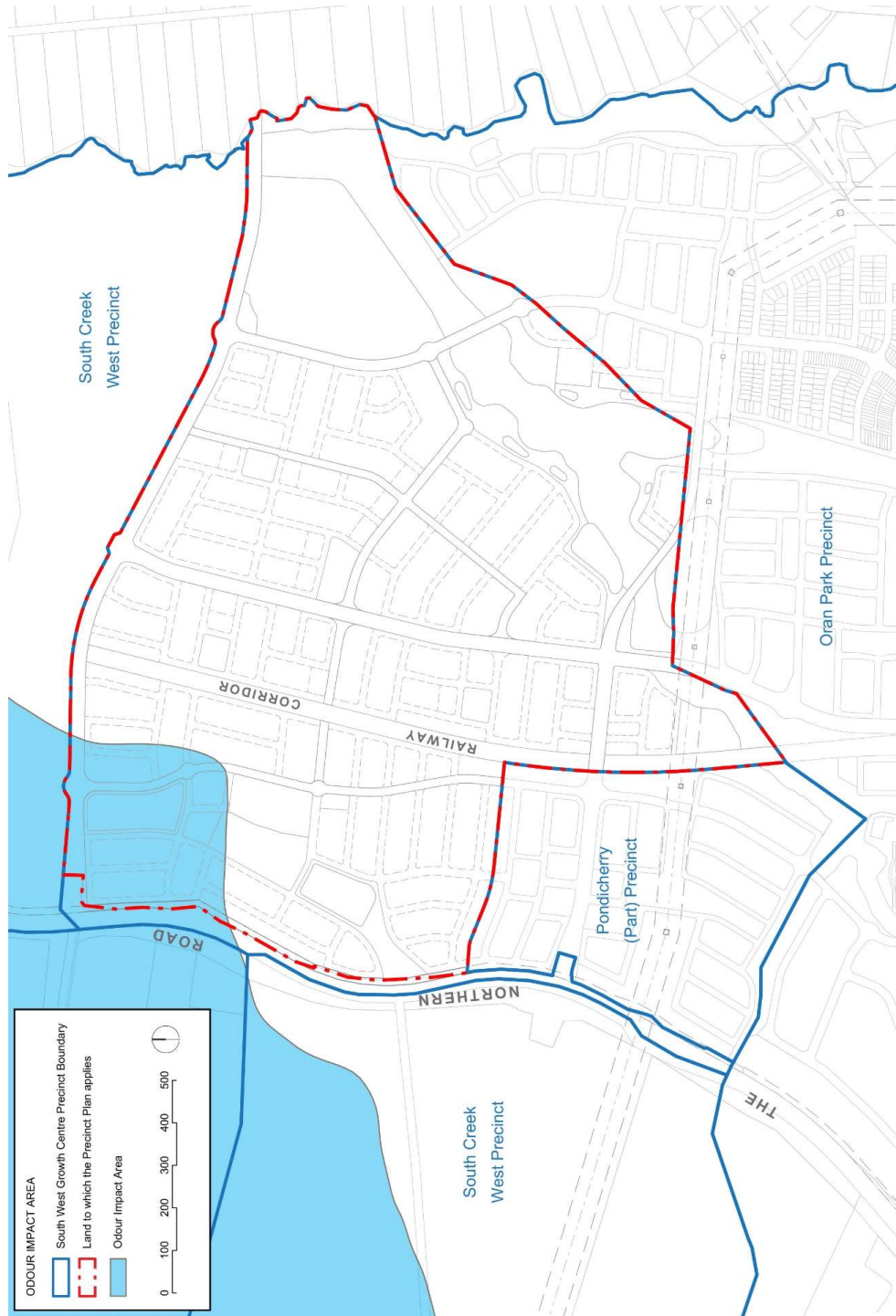


Figure 2-10: Odour Impact Area

Attachment 1  
ORD02

Schedule 7 - Pondicherry Precinct

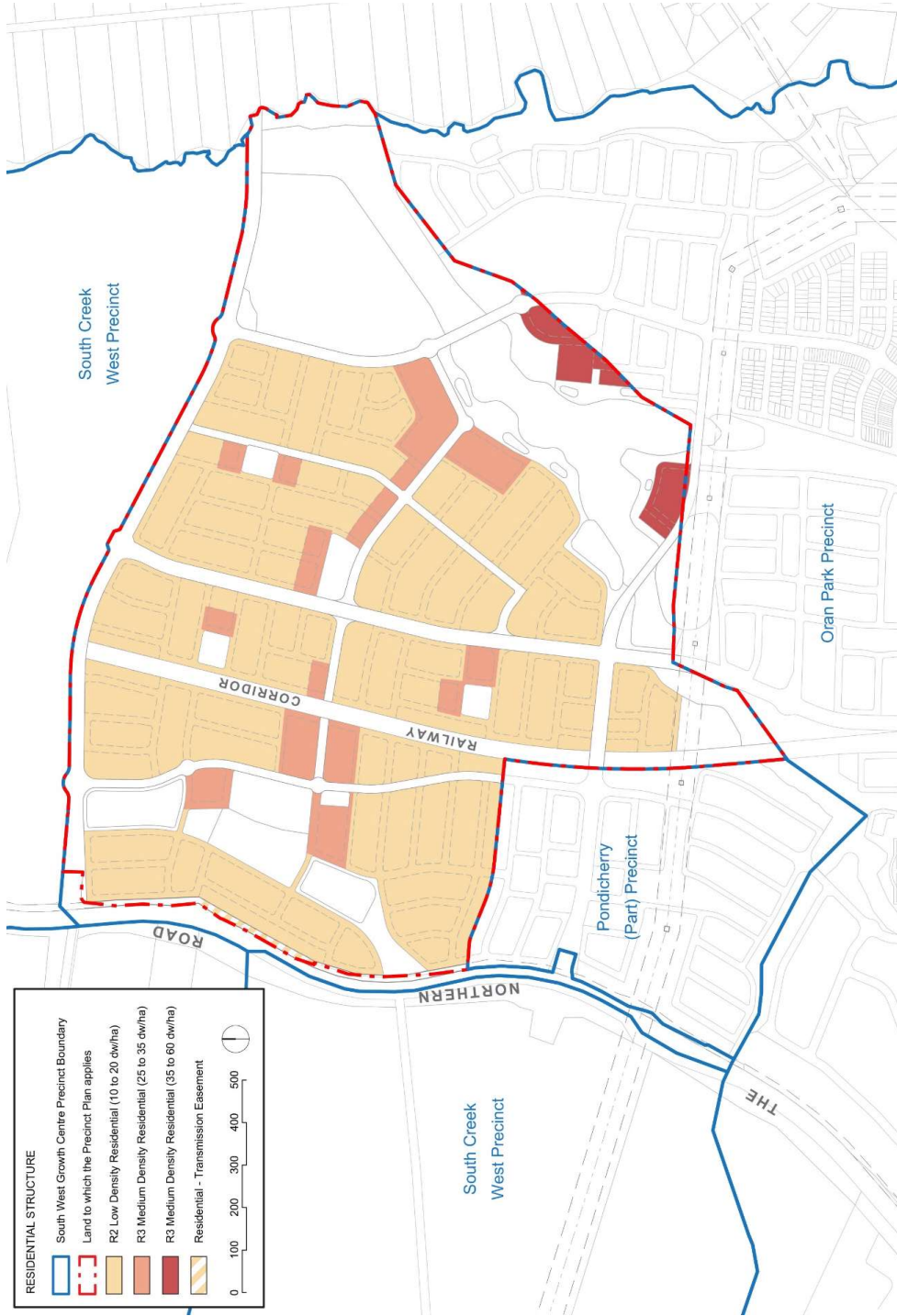


Figure 2-11: Residential Structure



Schedule 7 - Pondicherry Precinct

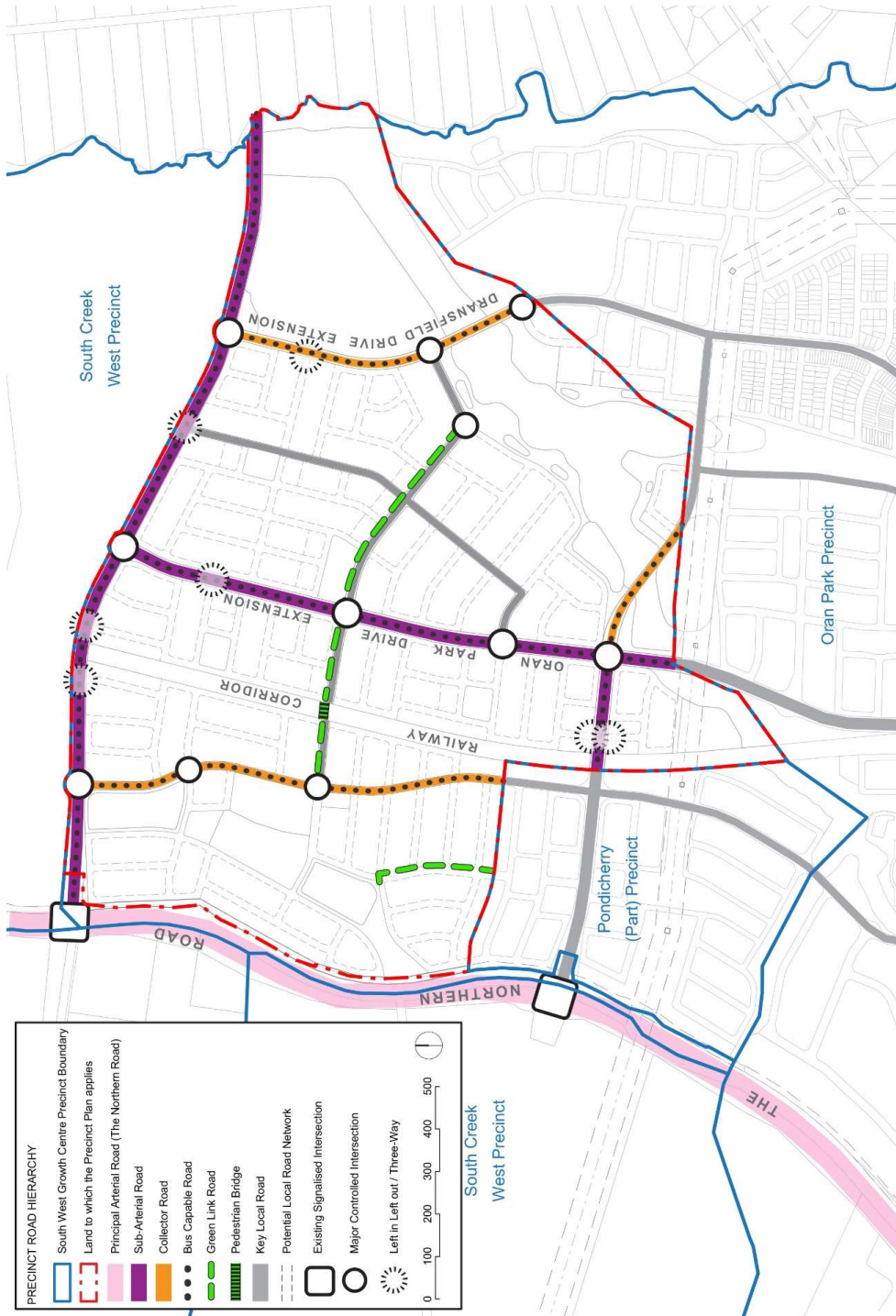


Figure 2-12: Precinct Road Hierarchy

Schedule 7 - Pondicherry Precinct

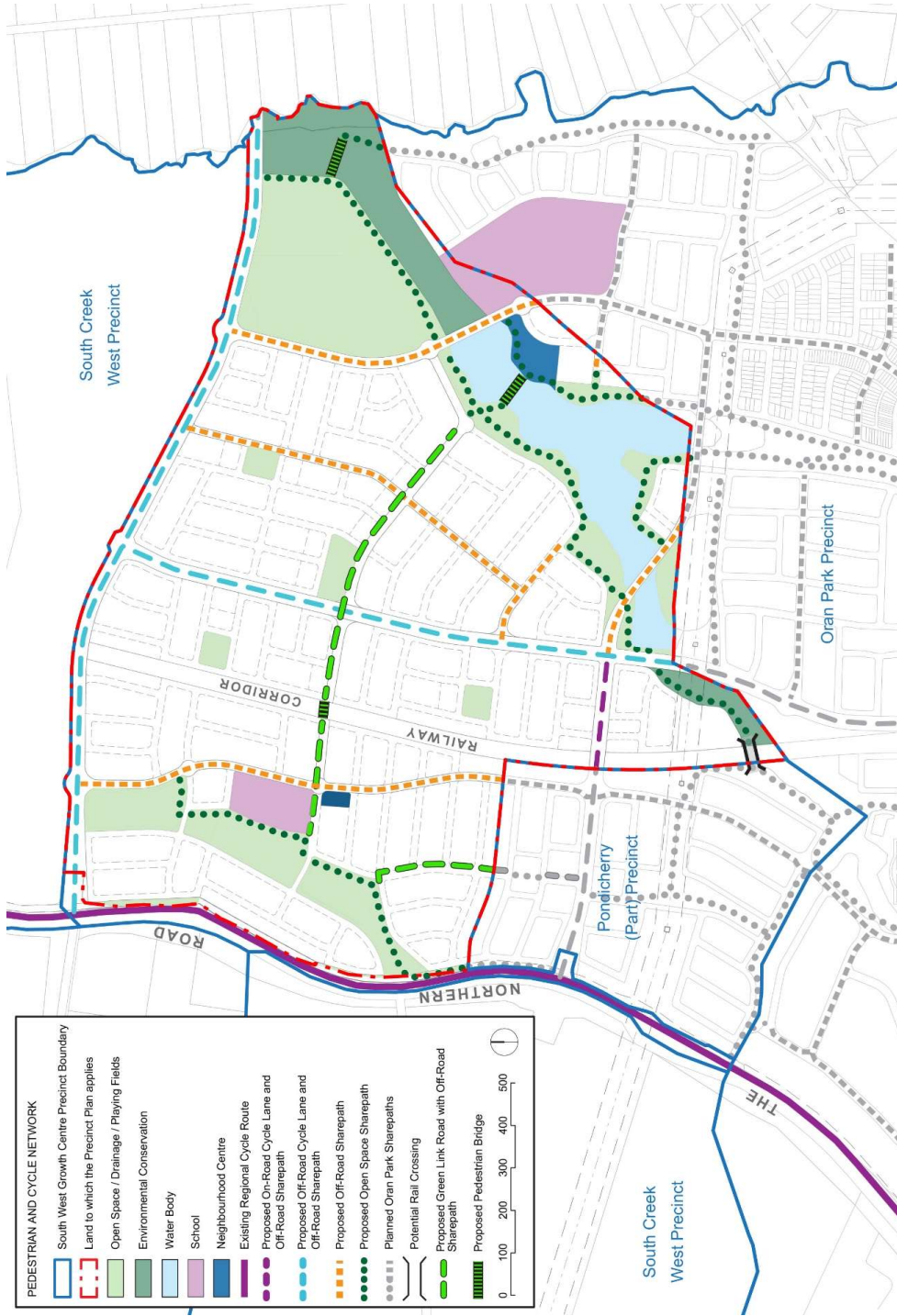


Figure 2-13: Pedestrian and Cycle Network

Schedule 7 - Pondicherry Precinct

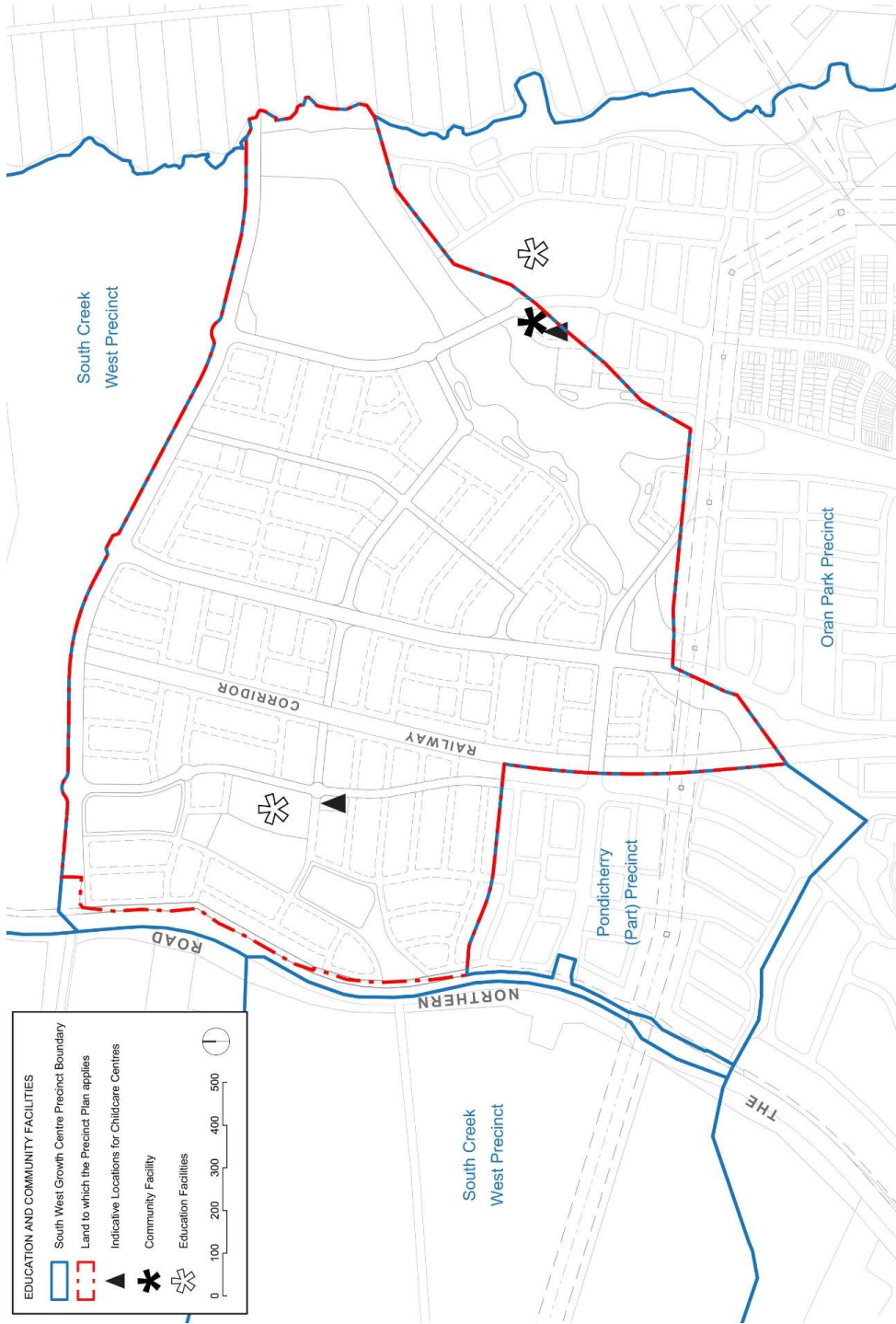


Figure 2-14: Education and Community Facilities

Schedule 7 - Pondicherry Precinct

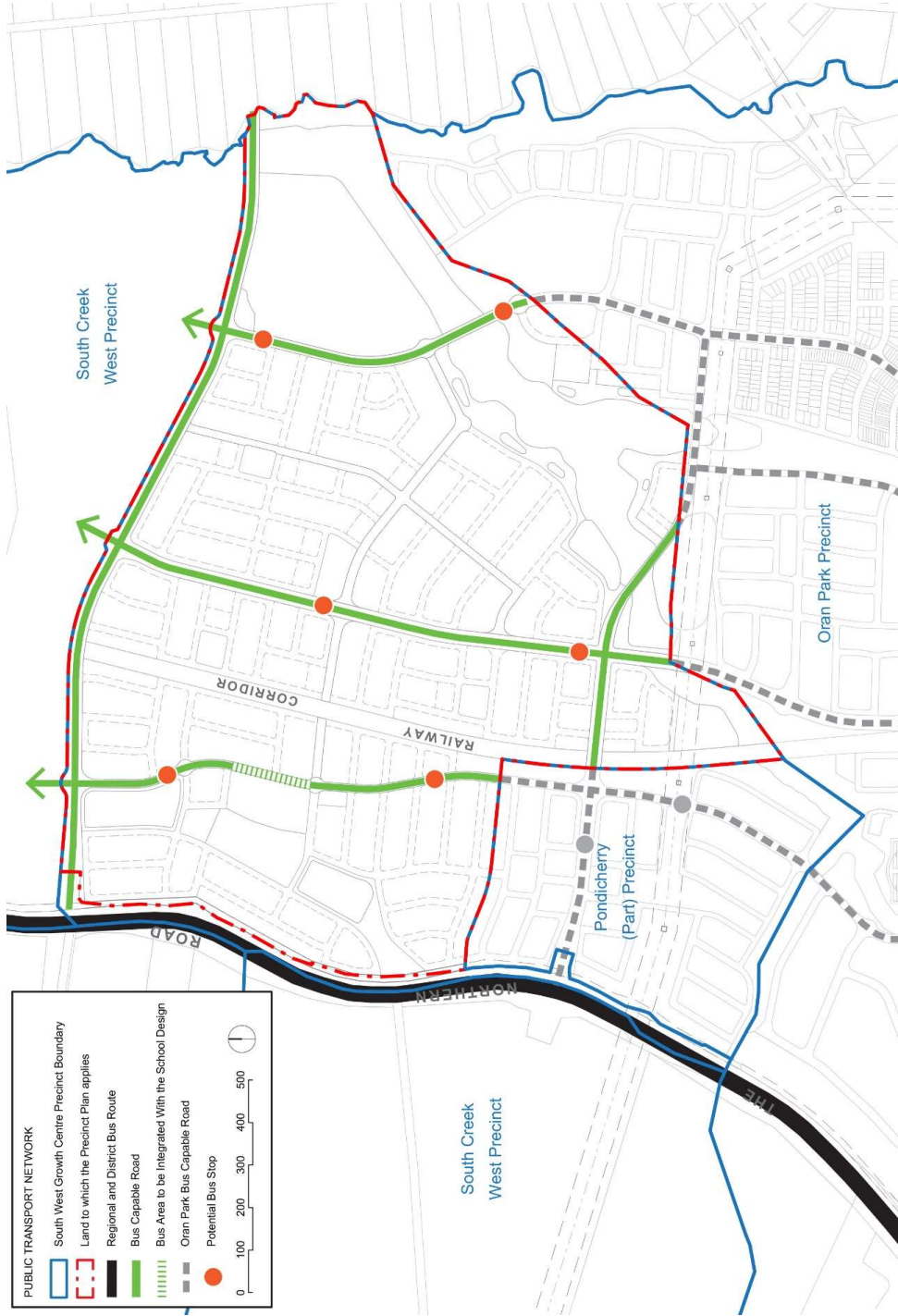


Figure 2-15: Public Transport Network

[Schedule 7 - Pondicherry Precinct](#)

## 2.4 Subdivision Design

*Note: The following control supports those contained in Part 3 of the DCP.*

### Objectives

- a. To encourage variety in dwelling size, type and design to promote housing choice and create attractive streetscapes with distinctive characters.
- b. To accommodate a mix of lot sizes and dwelling types across a precinct.
- c. To establish minimum lot dimensions for different residential dwelling types.

### Controls

- (1) No more than 40% of the total residential lots proposed in a subdivision development application may be of the same lot type. For the purposes of this control, a lot type is primarily determined by lot frontage, but other variables that may be considered are access and configuration. Lot width categories are determined by a range of plus or minus 1.0m. For example, lots between 9.0m and 11.0m are classified as the one type of lot for the purposes of this control. Every DA for subdivision must be accompanied by a Lot Mix table showing the lot types, number and percentage of the overall total. Lots subdivided using Subdivision Approval Pathways B1 or B2 (Integrated Housing) for attached or abutting dwellings are exempt from this control.

ORD02

Attachment 1

Schedule 7 - Pondicherry Precinct**2.5 Road Network****Objectives**

- a. To create a safe and permeable road network for vehicles and active forms of transport.
- b. To ensure streets contribute to the liveability of the urban area.
- c. To improve accessibility and walkability within streets and encourage active transportation within and around the Precinct.
- d. To increase street tree canopy cover through the provision of increased flex zones and wider verges.
- e. To ensure "Green Link" streets promote green infrastructure within residential neighbourhoods and increase connectivity to major points of interest within the Precinct.

**Controls**

- (1) The design and construction of streets are to be consistent with the relevant designs in **Figures 2-16 to 2-27**.
- (2) The corresponding street types are to be located as identified in **Figure 2-12** Precinct Road Hierarchy.
- (3) Driveway crossovers of the Green Link Roads (**Figure 2-12**) are to be minimised along the green link verge.
- (4) Flex zones provide increased area of verge as shown in **Figure 2-28** Typical Flex Zone Design and are to be incorporated at intersections and regular intervals within the street where it is determined they are needed to perform the following functions:
  - I. Reduce crossing distances for pedestrians;
  - II. Define kerb side parking and travel lanes;
  - III. Assist with traffic calming; and
  - IV. Provide increased opportunity for tree planting and canopy cover to support the Greater Sydney Region Plan target of achieving 40% tree canopy cover across Greater Sydney.
- (5) Street trees are to be of a species that maximise height and canopy cover, with larger and/or additional trees provided within the flex zones.
- (6) Paths are to be provided on both sides of all streets.
- (7) Sharepaths and cycle lanes are to be provided as directed by **Figure 2-13**.
- (8) Street tree plantings must be in accordance with the Pondicherry Street Tree Masterplan (September 2021) – JMD design.

Schedule 7 - Pondicherry Precinct

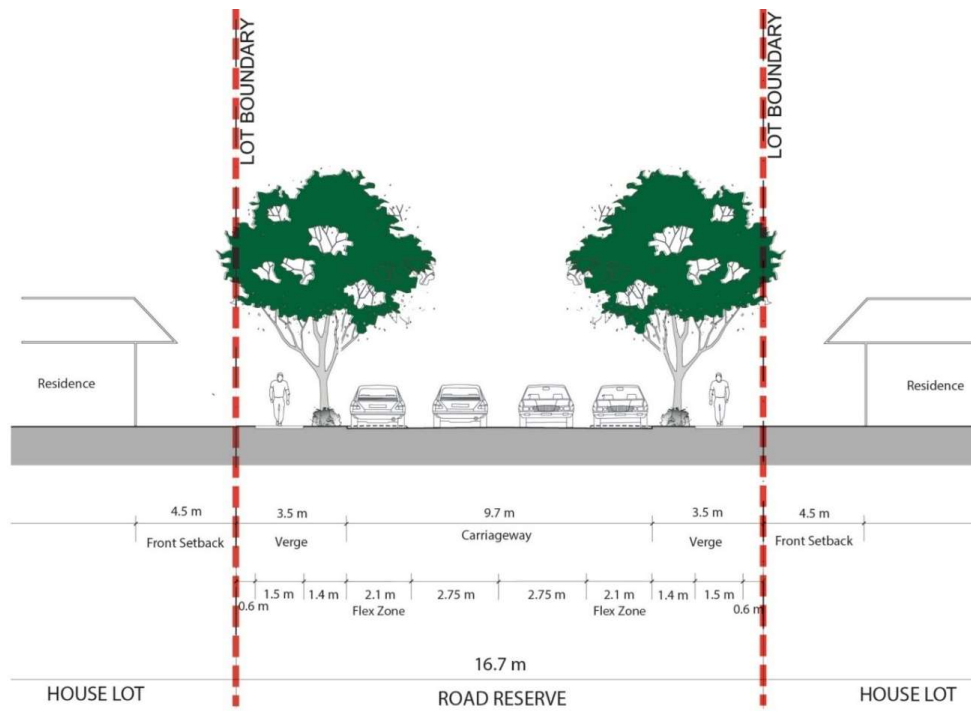


Figure 2-16: Local Street Cross Section (Typical)

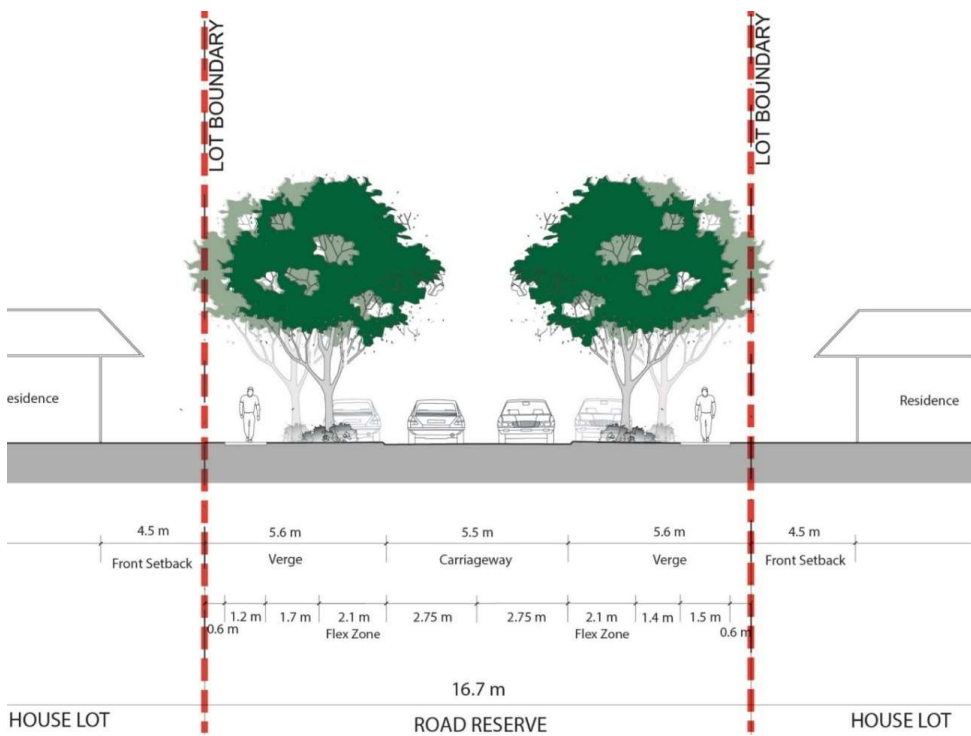


Figure 2-17: Local Street Cross Section (Flex Zone)

ORD02

Attachment 1

Schedule 7 - Pondicherry Precinct

ORD02  
Attachment 1

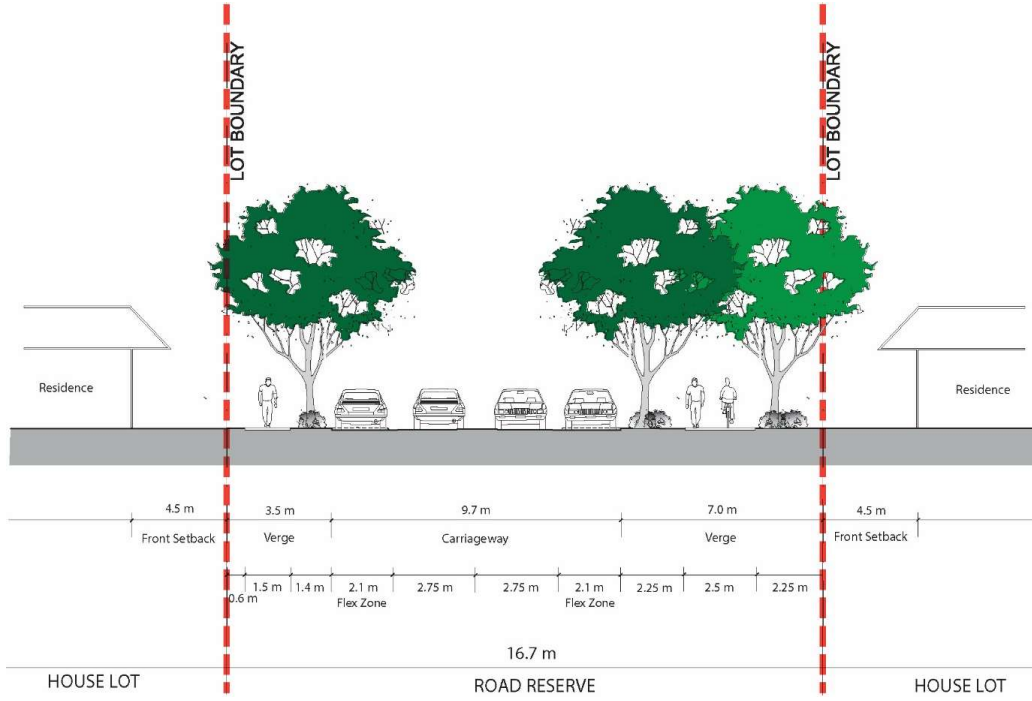


Figure 2-18: Green Link Road Cross Section (Typical)

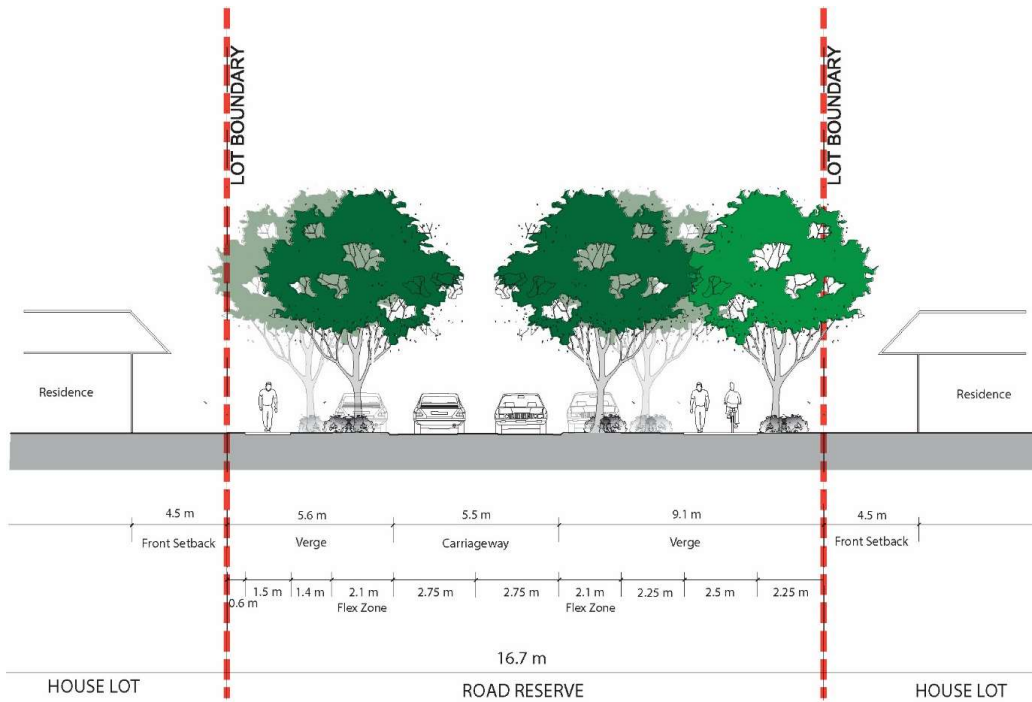


Figure 2-19: Green Link Road Cross Section (Flex Zone)



Schedule 7 - Pondicherry Precinct

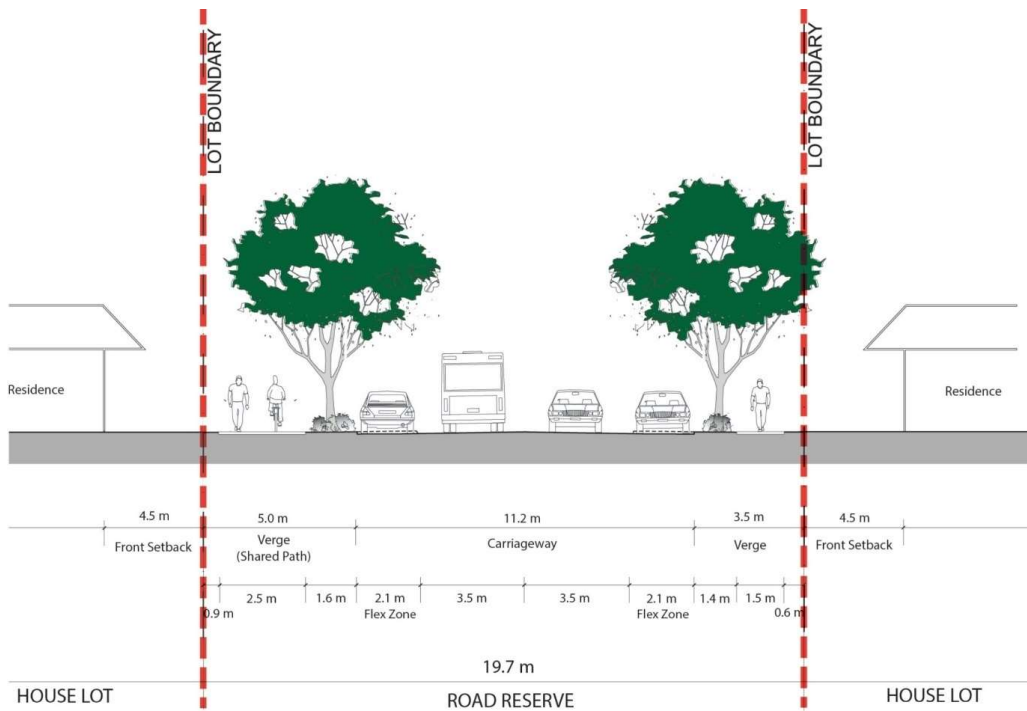


Figure 2-20: Collector Road Cross Section (Typical)

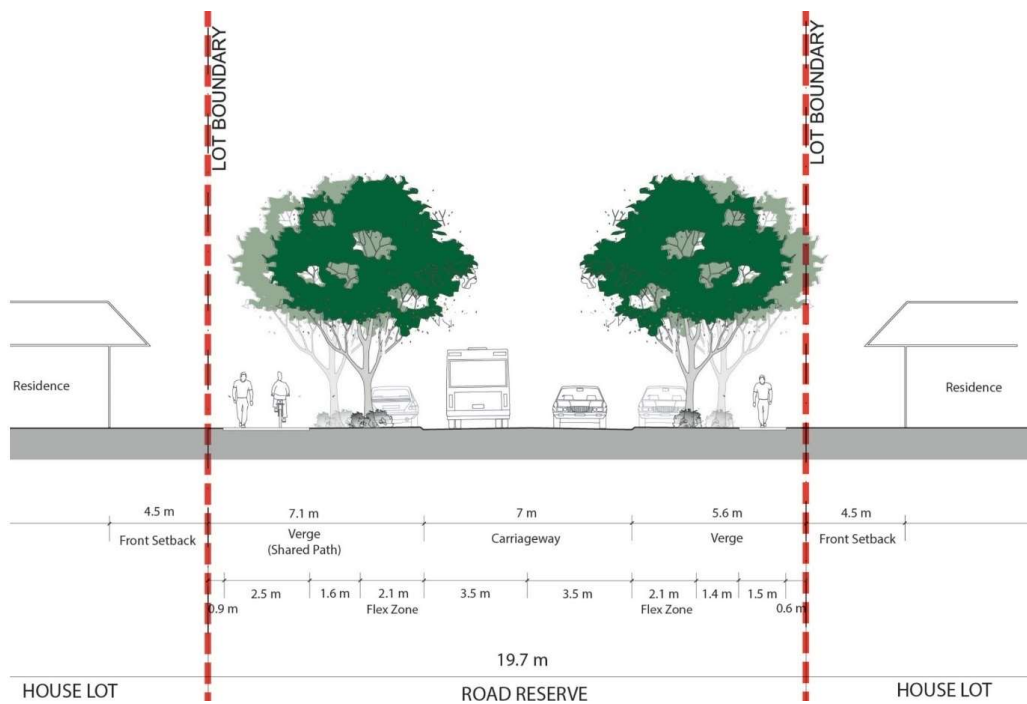


Figure 2-21: Collector Road Cross Section (Flex Zone)

ORD02

Attachment 1

Schedule 7 - Pondicherry Precinct

ORD02  
Attachment 1

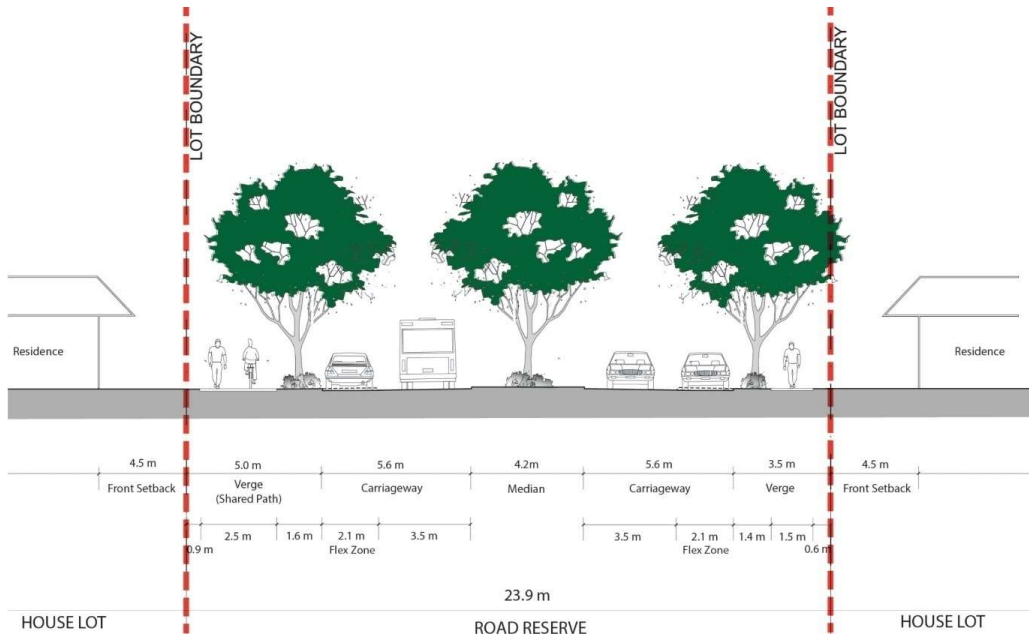


Figure 2-22: Collector Road Cross Section – Median (Typical)

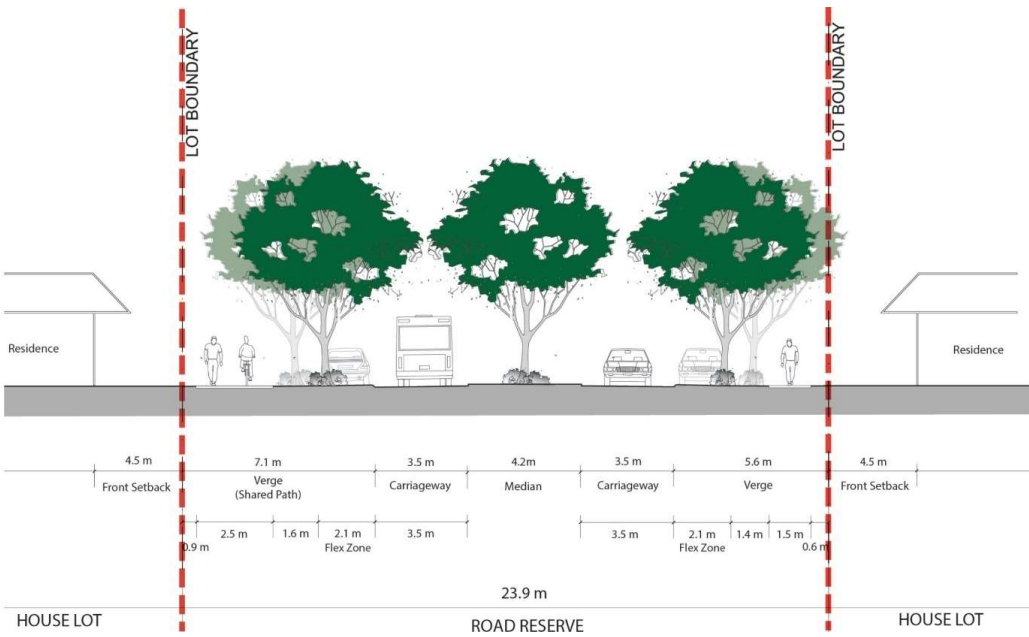


Figure 2-23: Collector Road Cross Section – Median (Flex Zone)

Schedule 7 - Pondicherry Precinct

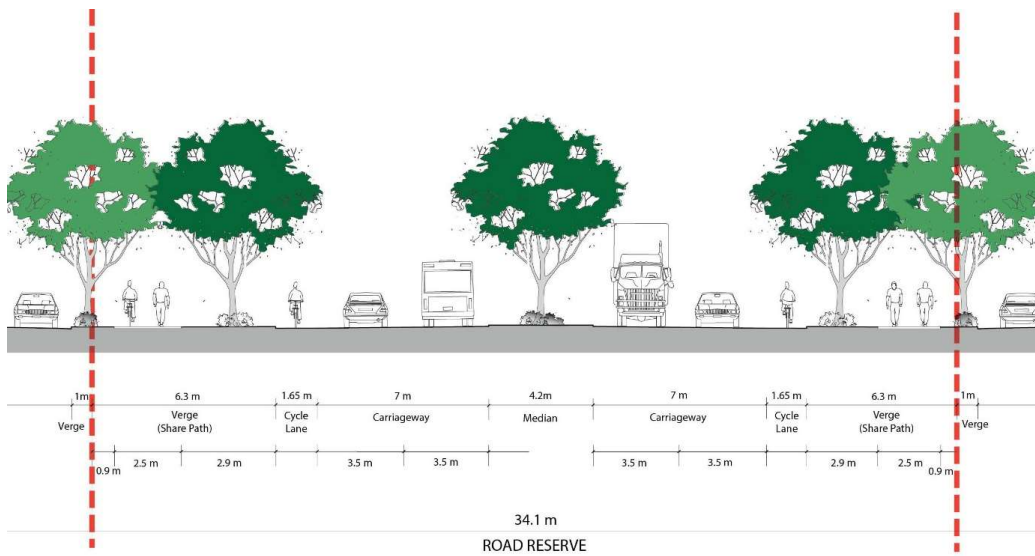


Figure 2-24: Sub-Arterial Road Cross Section (On-Road Cycle Lane)

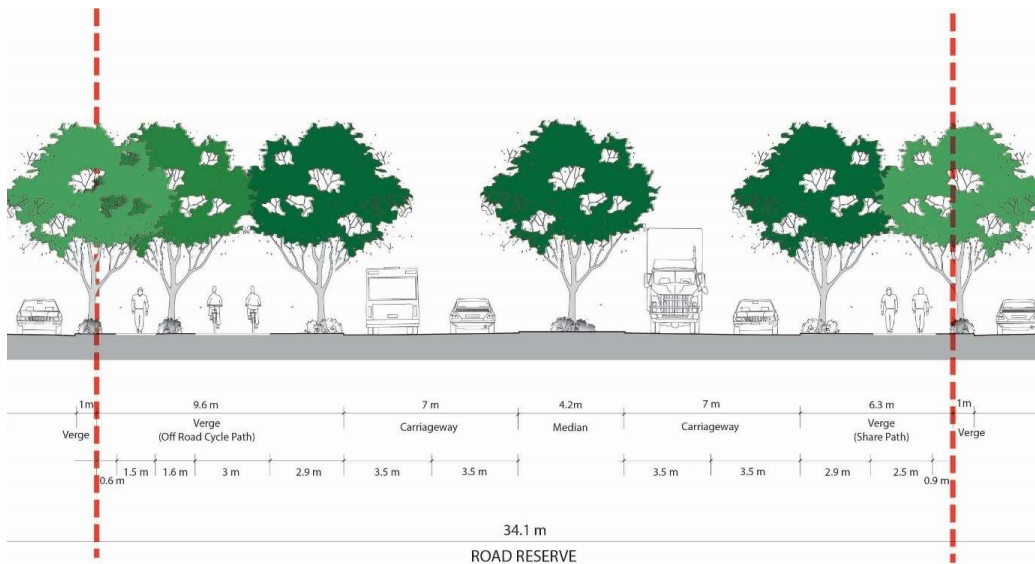


Figure 2-25: Sub-Arterial Road Cross Section (Off-Road Cycle Lane)

ORD02

Attachment 1

Schedule 7 - Pondicherry Precinct

ORD02  
Attachment 1

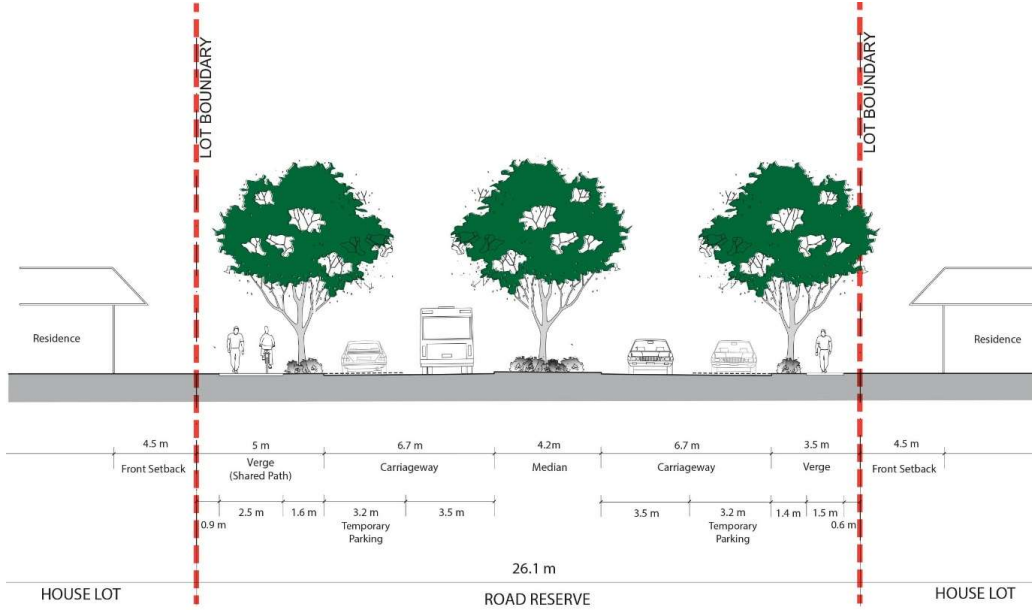


Figure 2-26: Dransfield Drive Extension Collector Road (Short Term)

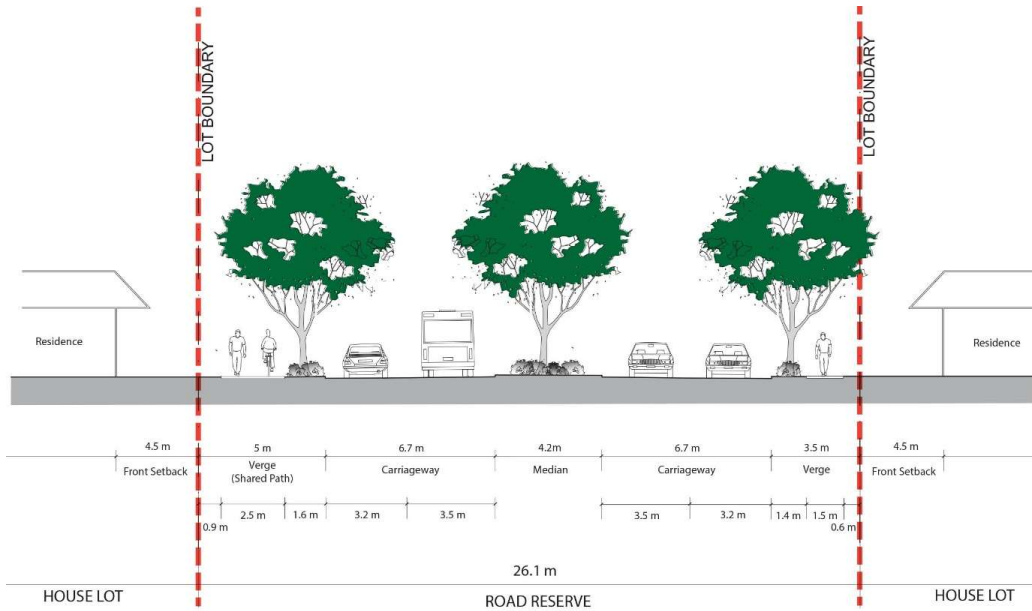


Figure 2-27: Dransfield Drive Extension Collector Road (Long Term)

Schedule 7 - Pondicherry Precinct

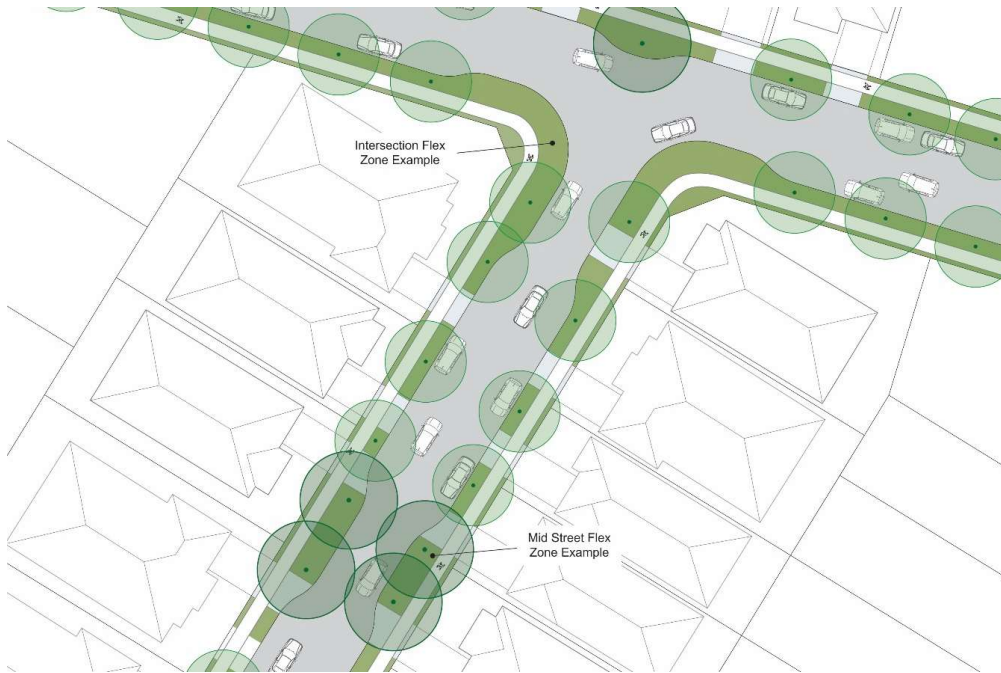


Figure 2-28: Typical Flex Zone Design

ORD02

Attachment 1

[Schedule 7 - Pondicherry Precinct](#)

## 2.6 Public Transport, Pedestrian and Cycle Networks

### Objectives

- a. Provide accessible public transport options within the Pondicherry Precinct.
- b. Encourage the use of public transport through the provision of integrated bus, pedestrian and cycle routes within the Precinct.
- c. Encourage the use of active transport through the provision of pedestrian and cycle routes that provide links between key activities, community facilities, open space areas and local centres within and surrounding the Precinct.

### Controls

1. Bus Capable Roads within the Precinct are to be generally in accordance with **Figure 2-12** and **2-15**.
2. Bus stops are to be provided on-street and not within indented bays. Indicative locations for bus shelters are included on **Figure 2-15**, with final locations to be coordinated with the relevant bus service provider prior to construction.
3. Key pedestrian and cycle routes, including crossing are to be generally provided in accordance with **Figure 2-13**.
4. The design of footpaths, sharepaths and cycle lanes must be consistent with road sections provided in Section 2.4 Road Network.

Schedule 7 - Pondicherry Precinct

## 2.7 Open Space and Recreation Network

### Objectives

- a. Promote a healthy, liveable community that is characterised by an equitable distribution of public open space and recreational opportunities across the Precinct.
- b. To provide open space to local residents for social interaction and passive recreation activities.
- c. To establish a sense of place and orientation within the neighbourhood by locating open space to take advantage of significant or prominent landscape features, such as views, high points and areas of natural and cultural heritage significance.
- d. To provide equitable distribution of public open space and recreation opportunities.
- e. To ensure high quality design and embellishment of all public open space.
- f. To encourage the use of the major creek corridors for passive recreation purposes consistent with environmental objectives.

### Controls

1. The open space and recreation network of the Precinct is to be delivered generally in accordance with **Figure 2-29** and **Table 2-2**.
2. Neighbourhood parks are to generally have a minimum area of 3,000m<sup>2</sup>. The following principles are to be taken into consideration in the location of neighbourhood parks:
  - i. where possible, parks are to be located in accordance with the Indicative Layout Plan (refer to **Figure 2-1**);
  - ii. parks are to be located as focal points within residential neighbourhoods. All dwellings should be located no further than 800m from a neighbourhood park;
  - iii. where possible parks shall be co-located with community and education facilities, be highly accessible and linked by pedestrian and/or cycle routes;
  - iv. parks shall be located and designed to accommodate remnant vegetation and areas of cultural heritage significance where appropriate and should be linked to and integrated with riparian corridors;
  - v. parks shall be generally bordered by streets on all sides with houses oriented towards them for surveillance; and
  - vi. the open space surrounding the lake is to include predominantly areas for passive enjoyment of the lake, with targeted locations of active play spaces for use across a range of age profiles.
3. Where riparian corridors are proposed to be in public ownership, they are to provide opportunities for pedestrian paths and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas.
4. A Public Domain and Landscape Plan is to be submitted for each neighbourhood park and other passive open space areas in accordance with the timing indicated in a Voluntary Planning Agreement or at the time of subdivision of the adjoining residential area. The selection of landscape species for public open space areas is to consider bush fire risk. The Plan is to provide details on these elements:
  - i. earthworks;
  - ii. public furniture and fixtures;
  - iii. Seating areas and shade structures;

Schedule 7 - Pondicherry Precinct

- iv. plant species and sizes;
- v. play equipment;
- vi. utilities and services;
- vii. public art;
- viii. hard and soft landscaping treatments;
- ix. signage and lighting;
- x. any entry statements or retaining wall features;
- xi. waste facilities; and
- xii. interpretative material.

**Table 2-2:** Summary of Open Space and Recreation Requirements

Open Space Type	Minimum size	Facilities
Playing Fields (AOS1)	9.2ha	Facilities to be determined as part of the production of the Voluntary Planning Agreement.
Active Open Space (AOS2)	2.3ha	
Neighbourhood Park (LP1)	0.5ha	
Neighbourhood Park – Lake (LP2)	4.5ha	
Neighbourhood Park (LP3)	0.5ha	
Neighbourhood Park (LP4)	0.9ha	
Neighbourhood Park (LP5)	0.5ha	
Neighbourhood Park – Green Corridor (LP6)	0.5ha	
Neighbourhood Park – Green Corridor (LP7)	0.5ha	
Neighbourhood Park – Green Corridor (LP8)	1.4ha	



Schedule 7 - Pondicherry Precinct



Figure 2-29: Open Space Network

[Schedule 7 - Pondicherry Precinct](#)

## 2.8 Aboriginal Cultural Heritage

### Objectives

- a. To facilitate the conservation of areas of Aboriginal cultural value.
- b. To integrate Aboriginal cultural values into the urban setting.

### Controls

1. An Aboriginal Archaeology and Cultural Heritage Interpretation Plan must be submitted and approved by Council with the first development application, pertaining to the part precinct. The Plan must have consideration for the following:
  - i. the meaning and significance of heritage places in ways that are enriching;
  - ii. the recommendations and findings in the archaeological report;
  - iii. evidence of consultation with local Aboriginal stakeholders;
  - iv. include ways to incorporate tangible, and cultural historical evidence of the place;
  - v. ways to incorporate cultural and archaeological history in the design of public spaces included, but not limited to:
    - a) the design of noise mitigation measures along The Northern Road;
    - b) sculptures or other public art;
    - c) information plaques, panels and signage;
    - d) the naming of places or streets;
    - e) the design of road infrastructure or pavements;
    - f) the design of street or public domain furniture and landscaping; and
    - g) in the thematic design of residential areas such as the use of colour palettes or materials.
2. Further investigations are required to confirm the nature, extent and significance of Aboriginal heritage identified in the Precinct (**Figure 2-5**) including seeking the required approvals under the National Parks and Wildlife Act 1974.
3. Continuity of movement along South Creek is to be maintained in order to reflect the significance of this watercourse to Aboriginal people and their way of life. This is to include:
  - i. a continuous sharepath connection which integrates with and is not severed by planned road crossings.
  - ii. restoration of the creek corridor with locally endemic species and in accordance with an approved Vegetation Management Plan.
4. Display interpretive signage within an appropriate location of the South Creek riparian corridor that provides information on the history and heritage value and significance of the place.

In acknowledgement that the Pondicherry Precinct contains only a small section of South Creek frontage, consultation with Council is to determine if interpretative signage would be better suited elsewhere along the corridor.

[Schedule 7 - Pondicherry Precinct](#)

## 2.9 Odour

### Objectives

- a. To ensure appropriate levels of odour amenity for future residents.

### Controls

1. Any residential subdivision development application on land identified within the odour affected area (**Figure 10**) shall be accompanied by a Level 3 Odour Impact Assessment to verify the actual nuisance levels of odour generated.
2. Any land identified by the Level 3 Odour Impact Assessment as being within a nominated separation distance shall not be developed until either:
  - i. Council is satisfied that the odour generating business ceases to operate, or
  - ii. Mitigation measures are agreed by Council to lessen the impact of the odour on future properties.

ORD02

Attachment 1

[Schedule 7 - Pondicherry Precinct](#)

## 2.10 Biodiversity and Riparian Corridors

*Note: Development of the Lake waterbody within the Precinct is to consider the report produced by Design+Planning, dated 8 April 2020, titled Pondicherry Lake Precinct – Water Management Act Assessment and the NSW Natural Resources Access Regulator’s concurrence in relation to this document, dated 4 June 2020 (now known as the Department of Planning and Environment Water).*

### Objectives

- a. To protect, enhance and restore water sources, their associated ecosystems, ecological processes and biological diversity.
- b. To protect and improve water quality.
- c. To maintain and enhance bed and bank stability.
- d. To ensure development within the Precinct inclusive of the Lake Precinct embodies the principles of ecological sustainable development, delivering optimum social, economic and environmental outcomes.

### Controls

1. Riparian corridors identified on **Figure 2-3** are to be delivered in accordance with the NRAR Guidelines for Controlled Activity on Waterfront Land.
2. A Vegetation Management Plan is to be prepared and implemented for riparian corridors identified on **Figure 2-3** and submitted in accordance with the timing indicated in a Voluntary Planning Agreement or at the time of subdivision of the adjoining residential land.
3. Justification for the Lake waterbody (**Figure 2-3**) is to consider compliance with the Objects and Principles of the *Water Management Act 2000* as detailed in the report produced by Design+Planning, dated 8 April 2020, titled *Pondicherry Lake Precinct – Water Management Act Assessment* and the NSW Natural Resources Access Regulator’s concurrence in relation to this document, dated 4 June 2020 (now known as the Department of Planning and Environment Water).
4. The drainage area located between the Lake waterbody and South Creek is to perform a dual use of providing dry detention, in accordance with the Precinct Water Cycle Management objectives and be revegetated to a functioning biodiversity corridor in accordance with an appropriately documented Vegetation Management Plan.

[Schedule 7 - Pondicherry Precinct](#)

### 3 Centres Development Controls

Pondicherry will provide two neighbourhood centres (zoned B1 Neighbourhood Centre) to accommodate the needs of the community. This includes a vibrant mixed-use neighbourhood centre based around the Pondicherry Lake in the east and a small scale convenience centre in the west.

**The following sections are supported by the objectives and controls contained in Part 5 of the DCP.**

#### 3.1 Pondicherry Neighbourhood Centres

**Note:** This section supports the objectives and controls of Part 5 of the DCP

##### Lake Neighbourhood Centre Desired Future Character

The Pondicherry Lake neighbourhood centre will comprise a total site area of approximately 1.2ha in the location shown on the ILP and zoned *B1 Neighbourhood Centre* in the Western Parkland City SEPP. The neighbourhood centre is anticipated to accommodate a retail floor area of 5,000m<sup>2</sup> and provide a broad mix of uses including retail, commercial, residential, civic and recreation. The centre will form the focal point of the surrounding Lake Precinct while serving the convenience retail needs of the local community, as well as supporting walkability and social interaction within the Precinct.

The amenity afforded through the expansive Lake system and adjoining open space will be of district appeal and a key attractor for residents, businesses and visitors alike. The Lake Precinct will espouse the principles of connected community achieved through an efficient road network, extensive active transport links and the interconnection of surrounding land uses including the neighbourhood centre, nearby district playing fields, a K-12 school, a community centre, extensive passive open space and surrounding medium density residential development.

Development should be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

The built form of the neighbourhood centre shall deliver modern landmark building(s) fitting of its location within the broader Lake Precinct. The built form shall be of a scale which supports the integration of appropriate retail and commercial uses with the possibility for residential accommodation. Shops shall be addressed to the street to create a sense of place, with active streets and public domain providing a high amenity pedestrian environment.

Integration of the public domain will be a feature of the centre with visitors also appreciating the entertainment and recreation activities on offer in the precinct.

##### Western Neighbourhood Centre Desired Future Character

The western neighbourhood centre is to be located as shown on the ILP and zoned *B1 Neighbourhood Centre* in the Western Parkland City SEPP. The centre will provide a small-scale convenience based offering providing accessible retail, community and business services for local residents. The centre is anticipated to accommodate a retail floor area of 1,000m<sup>2</sup> and be supported by the precinct principles of walkability and community interaction.

Development should be sensitive to the character of the local area including height and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

##### Objectives

- a. Create vibrant, mixed use neighbourhood centres with opportunities for shop top housing that provide a range of small-scale retail, business and community uses to cater for the needs of the local population.

Schedule 7 - Pondicherry Precinct

- b. Achieve high quality architecture through the appropriate composition and articulation of building elements, textures, materials and colours that respond to the building's use and locality.
- c. Ensure adjacent residential buildings, other adjoining development and public open space retain sufficient solar access.
- d. Encourage development which makes a positive contribution to the streetscape, promotes active transport use, and contributes to the amenity of the centre.
- e. Create entrances which provide a desirable and safe identity for the development and which assist in visitor orientation.
- f. Minimise potential conflicts between pedestrians and vehicles.

**Controls**General

- 1. The neighbourhood centres must be located in accordance with the Indicative Layout Plan (**Figure 2-1**) and defined by the *B1 Neighbourhood Centre* zone boundary in the Western Parkland City SEPP.
- 2. Active street frontages are to be prioritised to public domain areas and maximised where possible to the surrounding public streets. Fine grained and intensive land uses that provide visual interest and encourage pedestrian activity is encouraged. Residential development is not permitted at the ground floor level unless it is for an entrance or lobby, access for fire services or vehicular access.
- 3. Incorporate residential/shop top housing above the ground floor retail/commercial tenancies where feasible.

Layout

- 4. The arrangement of built forms must consider potential future noise and amenity conflicts to surrounding uses inside and outside of the neighbourhood centre.

Built form

- 5. Development must be designed and sited so that it visually addresses the street and must have a clearly identifiable entry.
- 6. Buildings are not to exceed the maximum building height identified on the Height of Buildings map of the Western Parkland City SEPP, with buildings in the Lake neighbourhood centre not to exceed six storeys.
- 7. Buildings are to be articulated and visually address the street through the selection of materials, openings and entries. Where buildings are not proposed to be built to the street frontage, setbacks are to be minimised. Buildings are also to be designed and located to address, activate and enhance nearby public domain.
- 8. The building and landscape design is to be complementary to ensure it is legible, safe, and accessible for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate.
- 9. Avoid the occurrence of blank walls on buildings through façade articulation that clearly delineates points of interest e.g. building entries, and vertical and horizontal elements. In circumstances where walls with minimal or no openings (i.e. windows, doors and balconies) are unavoidable, they are to be treated with appropriate design detail and visual articulation through the use of colours and materials.
- 10. Building heights are to take into account view lines and protect solar access to nearby parks, streets and the public domain.

Schedule 7 - Pondicherry Precinct

11. Establish a 'sense of place' and contemporary character for the precinct through a high quality built form and energy efficient architectural design.
12. Highly reflective materials are not acceptable for roof or wall cladding.

Public Domain

13. Provide a high-quality landscape design including a coordinated package of street furniture and lighting that enhances the character of the neighbourhood centre.
14. Provide street tree and open space planting to provide generous shade for pedestrians.
15. Provide continuous weather protection to the building perimeter where appropriate with a focus on those active entries and shop fronts which integrate with the public domain.
16. Shop fronts are to be glazed to ensure visual interest, provide borrowed light and surveillance to the street in alignment with Safer by Design principles.

Transport and Access

17. Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation.
18. Incorporate transport interchanges which accommodate bicycle parking, in addition to park and ride facilities.
19. Provide on-street parking for convenience and to contribute to the activation of the street, where appropriate to support the use and function of the neighbourhood centre.
20. The visibility of parking areas at street frontages shall be minimised through:
  - i. parking layout and design, building location and design and landscaping treatments;
  - ii. bitumen and cars are not to be the dominant features of the landscape; and
  - iii. the design of parking areas is to consider pedestrian legibility, safety and accessibility from street frontages, within the centre and to adjoining land where appropriate.
21. Waste storage and collection areas are to be designed to minimise amenity impacts and should not impede the use of the public domain.

[Schedule 7 - Pondicherry Precinct](#)

## 4 Site Specific Development Controls

### 4.1 Development near or on the Rail Corridor

**Note:** This section is supplementary to **Section 2.3.9 Noise** of the main body of the DCP and provides further guidance in relation to noise management on or near the North-South Rail Corridor.

#### Objectives

- a. To ensure that development on or near the rail corridor does not impact the integrity or safety of the corridor.
- b. To ensure reasonable standards of amenity for residential development within the vicinity of the rail corridor.

#### Controls

1. Development within and adjacent the North South Rail Corridor must take into consideration the following documentation
  - i. Sydney Metro – Technical Services Sydney Metro Underground Corridor Protection Technical Guidelines;
  - ii. Sydney Metro – Technical Services Sydney Metro at Grade and Elevated Sections Corridor Protection Guidelines; and
  - iii. Development Near Rail Corridors and Busy Roads – Interim Guideline.
2. Developments adjacent to the North South Rail Corridor must be oriented towards the street.
3. Where residential or sensitive use development is proposed within 100m of the North South Rail Corridor an acoustic assessment must be undertaken in accordance with Council's Environmental Noise Policy. Where alternative noise mitigation is not proposed and residential dwellings are located within 25m of a rail corridor, dwelling noise mitigation must incorporate "Category 3" acoustic measures (or equivalent) in accordance with the Department of Planning, Industry and Environment – Development Near Rail Corridors and Busy Roads – Interim Guideline (Figure 3.3a and Appendix C). Similarly, where residential dwellings are located between 25m and 60m from a rail corridor "Category 2" acoustic measures (or equivalent) in accordance with the Department of Planning Industry and Environment – Development Near Rail Corridors and Busy Roads – Interim Guideline (Figure 3.3a and Appendix C).



Schedule 7 - Pondicherry Precinct

## 4.2 Development near or on Electricity Easements

### Objectives

- a. To ensure that development on or near electricity easements does not impact on the integrity and safety of electricity infrastructure.
- b. To ensure reasonable standards of amenity for residential development within the vicinity of electricity easements.
- c. To encourage passive surveillance of electricity easements.

### Controls

1. Development within and adjacent electricity easements including but not limited to, landscape and fencing is to consider the appropriate and current TransGrid Development Guidelines including:
  - I. TransGrid Easement Guidelines, Third Party Development;
  - II. Subdivision and Development Guidelines; and
  - III. Living and Working with electricity transmission lines.
  - IV. Relevant Endeavour Energy specification
2. Open space and drainage contained within an electricity easement and any road crossings of an easement should generally be in accordance with the Indicative Layout Plan (**Figure 2-1**) and Precinct Road Hierarchy Plan (**Figure 2-12**).
3. Public roads within residential areas are encouraged adjacent to electricity easements to allow easy access to transmission towers and passive surveillance of open space (**Figure 4-1**).
4. Where private ownership of the electricity easement is proposed, the number of private lots should be limited and contain a building footprint outside the easement (**Figure 4-2**).
5. All proposed activities within electricity easements require approval from the relevant authority. Applicants should consult with electricity supply authorities prior to submitting a development application to Council. Evidence of approval is to be submitted with the development application.
6. No buildings are permitted in electricity easements without the approval of the relevant electricity supply authority.

ORD02

Attachment 1

Attachment 1  
ORD02

Schedule 7 - Pondicherry Precinct

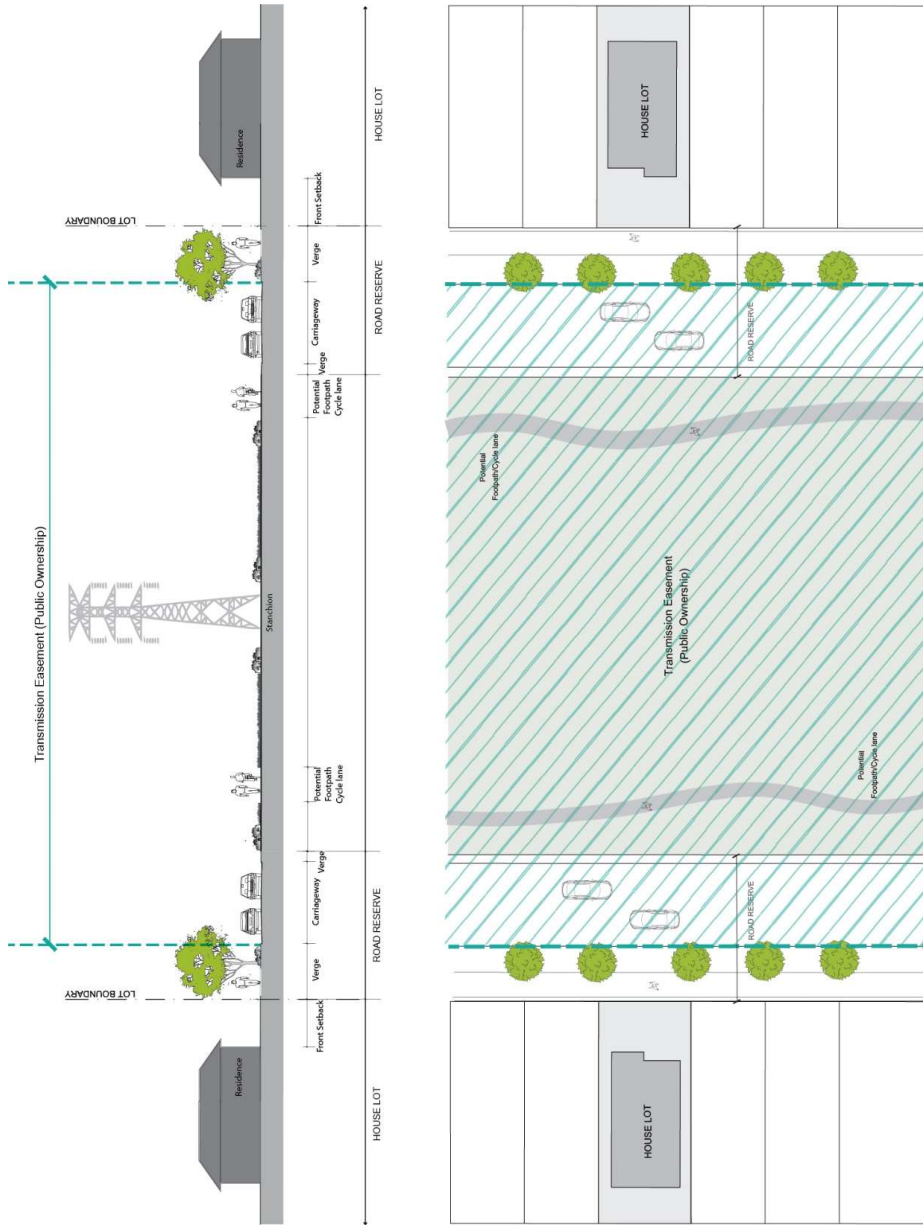


Figure 4-1: Electricity Easement (Public Ownership)

Schedule 7 - Pondicherry Precinct

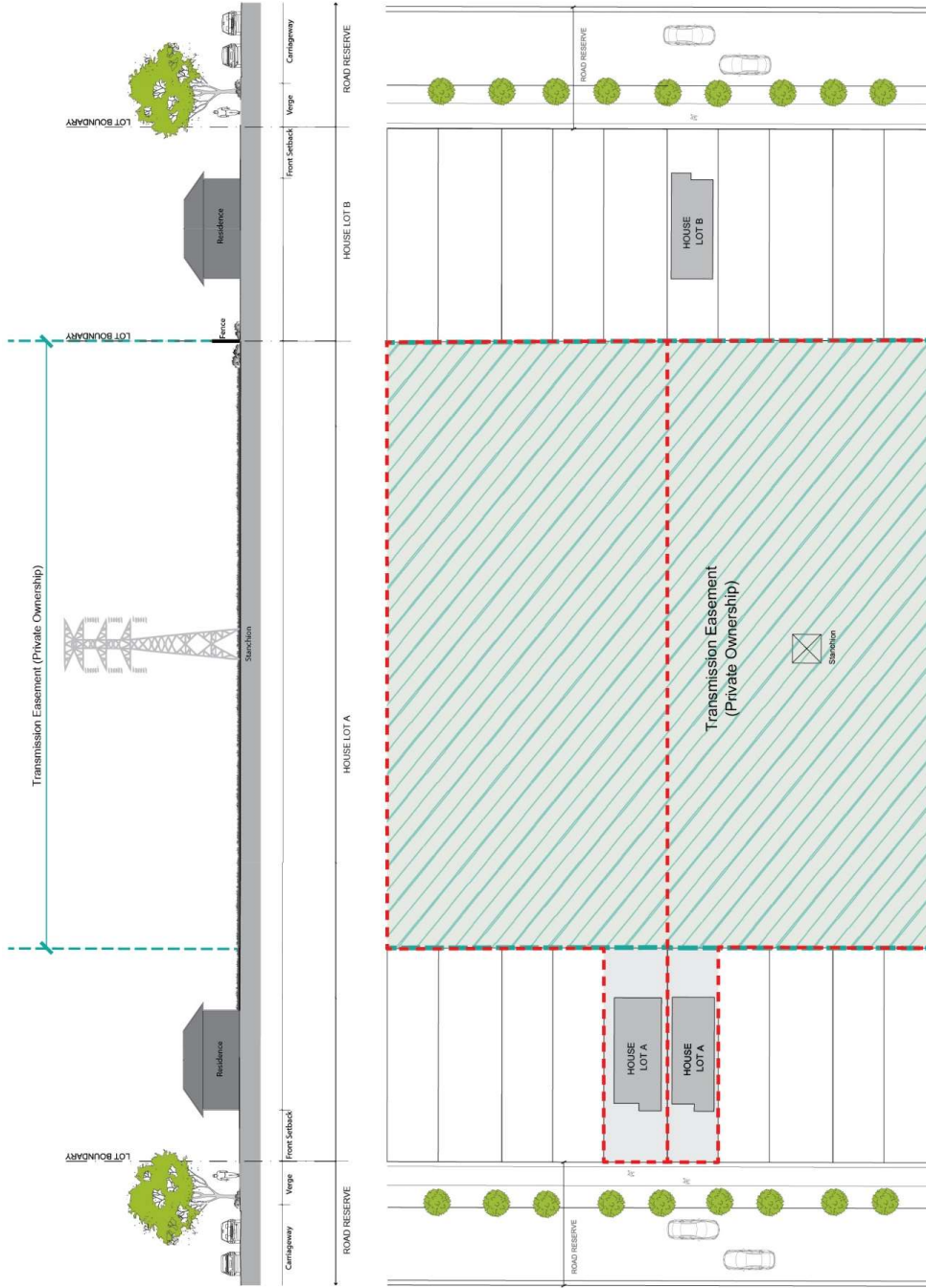
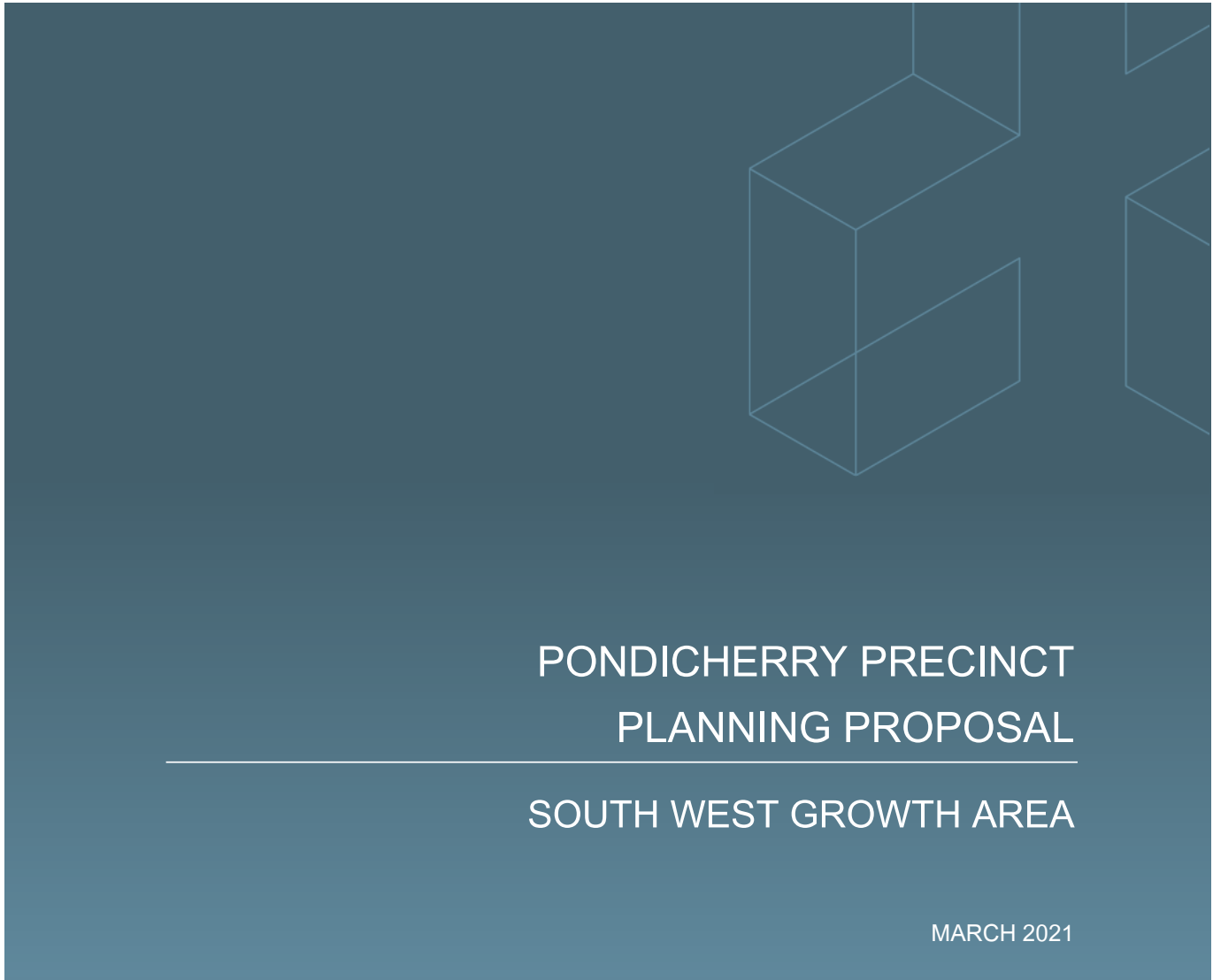


Figure 4-2: Electricity Easement (Private Ownership)

ORD02

Attachment 2



Copyright © 2021 Design+Planning Pty Ltd  
Suite 304, 171 Clarence Street, Sydney NSW 2000  
Phone 02 9290 3636

# PONDICHERRY PRECINCT PLANNING PROPOSAL

## SOUTH WEST GROWTH AREA

MARCH 2021

ORD02

**Prepared for:** **Greenfields Development Company (No.2) Pty Ltd**  
5 Peter Brock Drive  
ORAN PARK TOWN NSW 2570

**Prepared by:** **Design+Planning**  
Suite 304, 171 Clarence Street  
SYDNEY NSW 2000  
P: (02) 9290 3636 E: [admin@designandplanning.com.au](mailto:admin@designandplanning.com.au)

**Document Status**

VERSION	COMMENT	PREPARED BY	REVIEWED BY	REVIEW DATE	APPROVED BY	ISSUE DATE
A	Council Submission	DG	NM	30/03/2021	D+P	30/03/2021
B	Pre-Exhibition Submission	DG	D+P	06/05/2022	DG	09/05/2022
C	Pre-Exhibition Submission	KA	DG	10/10/2022	DG	11/10/2022
D	Pre-Exhibition Submission	KA	DG	10/11/2022	DG	10/11/2022

**Disclaimer and Copyright**

*This document was commissioned by and prepared for the exclusive use of Greenfields Development Company No. 2 (GDC). It is subject to and issued in accordance with the agreement between GDC and D+P*

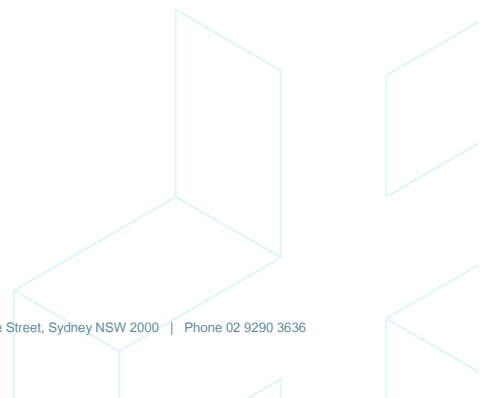
*D+P acts in all professional matters as a faithful advisor to its clients and exercises all reasonable skill and care in the provision of professional services. The information presented herein has been compiled from several sources using a variety of methods. Except where expressly stated, D+P does not attempt to verify the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.*

*This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of D+P.*

Attachment 2



Copyright © 2021 Design+Planning Pty Ltd | Suite 304, 171 Clarence Street, Sydney NSW 2000 | Phone 02 9290 3636



## CONTENTS

EXECUTIVE SUMMARY .....	5
1 INTRODUCTION.....	7
1.1 Pondicherry Precinct.....	7
1.2 Pondicherry (Part) Precinct (Tranche 41).....	13
1.3 Oran Park Precinct (Tranche 28).....	13
1.4 Purpose of this Report .....	13
1.5 Project Consultant Team .....	14
1.6 Consultation .....	14
2 STRATEGIC AND STATUTORY PLANNING FRAMEWORK .....	15
2.1 State and Regional Strategic Planning Framework.....	15
2.2 Statutory Planning Framework .....	19
2.3 Local Planning Framework .....	21
3 SITE INVESTIGATIONS AND MASTERPLANNING OUTCOMES .....	24
3.1 Housing Market Analysis .....	24
3.2 Landscape Character.....	25
3.3 Social Infrastructure.....	26
3.4 Land Capability Investigations.....	35
3.5 Aboriginal Heritage .....	37
3.6 European Heritage.....	38
3.7 Water Cycle Management and Flooding .....	40
3.8 Biodiversity.....	43
3.9 Riparian Corridors.....	47
3.10 Bushfire.....	48
3.11 Traffic and Transport.....	50
3.12 Servicing Infrastructure.....	51
3.13 Air Quality.....	52
3.14 Noise Assessment .....	53
3.15 Retail and Employment Assessment.....	55
3.16 Summary of Constraints and Opportunities.....	56
4 INDICATIVE LAYOUT PLAN .....	57
4.1 Pondicherry Precinct Vision .....	57
4.2 Objectives .....	57
4.3 Planning Principles .....	58
4.4 Draft Indicative Layout Plan .....	61
5 CAMDEN GROWTH CENTRE PRECINCTS DCP .....	84
6 ORAN PARK PRECINCT DCP.....	85
6.1 Oran Park ILP Amendments.....	85
6.2 Oran Park VPA.....	87
7 INFRASTRUCTURE DELIVERY AND DEVELOPER CONTRIBUTIONS.....	88
7.1 Regional Infrastructure.....	88
7.2 Local Infrastructure .....	88
7.3 Local Infrastructure and Developer Contributions .....	89
8 THE PLANNING PROPOSAL.....	90
8.1 Part 1 – Objectives and Intended Outcomes.....	90
8.2 Part 2 – Explanation of Provisions.....	90
8.3 Part 3 – Justification.....	114
8.4 Part 4 – Mapping.....	133
8.5 Part 5 – Community Consultation .....	134
8.6 Part 6 – Project Timeline.....	134
9 CONCLUSION AND RECOMMENDATIONS.....	135

## APPENDICES

- A. Rezoning Site Plan
- B. Proposed Draft Indicative Layout Plan
- C. Proposed Western Parkland City SEPP Maps
- D. Draft Camden Growth Centre Precinct DCP Schedule (Pondicherry Precinct)
- E. Draft Oran Park DCP Figures
- F. Proposed Housing Typologies
- G. Oran Park / Pondicherry TransGrid Easement Plan and Supporting Documentation
- H. Pondicherry Lake Precinct Water Management Act Assessment Report and Natural Resource Access Regulator correspondence dated 4 June 2020
- I. Supporting Technical Studies

## SUPPORTING TECHNICAL STUDIES

- 1. Housing Market Analysis, MacroPlan
- 2. Landscape Character, JMD Design
- 3. Social Infrastructure, Elton
- 4. Geotechnical Investigation, Douglas Partners
- 5. Salinity Investigation, Douglas Partners
- 6. Site Contamination Investigation, Douglas Partners
- 7. Aboriginal Heritage, Kelleher Nightingale
- 8. European Heritage, GML Heritage
- 9. Water Cycle Management and Flooding, Calibre Consulting
- 10. Ecology, Eco Logical Australia
- 11. Riparian Corridors, Eco Logical Australia
- 12. Bushfire, Eco Logical Australia
- 13. Traffic and Transport, GHD
- 14. Utilities Servicing Report, IDC
- 15. Utilities Implementation Plan, IDC
- 16. Air Quality, ERM
- 17. Noise and Vibration Assessment, WSP
- 18. Retail Analysis, Macroplan

## FIGURES

Figure 1: Status of Precinct Planning in the South West Growth Area (NSW DPIE).....	8
Figure 2: Regional Location and Context .....	9
Figure 3: Site and Context Plan .....	10
Figure 4: Land Subject to the Planning Proposal .....	11
Figure 5: South West Growth Centre Structure Plan.....	17
Figure 6: Temporary Stormwater Strategy (Calibre, 2021) .....	42
Figure 7: Biodiversity Certification Mapping .....	44
Figure 8: Existing Native Vegetation (ELA, 2021 and the Growth Centres Conservation Plan, 2007).....	45
Figure 9: Riparian Assessment – Strahler Stream Order, Top of Bank and Riparian Corridors (ELA, 2020) .....	47
Figure 10: Riparian Corridor (NRAR, 2018).....	48
Figure 11: Proposed Pondicherry Road Hierarchy.....	51
Figure 12: Odour Impact Area (ERM, 2021).....	53
Figure 13: Key Site Opportunities and Constraints .....	56
Figure 14: Pondicherry Precinct Draft ILP .....	60
Figure 15: Pondicherry and Tranche 41 Residential Structure .....	65
Figure 16: Road Hierarchy.....	67
Figure 17: Sub-Arterial Road .....	68
Figure 18: Dransfield Drive Extension .....	69
Figure 19: Typical Green Link Roads .....	70
Figure 20: Pedestrian and Cycle Network .....	71
Figure 21: Pondicherry Blue-Green Grid Network.....	72
Figure 22: Public Transport Network .....	73
Figure 23: Open Space Network.....	75
Figure 24: Education and Community Facilities .....	76
Figure 25: Flood Prone Land .....	78
Figure 26: Water Cycle Management and Ecology .....	79
Figure 27: Bushfire Prone Land and Asset Protection Zones .....	81
Figure 28: Transmission Easement (Public Ownership) .....	82
Figure 29: Noise Impact Areas .....	83
Figure 30: Pondicherry and Oran Park ILP Comparison .....	86
Figure 31: Proposed Land Application Map.....	91
Figure 32: Proposed Land Zoning Map .....	93
Figure 33: Proposed Oran Park Precinct Land Zoning Comparison Plan.....	94
Figure 34: Proposed Lot Size Map .....	95
Figure 35: Proposed Oran Park Precinct Minimum Lot Size Comparison Plan .....	96
Figure 36: Proposed Residential Density Map .....	98
Figure 37: Proposed Height of Buildings Map .....	100
Figure 38: Proposed Oran Park Precinct Height of Buildings Comparison Plan .....	101
Figure 39: Proposed Floor Space Ratio Map .....	103
Figure 40: Proposed Heritage Map.....	104
Figure 41: Proposed Land Reservation Acquisition Map .....	105
Figure 42: Proposed Special Areas Map .....	106
Figure 43: Proposed Oran Park Precinct Special Areas Comparison Plan .....	107
Figure 44: Proposed Native Vegetation Protection Map .....	109
Figure 45: Proposed Biodiversity Certified Land Map (ELA, 2021).....	109
Figure 46: Proposed Precinct Boundary Map.....	111
Figure 47: Proposed Riparian Protection Area Map.....	112
Figure 48: Proposed Oran Park Precinct Riparian Protection Area Comparison Plan .....	113



## TABLES

Table 1: Supporting Documentation .....	14
Table 2: Indicative Lot Mix, Pondicherry Precinct.....	24
Table 3: Social Infrastructure Needs Analysis .....	31
Table 4: Draft ILP Yield, Population and Open Space Calculations .....	35
Table 5: Bushfire hazard assessment and APZ requirements .....	49
Table 6: Draft ILP housing mix and dwelling yield summary .....	64
Table 7: Pondicherry Land Use Areas .....	64
Table 8: Total Pondicherry (including T41) Land Use Areas.....	64
Table 9: Greater Sydney Region Plan .....	114
Table 10: Response to Western City District Plan District Priorities .....	120
Table 11: Response to Camden Councils Local Strategic Planning Statement .....	124
Table 12: SEPP Review .....	128
Table 13: Section 9.1 Direction Review .....	129
Table 14: Project Timeline .....	134

**ORD02**

**Attachment 2**

## EXECUTIVE SUMMARY

This Planning Proposal has been prepared on behalf of Greenfields Development Company No.2 Pty Ltd (GDC), which has development rights over the land owned by Leppington Pastoral Company Pty Ltd. The Planning Proposal seeks to rezone land for urban development within the Camden Local Government Area (LGA) comprising the Pondicherry Precinct of the *South West Growth Area* (SWGA). Pondicherry was undergoing rezoning through the State Government's Precinct Planning process; however, the responsibility for the rezoning has been transferred to the proponent to progress. This report relates to the major portion of the Pondicherry Precinct, with a smaller part of the Precinct rezoned in March 2022 via a separate Planning Proposal (Tranche 41).

Pondicherry comprises 242ha of land and will accommodate a population up to 8,830 people, forming a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and guidelines published by the *NSW Department of Planning, Industry & Environment* (NSW DPIE), namely 'A Guide to Preparing Planning Proposals' (August 2016) to ensure all matters requiring consideration are appropriately addressed. The proposal will require amendment to the *Camden Local Environmental Plan 2010* (CLEP 2010), facilitated through an amendment under the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Western Parkland City SEPP).

### **The Proposal**

Pondicherry is currently zoned *RU1 Primary Production* under the CLEP 2010 and is subject to a minimum lot size control of 40ha and a maximum building height control of 9.5m. The existing land use is agricultural including dairy farming and crop production. The site is characteristic of the surrounding land uses to the north, east and west which exhibit a rural character consistent with their current zoning. This proposal seeks to rezone the site to urban development typical of areas of the Growth Centre already rezoned, including *R2 Low Density Residential*, *R3 Medium Density Residential*, *B1 Neighbourhood Centre*, *C2 Environmental Conservation*, *RE1 Public Recreation* and *SP2 Infrastructure* as well as providing appropriate controls relating to minimum lot size, height, density and biodiversity.

The studies undertaken for the rezoning of Pondicherry indicate the capacity of the site for urban development to include a yield ranging between 2530 to 2850 reflecting a population between 7,840 and 8,830 people. It is expected that the site will provide a broad mix of low and medium density residential housing, within suburban and urban streetscape settings. The residential development will be supported by pedestrian and cycle links to the existing and future surrounding neighbourhoods and approximately 11.6ha of local open space, 11.6ha of active open space containing playing fields and multipurpose courts and 5.53ha of riparian corridors.

Major road connections to Oran Park and The Northern Road will ensure the site is highly accessible to cars, public transport and pedestrian/cyclists. The connected road network will also ensure ease of access to the future rail services in Oran Park upon opening.

The site is traversed by the North-South Rail corridor with planning of the Precinct needing to acknowledge and respond to this future major piece of transport infrastructure.

The key masterplanning objectives of the Pondicherry Precinct espoused within the planning include:

- to build the urban structure and form upon the sites unique character by responding to the natural features of the landscape including topography, watercourses, riparian corridors, native vegetation and geotechnical conditions;
- to ensure the provision of a range of housing types that offer great diversity and affordability, supported by a network of local and regional roads, and walking and cycling paths that connect to places people want to go; and
- to develop planning controls to enable the development of an environmentally, economically and socially sustainable community.

In consideration of an integrated design outcome at the interface, this Planning Proposal also seeks to rezone a small portion of land within the Oran Park Precinct. As evidenced on the Draft Pondicherry ILP, the design at the interface of these two Precincts is highly integrated, with road connections, land uses, the Lake Precinct and development cells straddling the boundary between the two Precincts. Accordingly, the Draft ILP design for Pondicherry has also considered and directed an alternate design within small portions of the Oran Park Precinct relative to the current adopted Oran Park ILP and associated SEPP Mapping. These changes are minor and will ensure an integrated development outcome between the two release areas.

The Pondicherry site is strategically suited for residential development, noting the following:

- It is a discrete area bounded by an existing urban area (Oran Park) and the Precinct boundary to the south, major road infrastructure (The Northern Road) to the west and South Creek to the east.
- The site adjoins an existing residential area and benefits from the retail, employment and recreational opportunities and amenity of Oran Park.
- There are no physical or environmental constraints that would prevent rezoning and development of the site.
- It is able to be serviced through augmentation of the existing surrounding trunk networks, including sewer, water, electrical and telecommunications.
- The site is within the SWGA and the Western City District which is being comprehensively planned to accommodate the growth of Sydney.
- The rezoning and development of the site will support the Government's investment in infrastructure and will result in better utilisation of the land.
- The site has proximity to an extensive regional road network and is well located to leverage the opportunities presented by the Western Sydney Airport and the Western Sydney Employment Area (WSEA).
- It is well positioned to capitalise on the availability of new and existing infrastructure including: The Northern Road and Camden Valley Way upgrades; the connection of Gregory Hills Drive to Campbelltown Train Station and the northbound entry to the M5/Hume Highway; and the Leppington train station located 7.5km to the north-east.

#### **Site Specific Context**

A site analysis supported by extensive technical studies has identified the site as being suitable for development due to the following site-specific opportunities:

- Retention of important key creek lines and establishment of an effective blue-green grid network including optimum management of site stormwater focused on a proposed Lake and wetland system.
- Retention of significant vegetation within riparian corridors.
- Improvement of water quality, water flow and stormwater management.
- Opportunities for a diverse mix of low-density, medium density and mixed-use residential housing outcomes.
- Meaningful integration via road, pedestrian, cycle and green links with the surrounding existing and future communities.
- Retention and protection of the indigenous heritage values of South Creek, by establishing a connected movement network along the corridor.
- Provision of a major road network which supports the efficient movement within and around the Precinct, including connection to two constructed signalised intersections on The Northern Road.
- Effective integration of existing electrical easements including provision of both public and private uses.
- Effective management of noise from The Northern Road, sub-arterial roads and the future North-South Rail corridor.
- The site is serviceable from existing surrounding trunk networks, including sewer, water, electrical, gas and telecommunications.

#### **Conclusion**

This Planning Proposal provides the strategic framework through which the Pondicherry site will support delivery of the broader objectives for redevelopment within the Camden LGA and SWGA focused on the delivery of new housing. The rezoning achieves the objectives of the *Greater Sydney Region Plan*, the *Western City District Plan* as well as Camden Council's *Local Strategic Planning Statement*. The outcome from the review of the site's strategic context along with the site specific analyses and merit provides confidence that the site has the capacity and suitability to be rezoned for urban purposes.

# 1 INTRODUCTION

This Planning Proposal has been prepared on behalf of Greenfields Development Company No.2 Pty Ltd (GDC), which has development rights over the land owned by Leppington Pastoral Company Pty Ltd. This Planning Proposal seeks Council and State Government support to rezone land for urban development within portions of the Pondicherry and Oran Park Precincts of the South West Growth Area (SWGA), located in the Camden LGA.

The Pondicherry Precinct comprises 242ha of land, with studies conducted indicating suitability of the site for a yield in the order of 2530 to 2850 dwellings reflecting a population between 7,840 and 8,830. Pondicherry forms a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

Local and regional context plans are included as Figures 1, 2 and 3 below, with the site plan included as Appendix A. The rezoning site includes the Pondicherry Precinct (excluding the recently rezoned Tranche 41) and a portion of the Oran Park Precinct, Tranche 28. The following introductory sections discuss each area as they influence this planning proposal.

## 1.1 Pondicherry Precinct

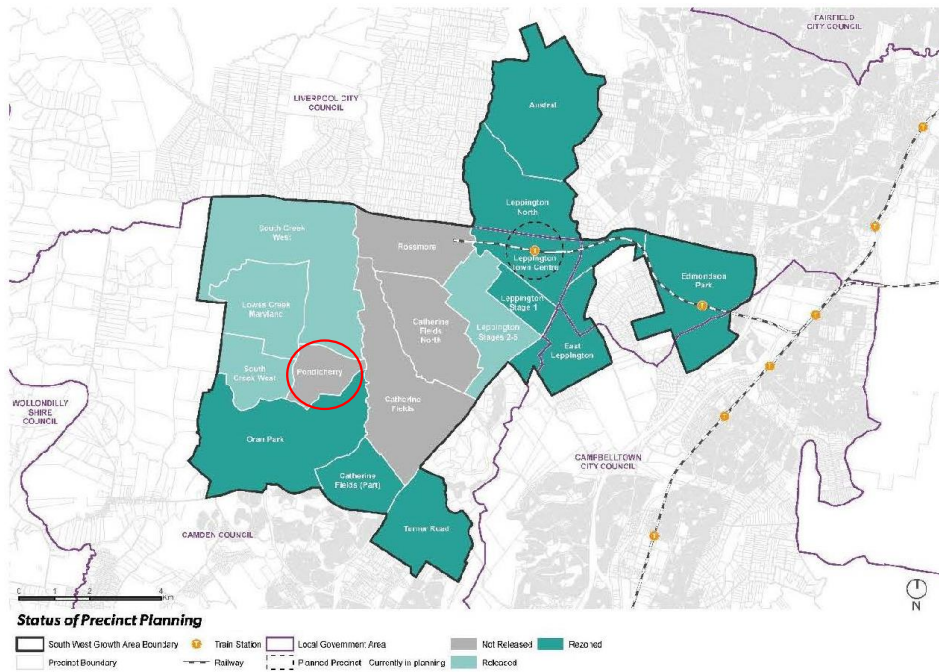
The Pondicherry Precinct is located within the central-west portion of the SWGA within the suburb of Oran Park in the Camden LGA. The Precinct adjoins the existing Oran Park Precinct to the south, South Creek to the east and the Northern Road to the west. The northern boundary adjoins existing farmland which forms part of the future South Creek West Precinct of the SWGA.

The Precinct is one of 14 precincts in the SWGA, of which eight have been rezoned under Growth Centres SEPP for urban development (Figure 1). Those rezoned Precincts include Oran Park, Catherine Field (Part), Turner Road, East Leppington, Edmondson Park, Leppington, and Austral and Leppington North. Since their rezoning these Precincts have undergone significant development, transforming the areas into new communities supported by investment in infrastructure including road upgrades, the South West Rail Link to Leppington Station, and utilities including water, sewer, and electricity.

The Precinct encompasses approximately 242ha of existing rural land and is located approximately 30km south-west of Parramatta and 10km to the south of the Western Sydney Aerotropolis.

The Precinct contains several post-war farmhouses with no public roads or social infrastructure within the Precinct.

Figure 1: Status of Precinct Planning in the South West Growth Area (NSW DPIE)



Note: Lowes Creek Maryland and Pondicherry (Tranche 41) have been rezoned since the original documenting of this report

1.1.1 LOCAL AND REGIONAL CONTEXT

The Pondicherry Precinct adjoins the established and rapidly developing Oran Park Precinct to the south. Oran Park was rezoned in 2007 and includes a mixed use town centre, schools, sporting and community facilities and future employment lands. Pondicherry also adjoins the South Creek West, Lowes Creek Maryland and Catherine Park Precincts and forms a logical extension of the Oran Park Precinct bordered by South Creek to the east and The Northern Road to the west.

The Narellan Strategic Centre is located approximately 6km to the south of Pondicherry and includes the largest shopping centre in the area. The Western Sydney Aerotropolis is located approximately 10km to the north and Leppington Railway Station is approximately 7km to the north-east of the Precinct.

Pondicherry is well serviced by major transport infrastructure including the nearby and recently upgraded Camden Valley Way to the east and The Northern Road to the west which is currently undergoing upgrade works which are nearing completion. The extension of Gregory Hills Drive also provides a direct regional road link to Campbelltown Train Station and the northbound entry to the Hume Highway. The South West Rail Link is also now operational with Leppington Station situated approximately 7.5km north east of the site accessed via Camden Valley Way.

The Precinct is traversed by the proposed North-South Rail Corridor which is proposed to extend from St Marys in the north to Macarthur in the south, via the Western Sydney Airport. Railway Stations in the vicinity of Pondicherry are proposed in the South Creek West Precinct (north) and the Oran Park Precinct (south). The proposed M9 Outer Sydney Orbital is situated approximately 3km to the west of the Precinct.

The release of the *Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan – Stage 1: Initial Precincts* in August 2018 and the more recent *Western Sydney Aerotropolis Planning Package* signifies a growing focus on the opportunities the Western Sydney Airport will bring to the region, including a high level of employment to support the residential population. The Aerotropolis, once it is fully developed, will serve as a key employment destination for the SWGA community.

The regional location and context of the Pondicherry site is shown in Figure 2.



ORD02

Attachment 2

Figure 2: Regional Location and Context

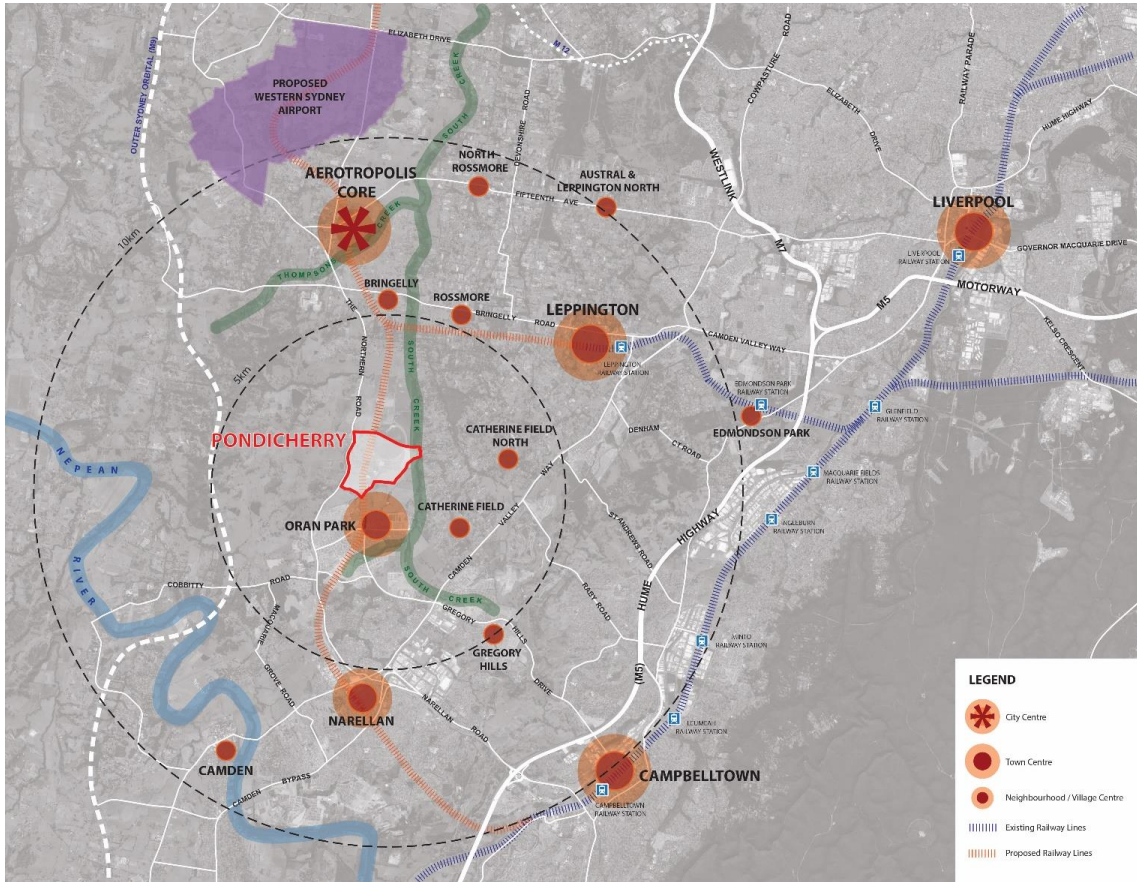


Figure 3: Site and Context Plan



ORD02

Attachment 2

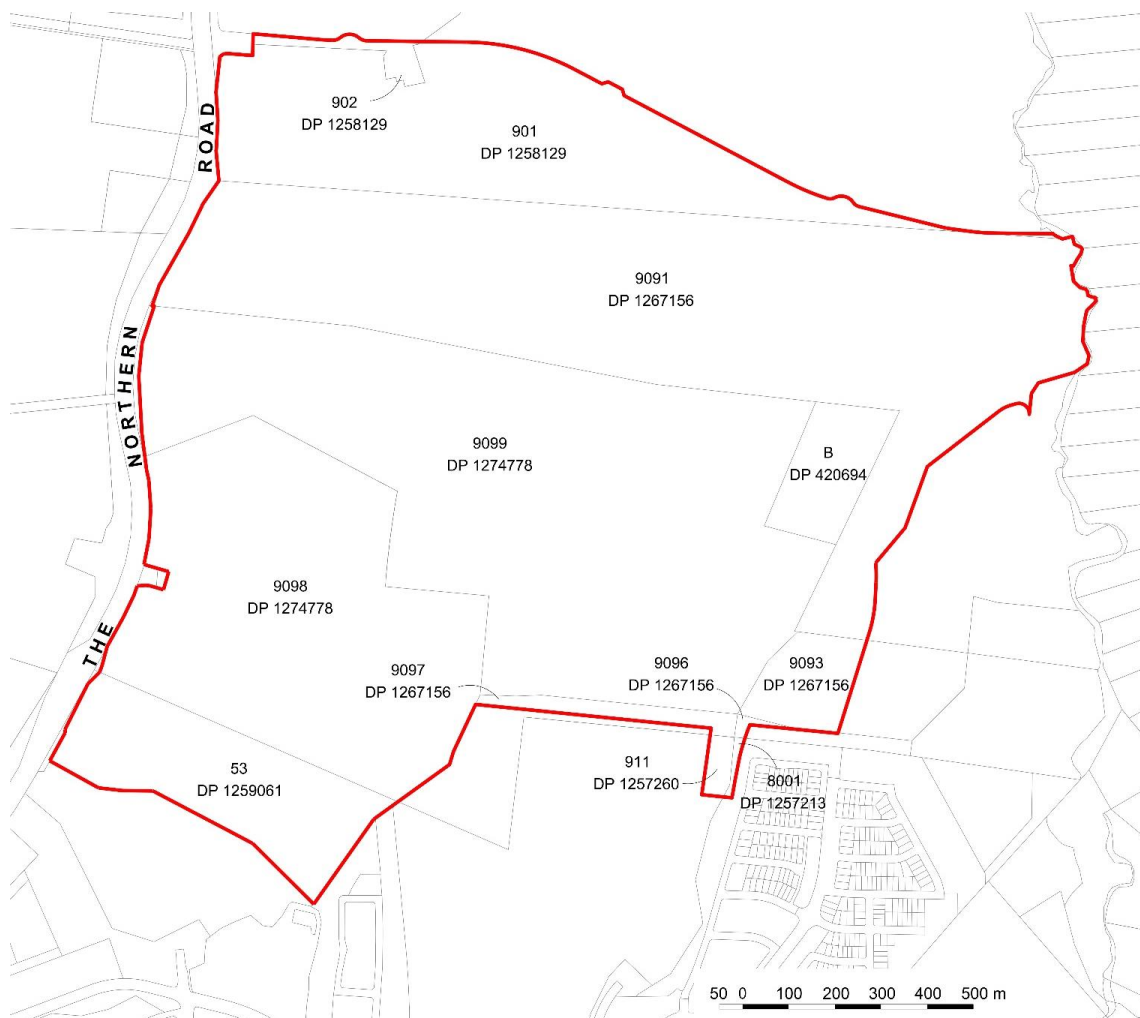
### 1.1.2 SITE DESCRIPTION

The Pondicherry Precinct encompasses approximately 242ha of existing rural land in the SWGA. The Precinct comprises several post-war farmhouses with no public roads or social infrastructure within the Precinct.

The rezoning site area comprises land within both the Pondicherry and Oran Park Precincts and includes a total of seven titles in the ownership of the single landowner, Leppington Pastoral Company Pty Ltd. The site and property details are detailed in Figure 4.

- Lot B DP420694
- Lot 8001 DP1257213
- Lot 911 DP1257260
- Lot 901, 902 DP1258129
- Lot 53 DP1259061
- Lot 9091, 9093, 9096, 9097 DP1267156
- Lot 9098, 9099 DP1274778

Figure 4: Land Subject to the Planning Proposal





### 1.1.3 EXISTING CONDITIONS

The Pondicherry land holding is zoned *RU1 Primary Production* under the *Camden Local Environmental Plan 2010* and is subject to a minimum lot size control of 40ha and a maximum building height of 9.5m. The existing land uses within the Precinct are agricultural including dairy farming and crop production with several rural workers dwellings present. The existing site is typical of the surrounding land uses to the north and west which continue to be utilised generally for commercial farming practices. To the east of the site is the small lot rural subdivision of Catherine Field.

A series of studies have been undertaken to provide an understanding of the existing constraints and opportunities including:

- Topography, geotechnical conditions and land capability;
- Natural environment and biodiversity;
- Watercourses, riparian areas, flooding and bushfire; and
- Landscape character and heritage.

The outcomes of these studies have been analysed through a masterplanning process to reveal the complex interrelationship of factors to inform the range of land uses suitable for the site.

The key features of the Precinct include:

- **Topography:** The site is characterised by a central ridgeline running from the western side of the Northern Road in a north-east/south-west direction. The ridge is at its highest in the south-west corner of the Precinct adjoining The Northern Road (110 AHD) and falls to the lowest point at South Creek along the eastern boundary (approximately 70 AHD). The ridge includes steeper slopes to the eastern side (approximately 7%) with flatter land located in the eastern portion of the site containing existing farm dams adjacent South Creek.
- **Biodiversity:** Biodiversity values within the Sydney Region Growth Centres are assessed through the Biodiversity Certification (under the *Biodiversity Conservation Act 2016* (BC Act 2016)) of the Growth Centre SEPP. Biodiversity certification negates the requirement for impact assessment on threatened species under the BC Act, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West and South West Growth Centre. Notwithstanding, the Masterplanning process requires that the biodiversity values of the site be investigated to determine if any site features are worthy of retention within the future urban environment. The site is characterised by sparse paddock and hollow bearing trees of the *Cumberland Plain Woodland* (CPW), with riparian corridor exhibiting *River-Flat Eucalypt Forest*. The site has generally been highly disturbed due to the ongoing farming operations which includes cattle grazing and crop growing.
- **Watercourses:** The Precinct sits wholly within the South Creek catchment, with the eastern perimeter including a small length of South Creek classified as a 4<sup>th</sup> Order Stream (Strahler System). The entire boundary adjoining the Oran Park Precinct includes a tributary of South Creek, with the majority of this being classified as a 3<sup>rd</sup> Order Stream. This tributary has been modified at the eastern end to form two large farm dams. The dams are utilised as part of the existing farming operations for watering of livestock and crop irrigation. The southern farm dam also contributes to the provision of stormwater detention for the Oran Park Precinct (135,500m<sup>3</sup>). The DPIE Hydroline Spatial Data also indicates numerous streams being present across the site, which following on site investigations have not been found to exhibit the required features to classify them as watercourses.
- **Farm Dams:** The site exhibits two large farm dams located on a 3<sup>rd</sup> Order watercourse, which also contribute to the provision of Stormwater Detention for the Oran Park urban area prior to discharge into South Creek. Several other smaller dams are also located within the Precinct.
- **Heritage:** The subject site has a historical connection to 'Maryland' as the two were part of the same holding until 1940. The two properties are however physically separated by The Northern Road, which has recently undergone widening to form a major arterial road. Maryland and its curtilage is listed as a heritage item of local significance under the Camden LEP 2010 and is subject of a nomination to be listed on the NSW Heritage Register. Planning for the restoration and adaptive re-use of the Maryland Homestead will form part of the Lowes Creek Maryland Precinct rezoning, which is awaiting finalisation. Significant urban development will be located between the Maryland Homestead curtilage and the development envisaged within Pondicherry.

## 1.2 Pondicherry (Part) Precinct (Tranche 41)

Greenfields Development Company (GDC) submitted a Planning Proposal to Camden Council in mid-2020 to seek the rezoning of a portion of the Pondicherry Precinct, known as Tranche 41. This Planning Proposal was rezoned on 18 March 2022 and pursued to allow the Oran Park Project to respond to market demands for new housing while the more complex considerations of the wider Pondicherry precinct were being resolved.

The Pondicherry ILP and associated specialist consultant assessments discussed in this report have been produced as a comprehensive design process across all of the Pondicherry Precinct. Yield and open space calculations, for example, are documented in this report inclusive of Tranche 41 to ensure a complete picture of the Pondicherry Precinct is portrayed. The SEPP Maps and DCP Schedule only provides the zoning outcomes for the areas where rezoning is sought, which exclude the Tranche 41 site area.

The Tranche 41 site area in the context of the wider Pondicherry Precinct is demonstrated on the ILP included as Appendix B.

## 1.3 Oran Park Precinct (Tranche 28)

In consideration of an integrated design outcome at the interface, this Planning Proposal also seeks to rezone a small portion of land within the Oran Park Precinct. As evidenced on the Draft Pondicherry ILP, the design at the interface of these two Precincts is highly integrated, with road connections, land uses, the Lake Precinct and development cells straddling the boundary. Accordingly, the Draft ILP design for Pondicherry has also considered and directed an alternate design within small portions of the Oran Park Precinct relative to the current adopted Oran Park ILP and associated SEPP Mapping.

The statutory changes are discussed further within *Section 8.2 Part 2 – Explanation of Provisions* and are necessary to ensure an integrated design outcome at the interface of the Pondicherry and Oran Park Precincts.

## 1.4 Purpose of this Report

This Planning Proposal has been prepared in accordance with the 'A Guide to Preparing Planning Proposals' to support an amendment to the Camden LEP 2010 (CLEP 2010) and the Growth Centres SEPP for the Pondicherry and Oran Park Precincts of the SWGA. The proposed amendments include portions of the Oran Park Precinct as necessary to deliver the outcomes envisaged through the Pondicherry ILP at the interface of the adjoining precincts, though excludes the area of Tranche 41 which was subject to a separate Planning Proposal and rezoned in March 2022.

The proposed rezoning will facilitate development to accommodate residential land uses intended to assist in meeting the housing targets for Camden, the Western City District and the SWGA.

The purpose of this report is to document the development of the draft ILP and associated precinct planning package through:

- Examining the existing context of the Precinct;
- Identifying the environmental constraints;
- Exploring development opportunities;
- Responding to the legislative requirements and best practice guidelines of State and local government; and
- Confirming consistency of the draft Precinct Planning Package with relevant planning documents.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and guidelines published by the *NSW Department of Planning, Industry & Environment (NSW DPIE)*, namely 'A Guide to Preparing Planning Proposals' (August 2016) to ensure all matters requiring consideration are appropriately addressed.

## 1.5 Project Consultant Team

The preparation of this report and supporting technical studies has involved the collaboration of a multi-disciplinary team, in consultation with Camden Council and NSW DPIE to ensure all relevant issues have been addressed at the concept Masterplanning phase. The documentation submitted in support of this Planning Proposal is identified in Table 1 below. This Planning Proposal should be read in conjunction with these technical reports.

**Table 1: Supporting Documentation**

#	Report	Author	Document Reference	Revision	Date
1	Housing Market Analysis	Macroplan	Pondicherry Housing Market Assessment	1.3	16/12/2020
2	Landscape Character	JMD Design	Pondicherry Landscape and Visual Assessment	D	12/02/2021
3	Social Infrastructure	Elton Consulting	Social Infrastructure Assessment	Final	29/03/2021
4	Land Capability Study	Douglas Partners	Project 76778.27	R.001.Rev0	31/08/2017
5	Geotechnical Investigations	Douglas Partners	Project 76778.28	R.001.DfA	24/08/2017
6	Preliminary Site Investigations	Douglas Partners	Project 76778.30	R.001.Rev3	24/02/2021
7	Aboriginal Heritage	Kelleher Nightingale	1632	2	11/12/2020
8	European Heritage	GML	Pondicherry Precinct European Heritage Significance Assessment Report	5	04/03/2021
9	Water Cycle Management and Flooding	Calibre Consulting	19-000750 210311 WCMP	C	11/03/2021
10	Biodiversity Assessment	Eco Logical Australia	16594	3	11/03/2021
11	Biodiversity Consistency Report	Eco Logical Australia	Growth Centres Biodiversity Certification		March 2021
12	Riparian Assessment	Eco Logical Australia	20WOL-16594	3	11/03/2021
13	Bushfire	Eco Logical Australia	Bushfire Strategic Study	3	22/03/2021
14	Traffic and Transport	GHD	Pondicherry Precinct Traffic and Transport Study	5	March 2021
15	Servicing Infrastructure	IDC	Utilities Servicing Report	3	05/03/2021
16			Utilities Implantation Plan	3	05/03/2021
17	Odour Impact Assessment	ERM	Pondicherry Odour Impact Assessment	2	25/02/2021
18	Noise and Vibration Assessment	WSP	Pondicherry Rezoning Noise & Vibration Assessment	0	04/02/2021
19	Retail and Employment Assessment	Macroplan	Pondicherry Retail and Employment Assessment		March 2021

## 1.6 Consultation

During the period that DPIE were managing the rezoning process consultation was undertake which involved several state agencies and Departments including those listed below. Consultation with these agencies has been ongoing since the resignation of the rezoning process from DPIE, to Council and the proponent.

- Transport for NSW
- School Infrastructure NSW
- Natural Resource Access Regulator
- Camden Council
- Sydney Water

## 2 STRATEGIC AND STATUTORY PLANNING FRAMEWORK

### 2.1 State and Regional Strategic Planning Framework

#### 2.1.1 NSW PREMIER'S PRIORITIES

The NSW Premier's Priorities sets clear commitments and targets to enhance the quality of life for the people of NSW and deliver on the government's key policy priorities, being:

- A strong economy.
- Highest quality education.
- Well-connected communities with quality local environments.
- Putting customer at the centre of everything we do.
- Breaking the cycle of disadvantage.

Of relevance to the planning for Pondicherry is the commitment for *greener public spaces* including a commitment to: "increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023"; and *greening our city* including the commitment to "increase the tree canopy and green cover across Greater Sydney by planting one million trees by 2022".

Pondicherry delivers on these commitments through the design of high-quality open spaces, located within 400m of all lots and through the transformation of what is currently cleared farming land to urban development with tree lined streets, revegetated riparian corridors, effective green links and a Lake Precinct.

#### 2.1.2 NSW INFRASTRUCTURE STRATEGY

Over the next 20 to 40 years, NSW will face a series of structural challenges, including population growth, an ageing population, a fast-growing young population and changes to the composition of the State's industries and economy. At the same time, a fiscal gap is emerging where the revenue the NSW Government receives is declining while the demand for services continues to grow.

The recommendations in the 2018 Infrastructure Strategy identify investment and policy priorities that are achievable and affordable, based on sound evidence, and that deliver the highest economic, employment and liveability benefits to the people of NSW.

The NSW Infrastructure Strategy sets out the Government's priorities for the next 20 years, and combined with the *Future Transport Strategy 2056*, the *Greater Sydney Region Plan* and the *Regional Development Framework*, brings together infrastructure investment and land-use planning for our cities and regions.

#### 2.1.3 FUTURE TRANSPORT 2056

Future Transport 2056 acknowledges the vital role transport plays in the land use, tourism, and economic development of towns and cities. It includes issue-specific and place-based supporting plans that shift the focus away from individual modes of transport, toward integrated solutions.

The Strategy and Plans also focus on the role of transport in delivering movement and place outcomes that support the desired future character of the places and communities of the future.

Planning and investment for Greater Sydney will focus around the three cities concept – the Western Parkland City, the Central River City and the Eastern Harbour City. People will be able to travel to one of these cities or to their nearest strategic centre within 30 minutes of where they live by public or active transport. This will give people better access to jobs, education and essential services.

Pondicherry is located within close proximity to the centres of Oran Park and Narellan to the south, the future Greenway centre to the north and the planned future Western Parkland City which is supported by investment in upgrades to The Northern Road and Camden Valley Way and delivery of the now gazetted north-south rail corridor.

Pondicherry is ideally located to leverage the government investment in transport infrastructure within the SWGA.

#### 2.1.4 GREATER SYDNEY REGION PLAN

In March 2018 the NSW Government through the Greater Sydney Commission released the *Greater Sydney Region Plan: A Metropolis of Three Cities* (the Region Plan), which proposes to refocus the planning for the Greater Sydney Region through the establishment of a polycentric Sydney. The *Region Plan* sets objectives and actions based on five key areas, including *Infrastructure and Collaboration, Liveability, Productivity and Sustainability*.

The *Region Plan* delivers a high-level regional plan for Sydney that sets the future growth of the Sydney Region with a focus on providing people with access to jobs within reach of liveable and walkable neighbourhoods. This is set on a backdrop of a city expanding from the current 4.7 million population to 8 million people over the next 40 years. The *Region Plan* introduces the notion of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City.

The *Region Plan* is centred around ten key directions, which are to be used to guide future strategic planning decisions, including planning proposals. The directions are categorised under the plans Planning Priorities for *Productivity, Liveability, and Sustainability* and form the broad strategic criteria to deliver the three Cities notion.

A detailed response to all Infrastructure and Collaboration; Liveability; Productivity; and Sustainability priorities in the *Region Plan* is included in Section 8.3.2 *Section B – Relationship to Strategic Planning Framework of this proposal*.

#### 2.1.5 WESTERN CITY DISTRICT PLAN

The Greater Sydney Commission released the final five District Plans in March 2018, including the *Western City District Plan* which incorporates the Pondicherry Precinct, and maps the 20-year vision for the Western District of Greater Sydney as follows:

*The vision for Greater Sydney as a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30-minute city – means residents in the Western City District will have quicker and easier access to a wider range of jobs, housing types and activities. This vision will improve the district's lifestyle and environmental assets.*

The Western City District covers the LGA of Camden, Campbelltown, Liverpool, Wollondilly, Blue Mountains, Fairfield, Hawkesbury and Penrith, with a current population of over 1.07 million people living in the district. This population is estimated to grow to over 1.5 million by 2036, representing growth of approximately 464,450 people annually.

A key purpose of the *Western City District Plan* is to inform the preparation of planning proposals. The District Priorities for *Collaboration, Productivity, Liveability, and Sustainability* form the criteria of assessing how proposals respond to the District Plan. The delivery of new housing and associated open space and biodiversity corridors proposed in this Planning Proposal are consistent with the intended objectives, priorities and actions of the District Plan.

A detailed response to all Infrastructure and Collaboration; Liveability; Productivity; and Sustainability priorities in the *Western City District Plan* is included in Section 8.3.2 *Section B – Relationship to Strategic Planning Framework of this proposal*.

#### 2.1.6 GROWTH CENTRES DEVELOPMENT CODE

The Growth Centres Development Code was released in 2006 to guide the Precinct Planning Process. The Code contains precinct development parameters, guidelines for the preparation of an ILP, including an environmental analysis of a precinct and an urban form analysis for development of a Precinct.

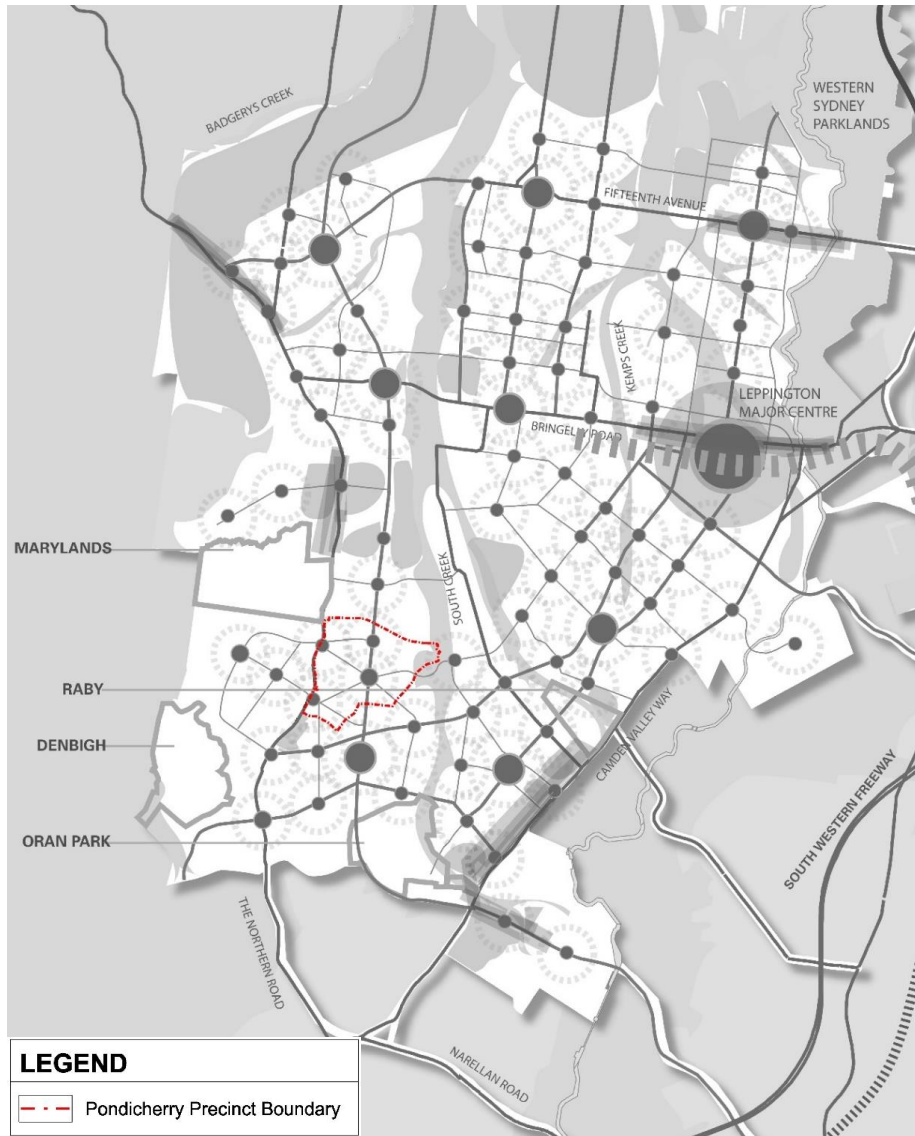
The Code has been referred to by the Project Team as a reference document in the undertaking of the design and Precinct Planning Process.

2.1.7 SOUTH WEST GROWTH CENTRE STRUCTURE PLAN

The Growth Centres Structure Plan was prepared by the then Department of Planning in 2005 and provides an important guide to the detailed planning of the Growth Centre Precincts. At the time of preparation, the Structure Plan and associated documents, anticipated over 110,000 new dwellings would be delivered in the South West Growth Centre over the following 25 to 30 years. The Structure Plan acts as a starting point for the Precinct Planning Process and identifies key site constraints, opportunities for different land uses and development as well as setting residential dwelling and population targets.

Figure 5 identifies the location of the Pondicherry Precinct in context to the Structure Plan.

Figure 5: South West Growth Centre Structure Plan



### 2.1.8 GOVERNMENT ARCHITECTS OFFICE

#### ***Better Placed***

The Government Architect (GA) has been charged with championing the role, importance and value of design in pursuit of 'better places'. In doing this, *Better Placed* has been developed to enhance the quality of our built environment, raise expectations, provide a framework for working better and more collaboratively through the design process and ultimately create better environments for the people who will live, work and play in these places.

Pondicherry encapsulates a design led process, informed through collaboration of the urban designers, the specialist consultant team, DPIE, Council and the land owner. The planning and design of Pondicherry responds to the unique characteristics of the site, including topography, existing farm dams, creek corridors and view lines while seeking to raise expectations and delivery outcomes within the SWGA. The collaboration of ideas and perspectives has enhanced the design outcomes for Pondicherry evident in the place based controls incorporated in the Pondicherry DCP Schedule.

#### ***Greener Places***

*Greener Places* is a draft policy to guide the planning, design and delivery of *Green Infrastructure* in urban areas across NSW. Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned designed and managed to support a good quality of life in an urban environment. *Green Places* has developed four principles for creating greener places and green infrastructure:

- Integration – Combine Green Infrastructure with urban development and grey infrastructure.
- Connectivity – Create an interconnected network of open space.
- Multifunctionality – deliver multiple ecosystem services simultaneously.
- Participation – involve stakeholders in development and implementation.

Pondicherry has been planned to deliver the principles of Green Places through collaboration of the design process leading to a strong focus on green infrastructure throughout the Precinct.

#### ***Designing with Country***

While preparing this Planning Proposal, the Government Architect released draft advisory documents on designing with Country. The *Connecting with Country Draft Framework* is a framework for developing connections with Country that can inform the planning, design, and delivery of built environment projects in NSW. The ambition of the framework is to improve the health and wellbeing of Country so that, in turn, Country will care for us.

The ambition of the commitment to improving health and wellbeing of Country is to help realise three long-term strategic goals:

- reduce the impacts of natural events such as fire, drought, and flooding through sustainable land and water use practices;
- value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects; and
- ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices.

The principles of this framework have been considered when finalising the documentation for this Planning Proposal, with particular attention focused toward the protection of Aboriginal values within the South Creek riparian corridor and ensuring continuity of movement along the corridor.

## 2.2 Statutory Planning Framework

### 2.2.1 NSW ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) the *NSW Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) provide the statutory planning context for environmental assessment and approval in NSW. Clause 275 and 276 in the EP&A Regulation relate to the release of land in the Growth Centres for urban development and the preparation of a Development Code to provide guidelines (in conjunction with the relevant growth centre structure plan) to assist the environmental planning of precincts. In accordance with Clause 276(1) of the EP&A Regulation the Minister for Planning released the land in Pondicherry in April 2018.

In acknowledgment of the above and the location of the site within the SWGA Pondicherry Precinct, this report has been prepared in review of all matters requiring consideration through either a Precinct Planning Process or a Council led Planning Proposal. Accordingly, this Planning Proposal is being made to Council and has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and the guidelines published by the *NSW Department of Planning, Industry & Environment* (NSW DPIE), namely 'A Guide to Preparing Planning Proposals' (August 2016).

#### **Special Infrastructure Contributions**

Under Clauses 7.22 through 7.31 of the EP&A Act a Special Infrastructure Contribution (SIC) Plan was established for the Growth Centres. It provides for one-off financial contributions payable by any developer or landowner in the Growth Centres who is developing or subdividing land in a manner triggered by the provisions of the plan. The SIC contributes to the funding of regional infrastructure required for development within the North and South West Growth Areas.

A State level Voluntary Planning Agreement (VPA) is to be negotiated between the landowner and the NSW Government to identify the land and works required for regional infrastructure within the Precinct. The rezoning process leading to gazettal can be conducted outside the VPA process and is not contingent on a VPA being negotiated.

#### **Section 7.11 Developer Contributions**

Section 7.11 of the EP&A Act provides the framework for local Councils to prepare and implement a plan to capture payment to fund the provision of local services required by development.

As discussed in *Section 7.2 Local Infrastructure and Developer Contributions*, GDC as the proponent of this Planning Proposal will seek to enter a VPA for the delivery of the required local services and infrastructure items. Negotiations of the VPA are anticipated to continue through the process of rezoning, with a letter of offer presented to Council in due course following Council's initial review and in-principal support to the intention of this Planning Proposal.

#### **Section 9.1 Directions by the Minister**

Section 9.1 Directions of the EP&A Act require Councils to address a range of matters when seeking to rezone land with an LEP. There is no statutory requirement for the Directions to be considered during Precinct Planning. Nevertheless, as the site of this Council led Planning Proposal is within the SWGA, the Directions have been addressed as part of this submission, with the Draft ILP and associated documentation found to be consistent with the relevant directions, as discussed in *Section 8.3.2 Section B – Relationship to Strategic Planning Framework*.

### 2.2.2 STATE ENVIRONMENTAL PLANNING POLICIES

#### **State Environmental Planning Policy (PRECINCTS – WESTERN PARKLAND CITY) 2021**

The Western Parkland City SEPP governs the release of land for development in the Growth Centres of Sydney and establishes the broad planning controls required to oversee the development of the Growth Centres.



The aims of the SEPP are to:

- a) co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,
- b) to enable the Minister from time to time to designate land in growth centres as ready for release for development,
- c) to provide for comprehensive planning for growth centres,
- d) to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity,
- e) to provide controls for the sustainability of land in growth centres that has conservation value,
- f) to provide for the orderly and economic provision of infrastructure in and to growth centres,
- g) to provide development controls in order to protect the health of the waterways in growth centres,
- h) to protect and enhance land with natural and cultural heritage value,
- i) to provide land use and development controls that will contribute to the conservation of biodiversity.

Further the Western Parkland City SEPP outlines development controls for:

- determining development applications (DA's) prior to and after the finalisation of the Precinct Planning Process;
- flood prone land and major creeks lands;
- clearing native vegetation; and
- cultural heritage landscape areas.

This Planning Proposal seeks amendment to the Growth Centres SEPP to establish the future zoning and development provisions for the Pondicherry Precinct. Specifically, the proposal seeks to zone the land in accordance with the *Growth Centres SEPP, Appendix 9 Camden Growth Centres Precinct Plan*.

Further and as part of the process the Planning Proposal also seeks amendments to the established zoning of the Oran Park Precinct at the interface with Pondicherry.

#### **Other Relevant State Environmental Planning Policies**

All other SEPP's considered as part of the planning proposal process are discussed in *Section 8.3.2 Section B – Relationship to Strategic Planning Framework, Table 10: SEPP Review*.

#### **2.2.3 BIODIVERSITY CONSERVATION ACT 2016**

The *Biodiversity Conservation Act 2016* (BC Act) seeks to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Biodiversity Certification under the *Biodiversity Conservation Act 2016* (BC Act 2016) commenced on 25 August 2017 and negates the requirement for impact assessment on threatened species, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West and South West Growth Centre.

The draft ILP is consistent with the conditions of the Biodiversity Certification Order 2007 and the Commonwealth Strategic Assessment Program 2012 under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and includes provisions relating to the protection of ENV through an *C2 Environmental Conservation* zoning.

#### **2.2.4 OTHER RELEVANT LEGISLATION**

Additional key pieces of legislation to be considered in the rezoning process include:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020;
- Sydney Environmental Plan No.20 – Hawkesbury-Nepean River
- National Park and Wildlife Act 1974;
- Heritage Act 1977;

- Rural Fires Act 1997; and
- Water Management Act 2000.

These Acts have been considered by the relevant specialist consultants where appropriate.

## 2.3 Local Planning Framework

### 2.3.1 CAMDEN LOCAL STRATEGIC PLANNING STATEMENT

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden Local Government Area (Camden LGA) will change to meet the community's needs over the next 20 years. The LSPS implements the strategic direction of the *Region Plan* and *Western City District Plan* at the local level by setting clear local priorities for the jobs, homes, services and parks that the Camden community will require over the next 20 years. The LSPS sets short, medium and long-term actions linked to the local priorities, to deliver on the community's future vision.

The Pondicherry Precinct will establish its own character and amenity, with a focus on local passive open space, active playing fields and a Neighbourhood Centre leveraging the Lake as a district focal point. The future community of Pondicherry will also leverage the significant amenity provided within Oran Park, which is identified as a Town Centre within the Centres hierarchy of the Camden LSPS with the precinct boundaries being indistinguishable upon development completion. A detailed response to all Infrastructure and Collaboration; Liveability; Productivity; and Sustainability Local priorities in the LSPS is included in Section 8.3.2 *Section B – Relationship to Strategic Planning Framework* of this proposal.

### 2.3.2 CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

Under the *Camden Local Environmental Plan 2010* (CLEP) the site is zoned *RU1 Primary Production*. Upon amendment to the Growth Centres SEPP, the Planning Controls in the *Camden Growth Centre Precinct Plan* will come into force. At this time the planning controls in the CLEP will no longer apply to the land, in a similar manner as other zoned precincts of the South West Priority Growth Area.

It is acknowledged that Camden Council is currently undertaking a process of amending the CLEP to improve its alignment with the State Government's priorities as outlined in the Western City District Plan and the Camden LSPS. The intended outcomes of this planning proposal and specifically the rezoning of land in accordance with the Growth Centres SEPP do not alter or impact the amendments envisaged to the CLEP.

### 2.3.3 DEDICATION OF CONSTRAINED LANDS POLICY

In March 2020 Council adopted the *Dedication of Constrained Lands Policy* which seeks to provide a framework for the dedication to Council of land which, through the development process will be constrained by infrastructure or is required for environmental purposes. Through the Draft ILP this Planning Proposal seeks to dedicate to Council land containing a riparian corridor and land containing a 330kV transmission easement and which forms part of the open space network.

The areas being dedicated will also form part of a VPA to be negotiated with Council prior to dedication. Details of the land and works to be included in the VPA and how they relate to the wider Pondicherry Precinct are included in *Section 7.3 Local Infrastructure and Developer Contributions*. Through this process the developer is required to demonstrate that the land being dedicated will provide a Material Public Benefit, based on the following factors:

- The quality of the land and its interface with the urban environment.
- The range of encumbrances restricting community use and enjoyment of the land.
- Recognition of cultural landscapes.
- Retention of significant view lines.
- Protection of a significant environmental feature of the land.
- Providing linkages between areas of open space that are unencumbered by the power easement at regular intervals along the easement corridor.

- Use for an appropriate community purpose, such as pedestrian connections, shared pathways, off-leash dog areas, lookouts/viewing platforms, active recreation spaces, natural play spaces, signage, public art, interpretative uses, technological uses and native places.
- If the land is contaminated, as defined by cl. 7 of SEPP 55 – Remediation of Land, Council is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the land is to be used or developed. If the land requires remediation to make it suitable for the proposed use the remediation is to be completed prior to the use and be at the expense of the developer or owner.

#### **Environmental Land – Riparian Corridors**

The proposed riparian corridors will be delivered in accordance with a Vegetation Management Plan (VMP) to be produced as part of future Development Applications(s). A VMP will be detailed in accordance with the Riparian assessment conducted by Eco Logical Australia included with this report and will facilitate the revegetation of these environmentally sensitive and culturally significant corridors. A suitable maintenance period will also be established within the VMP to ensure the intended outcomes are achieved including the provision of enhanced water quality and biodiversity and improved habitat resources and connectivity for the site to assist native fauna adapt to changes in the environment resulting from development.

The local road network identified in the Draft ILP also seeks to maximise opportunity for visual connection to the surrounding culturally significant riparian corridors. Sharepaths will also be included within the corridors ensuring this land can perform both an ecological and biodiversity function, while encouraging community enjoyment and connection to the surrounding land uses.

#### **Infrastructure Land**

A characteristic of the Oran Park and Pondicherry landscape is the existence of the TransGrid 330kV Transmission Line and associated 60m wide easement. GDC through discussions with both Council and TransGrid have produced a Masterplan for delivery of this land across the two projects, with portions of the overall easement being developed in private ownership and other portions proposed for delivery in public ownership where it is logical to do so and justifiably delivers a material public benefit. The Masterplan produced and utilised in the discussions to date (including updates to correspond with the Draft Pondicherry ILP) is included as Appendix G.

The length of the TransGrid easement within the Pondicherry Precinct (excluding Tranche 41) is small in the context of the overall length of the easement within the wider Oran Park Project. The length is approximately 135m of developable land when removing the rail corridor, riparian corridors and the sections of the easement proposed to be within open space / active transport network. Discussion of the overall community benefit and justification for the Draft ILP layout and design is included in *Section 4.4 Draft Indicative Layout Plan*. It is this land which is sought for embellishment and dedication to Council in accordance with Council's *Dedication of Constrained Lands Policy*, with further details to be provided as required as part of the VPA negotiations following Council acceptance of the Draft ILP.

#### **2.3.4 CAMDEN SPORTSGROUND STRATEGY**

The Camden Sportsground Strategy (CSS) was developed by Council to guide future decision making related to the provision of sportsgrounds and facilities. Elton Consulting through their work in developing the Social Infrastructure Strategy for Pondicherry has referred to the CSS, including further direct discussions with Council, which has directed the planning and Draft ILP design for Pondicherry.

#### **2.3.5 CAMDEN COUNCIL SPACES AND PLACES STRATEGY**

In response to the significant development and population growth within the Camden Local Government Area, Council has identified the need to review the current provision of open space, recreation spaces and community facilities and to plan strategically to meet the needs of the future community.

The expressed aims of the Strategy include:

- Identify gaps in the provision of open space, recreation spaces and community facilities;
- Project the future demands and need for such facilities, considering the projected population growth;

ORD02

- Establish best practice benchmarks and agreed definition of terms;
- Provide an action plan and priorities to meet the needs of the current and future population of the Camden LGA;
- Inform future capital works improvement plans; and
- Inform and guide social infrastructure planning for future urban development in the Camden LGA.

Of significant note to the planning for Pondicherry is the established benchmarks for the provision of infrastructure to meet the needs of the future population. Elton Consulting, through their work in developing the Social Infrastructure Strategy for Pondicherry has referred to these benchmarks, which has directed and influenced the planning and Draft ILP design for Pondicherry.

Attachment 2

### 3 SITE INVESTIGATIONS AND MASTERPLANNING OUTCOMES

GDC has undertaken extensive research and assessment to determine the suitability and capacity of the site for development and to inform the design of the Indicative Layout Plan. The analysis provides a summary of the key findings provided in the Supporting Technical Studies included as Appendix I with commentary demonstrating how the Indicative Layout Plan design responds to the studies. The Indicative Layout Plan is included as Appendix B.

#### 3.1 Housing Market Analysis

The *Region Plan* establishes the NSW Government vision for Sydney through the delivery of a 30-minute city to provide better access to jobs, schools, and health care within close distance to people's homes. The Plan aims to provide 725,000 new homes and 817,000 additional jobs across the Sydney Metropolitan Region for the forecasted 1.7 million new residents by 2036.

A key direction of the Plan is the timely delivery and well-planned greenfield areas such as the Pondicherry Precinct.

The Pondicherry Precinct is located between two major centres, being Oran Park to the south and Greenway to the north, both of which are anticipated to include a future train station as part of the North-South Rail Line, although Government is yet to commit funding and confirm a construction timetable for areas south of the Aerotropolis. This geographical location encourages a predominantly low-density residential outcome through Pondicherry, with medium and higher density housing located within areas of high landscape and visual amenity and with close connection to the Neighbourhood Centre and public transport routes.

Macroplan have been commissioned to inform the planning process through provision a housing market analysis to determine and recommend the likely future housing formats and lot size composition of the Precinct. This assessment indicates an indicative lot mix as demonstrated in Table 2 below. The total number of dwellings estimated in the below table equates to an average density range between 16-18 dwellings per hectare. Macroplan also acknowledged in their assessment that while medium-density housing is not currently prevalent in the Camden LGA, there is an increasing demand for this type of housing in high amenity locations and likely to attract a range of household types from family households, retirees, and empty nesters. A high growth scenario was therefore also tested through the planning process, which if adopted would equate to a dwelling yield of approximately 2850, with an average density of 19.8 dwellings per hectare.

**Table 2: Indicative Lot Mix, Pondicherry Precinct**

Dwelling Format	Lot Size (m <sup>2</sup> )	Proportion (% of total)	Estimated Total Number of dwellings
Very Large Lots	600+	8.8%	240
Large Lots	500-599	12.9%	350
Standard Lots	450-499	18.9%	515
Small Lots	300-449	34.6%	940
Very Small Lots	<300	5.5%	150
Medium Density Lots	Includes 125-400 (attached and semi-detached)	19.3%	525
<b>Total</b>			<b>2,720</b>

Key findings from the Macroplan 2019 assessment include:

- Camden's population growth between 2012 and 2019 averaged 7.1% per annum, exceeding Greater Sydney which grew on average 1.8% per annum.
- The ABS defined Cobbitty-Leppington 'SA2' area (which extends from Bringelly Road in the north to Oran Park Drive and Cobbitty Road in the south and the LGA boundaries to the east and west) experienced much stronger population growth averaging 21.9% per annum between 2012 and 2019.

- The Cobbitty-Leppington 'SA2' area demographic profile indicates an inflow of young families and young professional couples and a profile somewhat younger than the Camden LGA. A quarter of the population comprised children aged 0-14 (25%), while persons aged 30-39 were the second largest cohort (21.2%) followed by persons aged 20-29 (16.6%). The growth rate of these cohorts surpassed that observed in both Camden and Greater Sydney and is expected to maintain the catchment's young age profile.
- As seen across Australia there is also a considerable proportion of elderly population (11.7% in the Cobbitty-Leppington 'SA2' area) and is likely to exceed the profile associated with 'aging in place' indicating that retiree age households are moving into the Camden LGA. This is likely through the purchase of established houses at lower price points than suburbs located closer to inner Sydney and the purchase of smaller lot housing and retirement living housing in the area.
- The largest source of inward migration to Camden include (highest to lowest): Campbelltown; Liverpool; Fairfield; Canterbury Bankstown; and Blacktown.
- For the Camden LGA to meet the population growth projections espoused through the *Region Plan* and *Western City District Plan* an annual growth rate of 5.6% is required through to 2036. Based on the Department's expected household size this translates into the need for additional supply of 2,640 dwellings per annum.
- Based on a review of surrounding suburbs sharing similar characteristics (including Camden, Oran Park, Harrington Park, Narellan, Currans Hill and Gregory Hills) the household size of Pondicherry is anticipated in the order of 3.3 – 3.5 for detached dwellings, 2.0 – 2.5 for semi-detached dwellings and 1.2 – 1.5 for high density dwellings. This household size furthers the narrative of the Cobbitty-Leppington 'SA2' area being favoured by families establishing in the area as the south-west continues its development.
- Traditional families including couples with children are the most prevalent household type in the Camden LGA at 48.1% and in the Cobbitty-Leppington 'SA2' area at 49.1% which is much higher than the Greater Sydney average of 37.4%. Couples with no children was the next largest household type constituting 24.4% of households in the Camden LGA and 27.8% in the Cobbitty-Leppington 'SA2' area.
- Household ownership within the Camden LGA (78%) and Cobbitty-Leppington 'SA2' area (74%) is substantially higher than Greater Sydney (64%).
- Household income distribution in the Cobbitty-Leppington 'SA2' area indicates greenfield projects are being favoured by moderate income households with 65% earning more than \$78,000 per annum, compared with 56% in Greater Sydney.
- According to RP data (2019), the median house price in Oran Park is approximately \$763,000 which is 20% cheaper than Greater Sydney at \$955,000. When considering that the average annual income for residents in the Cobbitty-Leppington 'SA2' area (\$109,512) is approximately 20% higher than the Sydney average (\$91,000), home ownership is an attractive proposition in the region.
- The most prevalent lot size within the Camden LGA during FY19/20 was between 300-449m<sup>2</sup> (50%). Observations also indicate that sales of lots larger than 600m<sup>2</sup> have reduced from the year earlier while smaller lots <300m<sup>2</sup> have increased substantially.

### 3.2 Landscape Character

Pondicherry comprises a predominantly open pastoral landscape with gently undulating topography divided by rural fencing, scattered paddock trees and several post-war farmhouses. The Precinct is characterised by a low central ridgeline running from the western side of the Northern Road in a south-east / north-west direction. This ridge traverses the north-west portion of Tranche 41, adjacent to The Northern Road signalled intersection where the site is at its highest (approx. 110 AHD). The lowest point on the site is in the north-east corner of the site and consists of South Creek (approx. 70 AHD). The ridgeline produces a predominantly south-east aspect for Pondicherry, overlooking the various farm dams and South Creek.

The low ridgeline sits comfortably below the surrounding prominent district ridgelines of the Scenic Hills and Badgally Hill to the east and the ridgeline west of The Northern Road, inclusive of the heritage homestead and curtilages of Denbigh and Maryland.

Native vegetation within Pondicherry consists of scattered remnant and regrowth eucalypts of vegetation communities of the Cumberland Plain Woodland (CPW) and River Flat Eucalypt Forest (RFEF) inclusive of several hollows bearing trees.

The site forms a discrete area bound by the existing urban area of Oran Park to the south, major regional road infrastructure of The Northern Road to the west, existing farmland to the north and South Creek to the east. The site infrastructure features include a 330kV TransGrid powerline and associated 60m wide easement traversing the southern portion of the site (predominantly through Tranche 41) and a 132kV Endeavour Energy powerline and associated variable width easement adjoining The Northern Road.

The site is traversed by the North-South Rail Corridor which has been gazetted through the *State Environmental Planning Policy (Major Infrastructure Corridors) 2020*. The corridor sits within the western portion of the Precinct and is expected to be vertically aligned within cutting for most of the site.

In the context of the Growth Centre and the surrounding Precincts proposed to be developed over time, the development of Pondicherry will ultimately have minimal impact on the landscape character of the area forming a natural extension of the existing urban environment of Oran Park. The assessment makes the following recommendations to minimise the development implications on the existing landscape:

- Consider edge treatments to the rail corridor, transmission easement, The Northern Road and riparian corridors;
- Carefully develop along ridgelines providing opportunity for evergreen tree lined streets and open space areas;
- Provide green connections between open space areas and riparian corridors with the use of tree lined streets and shareway connections for pedestrians and cyclists;
- Locate open spaces which are clearly visible from vantage points for internal and external views;
- Maintain natural drainage systems with riparian corridors and provide green connections for fauna habitats;
- Maximise opportunity to retain existing significant mature trees from Cumberland Plain Woodland community for fauna habitat and retain existing scale of mature trees to the site;
- Extend major road, shareway and open space connections from the existing Oran Park Development.

### 3.3 Social Infrastructure

Elton Consulting has prepared a Social Infrastructure Assessment for the Pondicherry Precinct, with the objectives to identify the social infrastructure required to support the future community and consider the adequacy of the social infrastructure proposed within the Draft ILP. The assessment is conducted in the context of the local area, in particular the established Oran Park Precinct, with an appreciation for the future growth expected through the delivery of the Aerotropolis and ultimately the Western City espoused as part of the current State Government Planning.

#### 3.3.1 DEMOGRAPHIC CONTEXT

To understand the potential needs for social infrastructure Elton undertook a review of the demographic context of the area. Elton concluded that given the site's location and development characteristics, it is expected the new community will be similar to that of Oran Park and therefore will likely have the following demographic characteristics:

- A high proportion of young families and couples at the 'homebuilder' stage of life.
- Fewer older residents.
- Low levels of disadvantaged households.
- Relatively high cultural diversity compared to the LGA.

Pondicherry will also have a small component of prestige property surrounding the lake. It is likely that this will introduce higher income households which could include families with older children or older households without children.

Based on this assessment, the future population will generate specific demand for schools, child care, playspaces, active and passive recreation opportunities for a range of ages, and family orientated community activities.

#### 3.3.2 EXISTING SOCIAL INFRASTRUCTURE

Oran Park has a variety of facilities and services, with more being delivered as the area grows. Much of the existing social infrastructure is in high demand and many facilities are at capacity, however new facilities are providing additional capacity.

Over the past three years, new primary and high schools have been built, significant community facilities like the Oran Park Library and Julia Reserve Youth and Community Centre have been opened, and new open space has been provided including the Splash Park at the southern end of Ron's Creek. In coming years, additional infrastructure will include new aged care facilities, the Mick Doohan regional sporting facility (imminent), and the Leisure and Aquatic Centre facility within the Oran Park Town Centre.

### ***Community and Recreational***

There are two neighbourhood level, one local and one regional community facility in the five-kilometre analysis area. The most accessible facilities to Pondicherry are those in Oran Park which include:

- Oran Park Library
- Julia Reserve Youth and Recreation Centre.
- A future district Leisure Centre (design and planning work of this facility currently underway).
- Julia Reserve Youth Precinct – the park includes a parkour facility, multi-use courts, kick about areas, skate park and ping-pong tables. It was recently awarded a 2020 Australian Institute of Landscape Architects (AILA) National Award
- Ron's Creek Splash Park – this includes play spaces, BBQ facilities and a Ninja Warrior course as well as a splash park.
- GDC has committed to delivering two additional regional level facilities – Mick Doohan Reserve sporting facility in 2021, and the Oran Park Leisure Centre with its 50m competition standard pool, indoor courts and associated facilities in 2024.

Consultation conducted by Council with facility operators and the community found:

- Many facilities reported being at capacity, expressing the need for additional staff and increased opening hours.
- Proximity and convenience are the main reasons residents did not visit open space, play spaces, and community facilities.
- Events and activities, spaces to hire and sense of community are the most valued aspects of existing community facilities.

Together these findings highlight the importance of co-locating community facilities with other social and/or retail infrastructure; proximity to transport links; programming and staffing to improve activation; and multipurpose design which supports both Council supported programs and community led/hireable uses.

### ***Open Space – Active Recreation***

Existing open space and recreation facilities within Oran Park include Jack Brabham Reserve (double playing fields with clubhouse and children's playspace), Gardner Reserve (single playing field with clubhouse and children's playspace), Doohan Reserve (two double playing fields, eight netball courts, two multipurpose courts and three playspaces), Julia Reserve (Skate Park) and Ron's Creek Splash Park (a regional recreational facility including youth and junior play areas and waterplay splash park). Future facilities include the Tranche 28 open space providing an east-west green connection between South Creek and Ron's Creek.

Council classifies playing fields based on the type and number of facilities provided as follows:

- Local sportsgrounds have a catchment of a single LGA.
- Regional facilities attract participants from local and regional catchments due to scale and standard of competition they support.
- National/state facilities are for the highest level of sporting competition.

In Camden LGA today there is an average of one playing field per 1,463 residents. This exceeds Council's benchmark of one playing field per 1,850 people, meaning there is currently a surplus of around 11 fields across the LGA. Despite this, Council reports that most active open spaces are currently at or over capacity due to high levels of demand, particularly in winter. Council's Sportsground Strategy 2020-24 notes that in 2019:

- During the winter season 24 out of 36 playing fields were over capacity (i.e. booked for more than 30 hours a week) with 64% of the usage being for football and a further 21% for rugby league.



- During the summer season 10 out of 33 playing fields were over capacity with 69% of the usage being for cricket and a further 10% for football.

Council noted during consultation in October 2020 that demand has continued to grow, particularly for football, with an 80% increase for playing field bookings over the period from 2018 to 2020. As a result, local football clubs have recently had to cap their numbers to moderate demand. Importantly, continued population growth is likely to mean involvement in organised sports continues to increase in the future.

Council recognises the solution to meeting demand for playing fields is not just through provision of additional fields. It has adopted a multi-faceted strategy that involves:

- Increasing the carrying capacity of existing playing fields through, for example, reconfiguring fields to improve functionality, upgrading drainage or surface quality, or installing lighting;
- Optimising field allocation to maximise use;
- Investigating shared-use arrangements with public and private schools; and
- Developing new fields with 36 new fields planned for development to 2026.

Based on this strategy, Council expects that it will maintain a surplus of playing fields to 2026. However, it expects a shortfall of 35 playing fields by 2036 and underpins the importance of delivering new and high quality public open space in planning for new precincts, to ensure the future community needs are met.

### **Sports Courts**

Elton advises there are currently sufficient courts within the LGA to meet Council's provision rate of one court per 2,000 residents by 2026. However, Council anticipates there will be a short fall in courts across the LGA by 2036. Council also highlight that most courts are specifically for netball or tennis and do not support a diverse range of sports. Additionally, the LGA has few indoor sport courts.

Active open space and recreation facilities are proposed in areas immediately adjacent the Pondicherry Precinct, with a variety of facilities proposed throughout the Camden LGA. Four major active recreation projects are being advanced by Council through funding secured from the Western Sydney City Deal, including:

- **Narellan Sports Hub** – a regional level sports hub featuring 44 netball courts, athletics facilities and car parking for 100 vehicles. Stage 1 is complete with Stage 2 is under construction.
- **Nott Oval upgrade** – Camden's first synthetic soccer field. It is expected to play an important role in supporting elite and professional soccer, including a potential home ground and training facility for the new A-League club, Macarthur FC.
- **Ferguson Lane Premier Cricket Facility** – a regional level cricket facility which once completed will have two premier turf pitches, one synthetic pitch, lighting for two ovals, amenities building, car parking for 140 cars, training nets and maintenance storage sheds.
- **Kirkham Park** – two new rugby fields which will service a local need and a BMX complex which will address regional level demand.

### **Open Space – Passive Recreation**

Council's Spaces and Places Strategy notes walking is the most popular form of recreation in the Camden LGA, with walking paths the most frequently used recreational facility. The increase in demand for passive and unstructured recreation spaces was identified as an important change in active recreation trends when consulting with Council. Passive open space areas within the study area are to the south of the site and include Harrington Forest, which is a large park, the Julia Reserve Precinct, and Ron's Creek Splash Park.

Council notes that the LGA:

- Has a deficit of dog parks. By 2036 there is expected to be a shortfall of seven off-leash areas. The Camden Recreation Demand Study 2014 recommends future off-leash areas be provided within the Growth District.

- Exceeds the provision rate for play spaces with no additional facilities needed till 2026. By 2036 there is an expected shortfall of 12 play spaces.

Camden Council currently proposes development of several passive spaces within the study area and the following two key passive recreation projects outside of it:

- **Water play parks and youth play spaces at Curry Reserve** – Stage 1 has been completed and includes a fully accessible water play park with additional parking. Stage 2 is expected to be completed by spring 2019 and will include new amenities including adult hoist and wheel chair hire facility.
- **The Billabong Parklands** – a regional level revitalisation of Apex Park which will include a swimming lagoon and zero-depth play area. The project is expected to help decrease urban heat and provide local economic opportunities through tourism.

Pondicherry is close to regional open space. It is around 10 kilometres away from Western Sydney Parklands which incorporates 5,280ha of picnic areas, walking and cycling tracks, and entertainment attractions. The Western City District Plan proposes the development of key green corridors and priority projects for the region. These include the:

- **South Creek corridor** – a continuous open space corridor providing ecological protection, stormwater treatment and recreation. South Creek runs along the eastern side of Pondicherry.
- **Kemps Creek and Kemps Creek Nature Reserve corridor** – a regional open space corridor further to the east of South Creek, which could be made publicly accessible for recreation uses.
- **Bunbury Curran Creek and Bow Bowling Creek** – to the east of Pondicherry, this area could provide open space and active transport links.
- **Camden Park and Menangle to Georges River Open Space Corridor** – open space joining the Nepean and Georges Rivers.

The Western Sydney Aerotropolis Plan also includes regional parks that connect to the Western Sydney Parklands. The Plan notes *“the location and size of regional parks will be further investigated at the precinct planning stage.”*

#### **Education**

There are 8 schools within proximity to the Pondicherry Precinct, including three schools that have just been opened in the past two years and one, Oran Park Primary, that has been significantly upgraded with an additional 24 classrooms opened in 2020. All schools in proximity are experiencing significant growth.

Outside the analysis area, public and private schools are clustered near higher populated urban areas to the south. Schools in these areas are experiencing mixed demand with enrolment trends between 2012 and 2019 reflecting increasing demand at some schools and decreasing demand at others. Schools, such as Bringelly Public School and Rossmore Public School, have experienced a considerable decline in enrolments while other schools have experienced minimal change in enrolments suggesting they are already at capacity. Student participation rates in Government, Catholic and other non-government schools across the local area have been assessed to better understand demand for primary and secondary education.

Tertiary education facilities located in Western Sydney include the Western Sydney University campuses of Penrith and Campbelltown, the University of Sydney's agriculture and veterinary campuses in Cobbitty and Bringelly, and the TAFE colleges in Liverpool, Campbelltown and Penrith.

#### **Emergency and Justice Services**

No emergency or justice services currently reside in Oran Park. The nearest Police services are in Narellan or Campbelltown located approximately 6km and 11km from site respectively. The closest ambulance services are in Camden and Campbelltown Hospitals, located approximately 9km and 12km from site respectively. The closest Fire and Rescue Services are in Narellan and Camden located approximately 6km and 9km from site respectively.

The only emergency services currently planned for the Oran Park area include a new Fire and Rescue Station, located at the corner of Dick Johnson Drive and Steward Drive and planned to open in coming years.

### Health

There are three hospitals located in the vicinity of Pondicherry, located in the more established urban areas of Camden, Campbelltown and Liverpool, located approximately 11km, 15km and 26km from site respectively. Campbelltown and Liverpool Hospitals are currently undergoing capacity upgrades in preparation for future population growth.

Oran Park has one public health facility, Oran Park Family Health, which is part of the *Integrated Primary and Community Care* (IPCC) centre network. The IPCC network aims to increase community wellbeing and reduce hospital admittance through local disease prevention and interventional care. The IPCC network is supported by the NSW South West Local Health District.

Services provided at Oran Park Family Health include general medicine and family health care, women and men's health, paediatrics and childhood immunisations.

Private practices and supporting health industries are generally clustered in urban areas to the south of the site, mostly outside the study area in Narellan, Gregory Hills and Campbelltown. However, the newly opened TRN House in Oran Park hosts several private medical services including some that are already operational (radiology and psychology) and some that will open soon (physiotherapy, general practice, dentistry and orthopaedics).

### Aged Care

Oran Park Village is the only Aged Care facility in Oran Park. Oran Park Village is a retirement village that includes a range of private facilities accessible to residents including emergency call services, onsite medical, physiotherapy and professional spaces. Currently there are 71 villas and 16 apartments on site. Oran Park Village is currently being expanded to accommodate an additional 67 new villas and an 80-bed residential age care facility.

A new aged care facility, owned and operated by Thompson Health Care, is currently under construction to the north-west of the Oran Park Town Centre and will include a 240-bed care facility and a dementia wing.

### Childcare

There are seven existing kindergarten and long day care services, and four out of school hours (OSHC) care facilities in proximity to the Pondicherry Precinct.

Elton conducted an audit of the facilities (September 2020) and found only three out of seven long day care facilities had vacancies, indicating high levels of demand. Three out of four OSHC had vacancies reflecting moderate demand, although this is expected to grow significantly as primary school capacities grow.

Due to high population growth in the area along with the high proportion of young families, Elton predicts capacity in these facilities to tighten.

### 3.3.3 FUTURE POPULATION

In consultation with the Urban Designers, Elton have estimated the future population of Pondicherry to be within the range of 8,000 to 9,000 people. This estimate is based on the detailed calculations included in *Section 4.4.3 Housing* and summarised below:

- The site will support development of a mix of housing types with an expected yield between 2,530 and 2,850 homes, with three growth scenarios explored.
- The three growth scenarios explored produce an average net density of 17.5 dwellings/ha low growth, 18.8 dwellings/ha mid growth and 19.8 dwellings/ha high growth.
- The dwelling occupancy rates have been provided by DPIE (October 2020) with the following employed: 3.33(ppl/dw) for low density residential and 2.15(ppl/dw) for medium density residential. It is expected that the ultimate delivery may include some apartments as part of the housing mix, located in the Medium Density (R3) zone adjacent the Lake. Ordinarily this housing type would contain an occupancy rate of 1.23 ppl/dw (DPIE, October 2020). Therefore, omitting

this housing type for the purposes of calculating the open space need, ensures a degree of conservatism in the calculations.

Elton summarises their findings, stating that the new community is likely to include a high proportion of young families and couples at the ‘homebuilder’ stage of life, and fewer older residents. The population is also likely to be more economically advantaged and culturally diverse than Camden LGA as a whole. Pondicherry will therefore generate specific demand for schools, child care, play spaces, active and passive recreation opportunities for a range of ages, and family orientated community activities.

Social infrastructure, which is accessible to residents of all ages, multi-purpose and flexible will help ensure that spaces and activities can adjust to the needs of residents as they change over time. Similarly, ensuring Pondicherry is well connected to the major centres of Narellan, Camden and Campbelltown will be important for fair and equitable access to high level services and facilities.

**3.3.4 SOCIAL INFRASTRUCTURE NEEDS ANALYSIS**

Pondicherry residents will rely on Oran Park to provide key infrastructure, including community-based health services, community services, cultural facilities, and the multi-functional leisure centre. These services and facilities have capacity to meet the needs of future residents of Pondicherry. Residents will also have access to hospitals, police services and tertiary and vocational education in key centres and their access will be further improved once the South West Rail Link is developed.

The new population at Pondicherry will also create demand for neighbourhood and local social infrastructure. The Draft ILP meets the needs of the future community through provision of the following:

- Active open space – the Draft ILP incorporates 11.6ha of active open space with a regionally significant sporting facility which will meet the needs of the future Pondicherry population.
- Community facilities – the Draft ILP includes a new multipurpose community centre.
- Connectivity – The Draft ILP has a well-connected active transport network that provides access to social infrastructure across the site and through to Oran Park.
- New schools – the Draft ILP proposes a new government primary school and incorporates a site for a new K-12 private school.
- Passive open space – the Draft ILP incorporates 11.6ha of passive open space including 6 neighbourhood parks and one large local park. Further the amenity and sense of openness within the Precinct is contributed to through the provision of an addition 5.5ha of environmental conservation and riparian corridors, 12.6ha of water cycle management basins and a significant lake system containing 12.5ha of open waterbody. In time the Lake Precinct is also considered to have the potential of becoming a regionally significant visitor destination.

The new community will also require access to aged care services, child care and private health services. These will be delivered by private and not for profit providers to meet local demand. The DCP also provides indicative locations for possible child care facilities.

The Elton needs assessment recommendations are summarised in Table 3 below including commentary on how the Draft ILP has responded to the assessment.

**Table 3: Social Infrastructure Needs Analysis**

Category	Recommended Provision & Timing	Comment
<b>Regional social infrastructure</b>		
Cultural and community facilities – regional	No on-site provision required.	Generally, large cultural facilities across the region are at capacity. However, Pondicherry residents will be near newly developed facilities in Oran Park, including the Oran Park Library (a regional level cultural and community facility) and Julia Reserve Community Centre (a local level facility that incorporates a 190 seat auditorium) which have existing capacity.  They will also have access to proposed facilities at Leppington (the regional Leppington Cultural and Community Centre) and within the Aerotropolis.



Education – tertiary and vocational	No on-site provision required.	Residents will access vocational and tertiary educational facilities in key centres, including Liverpool, Campbelltown and Penrith. There are also outreach TAFE classes held at Oran Park.  They will also have access to proposed facilities in the Aerotropolis.
Emergency and justice	No on-site provision required.	Residents will access existing courts and ambulance, fire and rescue, and police services in areas surrounding Pondicherry.  A new NSW Fire and Rescue station is proposed for Oran Park and this will also service the needs of Pondicherry residents.
Health – hospitals	No on-site provision required.	Residents will access existing hospitals at Camden, Campbelltown and Liverpool. Both Campbelltown and Liverpool Hospitals are currently being upgraded to meet increased demand partly due to population growth in the SWGA.  Residents will access community health services through Oran Park Family Health which has existing capacity.
Open space – regional	No on-site provision required.  GDC will contribute to regional open space through the Western Sydney Growth Areas SIC.	Residents will access regional open space to the north via the Aerotropolis, the north east via the South Creek corridor to the Western Sydney Parklands, and to the south at Camden Park.  It is also noted the Draft ILP provides significant natural areas, including a network of lakes sized at 12.5ha, which will be surrounded by a large 4.5ha local park. In time this has the potential to become a destination that is regionally significant.
Sporting facilities – regional	On-site provision of regional playing fields including: <ul style="list-style-type: none"> <li>• four to five single playing fields</li> <li>• four multipurpose sport courts</li> <li>• one play space</li> <li>• fitness and exercise space with equipment and running paths.</li> </ul> <p>Elton recommends the fields be provided progressively throughout the project with the full facility being completed in Stage 4.</p>	Residents will be close to the Oran Park Leisure Centre, including a 50 metre indoor swimming pool. The Kirkham Park BMX facility and the Narellan Sports Hub will also be nearby. These facilities are currently being developed and/or upgraded and will have capacity.  Further, residents will have access to regional level playing fields at Oran Park, Catherine Park, Spring Farm and Leppington.  The Pondicherry ILP incorporates a regional level sporting facility with: <ul style="list-style-type: none"> <li>• four turf playing fields that would be suitable for a range of different sports, including football, rugby league, Oztag, cricket or AFL</li> <li>• one artificial turf field that could be used for football, Oztag or hockey</li> <li>• eight multipurpose sport courts that could be used for tennis, basketball, futsal or netball.</li> </ul>
<b>Local social infrastructure</b>		
Aged care	No on-site provision required, although it is noted that planning controls would allow the development of aged care facilities within Pondicherry.	The development is likely to create some demand for residential aged care (24-28 places) and for home care services.  The existing retirement living facility in Oran Park has plans to expand and a new facility is currently being constructed in Oran Park. These facilities will have capacity to absorb this additional demand.  Elton expect private aged care providers will continue to respond to any increase in demand.
Child care	No on-site provision required, although we note planning controls would allow the development of child care facilities within Pondicherry.	There is some capacity within existing child care services, but demand is expected to increase significantly into the future. Elton expect future residents at Pondicherry will require 161-181 long day care places and 42-48 OSHC places. This is sufficient to warrant the development of two new long day care centres and a OSHC service.  We expect private child care services, including long day care and out of hours' school care, will respond to any increase in demand. Further, the DCP provides indicative locations for possible child care facilities.
Community facilities	On-site provision of a multipurpose community centre of 530-580 square metres including: <ul style="list-style-type: none"> <li>• large hall with wall mirrors with a seating capacity of 120-150 people</li> <li>• smaller hall with a seating capacity of 80-90 people, which can be divided into meeting rooms</li> <li>• kitchen, toilets and storage areas.</li> <li>• Ideally the facility will also connect to an area of open space.</li> </ul>	Residents will have access to existing community facilities in Oran Park, including Oran Park Library and Julia Reserve Youth and Community Centre.  They will also require access to local and neighbourhood level facilities. This is consistent with Council's strategy to develop a network of multipurpose community facilities in population and activity centres. The Neighbourhood Centre at Pondicherry with small format retail, nearby medium density residential development and direct access to open space including views across the lake would provide an opportunity to incorporate a community facility for Pondicherry residents.  The Draft ILP responds to this recommendation with a community facility location identified adjacent the Neighbourhood Centre and the Lake.

	Residents will need early access to community facilities, but this can be provided initially through existing facilities at Oran Park. Elton recommends a new facility is provided mid-way through the project as part of Stage 3.	<p>One of the gaps in community facility provision Council has identified in the LGA is affordable office space for non-government organisations. There is the option for the facility at Pondicherry to be expanded to around 1,000 square metres so that it can provide:</p> <ul style="list-style-type: none"> <li>• hireable spaces for the community</li> <li>• office space for the non-government sector</li> <li>• rooms for the delivery of social and health services including, counselling or family support, either as outreach, sessional or full-time services.</li> </ul> <p>If Council prefers this option, it is likely Council funds or developer contributions from other sites would be required to fund its delivery.</p>
Education – private primary and secondary schools	No on-site provision required.	<p>Demand for private schools is high and growing in the area surrounding Pondicherry. Elton estimate future residents at Pondicherry will generate demand for around 700 new private primary and secondary school enrolments.</p> <p>Elton expect private education providers will respond to this increase in demand.</p> <p>The Draft ILP includes a portion of land which straddles the Pondicherry / Oran Park Precinct boundary that has been identified for a K-12 private school site.</p>
Education – public primary schools	<p>Land for one primary school (1.5ha) that is regular in shape, has road frontages on three sides, is in central accessible location, and is close to open space.</p> <p>Residents will need early access to public primary schools, but this can be provided initially through the new Barramurra Public School and possibly through Oran Park Public School (to the extent that demand for enrolments there is redistributed to Barramurra).</p> <p>Elton recommends a new primary school facility is provided consistent with the SINSW recommended timing which is to be further explored during exhibition of the planning proposal.</p>	<p>Demand for government primary schools is high and growing in the area immediately surrounding the Pondicherry Precinct. Elton estimate future residents at Pondicherry will generate demand for around 600 to 700 new public primary school enrolments.</p> <p>Existing facilities are at capacity except the recently opened Barramurra Public School, and several new government primary schools are in planning or under development. Barramurra Public School is located the Catherine Field (Part) Precinct to the south (due for completion in 2021) and will have capacity for 1,000 students and may also create capacity within the Oran Park Public School.</p> <p>The Pondicherry ILP incorporates a two hectare site for a new primary school, which is adjacent to a 1.33 hectare park. The primary school site is consistent with the Schools Infrastructure NSW (SINSW) guidelines for school sites.</p> <p>Ultimately, timing of provision will be determined by SINSW. The availability of trunk services, especially sewer, may impact timing of provision.</p>
Education – public secondary schools	No on-site provision required.	<p>Demand for government secondary schools is high and growing in the area surrounding Pondicherry. Elton estimate future residents at Pondicherry will generate demand for around 400 new public secondary school enrolments.</p> <p>There is still some capacity in existing schools in the area, particularly with the new Oran Park High School which was opened in 2020. SINSW also plans to develop a new public high school in Lowes Creek to the north-west of Pondicherry, although the delivery timeframe has not yet been finalised.</p>
Health	No on-site provision required, although we note planning controls would allow the development of general practices and medical centres within Pondicherry.	<p>Oran Park Family Health Centre is the closest facility to Pondicherry with private medical centres mostly located to the south.</p> <p>The new population will generate demand for two new medical centres with around nine general practitioners. We expect private general practices will respond to any increase in demand from future Pondicherry residents.</p>
Open space – active	<p>On-site provision of 11.1 to 12.5ha of active open space including:</p> <ul style="list-style-type: none"> <li>• four to five single playing fields</li> <li>• four to five multipurpose sport courts.</li> </ul> <p>Residents will require early access to playing fields particularly given high demand for existing fields. Elton recommends at least two turf playing fields are provided as part of Stage 3 of the project (so they can be used for a range of sports), a further two turf playing fields and the sport courts as part of Stage 4, and that the remaining field is delivered as part of Stage 6.</p>	<p>Booking information for playing fields across the LGA shows they are currently at or over capacity particularly during winter given the popularity of football in Camden. There are currently enough sport courts in the LGA but there is a need for additional multipurpose sport courts.</p> <p>New playing fields and sport courts are proposed at Oran Park, Catherine Park, Spring Farm and Leppington. Importantly for Pondicherry residents, Mick Doohan Reserve will be opened in 2021. Initially, this is likely to free up some capacity on fields within Oran Park.</p> <p>Future residents at Pondicherry will increase local demand for playing fields and sport courts.</p> <p>The Pondicherry ILP responds to this demand by incorporating 12.7ha of active open space in the regional level sporting facility outlined above.</p>

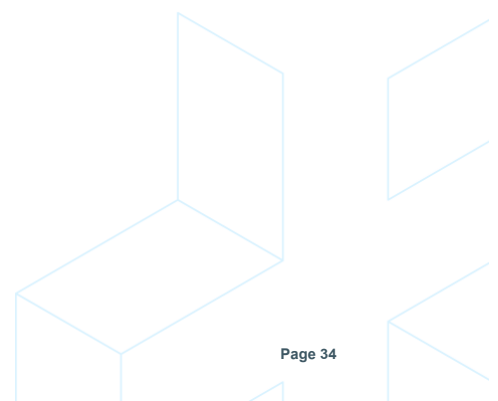
		This will more than meet the needs of future Pondicherry residents for active open space and will help meet shortfalls in other areas. We note the Draft ILP provides double the number of sport courts and one additional playing field, when the additional capacity provided by artificial turf fields is taken into consideration.
Open space – passive	<p>On-site provision of 11.1 to 12.5ha of passive open space including:</p> <ul style="list-style-type: none"> <li>neighbourhood parks (min 0.4ha) within 400 metres of all dwellings</li> <li>a local park (min 2 ha) within 2 kilometres of all dwellings</li> <li>three to four high-quality play spaces multi-age, all ability play and recreation spaces</li> <li>up to one off-leash dog park</li> <li>shared walking and cycling paths that link residents to open space within the site, and open space and services in surrounding areas</li> <li>open space that is attractive with quality finishings and landscaping, designed to CPTED principles, accessible to multiple users, and interesting with several different activations.</li> </ul> <p>Residents will require early access to neighbourhood parks and play spaces. Elton recommend neighbourhood parks are delivered early in each stage, play spaces are delivered progressively throughout the project, and that the local park and dog park are delivered mid-way through project as part of Stage 3.</p>	<p>Camden LGA has significant passive open space generally with adequate play spaces but a deficit of dog parks. Demand for passive open space is increasing with walking being the most popular form of recreation in the LGA. Future residents at Pondicherry will increase demand for parks, play spaces and dog parks.</p> <p>Residents will have access to existing passive open space at Harrington Forest and nearby at Julia Reserve and Ron’s Creek Splash Park. Further parks and facilities are proposed at Tranche 28 and Lowes Creek Maryland.</p> <p>The Pondicherry ILP incorporates 12.54ha of passive open space including 11 neighbourhood parks and one large local park. Importantly, it also includes:</p> <ul style="list-style-type: none"> <li>extensive pedestrian pathways within local roads and open space areas, along with a combination of on-road and off-road sharepaths.</li> <li>2.5ha of open space under a transmission easement which can be used for recreational purposes and active transport links.</li> <li>5.5ha of environmental conservation land and riparian corridors incorporating active transport links.</li> <li>12.6ha of water cycle management basins incorporating active transport links.</li> <li>12.5ha of open waterbody as part of the Lake Precinct, noting that the Lake waterbody increases to approximately 14ha when considering the area contained in the Oran Park Precinct.</li> <li>This level of provision will more than meet the needs of future Pondicherry residents for passive open space and will help meet the projected shortfall in other areas.</li> </ul>

**3.3.5 PROVISION OF ACTIVE AND PASSIVE OPEN SPACE**

The proposed Draft ILP includes the provision of passive and active open space, which meets the demand generated by the future population. The calculation of open space is based on the established benchmarks provided in the Elton Consulting Social Infrastructure Assessment, which is derived from Camden Council local policies. The following benchmarks have been applied in consultation with the Urban Designer in developing the Draft ILP:

- Provision of 2.83ha of open space per 1,000 people and based on the agreed occupancy rates (refer *Section 3.3.3 Future Population* and *Section 4.4.3 Housing*). This benchmark includes both passive and active open space which is split 50:50.
- Provision of 1 playing field per 1,850 of population.

The final yield, population figures and open space provision generated by the Draft ILP is detailed in Table 4 below:



**Table 4: Draft ILP Yield, Population and Open Space Calculations**

	Low Density Residential	Medium Density Residential (R2)	Medium Density Residential (R3)	Total
Total Dwellings	2,097	450	123	<b>2,670</b>
Occupancy Rate	3.33	2.15	2.15	
Population	6,983	968	264	
Total Population		<b>8,215</b>		
Total Open Space Required (ha)		23.2		
Open Space Provided (ha)		23.2		
<b>Difference (ha)</b>		<b>0.0</b>		
<b>ACTIVE OPEN SPACE</b>				
Active Open Space Required (ha)		11.6		
Active Open Space Provided (ha)		11.6		
<b>Difference (ha)</b>		<b>0.0</b>		
Playing Fields Required		4.4 Fields		
Playing Fields Provided		5.0 Fields*		
<b>PASSIVE OPEN SPACE</b>				
Passive Open Space Required (ha)		11.6		
Passive Open Space Provided (ha)		11.6		
<b>Difference (ha)</b>		<b>0.0</b>		

\*Through discussion with Council the Draft ILP includes provision of one turf double playing field and one higher utility hybrid turf double playing field to meet the demand of the future population.

In summary the Draft ILP provides an adequate provision of both passive and active open space which will support the anticipated future population.

Further, the open space amenity of the Precinct and creation of a blue-green grid will be enhanced through the following:

- Provision of 11.3ha of open waterbody as part of the Lake Precinct, noting that the Lake waterbody increases to approximately 11.8ha when considering the area contained in the Oran Park Precinct.
- Provision of 15.6ha of water cycle management basins and wetlands incorporating active transport links and pedestrian paths.
- Provision of 2.4ha of open space under a transmission easement which can be used for recreational purposes and active transport links.
- An extensive network of pedestrian pathways within local roads and open space areas, along with a combination of on-road and off-road sharepaths.

### 3.4 Land Capability Investigations

Douglas Partners (DP) has prepared a Land Capability Assessment of the Pondicherry release area. The assessment aims to determine whether the land is suitable for and capable of urban development through site investigations involving slope instability, soil erosion risk, geotechnical factors, soil salinity hazard and site contamination.

Subject to good engineering and management practices the assessment indicates that the site is not considered to be constrained such that it would preclude urban development.

#### 3.4.1 SOIL

The soil landscapes over the site broadly reflect the underlying geology and topography, with the site divided into two distinct soil landscapes, the Blacktown residual soils present over most of the central and western portion of the site and the South Creek alluvial soils present over the lower lying portions of the site.



The Blacktown soil is a residual soil group associated with the gently undulating slopes and broad rounded crests and ridges of the Wianamatta Group. The unit comprises up to four soil horizons that range from shallow red-brown hard setting sandy clay soils on crests and upper slopes, to deep brown to yellow sand and clay soils overlying grey plastic mottled clay on mid to lower slopes. These soils are typically of low fertility, are moderately reactive and have a generally low wet bearing strength.

The South Creek soil landscapes is an alluvial soil group associated with floodplains, valley flats and drainage depressions of the channels on the Cumberland Plain. Usually flat with incised channels, mainly cleared and is mapped along the main category three creek line (Anthony Creek) and South Creek. Mapping indicates soils associated with this landscape comprise very deep layered sediments over bedrock or relict soils.

Thick residual and erosional soils of the Blacktown Soil Landscapes can be prone to slope instability due to slumping and soil creep, particularly on steep south-facing slopes underlain by shale. However, the majority of the naturally occurring slopes within the site have a gradient less than 15% and, as such, the geotechnical review indicates the risk of hill slope instability is very low.

### 3.4.2 GEOLOGY

The site can be divided into two broad geological units comprising sedimentary rocks and alluvial deposits.

The rolling hills, ridgelines and lower slopes in the northern, western and central portions of the site are underlain by Bringelly Shale of the Triassic age Wianamatta Group. The Bringelly Shale in the vicinity of the site includes an unnamed, fine to medium grained quartz-lithic sandstone member, typically comprises shale, carbonaceous claystone, laminate and some minor coaly bands which weather to form clays of high plasticity.

The lower lying south-eastern portion of the site is generally underlain by Quaternary alluvial deposits of the Nepean River which are mainly derived from weathering of Permian and Triassic bedrock and typically comprise grey-brown, medium grained quartz sand with layers of silt and humic clay.

### 3.4.3 GEOTECHNICAL CONSTRAINTS

Assessment of the urban capability of the study area has been carried out on the basis of geotechnical considerations, specifically risk of slope instability, soil erodibility and foundation conditions.

DP did not identify any landslip or creep activity within the steeper hillsides of the site with any minor slope instability to be addressed by good engineering practices.

Erosion hazard was considered within usually accepted limits which would be managed by good engineering and land management practices. Localised waterlogging will also be addressed through engineering management practices applicable to erosion control.

### 3.4.4 SALINITY HAZARD ASSESSMENT

The assessment identified site soils which exhibit characteristics ranging from non-aggressive to moderately aggressive to concrete, non-aggressive to moderate aggressivity to steel, moderate to occasionally very to highly saline materials and highly sodic soils. DP identify these characteristics as naturally occurring features of the local landscape and are not significant impediments to urban development provided appropriate remediation or management techniques are employed.

Salinity and aggressivity is described as affecting the durability of concrete and steel by causing premature breakdown of concrete and corrosion of steel. This has impacts on the longevity of structures in contact with these materials and require management practices to limit such adverse effects.

Sodic soils are described as having low permeability potentially creating perched water tables, seepage in cut faces or ponding in flat open areas. In addition, sodic soils tend to erode when exposed. Management of sodic soils is therefore required to limit these adverse effects.

The assessment provides a range of preliminary management strategies to limit the effects of those soil characteristics with the potential to impact development. DP also identify the need for the Salinity Management Plan to be updated based on the results of more detailed testing at each stage of development.

Groundwater studies were not undertaken as part of the study, however DP noted that only one test pit exhibited groundwater (at a depth of 2.9m and located within proximity of the existing farm dams) as part of the geotechnical and salinity investigations.

#### 3.4.5 CONTAMINATION RISK

The Preliminary Site Investigation (PSI) included a historical aerial photograph review and detailed site walk over, with fifteen Areas of Environmental Concern (AEC) identified within the Precinct. The AEC's are varied and range from market gardens, existing and former structures, farm dams, localised filling, ground disturbance, power poles and use of fuel/oil.

Based on the findings of the investigation, DP consider the potential for contamination constraints excluding the identified AEC's to be low. The potential for contamination constraints for the identified AEC's is considered low to medium. The assessment concludes that further targeted investigation of the site will be required as part of a Detailed Site Investigation (DSI) to inform future subdivision proposals, with an unexpected finds protocol also to be established to ensure due process is carried out in the event of a possible contamination find not previously anticipated.

### 3.5 Aboriginal Heritage

An assessment of the Aboriginal Cultural Heritage values of the Pondicherry Precinct has been undertaken by Kelleher Nightingale Consulting (KNC). This assessment included a full consultation process with 35 registered Aboriginal stakeholders and concluded with the production of the report titled *Pondicherry Release Land Rezoning, South West Priority Growth Area: Aboriginal Heritage Assessment (2020), KNC*. The assessment was based on the Protocol for Aboriginal Stakeholder Involvement in the *Assessment of Aboriginal Heritage* in the *Sydney Growth Centres*, and the requirements of the *NSW DPIE* [formerly Office of Environment and Heritage (OEH)] requirements and guidelines relating to the assessment of Aboriginal heritage in NSW.

The study methodology included the review of past investigations and records, identifying and assessing Aboriginal cultural heritage values and finally, the development of land use and management options to inform future development layouts for the precinct. The assessment identified five Aboriginal archaeological sites and two areas of potential archaeological deposit (PAD) within the Pondicherry Precinct as a result of archaeological field survey. Sites consisted of open context artefact sites and registered/previously identified locations of PAD. The sites were identified as displaying scientific significance ranging from low to moderate. In summary, the assessment determined that:

- All sites containing Aboriginal objects would be harmed by future development of the Pondicherry Priority Precinct according to the Draft ILP.
- An Aboriginal Heritage Impact Permit (AHIP) would be required prior to conducting any activity which may harm an Aboriginal object.
- Mitigation measures (salvage excavation) would be required for all sites of moderate archaeological or high cultural value. An AHIP would be required prior to undertaking any mitigation activities.
- Consultation with registered Aboriginal stakeholders for the study area is ongoing and should continue in relation to future development activities within the study area. Consultation for seeking an AHIP should be undertaken in accordance with Clause 60 of the *National Parks and Wildlife Regulation 2019* and *Heritage NSW Aboriginal cultural heritage consultation requirements for proponents 2010*.

The assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of Pondicherry.

Discussions were also had with the project team and during the design process to determine the best way of embodying Aboriginal Heritage conservation values and objectives through the development of Pondicherry. In this regard KNC advised that Aboriginal heritage within the Pondicherry Precinct should be focused on maintaining continuity of movement along the South Creek riparian corridor reflecting the significance of the corridor to Aboriginal people and their way of life. This objective is also emphasised through the planning process which seeks to protect and restore the biodiversity values of significant riparian corridors and celebrate these unique cultural landscapes as key features in the urban structure.

Restoration of the movement network and biodiversity values of South Creek are to be encouraged through the provisions of the DCP. Strict protection of certain areas and prohibition of activity is not necessary in relation to the protection of Aboriginal values. Instead, the fundamental conservation objective is to restore continuity of the movement network along the corridor and protect the corridor in perpetuity through public ownership.

### 3.6 European Heritage

A European Heritage Assessment has been conducted by GML Heritage (GML) to ensure the heritage values and cultural landscapes associated with the site and surrounds are considered through the planning process. The report has been prepared in accordance with the principles outlined in *Assessing Heritage Significance* (NSW Heritage Office, 2001), along with the relevant principles and guidelines of the *Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter) (Australia ICOMOS Inc). Preparation of the Heritage Assessment involved the following steps:

- Historical research and preparation of a historical overview;
- A site inspection of the Precinct and surrounding area;
- Review of the statutory heritage context of the site; and
- Assessment of the heritage significance consistent with the State Heritage Significance Criteria adopted by the Heritage Council of NSW and based on the historical review, site inspection and understanding of the property.

The assessment identifies one heritage listed item within the vicinity of the subject site, being the Maryland Estate (773 The Northern Road), located north west of the site and on the western side of The Northern Road. The assessment notes that due to the thick vegetation to the south-east of the homestead the Pondicherry site is not visible from the Homestead itself and adjacent buildings, with The Northern Road also acting as a clear visual separator between Pondicherry and Maryland. The reports recommendations however are based on the assessment that the north-western portion of Pondicherry is visible from other elevated parts of the Maryland property, including the Maryland 'dairy cluster' buildings.

The GML conclusion of Heritage Significance (*Section 6.3.1 Heritage Significance Assessment Conclusion*) indicates that the site "does not meet any of the seven Heritage Office criteria for heritage significance". The conclusion further states that "it is considered that the subject site, including its landscape and items of built heritage, are not of heritage significance". This is further noted in assessment conclusion (*Section 7.1 Heritage Significance of the Site*), which states "the subject site is not considered to be a rural cultural landscape due to its intactness or character".

With regards to archaeological significance GML assess the site as having moderate potential to contain ephemeral archaeological evidence associated with ongoing agricultural and pastoral activities within Pondicherry over the last 200 years. Archaeological remains are likely to be limited to *expressions of land clearing, simple farm paths or tracks, fence lines, field drains and isolated artefacts*. Such remains are noted as having "limited research potential and are unlikely to demonstrate historical, associative, aesthetic or social value".

It is noted that the Maryland Estate and surrounds, sit within the Lowes Creek Maryland Precinct of the SWGA and is currently subject to rezoning investigations (Note to reader: The Lowes Creek Maryland Precinct has been rezoned since the original documenting of this Planning Proposal Report). Documents exhibited for the Precinct (September 2018), indicate a range of residential development and other land uses between the Maryland Heritage Curtilage and The Northern Road within direct sight line of Pondicherry. It is noted that these exhibition materials were unknown to GML at the time of assessment and site visits which were conducted in 2017 (see GML comments on page 62 of their report). In this context and upon further review by Council and DPIE of the planning and assessments conducted for the Lowes Creek Maryland Precinct along with the need to balance European Heritage outcomes with the Government's stated priorities of new housing within the SWGA, the below planning review of the GML recommendations is offered.

**Recommendation 1: Screen the rail corridor from view.**

The North-South Rail Corridor alignment has been gazetted by the State Government through the provisions contained within the *State Environmental Planning Policy (Major Infrastructure Corridors) 2020*. The topography of the site suggests the corridor will be predominantly in cut as it traverses the Pondicherry site, with the ILP demonstrating a mix of residential lot boundaries and perimeter roads adjoining the corridor. The combination of typical street tree planting, other landscape treatments and the horizontal geometry of the rail line will manage the view of the corridor from Maryland.

**Recommendation 2: Relocate Medium Density Housing**

The nearest location of medium density housing to the Maryland Homestead is approximately 1800m. At this distance the perceptible difference between medium density housing, low density housing or single and double storey housing is likely limited. This is particularly the case upon full development of the Pondicherry (and Lowes Creek Maryland) Precinct including mature street tree growth and landscape embellishment of the north-south lineal open space corridor in the north-western portion of the Precinct.

Further, a stated priority of the SWGA as expressed through the *Region Plan* and the *Western City District Plan* is to deliver housing supply, choice and affordability with access to jobs and services. The Draft Pondicherry ILP supports this objective through a mix of low and medium density residential housing in a location which benefits from the jobs and services afforded by the local area and particularly Oran Park to the south. The diversity of housing proposed will ensure delivery of culturally rich and diverse neighbourhoods with a broad socio-economic base which will foster a resilient future community making Pondicherry a desirable place to live. The proposed medium density housing is also located within walkable neighbourhoods and adjacent local parks providing high landscape amenity.

In this context the relocation of Medium Density on the ILP is not considered to be necessary.

**Recommendation 3: Apply Height Limits**

As above, the nearest location of medium density housing to the Maryland Homestead is approximately 1800m. At this distance the perceptible difference in built form between medium density housing, low density housing or single and double storey housing is limited. This is particularly the case upon full development of the Precinct including mature street tree growth and landscape embellishment of the north-south lineal open space corridor in the north-western portion of the Precinct.

Further and as stated above, the Lowes Creek Maryland Precinct is currently the subject of rezoning investigations, with development shown to be located between The Northern Road and the Maryland Homestead curtilage within line of sight to Pondicherry. In this context the location and height of housing in Pondicherry is unlikely to have a material impact on the broader view catchment from the Maryland Homestead.

**Recommendation 4: Use Vegetation for Screening and Softening Views**

GML encourage the retention of existing trees, street tree planting and tree planting within parks along with the screening of sound walls along The Northern Road.

These softening features are also encouraged in good planning, place making and delivery and will be subject of further detail at the development phase including review and assessment by Council. It is noted however that the RMS are the authority responsible for planting within The Northern Road, with their consent required for any landscape augmentation works within the road reserve as part of future development.

**Recommendation 5: Preserve the History and Topography**

The legibility of the existing topography will be preserved through development. The site is gently undulating with few steep areas requiring significant bulk earthworks.

**Recommendation 6: Interpret the History of the Place**

GML has identified several opportunities to interpret names of people and places that have a historical association with the site.

Pondicherry is identified as one of those, which was the name of the farm that encompassed a majority area of the site, established in the 1950's. Others include previous and historic land owners, past farm names, and estate names. Approval of place names will ultimately be considered by the Geographical Names Board with nominations for names provided by Council. The recommendations of the GML report will be noted for future naming processes.

**3.7 Water Cycle Management and Flooding**

A Flooding and Water Cycle Management study has been produced by Calibre Consulting. The purpose of the study is to provide a stormwater management strategy that ensures the future development adequately considers and manages the quantity and quality of water leaving the site and the impacts of flooding within local tributaries.

The Pondicherry Precinct is defined by two natural hydrology catchments which ultimately flow to the creek corridors of Lowes Creek (western catchment) and South Creek (eastern catchment). The Precinct's natural hydrology has been highly modified due to the existence of two large farm dams, which are fed from the South Creek tributaries of Ron's Creek and Anthony Creek located predominantly within the Oran Park Precinct. A portion of Anthony Creek is also located within the Pondicherry Precinct and along with Ron's Creek will continue to feed the proposed Lake system.

The concept of a Lake system as detailed on the Draft ILP has been the result of an extensive design and consultation process, involving the urban designers (Design+Planning), Calibre (Stormwater) and Eco Logical Australia (Biodiversity), along with DPIE, NRAR and Council. This process culminated in production of the *Pondicherry Lake Precinct Water Management Act Assessment Report* (Appendix H) which ultimately received conditional support from NRAR (Appendix H) providing the basis for finalising the Draft ILP. Through this process the Lake was determined to achieve the principles of ecological sustainable development most effectively, delivering the optimum social, economic and environmental outcomes for the Precinct. The Lake and associated detention is required due to the *Oran Park Precinct Stormwater Masterplan* (Brown Consulting, 2007) requiring the 100-year storm events flowing from Ron's Creek and Anthony Creek be detained within Pondicherry prior to entering South Creek.

**3.7.1 STORMWATER DETENTION AND FLOOD MITIGATION**

Flooding has been investigated within the Precinct through utilisation of Camden Council's supplied models of the existing scenario. The model has been adjusted to account for the proposed developed scenario including catchments, impervious areas and flow characteristics.

The design for the two Precinct catchments is discussed further below, with the eastern, South Creek catchment requiring the implementation of a temporary solution subject to future development of Greenway to the north. The permanent solution has also been investigated and outlined.

The stormwater management strategy complies with the relevant state and local government requirements and achieves the following objectives:

- Ensure no increase in peak flows entering the local creek system;
- Ensure development can be delivered with floor levels at least 500mm above the 100-year ARI flood level;
- Utilise structures where needed to manage major and minor stormwater flows; and
- Ensure development does not encroach into riparian zones.

**3.7.2 WATER QUALITY**

The strategy for water management within the Precinct, involves implementation of water sensitive urban design (WSUD) features in combination with traditional drainage infrastructure to achieve the objectives for water quality.

The water quality objectives for the Precinct include achieving the treatment targets for reducing export loads to receiving waters as detailed in *Camden Council's Engineering Design Specification*. The strategy for achieving the required water quality targets include a combination of components within the treatment train. These components typically comprise:

- Source control features including rainwater tanks;
- Use of gross-pollutant traps (GPT);
- Bio-retention basins incorporating a combination of filter media and appropriate nutrient removing vegetation;
- Wetlands; and
- Proprietary treatment devices if needed.

The final design for water quality treatment will be refined as part of the Development Application stage.

### 3.7.3 WESTERN CATCHMENTS – LOWES CREEK

Stormwater within the western catchments will be managed through the delivery of two combined detention and bio-retention basins. The basins will be designed to manage the 100-year storm events of the catchment and filter the water in accordance with the water quality treatment targets outlined in the *Camden Council Engineering Design Specification*.

The western catchment also includes one basin which will be located within the Greenway Precinct to the north. This catchment is partly severed by the Railway Corridor and therefore a basin does not naturally fit within the urban structure. By locating a basin within Greenway, it will provide opportunity for more effective integration into an open space area or green corridor. Calibre have conducted temporary basin sizing and water quality analysis and a temporary basin will be constructed north of the Precinct as needed at the time of development. This basin has been sized to manage the 100-year storm events of the catchment and filter the water in accordance with the water quality treatment targets outlined in the *Camden Council Engineering Design Specification*.

Details of the stormwater design will be refined through the development application process including catchment sizing, WSUD design and pipe sizing.

It is noted that a northern portion of the Tranche 41 development area is included in the western catchment. The report considers this area of Tranche 41 ensuring a holistic stormwater management design across the whole Precinct is achieved.

### 3.7.4 EASTERN CATCHMENTS – SOUTH CREEK

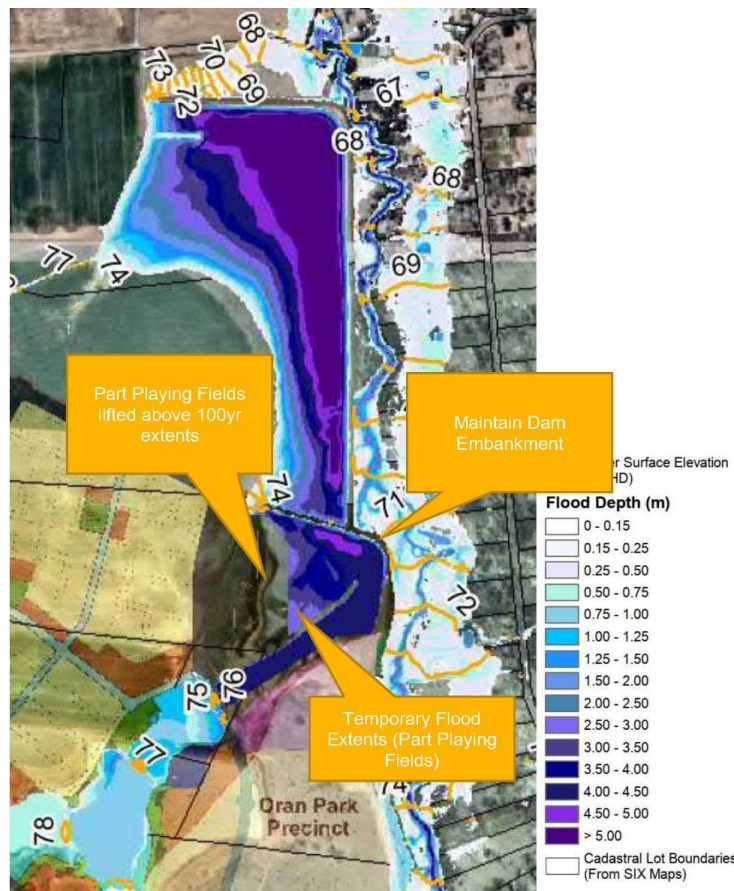
#### ***Stormwater Detention and Flood Mitigation***

All detention within the eastern catchment is captured through the Lake system, including a combination of the waterbody and the drainage corridor between the waterbody and South Creek. The design of the ultimate solution ensures the amount of detention mitigates any increase in flood waters downstream of the discharge point in South Creek. However, to achieve this outcome while also utilising Council's Flood Model, works within Greenway are required. Consequently, a temporary solution for stormwater detention and flood mitigation has been explored.

The temporary solution is described by Calibre as being required due to the impact the existing farm dams have within the Council issued Flood Model, with the farm dams utilised for flood mitigation through 'active storage' in the model. Additional flood modelling by Calibre excluding this 'active storage' suggest the proposed Lake system would improve the downstream impacts of flooding in South Creek, with further improvements likely upon development of Greenway to the north.

Notwithstanding the consequence of utilising Council's issued Flood Model, a temporary solution has been developed and put forward which will ensure development can occur within Pondicherry prior to the works required in Greenway. This solution requires the retention of the northern farm dam (located in Pondicherry), to mimic the existing cascading stormwater flow arrangements leading to the large 'L' shaped farm dam north of Pondicherry and in Greenway. This ensures the discharge point to South Creek remains in its current location at the northern tip of the 'L' shaped farm dam, with no discharge to South Creek from within Pondicherry and therefore no impact on the downstream flood levels. This arrangement is detailed in Figure 6 below as provided by Calibre.

Figure 6: Temporary Stormwater Strategy (Calibre, 2021)



While the developed flood mitigation strategy achieves Council’s Flood Modelling requirements, retention of the northern farm dam will delay the delivery of a double playing field and hard courts within the active open space area. On balance this may be acceptable to Council, depending on the timing of works within Greenway, which will be known closer to the community need for the playing fields being realised. Alternatively, and based on Calibre’s modelling without the use of ‘active storage’ within the farm dams, Council may reconsider the design parameters of their issued Flood Model which would allow full development of Pondicherry to occur also with no impact on the downstream flood levels within South Creek.

As demonstrated the impacts of flooding have been comprehensively considered within the planning and design process for the Precinct, including factors emanating from Oran Park and the need for the Lake. Calibre have presented two options which will deliver Council’s requirements for flood mitigation which seeks to ensure no impact on downstream properties. Accordingly, the impacts of flooding can be appropriately managed through development of the Precinct.

**Water Quality**

Water quality bio-retention basins and wetlands will be employed for the eastern catchments with water treated prior to discharge into the Lake system. The strategy employs delivery of several bio-retention basins adjacent the Lake to ensure levels integrate with the flat surface water of the Lake. Calibre have modelled the water quality treatment train using the *MUSIC* water quality modelling software which determines bio-retention areas required for each catchment to meet the required pollutant removal targets. This modelling has informed the Draft ILP design with basins located and sized to ensure water quality targets are met.

Details of the water quality design will be refined through the development application process including catchment sizing, WSUD design and pipe sizing.

### 3.8 Biodiversity

Eco Logical Australia has undertaken an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment.

#### 3.8.1 GROWTH CENTRES BIODIVERSITY CERTIFICATION

The key to the assessment of biodiversity values within the Sydney Region Growth Centres is the Biodiversity Certification (under the *Biodiversity Conservation Act 2016* (BC Act 2016)) of the Growth Centre SEPP. Biodiversity certification negates the requirement for impact assessment on threatened species under the BC Act, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West and South West Growth Centre.

This strategic approach to the conservation of species and communities listed under the BC Act has been undertaken to streamline the development process and to ensure that the areas of highest conservation value have been identified and conserved. Further the (Draft) Growth Centres Conservation Plan (2007) assessed native vegetation across the entire Growth Centres area and identified areas of Existing Native Vegetation (ENV) which is subject to ground truthing at the time of rezoning.

Figures 7 and 8 below identify the areas of the site which are Biodiversity Certified (Figure 7) and contain mapped ENV (Figure 8).



Figure 7: Biodiversity Certification Mapping



ORD02

Attachment 2

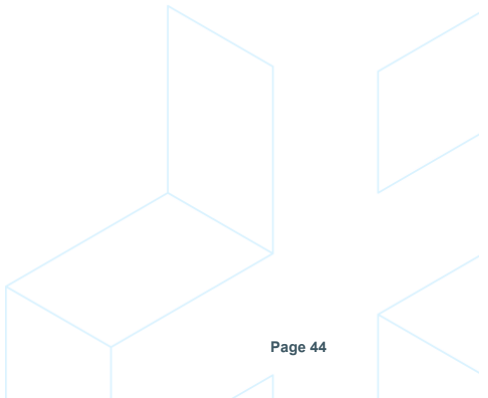


Figure 8: Existing Native Vegetation (ELA, 2021 and the Growth Centres Conservation Plan, 2007)

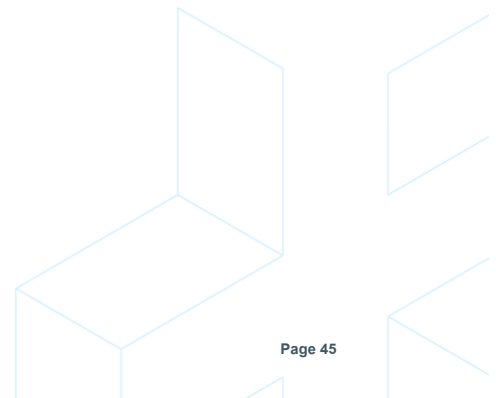


The above figures show much of the Pondicherry site as being biodiversity certified, excluding the South Creek corridor and a portion of the northern farm dam, with ENV contained to the South Creek corridor. Notwithstanding, the Masterplanning process requires through the Growth Centres Development Code 2006 that the biodiversity values of the site be investigated to determine if any site features are worthy of retention within the future urban environment. The site is characterised by the two large farm dams located along a tributary of South Creek and sparse paddock and hollow bearing trees of the Cumberland Plain Woodland (CPW) and River Flat Eucalypt Forest (RFEF) communities. The site has been highly disturbed due to the ongoing farming operations which includes cattle grazing and crop growing.

**3.8.2 STRATEGIC ASSESSMENT UNDER THE EPBC ACT**

In 2012, the Commonwealth Minister for the Environment announced that the program of development activities within the Growth Centres was approved under the *EPBC Act* Strategic Assessment process. Specifically, all actions associated with the development of the Western Sydney Growth Centres as described in the *Sydney Growth Centres Strategic Assessment Program Report* (Nov 2010) have been assessed at the strategic level and approved in regard to their impact on the following matters of National Environmental Significance (NES):

- World Heritage Properties
- National Heritage Places
- Wetlands of International Importance
- Listed threatened species and communities
- Listed migratory species



These decisions indicate that the Commonwealth is satisfied that the conservation and development outcomes that will be achieved through the Western Sydney Growth Centres Program will satisfy their requirements for environmental protection under the *EPBC Act*. Provided that development activity proceeds in accordance with the Growth Centres requirements (such as the Biodiversity Certification Order, the Growth Centres SEPP and DCPs, Growth Centres Development Code etc.) then there is no requirement to assess the impact of urban development activities within the South West Growth Centre on the above-listed matters of NES and therefore no referral of activities to the Commonwealth Department of Environment is required.

### 3.8.3 SITE FLORA AND FAUNA ASSESSMENT

Field survey of the site was conducted by ELA over two days in September 2017 and validated again in July 2020. The field survey confirmed the presence of two native vegetation communities:

- Cumberland Plain Woodland in the Sydney Basin Bioregion / Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest, which is listed as a critically endangered ecological community under the BC Act and EPBC Act; and
- River-flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions, which is listed as an endangered ecological community under the BC Act.

The patches of Cumberland Plain Woodland on site were observed in two conditions Moderate and Poor. Scattered patches in moderate condition was present throughout the western half of the Precinct and characterised by a canopy dominated by *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus moluccana* (Grey Box). The midstory was either absent or comprised a sparse layer of the noxious weed *Lycium ferocissimum* (African Boxthorn). The groundcover was dense and comprised of exotic pasture grasses and broadleaved weeds. The Cumberland Plain Woodland found to be in poor condition was also found to be scattered in small patches in the western half of the Precinct. Cumberland Plain in this condition comprised an assemblage of canopy species like that of the areas found in moderate condition, however with a dominance of exotic groundcover species.

Field survey confirmed the presence of a small patch of River-flat Eucalypt Forest in good condition along South Creek. The canopy consisted of *Angophora floribunda* (Rough-barked Apple), *Angophora subvelutina* (Broad-leaved Apple) and *Euclyptus amplifolia* (Cabbage Gum). The mid storey was dense and contained *Bursaria spinosa*, *Casuarina glauca* and *Melaleuca decora*. The groundcover was dense and comprised of plants typical to this community including *Microlaena stipoides*, *Oplismenus aemulus*, *Dichondra repens*, *Entolasia marginata*, *Pratia purpurascens* and *Echinopogon ovatus*. This occurrence of the community conforms to the endangered ecological community listed under the BC Act and the EPBC Act.

Derived native grassland was also identified adjacent to the good condition patch of River-flat Eucalypt Forest along South Creek. Derived native grasslands result from the removal of woody strata and are included in the BC Act listing of the ecological community (DPIE 2020b). This area was dominated by a diverse range of native grasses and forbs, including *Bothriochloa macra* (Red Grass), *Cymbopogon refractus* (Barbed Wire Grass), *Themeda triandra* (Kangaroo Grass), *Cheilanthes sieberi*, *Desmodium varians* (Slender Tick-trefoil) and *Tricoryne elatior* (Yellow Autumn-lily).

ELA also identified habitat features for several threatened fauna species during field survey, with those listed in the ELA report.

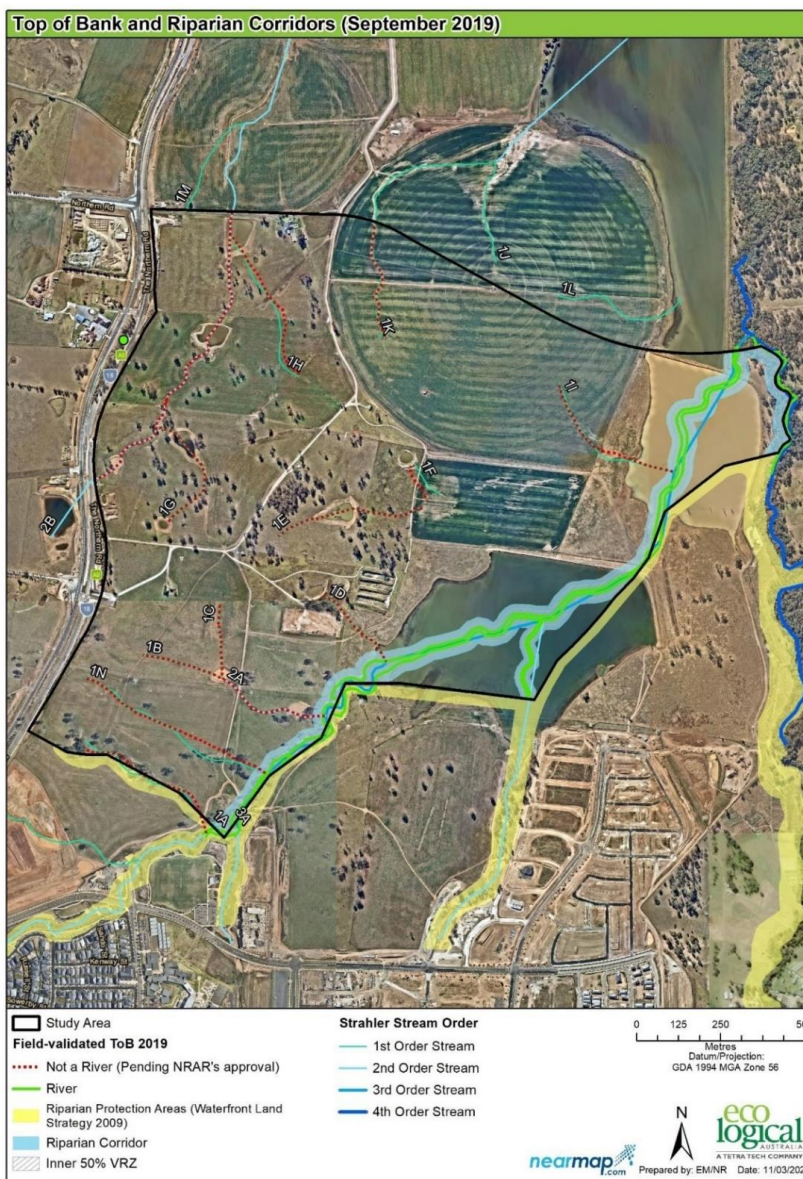
Based on their assessment ELA recommend that 1.6ha of ENV be protected in the Precinct, to ensure parity with the Biodiversity Certification Order. This is achieved within the Draft ILP and associated zoning regime, with the South Creek riparian corridor and adjoining drainage corridor zoned *C2 Environmental Conservation* and the ENV contained within the defined South Creek riparian corridor. All defined riparian corridors within the site, including the extension of Anthony Creek and South Creek, along with the Drainage Corridor between the Lake waterbody and South Creek will be rehabilitated with appropriate local endemic flora species of the Cumberland Plain and delivered through a VMP with management and maintenance of the areas occurring over a five-year period. The restoration of these corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the DA process.

### 3.9 Riparian Corridors

A riparian corridor assessment has been undertaken by Eco Logical Australia, with the principles of the relevant legislation to provide for the sustainable and integrated management of waterways across the state. Results of onsite investigations confirm the site as being highly disturbed due to the ongoing farming operations which include cattle grazing, crop growing and the existence of two large online farm dams of poor aquatic habitat.

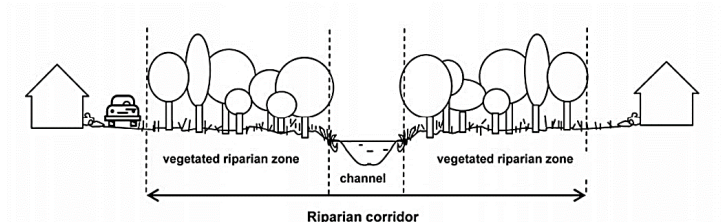
The assessment included review of the DPI Hydroline Spatial Data in accordance with the Strahler method of stream order as documented in the Natural Resources Access Regulator (NRAR) *Guidelines for Controlled Activities on Waterfront Land – Riparian Corridors*. Site inspections were then carried out to validate the stream order and determine those watercourses which met the definition of a 'river' including defined bed and banks, under the Water Management Act (WM Act). This assessment is documented in Figure 9.

Figure 9: Riparian Assessment – Strahler Stream Order, Top of Bank and Riparian Corridors (ELA, 2020)



In accordance with NRAR's *Guidelines for Controlled Activities on waterfront land—Riparian corridors*, riparian corridors are to provide a Vegetated Riparian Zone (VRZ) adjacent to the channel to provide a transition zone between the terrestrial environment and watercourse. This vegetated zone helps maintain and improve the ecological functions of a watercourse whilst providing habitat for terrestrial flora and fauna. The VRZ plus the channel (bed and banks of the watercourse to the highest bank) constitute the 'riparian corridor' (refer to Figure 10).

**Figure 10: Riparian Corridor (NRAR, 2018).**



The two existing farm dams have however been subject of separate consultation and assessment with NRAR which seeks to retain a large on-line waterbody as a feature of the development. The consultation culminated in the production of the *Pondicherry Lake Precinct Water Management Act Assessment* report (refer Appendix H) which reviewed several options to deliver a coordinated and best practice urban design, water cycle management and biodiversity outcome. The assessment concluded that the Lake Precinct option was best placed to achieve the principles of ecological sustainable development, delivering the optimum social, economic and environmental outcomes compliant with the Objects and Principles of the *Water Management Act 2000*. The NRAR response and in principle conditional approval of the Lake option is also included as part of Appendix H.

The ILP has adopted the preferred option of converting the existing farm dams to a Lake Precinct, with the addition of riparian corridors upstream and downstream arranged in accordance with NRAR's *Guidelines for Controlled Activities on waterfront land—Riparian corridors* inclusive of minor offsetting to retain areas of mapped ENV within the corridor and rationalise adjoining road geometry (refer to Sections 3.8 Biodiversity and 8.2.12 Amendment to the Native Vegetation Protection Map). The riparian corridors are proposed to be zoned *C2 Environmental Conservation* ensuring the objectives of the Precinct Plan are delivered through the development process. The zoning of the Lake Precinct is proposed to generally align with the adjoining residential (*R2 Low Density and R3 Medium Density*) and business (*B1 Neighbourhood Centre*) land uses, with a corridor of *SP2 Infrastructure* land defined through the centre. This proposed zoning acknowledges the high level design which has been undertaken to support the rezoning with detailed design requiring flexibility to ensure the envisaged outcomes of the rezoning can be delivered.

### 3.10 Bushfire

An assessment of the current and future bushfire risk within the Precinct was undertaken by Eco Logical Australia (ELA). The assessment considered the key bushfire design issues including site vegetation communities and slope and the influence these have on bushfire behaviour. The assessment was conducted in accordance with *Planning for Bush Fire Protection 2019* (PBP 2019). The assessment identifies the minimum and recommended bushfire requirements for residential subdivision development to achieve compliance with the relevant legislation and related policies.

Measures for Bushfire Risk Management are outlined in the Camden Growth Centre DCP and will be an implementation requirement during the development phase. As a minimum, this would include preparation of a Bushfire Protection Assessment in accordance with PBP 2019 for development of land identified as bushfire prone on the *Camden Bushfire Prone Land Map*.

### 3.10.1 ASSET PROTECTION ZONES

APZ's are a key component of bushfire planning and can have a significant impact on planning for future urban areas. APZ's for the proposed development have been determined utilising the vegetation and slope characteristics of the site. In consultation with the biodiversity consultant (Eco Logical Australia) the assessment identifies the existing and future vegetation communities of the riparian corridors to include 'woodland' and 'forested wetland' formation. The effective slope of the sites surrounding bushfire hazards are identified as falling into the PBP slope category *0-5 degrees downslope*. The site is also adjoining by unmanaged grasslands to the north as part of existing farming operations and to the south within the Oran Park Precinct. Under PBP this bushfire hazard is identified as 'grassland', with the assessment noting it as being temporary in nature and will be removed once future development of the land occurs.

The assessment also acknowledges that vegetation which is introduced through landscaping, such as within public reserves, can avoid the need for APZ's if they meet certain criteria. Further assessment will be conducted at the DA stage, with the APZ assessment being confined to riparian and environmental conservation corridors and the grassland to the north.

The APZ's required for the site are detailed in the Table 5 below.

**Table 5: Bushfire hazard assessment and APZ requirements**

Direction from development boundary	Slope	Vegetation	Residential APZ	Special Fire Protection Purpose APZ	Comment
North	0-5 Degree Downslope	Grassland	12m	40m	Temporary APZ provided within the future Greenway Precinct to the north.
East (South Creek)	0-5 Degree Downslope	Forested Wetland	12m	42m	APZ provided within the adjoining public reserve and school site.
South-East (Anthony Creek)	0-5 Degree Downslope	Forested Wetland	12m	42m	APZ provided within boundaries of subject land utilising adjoining access roads

### 3.10.2 ACCESS PROVISIONS

PBP 2019 requires that dual access/egress provisions be made for all subdivision of bushfire prone land. The subdivision is assessed as being able to accommodate dual access/egress with the Precinct providing various higher order roads which connect to Oran Park and The Northern Road in multiple locations. Further assessment will be required at the DA stage relative to the extent of the subdivision proposal and the surrounding development at the time.

### 3.10.3 INFRASTRUCTURE

PBP 2019 requires the site be serviced by reticulated water, with fire hydrant spacing, sizing and pressure required to comply with AS 2419.1-2005. Engineering solutions may be pursued where compliance with the Australian Standard cannot be met, with assessments to be conducted at the DA stage.

It is expected that electricity, gas and telecommunications supply of the Precinct will be provided underground compliant with PBP 2019.

### 3.10.4 BUILDING CONSTRUCTION STANDARDS

The APZ assessment demonstrates a maximum BAL-29 construction can be achieved by all lots within the proposed development, with lower BAL's (19, 12.5 and LOW) able to be achieved as separation distance from the hazard increases. The BAL assessment and associated Building Construction Standards will be assessed further at the DA stage once a final development and dwelling footprint is determined.

### 3.11 Traffic and Transport

A Pondicherry Precinct Traffic and Transport Study has been prepared by GHD to assess the transport and access needs of the Precinct in the context of the wider SWGA and associated strategic planning. The study considers all modes of urban transport including walking, cycling, public transport and cars.

Pondicherry is located adjoining The Northern Road to the west and is subject of several sub-arterial and collector road connections from Oran Park to the south. The Northern Road is currently subject to a significant corridor expansion to provide additional capacity to support the Western Sydney International Airport and the growing community of western Sydney. The upgrade forms a significant piece of the Australian and State Governments, *Western Sydney Infrastructure Plan* which has committed \$4.1 billion in funding for new and improved roads within the Western Sydney Region. As part of this upgrade, several intersections have been constructed which will service future development along this corridor including two intersections servicing the Pondicherry Precinct, identified as Marylands Link Road No.1 and Marylands Link Road No.2.

The proposed Pondicherry road structure and hierarchy includes two east-west sub-arterial roads (Marylands Link Road No.1 and Marylands Link Road No.2), the north-south sub-arterial extension of Oran Park Drive and a collector road network that distributes local traffic through the site and toward the sub-arterial roads at key intersections. Further, the proposed transport network includes measures to promote walking and cycling and Public Transport use through a comprehensive network of pedestrian, on-road and off-road cycle paths and off-road sharepaths, including both within the road and open space network.

The development of the Draft ILP was necessarily iterative to allow an appropriate transport network to be established, including consultation and input from NSW DPIE, Transport for NSW (TfNSW), RMS and Camden Council. Most of the roads in the Precinct are categorised as local roads to service the residential areas of the Precinct, with the main framework structured around the collector and sub-arterial higher order roads. The developed road hierarchy is provided below (Figure 11), including the location of key intersections, bus capable roads and the developed Green Link Road.

All intersections within the Precinct will need to be designed to accommodate future traffic demands associated with the full development of the Precinct as well as the wider regional development up to 2036. Modelling conducted by GHD for the rezoning indicates that all intersections will operate at an acceptable level of service at both the morning and evening peaks with appropriate controls.

#### 3.11.1 PUBLIC TRANSPORT

The Northern Road includes the provision of a bus lane in both directions with bus servicing anticipated as the area develops. Oran Park Drive has also been considered by TfNSW to accommodate a rapid bus service, with bus capable roads identified on the Road Hierarchy Plan (Figure 11) including all sub-arterial and collector roads in the Precinct. The extensive bus capable road network demonstrates the opportunity for various bus services within the Precinct as the need arises in time.

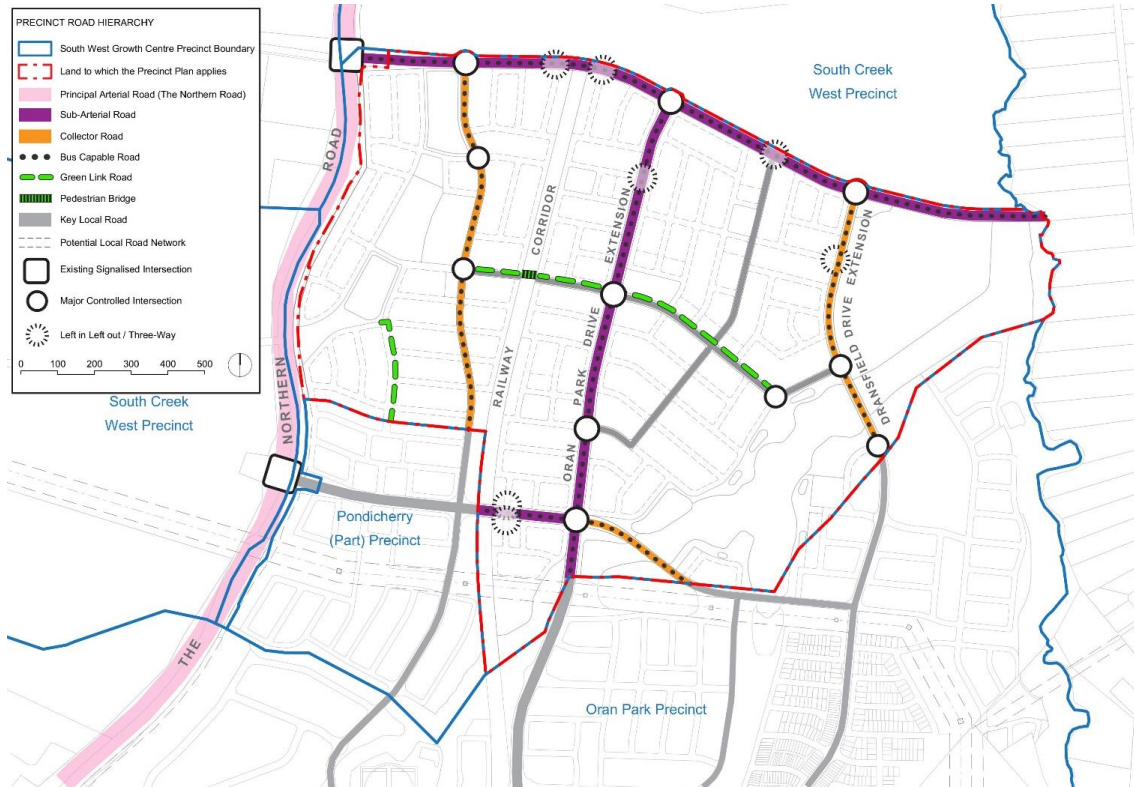
The site is traversed by the North-South Rail Corridor which has been gazetted through the *State Environmental Planning Policy (Major Infrastructure Corridors) 2020*. TfNSW has advised that the operational timeframe for the rail link is not within the horizon years of analysis and therefore has not been considered in the assessment of Pondicherry. Nevertheless, the commitment by the Government in securing the corridor provides certainty to development and the Draft ILP and flexibility in the delivery of this transport infrastructure by Government.

#### 3.11.2 PEDESTRIAN AND CYCLISTS

The Draft ILP and associated figures demonstrate comprehensive measures to promote walking and cycling throughout the Precinct and create meaningful connections to existing Oran Park networks. The grid based local road layout of the Draft ILP ensures pedestrian permeability is maximised, with local road footpaths connecting with sharepaths along major roads and within local parks and riparian corridors. Three crossing of the rail corridor, the Lake pedestrian bridge crossing, the provision of signalised intersections at key locations for pedestrian and cycle safety and a mix of on-road and off-road cycle lanes to the sub-arterial roads further promote walking and cycling within the Precinct.

The extensive pedestrian and cycle network emphasise the benefits of recreation and healthy living while also providing active transport options connecting people to the job opportunities, services, community and recreational facilities afforded within the immediate locality.

Figure 11: Proposed Pondicherry Road Hierarchy



### 3.12 Servicing Infrastructure

A Utilities Servicing Assessment has been produced by IDC to determine the utilities infrastructure needs for the Precinct and a strategy for delivery of those services in accordance with the determined development staging and growth scenarios, including the high growth scenario if development of that nature is delivered. The assessment considers issues relating to the supply of potable water, sewer, electricity, natural gas and telecommunications. The report has been produced in consultation with NSW DPIE, Camden Council and the relevant State Agencies to determine:

- The infrastructure need, generated by the new community of Pondicherry;
- The existing utility services within the vicinity of the Pondicherry site;
- Relevant current and planned utility infrastructure projects in the region; and
- Implications of the above and potential servicing strategies for the development of the site.

The report indicates that the infrastructure recommendations made are suitable to meet the demand generated by the high growth scenario should development of that nature be delivered.

#### 3.12.1 WATER

The Precinct is currently serviced with utility infrastructure that reflects the current rural use. Existing water infrastructure consists of recently constructed trunk mains within The Northern Road corridor, residential trunk and reticulation mains servicing Oran Park to the south and smaller rural mains servicing the rural residential properties of Catherine Field to the east.



Oran Park is currently serviced by the Narellan South reservoir located approximately 8km to the south of the Precinct.

Sydney Water are currently in the advanced stages of design/construction of two 24ML reservoirs within the catchment of Pondicherry, with completion expected in 2021/22. This infrastructure is expected to have sufficient capacity to supply all proposed development within the Precinct.

### 3.12.2 SEWER

The site is not currently serviced by Sydney Water sewer network, with existing farmhouses utilising on-site septic systems for sewage collection and disposal.

The developed Growth Centre Precincts south of the Pondicherry Precinct are serviced by the Sydney Water sewer network, which is pumped to the West Camden Wastewater Treatment Plant (WWTP), located approximately 10km south west of the Pondicherry Precinct.

Two sewer pump stations are located within the vicinity of the site. SPS1170 is located within the Jack Brabham public reserve adjacent to Anthony Creek and SPS1198 is located adjacent to South Creek within Tranche 28 of the Oran Park Precinct. The Pondicherry site falls into two sewer catchments (east and west). The eastern catchment drains to SPS1198 in Oran Park, with Sydney Waters Growth Servicing Plan indicating adequate existing capacity to support the development. The western catchment drains north to future SPS1209 via the Lowes Creek Carrier. SPS1209 is expected to be delivered in early 2023, with the trunk mains feeding the SPS expected to be delivered by the developer (Sydney Water's Growth Servicing Plan).

### 3.12.3 ELECTRICITY

Pondicherry is located within the Endeavour Energy electricity supply catchment, with the closest zone substation located within Oran Park to the south and adjoining The Northern Road. A 132kV Transmission Line and variable width easement adjoins The Northern Road for the entirety of the Pondicherry frontage.

Consultation with Endeavour Energy has indicated that a new Zone Substation will be delivered at Maryland to supplement the existing Oran Park Zone Substation and the future growth of the area. While timing of the Maryland Zone Substation is unknown, Endeavour noted that interim supply demands for Pondicherry can be met by the Oran Park Zone Substation, with additional 11kV feeders required within approximately 1,000 lot increments. Initial development within the Precinct will be supported through augmentation of the existing network within the northern portions of the Oran Park Project.

### 3.12.4 GAS

Pondicherry is not currently serviced by the Jemena natural gas network, with the closest network being within the Oran Park project to the south. Consultation with Jemena indicates that gas supply to the Precinct can be leveraged from the existing infrastructure within Oran Park, including the extension of feeder mains as required. Jemena indicated that the provision of gas supply to the Precinct will not pose a constraint to development or staging.

### 3.12.5 TELECOMMUNICATIONS

Telecommunications infrastructure is anticipated to be delivered through an extension of the existing OptiComm network provided throughout Oran Park with no expectations of any constraints to the delivery of this infrastructure.

NBN Co. have also indicated, through consultation as part of the Tranche 41 Planning Proposal, that the Precinct will be near the footprint of their existing network and there would be no issues in servicing the subject site.

## 3.13 Air Quality

ERM was commissioned to assess the potential for odour impacts from existing sources on the Pondicherry Precinct site area in accordance with current EPA guidelines. ERM identified twelve sources in the vicinity which had the potential to cause an odour impact. Of those twelve sources ERM considered six to require odour impact dispersion modelling, including three chicken farms, a turkey farm and two composting facilities.

Results from the dispersion modelling identify an odour impact area extending within the Pondicherry Precinct from the composting facilities located to the west of The Northern Road and adjacent the north-western boundary of the site (Figure 12). The facilities are located within the Lowes Creek Maryland Precinct, currently subject of a rezoning, indicating that the source is likely to cease in line with future development of the Precinct. ERM suggest further investigations be undertaken at the appropriate future time prior to development of the area identified as being impacted by odour. Staging of the Draft ILP has considered the potential odour impact, with that land forming a later stage of the development.

Figure 12: Odour Impact Area (ERM, 2021)



### 3.14 Noise Assessment

WSP assessed potential noise impacts affecting the Pondicherry Precinct. The potential noise impacts identified include:

- Road traffic noise associated with The Northern Road and Sub-Arterial Roads;
- Future rail noise associated with the potential future North-South Rail Line;
- Industrial noise emanating from the Oran Park employment land south of the Tranche 41 site; and
- Aircraft noise associated with the Camden Airport and future Western Sydney Airport.

Noise monitoring was conducted at three locations within the Precinct to establish the existing background and road traffic noise levels at potential sensitive receivers. The monitoring was conducted in 2017 at the commencement of investigations for the Pondicherry Precinct.

#### 3.14.1 ROAD TRAFFIC NOISE – THE NORTHERN ROAD

The assessment of existing conditions and predicted traffic volumes along The Northern Road indicate that dwellings within 200m would experience road traffic noise levels requiring mitigation. Mitigation strategies for reducing the road traffic noise impacts have been recommended and include use of noise barriers to The Northern Road, the use of built form as a barrier including two storey dwellings, acoustic treatments of building facades and acoustically optimising the subdivision layout including the use of service roads to maximise the buffer distance to future dwellings.

The Draft ILP has been produced in consideration of the noise assessment and impacts from the Northern Road. The Draft ILP provides opportunity for construction of either a noise wall or a service road providing variation to The Northern Road frontage. Future dwellings will also benefit from site specific design outcomes and require acoustic construction materials to mitigate The Northern Road traffic noise.

#### 3.14.2 ROAD TRAFFIC NOISE – SUB-ARTERIAL ROADS

The assessment of existing conditions and predicted traffic volumes along the internal sub-arterial roads including Marylands Link Road No.1, Marylands Link Road No.2 and Oran Park Drive indicate that dwellings within 55m would experience road traffic noise levels requiring varying degrees of mitigation. Mitigation strategies for reducing the road traffic noise impacts have been recommended and generally include the use of acoustic treatments of building facades and mechanical ventilation in certain circumstances. The report acknowledges the conservatism of the modelling, and that additional modelling should be conducted at the DA phase to confirm the extent of noise impact and the positive shielding impacts of intervening dwellings.

#### 3.14.3 ROAD TRAFFIC NOISE – LOCAL ROAD NETWORK

Results of the traffic noise assessment indicate there is potential for noise from peak hour traffic volumes to exceed local road noise criteria, however road noise levels throughout the remainder of the day and night will be substantially lower. These levels should be further investigated as part of subsequent planning processes when more detailed traffic information is available.

#### 3.14.4 INDUSTRIAL NOISE

Camden Council's *Environmental Noise Policy* includes several provisions relating to noise intrusion from existing and proposed industrial activities.

Existing industrial noise activities within close proximity to the site were assessed to include a recycling facility to the western side of The Northern Road (761 The Northern Road). Observations made during noise monitoring indicated that the operations were inaudible at the site boundary of the Pondicherry site, and inaudible from the boundary of the recycling facility boundary itself. WSP assessment therefore indicates that there are no existing industrial activities which are expected to generate an identifiable impact on the Pondicherry Precinct.

WSP also undertook an assessment of the known future industrial activities which may have an impact on the Pondicherry Precinct. The assessment found only the Oran Park Employment land located south of the Tranche 41 boundary to warrant further investigation. WSP note that whilst not currently identified as Employment Land within the current zoning or ILP, GDC are pursuing an extension of the existing employment land through a Planning Proposal currently with Council and which has Gateway determination. This employment land inclusive of a perimeter road and the riparian corridor buffer is shown on the proposed Draft ILP (refer Appendix B). WSP assessment indicates that based on the anticipated offset provided by the riparian corridor and employment land perimeter road the reductions in industrial noise would likely be sufficient to ensure amenity noise levels are achieved at the nearest residential receivers within Tranche 41, with assessments to be conducted at the DA stage in accordance with the Camden Growth Centre DCP controls. This assessment was also considered as part of the separate Tranche 41 rezoning process gazetted in March 2022.

#### 3.14.5 PASSIVE RECREATION AREAS

Camden Council's *Environmental Noise Policy* include guidelines for the assessment of noise impacts on passive recreation areas. WSP has reviewed the Draft ILP and determined that other than those areas of passive open space adjoining The Northern Road, the parks will comply with the required noise goals and have been sensitively located "away from noise sources without compromising the overall functionality of the area".

Review of the landscape design at the time of DA will be needed for those passive open space areas adjoining The Northern Road.

### 3.14.6 RAIL NOISE AND VIBRATION

WSP has quantitatively assessed the potential impacts of noise and vibration on adjoining residential receivers from the future North-South Rail Line. This has included modelling of all residences in the vicinity of the rail line using the Kilde Report 67/130 algorithm within SoundPlan 8.2 noise monitoring software. WSP acknowledge this as being the preferred method for use in rail noise assessments by regulatory authorities.

Assumptions regarding train type, number, lengths, and speeds were sourced from the 2017 report produced by Parsons Brinckerhoff titled, *Development of Rail Alignment for Pondicherry Site, Report of Study*.

The assessment concludes that rail noise is not likely to generate significant adverse impacts, with any impacts limited to within 55m of the corridor and able to be mitigated through noise barriers along the corridor (most effective), setbacks/buffering and acoustic treatments of building facades.

Potential future vibration influences of the corridor were also assessed and not found to be significant with all future dwellings identified on the Draft ILP located outside the 25m vibration assessment zone.

### 3.14.7 AIRCRAFT NOISE

WSP has reviewed the site for potential noise impacts emanating from the Camden Airport, located approximately 5km to the south-west and the future Western Sydney Airport, located approximately 10km to the north. Aircraft noise impacts are assessed using *Australian Noise Exposure Forecast (ANEF)*. Pondicherry is located outside the ANEF 20 noise contour for both airports ensuring no restrictions on noise sensitive developments and no specific acoustic treatment for aircraft noise is required.

## 3.15 Retail and Employment Assessment

Macroplan undertook an assessment of the likely future requirements for retail and employment floor space within the Precinct. The assessment also considered the appropriateness of employment uses within the Precinct in the context of adjoining Precincts and associated employment areas.

Macroplan defined Pondicherry as being within the Oran Park town centre trade area, noting that the Oran Park town centre will continue to expand and dominate the retail trade offer in the area. Further, Pondicherry is noted as being located between the Oran Park town centre to the south and the Greenway centre to the north, both of which will be anchored by their individual retail and civic qualities. Based on these parameters, along with the anticipated project yield and industry standard benchmarks, it is anticipated that Pondicherry could deliver a 1,500m<sup>2</sup> convenience based centre, to commence trading in 2031 at which point the established community would make the centre commercially viable. Macroplan anticipate Pondicherry will create a unique environment focused around the lake, providing a hub for both social and recreational activities, which will facilitate lifestyle and entertainment uses such as cafes, restaurants, bars, and a gym.

Macroplan expect the anticipated convenience retail centre could support 40 ongoing direct retail jobs, with over 600 construction jobs for each year of the life of the project.

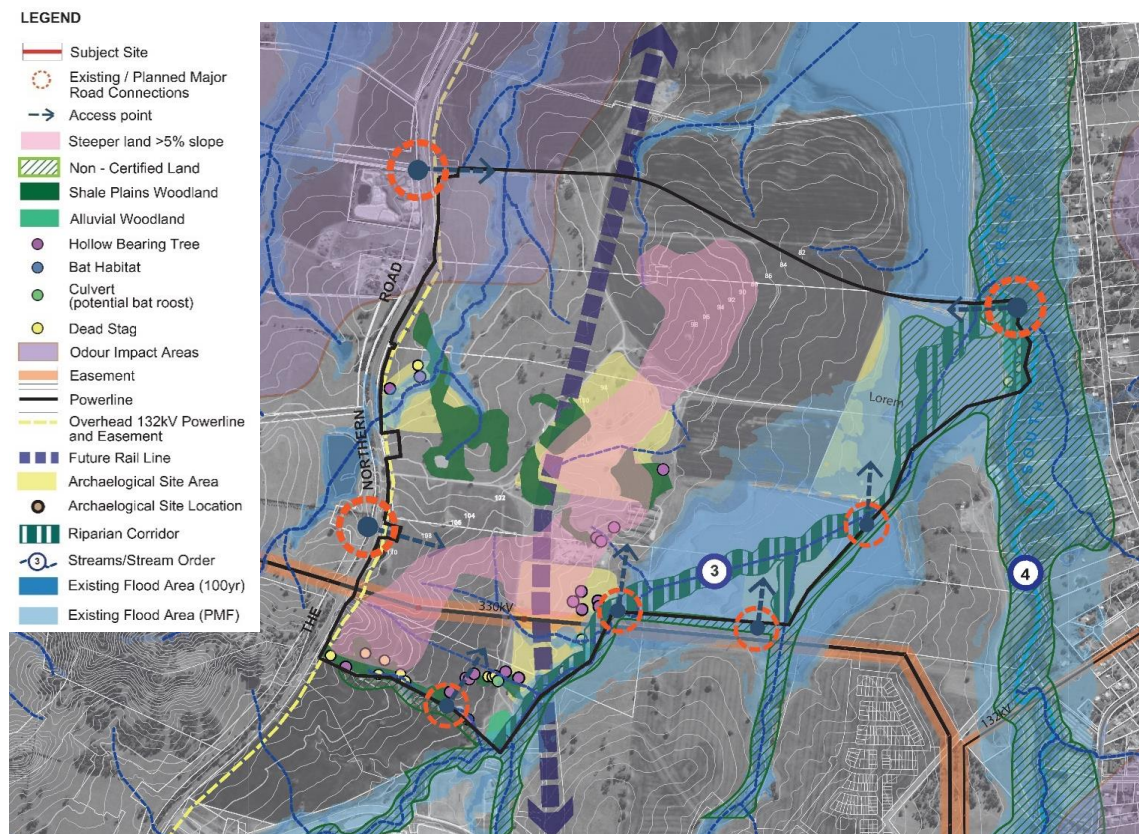
The ILP has responded to the Macroplan assessment providing an area zoned *B1 Neighbourhood Centre* approximately 1.0ha in size, which could accommodate promenade / alfresco dining to the Lake, a plaza area, a mix of convenience retail shops, restaurants, bars, cafes with a retail floorspace of approximately 1,500m<sup>2</sup>.

### 3.16 Summary of Constraints and Opportunities

Design+Planning as the Masterplanners for the Precinct has considered the issues arising from the technical studies and has prepared a consolidated map (Figure 13) showing the key site opportunities and constraints. These key site features have informed the preparation of the Draft ILP and are also noted below:

- Landform, ridgelines, high points, and drainage;
- Remnant vegetation and cultural significant creek lines and corridors including their floodplain;
- Proximity to Oran Park Town and the interface with the adjoining urban areas;
- Access to the site from the constructed signalised intersections to The Northern Road, along with the wider strategic transport network planning;
- Odour and acoustic impacts affecting the site;
- Indigenous heritage
- Existing powerline easements, including those owned by TransGrid (located running east-west through the site) and Endeavour Energy (located adjacent The Northern Road) and their respective policies and guidelines for development in proximity to their easements;
- The gazetted North-South Rail Corridor, including the residential interface with this corridor and permeability across the corridor;
- Water cycle management considerations emanating from both the site and the Oran Park Precinct, and the opportunities afforded by the Lake Precinct;
- Floodplain management to South Creek and its tributaries;
- Existing and planned pedestrian and cycle routes;

Figure 13: Key Site Opportunities and Constraints



## 4 INDICATIVE LAYOUT PLAN

### 4.1 Pondicherry Precinct Vision

Pondicherry will deliver a high-quality urban environment following the principles of community pride, well-being, healthy living, and educational excellence. Pondicherry will incorporate a series of thoughtfully planned villages with high local amenity and quality connections to the job opportunities, community and recreational facilities afforded within the South West Growth Area. Pondicherry will form an integral component of the local area linking to surrounding precincts including the established Oran Park and future precincts of Lowes Creek Maryland and South Creek West.

The urban framework of Pondicherry will respond to the unique characteristics of the existing built and natural environment including:

- The retention of existing remnant vegetation and hollow bearing trees where possible;
- Creation of meaningful green-grid connections to local creek networks in Oran Park and the wider Western Parkland City;
- Delivery of attractive, high amenity residential streetscapes, open space and pedestrian/cycle connections that are responsive to site constraints; and
- Design of public spaces to incorporate Aboriginal cultural history.

Open space and access to water are among Sydney's greatest assets. As the population expands within Sydney's south-west it is essential that future communities are afforded quality open space areas incorporating, where appropriate, high amenity water features which contribute to the blue-green grid, urban heat island offsets and the creation of a strong sense of place. The Lake Precinct will provide a strong recreational focus including both active and passive uses along with the co-location of a District level sporting facility. The Lake Precinct will include a Neighbourhood Centre and opportunity for mixed use activities including retail, commercial, residential, civic, recreation, and social infrastructure. The amenity afforded through the expansive Lake system and adjoining open space will be of District appeal and a key attractor for residents, businesses and visitors alike. The bushland setting and backdrop of South Creek further strengthen the Lake Precinct's appeal. This important ecological asset and bushland setting will continue to be preserved and enhanced for community enjoyment. Together, these landscape features will provide a highly attractive and sought-after place to live as residents seek to capture the amenity and healthy living benefits the Lake Precinct presents.

Pondicherry will provide a broad range of dwelling types with a focus on attractive residential streetscapes structured around well connected, walkable neighbourhoods and local passive open spaces. The high amenity area of the Lake Precinct will also offer the opportunity for estate housing mixed with medium density residential and apartment dwellings encouraging housing diversity and a broad socioeconomic mix.

A key aspect of Pondicherry will be the highly walkable urban structure, connected by a network of active pedestrian and cycle paths layered and intertwined with the blue-green grid offered through the local creek corridors, South Creek and the Lake Precinct. The local open spaces also provide intimate opportunities for community building and human interaction.

The Precinct is well serviced by public transport with a highly connected sub-arterial and collector road network providing opportunity for local and rapid transit bus services. The North-South Rail corridor also forms part of the planning and design for the Precinct with vehicular and pedestrian crossing points integrated with local neighbourhoods.

### 4.2 Objectives

The primary objective of development throughout the Growth Centre is to achieve an integrated and sustainable urban development which appropriately responds to the residential, retail, employment, educational, service, health, recreational and entertainment needs of the future community.

The Pondicherry Precinct as located within the wider SWGA will continue to contribute to the delivery of a sustainable and diverse community, of high amenity, with access to employment, education, community and recreational facilities. In this context the Oran Park development objectives remain current and continue to guide development of the region. Those development objectives are provided below:

1. To facilitate urban development that meets environmental sustainability objectives.
2. To ensure all development achieves a high standard of urban and architectural design quality.
3. To promote housing that provides a high standard of residential amenity.
4. To ensure housing density targets are met through the provision of a range of housing types that offer greater diversity and affordability.
5. To create walkable neighbourhoods with good access to public transport.
6. To maximise opportunities for local employment and business.
7. To create vibrant, successful town and neighbourhood centres.
8. To provide social infrastructure that is flexible and adaptable.
9. To maximise opportunities for future residents to access and enjoy the outdoors.
10. To protect and enhance riparian corridors, significant trees and vegetation.
11. To ensure the timely delivery of critical infrastructure.
12. To service the future educational needs of the precinct through the delivery of quality places of learning.

### 4.3 Planning Principles

The Draft ILP is underpinned by robust planning and urban design principles which seek to deliver sustainable and resilient communities and desirable places for people to live, work and play. The following principles as reflected in the Draft ILP are based on the specialist consultant input and good design practice:

#### 4.3.1 LAND USE

- The precinct structure comprises a series of walkable neighbourhoods focused around pockets of local open space.
- Higher order land uses such as the educational facilities, active open space and the Lake Precinct are seamlessly integrated to complement the local neighbourhoods.
- The site consists of predominantly low density residential development with pockets of medium density housing in high amenity areas adjacent local parks and the Lake Precinct and to take advantage of access to transport corridors and services.
- The density and dwelling mix consider the geographical location of Pondicherry in the district context, located between the local centre of Oran Park Town to the south and the planned local centre of Greenway to the North. This location has moderated the provision of retail/commercial facilities in Pondicherry to facilities which serve a local convenience purpose.
- The site is defined by the culturally significant creek lines and associated remnant vegetation, connections to the existing and future adjoining development areas and the associated major road network.
- The Lake Precinct, including the Neighbourhood Centre will be the main activity hub of the Precinct and a facility of wider district appeal. The Neighbourhood Centre will provide convenience retail, commercial, civic, recreation and leisure activities while integrating with the lake and associated open space and community uses.

#### 4.3.2 TRANSPORT AND ACCESS

- The road network provides transport options that link Pondicherry with the surrounding areas including the Oran Park Town to the south, The Northern Road to the west, future development to the north and future development east of South Creek.
- The hierarchy of roads facilitate efficient movement for pedestrians, cyclists and vehicles while minimising conflicts and adverse amenity impacts.
- The road network enables the extension of public transport networks from within Oran Park. The network of bus capable roads ensures all dwellings within the Precinct are within walking distance of a future bus stop.
- The street and open space networks respond to the site topography, with local views directed toward the culturally significant watercourses and existing remnant vegetation.

- Strategic connections to The Northern Road are facilitated in the road network, including on-road cycle ways and sharepaths connecting to the regional network outside the site.
- Walking and cycling is promoted with convenient and safe connections throughout the precinct, connecting open spaces, riparian corridors and major land uses both within and outside the Precinct.
- Green pedestrian and cycle corridors are integrated into the fabric of the Precinct through areas of environmental conservation, higher order roads and local streets located on prominent desire lines.

#### 4.3.3 PUBLIC DOMAIN AND THE NATURAL ENVIRONMENT

- The site is framed by a public domain of streets, open spaces and riparian corridors providing the 'green grid' connecting people and places.
- Neighbourhoods are focused around the open spaces network. Local parks include adjacent local roads ensuring maximum amenity benefit, activity and surveillance of this land.
- Streets are oriented to benefit from views toward the riparian corridors and existing native vegetation.
- The community is linked by an extensive pedestrian and cycle network connecting people where they want to go.
- Biodiversity is protected through zoning and dedication to Council. These cultural significant corridors are further embellished with locally endemic species as part of the urban development.

The Draft ILP is provided as Figure 14 and included as Appendix B.



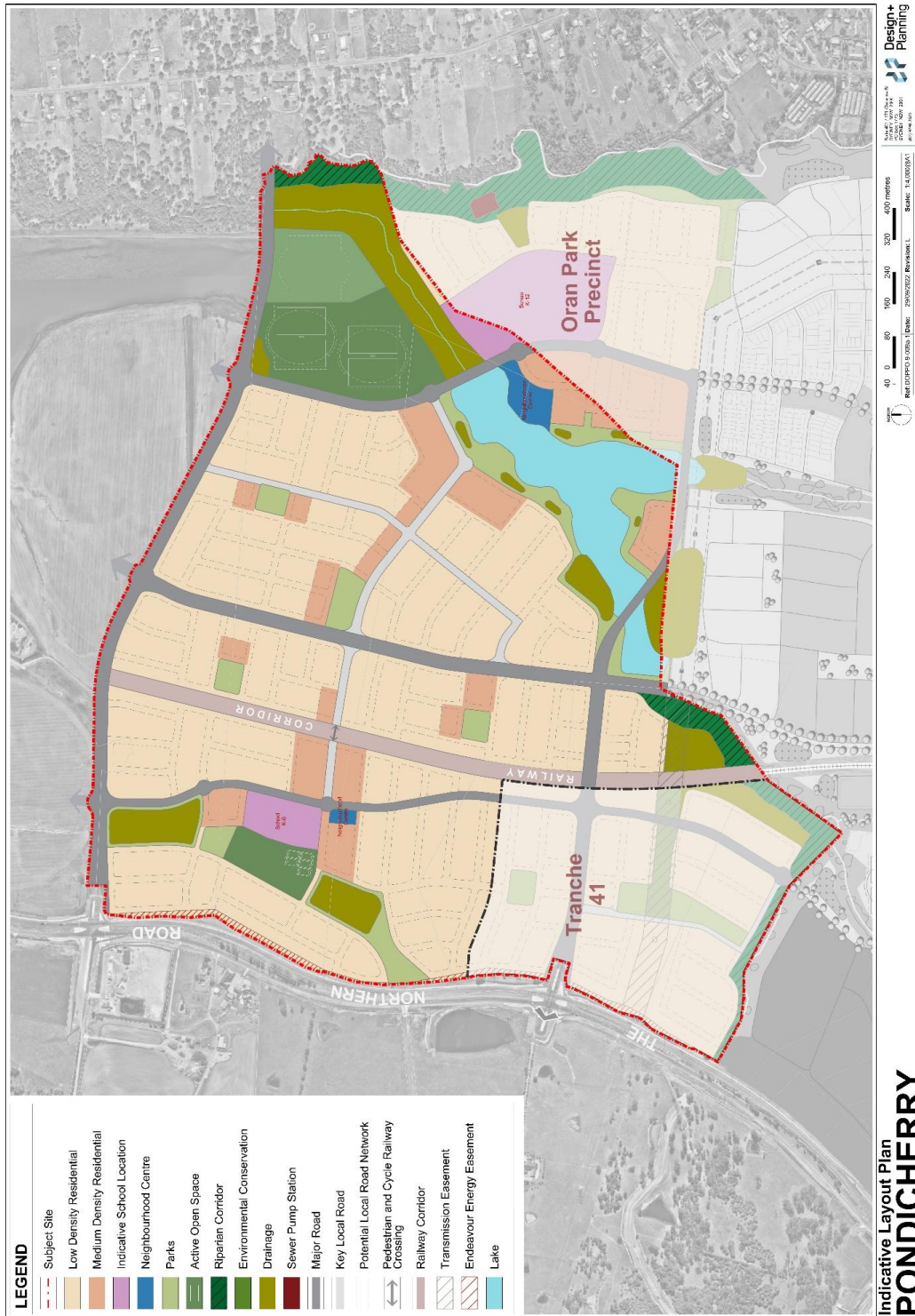


Figure 14: Pondicherry Precinct Draft ILP



## 4.4 Draft Indicative Layout Plan

The Draft ILP responds to the opportunities and constraints of the Precinct as investigated and detailed in the specialist consultant reports and on-site investigations and the consultation and design workshops conducted between GDC, the Urban Designers, DPIE and Council. The Draft ILP has been produced in response to the above development objectives, planning principles, the infrastructure needs of the future community and the relevant objectives of the Camden Growth Centre DCP. Discussion of the key features of the ILP is provided in the sections below.

### 4.4.1 URBAN STRUCTURE

A development footprint for the Pondicherry Precinct was defined by an analysis of the opportunities and constraints of the site which was further informed by the technical studies undertaken. The Draft ILP identifies the development footprint which has been studied and identified as suitable for urban development. The urban structure of the Draft ILP therefore responds to the heritage, environmental and physical constraints of the site, together with the Precinct's relationship to adjoining existing and proposed urban areas along with surrounding amenities and facilities.

The key feature influencing the urban structure of the Precinct is the existing large farm dams, which through consultation with NRAR have been identified for augmentation into the proposed 14ha urban Lake to achieve the principles of ecological sustainable development most effectively, delivering the optimum social, economic and environmental outcomes for the Precinct. The Lake Precinct will form the heart of the future community delivering an exemplar mixed use development incorporating the State Government priorities of building a blue green grid within the SWGA.

Other foundational factors and principles which have influenced the ILP layout and residential structure include:

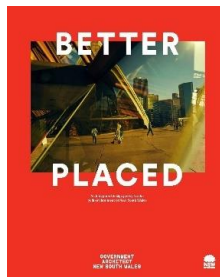
- The site topography plays a significant role in the spatial location of land uses such as the active playing fields. The Playing Fields comprise approximately 13.5a of land and are located on the flatter area of the site adjacent to South Creek.
- Green open space corridors, riparian corridors, major road connections to Oran Park and The Northern Road and the railway corridor also play significant roles in shaping the urban structure of the Precinct.
- Pondicherry includes the conservation of 5.53ha of riparian corridors and environmental conservation dedicated to Council for public ownership, which in combination with the Lake provides a vast biodiversity and ecological footprint within the Precinct.
- The Precinct will contribute 11.6ha of local passive open passive space and 11.6ha of active open space (Playing Fields and hardcourts), along with an additional 2.4ha of open space provided within the TransGrid electrical easement. All residential lots are provided within a 400m walking catchment of the open spaces with each providing opportunity for varied landscape design outcomes targeted at different age groups. Landscaped drainage basins are also proposed to service their unique catchments and will also contribute to the amenity of the Precinct.
- Restoration of natural and culturally significant watercourses and riparian areas will be undertaken to ensure the development contributes to the enhancement of water quality and biodiversity. The Lake Precinct and associated water quality basins and wetlands will sit within this context further enhancing the water quality and biodiversity outcomes of the Precinct.
- Pondicherry will be delivered with a connected network of pedestrian and cycling paths which direct people where they want to go. This will include multiple connections to local open space, Oran Park to the south, the future Greenway community to the north and the regional network provided along The Northern Road and South Creek. A combination of on-road and off-road cycle paths are also proposed to the sub-arterial roads ensuring commuter cycling is enhanced through the development.
- One pedestrian and two vehicular bridge crossings of the Rail Corridor are proposed, maximising opportunity for a cohesive and connected community in the context of this linear corridor.

#### 4.4.2 THE LAKE PRECINCT AND NEIGHBOURHOOD CENTRE

The Lake Precinct aims to provide a design led, place-based outcome which integrates environmental, social and economic factors to the benefit of the future community. This will be achieved through the delivery of the State Government's directive for delivering ecological sustainable development within an urban setting to fulfil the future housing needs of Sydney.

*'The Minister for Planning and Public Spaces is focussed on promoting development throughout NSW that improves people's lives into the future, as well as protecting, restoring and building our State's public spaces and parklands.'*  
(NSW Department of Planning, Industry and Environment website)

This focus is embodied within the documents 'Better Placed' and 'Greener Places' published by the NSW Government Architects Office.



*"The NSW Government recognises the importance of good design in making great places and ensuring our cities and towns are Better Placed. Great places and cities don't happen by chance: they are designed, and continue to be designed as we manage the transformation of our cities."*



*"NSW has a rapidly growing population and we need to ensure that our built environment remains healthy and liveable. As custodians of the future, we need to think about how NSW will be transformed."*

*The provision of Green Infrastructure will help improve the quality of our urban and rural environments as well as help adapt and mitigate the effects of climate change. Well-designed and planned Green Infrastructure will help absorb flood water, cool the urban environment, clean the air, provide space for local food production and ensure the survival of Sydney's fauna and flora as well as providing space for recreation, sport and leisure."*

The Lake Precinct seeks to deliver the objectives of these policy documents by enhancing the quality of the built environment in the South West, raising expectations and working collaboratively with government and other stakeholders in the pursuit of creating better environments.

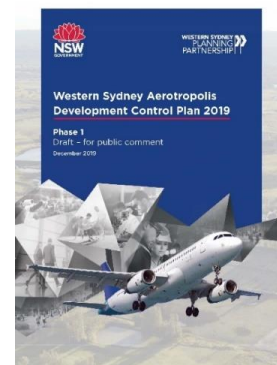
The Planning Partnership through the work being undertaken for the Aerotropolis and specifically the Draft DCP has also defined what is required to plan and deliver the vision espoused for the Western Parkland City. It is this approach to planning and urban design which is a key focus for placemaking and embodied in the delivery of the Lake Precinct:

##### 1.8 Western Parkland City – Landscape led Approach

*Recognise regional blue and green infrastructure as a major 'city shaper' at the same level of significance as transport and social infrastructure.*

*Adopt a 'landscape led' approach to planning and urban design as follows:*

- start with Country – identify and build city structure and places from the landform and water system.*
- retain water in the landscape – manage the waterway health of the Wianamatta-South Creek Catchment to enable the development of a functional blue-green structure for the Western Parkland City that contributes to flood management and human safety;*
- preserve, extend and restore the green – develop a green infrastructure framework structured around the Wianamatta-South Creek green spine and tributaries where biodiversity land is conserved, along with remnant vegetation, water features and habitat linkages across ridges to link catchments, cultural values and view lines;*
- locate transit corridors within walking distance to landscape amenity – align active and public transport networks within an easy walk from urban development and landscape amenity and safeguard proposed transit corridors to enable efficient delivery as growth progresses;*
- orientate urban development towards landscape amenity and connected to transit corridors – develop fine grain walkable neighbourhoods with creek-oriented schools, community facilities and hubs; and*
- adopt urban typologies – ensure urban development retains water in the landscape using both public and private landscape spaces including streets to provide a high level of liveability.*



The Lakes Precinct will include a Neighbourhood Centre and opportunity for mixed use activities including retail, commercial, residential, civic, recreation, and social infrastructure in the form of a community centre and child care services. The amenity afforded through the expansive Lake system and adjoining open space will be of District appeal and a key attractor for residents, businesses and visitors alike. The bushland setting and backdrop of South Creek further strengthen the Lake Precinct's appeal. This important ecological asset and bushland setting will continue to be preserved and enhanced for community enjoyment. Together, these landscape features will provide a highly attractive and sought-after place to live as residents seek to capture the amenity and healthy living benefits the Lake Precinct presents.

The Lake performs a primary function within the water cycle management regime of both the Pondicherry and Oran Park precincts. The approximately 14ha online Lake will contribute to ensuring the downstream catchments of South Creek are not impacted by flooding from the urbanisation of the existing undeveloped land. The online nature of the lake required separate negotiations with NRAR, with a comprehensive options analysis presented which highlighted the superior role the Lake would play in achieve the principles of ecological sustainable development and delivering the optimum social, economic and environmental outcomes for the Precinct in accordance with the relevant legislation (*Water Management Act 2000*). The Lake Precinct – Water Management Act Assessment Report is included as Appendix H.

The Lake Precinct will provide opportunity for the creation of a connected community. This is achieved through an efficient road layout which connects people where they want to go and through the co-location of complementary land uses including the local centre, district playing fields, a K-12 school and mixed-use development including community uses, commercial uses and higher density residential.

The Lake Precinct also facilitates the creation of meaningful connections to the surrounding creek network including South Creek to the east, Ron's Creek to the south and Anthony Creek to the west and the creation of a holistic Blue-Green grid. Through the delivery of a connected sharepath network this grid promotes alternate transport options of walking and cycling, along with community interaction and enjoyment.

Pondicherry will provide a broad range of dwelling types with the high amenity afforded by the Lake offering the opportunity for estate housing mixed with medium density residential and apartment dwellings encouraging housing diversity and a broad socioeconomic mix.

#### 4.4.3 HOUSING

The Draft ILP has been assessed against low, mid and high growth scenarios which translate into an expected yield of 2530 to 2850 reflecting a population between 7,840 and 8,830. The Draft ILP provides an average residential density of approximately 19.0 dwellings per hectare with dwellings consisting of apartment dwellings to attached and detached Torrens title lots ranging from 125m<sup>2</sup> to 600m<sup>2</sup>. The proposed variety of residential density and housing mix within suburban and urban streetscapes will ensure Pondicherry delivers on the priority for housing supply within the SWGA. The diversity of housing proposed will ensure delivery of culturally rich and diverse neighbourhoods with a broad socio-economic base which will foster a resilient future community making Pondicherry a desirable place to live.

The predominate housing form will be low density residential, reflecting the assessment conducted by MacroPlan (refer *Section 3.1 Housing Market Analysis*), with higher densities located in areas of high visual and landscape amenity, including adjacent local passive open spaces and the Lake Precinct. The residential structure also provides opportunity for the inclusion of apartment dwellings focused around the Lake Precinct and appropriately located within an *R3 Medium Density* residential zone.

The proposed density and dwelling mix of Pondicherry considers the precinct's geographical location in the district context, located between the local centre of Oran Park Town to the south and the planned local centre of Greenway to the North. The project yield will be delivered across a range of densities, controlled through appropriate DCP and SEPP provisions and structured in Low Density (10-20 dw/ha), Medium Density (Standard) (25-35 dw/ha) and Medium Density (Lake) (35-60 dw/ha).

The Draft ILP housing mix and dwelling yield summary is included in Table 6. A plan identifying the proposed Housing Typologies is included as Appendix F. The dwelling yields and population figures are inclusive of Tranche 41, to ensure a complete assessment of the Social Infrastructure needs for the Precinct based on the future population can be determined.

**Table 6: Draft ILP housing mix and dwelling yield summary**

Residential Density	Net Areas	Net Density (dw/ha)	Dwellings	% Of density type	Occupancy Rate (people/dw)	Population
Low	123.38	17	2097	78%	3.33	6,983
Medium (Standard)	14.07	32	450	17%	2.15	968
Medium (Lake)	2.95	42	123	5%	2.15	264
<b>Total</b>	<b>140.40</b>	<b>19.0</b>	<b>2670</b>	<b>100%</b>		<b>8,215</b>

The allocation of land uses identified on the Draft ILP is provided in Table 9, with areas inclusive of Tranche 41 provided in Table 10. Refer also to Figure 15.

**Table 7: Pondicherry Land Use Areas**

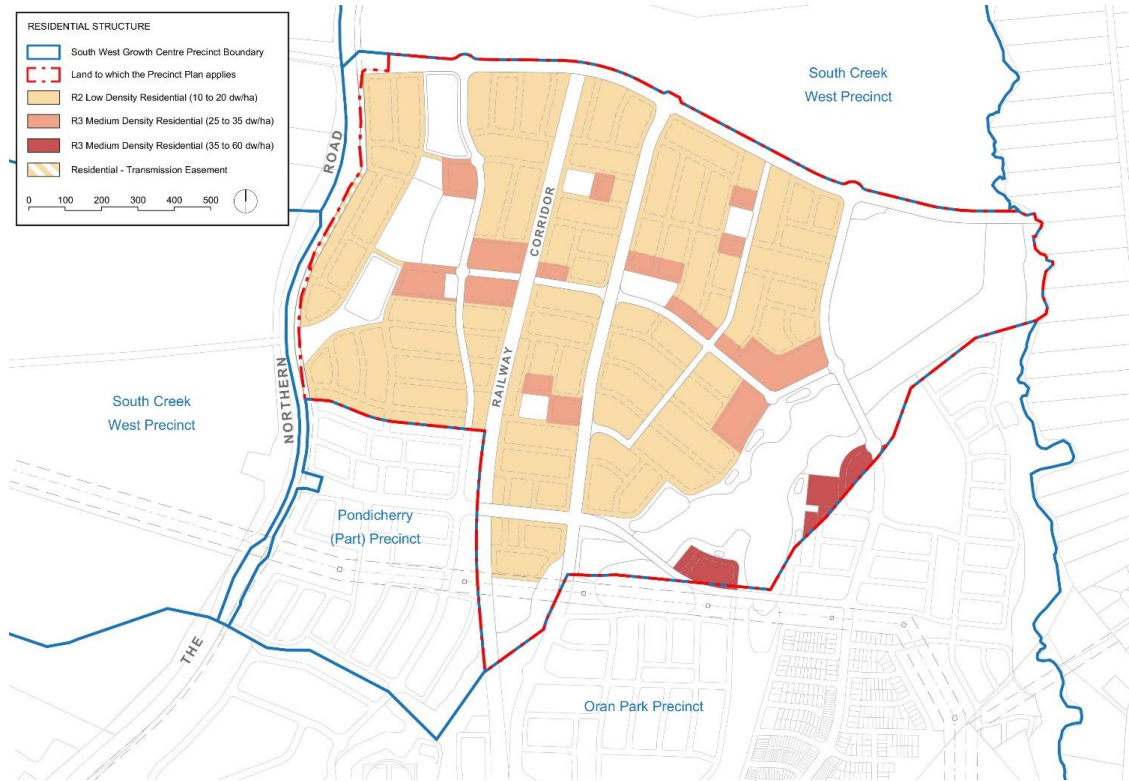
Land Use	Areas (ha)	%
Low Density Residential	68.45	34.1%
Low Density Residential (Easement)	0.48	0.4%
Medium Density (R3 Standard)	9.49	4.7%
Medium Density (R3 Lake)	2.87	1.4%
Local Passive Open Space	9.5	4.7%
Local Passive Open Space (Easement)	0.53	0.3%
Active Open Space and Playing Fields	15.93	7.9%
Riparian and Environmental Conservation	2.96	1.5%
Drainage (Basin / Wetland)	14.25	7.1%
Neighbourhood Centre(s)	1.45	0.7%
Schools	3.48	1.7%
Lake	11.34	5.7%
Roads	53.34	26.6%
Rail Corridor	6.49	3.2%
<b>Total Area</b>	<b>200.62</b>	<b>100%</b>

**Table 8: Total Pondicherry (including T41) Land Use Areas**

Land Use	Areas (ha)	%
Low Density Residential	88.54	36.6%
Low Density Residential (Easement)	2.31	1.0%
Medium Density (R3 Standard)	9.49	3.9%
Medium Density (R3 Lake)	2.87	1.2%
Local Passive Open Space	11.63	4.8%
Local Passive Open Space (Easement)	2.39	1.0%
Active Open Space and Playing Fields	15.93	6.6%
Riparian and Environmental Conservation	5.53	2.3%
Drainage (Basin / Wetland)	15.66	6.5%
Neighbourhood Centre(s)	1.45	0.6%
Schools	3.48	1.4%
Lake	11.34	4.7%
Roads	64.73	26.8%
Rail Corridor	6.490	2.7%
<b>Total Area</b>	<b>241.9</b>	<b>100%</b>

Figure 15: Pondicherry and Tranche 41 Residential Structure

Pondicherry Residential Structure



Tranche 41 Residential Structure





**4.4.4 MOVEMENT NETWORK**

**Street Network Layout and Design**

The Pondicherry Precinct is located north of the existing Oran Park Precinct and adjoins the now upgraded The Northern Road to the west. In this context the road layout of the Draft ILP is influenced by the adjoining street network and hierarchy including connections to the strategically important sub-arterial roads of Marylands Link Road No.1, Marylands Link Road No.2 and Oran Park Drive. Second order Collector Road connections also influence the Draft ILP layout including Brabham Drive (through Tranche 41), Central Avenue (adjacent the west of Ron’s Creek) and Dransfield Drive (continues in a north-south direction to the east of the Neighbourhood Centre and west of the Active Playing Fields). These major roads provide effective east-west and north south travel options ensuring access to, from and within Pondicherry is maximised. Both Pondicherry Boulevard and Pivot Drive provide crossings of the North-South Rail Corridor, with Pivot Drive also ultimately crossing South Creek.

The road network, hierarchy, pedestrian, cyclist and public transport network for the Pondicherry Precinct will be implemented through the detailed provisions of the *Camden Growth Centre DCP* including the function and cross sections of the road network. Some minor site specific road cross sections are also proposed as discussed in *Section 5 Camden Growth Centre Precincts DCP*.

Key Local Roads and Potential Local Roads are identified on the ILP and will reflect the cross sections delivered within the Oran Park project further emphasising this area as an extension of Oran Park. The local roads will provide opportunity for on street parking and two-way travel, with pedestrian paths to all streets.

In summary the proposed transport network as demonstrated in Figure 16 will:

- Provide one north-south sub-arterial road (Oran Park Drive), two east west sub-arterial roads (Pondicherry Boulevard and Pivot Drive) and two north-south collector roads, maximising accessibility within and around Pondicherry.
- Provide two road and one pedestrian bridge crossing to the North-South Rail Corridor.

- Provide opportunity for a future road crossing of South Creek ensuring connections to the major strategic road network to the east are achieved.
- Provide a permeable local road network based on a modified grid, with safe, convenient and legible access within and beyond the precinct.
- Provide convenient and alternate modes of travel to the employment opportunities of Oran Park and the future Greenway Centre to the north.

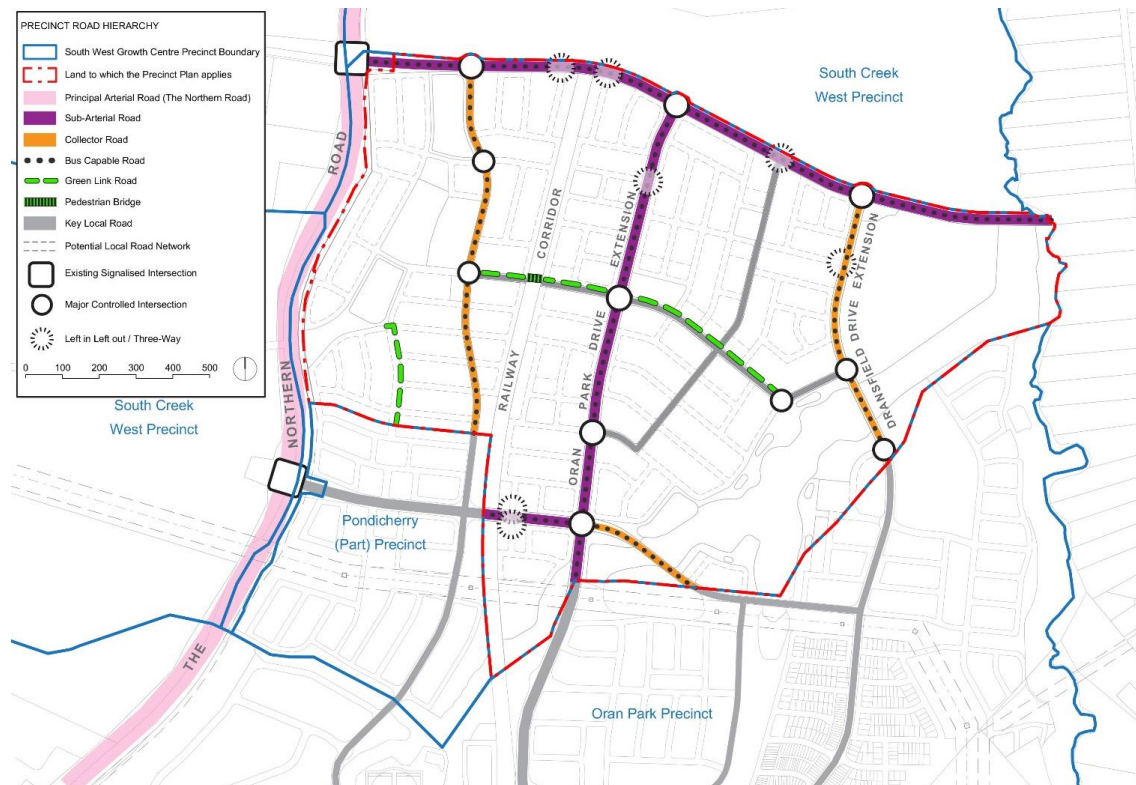
**Major Controlled Intersections**

Recommended locations for major controlled intersections are provided on Figure 16. These intersections are located to ensure the free flow of traffic and safe pedestrian movements throughout the Precinct. The approach to intersections has been influenced through consultation with TfNSW with further review and justification for the type of intersection to form part of the future DA process.

**Service Roads**

The proposed sub-arterial roads within the Draft ILP have been designed to be “access denied”, meaning no direct driveway access from a private lot to this street is envisaged. Private property access will therefore be provided from adjacent local streets, either directly or via a shared driveway servicing multiple lots. This approach reflects successful examples delivered along Peter Brock Drive, Oran Park.

**Figure 16: Road Hierarchy**



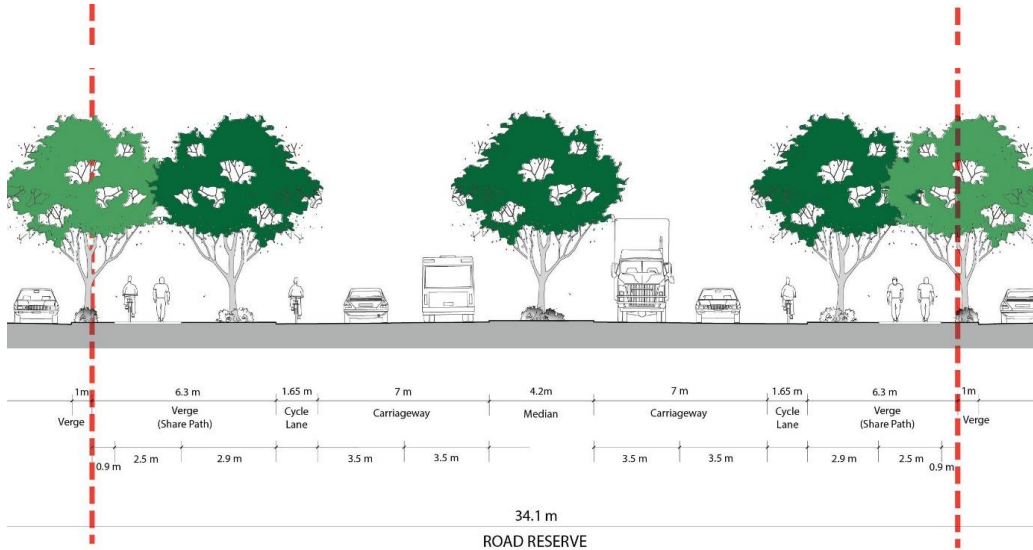


**Site Specific Road Cross Sections**

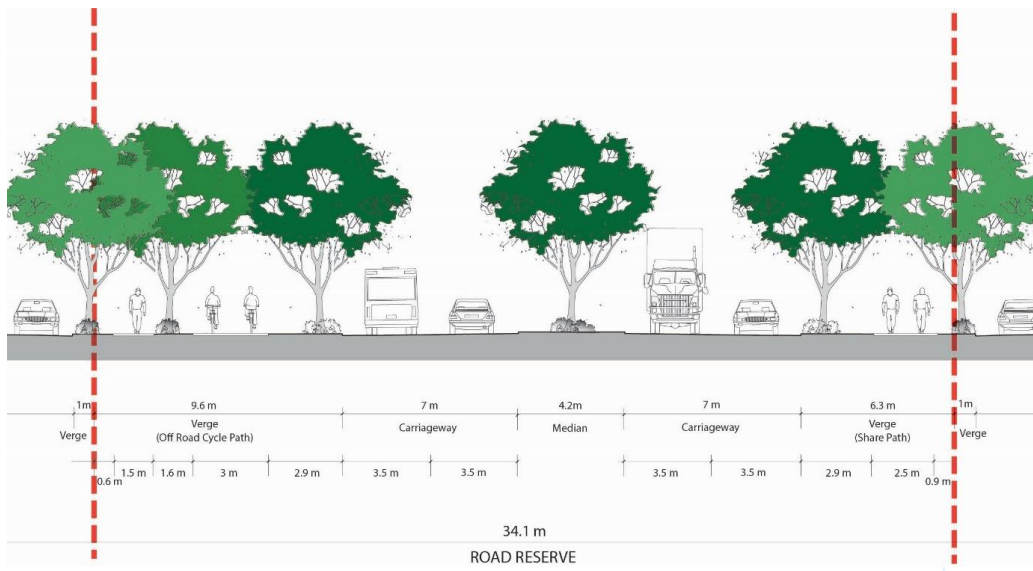
Several road cross sections have been prepared as part of the design review and iteration process with Council which address direct connections to the Oran Park project, the inclusion of Green Roads within the network and the principles of designing streets which improve accessibility, walkability, liveability and tree canopy cover. The corresponding road types are identified on *Figure 16 Precinct Road Hierarchy* and supplement those contained in main body of the Camden Growth Centre DCP.

**Figure 17: Sub-Arterial Road**

**On-Road Cycle Lane**



**Off-Road Cycle Lane**

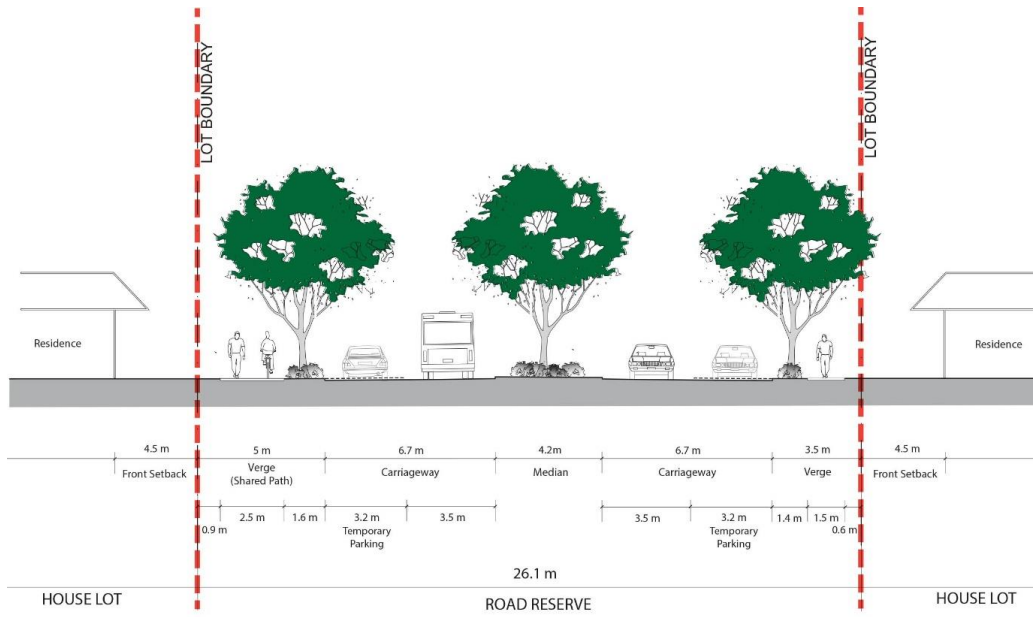


The sub-arterial road cross sections mirror that being delivered for the remaining portions of Oran Park Drive and Pondicherry Boulevard and provide a combination of on-road cycle, off-road cycle and off road share paths, with widened verges for large tree planting and substantial canopy cover.

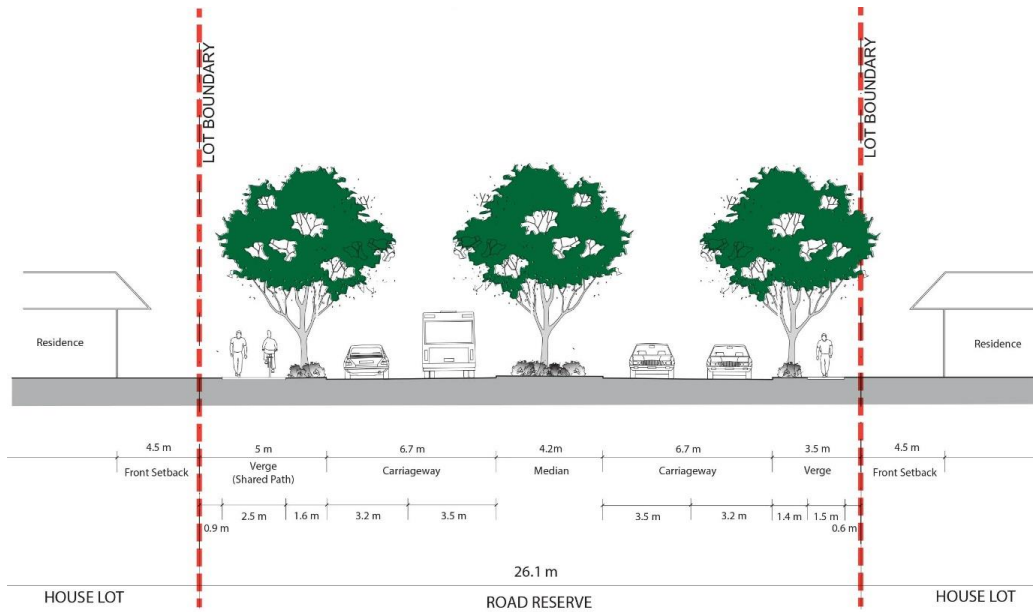


Figure 18: Dransfield Drive Extension

Short Term On-Street Parking Arrangement

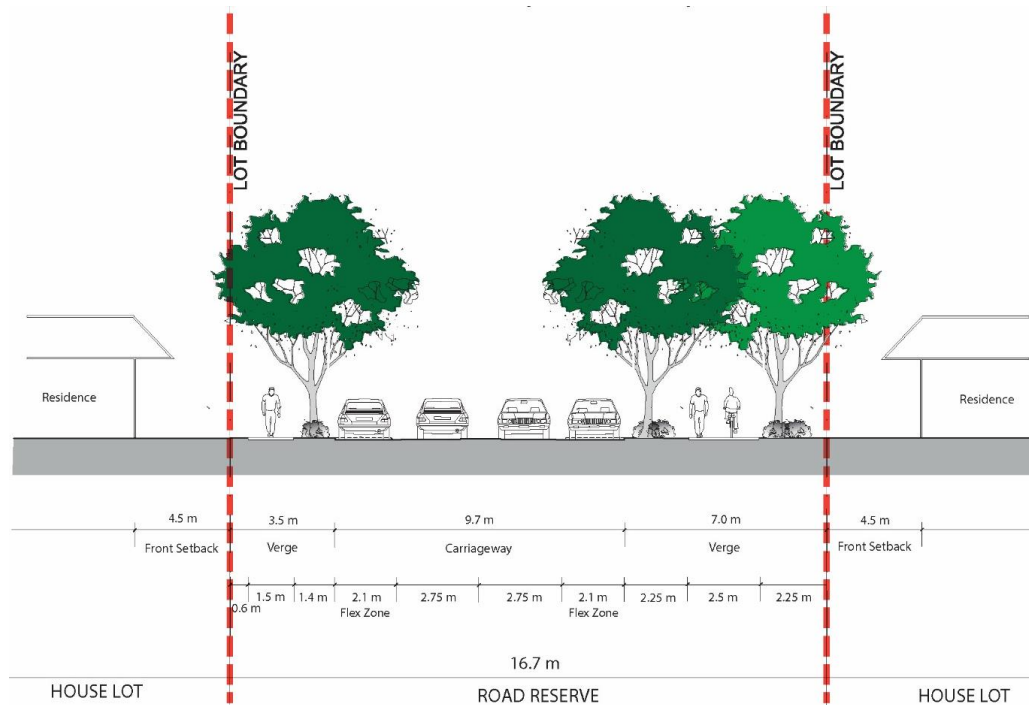


Long Term Four Lane Arrangement



The Dransfield Drive extension seeks to continue that provided through the existing portion of Oran Park, including an interim and long term solution, which will see the road transformed into a four lane collector road as demand and traffic generation in the area grows. Stage one would provide on street parking, with stage two providing two lane travel in each direction.

Figure 19: Typical Green Link Roads



The provision of Green Links roads within the road hierarchy have been an outcome of the extensive DPIE and Council consultation undertaken on the Draft ILP Design. The location of Green Link Roads is identified on *Figure 16 Road Hierarchy* and provide opportunity for increased tree planting and canopy cover along important corridors linking high use land uses, such as the Lake in the east and school in the west or local open space corridors.

The design provides a local road width inclusive of two way travel, with on street parking. The verge is proposed to be double width (7.0m) providing opportunity for increased planting and tree canopy cover. A central sharepath is also proposed, with DCP controls aimed at minimising driveway cross overs.

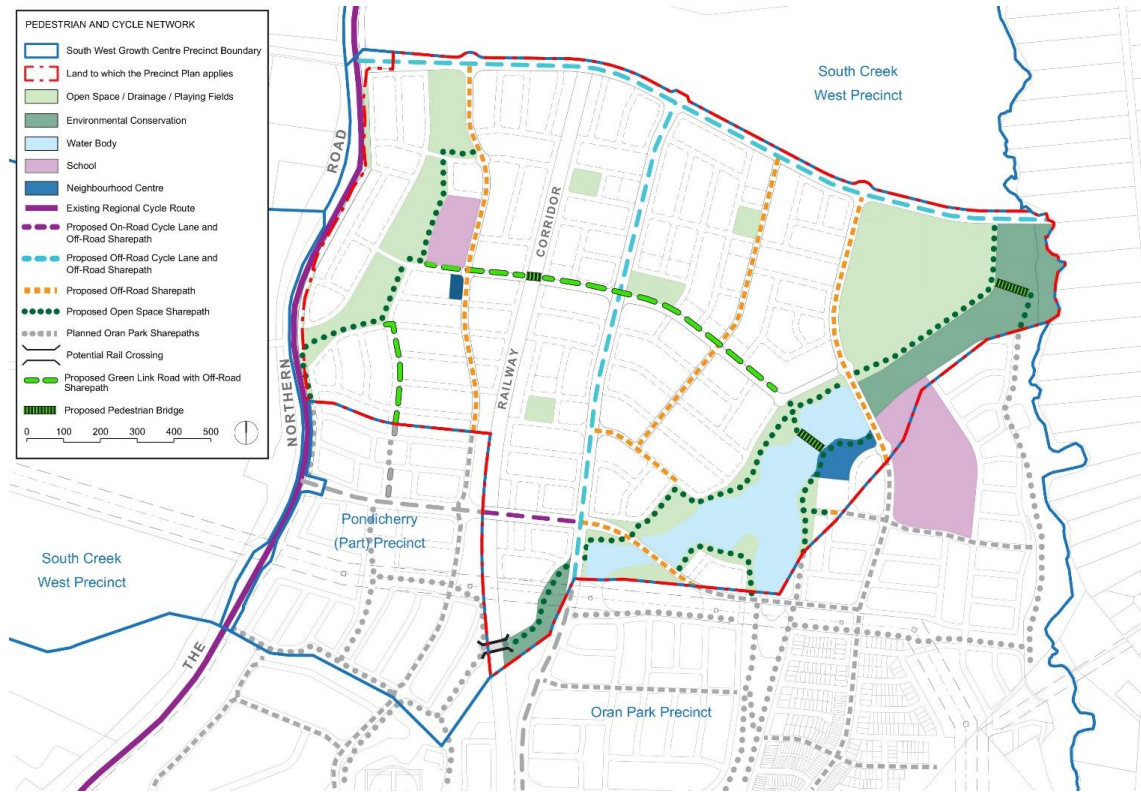
The DCP also seeks to support the delivery of kerb blisters/flex zones within streets with a specific control requiring these on local roads and collector roads. The control seeks to incorporate kerb blisters at intersections and regular intervals within the street to reduce pedestrian travel distances, encourage a low speed traffic environment, define kerb side parking and travel lanes and provide additional opportunity for tree planting and canopy cover.

**Pedestrian and Cycle Network**

A key feature of the future Pondicherry Precinct will be the extensive pedestrian and cycle network which emphasises the benefits of recreation and healthy living, while also providing active transport options connecting people to the job opportunities, services, community and recreational facilities afforded within the immediate locality.

The Draft ILP promotes walking and cycling through a coordinated and interconnected network of footpaths, sharepaths and on-road and off-road cycle ways (to the sub-arterial roads). The grid based local road network of the Draft ILP ensures pedestrian permeability is maximised, with local road footpaths connecting with sharepaths provided along the major roads and linking to and within local parks and riparian corridors. Logical connections are made to Oran Park including along major roads and within open spaces and riparian corridors. The Draft ILP pedestrian and cycle network is demonstrated in Figure 20.

Figure 20: Pedestrian and Cycle Network

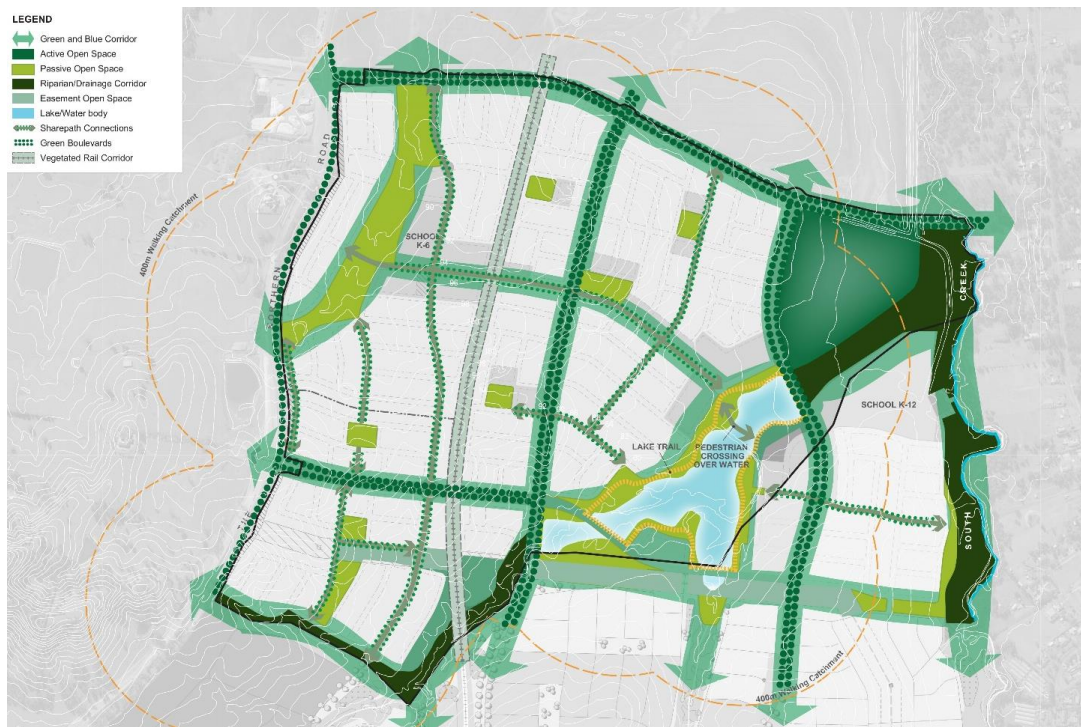


**Green Corridors**

Pondicherry has been planned to deliver on the Government Priorities of *greening our city* through collaboration of the design process leading to a strong focus on green infrastructure throughout the Precinct. This includes retention and enhancement of the South Creek corridor and existing local creek corridors along with a finer grain blue-green web intertwined into the urban fabric. This finer web ensures Green Infrastructure is a key feature of the Pondicherry Precinct and will be delivered through features such as the Lake Precinct, the higher order roads, specific green link roads incorporating wider verges for increased density of planting and larger tree species; and green corridors incorporated into the open space network. All the green corridors incorporated into the Pondicherry Planning and Draft ILP promote enhanced environmental and biodiversity outcomes, while also promoting active transport options through an extensive and integrated pedestrian and cycle network.

A visual representation of the blue-green grid established for Pondicherry and extending beyond the precinct is provided in Figure 21.

**Figure 21: Pondicherry Blue-Green Grid Network**

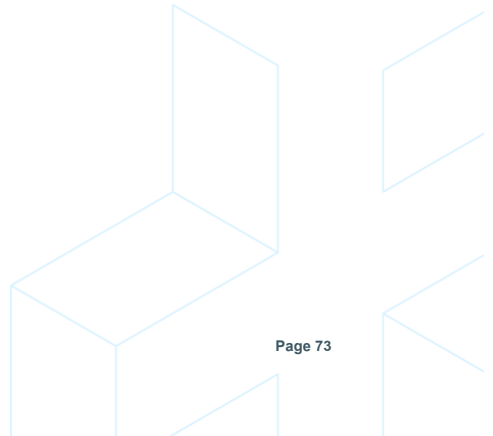
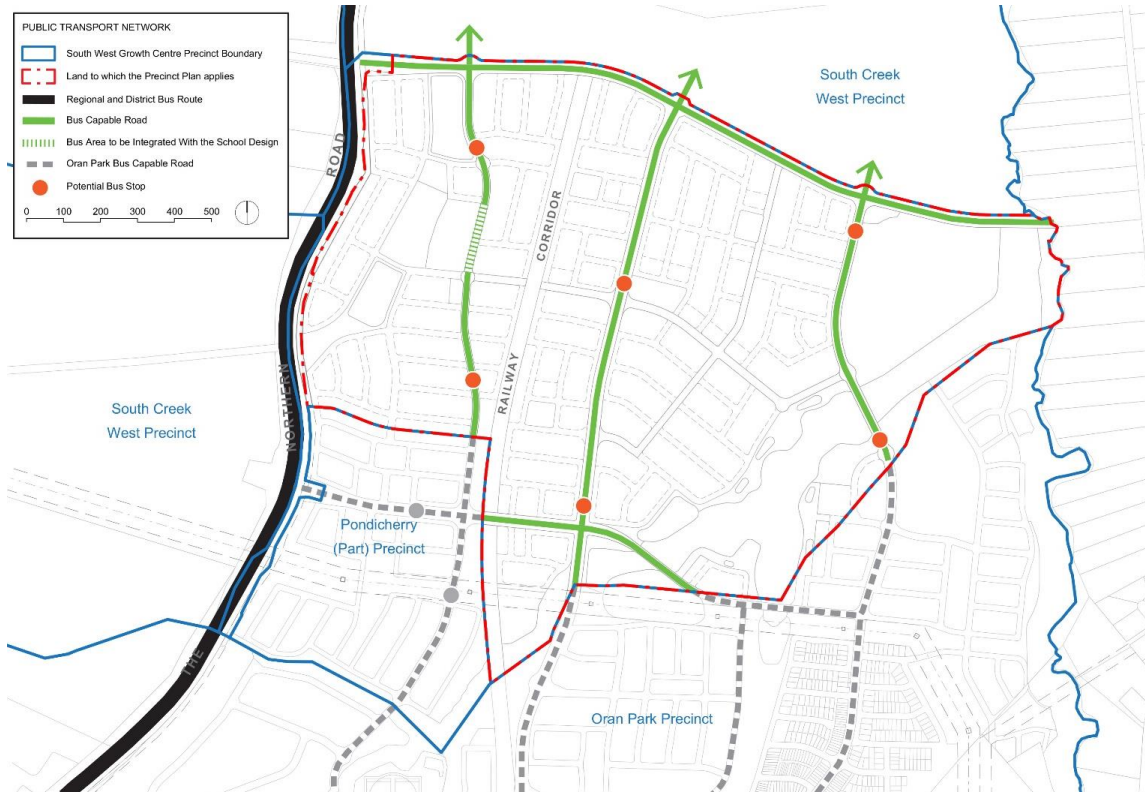


**Public Transport Network**

Pondicherry will be serviced by regional bus routes along The Northern Road and the expanding routes within Oran Park as it continues to grow and evolve. All sub-arterial and collector roads within the Draft ILP are identified as being bus capable. The majority of residential lots are located within 400m of a potential bus stop, including those to be provided on The Northern Road.

The Draft ILP public transport network is identified in Figure 22.

**Figure 22: Public Transport Network**



#### 4.4.5 OPEN SPACE NETWORK

A hierarchy of active and passive open spaces have been accommodated in the Draft ILP to meet the needs of the future community. The proposed open space network comprises:

- Contribution toward 11.6ha of active open space provided as two double playing fields and multi-purpose hard courts.
- 11.6ha of passive open space distributed throughout the precinct and within 400m walking catchments of all residents. Each local park will provide opportunity for varied landscape design outcomes targeted at different age groups.
- 11.3ha of open water body contributing to the open space setting and blue-green grid of the precinct.
- 2.39ha of additional passive open space within the 330kV Transmission Easement. The Draft ILP seeks to integrate appropriate sections of the easement into the open space network, providing increased opportunity for community enjoyment of this land and the expansion of the off-road pedestrian and cycle path network.
- 15.6ha of landscaped drainage basins, wetlands and biodiversity corridor (linking the Lake to South Creek) proposed to service their unique catchments, while integrating with adjoining open space and contributing to the amenity of the Precinct.
- 5.5ha of additional land dedicated to Council as Riparian Corridors, which will include active transport links.

##### **Local Open Space**

The local open space network of the Draft ILP responds to the needs assessment and findings of the specialist consultant studies including those relating to social infrastructure provision, riparian and creek corridors, biodiversity and drainage. Further the Draft ILP responds to the site characteristics including topography, significant view lines and the existing electrical easements, while achieving the principles for delivering a blue-green grid within the SWGA.

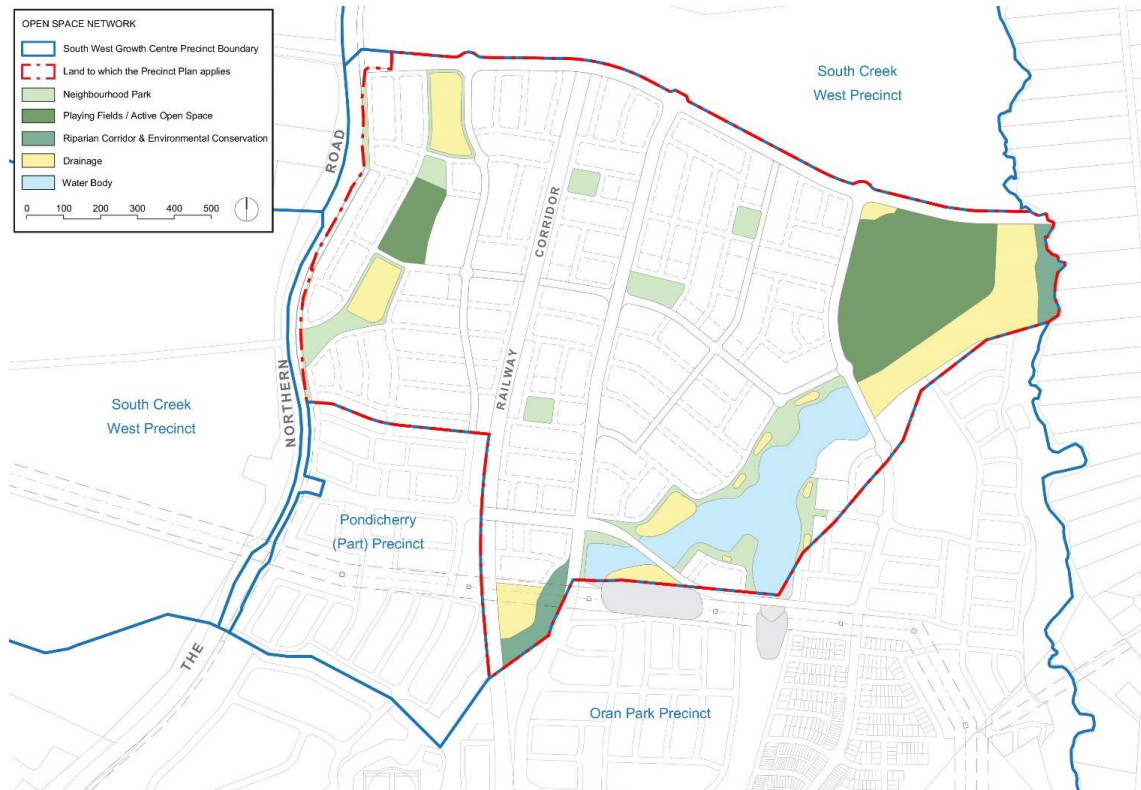
The neighbourhood parks range in size from 5,000m<sup>2</sup> to 1.0ha with 4.5ha of open space surrounding the expansive lake. Each Neighbourhood Park will accommodate children's playgrounds, picnic and BBQ areas, public art, kick about areas and landscaped areas. Local Parks provide intimate opportunities for community building and human interaction forming key focal points within the neighbourhood structure. The Draft ILP provides local roads to the perimeter of the local parks maximising the amenity benefit, activity and surveillance of this land. The Draft ILP includes delivery of 11.6ha of passive open space designed to incorporate a range of different uses such as a playspaces, playgrounds, dog parks, kick-around spaces and hard courts in accordance with the needs assessment. The open space adjoining the Lake provides opportunity for passive and active open space areas and promotes community engagement with the Lake and Neighbourhood Centre. View corridors are also promoted towards the backdrop of South Creek.

A key cultural feature of the SWGA is the creek lines emphasised by local endemic species of Cumberland Plain Woodland and associated biodiversity. The Draft ILP seeks to retain and enhance 5.5ha of key creek lines and environmental conservation land within the site including their associated biodiversity and cultural values and local amenity. These areas integrate seamlessly with the wider land uses through a network of sharepaths, pedestrian paths and green corridors that connect people where they want to go, while supporting active transport options and healthy living.

The 330kV powerline and associated 60m wide easement forms a feature of the Precinct (although predominantly within the Tranche 41 rezoning area) that needs special consideration. The Draft ILP seeks to integrate appropriate sections of the easement into the open space network, providing increased opportunity for community enjoyment of this land and the expansion of the off-road pedestrian and cycle path network.

Green corridors have also been intertwined into the fabric of the Draft ILP through features such as the Lake Precinct, retention of natural green corridors as open space features, the higher order roads and specific green roads incorporating wider verges for increased density of planting and larger tree species. These green corridors assist in provide a comprehensive and connected pedestrian and cycle network promoting healthy living and active transport options while also enhancing the environmental and biodiversity outcomes of the Precinct.

Figure 23: Open Space Network



**Active Open Space / Playing Fields**

The Draft ILP includes the delivery of 11.6ha of active open space provided with two double playing fields achieving the needs assessment criteria and Council benchmark.

The playing fields will also accommodate other ancillary facilities to be negotiated as part of the VPA with Council including, a grandstand inclusive of clubroom and amenities two cricket wickets and practice nets, hard courts, children’s play equipment, share paths, fitness equipment and car parking.

**The Lake Precinct**

The Lake Precinct forms a significant role in the structure of open space through Pondicherry. Over time the Lake Precinct has the potential to form a significant feature within the wider south west region, with the adjoining open space strategically delivered to include generous play spaces for active and structured play, with scattered open areas for passive use and enjoyment of the Lake intertwined with sharepath connections to the other land uses such as the Neighbourhood Centre, the Community Centre, the adjoining residential land, the playing fields and the school.

The Lake Precinct plays a significant role in the delivery of open space through Pondicherry and will ultimately be a key defining feature of the Precinct which makes Pondicherry distinct from the nearby Centres of Oran Park to the south and Greenway to the north.



4.4.6 EDUCATION AND COMMUNITY FACILITIES

Schools

The Draft ILP identifies the location of a K-6 public school in the western portion of the site and a K-12 school in the eastern portion of the site identified for negotiated sale to a private school organisation. Analysis by Elton and early consultation with School Infrastructure NSW indicates a high and growing demand in the local area for government primary schools with reference to the demographics of the area including a high proportion of young families. Timing for delivery of the new K-6 public school will ultimately be dependent on the rate of development within this and surrounding Precincts and the capacity of schools in the area. SINSW will monitor population growth rates within the area to ensure educational facilities are available to meet demand.

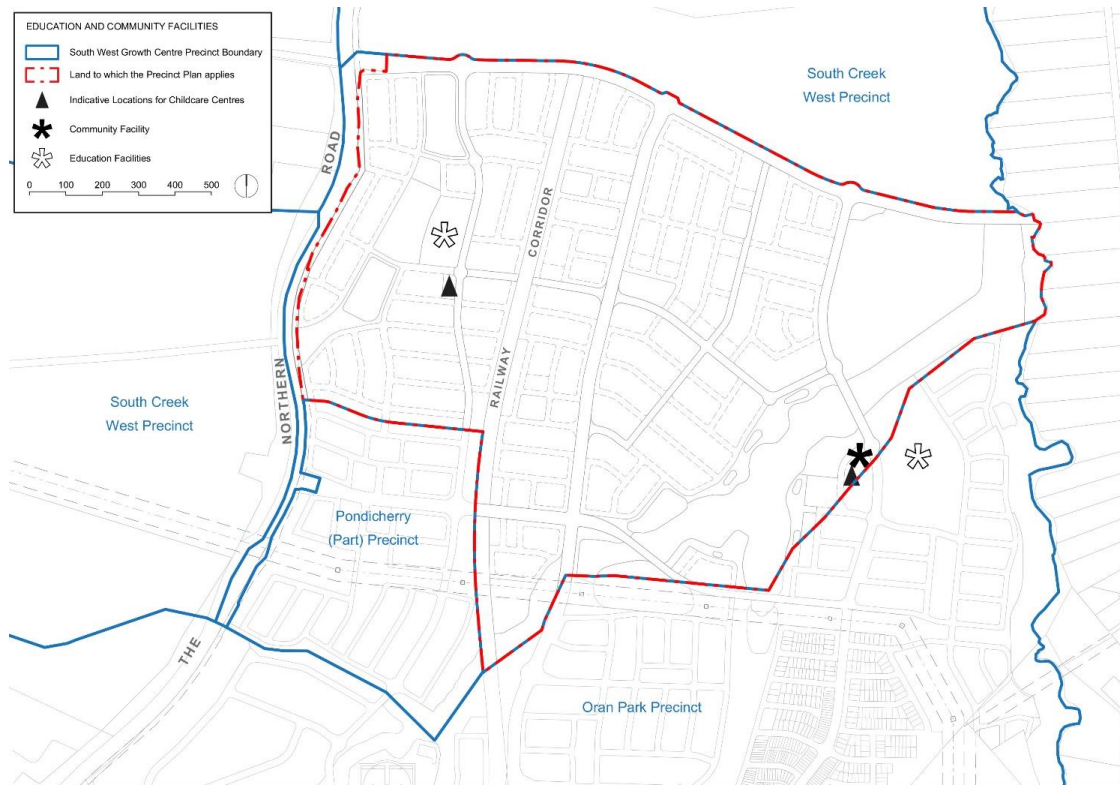
Elton analysis indicates that there is no onsite provision required for a government high school, with additional high schools likely to be included as part of Greenway to the north.

Community Facilities

The provision of community facilities within the Precinct includes the delivery of a multipurpose Community Centre only. This aligns with the population forecasts and assessment undertaken by Elton, with demand for other community facilities to be fulfilled within adjacent Precincts. Of note are the planned and constructed community facilities within Oran Park, which include:

- The constructed Oran Park Library;
- The constructed Oran Park, Julia Reserve Youth and Community Centre; and
- The planned Oran Park Leisure Centre (currently in the DA design and planning phase).

Figure 24: Education and Community Facilities



#### 4.4.7 WATER CYCLE MANAGEMENT AND FLOODING

The Pondicherry Precinct is defined by two natural hydrology catchments which ultimately flow to the creek corridors of Lowes Creek (western catchment) and South Creek (eastern catchment).

The water cycle management strategy adopted for the Draft ILP is most significantly defined by the Lake Precinct (eastern catchment), which was subject of separate consultation with DPIE, NRAR and Council and found to be the most effective way of treating stormwater and flooding within the site while optimising the urban design outcomes and creating a meaningful place for the future community. The Lake Precinct will replace existing water bodies (farm dams) on site and performs a combined stormwater detention and catchment management function while also contributing to heat island offsets through the holding of water in the environment.

The need for the Lake is derived from the Stormwater Management Strategy adopted for Oran Park which requires the 100-year ARI storm events be detained within Pondicherry prior to discharge into South Creek. The 14ha Lake along with the drainage corridor between the Lake and South Creek will perform this function, with bio-retention basins and wetlands treating stormwater flows prior to discharge into the Lake. Temporary and permanent stormwater arrangements have been considered by Calibre as part of the planning and design process to ensure the downstream flood waters within South Creek are not aggravated through the development of Pondicherry, when compared to the Council issued Flood Model. The modelling suggests the impacts of flooding can be appropriately managed through development of the Precinct in both the temporary and permanent scenarios.

The western catchments will be managed through the delivery of two combined detention and bio-retention basins. The basins will be designed to manage the 100-year storm events of the catchment and treat the water in accordance with the water quality treatment targets outlined by Council. One temporary basin is also required north of the Precinct within Greenway and will be integrated more meaningfully into the urban structure as part of the future design for that Precinct.

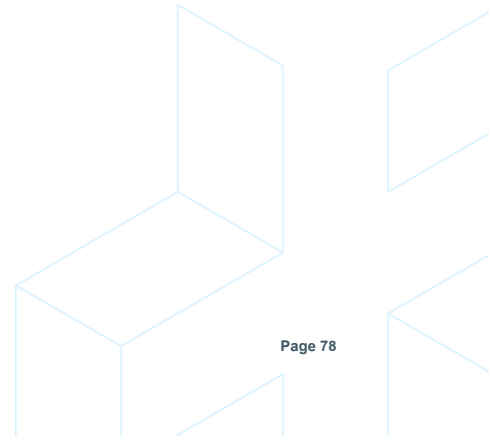
The Draft ILP responds to the inter-relationship of flooding, drainage and riparian corridors with those land uses identified in Figure 26 below. A DCP Figure identifying the extent of flooding across the Precinct will be produced following consultation with Council.

**Figure 25: Flood Prone Land**

Flood Mapping to be resolved following consultation with Council.

**ORD02**

**Attachment 2**



4.4.8 EXISTING NATIVE VEGETATION AND ECOLOGY

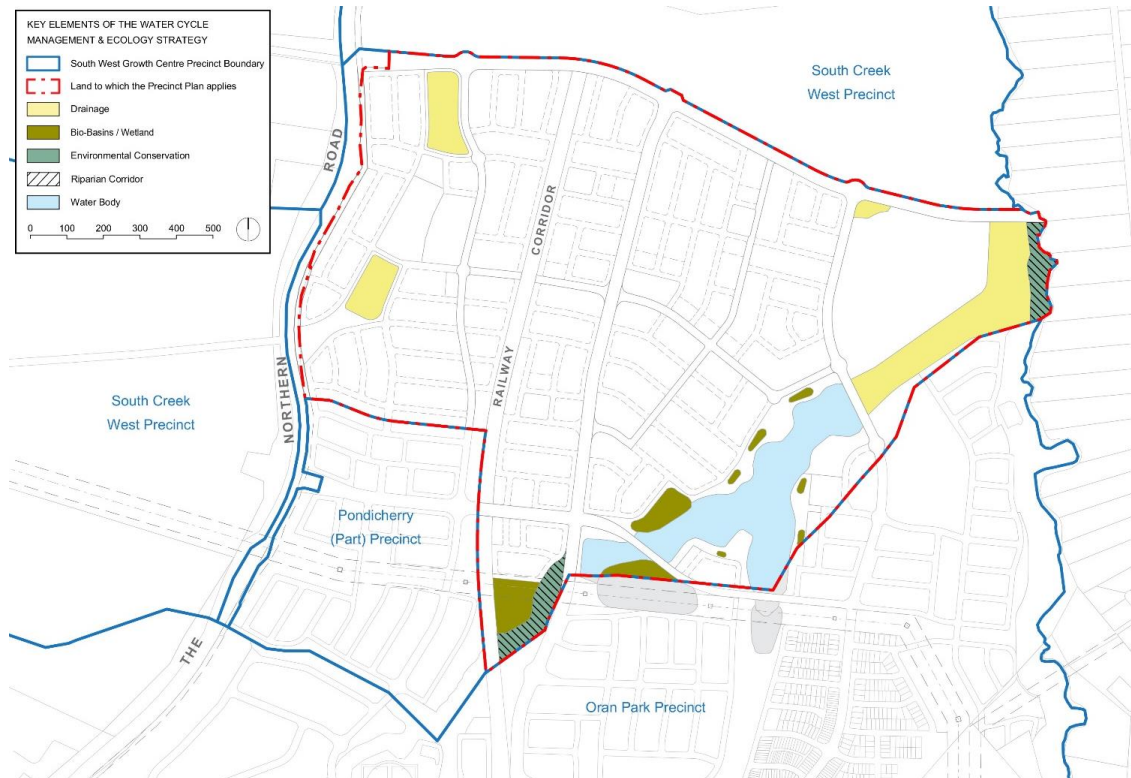
Pondicherry comprises a predominantly open pastoral landscape with gently undulating topography divided by rural fencing, scattered paddock trees and several post-war farmhouses. The Precinct is characterised by a low central ridgeline running from the western side of the Northern Road in a south-east / north-west direction, the large farm dams and South Creek which provides a distinct bushland backdrop and setting to the Precinct.

Native vegetation within Pondicherry consists of scattered remnant and regrowth eucalypts of vegetation communities of the Cumberland Plain Woodland (CPW) and River Flat Eucalypt Forest (RFEF) inclusive of several hollows.

Existing vegetation will be retained through the implementation of an environmental conservation zone and Native Vegetation Protection Map within the Growth Centres SEPP, with the boundaries determined through on-site investigations and validation by Eco Logical Australia. The riparian and drainage land is proposed to be dedicated to Council as part of a VPA as discussed further in Section 7.3 Local Infrastructure and Developer Contributions and Section 2.3.3 Dedication of Constrained Lands Policy.

The location of riparian land is reflected in the Draft ILP as detailed in Figure 26.

Figure 26: Water Cycle Management and Ecology



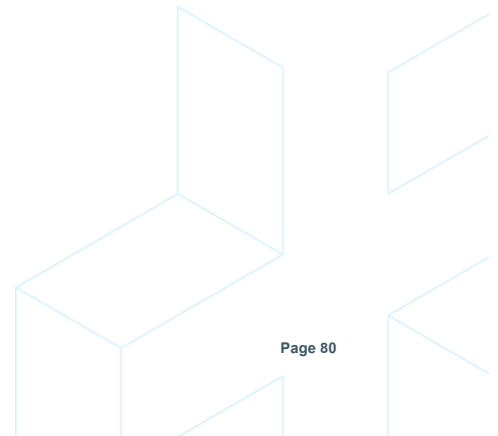
**4.4.9 INDIGENOUS HERITAGE**

Indigenous heritage within the Pondicherry Precinct is to be focused on maintaining continuity of movement along the South Creek Riparian Corridor reflecting the significance of the corridor to Aboriginal people and their way of life. The creek corridors within the SWGA are a defining cultural landscape feature which are being protected and restored to their former biodiversity function in lock step with the planned growth in urban development.

Restoration of the movement network and biodiversity values of South Creek are encouraged through the provisions of the DCP. Strict protection of certain areas and prohibition of activity is not necessary, with the fundamental conservation objective to restore continuity of the movement network along the corridor. This is achieved through the enhancement of South Creek into a Green Corridor (Figure 21) inclusive of a sharepath connection for the length of the corridor (Figure 20).

**ORD02**

**Attachment 2**

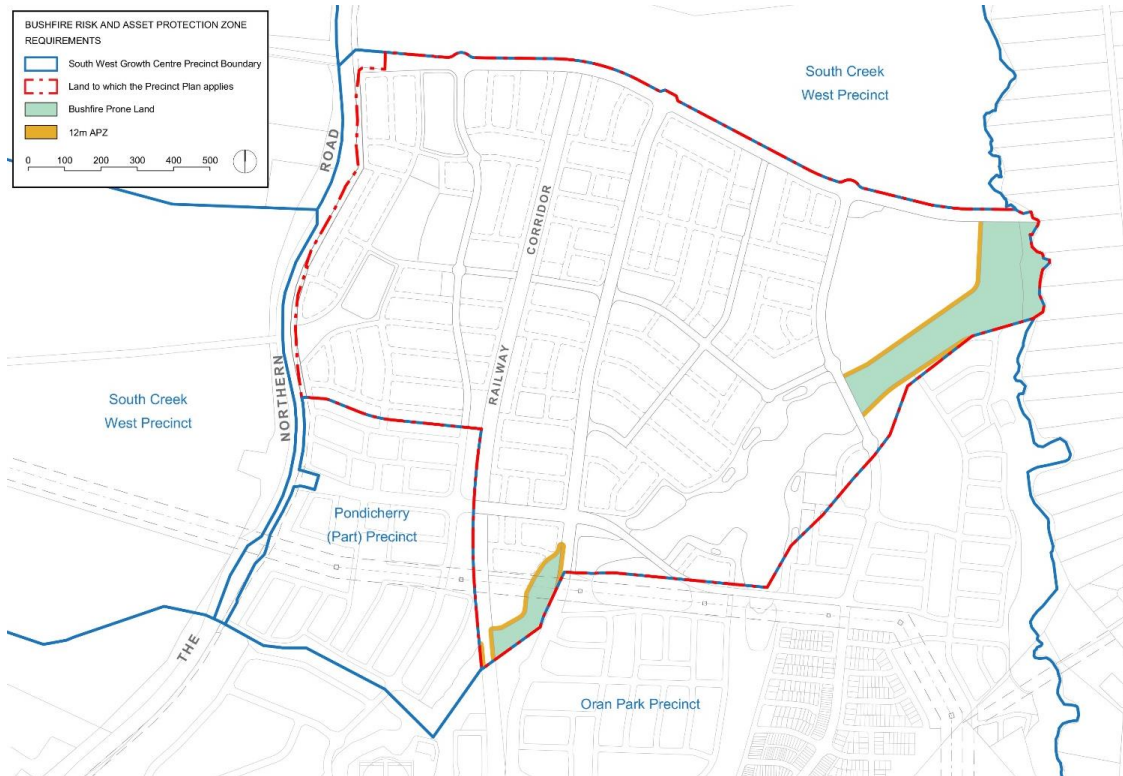


4.4.10 BUSHFIRE HAZARD MANAGEMENT

The Draft ILP responds to the bushfire assessment through the ability to provide a combination of measures to limit the impact of bushfire including appropriate perimeter access roads, Asset Protection Zones and provision of adequate services as part of future subdivision proposals.

Future subdivision design will be required to take into consideration design requirements detailed in the NSW RFS, *Planning for Bushfire Protection 2019*.

Figure 27: Bushfire Prone Land and Asset Protection Zones



4.4.11 DEVELOPMENT ON AND ADJACENT AN ELECTRICITY EASEMENT

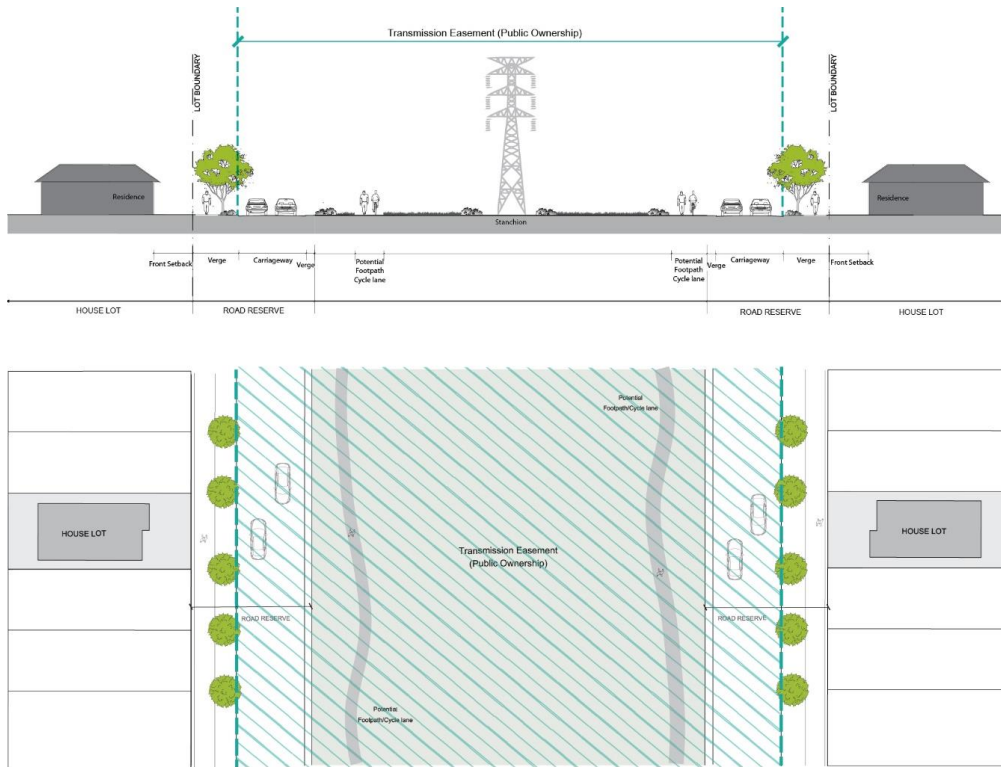
The Draft ILP responds to the existing site features of the electrical easements in a manner which draws community benefit where it is justified. This includes through the provision of open space where benefit to the overall urban structure, open space and movement network is demonstrated and conversion to private lots where community benefit is limited (contained in T41 only).

The coordinated design across Tranche 41 and the wider Pondicherry Precinct achieves this balance with the western portion of the easement not forming any clear nexus with the wider open space network and as such is provided in private ownership. The central and eastern portions of the easement however provide an improved open space and path network with increased east-west permeability and linkages to the surrounding land uses.

The proposed ILP road network adjoining the easement has been designed in consideration of the TransGrid policies and guidelines for development in proximity to their easements.

The proposed *Draft Pondicherry Precinct Schedule* of the Camden Growth Centre DCP includes controls relating to the development of land near or on electrical easements. These are based on the controls contained within the *Catherine Field (Part) Precinct Schedule* of the Camden Growth Centre DCP and those developed for the Tranche 41 (Part) Precinct. The below figures have been produced for inclusion in the *Draft Pondicherry Precinct Schedule* and demonstrate the intent detailed in the Draft ILP.

Figure 28: Transmission Easement (Public Ownership)



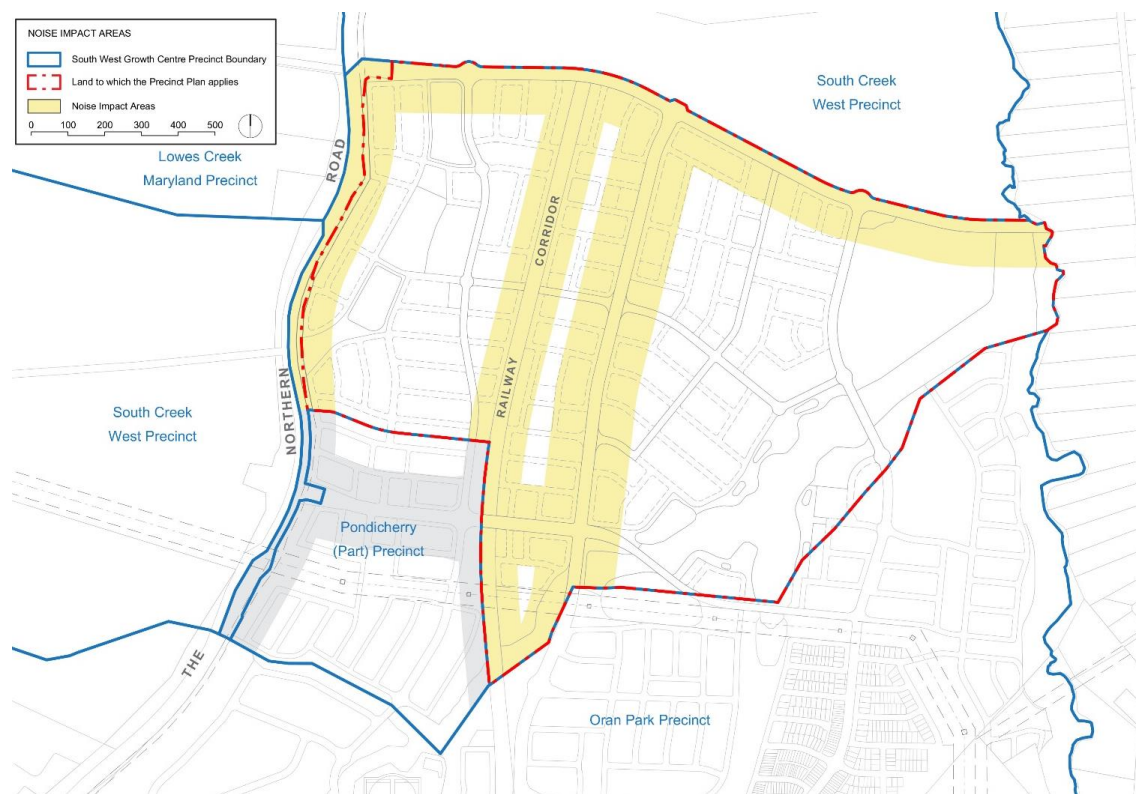
**4.4.12 RESIDENTIAL AMENITY**

The proximity of the site to adjoining noise sources including The Northern Road, the proposed Sub-Arterial Roads and the future North-South Rail corridor have been considered in the layout of the Draft ILP. Mitigation strategies recommended and incorporated into the ILP, and future residential development include:

- use of noise barriers to portions of The Northern Road;
- use of built form as a barrier including two storey dwellings and acoustic treatments of building facades; and
- acoustically optimising the subdivision layout including the use of service roads to maximise the buffer distance to future dwellings.

The Camden Growth Centre DCP, *Section 2.3.9 Noise* includes controls relating specifically to noise mitigation including from traffic and rail sources. Assessment of future subdivisions will be required to take into consideration the controls contained within the DCP as they relate to the land identified in Figure 29.

**Figure 29: Noise Impact Areas**





## 5 CAMDEN GROWTH CENTRE PRECINCTS DCP

Development within the Pondicherry Precinct will be facilitated through the addition of a site-specific Schedule to the *Camden Growth Centre Precincts Development Control Plan (Camden Growth Centre DCP)*.

A *Draft Schedule Seven – Pondicherry Precinct* is provided as Appendix D and includes the vision for the Precinct, the Indicative Layout Plan, relevant Figures associated with the DCP controls and site specific controls relating to *Road Cross Sections, Public Transport, the Open Space and Recreation Network, Aboriginal Heritage, Odour, Biodiversity and Riparian Corridors, Development near or on the Rail Corridor, Development near or on TransGrid Electricity Easements and the Pondicherry Neighbourhood Centre*.

All other controls contained within the main body of the DCP are considered appropriate for the Pondicherry Precinct.

ORD02

Attachment 2

## 6 ORAN PARK PRECINCT DCP

In consideration of an integrated design outcome at the interface, this Planning Proposal also seeks to rezone a small portion of land within the Oran Park Precinct. As evidenced on the Draft Pondicherry ILP, the design at the interface of these two Precincts is highly integrated, with road connections, land uses, the Lake Precinct and development cells straddling the boundary. Accordingly, the Draft ILP design for Pondicherry has also considered and directed an alternate design within small portions of the Oran Park Precinct relative to the current adopted Oran Park ILP and associated SEPP Mapping.

The statutory changes are discussed further within *Section 8.2 Part 2 – Explanation of Provisions* and are necessary to ensure an integrated design outcome at the interface of the Pondicherry and Oran Park Precincts. These changes also necessitate the need for amendments to the Oran Park ILP and associated DCP Figures (Appendix E) with the major changes discussed below.

### 6.1 Oran Park ILP Amendments

As detailed in the comparison ILP plans provided below (Figure 30) and throughout this report the Pondicherry design has directed the following changes to the Oran Park ILP and associated DCP Mapping.

1. Relocation of the community centre to adjacent the Pondicherry Neighbourhood Centre.
2. Relocation of the school site to the north, adjoining the playing fields providing better connections to the Neighbourhood Centre.
3. Introduction of the *R3 Medium Density Residential* zone, with a density band of 35-60dw/ha to take advantage of the significant amenity afforded by the Lake Precinct.
4. Continuation of the waterbody up the lower reaches of Ron's Creek providing flexibility in the ultimate lake water level relative to the natural creek line and topography, while continuing to achieve a diverse ecosystem and the principles of ecological sustainable development within the corridor.
5. Redistribution and addition of local passive open space.
6. Creation of an east-west open space corridor within the 330kV easement, linking Anthony Creek, Ron's Creek and South Creek.
7. Expansion of the sharepath network including: to and around the Lake precinct; east west connections within the 330kV corridor; and between the Pondicherry Green Link Road, the Lake and South Creek.
8. Associated collector and local road alignment changes.

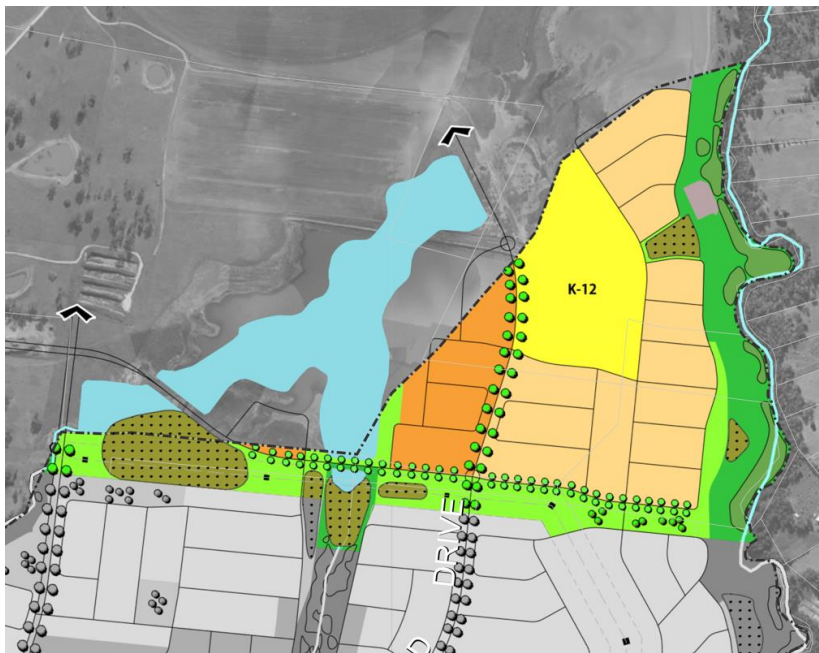
The associated Oran Park DCP figures describing the above are included as Appendix E. The rezoning of Oran Park, including the associated ILP and DCP amendments are intrinsically linked to the planning and design outcomes derived for the Pondicherry Precinct and accordingly have been justified throughout this report with particular attention directed to *Section 4 Indicative Layout Plan* and *Section 8 The Planning Proposal*.

Figure 30: Pondicherry and Oran Park ILP Comparison

Adopted Oran Park ILP



Proposed Oran Park ILP



ORD02

Attachment 2

## 6.2 Oran Park VPA

The changes to the Oran Park ILP which alter the delivery of social infrastructure items in accordance with the Oran Park VPA, including local passive open space and the community centre, will require further negotiations following Council acceptance of the Draft ILP.

The Draft Oran Park ILP also seeks to dedicate to Council a portion of the 330kV Transmission Line Easement, which will facilitate the delivery of a cohesive open space network and associated sharepath connections to the Lake Precinct and between Anthony Creek, Ron's Creek and South Creek. As demonstrated in the Draft Oran Park ILP, dedication of this land as part of the open space network will produce a material community benefit in accordance with Council's *Dedication of Constrained Lands Policy*. The TransGrid Easement Masterplan is included as Appendix G and further details the overall strategy for this easement land.

## 7 INFRASTRUCTURE DELIVERY AND DEVELOPER CONTRIBUTIONS

### 7.1 Regional Infrastructure

A key element of the approach to planning for new urban release areas is infrastructure delivery in line with demand. The delivery of regional level infrastructure including major sub-arterial roads, rail corridor crossings, school sites and trunk infrastructure will be the subject of a State Government VPA to ensure the required services are delivered in line with the development of the Precinct and in accordance with the Special Infrastructure Contributions framework.

Planning and negotiations in relation to regional infrastructure delivery and an associated State Government VPA will continue following exhibition of the Draft Precinct Plan.

### 7.2 Local Infrastructure

#### 7.2.1 UTILITY INFRASTRUCTURE

Planning for the delivery of essential utility infrastructure is the responsibility of the proponent as part of the development process. Investigations undertaken to inform this Planning Proposal are included in the *Utilities Servicing Report* produced by IDC and discussed in *Section 3.12 Servicing Infrastructure*. As part of the IDC investigations a *Utilities Implementation Plan* has also been produced which details the augmentation of utilities infrastructure required in line with development staging.

The studies indicate that utility servicing is not a constraint to development of the Precinct, with the servicing authorities either planning delivery of trunk networks as part of their growth servicing plans or have indicated that augmentation of existing networks can meet the Precinct demand. The limited requirement for infrastructure investment within the Pondicherry Precinct is a major catalyst for the pursuit of this Planning Proposal and will ensure timely delivery of the development envisaged through the Draft ILP.

#### 7.2.2 LOCAL ROAD, PEDESTRIAN AND CYCLE PATHS

Local roads will be delivered by the developer as part of the subdivision works and dedication to Council upon completion. Some major roads may be partially funded through Section 7.11 Contributions or as part of a negotiated VPA with Council.

Pedestrian and cycle paths located in road reserves will be developer constructed and dedicated to Council as part of the road construction and subdivision works. Paths within land identified for open space will be funded as part of the open space construction through a Section 7.11 Contributions Plan or VPA with Council.

#### 7.2.3 EDUCATION FACILITIES

The location of proposed schools is identified on the Draft ILP. Consultation has been conducted with the School Infrastructure NSW (SINSW) in relation to the location and likely timing for delivery of the K-6 public school, with timing dependant on demand generated as the Precinct develops. The public school site could either be dedicated to the SINSW through a State Government VPA or purchased by SINSW when required.

The K-12 School located in the eastern portion of the site is identified for negotiated sale to a Private School organisation.

#### 7.2.4 EMERGENCY SERVICES

There are currently no emergency services proposed for the Pondicherry (Part) Precinct site area, with more suitable locations considered within the wider Camden LGA and SWGA. A fire station site is reserved in Oran Park, on Dick Johnson Drive, and planning is underway for delivery of this facility.

### 7.2.5 CHILD CARE CENTRES

Elton analysis indicate there is no onsite provision required for child care services within the Precinct, with Elton acknowledging that the planning provisions allow the development of child care facilities within the Precinct and that private services will respond to demand over time. In consideration of the potential desire for child care facilities to be delivered within Pondicherry, the DCP has identified two possible locations for such facilities. This ensure child care facilities are planned for and integrated appropriately relative to adjoining land uses.

## 7.3 Local Infrastructure and Developer Contributions

The Draft ILP presented with this Planning Proposal includes the provision of various local infrastructure items which would require developer contributions through the course of development. GDC as the proponent of this Planning Proposal will seek to enter a VPA for the delivery of those infrastructure items. Negotiations of the VPA are ongoing and anticipated to continue through the process of rezoning, with a letter of offer presented to Council in due course following Council's initial review and acceptance of the Draft ILP. The items to be included in the VPA offer include:

- The dedication of land and cost of works for delivery of the local passive open space;
- The dedication of land and cost of works for the delivery of the playing fields and associated facilities;
- The dedication of land and cost of work for delivery of the local passive open space impacted by a transmission easement;
- The dedication of land and cost of works for delivery of the permeant water cycle management drainage basins and wetlands inclusive of the Lake;
- The dedication of land and cost of works for delivery of riparian corridors;
- The dedication of land and cost of works for delivery of the Community Facility;
- The dedication of land and cost of works for delivery of the Green Link Road;
- Delivery of sharepaths within open space and riparian corridors;
- Delivery of bus shelters; and
- A negotiated outcome for delivery of additional active open space area and facilities.

## 8 THE PLANNING PROPOSAL

### 8.1 Part 1 – Objectives and Intended Outcomes

The primary objective of this planning proposal is to amend the *Camden Local Environmental Plan 2010* (CLEP), and the provisions of the *Camden Growth Centre Precinct Plan* and *Oran Park and Turner Road Precinct Plan* which form part of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*. These amendments will enable urban development as envisaged as part of the South West Growth Centre and promoted in the *Greater Sydney Region Plan* and the *Western City District Plan*.

Pondicherry is located within the SWGA and adjoins the existing urban context of the Oran Park Precinct and will comprise approximately 242ha of urban land. A Draft ILP has been prepared to support the rezoning, informed by the specialist consultant studies produced and discussed in this report. The studies conducted indicating suitability of the site for a yield in the order of 2530 to 2850 reflecting a population between 7,840 and 8,830 people within a mix of low and medium density residential development.

As evidenced on the Draft Pondicherry ILP, the design at the interface of the Pondicherry and Oran Park Precincts is highly integrated, with road connections, land uses, the Lake Precinct and development cells straddling the boundary. Accordingly, the Draft ILP design for Pondicherry has considered and directed an alternate design within portions of the Oran Park Precinct relative to the current adopted Oran Park ILP and associated SEPP Mapping. Comparison mapping of the required SEPP Mapping changes are included in the sections below.

Corresponding amendments will also be required to the CLEP 2010 Maps extending the area identified as the Growth Centre on those maps. As these CLEP 2010 mapping amendments are purely a consequence of the Growth Centre expansion they are not discussed further in this report.

### 8.2 Part 2 – Explanation of Provisions

#### 8.2.1 GROWTH CENTRES SEPP MAPPING AMENDMENTS

The following maps form the Growth Centres SEPP, with any required amendment discussed as part of this section of the Planning Proposal:

- Land Application Map: Sheet LAP\_003 & 008
- Land Zoning Map: LZN\_003 & 008
- Lot Size Map: Sheet: LSZ\_003 & 008
- Residential Density Map: RDN\_003 & 008
- Height of Buildings Map: Sheet HOB\_003 & 008
- Development Control Map: Sheet DVC\_003 & 008
- Floor Space Ration Map: Sheet FSR\_003 & 008
- Heritage Map: Sheet HER\_003 & 008
- Land Reservation Acquisition Map: Sheet LRA\_003 & 008
- Precinct Boundary Map: PCB\_003 & 008
- Special Areas Map: SAM\_003 & 008
- Native Vegetation Protection Map: NVP\_003 & 008
- Riparian Protection Area Map: RPN\_003 & 008

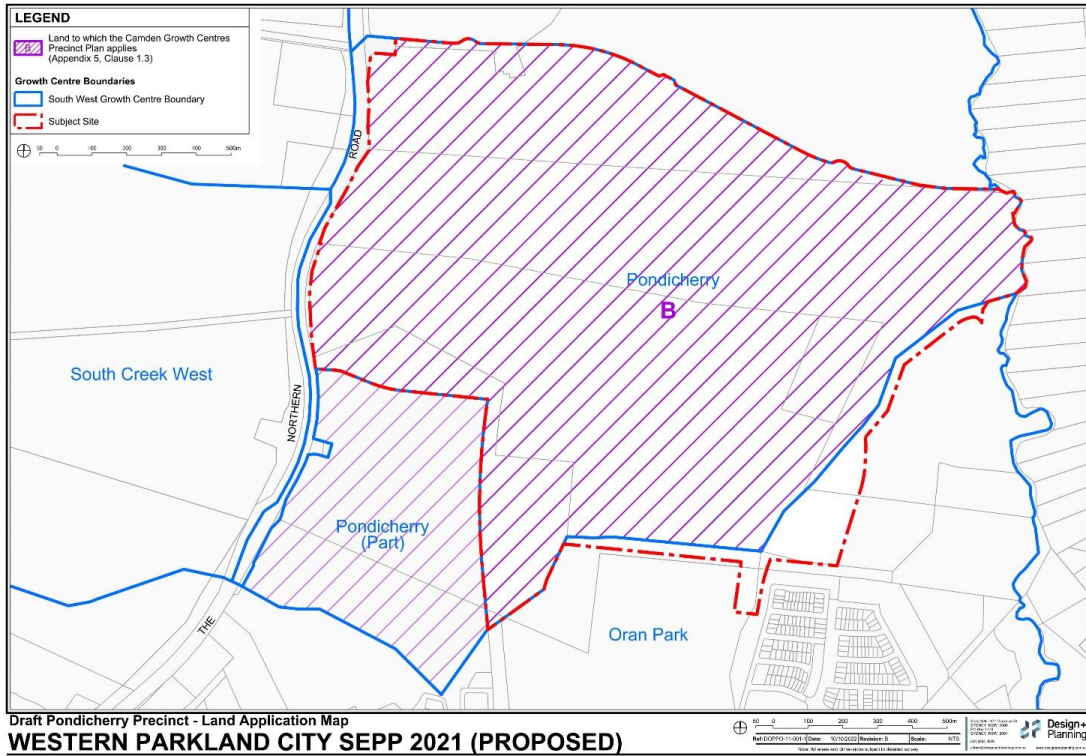
Proposed amendments to SEPP maps are shown in the following pages.

8.2.2 AMENDMENT TO THE LAND APPLICATION MAP

The Land Application Map Sheet LAP\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Map identifies Pondicherry as being Land to which the Camden Growth Centres Precinct Plan Applies (Growth Centres SEPP, Appendix 9 Camden Growth Centres Precinct Plan, Clause 1.3).

Figure 31 (and Appendix C) shows the proposed Land Application Map.

Figure 31: Proposed Land Application Map





### 8.2.3 AMENDMENT TO THE LAND ZONING MAP

The Land Zoning Map Sheet LZN\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Growth Centres SEPP Land Use Table of the Camden Growth Centres and Oran Park Precinct Plans is unaltered by this Planning Proposal. The proposed land use zones include:

- B1 Neighbourhood Centre;
- C2 Environmental Conservation;
- R1 General Residential (Oran Park only);
- R2 Low Density Residential;
- R3 Medium Density Residential;
- RE1 Public Recreation; and
- SP2 Infrastructure.

#### **Pondicherry Precinct**

The residential outcomes envisaged through the Draft Pondicherry ILP are facilitated through the proposed zoning. This includes delivery of a mixed use Neighbourhood Centre, higher residential densities integrated with the Lake Precinct, medium density residential surrounding local parks and a predominance of low density residential fitting for the geographical location within the SWGA and located between the two centres of Oran Park to the south and Greenway to the north.

The R2 zone provides flexibility in the delivery of residential development, with sufficient controls provided through the proposed Draft ILP and Pondicherry DCP Schedule to ensure the outcomes envisaged through this rezoning are achieved. The types of residential dwelling types acceptable within the *R2 Low Density Residential* zone include those listed below:

*Attached dwellings; Boarding houses; Dual occupancies; Dwelling houses; Group homes; Manor Homes; Multi Dwelling Housing; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; and Studio dwellings.*

The *R3 Medium Density Residential* zoning will deliver predominantly rear loaded attached dwellings with some residential flat buildings and mixed use developments surrounding the high amenity afforded by the Lake Precinct. The Residential Structure of the proposed Pondicherry Precinct DCP Schedule identifies the R3 residential zone accommodating two distinct density bands (25-35dw/ha and 35-60dw/ha) allowing for a higher density adjoining the Lake Precinct and adding to the diversity of housing through the Precinct. The *B1 Neighbourhood Centre* zone will provide 1,500m<sup>2</sup> of retail floor space with maximum building height controls providing opportunity for an integrated mixed use development comprising retail, commercial and residential uses.

The *C2 Environmental Conservation* zone follows the mapped creek corridors of South Creek and Anthony Creek. This zoning seeks to protect these significant cultural and ecologically corridors while also protecting the sites mapped ENV (refer *Section 8.2.12 Amendment to the Native Vegetation Protection Map*)

The *RE1 Public Recreation* zone is proposed over the Active Open Space area identified on the Draft ILP signifying its importance within the structure of the ILP and the demonstrated need for these facilities.

The zone mapping also facilitates the inclusion of the *SP2 Infrastructure* zones along The Northern Road, the gazetted North-South Rail Corridor (in accordance with the *State Environmental Planning Policy (Major Infrastructure Corridors) 2020* and to define the drainage function of the Lake Precinct and ensure delivery of the intent of the Draft ILP.

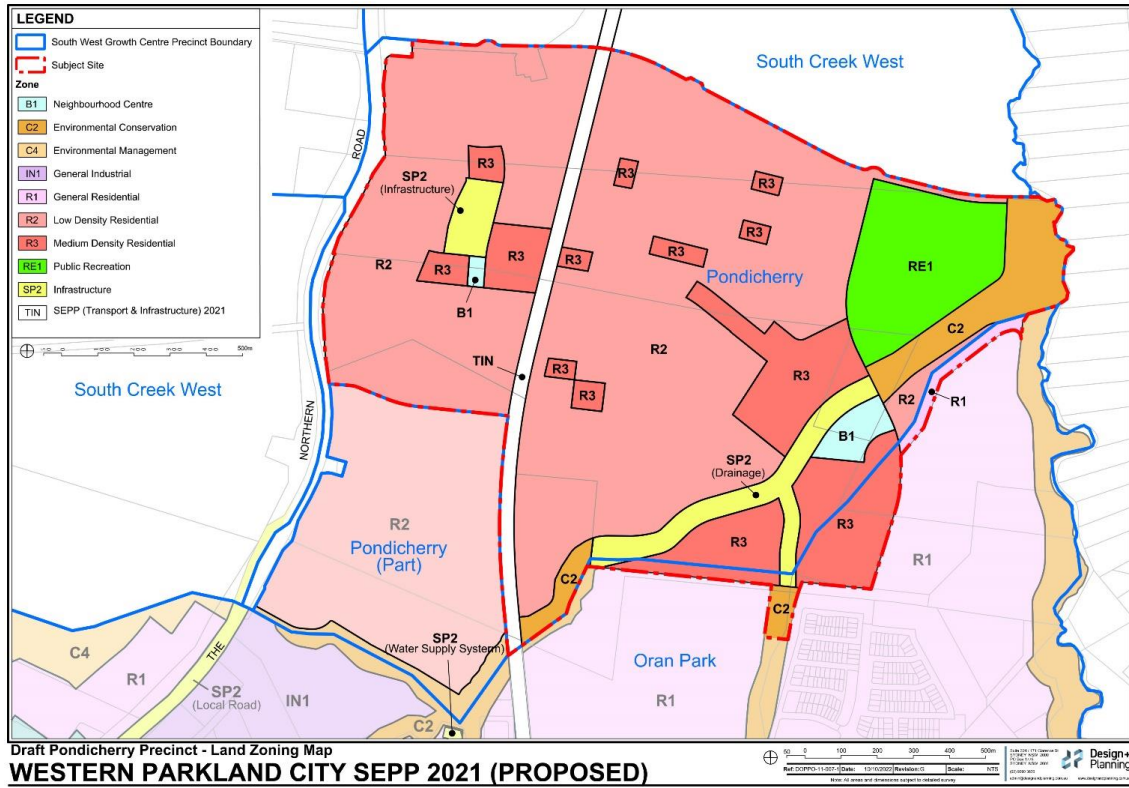
Figure 32 (and Appendix C) shows the proposed Land Zoning Map.

#### **Oran Park Precinct**

The Oran Park Precinct zoning changes also seek to facilitate the residential land use outcomes promoted by the Draft Pondicherry ILP and associated changes to the Oran Park ILP. This includes through the provision of *R1 General Residential* and *R3 Medium Density Residential*.

An Oran Park Precinct Land Zoning Map comparison plan is included as Figure 33.

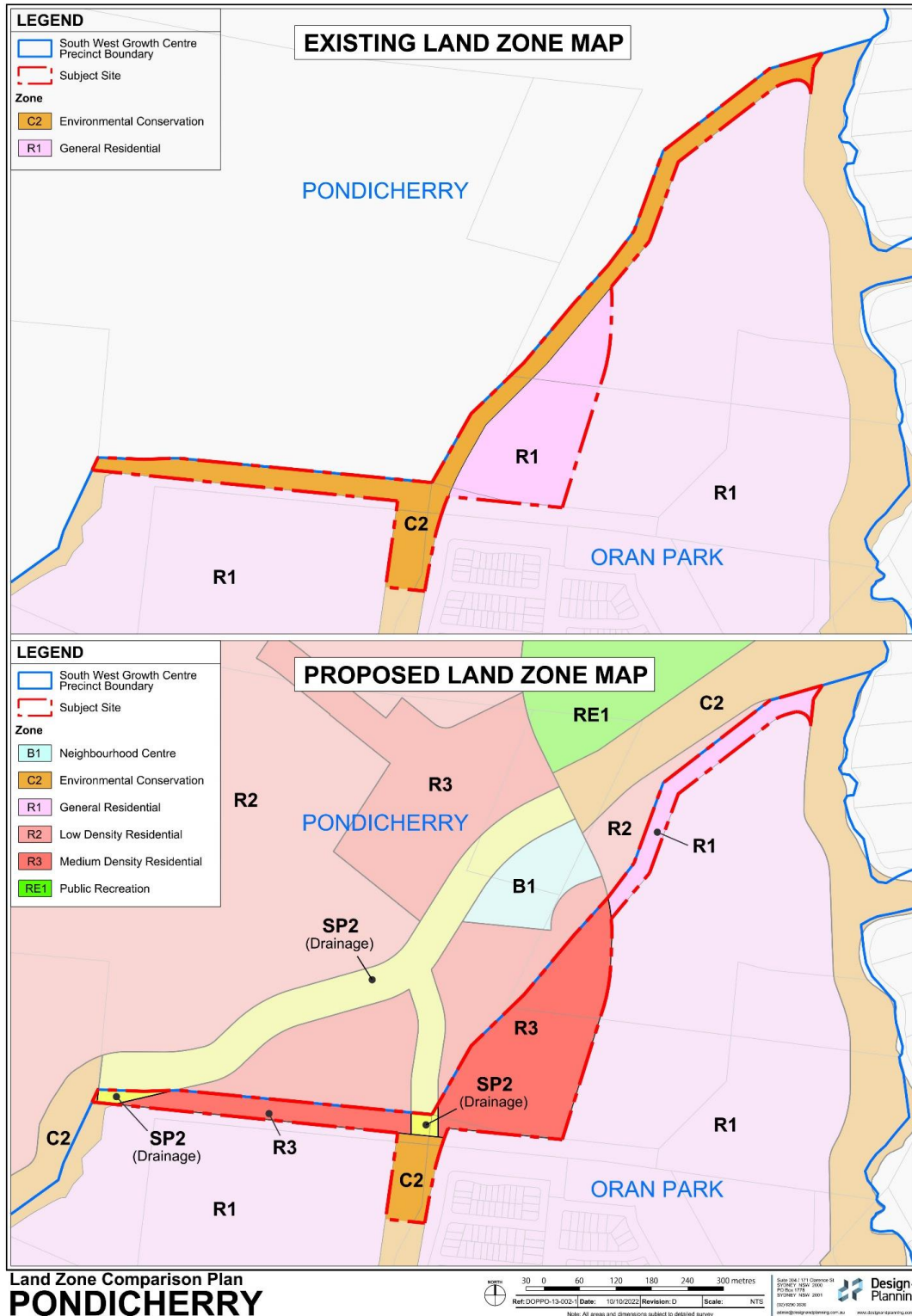
Figure 32: Proposed Land Zoning Map



ORD02

Attachment 2

Figure 33: Proposed Oran Park Precinct Land Zoning Comparison Plan



ORD02

Attachment 2

8.2.4 AMENDMENT TO THE LOT SIZE MAP

The Lot Size Map Sheet LSZ\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The proposal does not include the provision of a mapped minimum lot size, with appropriate provisions provided in the SEPP and linked to the respective density bands and dwelling types. This approach mirrors that taken for rezonings under the Camden Growth Centre Precinct Plan.

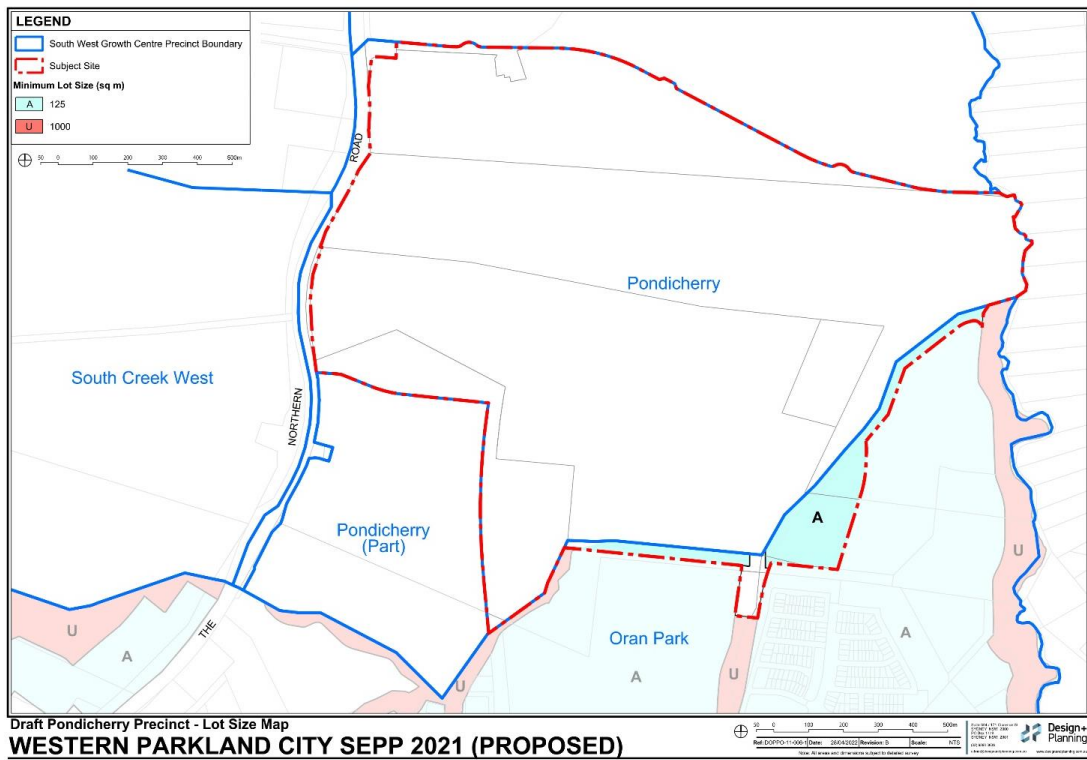
Figure 34 (and Appendix C) shows the proposed Lot Size Map.

Oran Park Precinct

The Oran Park Precinct will continue to prescribe a 125m<sup>2</sup> minimum lot size for all residential zoned land, with the development standards found in Appendix 1 Oran Park and Turner Road Precinct Plan and Part 4, Clause 4.1 (through to 4.1AH) Minimum Subdivision Lot Size unaltered by this Planning Proposal.

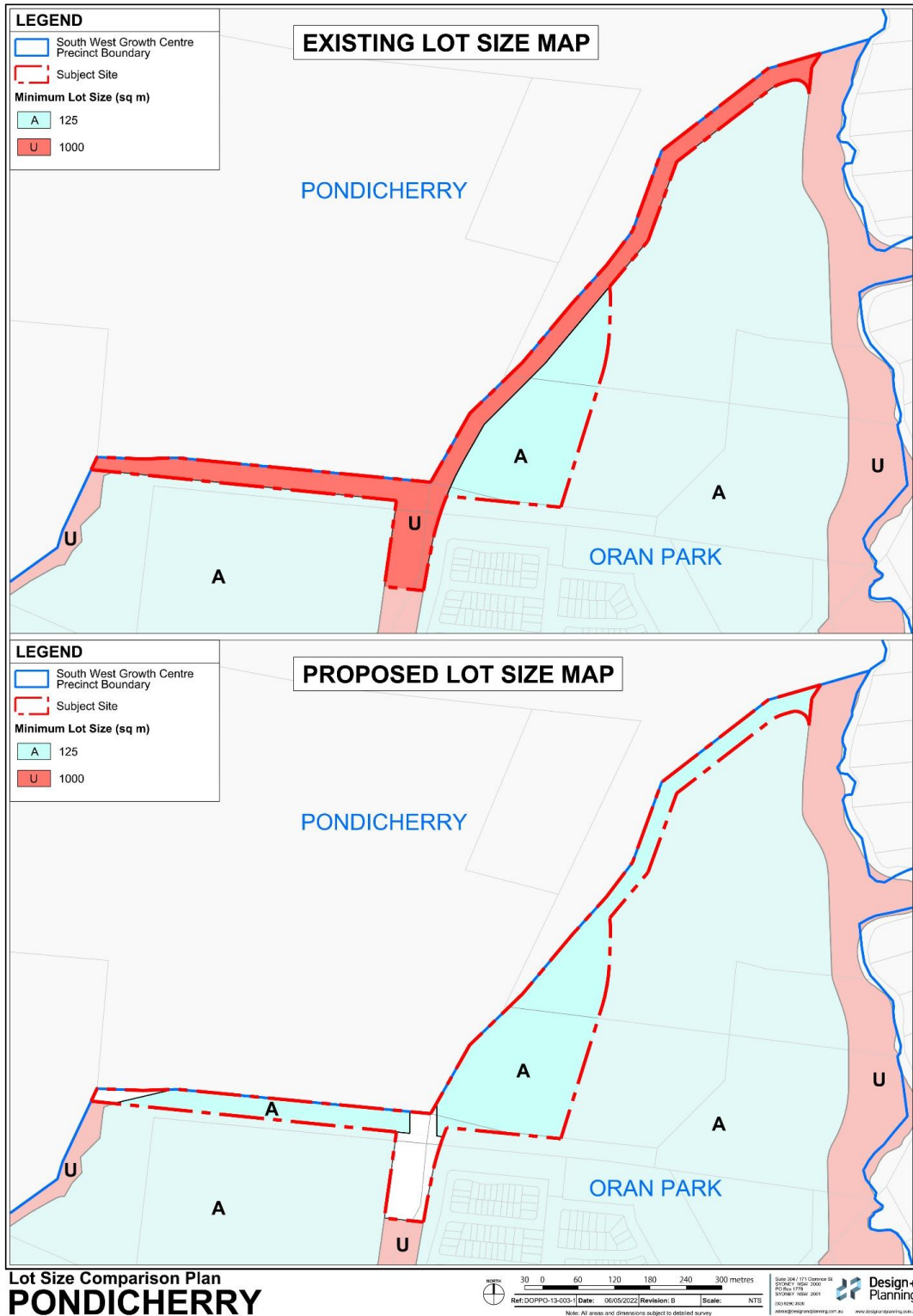
An Oran Park Precinct Minimum Lot Size comparison plan is included as Figure 35.

Figure 34: Proposed Lot Size Map



Draft Pondicherry Precinct - Lot Size Map  
WESTERN PARKLAND CITY SEPP 2021 (PROPOSED)

Figure 35: Proposed Oran Park Precinct Minimum Lot Size Comparison Plan



ORD02

Attachment 2



### 8.2.5 AMENDMENT TO THE RESIDENTIAL DENSITY MAP

The Residential Density Map Sheet RDN\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West.

#### ***Pondicherry Precinct***

Pondicherry seeks to facilitate a range of residential dwelling outcomes providing a mix of housing types and broad socio economic mix contributing to a resilient and diverse community. The density bands are influenced by the proposed zoning and split into three distinct bands as follows:

- R2 Low Density Residential (10-20dw/ha)
- R3 Medium Density Residential (Standard) (25-35dw/ha)
- R3 Medium Density Residential (Lake) (35-60dw/ha)

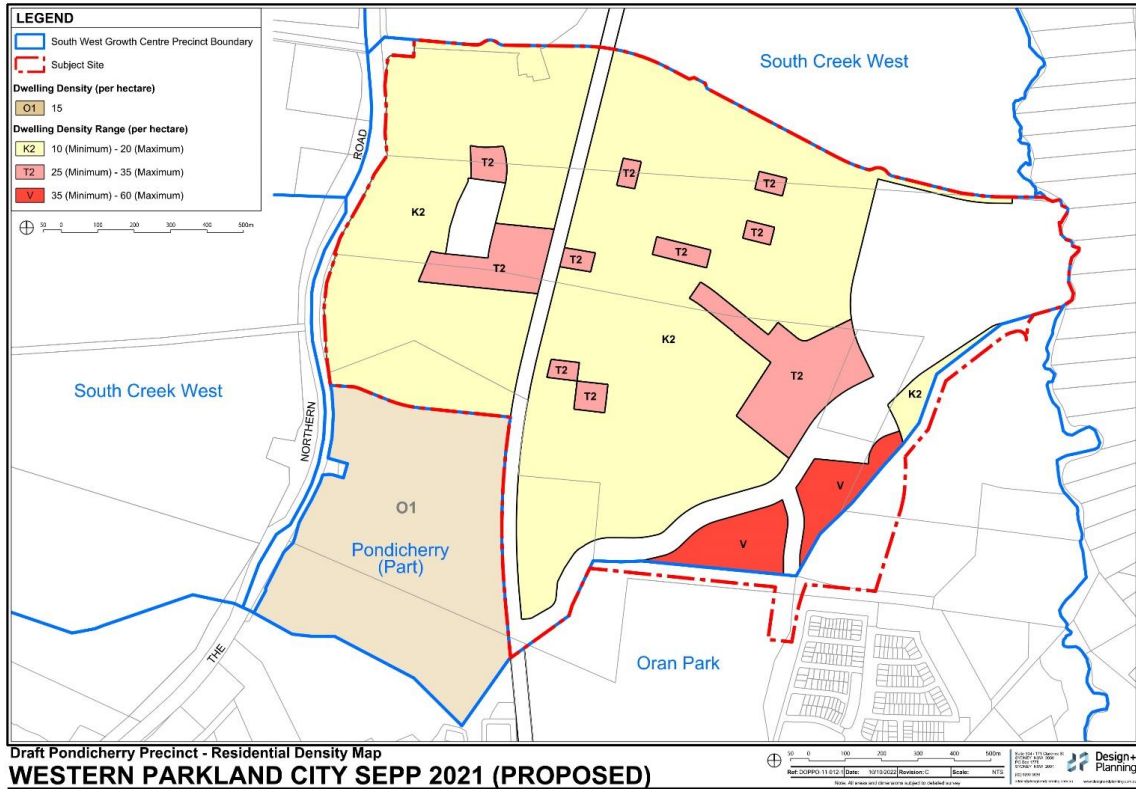
The intent of the density bands is to provide predominantly standard medium density residential housing forms surrounding the amenity of the local neighbourhood parks, with higher densities including apartments adjacent the expansive Lake and local hub of the Neighbourhood Centre.

Figure 36 (and Appendix C) shows the proposed Residential Density Map.

#### ***Oran Park Precinct***

The Oran Park Precinct will continue to subject to the development standards contained within *Appendix 1 Oran Park and Turner Road Precinct Plan* and *Part 4, Clause 4.1B Residential Density – Oran Park Precinct* with no density mapping imposed.

Figure 36: Proposed Residential Density Map



ORD02  
Attachment 2

### 8.2.6 AMENDMENT TO THE HEIGHT OF BUILDINGS MAP

The Height of Buildings Map Sheet HOB\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West and align the Oran Park mapping with that envisaged through the Draft Pondicherry ILP and required changes to the Oran Park ILP at this interface.

#### ***Pondicherry Precinct***

The prescribed maximum building heights correspond with the proposed residential structure and outcomes envisaged through the Draft ILP. Land identified for Low Density Residential and Medium Density Residential as prescribed in the DCP, will generally include a maximum building height of 9.5m, reflecting the heights envisaged through Tranche 41, Catherine Field (Part) Precinct and Oran Park. A portion of this land however will be prescribed a 12m building height providing opportunity for three storey built form outcomes within close proximity of the Lake Precinct.

The land identified in the DCP as Medium Density (R3) Residential and the Neighbourhood Centre will include a maximum building height of 24m (six storeys) reflecting the high amenity location adjoining the Lake and envisaged housing density (35-60dw/ha) inclusive of a mix of residential flat buildings and integrated built form outcomes.

Land zoned *C2 Environmental Conservation* will not be prescribed a maximum building height, reflecting the approach adopted through the Camden Growth Centres Precinct Plan.

Figure 37 (and Appendix C) shows the proposed Height of Buildings Map.

#### ***Oran Park Precinct***

The changes required to the Oran Park Precinct maximum building heights also correspond with the proposed residential structure and outcomes envisaged at the interface between the Draft Pondicherry ILP and required changes to the Oran Park ILP. The proposal seeks to extend the maximum building height envisaged over the *R1 General Residential* zone of '16m for Residential Flat Buildings and 9.5m All other developments' and mirror that of the proposed *R3 Medium Density Residential* zone through Pondicherry of 24m (six storeys).

Further, the maximum building height prescribed for *C2 Environmental Conservation* land within the Oran Park Precinct have been amended to reflect the approach within the Camden Growth Centre Precinct Plan. This aligns the Height of Buildings mapping with the Riparian Protection Area mapping and the envisaged extension of the Lake Precinct to within the lower reaches of the Ron's Creek corridor.

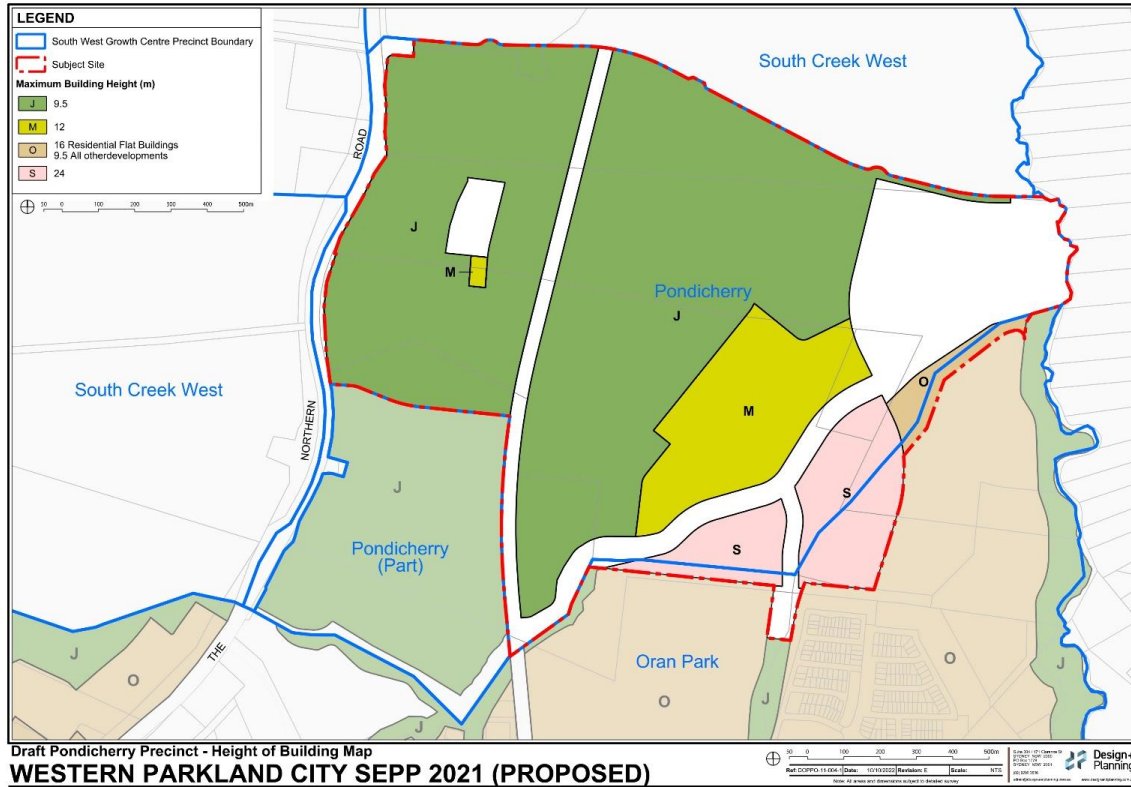
An Oran Park Precinct Height of Building comparison plan is included as Figure 38 below.

#### ***WESTERN PARKLAND CITY SEPP Development Standards***

The Western Parkland City SEPP development standards relating to height of buildings are found in *Appendix 1 Oran Park and Turner Road Precinct Plan* and *Appendix 9 Camden Growth Centres Precinct Plan, Part 4, Clause 4.3 Height of Buildings* and are unaltered by this Planning Proposal.



Figure 37: Proposed Height of Buildings Map



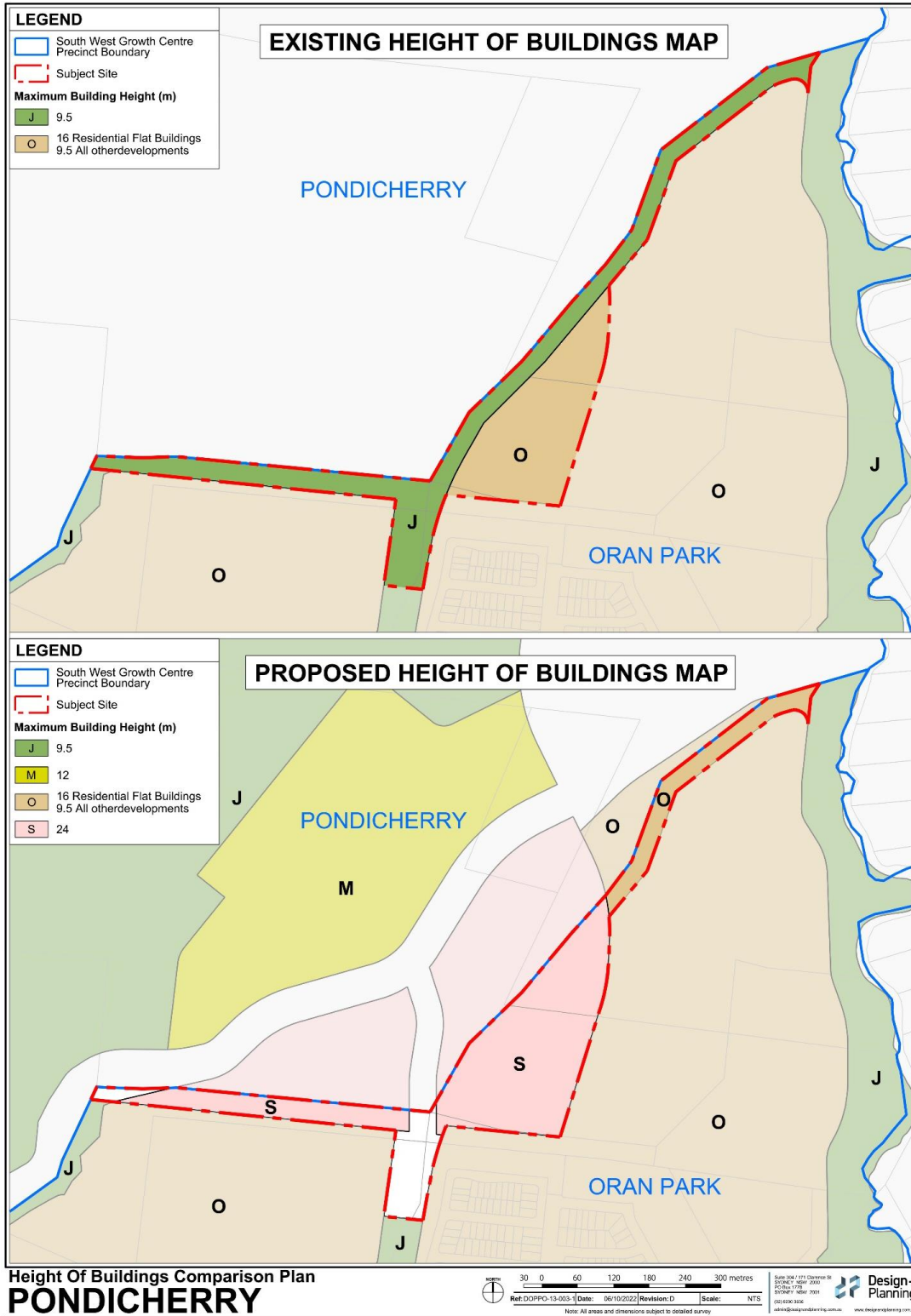
Attachment 2  
ORD02



ORD02

Attachment 2

Figure 38: Proposed Oran Park Precinct Height of Buildings Comparison Plan



### 8.2.7 AMENDMENT TO THE DEVELOPMENT CONTROL MAP

The Development Control Map Sheet DVC\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Development Control Map identifies land subject to flooding with the relevant development controls found in *Part 5 Development controls – flood prone and major creeks land* which are unaltered by this Planning Proposal.

The Development Control Map will be produced following consultation with Council regarding the final Stormwater Management regime.

ORD02

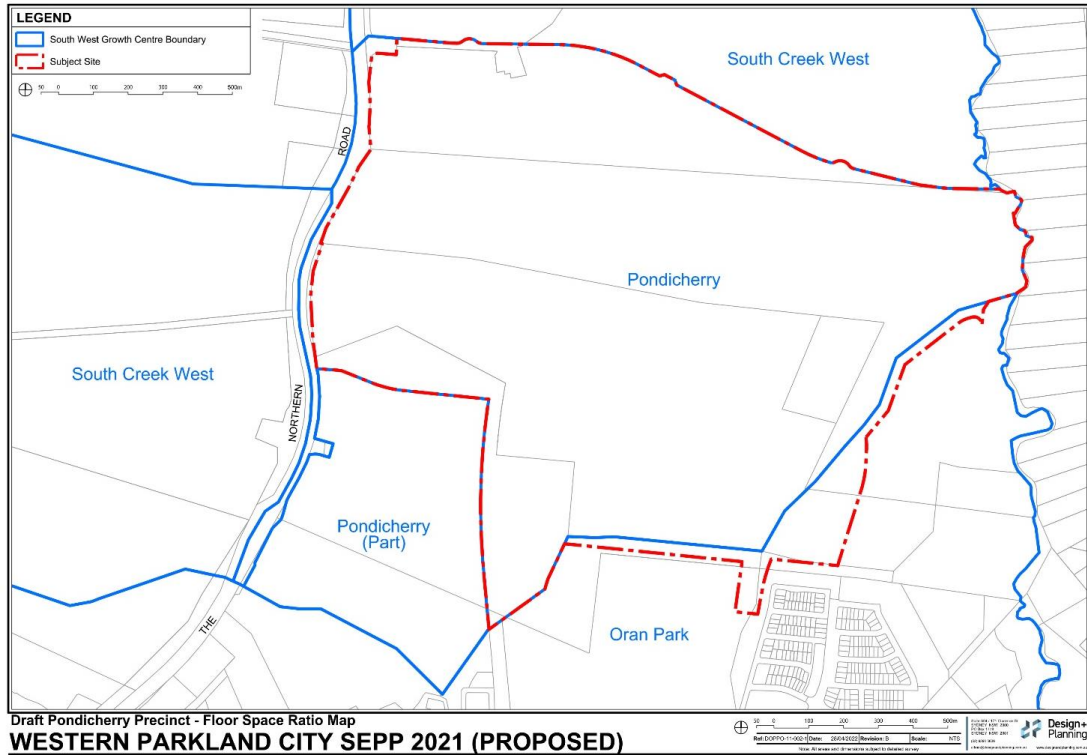
Attachment 2

8.2.8 AMENDMENT TO THE FLOOR SPACE RATIO MAP

The Floor Space Ratio Map Sheet FSR\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The proposal does not include the provision of a mapped floor space ratio, with appropriate provisions and controls provided in the SEPP DCP to ensure the appropriate massing of development is achieved. This approach mirrors that taken for the Oran Park and Catherine Field Precincts.

Figure 39 (and Appendix C) shows the proposed Floor Space Ratio Map.

Figure 39: Proposed Floor Space Ratio Map

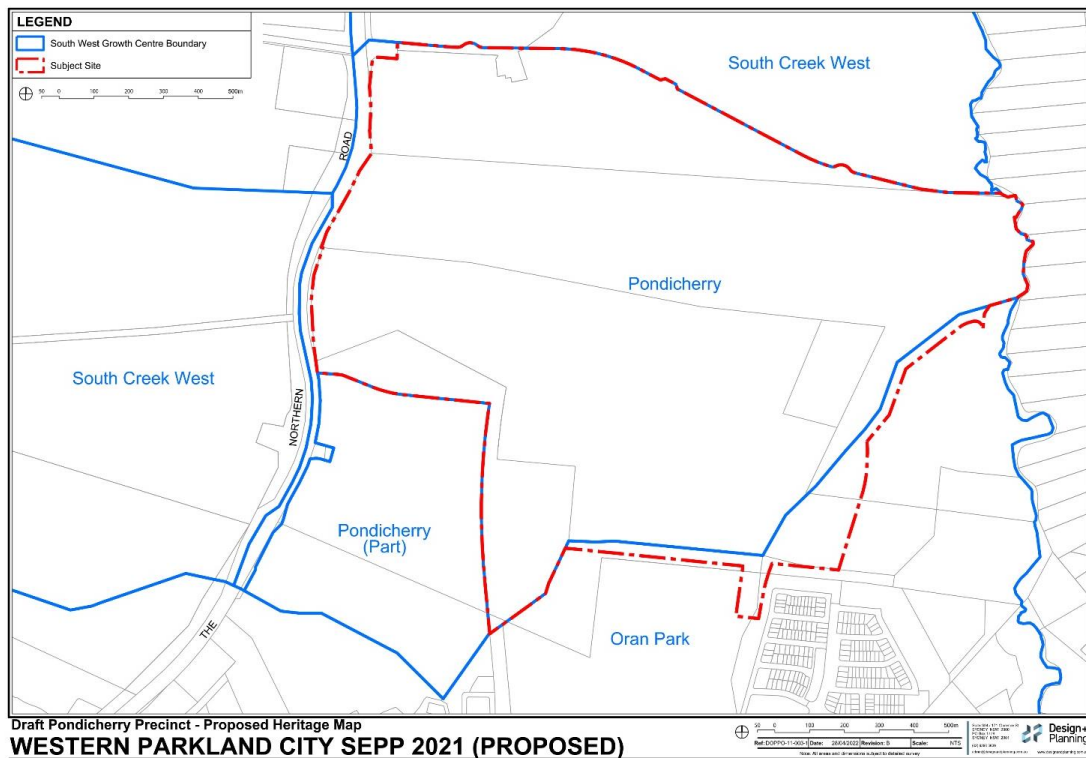


8.2.9 AMENDMENT TO THE HERITAGE MAP

The Heritage Map Sheet HER\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any areas of Heritage significance within the site, consistent with the finding of the specialist consultant investigations conducted as part of this Planning Proposal submission.

Figure 40 (and Appendix C) shows the proposed Heritage Map.

Figure 40: Proposed Heritage Map



ORD02

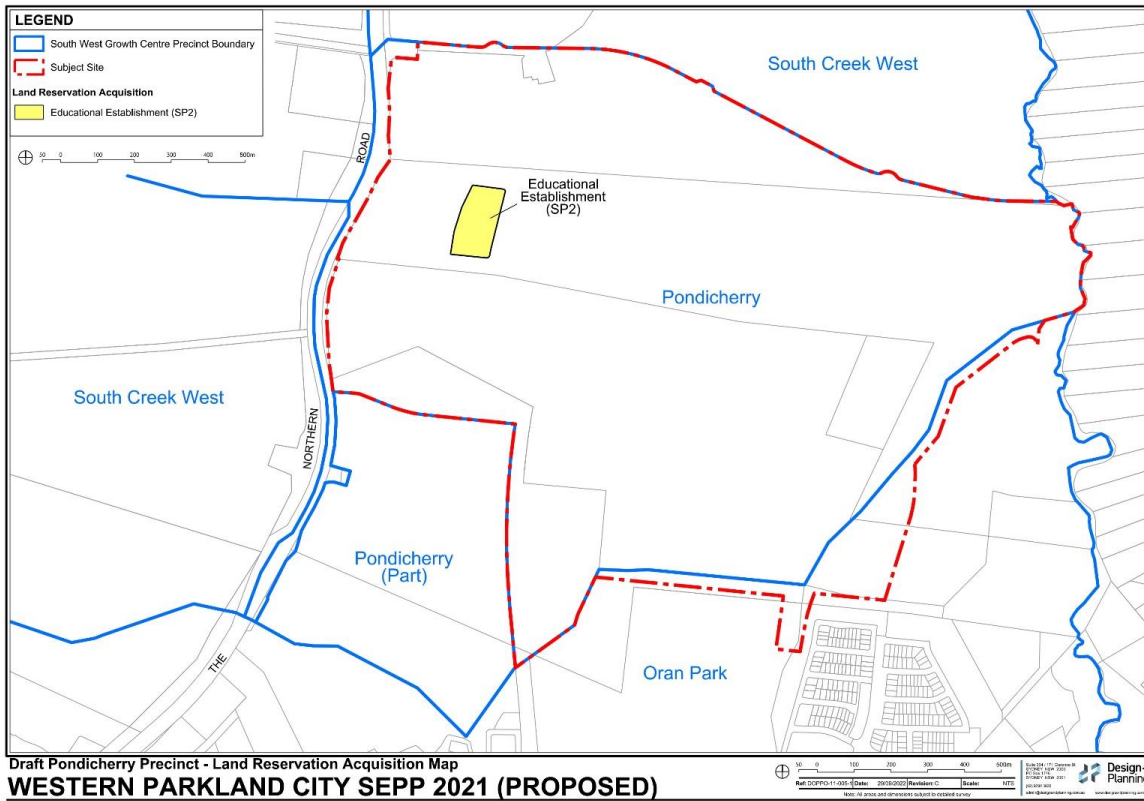
Attachment 2

8.2.10 AMENDMENT TO THE LAND RESERVATION ACQUISITION MAP

The Land Reservation Acquisition Map Sheet LRS\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies one site for acquisition, being that of a future school. All other land requiring dedication to Council as public land will form part of the negotiated Precinct wide VPA.

Figure 41 (and Appendix C) shows the proposed Land Reservation Acquisition Map.

Figure 41: Proposed Land Reservation Acquisition Map



8.2.11 AMENDMENT TO THE SPECIAL AREAS MAP

The Special Areas Map Sheet SAM\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any Special Areas within the Pondicherry Precinct, with this map generally relating to the Oran Park Precinct through the provision of Clause 6.6 of the Oran Park Precinct Plan.

**Pondicherry Precinct**

There are no Special Areas to be defined through the SEPP Mapping within Pondicherry.

Figure 42 (and Appendix C) shows the proposed Special Areas Map.

**Oran Park Precinct**

The changes required to the Oran Park Precinct special areas mapping also correspond with the proposed residential structure and outcomes envisaged at the interface between the Draft Pondicherry ILP and required changes to the Oran Park ILP. This includes reducing the area identified as *Land Containing a Riparian Corridor* to allow delivery of Lake Precinct as detailed on the corresponding Draft ILP's. This change also relates to those made to the Riparian Protection Area Mapping.

An Oran Park Precinct Special Areas Map comparison plan is included as Figure 43.

Figure 42: Proposed Special Areas Map

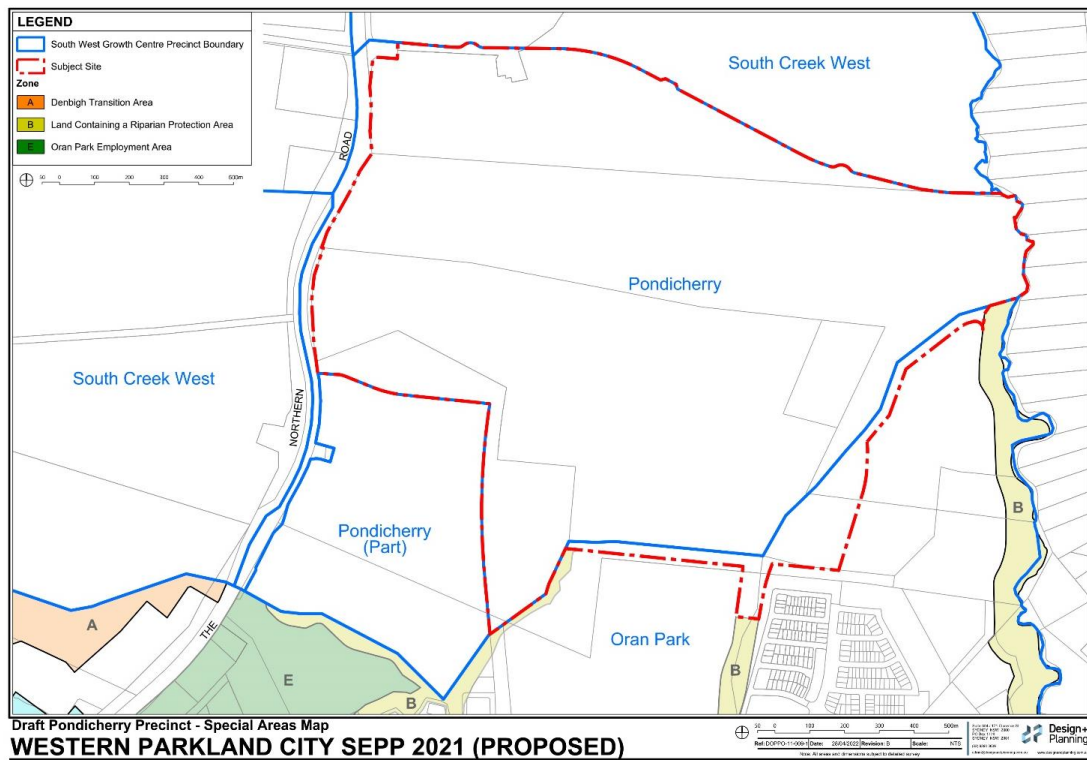
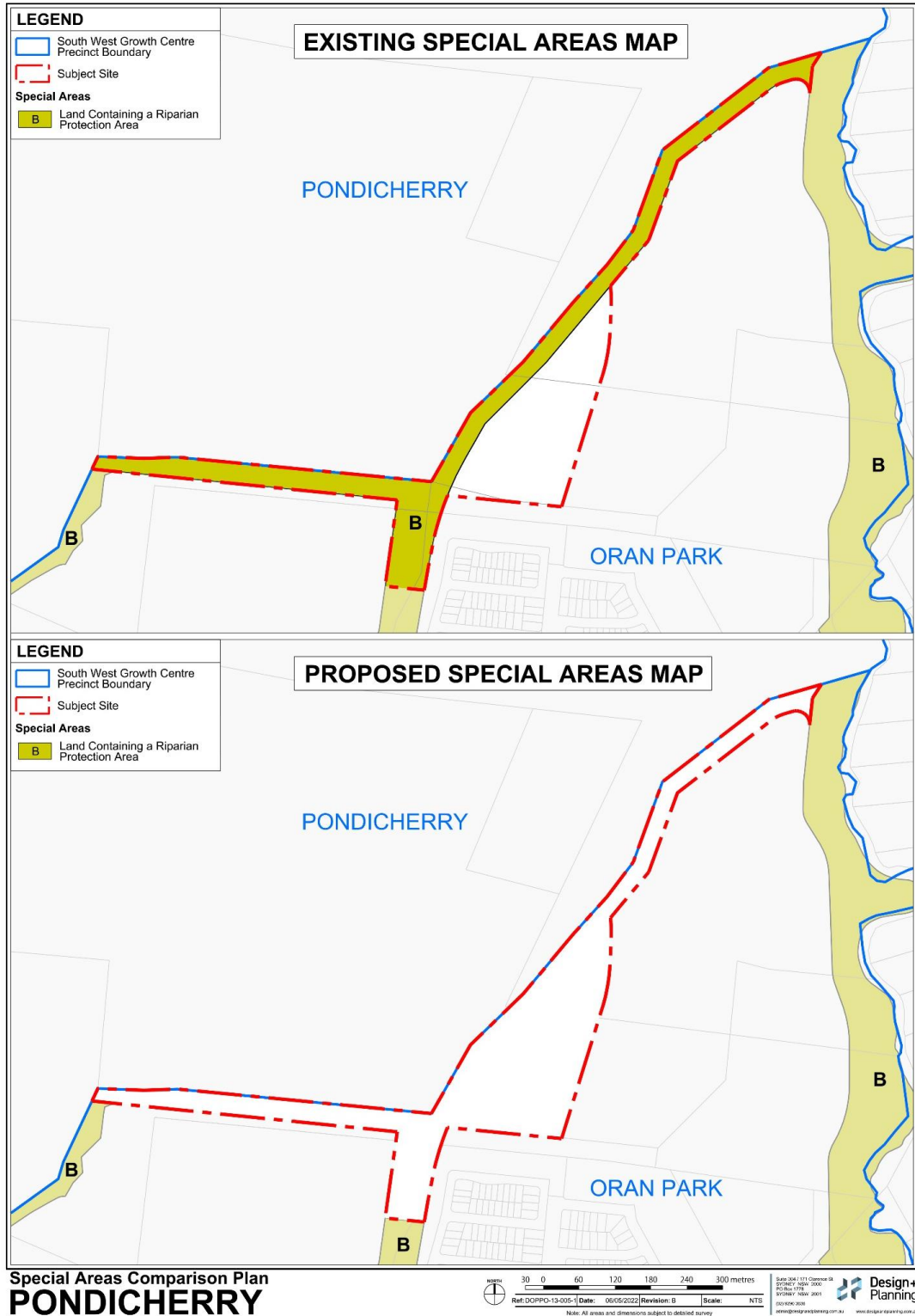


Figure 43: Proposed Oran Park Precinct Special Areas Comparison Plan





### 8.2.12 AMENDMENT TO THE NATIVE VEGETATION PROTECTION MAP

The Native Vegetation Protection Sheet Map NVP\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies the *Existing Native Vegetation Area* and *Native Vegetation Retention Area* for the Precinct, with those areas confined to the land zoned C2 *Environmental Conservation* and outside the defined Lake Precinct.

#### **Pondicherry Precinct**

The mapping of Native Vegetation is consistent with the Growth Centres SEPP, *Appendix 9 Camden Growth Centres Precinct Plan, Part 6, Clause 6.2 and 6.3* which seek to prevent the clearing of certain native vegetation and manage existing native vegetation in accordance with the relevant biodiversity measures of the BC Act 2016.

As detailed by ELA in their biodiversity assessment and discussed in *Section 3.8 Biodiversity* the proposed Draft ILP and associated zoning regime achieves requirements of the (*Draft*) *Growth Centres Conservation Plan 2007* through the retention of ENV in the C2 *Environmental Conservation Zone*. The restoration of these corridors proposed through the ILP, zoning and Native Vegetation Protection Mapping will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development.

Figure 44 (and Appendix C) shows the proposed Native Vegetation Projection Map.

As part of their assessment ELA was also required to produce an assessment of consistency report which identifies the site as containing 1.6ha of *Existing Native Vegetation (ENV)*, which will be fully protected within the Precinct and contained in land zoned C2 *Environmental Conservation*. This assessment report also proposes amendments to the Biodiversity Certification Mapping to align with the detailed site assessments conducted as part of this rezoning (Figure 45).

#### **Oran Park Precinct**

Native Vegetation Protection Mapping was not employed through the Oran Park Precinct, with this precinct instead defining areas of cultural and environmental value as *Riparian Protection Areas*. Refer to *Section 8.2.14 Amendment to the Riparian Protection Area Map*.

ORD02

Attachment 2

Figure 44: Proposed Native Vegetation Protection Map

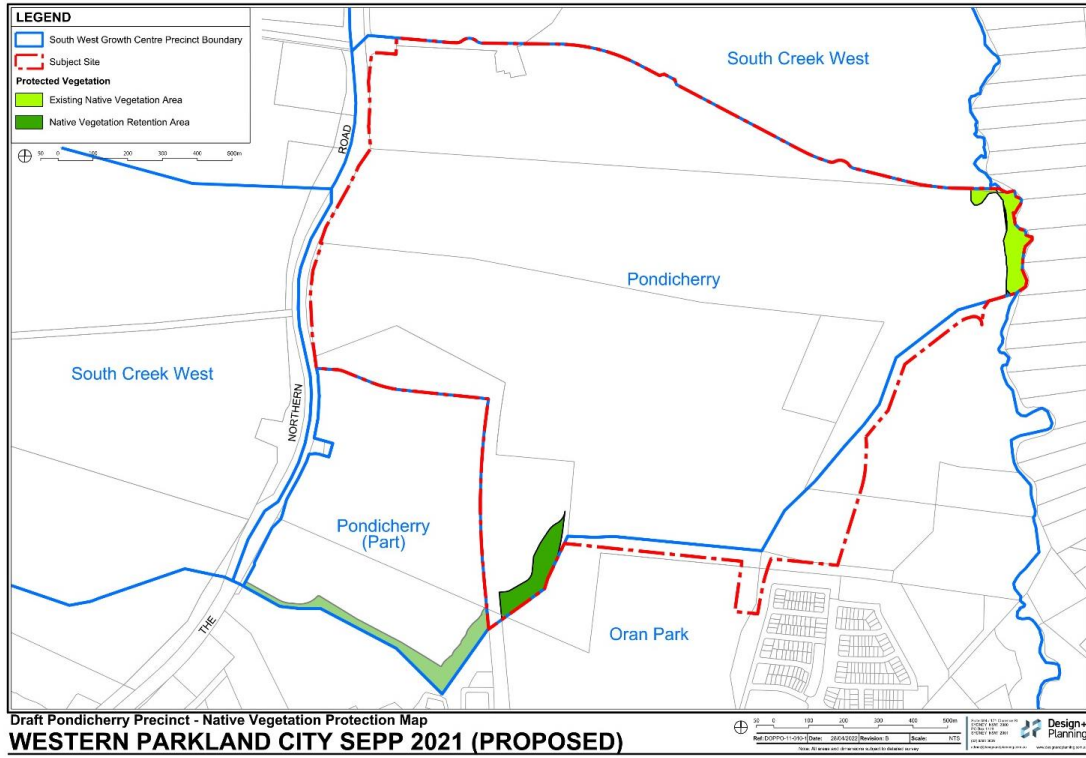
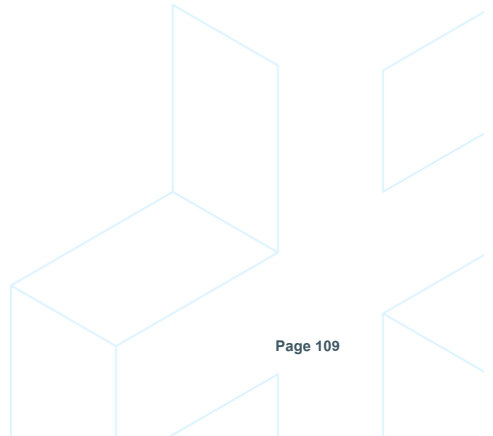
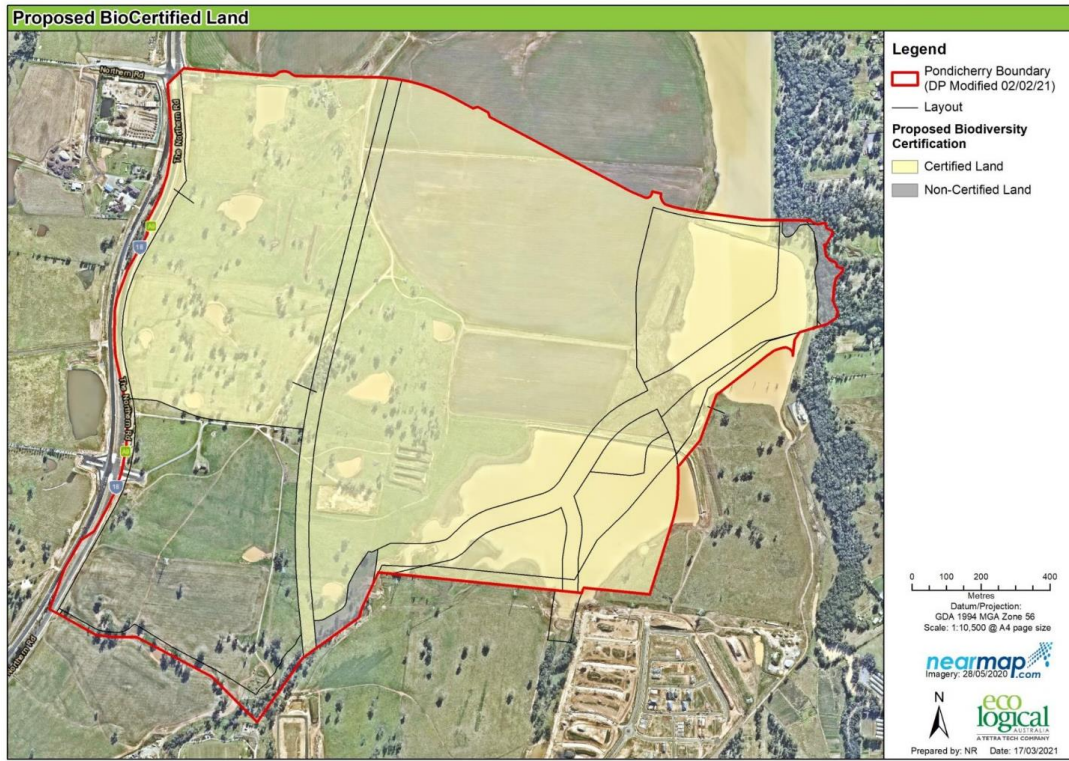


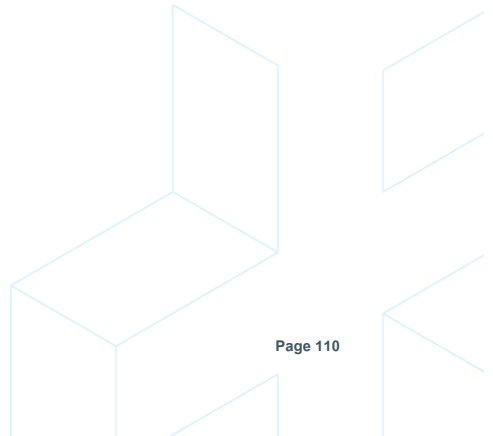
Figure 45: Proposed Biodiversity Certified Land Map (ELA, 2021)





ORD02

Attachment 2

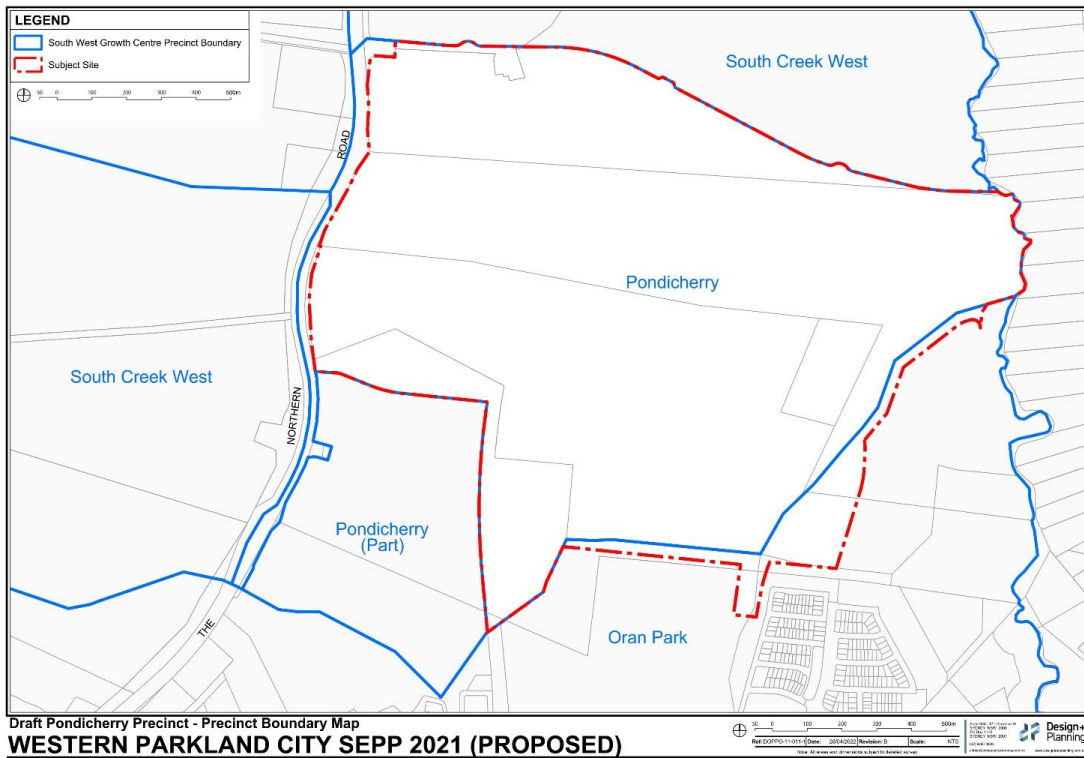


8.2.13 AMENDMENT TO THE PRECINCT BOUNDARY MAP

The Precinct Boundary Map Sheet PCB\_003 & 008 is proposed to be amended to include Pondicherry Precinct into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies the boundary for the Oran Park Precinct, the Pondicherry Precinct and the South Creek West Precinct.

Figure 46 (and Appendix C) shows the proposed Precinct Boundary Map.

Figure 46: Proposed Precinct Boundary Map



8.2.14 AMENDMENT TO THE RIPARIAN PROTECTION AREA MAP

The Riparian Protection Area Map Sheet RDN\_003 & 008 is proposed to be amended to include Pondicherry into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West.

Pondicherry PRECINCT

The mapping of Riparian Protection Area is consistent with the defined riparian corridors contained within the Draft Pondicherry ILP.

Figure 47 (and Appendix C) shows the proposed Riparian Protection Area Map.

Oran Park Precinct

The changes required to the Riparian Protection Area Map correspond with the proposed residential structure and outcomes envisaged at the interface between the Draft Pondicherry ILP and required changes to the Oran Park ILP. This includes reducing the area identified as riparian protection to allow delivery of Lake Precinct as detailed on the corresponding Draft ILP's.

The Lake Precinct seeks to wholly deliver the objectives of ecological sustainable development within an urban setting through design led principle which balance water cycle management, biodiversity and built form objectives and outcomes. The continuation of the waterbody up the lower reaches of Ron's Creek provides flexibility in the ultimate lake water level relative to the natural creek line and topography, while continuing to achieve a diverse ecosystem and the principles of ecological sustainable development within the corridor.

An Oran Park Precinct Riparian Protection Area comparison plan is included as Figure 48.

Figure 47: Proposed Riparian Protection Area Map

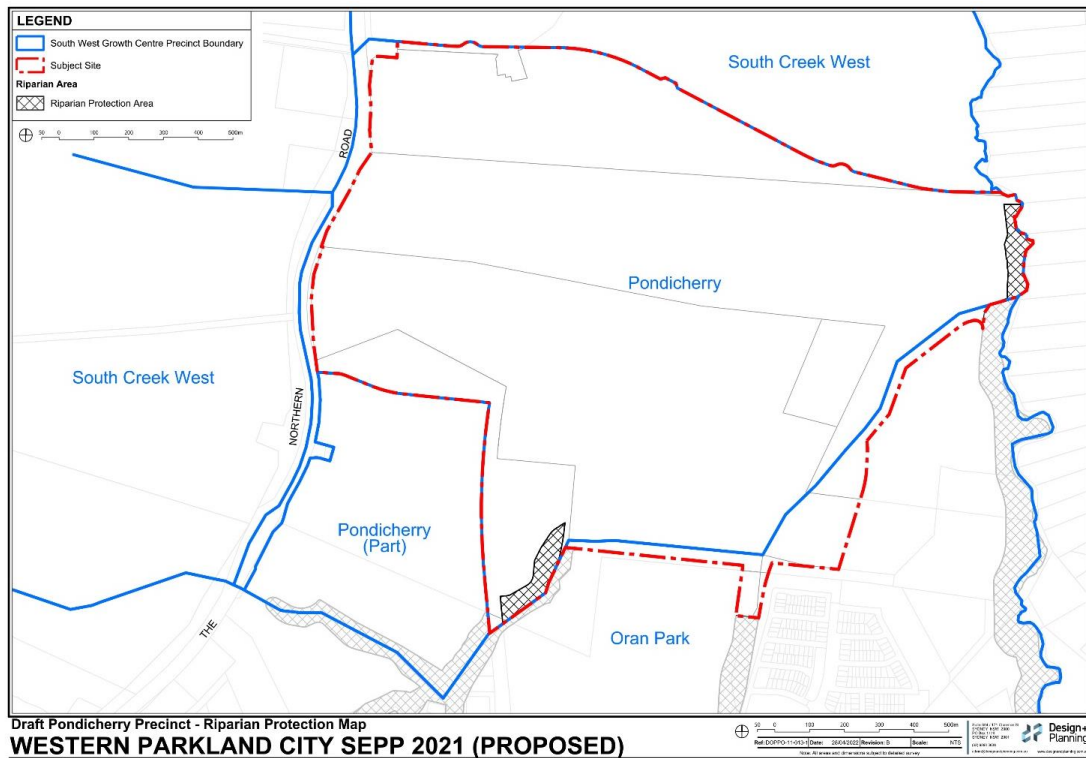
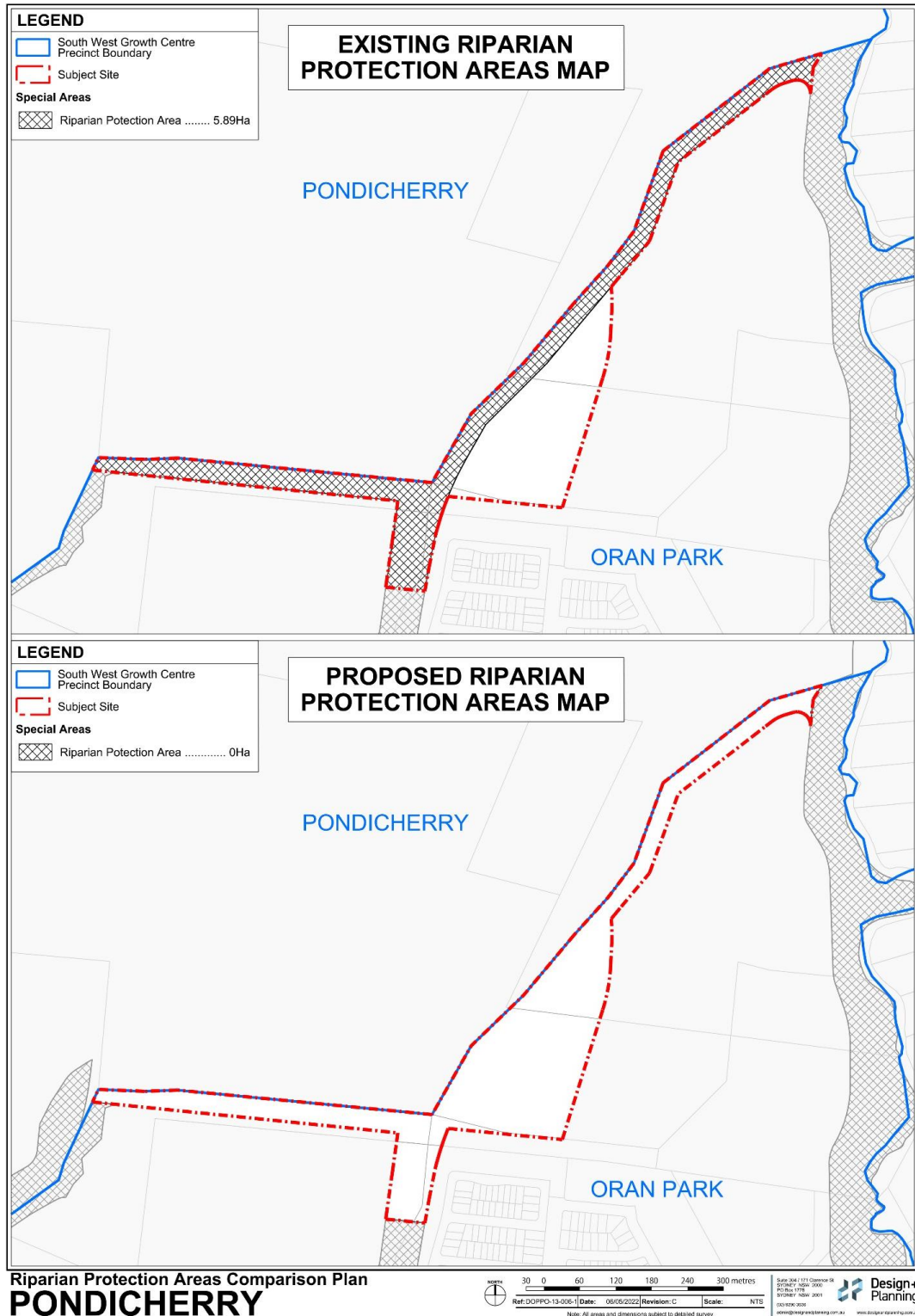


Figure 48: Proposed Oran Park Precinct Riparian Protection Area Comparison Plan



### 8.3 Part 3 – Justification

#### 8.3.1 SECTION A – NEED FOR THE PLANNING PROPOSAL

**Q1. Is the Planning Proposal a result of any Strategic Study or Report?**

Pondicherry and the adjoining Oran Park are located within the SWGA and form part of the *Western City District* as defined within the *Region Plan*. The *Region Plan* sets the 40-year vision for the growth of Sydney, with the District Plans providing a 20-year plan for the delivery of that vision.

The rezoning of the site for residential development, including local and active open spaces, retention of culturally and ecologically significant riparian corridors and provision of retail and community services to support the community conforms with the objectives and directions of the strategic plans for Sydney.

**Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Other than through the State Governments PAP process, the planning proposal is the only means of achieving the objectives of the proposed rezoning, being the delivery of land supply and associated community facilities within the SWGA within a timely and efficient manner.

The rezoning of Pondicherry forms a logical extension of the existing Oran Park project with relatively few environmental constraints. As documented in this Planning Proposal report the proposed rezoning will balance those constraints and the delivery of the wider land supply imperatives of the Growth Area.

#### 8.3.2 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

**Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

A detailed response to the priorities of the *Region Plan* and *Western City District Plan* is provided in the tables below.

**Table 9: Greater Sydney Region Plan**

Greater Sydney Region Plan Priority	Compliance Statement
<b>Infrastructure and Collaboration</b>	
<p><b>Objective 1: Infrastructure supports the three cities</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>• Prioritise infrastructure investment to support the vision of <i>A Metropolis of Three Cities</i>.</li> <li>• Sequence growth across the three cities to promote north-south and east-west connections.</li> </ul>	<p>This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Of note the site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road. The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>Servicing infrastructure is also available to the site including sewer mains within the creek corridors of Oran Park and watermains and electrical services within The Northern Road corridor.</p> <p>The site is also well serviced by the social infrastructure delivered within the expanding Oran Park Town. These include sporting facilities, youth recreation facilities, a community library, schools, child care centres and aged care facilities, with Pondicherry to supplement these existing facilities as the Precinct grows.</p>

	Nothing within the Planning Proposal precludes the achievement of Objective 1 and the relevant actions and strategies.
<p><b>Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>Align forecast growth with infrastructure.</li> <li>Sequence infrastructure provision across Greater Sydney using a place-based approach.</li> </ul>	<p>The site is located adjoining the established area of Oran Park and is well serviced by existing infrastructure. Additional infrastructure investment required prior to residential construction will be limited with spare capacity present within the existing infrastructure.</p> <p>This spare capacity in existing infrastructure provides strong justification for the proposed housing growth and will provide earlier investment return to government.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 2 and the relevant actions and strategies.</p>
<p><b>Objective 3: Infrastructure adapts to meet future needs</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.</li> </ul>	<p>The Planning Proposal includes the provision of a diversity of residential development as an extension to the established community of Oran Park Town.</p> <p>The Oran Park Town development has been delivered as an adaptable centre which embraces the use of technology through work hubs and shared workspaces that encourage knowledge sharing and the effective use of technology.</p> <p>The Pondicherry Lake Precinct provides the opportunity for adaptive and technologically advanced uses, including through mixed use development and green infrastructure.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 3 and the relevant actions and strategies.</p>
<p><b>Objective 4: Infrastructure use is optimised</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>Maximisation of the utility of existing infrastructure assets and consideration to the strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptable and flexible regulations to allow decentralised utilities.</li> </ul>	<p>The Planning Proposal will require minimal investment in trunk or supporting infrastructure due to the ongoing upgrades and established networks along The Northern Road and Oran Park Town.</p> <p>The spare capacity in existing infrastructure provides strong justification for the proposed housing growth and will provide earlier investment return to government.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 4 and the relevant actions and strategies.</p>
<p><b>Objective 5: Benefits of growth realised by collaboration of governments, community and business</b></p>	<p>The Planning Proposal will provide much needed residential housing within the SWGA to meet current and future demand. The delivery of this housing will provide further justification for the committed infrastructure through the 'Western Sydney City Deals'. The proposal will also be delivered through collaboration between State and Local Government.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 5 and the relevant actions and strategies.</p>
<b>Liveability</b>	
<p><b>Objective 6: Services and infrastructure meet communities changing needs</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>Deliver social infrastructure to reflect the needs of the community now and in the future.</li> <li>Optimise the use of available public land for social infrastructure.</li> </ul>	<p>This Planning Proposal is supported by the technical study conducted by Elton Consulting which assessed the existing demographics of the area, the likely demographics of the future community and the needs generated by that future community. This assessment is provided in Section 3.3 <i>Social Infrastructure</i>.</p> <p>The Draft ILP responds to this assessment through the delivery of active and passive open space, schools, child care and retail uses to meet the needs of the future community, with other high order services, including healthcare, aged care, higher education, emergency services and community resources being delivered, or already delivered within Oran Park or surrounding centres.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 6 and the relevant actions and strategies.</p>



<p><b>Objective 7: Communities are healthy, resilient and socially connected.</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>• Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by: <ul style="list-style-type: none"> <li>— providing walkable places with active street life and a human scale.</li> <li>— prioritising opportunities for people to walk, cycle and use public transport.</li> <li>— co-locating schools, social, health, sporting, cultural and shared facilities.</li> <li>— promoting local access to healthy fresh food and supporting local fresh food production.</li> </ul> </li> </ul>	<p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Pondicherry Precinct will continue this approach and is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within and outside the Precinct.</p> <p>The Pondicherry Precinct will integrate seamlessly with the wider Oran Park Precinct and will directly benefit from these design led outcomes. Specifically, the Draft ILP promotes strong pedestrian and cycle connections via a permeable road network, the higher order road system and green links to all surrounding land uses ensuring the Precinct forms an integrated community within the wider surrounding Precincts.</p> <p>The schools within the Precinct are co-located with adjoining active open space and green corridors, promoting walking for local trips.</p> <p>This proposal does not compromise the planning and delivery of healthy, resilient and socially connected communities.</p>
<p><b>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</b></p> <ul style="list-style-type: none"> <li>• Incorporate cultural and linguistic diversity in strategic planning and engagement.</li> <li>• Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.</li> </ul>	<p>This Planning Proposal does not compromise the creation of diverse and culturally rich neighbourhoods, with access to a range of open space and sporting facilities.</p> <p>Sporting participation is recognised as an important social and recreational pursuit that builds resilience and social connections in diverse communities. Sporting facilities supporting the future community of Pondicherry are provided within the Draft ILP.</p>
<p><b>Objective 10: Greater housing supply</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>• Prepare housing strategies</li> <li>• Develop 6-10-year housing targets</li> </ul>	<p>This Planning Proposal supports the <i>Region Plan</i> Action for Camden Council to prepare a local housing strategy to respond to the housing targets set by the Greater Sydney Commission through the <i>Region Plan</i> and Western City District Plan.</p>
<p><b>Objective 11: Housing is more diverse and affordable</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>• Prepare Affordable Rental Housing Target Schemes.</li> <li>• State Agencies, are required to address housing diversity when disposing of land.</li> </ul>	<p>This Planning Proposal seeks to increase the supply and diversity of residential housing in Western Sydney in response to the known present and future demand. This will be through the delivery of a mix of low and medium density residential housing located appropriately relative to the surrounding facilities and amenity benefits. For example, higher densities are promoted through the Draft ILP adjoining the Lake Precinct.</p> <p>The actions under this objective are primarily the responsibility of Government and nothing within the Planning Proposal negates the importance of these higher-level priorities.</p>
<p><b>Objective 12: Great Places that bring people together</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>• Deliver great places by prioritising people friendly public realms, balancing the function of streets, providing fine grain urban form and walkability, encourage contemporary heritage where possible and used a placed based approach.</li> <li>• In Collaboration Areas, Planned Precincts and Planning for Centres investigate the need for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking. Ensure parking availability takes into account the level of public transport and consider the capacity for places to change and evolve to accommodate different activities over time.</li> </ul>	<p>The planning for Pondicherry promotes the delivery of an extensive high-quality pedestrian network, utilising roadways, green corridors and other lineal spaces. The Draft ILP provides an extensive pedestrian and cycle network connecting Pondicherry with Oran Park, The Northern Road and the wider locality ensuring the delivery of an integrated community within the wider SWGA setting.</p> <p>This Planning Proposal will not preclude the continual delivery of a high quality, connected community with access to a range of retail, commercial and leisure activities within Pondicherry, Oran Park and surrounding Precincts and delivery of a diverse range of housing types at a range of price points.</p>

<p><b>Objective 13: Environmental heritage is conserved and enhanced</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>• Conserve and enhance environmental heritage by engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values.</li> <li>• Conserve and interpret Aboriginal, European and natural heritage to foster distinctive local spaces.</li> </ul>	<p>There are no sites of European Heritage significance located within the study area. The investigations relating to the Maryland Homestead and curtilage, as the nearest item of significance, were undertaken as part of the Lowes Creek Maryland Precinct. The exhibited (<u>and since rezoned</u>) Lowes Creek Maryland Indicative Layout Plan provides residential development between the Maryland curtilage and The Northern Road and is consequently closer than that envisaged within the Pondicherry Precinct. In this context and upon further review by Council and DPIE of the planning and assessments conducted for the Lowes Creek Maryland Precinct along with the need to balance European Heritage outcomes with the Governments stated priorities of new housing within the SWGA, it is considered that Pondicherry will not pose an impact on the heritage values of the Maryland Homestead and curtilage.</p> <p>Aboriginal Heritage assessment has been undertaken by Kelleher Nightingale. The assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct. Notwithstanding an AHIP over the site will be required, with consultation currently ongoing with 34 registered Aboriginal stakeholders.</p> <p>Aboriginal heritage within the Pondicherry Precinct is to be focused on maintaining continuity of movement along the South Creek Riparian Corridor reflecting the significance of the corridor to Aboriginal people and their way of life. The creek corridors within the SWGA are a defining cultural landscape feature which are being protected and restored to their former biodiversity function in lock step with the planned growth in urban development.</p> <p>Restoration of the movement network and biodiversity values of South Creek are encouraged through the provisions of the DCP. Strict protection of certain areas and prohibition of activity is not necessary, with the fundamental conservation objective to restore continuity of the movement network along the corridor. This is achieved through the enhancement of South Creek into a Green Corridor (Figure 21) inclusive of a sharepath connection for the length of the corridor (Figure 20).</p> <p>Further, the environmentally sensitive and culturally significant creek corridors located within the site will be identified and protected through the C2 <i>Environmental Conservation</i> zone and include areas identified as <i>Native Vegetation Retention</i>. The vegetation within the corridor will be protected in accordance with the relevant Development Standards of the Western Parkland City SEPP and Camden Growth Centres Precinct Plan.</p> <p>The Planning Proposal is submitted supported by an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment. Refer to <i>Section 3.8 Biodiversity</i> for additional details.</p>
<p><b>Productivity</b></p>	
<p><b>Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</b></p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> <li>• Integrate land use and transport plans to deliver the 30-minute city.</li> <li>• Investigate, plan and protect future transport and infrastructure corridors.</li> <li>• Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.</li> </ul>	<p>The surrounding transport network, including roads, active transport options and public transport will integrate seamlessly with the network proposed as part of the Draft ILP for the Pondicherry Precinct. The integration of these networks and the access this provides to local retail, employment, community and leisure activities will assist in delivery of a 30-minute Western City.</p> <p>The proposed transport network will achieve this by:</p> <ul style="list-style-type: none"> <li>• Providing vehicular and public transport access to the Leppington future Major Centre via the east-west sub-arterial road (Marylands Link Road No.1).</li> <li>• Maximising accessibility to the surrounding road network including The Northern Road, Dick Johnson Drive, Oran Park Drive and further onto Camden Valley Way and Gregory Hills Drive.</li> <li>• Providing convenient and alternate modes of access to the employment opportunities of Oran Park and the future Local Centre within the South Creek West Precinct to the north.</li> </ul>

<p><b>Objective 17: Regional transport is integrated with land use</b></p> <ul style="list-style-type: none"> <li>Investigate and plan for the land use implications of potential long-term regional transport connections.</li> </ul>	<p>Nothing within the Planning Proposal precludes the achievement of Objective 17 and the relevant actions and strategies. The proposal adjoins the upgraded The Northern Road and is traversed by the North-South Rail Corridor, supporting the investment in these transport infrastructure items.</p>
<p><b>Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</b></p> <ul style="list-style-type: none"> <li>Prioritise: <ul style="list-style-type: none"> <li>public transport investments to improve north-south and east-west connections</li> <li>infrastructure investments, particularly those focused on access to the transport network</li> </ul> </li> <li>Develop and implement land use and infrastructure plans for the Western Sydney Airport, the metropolitan cluster, the Western Sydney Employment Area and strategic centres in the Western Parkland City</li> </ul>	<p>Nothing within the Planning Proposal precludes the achievement of Objective 20 and the relevant actions and strategies.</p> <p>Delivery of new housing within the Part Precinct will ensure utilisation of infrastructure investment committed and constructed by Government.</p>
<p><b>Objective 22: Investment and business activity in centres</b></p> <ul style="list-style-type: none"> <li>Provide access to jobs, goods and services in centres</li> <li>Create new centres in accordance with the principles for Greater Sydney's centres.</li> </ul>	<p>Nothing within the Planning Proposal precludes the achievement of Objective 22 and the relevant actions and strategies.</p> <p>The provision of new housing will only strengthen the viability, vitality and resilience of the Oran Park and surrounding centres.</p>
<p><b>Sustainability</b></p>	
<p><b>Objective 26: A cool and green parkland city in the South Creek corridor</b></p> <ul style="list-style-type: none"> <li>Implement the South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City.</li> </ul>	<p>Nothing within the Planning Proposal precludes the achievement of Objective 26 and the relevant actions and strategies.</p> <p>South Creek forms only a small part of the Pondicherry Precinct, with the pedestrian and cycle network of the Precinct ultimately connecting with South Creek through the permeable road network, the higher order road system and green corridors including riparian corridors and the Lake Precinct.</p> <p>The Draft ILP promotes an active transport linear corridor within South Creek, which will integrate with those being delivered in Oran Park to the south and the future Precinct to the north.</p>
<p><b>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</b></p>	<p>Much of the site is biodiversity certified. Nevertheless, the proposed zoning regime inclusive of the <i>C2 Environmental Conservation</i> zone will define the riparian corridors to be retained and enhanced, including the retention of existing remnant vegetation within those corridors where necessary.</p>
<p><b>Objective 28: Scenic and cultural landscapes are protected</b></p>	<p>The environmentally sensitive and culturally significant riparian corridors will be protected through land use zoning, specifically the <i>C2 Environmental Conservation</i> zone with each corridor preserving the local endemic species and cultural landscape of the Cumberland Plain.</p>
<p><b>Objective 30: Urban tree canopy cover is increased</b></p>	<p>The Pondicherry Precinct promotes an increase in tree canopy cover as envisaged through the <i>Region Plan</i>. This is delivered through environmental zoning and protection of existing riparian corridors and through green corridors provided within the urban context including: along higher order roads; specific green roads incorporating wider verges for increased density of planting and larger tree species; and green corridors incorporated into the open space network. A DCP control has been added to reference the Region Plan target of achieving 40% tree canopy cover throughout Greater Sydney.</p>
<p><b>Objective 31: Public Open Space is accessible, protected and enhanced</b></p>	<p>The Draft ILP provides a network of diverse, accessible, high quality open spaces that respond to the needs and values of the future community.</p> <p>Equitable access to open space is provided through the Draft ILP with all dwellings located within 400m of local passive open space and the higher density residential located adjacent the high amenity Lake Precinct.</p>

	<p>The quantum of both passive and active open space is provided proportionate with the established benchmarks and calculations of the future population, as discussed further in <i>Section 3.3 Social Infrastructure</i>.</p> <p>The proposed K-6 Primary School is provided adjacent active open space providing co-use opportunities.</p> <p>The planning for Pondicherry promotes the delivery of an extensive high-quality pedestrian network, utilising roadways, green corridors and other lineal spaces ensuring the delivery of an integrated community within the wider SWGA setting.</p>
<p><b>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</b></p>	<p>The Green Grid opportunities identified for Pondicherry within the <i>Region Plan</i> include South Creek only. While the planning for Pondicherry does include the protection and enhancement of South Creek, a finer grain green grid is also promoted throughout the Precinct. This is delivered through protection of existing riparian corridors, provision of local open space green corridors, green grids promoted along higher order roads and specific green roads incorporating wider verges for increased density of planting and larger tree species.</p> <p>All the green corridors incorporated into the Pondicherry Planning and Draft ILP promote enhanced environmental and biodiversity outcomes, while also promoting active transport options through an extensive and integrated pedestrian and cycle network.</p>
<p><b>An Efficient City</b></p>	
<p><b>Objective 33: A low carbon city contributes to net-zero emissions by 2050 and mitigates climate change</b></p>	<p>The Pondicherry precinct will be well serviced by multiple transport options including an extensive pedestrian and cycle network connecting people to places they want to go, an existing bus service through Oran Park and the future delivery of the north-south rail corridor. This system of active and public transport provides a foundation for limiting car travel within the Precinct.</p> <p>The provisions of the BASIX SEPP and local waste minimisation strategies also ensure each dwelling limits its overall carbon footprint.</p> <p>Provision of the Lake Precinct and extensive green corridors throughout the precinct also ensure provision of heat island offset and clean air as the precinct develops.</p>
<p><b>Objective 37: Exposure to natural and urban hazards is reduced</b></p>	<p>This report reviews the environmental constraints of the land including from flooding and bushfire and concludes that the site is suitable for urban development as proposed. Mitigation measures will be employed during development to ensure future residences are protected from hazards in an appropriate manner.</p>
<p><b>Objective 38: Heatwaves and extreme heat are managed</b></p>	<p>The Pondicherry Precinct seeks to mitigate the impacts of extreme heat within the south west of Sydney through the protection and enhancement of existing green corridors, through provision of finer grain green corridors within the urban fabric and open space network and through the provision of the Lake Precinct and the associated heat island offsets.</p>

Table 12 outlines each District Priority and how this proposal meets the respective requirements.

**Table 10: Response to Western City District Plan District Priorities**

Western City District Plan Priority	Compliance Statement
<b>Infrastructure and Collaboration</b>	
<p><b>Planning Priority W1: Planning for a city supported by infrastructure</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>(4) Infrastructure use is optimised.</li> </ul>	<p>This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Of note the site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road. The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>Servicing infrastructure is also available to the site including sewer mains within the creek corridors of Oran Park and watermains and electrical services within The Northern Road corridor.</p> <p>The site is also well serviced by the social infrastructure delivered within the expanding Oran Park Town. These include sporting facilities, youth recreation facilities, a community library, schools, child care centres and aged care facilities, with Pondicherry to supplement these existing facilities as the Precinct grows.</p> <p>In summary the delivery of new housing within the Pondicherry Precinct will ensure utilisation of infrastructure investment committed and constructed by Government.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W1.</p>
<p><b>Planning Priority W2: Working through collaboration</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>(7) Identify, prioritise and deliver Collaboration Areas.</li> <li>(8) Coordinate land use and infrastructure for the Western City District.</li> </ul>	<p>The objective of this planning priority is to realise the benefits of growth through collaboration of government, community and business.</p> <p>The rezoning of the Pondicherry Precinct provides an opportunity for government to work with the landowner on delivery of new housing within the SWGA to meet current and future demand.</p> <p>The delivery of this housing also provides further justification for the already delivered and committed infrastructure investment through the Western City District.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W2.</p>
<b>Liveability</b>	
<p><b>Planning Priority W3: Providing services and social infrastructure to meet people's changing needs</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>(9) Deliver social infrastructure to reflect the needs of the community now and in the future.</li> <li>(10) Optimise the use of available public land for social infrastructure.</li> </ul>	<p>This Planning Proposal is supported by the technical study conducted by Elton Consulting which assessed the existing demographics of the area, the likely demographics of the future community and the needs generated by that future community. This assessment is provided in Section 3.3 <i>Social Infrastructure</i>.</p> <p>The Draft ILP responds to this assessment through the delivery of active and passive open space, schools, child care and retail uses to meet the needs of the future community, with other high order services, including healthcare, aged care, higher education, emergency services and community resources being delivered, or already delivered within Oran Park or surrounding centres.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 6 and the relevant actions and strategies.</p>

<p><b>Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• (11) Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:             <ol style="list-style-type: none"> <li>a) providing walkable places at a human scale with active street life</li> <li>b) prioritising opportunities for people to walk, cycle and use public transport</li> <li>c) co-locating schools, health, aged care, sporting and cultural facilities</li> <li>d) promoting local access to healthy fresh food and supporting local fresh food production.</li> </ol> </li> </ul>	<p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Pondicherry Precinct will continue this approach and is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within and outside the Precinct.</p> <p>The Pondicherry Precinct will integrate seamlessly with the wider Oran Park Precinct and will directly benefit from these design led outcomes. Specifically, the Draft ILP promotes strong pedestrian and cycle connections via a permeable road network, the higher order road system and green links to all surrounding land uses ensuring the Precinct forms an integrated community within the wider surrounding Precincts.</p> <p>The schools within the Precinct are co-located with adjoining active open space and green corridors, promoting walking for local trips.</p> <p>This proposal does not compromise the planning and delivery of healthy, resilient and socially connected communities.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W4.</p>
<p><b>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• (15) Prepare local or district housing strategies that address the following:             <ol style="list-style-type: none"> <li>a) the delivery of five-year housing supply targets for each local government area</li> <li>b) the delivery of 6–10 year (when agreed) housing supply targets for each local government area</li> <li>c) capacity to contribute to the longer term 20-year strategic housing target for the district</li> <li>d) the housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include:                 <ol style="list-style-type: none"> <li>I. creating capacity for more housing in the right locations</li> <li>II. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area</li> <li>III. supporting investigation of opportunities for alignment with investment in regional and district infrastructure</li> <li>IV. supporting the role of centres.</li> </ol> </li> </ol> </li> </ul>	<p>This Planning Proposal supports the Western City District Plan Action for Camden Council to prepare a local housing strategy to respond to the housing targets set by the Greater Sydney Commission through the <i>Region Plan</i> and Western City District Plan.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W5.</p>
<p><b>Planning Priority W6: Creating and renewing great places and local centres, and respecting the district's heritage</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• (19) Deliver great places by:             <ol style="list-style-type: none"> <li>a) prioritising a people-friendly public realm and open spaces as a central organising design principle</li> <li>b) recognising and balancing the dual function of streets as places for people and movement</li> <li>c) providing fine grain urban form, high amenity and walkability</li> <li>d) integrating social infrastructure to support social connections and provide a community hub</li> <li>e) encouraging contemporary interpretation of heritage where possible</li> <li>f) using a place-based and collaborative approach throughout planning, design, development and management.</li> </ol> </li> </ul>	<p>The planning for Pondicherry promotes the delivery of an extensive high-quality pedestrian network, utilising roadways, green corridors and other lineal spaces. The Draft ILP provides an extensive pedestrian and cycle network connecting Pondicherry with Oran Park, The Northern Road and the wider locality ensuring the delivery of an integrated community within the wider SWGA setting.</p> <p>This Planning Proposal will not preclude the continual delivery of a high quality, connected community with access to a range of retail, commercial and leisure activities within Pondicherry, Oran Park and surrounding Precincts and delivery of a diverse range of housing types at a range of price points.</p> <p>Nothing within the Planning Proposal precludes the continuation of a place-based approach and the broader achievement of the remaining actions of Planning Priority W6.</p>

<ul style="list-style-type: none"> <li>(22) Use place-based planning to support the role of centres as a focus for connected neighbourhoods</li> </ul>	
<p><b>Productivity</b></p>	
<p><b>Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>(20) Integrate land use and transport plans to deliver the 30-minute city</li> <li>(21) Investigate, plan and protect future transport and infrastructure corridors</li> <li>(26) Plan for urban development, new centres and employment uses that are integrated with, and optimise opportunities of, the public value and use of the potential north-south train link</li> </ul>	<p>The surrounding transport network, including roads, active transport options and public transport will integrate seamlessly with the network proposed as part of the Draft ILP for the Pondicherry Precinct. The integration of these networks and the access this provides to local retail, employment, community and leisure activities will assist in delivery of a 30-minute Western City. The proposed transport network will achieve this by:</p> <ul style="list-style-type: none"> <li>Providing vehicular and public transport access to the Leppington future Major Centre via the east-west sub-arterial road (Marylands Link Road No.1).</li> <li>Maximising accessibility to the surrounding road network including The Northern Road, Dick Johnson Drive, Oran Park Drive and further onto Camden Valley Way and Gregory Hills Drive.</li> <li>Providing convenient and alternate modes of access to the employment opportunities of Oran Park and the future Local Centre within the South Creek West Precinct to the north.</li> </ul>
<p><b>Planning Priority W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis</b></p>	<p>Nothing within the Planning Proposal precludes leveraging of the opportunity the Badgerys Creek Aerotropolis will bring to employment activities.</p>
<p><b>Planning Priority W9: Growing and strengthening the metropolitan city cluster</b></p>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W9.</p>
<p><b>Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>(51) Provide access to jobs, goods and services in centres</li> <li>(52) Create new centres in line with the Principles for Greater Sydney's Centres.</li> <li>(54) Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.</li> <li>(56) Review current planning controls and create capacity to achieve the job targets for the district's strategic centres.</li> </ul>	<p>The provision of new housing will only strengthen the viability, vitality and resilience of the Oran Park and surrounding centres.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W11.</p>
<p><b>Sustainability</b></p>	
<p><b>Planning Priority W12: Protecting and improving the health and enjoyment of the district's waterways</b></p> <ul style="list-style-type: none"> <li>(67) Protect environmentally sensitive areas of waterways.</li> <li>(68) Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport.</li> <li>(69) Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes.</li> <li>(70) Work towards reinstating more natural conditions in highly modified urban waterways.</li> </ul>	<p>The future residential subdivision delivered through this Planning Proposal will maintain the water quality targets established in the Camden Growth Centre DCP. Further the proposal will contribute to the delivery of riparian corridors which, through the provision of pedestrian and cycle paths, will balance the enhancement of local biodiversity with community enjoyment.</p> <p>Planning for the Lake Precinct has been conducted as part of a comprehensive design and consultation process involving all necessary stakeholders including NSW DPIE, NSW Natural Resource Access Regulator (NRAR), Camden Council and the land owner. The Lake Precinct replaces existing water bodies (farm dams) on site and performs a combined stormwater detention and catchment management function while also contributing to heat island offsets through the holding of water in the environment.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W12.</p>

<p><b>Planning Priority W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element</b></p>	<p>The Oran Park Precinct has been designed to incorporate a green link along the South Creek Corridor with enhancements to the tributaries through the creation of environmentally protected riparian corridors. These riparian corridors are enhanced with locally endemic species with works undertaken as adjacent development occurs.</p> <p>The Pondicherry Precinct continues the protection and enhancement of the riparian corridors established as part of the Oran Park Precinct, including the provision of pedestrian and cycle paths for active transport options and leisure activities which ensure these corridors are integrated into the urban context.</p> <p>While South Creek forms only a small part of the Pondicherry Precinct the Draft ILP promotes an active transport linear corridor within South Creek, which will integrate with those being delivered in Oran Park to the south and the future Precinct to the north.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W13.</p>
<p><b>Planning Priority W14: Protecting and enhancing bushland and biodiversity</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• (72) Protect and enhance biodiversity by:             <ul style="list-style-type: none"> <li>a) supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</li> <li>b) managing urban bushland and remnant vegetation as green infrastructure</li> <li>c) managing urban development and urban bushland to reduce edge-effect impacts</li> </ul> </li> </ul>	<p>The biodiversity assessment undertaken by ELA recognises that the site is relatively unconstrained from a terrestrial ecology perspective and is wholly biodiversity certified. The assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and formation of riparian corridors. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the DA process.</p> <p>The Lake Precinct and TransGrid Easement (primarily located within the Oran Park Precinct) also provide opportunity for terrestrial links and environmental corridors linking to South Creek.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W14.</p>
<p><b>Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• (73) Expand urban tree canopy in the public realm.</li> </ul>	<p>The Pondicherry Precinct promotes an increase in tree canopy cover through the protection of existing riparian corridors through environmental zoning and through green corridors provided within the urban context. These corridors are provided along higher order roads; specific green roads incorporating wider verges for increased density of planting and larger tree species; and green corridors incorporated into the open space network.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W15.</p>
<p><b>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• (76) Identify and protect ridgelines, scenic and cultural landscapes, specifically the Scenic Hills, Mulgoa Valley and the escarpments of the Blue Mountains.</li> <li>• (77) Enhance and protect views of scenic and cultural landscapes from the public realm.</li> </ul>	<p>The Planning Proposal includes the restoration of culturally significant riparian corridors which will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development.</p> <p>The local road network identified in the Draft ILP seeks to maximise opportunity for visual connection to the surrounding culturally significant riparian corridors.</p> <p>The site does not include any prominent district ridgelines.</p>



**Q4. Is the Planning Proposal consistent with a Council's local strategy or local strategic plan?**

A detailed response to the priorities of Camden Council's *Local Strategic Planning Statement* (LSPS) is provided in the tables below.

**Table 11: Response to Camden Councils Local Strategic Planning Statement**

Camden LSPS	Compliance Statement
<b>Infrastructure and Collaboration</b>	
<p><b>Local Priority 11: Aligning Infrastructure Delivery with Growth</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council to finalise the review of s7.11 development contributions plans</li> <li>• Council will work with the Department of Planning, Industry and Environment to prepare the South West Growth Area Special Infrastructure Contribution (SIC).</li> </ul>	<p>This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Of note the site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road. The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>Servicing infrastructure is also available to the site including sewer mains within the creek corridors of Oran Park and watermains and electrical services within The Northern Road corridor.</p> <p>The site is also well serviced by the social infrastructure delivered within the expanding Oran Park Town. These include sporting facilities, youth recreation facilities, a community library, schools, child care centres and aged care facilities, with Pondicherry to supplement these existing facilities as the Precinct grows. Many of these facilities have been delivered through the joint VPA between Camden Council and GDC. A VPA will also be entered as part of the Pondicherry rezoning.</p> <p>In summary the delivery of new housing within the Pondicherry Precinct will ensure utilisation of infrastructure investment committed and constructed by Government. Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority 11.</p>
<p><b>Local Priority 12: Connecting Camden through integrated transport solutions</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will work in collaboration with the Department of Planning, Industry and Environment to undertake a strategic route study identifying major road alignments and upgrades to facilitate the staged delivery of the South West Growth Area, as future infrastructure items</li> </ul>	<p>Major road network upgrades servicing the site are either complete or ongoing. This includes the Camden Valley Way upgrade, the construction of Gregory Hills Drive through to Campbelltown and the ongoing works to The Northern Road corridor.</p> <p>The Pondicherry precinct will be well serviced by multiple transport options including an extensive pedestrian and cycle network connecting people to places they want to go, an existing bus service through Oran Park and the future delivery of the north-south rail corridor. This system of active and public transport provides a foundation for limiting car travel within the Precinct and ensures the future community is well connected to the wider Western City District.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority 12.</p>
<p><b>Local Priority 13: Planning for the delivery of the North South Rail and South West Rail Link Extension</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will advocate for the delivery of the North-South Rail Line and South West Rail Line extension in accordance with the submission endorsed by Council on 22 May 2018</li> <li>• Council will ensure that the corridor preservation for the North-South Rail Line is included in relevant planning instruments when confirmed by State Government</li> </ul>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority 13. Specifically, the Draft ILP identifies the alignment of the gazetted North-South Rail Corridor and has planned two sub-arterial road crossings and a pedestrian crossing as part of the Draft ILP.</p>

<p><b>Local Priority I4: Working in partnership to deliver a more liveable, productive and sustainable Camden</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will work with State agencies to align growth and infrastructure</li> </ul>	<p>The principles of liveability, productivity and sustainability are inherent in the Growth Centre forming key principles of the established Growth Centres SEPP and Growth Centres DCP. The rezoning of Pondicherry will deliver on the imperatives of the SWGA through the rezoning of land for residential development including associated services and facilities. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority I4.</p>
<p><b>Liveability</b></p>	
<p><b>Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will finalise the Camden Housing Market Analysis which will provide the evidence base analysis of the existing Camden housing market supply and potential demand.</li> <li>• Council will develop a Housing Strategy which will use the Camden Housing Market Analysis to develop the vision and evaluate options for housing growth within the Camden LGA</li> <li>• Council will investigate the development of an Affordable Housing Strategy and Affordable Housing Contribution Scheme</li> </ul>	<p>This Planning Proposal seeks to increase the supply of residential housing in Western Sydney in response to the known present and future demand. This will be through the delivery of a mix of low, medium and higher density residential housing types.</p> <p>The actions under this objective are primarily the responsibility of Camden Council and nothing within the Planning Proposal negates the importance of these higher-level priorities through the delivery of housing diversity.</p>
<p><b>Local Priority L2: Celebrating and respecting Camden's proud heritage</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will ensure the State Heritage items are protected through the development of future growth area precincts</li> </ul>	<p>The subject site has a historical connection to 'Maryland' as the two were part of the same holding until 1940. The two properties are however physically separated by The Northern Road, which is currently undergoing further widening to form a major arterial road. Maryland and its curtilage is currently listed as a heritage item of local significance under the Camden LEP 2010 and is subject of a nomination to be listed on the NSW Heritage Register. Planning for the restoration and adaptive re-use of the Maryland Homestead will form part of the Lowes Creek Maryland Precinct rezoning. Significant urban development will be located between the Maryland Homestead curtilage and the Tranche 41 site, with only a portion of the Pondicherry Precinct visible from the Maryland Homestead. Tree lined streets, particularly to the ridgeline will ensure the impact of residential development on the Homestead is minimised.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority L2.</p>
<p><b>Local Priority L3: Providing services and facilities to foster a healthy and socially connected community</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will develop a strategy which identifies gaps in the provision of open space, play spaces and community facilities to project future demand and need for facilities, and provide a plan and priorities to meet the needs of current and future populations</li> </ul>	<p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Pondicherry Precinct will continue this approach and is easily accessible by car, bike and walking, with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.</p> <p>The Planning Proposal includes the delivery of local passive open space to service the needs of the community as detailed by Elton Consulting, refer to <i>Section 3.3 Social Infrastructure</i>. The Draft ILP responds to this assessment through the delivery of active and passive open space, schools, child care and retail uses to meet the needs of the future community, with other high order services, including healthcare, aged care, higher education, emergency services and community resources being delivered, or already delivered within Oran Park or surrounding centres.</p> <p>The planning for Pondicherry promotes the delivery of healthy, resilient and socially connected communities.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority L3.</p>
<p><b>Local Priority L4: Encouraging vibrant and connected centres which reflect Camden's evolving character</b></p>	<p><i>Section 4.1 Pondicherry Precinct Vision</i> describes the vision for the Pondicherry Precinct. This vision describes a future character which will assist in establishing Pondicherry as a unique place within the context of the overall Growth Centre.</p>

<p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will investigate the development of local character statements to be incorporated within planning controls</li> <li>• Council will consider the principles of the Better Places Strategy-Government Architects within the Camden DCP</li> <li>• Council will continue to work with the Department of Planning, Industry and Environment to ensure that new precincts within the South West Growth Area demonstrate best-practice placemaking in the design of centres and streetscapes</li> <li>• Council will consider the South Creek urban design principles contained within the District Plan for all future development areas around South Creek</li> </ul>	<p>The process of producing the Draft ILP and this Planning Proposal has taken a design led approach as espoused through the Government Architects <i>Better Places</i> Strategy. This approach includes a comprehensive review of the site characteristics by the various specialist consultants before formulating the Draft ILP based on strategically established planning principles and objectives. Pondicherry has been planned to deliver the services and infrastructure needed for the future community inclusive of high local amenity and quality connections to the further job opportunities, community and recreational facilities afforded within Oran Park Town.</p> <p>While South Creek forms only a small part of the Pondicherry Precinct the Draft ILP promotes the urban design principles for connecting community with the cultural significant creek line corridors through an active transport network of pedestrian and cycle paths.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority L4.</p>
<p><b>Local Priority L5: Supporting cultural infrastructure to promote cultural and creative spaces</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will develop a Cultural and Social Infrastructure Plan to determine the cultural and social infrastructure needs of the Camden community</li> <li>• Council will audit the s7.11 development contributions plans to identify the planned cultural facilities and consider the timing of delivery and funding for these works</li> </ul>	<p>This Planning Proposal does not compromise the creation of cultural infrastructure and creative spaces to support a diverse and culturally rich community.</p> <p>Pondicherry is established as a series of thoughtfully planned suburban villages in the context of the wider Oran Park Precinct and Western City District. Cultural infrastructure and creative spaces will continue to be developed and adapted in suitable activity hubs including the Pondicherry Neighbourhood Centre and Lake Precinct, along with those already developed in the Oran Park Town Centre including the Oran Park Library and the recently opened Julia Reserve Youth and Recreation Centre.</p> <p>Contributions towards these facilities will continue to be established through the framework of s7.11 and VPAs between Council and developers.</p>
<p><b>Productivity</b></p>	
<p><b>Local Priority P1: Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will prepare and finalise an Economic Development Plan</li> </ul>	<p>This Planning Proposal does not compromise the creation of a Council led Economic Development Plan.</p> <p>Pondicherry is established as a series of thoughtfully planned suburban villages in the context of the wider Oran Park Precinct and Western City District. Oran Park provides a range of local employment opportunities including through the expanding Town Centre and associated commercial and retail uses, along with the zoned industrial land adjoining Dick Johnson Drive and The Northern Road. This employment land is also undergoing a rezoning process to expand the area zoned <i>IN1 General Industrial</i> and introduce some <i>B5 Business Development</i> land and will further increase access to local jobs for the locality.</p> <p>Pondicherry is well serviced by transport infrastructure and access to these surrounding employment opportunities, including those within the Western Sydney Aerotropolis and associated Employment Area a key future employment generator for the SWGA.</p>
<p><b>Local Priority P2: Encouraging successful centres through a clearly defined centres hierarchy</b></p> <ul style="list-style-type: none"> <li>• Council will finalise the Camden Centres Study, which will evaluate the role and hierarchy of centres, and analyse the capacity and viability for different centres to adopt a place-based approach and accommodate local jobs and commercial services, additional housing and recreational infrastructure</li> </ul>	<p>This Planning Proposal does not compromise the creation of a Council led Centres Study.</p> <p>The future community of Pondicherry will establish its own amenity, while also leveraging that provided within Oran Park, which is identified as a Town Centre within the Centres hierarchy of the Camden LSPS.</p> <p>The planning for Pondicherry also ensures the Precinct is well serviced by multiple transport options including public transport, major arterial roads and active transport options which will connect to the planned surrounding centres to the north.</p>
<p><b>Local Priority P4: Ensuring a suitable supply of industrial and urban services land</b></p>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority P4.</p>



<ul style="list-style-type: none"> <li>Council will continue to work with the Department of Planning, Industry and Environment to ensure new precincts within the South West Growth Area contain an adequate supply of industrial and urban services land, with a focus on locating these areas close to transport corridors</li> </ul>	<p>The Oran Park Precinct includes the delivery of approximately 19ha of industrial zoned land. This land is currently seeking rezoning to expand to approximately 30ha including land zoned <i>IN1 General Industrial</i>, with some <i>B5 Business Development</i> land. The proximity and transport connections of this employment land to the residential development of Pondicherry ensures future residents are well serviced by local job opportunities.</p>
<p><b>Sustainability</b></p>	
<p><b>Local Priority S1: Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space</b></p> <ul style="list-style-type: none"> <li>Council will prepare a Green and Blue Grid Analysis for Camden and identify mechanisms to implement the Green and Blue Grid</li> <li>Council will investigate opportunities to provide physical and visual connections to waterways and green spaces</li> <li>Council will advocate for the retention of established trees in the masterplanning of new residential subdivisions</li> <li>Council will support the State Government in developing a strategy to restore and protect South Creek, in accordance with Western Sydney City Deal commitment L3</li> </ul>	<p>A key aspect of the planning for Pondicherry is the highly walkable urban structure, connected by a network of active pedestrian and cycle paths layered and intertwined with the blue-green grid offered through the local creek corridors, the Lake Precinct, higher order roads, specific green roads incorporating wider verges for increased density of planting and larger tree species; and green corridors incorporated into the open space network. Existing trees are retained where possible and appropriate within the culturally significant creek corridors ensuring the backdrop of the Cumberland Plain is retained and enhanced as part of the urban development.</p> <p>While South Creek forms only a small part of the Pondicherry Precinct the Draft ILP promotes an active transport linear corridor within South Creek, which will integrate with those being delivered in Oran Park to the south and the future Precinct to the north. Restoration of South Creek is also assured through the proposal, with the riparian corridor incorporating an environmental protection zone and to be revegetated in accordance with a future Vegetation Management Plan. The corridor will then be dedicated to Council as part of a wider VPA and retained in Council ownership.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S1.</p>
<p><b>Local Priority S2: Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River</b></p> <ul style="list-style-type: none"> <li>Council will undertake a review of Camden's waterways and riparian areas and investigate opportunities to incorporate protections into planning instruments</li> <li>Council will continue to implement Water Sensitive Urban Design on public land</li> <li>Council will maintain, improve and create new habitats for threatened flora and fauna species identified in waterways</li> </ul>	<p>The future residential subdivision delivered through this Planning Proposal will maintain the water quality targets established in the Camden Growth Centre DCP. Further the proposal will contribute to the delivery of riparian corridors which, through the provision of pedestrian and cycle paths, will balance the enhancement of local biodiversity with community enjoyment.</p> <p>Planning for the Lake Precinct has been conducted as part of a comprehensive design and consultation process involving all necessary stakeholders including NSW DPIE, NSW Natural Resource Access Regulator (NRAR), Camden Council and the land owner. The Lake Precinct replaces existing water bodies (farm dams) on site and performs a combined stormwater detention and catchment management function while also contributing to heat island offsets through the holding of water in the environment.</p> <p>Much of the site is biodiversity certified. Nevertheless, the proposed zoning regime inclusive of the <i>C2 Environmental Conservation</i> zone will define the riparian corridors to be retained and enhanced, including the retention of existing remnant vegetation within those corridors. These corridors will be dedicated to Council through an established VPA, ensuring the protection and enhancement of these corridors in perpetuity.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S2.</p>
<p><b>Local Priority S4: Protecting and restoring environmentally sensitive land and enhancing biodiversity</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>Council will continue to monitor the extent and condition of Council owned and managed bushland areas and identify additional funding opportunities to deliver a high-quality conservation and restoration program</li> </ul>	<p>The biodiversity assessment undertaken by ELA recognises that the site is relatively unconstrained from a terrestrial ecology perspective and is wholly biodiversity certified. The assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and formation of riparian corridors. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the DA process.</p> <p>The Lake Precinct and TransGrid Easement (primarily located within the Oran Park Precinct) also provide opportunity for terrestrial links and environmental corridors linking to South Creek.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S4.</p>

<p><b>Local Priority S5: Reducing emissions, managing waste and increasing energy efficiency</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will work with local builders and developers to provide education and opportunities to improve the sustainability of buildings and development</li> <li>• Council will develop a consistent approach within planning instruments to better manage and reduce waste</li> </ul>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S5.</p> <p>The reduction of emissions, managing waste and increasing the energy efficiency of buildings can be managed through the development process to ensure the principles of ecological sustainable development is considered at all phases of development.</p>
<p><b>Local Priority S6: Improving Camden's resilience to natural hazards and extreme weather events</b></p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> <li>• Council will undertake a climate risk assessment and identify priority issues for Council and the community</li> <li>• Council will review planning controls related to flood prone land</li> </ul>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S6.</p> <p>The Draft ILP has been developed in consideration of the assessment of flooding undertaken by Calibre Consulting, refer to <i>Section 3.7 Water Cycle Management and Flooding</i>. Utilising the Lake Precinct, the assessment provides two options for the management of flooding downstream of the Pondicherry Precinct and concludes that the impacts of flooding can be managed through the development process.</p>

**Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPP's) is outlined in Table 14.

**Table 12: SEPP Review**

SEPP	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent. The Planning Proposal will not result in detrimental impacts to any environmentally sensitive areas in the Hawkesbury-Nepean catchment.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Consistent. The SEPP would continue to apply to future housing resulting from the Planning Proposal.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent. Exempt and complying development as envisaged by this SEPP will continue to be permissible.
State Environmental Planning Policy (Housing) 2021	Not applicable. However, the Planning Proposal allows future residential development to meet the requirements of this SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable. However, the Planning Proposal will not prevent either the existing or future application of the SEPP.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	Consistent. The proposal will contain zones where SEPP 65 applies.
State Environmental Planning Policy (Planning Systems) 2021	Consistent. The assessment conducted by Kelleher Nightingale determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable as the subject site is not within the Central River City.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable as the subject site is not within the Eastern Harbour City.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable as the subject site is not within the Central River City.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Consistent. The site is located with the Pondicherry (South Creek West) Precinct.

State Environmental Planning Policy (Primary Production) 2021	Not applicable as the site is contained within the SWGA and identified for future residential housing.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable as the subject site is not within a Regional Precinct.
State Environmental Planning Policy (Resilience and Hazards) 2021	Consistent. Preliminary land capability studies have been undertaken as part of this rezoning proposal, refer to Section 3.4.5 Contamination Risk for details. Several contamination 'Areas of Environmental Concern' were identified as part of the study, with future proposals impacting those areas to be considered and remediated in accordance with the SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable as the proposal does not result in any mining, petroleum production and/or extractive industries.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Consistent. Infrastructure can be provided consistent with the intent of this SEPP. The Planning Proposal has considered the gazetted North-South Rail Corridor, including within the Draft ILP and zoned through the Growth Centres SEPP as SP2 Infrastructure.

**Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The Planning Proposal has been assessed against each Section 9.1 direction as shown in Table 15.

**Table 13: Section 9.1 Direction Review**

Section 9.1 Direction	Comment
<b>Focus Area 1: Planning Systems</b>	
1.1 Implementation of Regional Plans	The site is not within any areas included in the Regional Strategies listed in this Ministerial Direction.
1.2 Development of Aboriginal Land Council land	This Ministerial Direction is not relevant to the proposal as the site does not include any Aboriginal Land Council land.
1.3 Approval and Referral Requirements	Acknowledging that the Planning Proposal seeks amendment to the Western Parkland City SEPP, the proposal is consistent with this direction as it does not introduce any additional or new referral requirements.
1.4 Site Specific Provisions	The Planning Proposal is consistent with this direction as it does not introduce any site-specific provisions.
1.5 Parramatta Road Corridor Urban Transformation Strategy	This Ministerial Direction is not relevant to the proposal.
1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	This Ministerial Direction is not relevant to the proposal.
1.10 Implementation of the Western Sydney Aerotropolis Plan	This Ministerial Direction is not relevant to the proposal.
1.11 Implementation of Bayside West Precincts 2036 Plan	This Ministerial Direction is not relevant to the proposal.
1.12 Implementation of Planning	This Ministerial Direction is not relevant to the proposal.

Principles for the Cooks Cove Precinct	
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	This Ministerial Direction is not relevant to the proposal.
1.14 Implementation of Greater Macarthur 2040	This Ministerial Direction is not relevant to the proposal.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	This Ministerial Direction is not relevant to the proposal.
1.16 North West Rail Link Corridor Strategy	This Ministerial Direction is not relevant to the proposal.
1.17 Implementation of the Bays West Place Strategy	This Ministerial Direction is not relevant to the proposal.
<b>Focus Area 2: Design and Place</b>	
This Focus Area was blank when the Directions were made and this Planning Proposal was prepared.	
<b>Focus Area 3: Biodiversity and Conservation</b>	
3.1 Conservation Zones	<p>The proposal seeks to retain and enhance the existing environmentally sensitive creek corridors located within the site. These corridors will be identified and protected through the C2 Environmental Conservation zone and includes areas identified as Native Vegetation Retention. The vegetation within the corridor will be protected in accordance with the relevant Development Standards of the Western parkland City SEPP and Camden Growth Centres Precinct Plan.</p> <p>The Planning Proposal is submitted supported by an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment. Refer to Section 3.8 Biodiversity for additional details.</p> <p>The Lake Precinct will also incorporate a portion of C2 Environmental Conservation zoning connecting Anthony's Creek and Ron's Creek with South Creek.</p>
3.2 Heritage Conservation	<p>There are no sites of European Heritage significance located within the study area. The investigations relating to the Maryland Homestead and curtilage, as the nearest item of significance, were undertaken as part of the Lowes Creek Maryland Precinct. The exhibited Lowes Creek Maryland Indicative Layout Plan provides residential development between the Maryland curtilage and The Northern Road and is consequently closer than that envisaged within the Pondicherry Precinct. In this context and upon further review by Council and DPIE of the planning and assessments conducted for the Lowes Creek Maryland Precinct along with the need to balance European Heritage outcomes with the Governments stated priorities of new housing within the SWGA, it is considered that Pondicherry will not pose an impact on the heritage values of the Maryland Homestead and curtilage.</p> <p>Aboriginal Heritage assessment has been undertaken by Kelleher Nightingale. The assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct. Notwithstanding an AHIP over the site will be required, with consultation currently ongoing with 34 registered Aboriginal stakeholders.</p> <p>Aboriginal heritage within the Pondicherry Precinct is to be focused on maintaining continuity of movement along the South Creek Riparian Corridor reflecting the significance of the corridor to Aboriginal people and their way of life. The creek corridors within the SWGA are a defining cultural landscape feature which are being protected and restored to their former biodiversity function in lock step with the planned growth in urban development.</p> <p>Restoration of the movement network and biodiversity values of South Creek are encouraged through the provisions of the DCP. Strict protection of certain areas and prohibition of activity is not necessary, with the fundamental conservation objective to restore continuity of the movement network along the corridor. This is achieved through the enhancement of South Creek into a Green Corridor (Figure 21) inclusive of a sharepath connection for the length of the corridor (Figure 20).</p>
3.3 Sydney Drinking Water Catchments	The site is not within a Sydney drinking water catchment listed in this Ministerial Direction.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEP's	This Ministerial Direction is not relevant to the proposal.

3.5 Recreation Vehicle Areas	This Ministerial Direction is not relevant to the proposal.
<b>Focus Area 4: Resilience and Hazards</b>	
4.1 Flooding	The enclosed Water Cycle Management Strategy prepared by Calibre Consulting assessed potential flood impacts of the proposal. The flood assessment reports that the site is capable of managing stormwater on site ensuring no impact on downstream flood levels. The proposal is therefore consistent with this direction. Refer to section 3.7 Water Cycle Management and Flooding for more details.
4.2 Coastal Management	The Ministerial Direction is not relevant to the proposal.
4.3 Planning for Bushfire Protection	The proposal will be delivered in accordance with this direction and Planning for Bushfire Protection 2019. The requirements for APZs have been investigated by Eco Logical Australia as part of the design process and will be required to protect future residential development where adjoining bushland/riparian corridors or as part of temporary measures adjoining farmland. A Bushfire Assessment has been provided with a summary included in Section 3.10 Bushfire and includes recommendations for bushfire mitigation. APZ's have also been included on the appropriate DCP Figures included as Appendix D and discussed in Section 4.4 Draft Indicative Layout Plan.
4.4 Remediation of Contaminated Land	Preliminary land capability studies have been undertaken as part of this rezoning proposal, refer to Section 3.4.5 Contamination Risk for details. Several contamination 'Areas of Environmental Concern' were identified as part of the study, with future proposals impacting those areas to be considered as part of the development process.
4.5 Acid Sulfate Soils	The Ministerial Direction is not relevant to the Proposal. Douglas Partners as part of their site investigations have requested from Council a s149 Planning Certificate which states that the subject land is not affected by policy adopted by Council that restricts the development of the subject land because of the likelihood of acid sulphate soils.
4.6 Mine Subsidence and Unstable Land	The Ministerial Direction is not relevant to the Proposal as the site is not located in a Mine Subsidence area.
<b>Focus Area 5: Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport	The proposal integrates land uses and transport links to provide highly accessible connections to local services, open space and recreational opportunities, commercial areas and educational facilities. The Draft ILP promotes walking and cycling with an extensive network of pathways with logical connections to the surrounding development.  Public transport routes have been identified to maximise the opportunities to use alternative transport options to travel between home, work, school, shops and leisure facilities. The location of local business and employment areas are well connected and strategically sited at the intersections of major roads.
5.2 Reserving Land for Public Purposes	The proposal includes provisions and dedication of land for public services and facilities, including riparian corridors, open space and roads. Consent is sought from Camden Council through the Planning Proposal process.
5.3 Development Near Regulated Airports and Defence Airfields	The Ministerial Direction is not relevant to the proposal as the site is not within the vicinity of a licensed aerodrome. This context including the future Western Sydney Airport, has been reviewed as part of the Noise Impact Assessment submitted with this proposal. Refer to Section 3.14 Noise Assessment.
5.4 Shooting Ranges	The Ministerial Direction is not relevant to the proposal as there are no shooting ranges located on the site.
<b>Focus Area 6: Housing</b>	
6.1 Residential Zones	The Proposal is consistent with the Ministerial Direction. The site is located within the SWGA and is identified for new housing through State and Local Government strategic policies and directions.  Pondicherry will also benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction. This includes upgrades to the surrounding arterial road network of The Northern Road, Camden Valley Way and Gregory Hills Drive along with the community infrastructure and services already delivered through and around Oran Park.  While Pondicherry will ultimately deliver the services required to satisfy the local population, the existence and spare capacity in the surrounding network ensures Pondicherry can grow with minimal disruption to the existing communities and minimal additional Government investment.
6.2 Caravan Parks and Manufactured Home Estates	The Ministerial Direction is not relevant to the proposal.



Focus Area 7: Industry and Employment	
7.1 Business and Industrial Zones	The proposal includes a Neighbourhood Centre located within the Lake Precinct to service the needs of the community. This centre is proposed to be zoned B1 Local Centre and will ensure the intended outcomes for this Centre are delivered.
7.2 Reduction in non- hosted short-term rental accommodation period	The Ministerial Direction is not relevant to the proposal, which applies only to the Byron Shire Council.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	The Ministerial Direction is not relevant to the proposal.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	To date no mining has been approved to be undertaken below the site.
Focus Area 9: Primary Production	
9.1 Rural Zones	The proposal will rezone existing rural land zoned RU1 Primary Production for residential purposes. The site is located within the SWGA and is identified for new housing through State and Local Government strategic policies and directions.
9.2 Rural Lands	Not applicable as this Direction excludes land located within the Greater Sydney Region, which the subject site is located.
9.3 Oyster Aquaculture	Not applicable as the proposal will not impact on an oyster aquaculture area.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	The Ministerial Direction is not relevant to the proposal.

### 8.3.3 SECTION C – ENVIRONMENTAL, SOCIAL & ECONOMIC IMPACT

**Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No. Much of the Pondicherry site is biodiversity certified, with areas which are uncertified forming riparian corridors or an area that currently contains a farm dam. Refer to *Figure 7: Biodiversity Certification Mapping* which identifies the land which is bio-biodiversity certified.

The biodiversity ground truthing assessment also confirms the site as not containing any areas of Existing Native Vegetation (ENV) other than within the South Creek Corridor, with this mapping reflecting that undertaken in association with the Growth Centres Conservation Plan. This existing vegetation will be retained through the implementation of an environmental conservation zone and Native Vegetation Protection Map within the Growth Centres SEPP, with the boundaries determined as part of the conducted on-site investigations and validation. Additional information regarding the biodiversity assessment of the site can be found in *Section 3.8 Biodiversity*.

The protection through zoning and restoration of identified riparian corridors will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the DA process.

**Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

A thorough review of the environmental effects emanating from the Planning Proposal and how these have been addressed as part of the preparation of the Draft ILP has been undertaken and is included as *Section 3 Site Investigations and Masterplanning Outcomes*.

Environmental impacts will be managed through the provisions and controls contained within the Growth Centres SEPP and Camden Growth Centre DCP.

**Q9. How has the Planning Proposal adequately addressed any social and economic effects?**

This Planning Proposal is supported by the technical study conducted by Elton Consulting which has assessed the existing demographics of the locality, the likely demographics of the future Pondicherry community and the needs generated by that future community. A comprehensive review of this assessment is provided in *Section 3.3 Social Infrastructure*. The Draft ILP responds to this assessment through the delivery of active and passive open space, schools, childcare and retail uses to meet the needs of the future community, with other high order services, including healthcare, aged care, higher education, emergency services and community resources being delivered, or already delivered within Oran Park and surrounding centres.

The economic effects of the Planning Proposal are varied with increased housing supporting the planned centres and employment areas of the SWGA and particularly Oran Park Town and the future centre to the north. The growing focus and Government commitment toward the Western Sydney Airport and the anticipated 200,000 jobs is expected to entice large volumes of people to the South West of Sydney. The Planning Proposal seeks to delivery residential accommodation for this anticipated future demand.

**8.3.4 SECTION D – STATE & COMMONWEALTH INTERESTS**

**Q10. Is there adequate public infrastructure for the Planning Proposal?**

This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction. A critical benefit therefore of the Planning Proposal is the increased utilisation of recent infrastructure investment and the benefit this brings to Government through mechanisms such as the Special Infrastructure Contribution. Of note the site is well serviced by the surrounding upgraded arterial road network (The Northern Road, Camden Valley Way) and essential services (water, sewer, telecommunications, gas, electrical) along with social infrastructure delivered within the expanding Oran Park Town.

**Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

The following Government Departments have been consulted with as part of the design and planning for Pondicherry, with each indicating general support for the proposal. Formal written support from each Department is to be sought as part of the consultation process conducted by Council.

- NSW Department of Planning, Infrastructure and Environment
  - NSW Natural Resource Access Regulator
- School Infrastructure NSW
- Transport for NSW

**8.4 Part 4 – Mapping**

As outlined in *Section 8.2 Part 2 - Explanation of Provisions*, the following maps in the Growth Centres SEPP will require amendment:

- Development Control Map: Sheet DVC\_003 & 008
- Floor Space Ration Map: Sheet FSR\_003 & 008
- Heritage Map: Sheet HER\_003 & 008
- Height of Buildings Map: Sheet HOB\_003 & 008
- Land Application Map: Sheet LAP\_003 & 008
- Land Reservation Acquisition Map: Sheet LRA\_003 & 008
- Lot Size Map: Sheet: LSZ\_003 & 008
- Special Areas Map: SAM\_003 & 008

- Land Zoning Map: LZN\_003 & 008
- Native Vegetation Protection Map: NVP\_003 & 008
- Precinct Boundary Map: PCB\_003 & 008
- Residential Density Map: RDN\_003 & 008
- Riparian Protection Area Map: RPN\_003 & 008

These proposed SEPP Maps are included in Appendix C.

## 8.5 Part 5 – Community Consultation

This Planning Proposal seeks to rezone the Pondicherry Precinct, located within the SWGA for urban development. The rezoning will be facilitated through an amendment under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* as part of the *Camden Growth Centres Precinct Plan*.

Should the Planning Proposal proceed through Council, community consultation will be undertaken consistent with Camden Council requirements and the NSW DPIE Gateway Determination conditions.

## 8.6 Part 6 – Project Timeline

Below is a suggested project timeline for the Proposal:

**Table 14: Project Timeline**

Project Milestone	Timeline
Anticipated commencement date (Gateway Determination)	January 2023
Anticipated timeframe for the completion of required supporting information – post-gateway	February 2023
Commencement and completion dates for public exhibition period & government agency consultation – after amending Planning Proposal, if required	March / April 2023
Dates for public hearing, if required	April 2023
Timeframe for consideration of submissions	May / June 2023
Timeframe for the consideration of proposal post-exhibition	June 2023
Date of submission to the Department to finalise the SEPP Amendment	July 2023

## 9 CONCLUSION AND RECOMMENDATIONS

This Planning Proposal seeks Council support to rezone land for urban development within the Pondicherry Precinct of the SWGA, located in the Camden LGA. The submission is made inclusive of a *Draft Indicative Layout Plan* which has been developed through consultation of various specialist consultants and analysis of the site's inherent opportunities, constraints and unique characteristics. A *Draft Camden Growth Centre Precincts DCP (Pondicherry Precinct) Schedule* is also enclosed. Required amendments to the Oran Park Precinct mapping of the Western Parkland City SEPP and Oran Park DCP are also included providing a comprehensive package which delivers a coordinated development outcome at the interface of these two Precincts.

The adoption of this Planning Proposal would be consistent with the intent, objectives and principles of the *Greater Sydney Region Plan*, the *Western City District Plan* and the *Camden Council Local Strategic Planning Statement*. The rezoning will deliver 242ha of urban development within the SWGA with a population in the order of 7,840 to 8,830 people and will form a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

The proposal will require amendment to the *Camden Local Environmental Plan 2010*, facilitated through an amendment under the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*.

We request Council consideration and support for this proposal and to forward the Planning Proposal to the NSW Department of Planning, Infrastructure and Environment for Gateway Determination.



**Design+Planning**

Suite 304, 171 Clarence Street  
Sydney NSW 2000

PO Box 1778  
Sydney NSW 2001

02 9290 3636



ORD02

Attachment 2

APPENDIX A  
Rezoning Site Plan



APPENDIX B  
Proposed Draft Indicative Layout Plan

ORD02

Attachment 2



ORD02

Attachment 2

APPENDIX C  
Proposed Western Parkland City SEPP Maps





APPENDIX D  
Draft Camden Growth Centre DCP Schedule –  
Pondicherry (Part) Precinct

ORD02

Attachment 2



ORD02

Attachment 2

APPENDIX E  
Draft Oran Park DCP Figures



APPENDIX F  
Proposed Housing Typologies

ORD02

Attachment 2



ORD02

Attachment 2

APPENDIX G  
Oran Park / Pondicherry TransGrid Easement Plan and  
Supporting Documentation



APPENDIX H  
Pondicherry Lake Precinct Water Management Act  
Assessment and Natural Resource Access Regulator  
response letter dated 4 June 2020

**ORD02**

**Attachment 2**



ORD02

Attachment 2

APPENDIX I  
Supporting Technical Studies





## Summary of Specialist Studies and Council Officer Comments

### Social Infrastructure Assessment

The Social Infrastructure Assessment (Assessment) anticipates that Pondicherry's future population will comprise a high proportion of young families and couples at the 'homebuilder' stage of life and fewer older residents. The population is likely to be more culturally diverse than Camden LGA as a whole.

The Assessment considers social infrastructure provision benchmarks and Council policies and recommends a social infrastructure delivery program that ensures all residents have access to required infrastructure by:

- Directly providing local open space and associated facilities on site;
- Leveraging facilities and services already provided or planned to be provided nearby, including library, schools, health, aged care and emergency services; and
- Contributing to the future provision of new facilities, including district and regional open space, community and cultural facilities.

The Assessment notes Pondicherry's proximity to South Creek provides an opportunity to align the delivery of active and passive recreation with broader strategic directions regarding green corridors. The Assessment's recommended provision of social infrastructure for Pondicherry is summarised in **Table 1**.

Category	Recommended Provision
<b>Open Space - Active</b>	<p>On-site provision of 11.1 to 12.5ha of active open space including:</p> <ul style="list-style-type: none"> <li>• Four to five single playing fields;</li> <li>• Four multipurpose sport courts;</li> <li>• One play space; and</li> <li>• Fitness and exercise space with equipment and running paths.</li> </ul> <p>Residents would require early access to playing fields particularly given high demand for existing fields. It is recommended two turf playing fields are provided as soon as possible so they could be used for a range of sports with the remainder of the fields to be delivered as the precinct progresses.</p>
<b>Open Space - Passive</b>	<ul style="list-style-type: none"> <li>• On-site provision of 11.1 to 12.5ha of passive open space, including 11 neighbourhood parks and one large park around the lake;</li> <li>• Extensive pedestrian pathways within local streets and open space areas, along with a combination of on-road and off-road shared paths.</li> <li>• 2.5ha of open space under a transmission easement which can be used for recreational purposes and active transport links.</li> <li>• 5.5ha of environmental conservation and riparian corridors and 12.6ha of drainage basins, all of which will be activated by walking and cycling trails.</li> <li>• Significant natural areas, including a lake.</li> </ul>
<b>Community Facilities</b>	On-site provision of a multipurpose community centre of 530-580m <sup>2</sup> including:

ORD02

Attachment 3



Category	Recommended Provision
	<ul style="list-style-type: none"> <li>• Large hall with wall mirrors with a seating capacity of 120-150 people;</li> <li>• Smaller hall with a seating capacity of 80-90 people, which could be divided into meeting rooms; and</li> <li>• Kitchen, toilets and storage areas.</li> </ul> <p>The facility should connect to an area of open space. Residents would need early access to community facilities, but this could be provided initially through facilities at Oran Park. It is recommended the facility is provided mid-way through development.</p>
<b>Education</b>	<p>Land for one primary school that is regular in shape, has road frontages on three sides, is in a central accessible location, and is close to open space.</p> <p>Residents would need early access to public primary schools, but this could be provided initially through the new Barramurra Public School and possibly through Oran Park Public School (to the extent that demand for enrolments there is redistributed to Barramurra).</p> <p>No on-site provision required for tertiary and vocational education.</p>
<b>Health</b>	No on-site provision required. Planning controls would allow the development of health facilities within the site.
<b>Childcare</b>	No on-site provision required. Planning controls would allow the development of childcare centres within the site.
<b>Aged Care</b>	No on-site provision required. Planning controls would allow the development of aged care facilities within the site.
<b>Emergency Services</b>	No on-site provision required.

*Table 1: Recommended Social Infrastructure Provision for Pondicherry*

The proponent notes the draft ILP responds to the provision of active and passive open space with a 50:50 split (approximately) of 11.6ha of active open space and 11.6ha of passive open space.

In the draft Voluntary Planning Agreement (VPA) letter of offer (summarised in the Council report), the proponent also notes that revisions made to the draft ILP (in response to Council officer feedback) has resulted in a minor loss of dwelling yield, so that now Pondicherry and Tranche 41 combined generate demand for 4.4 playing fields.

The inclusion of one double field with hybrid turf (along with one double field with standard turf) in the eastern sports facility is considered by the proponent to exceed the projected demand for active open space.

In terms of potential district open space, the proponent points out the draft ILP contains sufficient land in the eastern sports park to provide an additional double field (shown as light green in the draft ILP **Figure 3** of the Council report) with an option for a district level facility to be provided by Council. Until these matters are resolved, the proponent will retain ownership





of the land in question and will make temporary use of the land for stormwater detention, if required.

*Officer comment*

Council officers support the quantum and arrangement of active and passive open space contained in the draft ILP and note the lake water body is not included in the quantum of open space on offer. Subject to the proposal being supported, it is anticipated that the delivery of social infrastructure will be facilitated in Pondicherry via a VPA.

In terms of community facilities, Council officers provide in-principle support for the proposed relocation of the community centre from Oran Park to eastern Pondicherry adjoining the lake. Subject to the proposal being supported, officers will consider the provision of community facilities in Oran Park to ensure there is no under-allocation because of the proposed relocation. If required, this matter can be addressed as part of the assessment and negotiations on the draft VPA.

Site Contamination Investigation

The Site Contamination Investigation (Investigation) found 14 areas of environmental concern (AEC) in Pondicherry. The Investigation noted the potential for contamination constraints (excluding the identified AECs) to be low and recommended detailed site investigations be undertaken to inform future subdivision DAs and for an unexpected finds protocol to be established.

*Officer comment*

The draft DCP includes a potential contamination risk figure (

1) that identifies AECs, and this is supported. A detailed site investigation would be required for subdivision development applications (DAs) in accordance with the requirements of the Camden Growth Centre Precincts DCP.

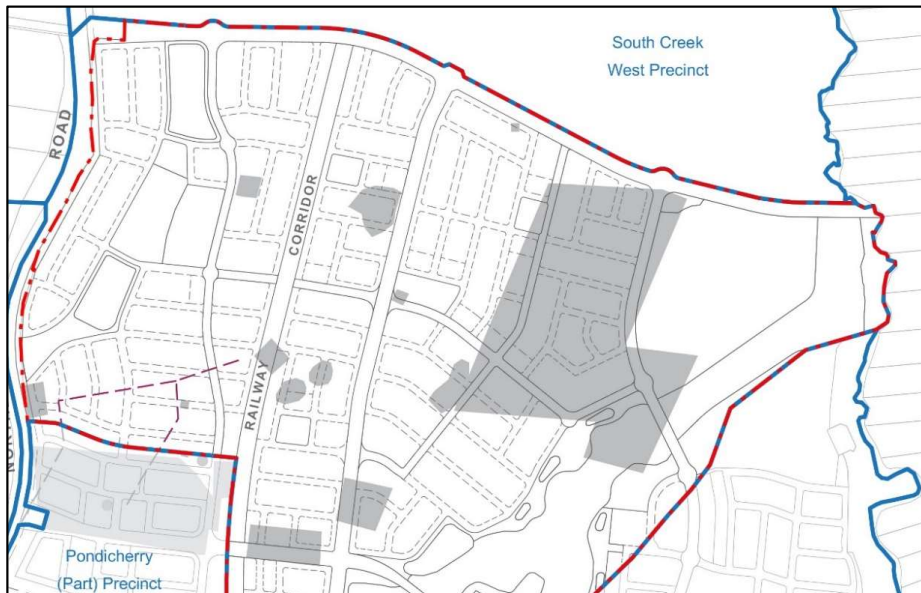


Figure 1: Potential Areas of Contamination Risk

- Areas of Environmental Concern
- Current / Former Timber Power Pole Alignment
- Existing Structures



Riparian Corridor Assessment

The Riparian Corridor Assessment (Assessment) identified eleven first-order, four second order and one third-order stream located within the Pondicherry site boundary. Of these, three of the higher order streams have distinctive bed, bank and aquatic habitat and are defined as a 'river' under the Water Management Act. Pondicherry's watercourses are shown in **Figure 2**.

The draft ILP has five distinct riparian corridor types across several land uses. The draft ILP proposes to 'rationalise' the watercourse through the two large farm dams to form one large water body with the aim to create a combination of a water body and riparian rehabilitation with small offline basins for water treatment. The lake is proposed to be 'online' and provide a permanent body of water along the creek. The system would have the potential to contain fringing aquatic habitat and open water areas with riparian rehabilitation proposed to South Creek.

*Officer comment*

The proposed rehabilitation and embellishment of riparian corridors, including the South Creek corridor is supported and is consistent with the strategic direction to create a blue and green grid in the Camden LGA and Western City and is consistent with Council's draft Green and Blue Grid vision that was recently publicly exhibited.

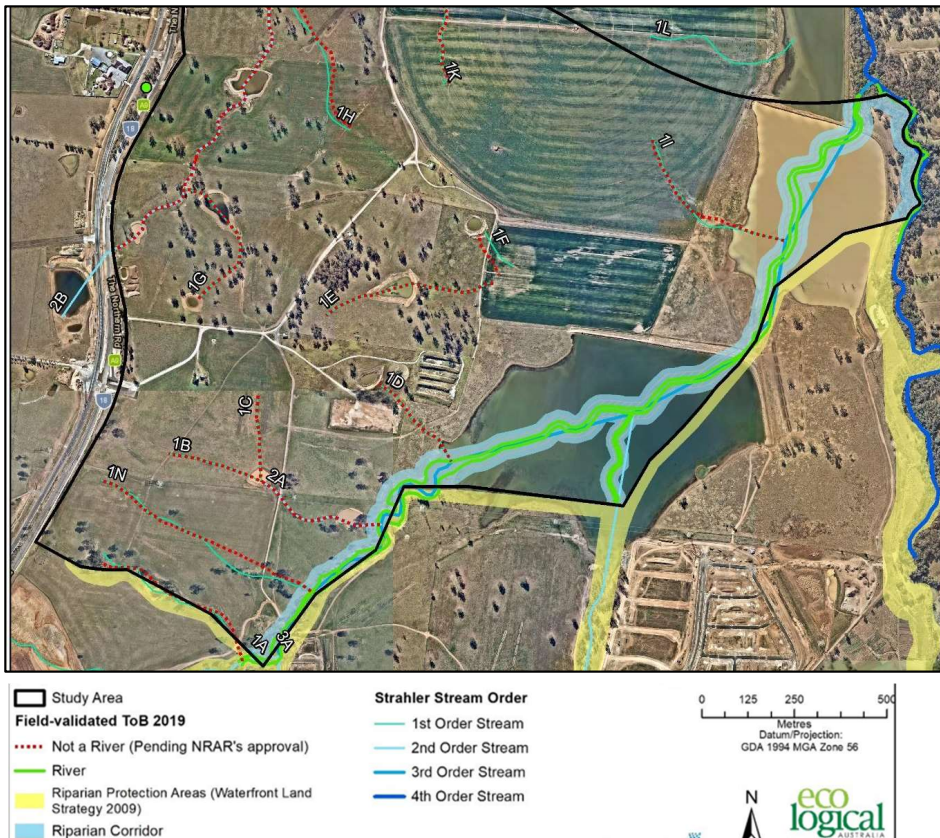


Figure 2: Pondicherry's Watercourses



Odour Assessment

An Odour Impact Assessment (Assessment) identified six uses in the vicinity of the subject site that have the potential to impact on Pondicherry. These include three chicken farms, a turkey farm and two composting facilities.

The Assessment noted Council officers apply a revised 'transitional' assessment criterion to permit development in the SWGA up to 4.5 Odour Units based on 250 hours of odour impact per year. Based on this criterion, the Assessment identified an odour impact area in the north west corner of Pondicherry because of nearby Hi Quality and Vitocco Enterprise composting facilities. The proponent noted the composting facilities are located in the Lowes Creek Maryland (LCM) precinct that was rezoned for urban development in 2021 and that development staging for Pondicherry has taken into account the odour impact area (later stage of development).

*Officer comment*

Council's officers have reviewed the Assessment and are satisfied that the potential odour sources would not create odour to a level that would adversely impact on the amenity of future residents and impede the rezoning of Pondicherry. However, further investigations should be undertaken when the northern part of Pondicherry is due to be developed. The draft DCP includes an odour impact area figure (**Figure 3**) and this is supported.

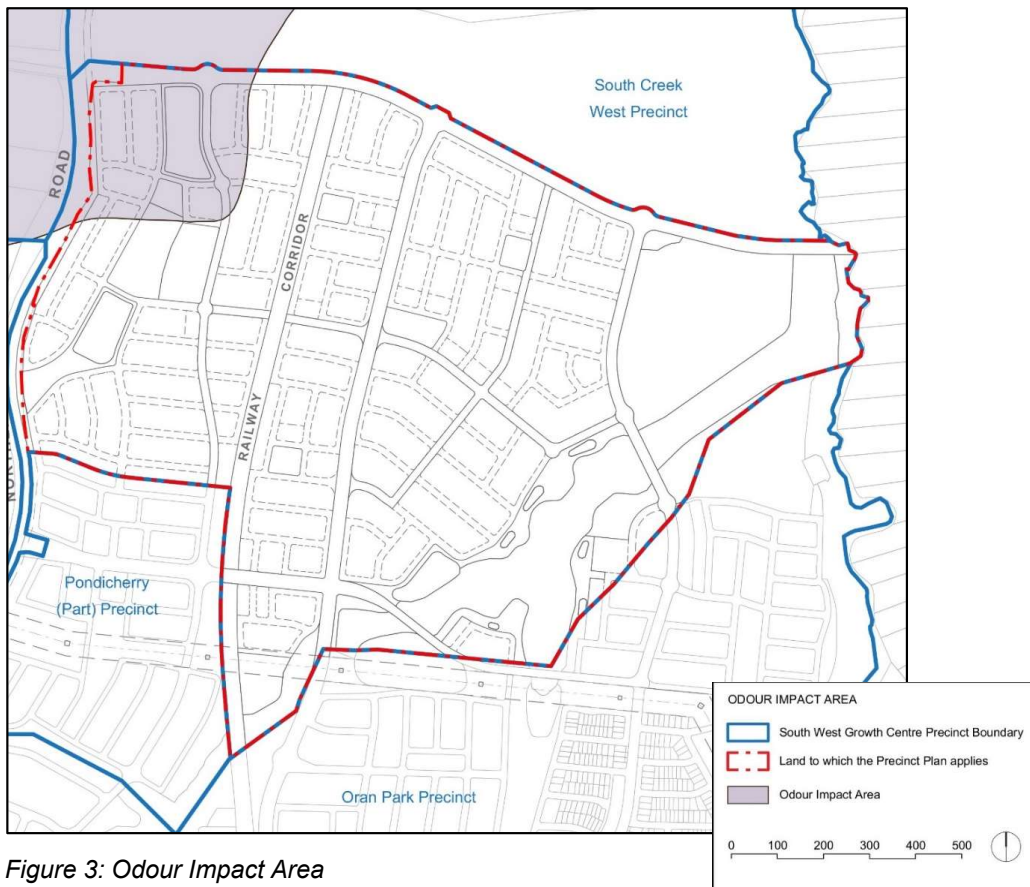


Figure 3: Odour Impact Area



### Noise and Vibration Assessment

The Noise and Vibration Assessment (Assessment) reviewed five key noise sources as discussed in **Table 2**:

Noise Source	Assessment
Traffic Noise – The Northern Road and sub-arterial roads	Dwellings within 900m of The Northern Road would be subject to vehicular noise. Recommended measures include noise mounds/barriers along The Northern Road boundary, increased setbacks, appropriate dwelling layout and suitable architectural treatments.
Industrial Noise	<p>There are potential noise impacts from the Oran Park Employment Lands to the south and the Hi Quality Group (recycling plant) at 761 The Northern Road, Bringelly.</p> <p>The Assessment concluded the anticipated offset provided by the riparian corridor and employment land perimeter road is sufficient to ensure adequate amenity to the nearest residential receivers.</p> <p>In relation to the Hi Quality Group, observations found the operations were inaudible from the boundaries of the subject site and may no longer be in operation.</p>
Recreation Area Noise	The majority of recreation spaces were 150m away from major noise sources with other structures shielding the space. Only the parklands that adjoin The Northern Road may present a challenge for compliance with relevant criteria.
Rail Noise and Vibration	<p>A qualitative assessment of the likely impacts associated with the use of the north south rail corridor was undertaken, as details of corridor were yet to be finalised by TfNSW.</p> <p>The Assessment concluded dwellings within 45m of the rail line would require Category 2 acoustic treatment in accordance with <i>Interim Guideline – Development Near Rail Corridors and Busy Roads</i>.</p>
Aircraft Noise	<p>Aircraft noise from Camden Airport, approximately 5km away and the future Western Sydney Airport, approximately 10km away were assessed.</p> <p>The Assessment concluded Pondicherry is located outside of the Aircraft Noise Exposure Forecast (ANEF) 20 noise contour for both airports and therefore no restrictions apply.</p>

*Table 2: Assessment of Potential Noise and Vibration Impacts*

#### Officer comment

Council officers support the finding and recommendations of the Assessment. Adequate mechanisms are in place to mitigate adverse potential impacts relating to traffic, industrial and rail noise and vibration.

In relation to traffic noise from The Northern Road, the provisions in Section 2.3.9 – Noise of the Camden Growth Centre Precincts DCP are consistent with the recommendations in the Assessment. There are current provisions relating to noise attenuation measures including the provision of noise mounds, building orientation and design and the use of landscaping. The draft ILP also provides a range of opportunities for noise attenuation along The Northern



Road and the sub-arterial and collector roads. These include designing internal roads to enable orientation of dwellings on corner lots to face local roads.

In relation to industrial noise, a noise assessment report would be required at the DA stage in accordance with requirements of the Oran Park Part B DCP for the employment area.

To mitigate rail noise and vibration, additional acoustic requirements have been included in Schedule 7 of the DCP in accordance with the Interim Guideline – Development Near Rail Corridors and Busy Roads.

The site is located outside of the ANEF 20 noise contours of Camden Airport and the future Western Sydney Airport. The site is located within the Obstacle Limit Surface (OLS) for the Western Sydney Airport.

#### Land Capability Study

The Land Capability Study (Study) summarised the findings of three technical reports, including the Site Contamination Investigation that has been discussed previously in this report. The findings of the geotechnical and salinity assessment reports are shown in **Table 3**:

Assessment	
Geotechnical Investigation	No landslide or creep activity was identified within steeper hillsides of the site. Any minor slope instability may be addressed through good engineering practices.
Salinity Assessment	Parts of the site have been identified as having salinity and aggressivity affects that could impact the durability of steel and concrete. Specific areas have been identified where further testing is required prior to development.

*Table 3: Land Capability Assessment Summary*

Based on the content of the above reports, the site is concluded to be suitable for urban development and is not constrained by geotechnical, salinity or contamination factors.

#### *Officer comment*

The requirement to further investigate specific parts of the site for salinity and contamination are able to be addressed through controls within Schedule 7 of the DCP. Any future development would be subject to Council's Engineering Specifications and the Building Code of Australia, which would address any instability on the site.

#### Traffic and Transport Study Report

A Traffic and Transport Study Report (Report) has assessed the traffic impact of Pondicherry in the context of the SWGA, including future development of Oran Park, Lowes Creek Maryland and South Creek Precincts to 2036.

The proposed road structure/hierarchy for Pondicherry is as follows:

- Two east-west sub-arterial roads providing access from The Northern Road to Pondicherry via new signalised intersections;
- A sub-arterial extension of Oran Park Drive providing north-south connectivity from Oran Park to Pondicherry;and



- A collector road network that distributes local traffic throughout Pondicherry and directs vehicles to sub-arterial roads at key intersections. Intersections on collector roads are generally specified as roundabouts, while signalised intersections are assigned at the intersection of all sub-arterial and arterial roads.

The Report concluded all roads and intersections, including those on The Northern Road would operate within capacity in 2036, with specific intersection treatments to be designed and determined at the future DA stage.

The Northern Road includes the provision of a bus lane in both directions and Oran Park Drive is planned to accommodate a rapid bus service, with bus capable roads identified on the Pondicherry road hierarchy figure.

TfNSW has advised the operational timeframe for the north-south rail link is not within the horizon year of analysis and as a result has not been considered in the assessment of Pondicherry.

#### *Officer comment*

Officers note that traffic modelling and intersection treatments would need to be reviewed by TfNSW and requests the allocation of signalised intersections be addressed at the draft Planning Proposal stage.

TfNSW provided preliminary comment on the proposal on 10 June 2021, requesting revised traffic modelling be resubmitted to TfNSW for review and comment prior to public exhibition of the draft Planning Proposal. Further discussions have been held between TfNSW, DPE, the proponent and their traffic consultant to discuss Pondicherry traffic modelling in the context of subdivision DAs that were under assessment for Tranche 41. As a result, TfNSW requested revised traffic modelling for Pondicherry be re-submitted to them for review and comment.

This matter has been progressed as part of the Tranche 41 DA assessment and TfNSW will be further consulted on the draft Planning Proposal at the post-Gateway stage, subject to the proposal being supported.

#### Aboriginal Heritage Assessment

The Aboriginal Heritage Assessment (Assessment) included a full consultation process with 34 registered Aboriginal stakeholders. Five Aboriginal archaeological sites and two areas of potential archaeological deposit (PAD) were identified in a field survey. Sites consisted of open context artefact sites and registered/previously identified locations of PAD. The sites were identified as displaying scientific significance ranging from low to moderate and are shown in **Figure 4**.

In summary, the Assessment determined that:

- All sites containing Aboriginal objects would be harmed by future development according to the draft ILP;
- An Aboriginal Heritage Impact Permit (AHIP) would be required prior to conducting any activity which may harm an Aboriginal object;
- Mitigation measures (salvage excavation) would be required for all sites of moderate archaeological or high cultural value. An AHIP would be required prior to undertaking any mitigation activities;
- Consultation with registered Aboriginal stakeholders for the study area is ongoing and should continue in relation to future development activities within the study area.



Consultation for seeking an AHIP should be undertaken in accordance with Clause 60 of the National Parks and Wildlife Regulation 2019 and Heritage NSW Aboriginal cultural heritage consultation requirements for proponents 2010.

The Assessment determined that with appropriate mitigation measures (salvage excavation), none of the identified Aboriginal heritage features found on site should prevent development of Pondicherry.

The Assessment advised that Aboriginal heritage in Pondicherry should be focused on maintaining continuity of movement along the South Creek riparian corridor. This reflects the significance of the corridor to Aboriginal people and their way of life. Provisions included in the draft DCP seek to facilitate the restoration of the South Creek corridor's biodiversity values and its role as a movement corridor.



Figure 4: Areas of potential Aboriginal archaeological deposits

*Officer comment*

The Recommendations of the Assessment are supported, including the restoration of the South Creek as place of significance to Aboriginal people. The draft DCP provision for Aboriginal archaeology includes controls that require an Aboriginal Archaeology and Cultural Heritage Interpretation Plan to be submitted with the first DA, and is in addition to Aboriginal heritage provisions contained in the main body of the Camden Growth Centre Precincts DCP.



### Flooding and Water Cycle Management Assessment

The Flooding and Water Cycle Management Assessment (Assessment) noted Pondicherry is defined by two drainage catchments which flow to Lowes Creek (western catchment) and South Creek (eastern catchment). For the South Creek catchment, the Assessment noted Pondicherry's water cycle management strategy (WCMS) centres on a constructed lake at the location of the existing large farm dams (as shown in **Figure 3** of the Council report), with all flood detention captured through the lake, including a combination of the lake and the drainage corridor between the lake and South Creek. The lake will need to replicate the flood mitigation role assigned to the existing farm dams in Council's flood model ('active storage').

The proponent has noted that the proposed lake would result in the district open space (the eastern-most double sports field shown light green in **Figure 3** of the Council report) being temporarily impacted by the 1 in 100-year flood extent. The temporary flood extent would not impact the (western-most) two double sports fields that support Pondicherry's local active space needs. This flooding impact is able to be mitigated during future precinct planning to the north. In terms of Pondicherry's western drainage catchments, additional drainage basins have been incorporated in the draft ILP to attenuate stormwater prior to discharge.

The WCMS for Pondicherry involves the implementation of water sensitive urban design features, along with traditional drainage infrastructure to achieve water quality treatment targets. It is noted the lake is not proposed to play a water quality treatment role.

#### *Officer comment*

The temporary option proposed for stormwater detention and flood mitigation is supported. Council officers have discussed flood modelling requirements for Pondicherry with the proponent and their flood consultant. Officers have requested the flood modelling for Pondicherry be revised to be consistent with the Upper South Creek regional flood model framework. This work will also inform a flood prone land figure to be inserted into the draft DCP prior to public exhibition.

It is noted all habitable development (including the K-12 school and neighbourhood centre) are located outside the 1 in 100-year flood extent.

### Landscape and Visual Assessment

The Landscape and Visual Assessment (Assessment) recommended development should take advantage of existing topography and work with the gently undulating landform to avoid excessive earthworks. Ridgelines and hilltops should be used for open space and planting for tree canopy to protect views to surrounding areas. Cumberland Plain Woodland vegetation should be maintained, and riparian corridors restored. The existing character areas are shown in **Figure 5**.



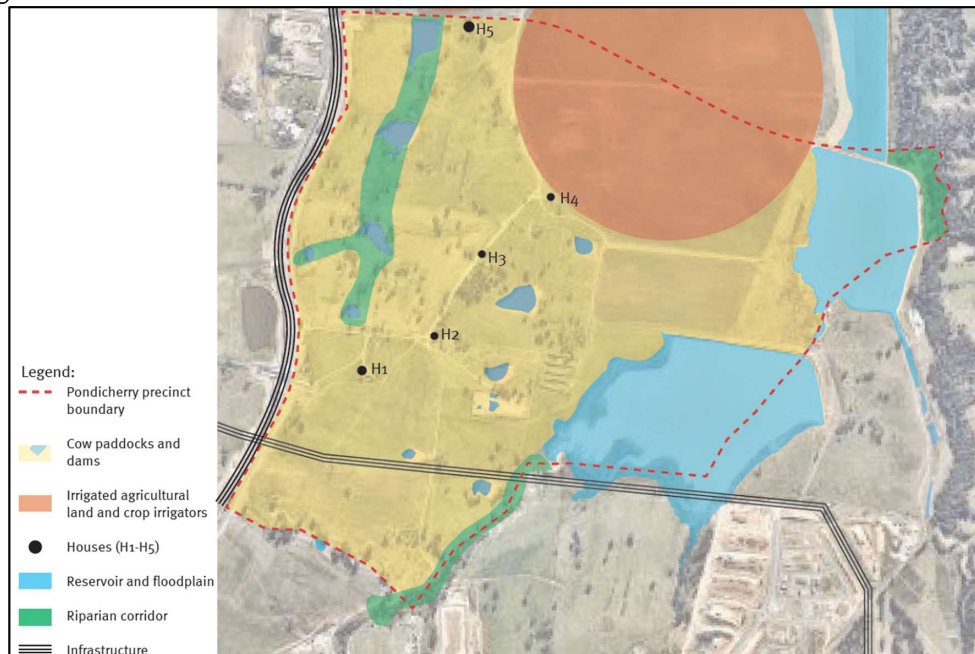


Figure 5: Existing Character Areas

*Officer comment*

Council officers support the Assessment's recommendations and note the proponent's comments that the site is gently undulating with few steep areas requiring significant bulk earthworks. The draft ILP seeks to maintain parts of Pondicherry's existing landform via the rehabilitation of riparian corridors and by designing the lake and development interface levels in a way that allows people to connect to water.

European Heritage Assessment

The European Heritage Assessment (Assessment) has determined that there are no items of environmental heritage within Pondicherry, however the precinct does have moderate potential for archaeological remains resulting from grazing and agricultural activities.

The Assessment notes Pondicherry has a historical connection to the LCM Precinct, which includes Birling and Maryland knoll heritage items. The assessment notes that due to the thick vegetation to the south east of the Maryland Homestead, the Pondicherry site is not visible from the homestead itself and adjacent buildings, with The Northern Road also acting as a clear visual separator between Pondicherry and Maryland. The Assessment's recommendations however are based on the assessment that the north-western portion of Pondicherry is visible from other elevated parts of the Maryland property, including the Maryland 'dairy cluster' buildings.

Recommendation for reducing these impacts are:

1. Screen the rail corridor from view;
2. Relocate medium density housing from the western side of the site to the eastern side;
3. Apply height limits;



4. Use vegetation for screening and softening views;
5. Preserve the history and topography; and
6. Interpret the history of the place.

The proponent notes the LCM Precinct has been rezoned since the Assessment was undertaken, with a range of development proposed in LCM between the Maryland heritage curtilage and The Northern Road within direct sight line of Pondicherry. This is further addressed in the Assessment's recommendations as follows:

- Screen the rail corridor from view - The north south rail corridor will be predominantly in cut as it traverses Pondicherry with the draft ILP providing a mix of residential lot boundaries and perimeter roads adjoining the corridor. A combination of street tree planting and other landscape treatments and the horizontal geometry of the rail line will manage the view corridor from Marylands;
- Relocate medium density housing and Apply Height Limits - The nearest location of medium density housing to the Maryland Homestead is approximately 1800m. At this distance a viewer's perception between medium density housing, low density housing or single and double storey housing is likely limited. This is particularly the case upon full development of the Pondicherry (and LCM) Precinct including mature street tree growth and landscape embellishment of the north-south lineal open space corridor in the north-western portion of the precinct;
- Use vegetation for screening and softening views – Proposed vegetation for screening and softening views will be addressed at the future DA stage, noting that TfNSW is the authority responsible for planting within The Northern Road;
- Preserve the history and topography - The legibility of the existing topography will be preserved through development. The site is gently undulating with few steep areas requiring significant bulk earthworks; and
- Interpret the history of the place – The recommendations of the consultant to interpret names of people and places that have a historical association with the site has been noted for future naming processes.

#### *Officer comment*

Officers support the proponent's responses to the Assessment's recommendations. It is noted the Pondicherry Tree Strategy will play an important role in ensuring that the limited views to and from Maryland Estate are not compromised.

#### Retail Analysis

The Retail Analysis (Analysis) recommended the provision of a small-scale single centre retail offering at the eastern lake precinct in Pondicherry. The retail offering should provide daily convenience needs which would support the centre's commercial viability. The analysis projected that most of Pondicherry's retail demand would be met by the existing Oran Park district centre and the future Greenway district centre. **Figure 6** shows the catchments for retail centres in the vicinity of Pondicherry.



Figure 6: Pondicherry walkability to surrounding retail centres

*Officer comment*

Officers support the recommended size and location of the eastern, lakeside neighbourhood. The draft Planning Proposal has been amended to provide a neighbourhood centre in western Pondicherry.

Housing Market Assessment

The House Market Assessment (Assessment) recommended a mix of dwelling types and lot sizes based on demographic and market trends. Affordability is a primary factor in the observed trends for lot sales in Camden, and it is likely to play a key role for Pondicherry in the future.

*Officer comment*

The proposal's housing typology mix of 80% low density and 20% medium density support's Council's objective of increasing housing diversity and affordability. The higher densities are also well located adjacent to open space and schools. The implementation of comprehensive density bands and land use zones in the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Precincts SEPP) would ensure certainty in the built form outcomes for Pondicherry.

ORD02

Attachment 3



Biodiversity Assessment

The Biodiversity Assessment (Assessment) provides recommendations to maintain parity with the SWGA Biodiversity Certification Order. This includes maintaining a minimum of 1.6ha of existing native vegetation (ENV), which could be achieved through the proposed riparian area of South Creek. The Assessment also recommended that the area be zoned E2 (now known as C2) Environmental Conservation. Pondicherry’s areas of ecological constraints are shown in **Figure 7**.

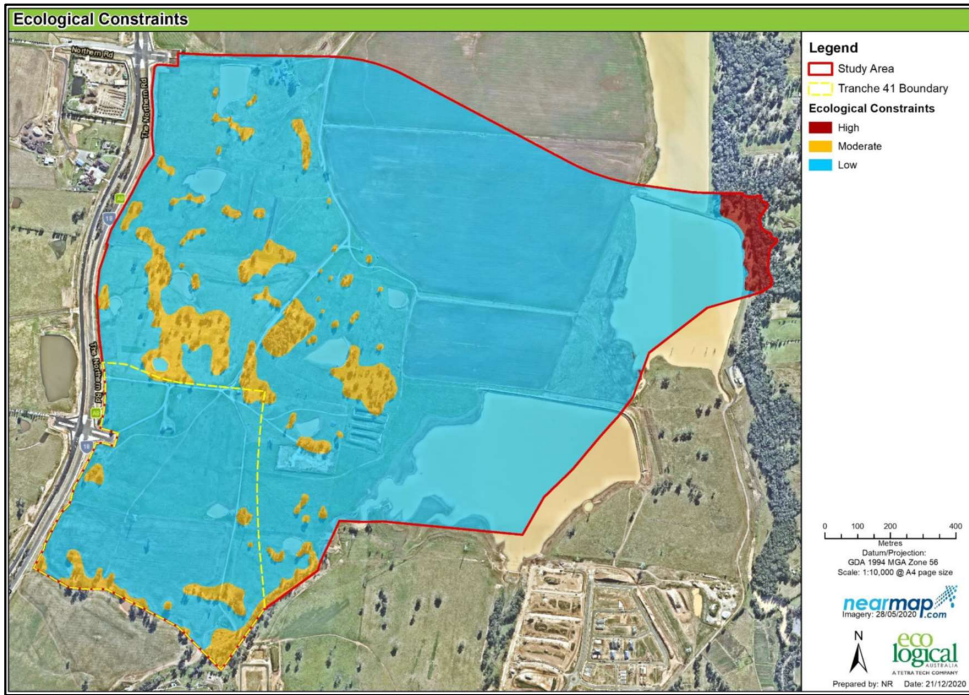


Figure 7: Areas of Ecological Constraint

*Officer comment*

Council officers support the recommendations of the Assessment. The draft ILP and zoning maps are consistent with the above recommendations in that they maintain 1.6ha of existing vegetation in the riparian area along South Creek to be zoned C2 Environmental Conservation.

The Biodiversity Consistency Report has also been provided to demonstrate consistency with the SWGA Biodiversity Certification Order and the Commonwealth Strategic Assessment. The consistency report would form part of any publicly exhibited material.

Bushfire Strategic Study

The Bushfire Strategic Study (Study) found that the proposal was generally consistent with bushfire protection principles and the legislative framework. However future detailed assessment of specific developments would be required at DA stage.



Officer comment

The general strategic principles contained within the Study are achieved through the draft ILP. This includes minimising the likelihood of bushfire through appropriate landscaping, infrastructure, and access and egress.

Pondicherry was referred to the NSW Rural Fire Service during the initial notification period. No objection was raised, but recommendations were made regarding perimeter road widths and Asset Protection Zones. The draft DCP controls will ensure these recommendations are implemented at the DA stage.

Tree Strategy

The Tree Strategy (Strategy) sought to maximise streetscape legibility, improve ecology, and maximise tree canopy. Particular attention has been paid to creating a green street network where trees are prioritised. Revised street cross sections have also been developed to reduce the urban heat effect and be consistent with the draft Western Sydney Street Design Guidelines. The revised cross sections also include fixed driveway locations and flex zones (wider verges) to achieve the maximum number of tree plantings. The proposed street tree plan is shown in Figure 8.

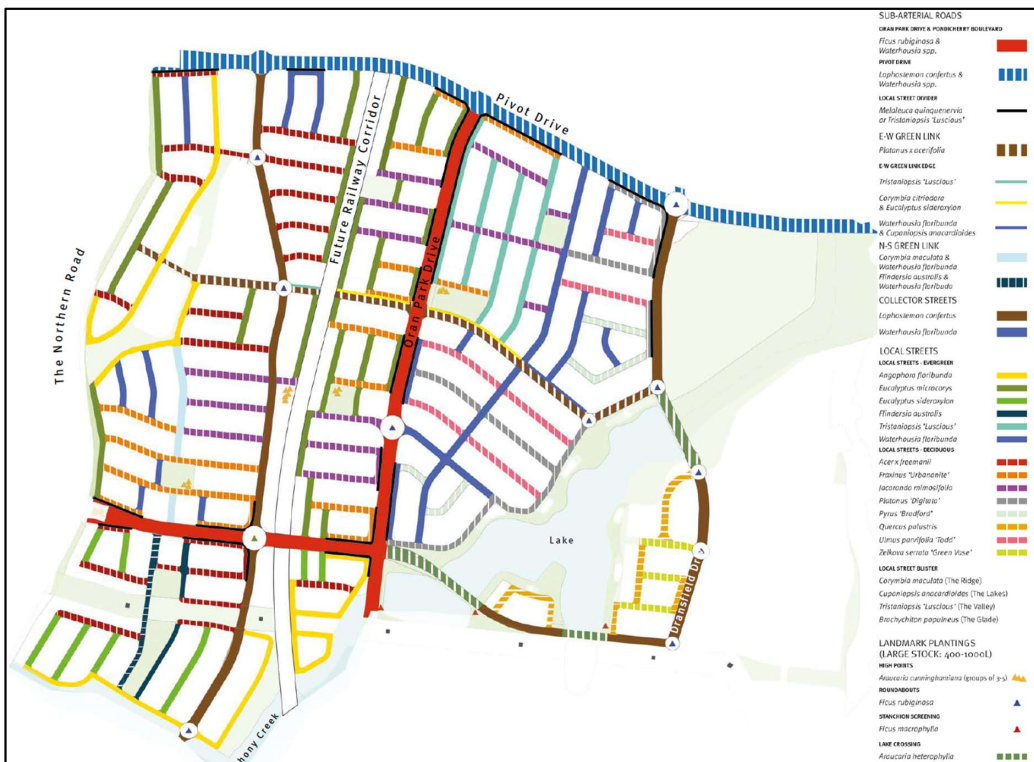


Figure 8: Street Tree Plan

Officer comment

Council officers have worked with the proponent in developing the tree Strategy. The imposition of fixed driveways is supported and encouraged to maximise the number of larger

ORD02

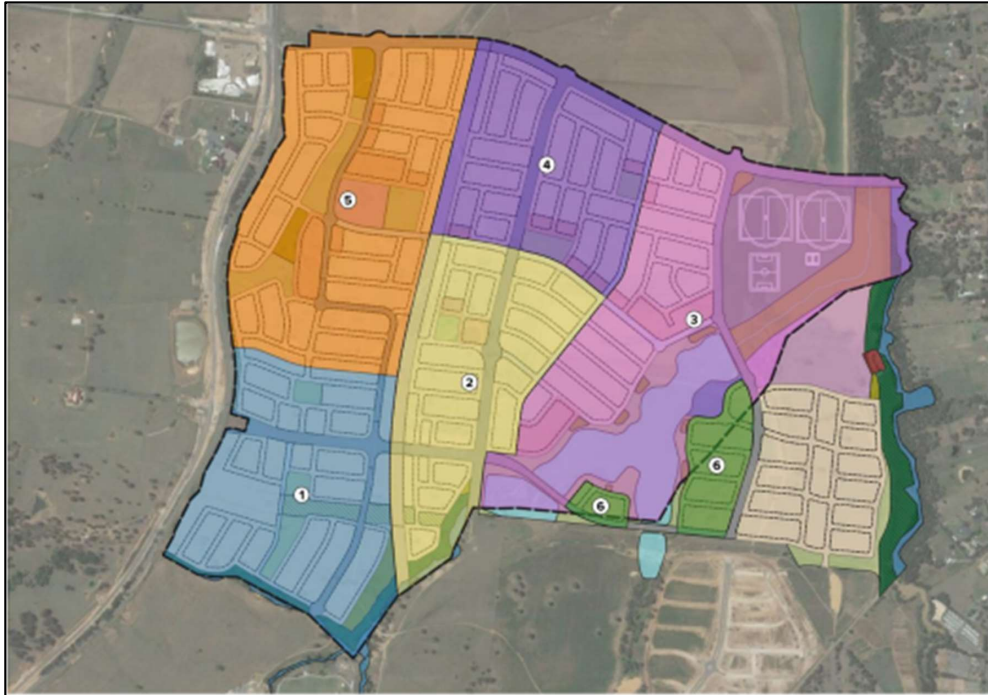
Attachment 3



trees able to be incorporated, increasing tree canopy whilst retaining on street parking. The revised street cross sections have also been incorporated into the draft DCP.

Utilities Servicing Report and Implementation Plan

The Utilities Servicing Report (Report) found Pondicherry has no existing services but there are planned servicing upgrades to facilitate future residential uses. The implementation plan shows a six stage approach for provision of services including what works are required and their estimated costs as shown in **Figure 9**.



*Figure 9: Servicing Staging*

*Officer comment*

The report has demonstrated that Pondicherry could be serviced prior to the release of residential allotments. Service providers were given the opportunity to comment during the initial notification period. No objections were raised by Endeavour Energy, Sydney Water, Opticomm or Jemena.



## Assessment against Key Strategic Documents

### Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change in the context of economic, social and environmental matters.

The proposal is consistent with the relevant Direction and Objectives of the Plan as summarised in **Table 1**

Greater Sydney Region Plan		
Direction	Objective	Officer Comment
<b>Direction 3</b> Infrastructure & Collaboration - A City supported by Infrastructure	Objective 1: Infrastructure supports the three cities	The proposal adjoins the established area of Oran Park and represents a logical extension of existing and planned infrastructure for the area, including servicing infrastructure and the provision of social infrastructure including schools and a recreational lake.
	Objective 2: Infrastructure aligns with forecast growth-growth infrastructure compact	The proposal is consistent with this objective. The proposal would facilitate between 2,530 to 2,850 dwellings, with the site being located in the SWGA. The proposal would assist with the realisation of Council's 10-year housing target.
	Objective 3: Infrastructure adapts to meet future needs	The Pondicherry Lake Precinct provides the opportunity for adaptive and technologically advanced uses, including through mixed use development and green infrastructure.
	Objective 4: Infrastructure use is optimised	<p>The proposal would require minimal investment in trunk or supporting infrastructure due to the ongoing upgrades and established networks along The Northern Road and Oran Park.</p> <p>The spare capacity in existing infrastructure provides strong justification for the proposed housing growth.</p>
	Objective 5: Benefits of growth realised by collaboration of governments, community and business	The proposal would provide residential housing within the SWGA to meet current and future demand. The delivery of this housing would provide further justification for the committed infrastructure through the 'Western Sydney City Deal'.



ORD02

Attachment 4

Greater Sydney Region Plan		
Direction	Objective	Officer Comment
		The proposal would also be delivered through collaboration between State and Local Government.
<p><u>Direction 4</u> Liveability- A City for People</p>	Objective 6: Services and infrastructure meet communities' changing needs	<p>The proposal is supported by a social infrastructure assessment which assessed existing and future demographics of the community.</p> <p>The draft ILP responds to this assessment through the delivery of active and passive open space, schools, child care and retail uses to meet the needs of the future community.</p> <p>Other high order services, including healthcare, aged care, higher education, and emergency services to be delivered within Oran Park or surrounding centres.</p>
	Objective 7: Communities are healthy, resilient and socially connected	<p>The proposal is consistent with this objective by providing different modes of travel throughout Pondicherry, integrating with Oran Park.</p> <p>The draft ILP encourages pedestrian and cycle movement by providing well connected shared paths which connect to the wider Blue and Green Grid.</p>
	Objective 10: Greater Housing Supply  Objective 11: Housing is more diverse and affordable	<p>The Region Plan identifies that future greenfield housing needs to be delivered within the current Urban Area (including the SWGA).</p> <p>The proposal would facilitate between 2,530 to 2,850 dwellings, with the site being located in the SWGA. The proposal would contribute to Council's 6-10-year housing target.</p> <p>The proposal is consistent with these objectives by providing additional housing opportunities in the right location.</p> <p>A range of low and medium density housing opportunities are available to be delivered within the proposed ILP.</p>
	Objective 12: Great Places that bring people together	The proposal is consistent with this objective by providing good quality open spaces. This comprises a lake system





Greater Sydney Region Plan		
Direction	Objective	Officer Comment
		and district playing field to create additional opportunities for the community to gather.
	Objective 13: Environmental heritage is conserved and enhanced	<p>There are no sites of European heritage significance located in Pondicherry.</p> <p>The Maryland Homestead is the nearest item of significance and is in Lowes Creek Marylands. The Lowes Creek Maryland ILP provides residential development between the Maryland curtilage and The Northern Road .</p> <p>In this context to balance European Heritage outcomes with the Governments priorities of new housing within the SWGA, it is considered that Pondicherry would not pose an impact on the heritage values of the Maryland Homestead and curtilage.</p> <p>The Aboriginal Heritage assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct.</p> <p>Notwithstanding an AHIP over the site would be required, with consultation undertaken with 34 registered Aboriginal stakeholders.</p> <p>Aboriginal heritage is to be focused on maintaining continuity of movement along the South Creek Riparian Corridor reflecting the significance of the corridor to Aboriginal people and their way of life.</p> <p>The creek corridors within the SWGA are being protected and restored with the planned urban development.</p> <p>Restoration of the movement network and biodiversity values of South Creek are encouraged through the provisions of the DCP. It is planned for South Creek to include a share path connection for the length of the corridor.</p>

ORD02

Attachment 4



ORD02

Attachment 4

Greater Sydney Region Plan		
Direction	Objective	Officer Comment
		The environmentally sensitive creek corridors would be zoned C2 Environmental Conservation and identified as areas of Native Vegetation Retention.
Direction 5 Productivity – A Well Connected City	Objective 14: A Metropolis of Three Cities – Integrated land use and transport creates walkable and 30-minute cities	The proposal is consistent with this objective by ensuring the surrounding transport network including roads, active transport options and public transport forms an integrated road network.
	Objective 17: Regional transport is integrated with land use	The proposed road network would link to Oran Park via internal roads as well as to the future Western Sydney Airport and Narellan Town Centre via The Northern Road.
	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	The proposal is consistent with this objective by providing residential development to support the future Western Sydney Airport and Aerotropolis.
Direction 6 Sustainability – A City in its Landscape	Objective 26: A Cool and Green Parkland City in the South Creek Corridor	The proposal is consistent with these objectives by providing and conserving the riparian corridors of South Creek and Anthony Creek, with a portion of Ron's Creek forming part of the Oran Park precinct.
	Objective 27: Biodiversity is Protected, Urban Bushland and Remnant Vegetation is enhanced	
	Objective 30: Urban Tree Canopy Cover is Increased	The proposal is consistent with the objective through the implementation of a Tree Masterplan including a Street Tree Masterplan that maximises street tree planting opportunities.
	Objective 31: Public Open Space is Accessible, Protected and Enhanced	<p>The draft ILP provides a network of accessible and high quality open spaces.</p> <p>In the draft ILP all dwellings are located within 400m of local passive open space and the higher density residential are located adjacent to the high amenity Lake Precinct.</p> <p>The quantum of both passive and active open space is provided proportionate with the established benchmarks.</p>



Greater Sydney Region Plan		
Direction	Objective	Officer Comment
		<p>The proposed K-6 Primary School is provided adjacent to active open space.</p> <p>Pondicherry proposes an extensive high-quality pedestrian network, utilising enhanced street cross sections, and green corridors.</p>
	Objective 32: The Green Grid Links Parks, Open Spaces, Bushland and Walking and Cycling Paths	<p>The Green Grid opportunities identified within the Region Plan for Pondicherry include South Creek.</p> <p>The part of South Creek in Pondicherry is proposed to be zoned C2 Environmental Conservation.</p>

**Table 1: Assessment against Greater Sydney Region Plan**

#### Western City District Plan

The Western Sydney District Plan (the District Plan) was released by the GSC on 18 March 2018. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets.

The proposal is consistent with the relevant Planning Priorities and Actions of the District Plan as summarised in **Table 2**

Western City District Plan	
Planning Priority	Officer Comment
<p><u>Planning Priority W1</u> Planning for a city supported by infrastructure</p>	<p>The site is located adjoining Oran Park and would benefit from the established infrastructure.</p> <p>The site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road.</p> <p>The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>The site is also serviced by the social infrastructure delivered within Oran Park. These include sporting facilities, youth recreation facilities, a community library, schools, child care centres and aged care facilities. Pondicherry would supplement these existing facilities as the Precinct grows.</p>



ORD02

Attachment 4

<b>Western City District Plan</b>	
<b>Planning Priority</b>	<b>Officer Comment</b>
<u>Planning Priority W2</u> Working through collaboration	The proposal is consistent with this priority. Pondicherry is being planned collaboratively with DPE, Council and the landowner.
<u>Planning Priority W3</u> Providing services and social infrastructure to meet people's changing needs	The proposal includes a K-6 school, a K-12 school, district playing fields, integrated neighbourhood and community centre and additional public open space.
<u>Planning Priority W4</u> Fostering healthy, creative, culturally rich and socially connected communities	The proposal is consistent with this priority by providing cycleways and shared paths to connect to the broader pedestrian/cycle network.  Pondicherry is planned to integrate with the wider Oran Park Precinct.  The draft ILP promotes strong pedestrian and cycle connections via a permeable road network, the higher order road system, and green links to all surrounding land uses.
<u>Planning Priority W5</u> Providing housing supply, choice and affordability, with access to jobs and services	The proposal is consistent with this priority by providing housing near Oran Park, Aerotropolis, and Narellan. It also provides additional population to support local and regional commercial centres.
<u>Planning Priority W6</u> Creating and renewing great places and local centres, and respecting the District's heritage	The proposal is consistent with this priority by providing opportunities to celebrate Aboriginal cultural heritage facilitated through the DCP.
<u>Planning Priority W7</u> Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	The proposal ensures that surrounding roads, active transport and public transport are integrated with Pondicherry.  This includes facilitating the delivery of sub-arterial roads (bus capable) Oran Park Drive and Maryland Link Road No.2. The proposal also accounts for the reserved North South Rail Corridor.  The proposed road network would link to Oran Park via internal roads, as well as Narellan and the future Western Sydney Airport via The Northern Road.
<u>Planning Priority W12</u> Protecting and improving the health and enjoyment of the District's waterways.	The proposal is consistent with these objectives by preserving and enhancing riparian corridors. These riparian corridors also include the preservation of hollow bearing trees and dead stags which are important habitats for local wildlife.  The provision of the proposed lake further enhances the enjoyment of the waterway.



<b>Western City District Plan</b>	
<b>Planning Priority</b>	<b>Officer Comment</b>
<b>Planning Priority W14</b> Protecting and enhancing bushland and biodiversity	The proposal is consistent with this Direction as it would strengthen and enhance the existing natural environment by retaining and enhancing riparian corridors and providing connectivity to the broader open space and Blue and Green Grid network.
<b>Planning Priority W15</b> Increasing urban tree canopy cover and deliver Green Grid connections	The proposal seeks to increase urban canopy cover via the Pondicherry Tree Strategy.  The proposal would also include additional areas of open space which would connect to the broader open space network throughout the Camden LGA.

**Table 2: Assessment against Western City District Plan**

#### Camden Community Strategic Plan

The Connecting Camden Community Strategic Plan (CSP) 2036 acknowledges that Camden's urban landscape is changing and that there is a need to ensure that everyone has access to quality environments that are well planned and designed, maintained and built to last for future generations. The CSP also acknowledges that the green spaces, natural and rural landscapes, and waterways are special spaces with cultural and heritage values to the community.

The proposal is consistent with the relevant strategic directions and objectives of CSP as summarised in **Table 3**.

<b>Community Strategic Plan</b>	
<b>Strategy</b>	<b>Officer Comment</b>
<b>Key Direction - Liveable</b>  LB2 - Our public spaces and places are vibrant and accessible: <ul style="list-style-type: none"> <li>• LB2.1 Ensure homes, infrastructure and facilities are well planned, delivered and maintained to create high quality urban and rural environments that meet our diverse needs and respond to our climate</li> <li>• LB2.2 Enhance town centres and public spaces</li> <li>• LB2.3 Identify and maintain city heritage and culture</li> </ul>	The proposal is consistent with this direction as it would facilitate additional homes with quality public spaces that are easily accessed. The proposal includes a neighbourhood centre that will serve as a focal point for the precinct and connect residents with natural resources.  The proposal includes consideration and controls for future development to ensure that aboriginal and cultural heritage is maintained and celebrated.
<b>Key Direction - Prosperous</b>  P2 - Our LGA provides diverse local job opportunities, supported by skills and training pathways to employment:	The proposed Pondicherry precinct includes a new public school, which is intended to be zoned to allow future acquisition by the relevant state agency. The proposal is consistent with this direction through the provision of future educational uses.



ORD02

Attachment 4

Community Strategic Plan	
<ul style="list-style-type: none"> <li>P2.1 Strengthen education, training and career pathways</li> </ul>	
<p><b>Key Direction - Balanced</b></p> <p>B1- Our natural environment and waterways are protected, well maintained and enhanced for community enjoyment:</p> <ul style="list-style-type: none"> <li>B1.2 Maintain, protect and increase Camden's tree canopy</li> <li>B1.3 Manage the impact and integration of population growth responsibly within our natural environment</li> <li>B1.5 Maintain and enhance the natural environment</li> </ul>	<p>The proposal is consistent with this Direction as it would strengthen and enhance the existing natural environment by retaining and enhancing riparian corridors and providing connectivity to the broader open space and Blue and Green Grid network.</p>

**Table 3: Assessment against Community Strategic Plan**

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden LGA would change to meet the community's needs over the next 20 years.

The proposal is consistent with the relevant strategic directions and objectives of the LSPS as summarised in **Table 4**.

Camden Local Strategic Planning Statement			
Theme	Local Priority		Officer Comment
Infrastructure and Collaboration	Priority 1:	Aligning Infrastructure Delivery with Growth	The proposal is located in the SWGA which is designated for future urban growth. The proposal is consistent with this priority as it would facilitate further expansion of infrastructure, road upgrades and the further release of precincts.
	Priority 2:	Connecting Camden through Integrated Transport Solutions	<p>The proposal is consistent with this priority by ensuring the surrounding transport network including roads, active transport and public transport is integrated into the proposed network of Pondicherry. This includes facilitating the delivery of sub-arterial roads (bus capable) Oran Park Drive, Maryland Links Road and North South Rail Corridor.</p> <p>The proposed road network would link Pondicherry to Oran Park via internal roads, as well as Narellan and the future Western Sydney Airport via The Northern Road.</p>



<b>Camden Local Strategic Planning Statement</b>		
<b>Theme</b>	<b>Local Priority</b>	<b>Officer Comment</b>
	Priority 3: Planning for the Delivery of the North South Rail and South West Rail Link Extension	The proposal accounts for the reserved North South Rail corridor and plans development accordingly.
	Priority 4: Working in Partnership to Deliver a More Liveable, Productive and Sustainable Camden	Pondicherry is being planned collaboratively with the Department of Planning and Environment, Council and the landowner.
Liveability	Priority 1: Providing Housing Choice and Affordability for Camden's Growing and Changing Population	The proposal is consistent with this local priority by providing additional housing to meet the needs of the growing community in the Camden LGA. The precinct includes a mix of low and medium density housing opportunities.
Liveability	Priority 3: Providing Services and Facilities to Foster a Healthy and Socially Connected Community	The draft ILP responds to the Social Infrastructure Assessment through the planned delivery of active and passive open space, schools, child care and retail uses to meet the needs of the future community, with higher order services including healthcare, aged care, higher education, emergency services being delivered or already delivered within Oran Park or surrounding centres. The planning for Pondicherry promotes the delivery of healthy, resilient, and socially connected communities.
Sustainability	Priority 1: Improving the Accessibility and Connectivity of Camden's Green & Blue Grid and Delivering High Quality Open Space	The proposal is consistent with this local priority by designing a well-connected development which provides integrated shared and pedestrian paths to the broader network in the Camden LGA.  In particular, the proposal provides walking tracks along the riparian corridor, and shared paths along sub-arterial, collector and green link roads.
	Priority 2: Protecting & Enhancing the Health of Camden's Waterways, and Strengthening the Role and Prominence of the Nepean River	The proposal is consistent with this local priority by ensuring that the riparian corridors are maintained and enhanced and providing connectivity to the broader open space and Blue and Green Grid network of the Camden LGA and Western City.
	Priority 6: Improving Camden's Resilience to Natural Hazards and Extreme Weather Events	The Pondicherry Tree Masterplan seeks to strengthen the establishment of an urban canopy to mitigate urban heat, along with the proposed lake precinct. The proposal is that is consistent with this local priority by providing a stormwater management system consistent with the principles of water sensitive urban design system which will

ORD02

Attachment 4



ORD02

Camden Local Strategic Planning Statement		
Theme	Local Priority	Officer Comment
		ensure that stormwater run-off levels meet pre-development levels. Emergency services are being delivered or already delivered within Oran Park or surrounding centres and the draft ILP is consistent with bushfire protection principles and legislation.

**Table 4: Assessment against the Camden Local Strategic Planning Statement**

#### Camden Local Housing Strategy

The Local Housing Strategy (LHS) sets out Council's vision for housing in the Camden Local Government Area (LGA) over the next 10 and 20 years. It draws on a body of evidence to create a set of housing priorities and objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The draft Planning Proposal does not provide an assessment against the LHS. Council officer's assessment of the proposal against the relevant objectives of the LHS is summarised in **Table 5**.

Attachment 4

LHS	Officer Comment
<i>Objective 1: There is sufficient planning capacity to meet forecast housing demand</i>	The proposal contributes to Council's commitment to meet planning capacities. The precinct proposes to facilitate 2,530 to 2,850 dwellings, which is in line with the 6-10 year housing target of 12,700 to 15,200 dwellings.
<i>Objective 2: Precincts in the SWGA are planned and released to align with infrastructure provision</i>	The provision of utility services such as water, sewage, gas, electricity and telecommunications has been investigated and confirmed to be feasible. The proposal is supported by a draft VPA letter of offer for the delivery of infrastructure to support Pondicherry and its future community.
<i>Objective 4: Neighbourhood design supports healthy and connected communities that are better placed</i>	The draft ILP has been designed to ensure well connected streets that promote walking and cycling through the provision of shared paths along riparian corridors, sub-arterial and collector roads. The proponent's vision is to create a community with high amenity and urban design quality that would be a source of community pride and identity, leveraging the services and facilities of the established Oran Park precinct and the developing Western City.
<i>Objective 5: Increase Camden LGA's green cover and urban tree canopy</i>	The proposed precinct would contribute to this objective through the Pondicherry Tree Masterplan, which has included designs to maximise street tree planting and tree canopy within the precinct.
<i>Objective 6: Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure</i>	The precinct proposes a mix of low and medium density housing opportunity. The proposed medium density zonings are located strategically near neighbourhood centres, open space and schools to promote walkability.





LHS	Officer Comment
<i>Objective 9: The mix of housing types matches the changing needs and preferences of the community</i>	As previously mentioned, the proposed precinct provides for low density and medium density residential zonings, as well as density bands to enable a mix of housing opportunities to meet the needs of the evolving community.

**Table 5: Assessment against Local Housing Strategy**

Camden Centres and Employment Strategy

The Centres and Employment Land Strategy (CELS) sets out Council's vision for centres and employment land in the Camden LGA over the next 20 years. It draws on a body of evidence to create a set of priorities and objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The draft Planning Proposal does not provide an assessment against the CELS. Council officer's assessment of the proposal against the relevant objectives of the CELS is summarised in **Table 6**.

CELS	Officer Comment
<i>Direction 1: A network of successful, integrated and attractive retail centres</i>	The development of an eastern neighbourhood centre and a smaller western centre in Pondicherry would ensure residents are within walking distance of retail offerings.  These accessible local centres provide an important function in the retail hierarchy of Camden.
<i>Guiding Criteria for Planning proposals – 3 . Proposed centres in greenfield areas should be established early in the development process.</i>	The timing for delivery of the Pondicherry eastern and western neighbourhood centres is unknown and will be influenced by demand driven by population growth.

**Table 6: Assessment against the Centres and Employment Land Strategy**

Draft Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid

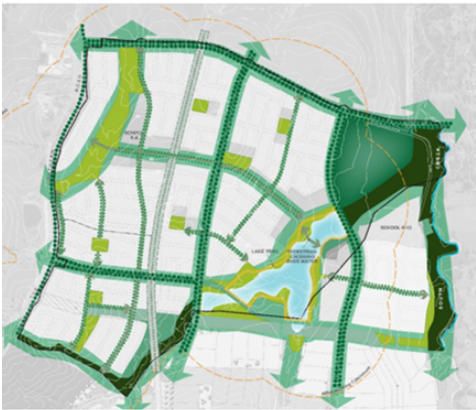
The draft *Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid (draft vision)* outlines Council's approach to join and enhance green open spaces, biodiversity corridors, riparian areas, and natural bushland (the Green Grid) using creeks, rivers, lakes and streams (the Blue Grid) as the backbone for these connections.

The draft Planning Proposal does not provide an assessment against the draft vision. Council officer's assessment of the proposal against the relevant objectives of draft vision is summarised in **Table 7**.



ORD02

Attachment 4

Key Recommendations	Officer Comment
<p>1. Create linear open space 'Green Grid' corridors to promote walking, cycling and public transport usage, and to provide important habitat corridors for animals and wildlife.</p>	<p>The proposed Indicative Layout Plan and draft DCP includes specific images and controls relating to a blue-green grid network, cycle/shared paths and public transport infrastructure.</p>
<p>3. Create more east-west links of trees and vegetation across the local grid to connect Town Centres and river and creek systems – This will provide a steppingstone of habitats for animals to move between as well as provide shade for people to move about their local area.</p>	<p>The proposal will contribute to east-west connections between precincts through tree lined links from South Creek to the west, linking to The Northern Road. An east west Green Link connection is proposed through the centre of Pondicherry and an east west corridor is proposed along Pondicherry's southern interface with Oran Park.</p> 
<p>4. Keep existing farm dams and wetlands when designing new and future suburbs – these will provide a water source for wildlife and create focal point within new open spaces for people to enjoy.</p>	<p>The existing farm dams on the site are proposed to be reconfigured into the proposed lake. The proposed lake will act as a stormwater detention basin.</p>
<p>5. Use the electricity easements as green links by vegetating these areas with low native planting – offering new walking and cycling tracks for people to use as well as creating new biodiversity links for wildlife.</p>	<p>The proposed ILP involves the expansion of the sharepath network to create east west connections within the transmission line corridor, linking Anthony Creek, Ron's Creek and South Creek</p>
<p>8. Retain and restore vegetation around South Creek and Kemps Creek when planning for development.</p>	<p>The South Creek corridor is proposed to be maintained and enhanced.</p>
<p>9. Connect key destinations within towns by planting trees along new roads, active transport routes (e.g. walking</p>	<p>The proposal includes a Tree Masterplan that will achieve tree canopy along streets and pedestrian/shared paths. The key pedestrian/shared paths are located along higher</p>



Key Recommendations	Officer Comment
and cycling tracks), near future railway stations and near community and retail centres to create a series of local 'green grid' loops	order roads to ensure connections to key infrastructure and centres.
10. Use rivers and creeks as the main structure for the local Green Grid, promoting the Nepean River and South Creek as strong 'Blue Grid' connections	Anthony Creek, Ron's Creek and South Creek corridor are proposed to be linked via a green grid connection.
11. Protect and restore bushland.	The South Creek riparian corridor is proposed to be maintained and enhanced.
12. Investigate ways to retain water in the environment by incorporating Water Sensitive Urban Design (WSUD) into new builds, public domain projects and during the master planning for new suburbs.	The proposed lake system will act as a stormwater detention basin for the precinct. Stormwater will be treated by a series of Gross Pollutant Traps and Bioretention basins prior to entering the lake body. The proposed lake seeks to retain water in the landscape.  Pondicherry's Water Cycle Management Strategy involves implementation of water sensitive urban design features.
14. Return waterways to a more natural state.	The existing farm dams will be reconfigured to create the proposed lake. The lake system will connect to existing riparian corridors and South Creek, which are proposed to be maintained and enhanced.

**Table 7: Assessment against the draft Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid**

ORD02

Attachment 4



## Pondicherry Planning Proposal - Public Agency Submissions Response Table – December 2022

Issue/ Recommendation	Officer Response	Proposed Action
<b>1.0 Environmental Protection Authority (EPA)</b>		
<p><b>1.1</b> <i>Air Quality</i> The Air Quality Assessment lacks information to robustly characterise the potential:</p> <ul style="list-style-type: none"> <li>• frequency of odour activities;</li> <li>• intensity of any odour emitting sources;</li> <li>• duration of potential odour episodes; and</li> <li>• offensiveness of potential odour emissions.</li> </ul>	<p>Council's officers have reviewed the Assessment and are satisfied that the potential odour sources would not create odour to a level that would adversely impact on the amenity of future residents and impede the rezoning of Pondicherry. However, further investigations should be undertaken when the northern part of Pondicherry is due to be developed. The draft DCP includes an odour impact area figure and this is supported. The main body of the Camden Growth Centre Precincts Development Control Plan (DCP) contains provisions that address odour assessment and management and air quality.</p> <p>The EPA can be further consulted on these matters at a formal public exhibition stage of the draft Planning Proposal, subject to the proposal being supported.</p>	No further action required.
<b>1.2</b> <i>Noise Attenuation</i>		No further action required.



Issue/ Recommendation		Officer Response	Proposed Action
	<ol style="list-style-type: none"> <li>1. Spatially separate incompatible land use through appropriate zoning and placement of activities to minimise noise-related land use conflicts.</li> <li>2. Minimising noise emissions at source through best practice selection, design, siting, construction and operation as appropriate.</li> <li>3. Reducing noise impacts at receivers through best practice design, siting and construction, for example: <ul style="list-style-type: none"> <li>• Encouraging design solutions for residential buildings and sensitive receivers that takes account of noise from industry, busy roads and railways.</li> <li>• Encouraging use of natural barriers to manage existing sources of noise.</li> <li>• Designing shielded external tranquil areas and soundscapes to provide respite from noise.</li> </ul> </li> </ol>	contains site-specific noise provisions for development on or near the rail corridor. These DCP controls generally require compliance with Council's Environmental Noise Policy.	
<b>1.3</b>	Further assessment of stormwater design and modelling is required to ensure consistency with the work undertaken as part of Council's Upper South Creek Flood Study.	Noted. Flood modelling has been undertaken for the Tranche 41 (part Pondicherry) subdivision DA assessment. Additional flood modelling for the precinct is underway and can be completed at the post-Gateway Determination stage, subject to the proposal being supported.	Updated flood modelling to be provided to EPA at the post Gateway Determination stage.
<b>1.4</b>	Approaches that help support the delivery of water in the landscape are supported, in particular integrated Water	The proposal is consistent with this request. A Flooding and Water Cycle Management Assessment	No further action required.

2

## Attachment 5

ORD02



Issue/ Recommendation	Officer Response	Proposed Action
Sensitive Urban Design (WSUD). Integrated water cycle management is encouraged.	has been undertaken that recommends application of WSUD to Pondicherry, which has been incorporated into the draft ILP.	No further action required.
<b>1.5</b>	<p>Recommends that detailed contamination assessments are undertaken prior to development and occupation. In this regard, the Proposal may benefit from a Section B5 Site Audit Statement or interim audit advice certifying that the land can be made suitable for the proposed use prior to approval.</p>	<p>Potential contamination issues can be addressed at the DA stage. The draft DCP includes a potential contamination risk figure that identifies Areas of Environmental Concern (AECs), and this is supported. A detailed site investigation would be required for subdivision development applications (DAs) in accordance with the requirements of the Growth Centre Precincts DCP.</p>
<b>2.0 Endeavour Energy</b>		
<b>2.1</b>	An extension and / or augmentation of the existing local network will be required. However, the extent of the works will not be determined until the final load assessment is completed.	Further assessment can occur at subdivision DA stage and will be assessed by Endeavour Energy when permission is sought to connect.
<b>3.0 Sydney Water (UrbanGrowth NSW)</b>		
<b>3.1</b>	<p>No objection to the Planning Proposal. The proposal's indicative servicing requirements generally matches Sydney Water's current servicing plans.</p> <p>Depending on development rate within the sewer pump stations SP1198 and SP1209 catchments, amplifications within the West Camden wastewater treatment network may be required.</p>	The proponent has been advised of this requirement. A feasibility study can be prepared at a later stage of the development process.



Issue/ Recommendation	Officer Response	Proposed Action
<p>Proponent should lodge a feasibility study with Sydney Water for the proposal.</p> <p>Water infrastructure will need to cross the railway corridor to enable servicing of the area. Laying of maintenance free conduits may be required if the railway line is built prior to servicing this area.</p>		
<b>4.0 Transgrid</b>		
<b>4.1</b>	No issues.	No further action required.
<b>5.0 Transport for NSW</b>		
<b>5.1</b>	Council should investigate the need to install full time 'No Stopping' zones on-street where required to maintain safety and traffic flows.	No further action required.
<b>5.2</b>	<p>Detailed planning on the walking and cycling network has not been undertaken. TfNSW suggests that on-road cycle lanes are protected, the median for Collector Road and Green Link roads shrunk, and shared paths to be put on both sides of the road.</p> <p>Detailed planning on Pondicherry's walking and cycling network has been undertaken. The draft ILP promotes walking and cycling through a coordinated and interconnected network of footpaths, sharepaths and on-road and off-road cycle ways (to the sub-arterial roads). A limited number of revised indicative street cross sections have been developed to address active transport, improve access and increase tree canopy. This includes green link roads that incorporate wider verges for</p>	Further consult with TfNSW at the formal public exhibition stage of the draft Planning Proposal.

## Attachment 5

ORD02



	Issue/ Recommendation	Officer Response	Proposed Action
		<p>increased density of planting and larger tree species (increased tree canopy).</p> <p>TfNSW can be further consulted on these matters at a formal public stage of the draft Planning Proposal, subject to the proposal being supported.</p>	
5.3	TfNSW is strongly supportive of planning controls and zone objectives which promote the use of public and active transport and discourage reliance on private vehicle use.	<p>Noted. Refer to the response to 5.2 in relation to active transport. Pondicherry will be serviced by regional bus routes along The Northern Road and the expanding routes within Oran Park as it continues to grow and evolve. All sub-arterial and collector roads within the draft ILP are identified as being bus capable. Bus capable roads are identified on the draft DCP road hierarchy figure and Oran Park Drive is planned to accommodate a rapid bus service. TfNSW has advised the operational timeframe for the north-south rail link is not within the horizon year of analysis and as a result has not been considered in the assessment of Pondicherry.</p> <p>The draft DCP includes a provision that addresses this</p>	No further action required.
5.4	TfNSW requires further detail with respect to the acoustic treatments of building facades. It is recommended that all		No further action required.





Issue/ Recommendation	Officer Response	Proposed Action
residential buildings within 25 metres of the transport corridor be constructed to a minimum standard of attenuation consistent with noise treatment category 3 as described at Figure 3.3a of the Development Near Rail Corridors and Busy Roads – Interim Guidelines.	issue, which supplements Section 2.3.9 Noise of the main body of the Growth Centre Precincts DCP.	
<b>5.5</b> The proposed footprint for the noise attenuation treatment should be fully contained within the private development and not encroach on the road reserve of The Northern Road.	Noted. The proponent has been advised of this requirement.	No further action required.
<b>5.6</b> TfNSW recommends that Council make a notation on the 10.1 (Planning) Certificates of all the houses adjoining the rail corridor (both within and outside 25m) that recognises they are aware they will abut a major transport corridor.	Planning Certificates issued by Council for existing land parcels address this issue. Future residential lots can be annotated with the requested information at the appropriate development stage.	No further action required.
<b>5.7</b> The DCP should clearly state that direct vehicular access points to The Northern Road for individual developments will not be supported. All vehicular access to The Northern Road will be via the signalised intersections of Maryland Links 1 and 2 only.	Part 3.3 Movement Network of the main body of the Camden Growth Centre Precincts DCP contains provisions that address vehicular access requirements to the major road network.	No further action required.
<b>5.8</b> TfNSW requests that the local road intersections and potential access points be situated as far away as possible from The Northern Road intersection stubs to reduce potential impacts to the operation of the signals. These local road intersections or access points on approaches to The Northern Road should also be restricted to Left In Left Out only to ensure the safety and efficiency of the existing traffic signals associated on The Northern Road.	The draft ILP is consistent with this request.	No further action required.

## Attachment 5

ORD02



Issue/ Recommendation	Officer Response	Proposed Action
<p><b>5.9</b> All references to Signalised Intersections and Roundabouts should be updated to 'Major/Controlled Intersection' in both the ILP and also the Road Hierarchy Plan within the draft DCP. As these intersections have not yet been assessed or approved for traffic signals in accordance with Section 87 of the Roads Act 1993.</p>	<p>The draft DCP Precinct Road Hierarchy Figure identifies recommended locations for major controlled intersections. The approach to intersections may be refined as the planning proposal progresses, and in response to further traffic modelling being undertaken, including further consultation with TfNSW.</p>	<p>Further consult with TfNSW, at the formal public exhibition stage of the draft Planning Proposal.</p>
<p><b>5.10</b> Any development on the site should require the preparation of a Travel Demand Management (TDM) strategy and/or Green Travel Plan (GTP).</p>	<p>Noted. The proponent has been advised of this requirement. This matter can be addressed at a later development stage.</p>	<p>No further action required.</p>
<p><b>5.11</b> The proposed Pondicherry road structure has two east-west sub-arterial roads including Marylands Link Road No.1 and Marylands Link Road No.2, which we understand were not identified in the Special Infrastructure Contribution (SIC) Determination infrastructure list. TfNSW is currently working with the Department of Planning Industry and Environment to determine whether these roads would provide a regional function to determine whether these roads should qualify for SIC offsets or if they should be included in local contribution plans/planning agreements.</p>	<p>Noted.</p>	<p>No further action required.</p>
<p><b>6.0 Environment, Energy and Science Group (EES)</b></p>		
<p><b>6.1</b> A flood impact and risk assessment based on Council's Regional Flood Modelling Framework, and ecological assessment and consistency report to demonstrate compliance with the Order to confer biodiversity certification</p>	<p>Noted. Additional flood modelling is underway and can be completed at the post Gateway Determination stage.</p>	<p>Updated flood modelling to be provided to EES at the post Gateway Determination stage.</p>



Issue/ Recommendation	Officer Response	Proposed Action
<p>on the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 is to be provided.</p> <p>EES recommends the PP be supported by the following:</p> <ul style="list-style-type: none"> <li>• an ecological assessment to identify and field validate ENV</li> <li>• planning provisions to protect ENV</li> <li>• a biodiversity certification consistency report including maps to illustrate the changes to the certification boundaries (both pdfs and GIS shapefiles), and</li> <li>• development controls for the reuse of native plants and top soil, as well as dam dewatering procedures.</li> </ul>	<p>A Biodiversity Assessment has been submitted and a Biodiversity Consistency Report has also been provided to demonstrate consistency with the SWGA Biodiversity Certification Order and the Commonwealth Strategic Assessment. The consistency report would form part of any publicly exhibited material.</p> <p>The draft DCP includes a Tree Strategy. Procedures for dam dewatering are not necessary to be included in a draft DCP.</p>	<p>Further consultation to be undertaken with EES, subject to the proposal being supported.</p>
<b>7.0 School Infrastructure NSW</b>		
<p><b>7.1</b> SINSW supports the addition of a school subject to configuration requirements.</p>	<p>A Kindergarten to Year 6 school</p>	<p>No further action required.</p>
<p><b>7.2</b> <i>Timing of Transfer of Land</i> The timing of delivery will depend on the delivery of dwellings and should be agreed prior to VPA finalisation</p>	<p>Noted.</p>	<p>To be considered in VPA negotiations, subject to the proposal being supported.</p>
<p><b>7.3</b> <i>Traffic Impacts and Sustainable Travel</i> The Planning proposal should address pedestrian networks, including footpaths and shared use paths, pedestrian crossings, shade / weather protection, way finding, as well as public bus coverage, including bus priority measures, stops, and shelters to encourage and promote active and sustainable travel.</p>	<p>The draft ILP includes key design and planning principles to deliver walkable neighbourhoods focused around open space areas and provide safe and convenient active transport connections that connect open spaces and riparian</p>	<p>Amendment to ILP is likely to be required</p>

## Attachment 5

## ORD02



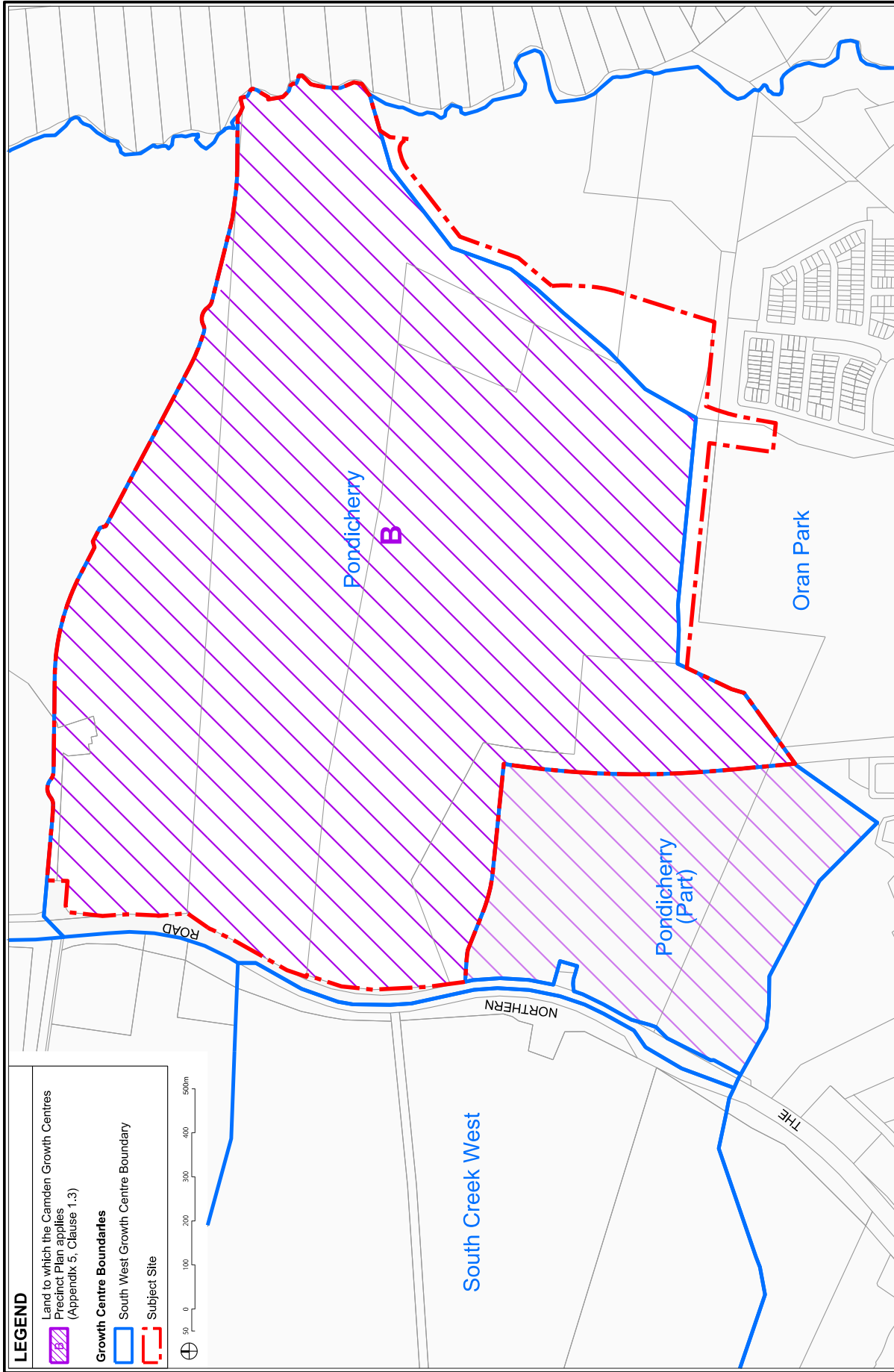
Issue/ Recommendation	Officer Response	Proposed Action
	<p>corridors to local facilities. A small number of revised street cross sections have been included in the draft DCP to address active transport, improved access and increased tree canopy.</p> <p>Bus capable roads are identified on the draft DCP road hierarchy figure and Oran Park Drive is planned to accommodate a rapid bus service. TfNSW has advised the operational timeframe for the north-south rail link is not within the horizon year of analysis and as a result has not been considered in the assessment of Pondicherry.</p>	
<p><b>7.4</b></p> <p>A state VPA will not be used to facilitate the delivery of the public primary school. Requests the proposal to be amended to zone the school site SP2 Infrastructure.</p>	<p>Noted</p>	<p>The draft Planning Proposal has been amended to zone the public primary school site SP2 Infrastructure.</p>
<p><b>8.0 Rural Fire Service (RFS)</b></p>		
<p><b>8.1</b></p> <p>The NSW RFS has no objections to the draft ILP for Pondicherry. Perimeter roads along drainage and riparian areas will require a minimum carriageway width of 8 metres with parking provided outside the carriageway width per Table 5.3b of Planning for Bush Fire Protection 2019 (PBP). It is expected that perimeter roads will accommodate all or most of the minimum Asset Protection Zone (APZ) requirements for residential uses.</p>	<p>Noted. These recommendations should be implemented during DA stage. The location of perimeter roads in the draft ILP is generally consistent with this requirement.</p>	<p>No further action required.</p>



	Issue/ Recommendation	Officer Response	Proposed Action
8.2	<p>The main concern will be for the community centre (with a floor space area over 500m<sup>2</sup>) and schools that will need to accommodate greater APZs per Table A1.12.1 of PBP . Otherwise, the parks near these vulnerable uses would need to incorporate a Plan of Management requiring ongoing maintenance to inner protection area (IPA) standards by the Council through dedication or a community association per section 3.2.6 of PBP .</p>	<p>Noted. The proposed K-12 school in the Oran Park Precinct will need to incorporate emergency management requirements within its' site. These matters can be addressed at a future DA stage.</p>	<p>No further action required.</p>

ORD02

Attachment 6



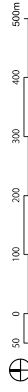
**LEGEND**

Land to which the Camden Growth Centres  
Precinct Plan applies  
(Appendix 5, Clause 1.3)

**Growth Centre Boundaries**

South West Growth Centre Boundary

Subject Site



**Draft Pondicherry Precinct - Land Application Map**  
**WESTERN PARKLAND CITY SEPP 2021 (PROPOSED)**

Ref: DOP/PC/1-001- | Date: 10/10/2022 | Revision: B | Scale: NTS

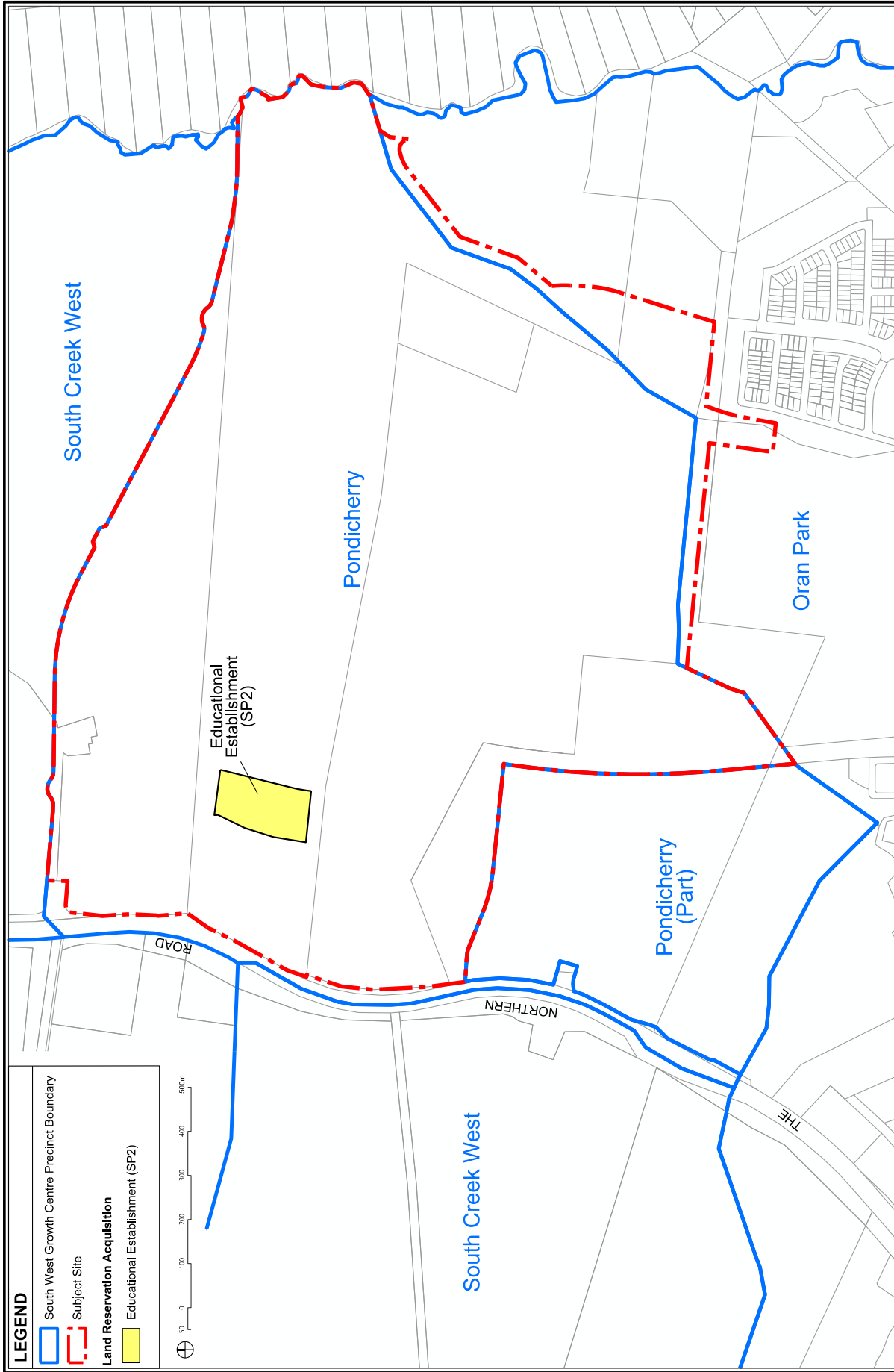
Note: All areas and dimensions subject to detailed survey.

Design+ Planning  
 10/10/2022  
 10/10/2022  
 10/10/2022  
 10/10/2022



ORD02

Attachment 8



**Draft Pondicherry Precinct - Land Reservation Acquisition Map**  
**WESTERN PARKLAND CITY SEPP 2021 (PROPOSED)**

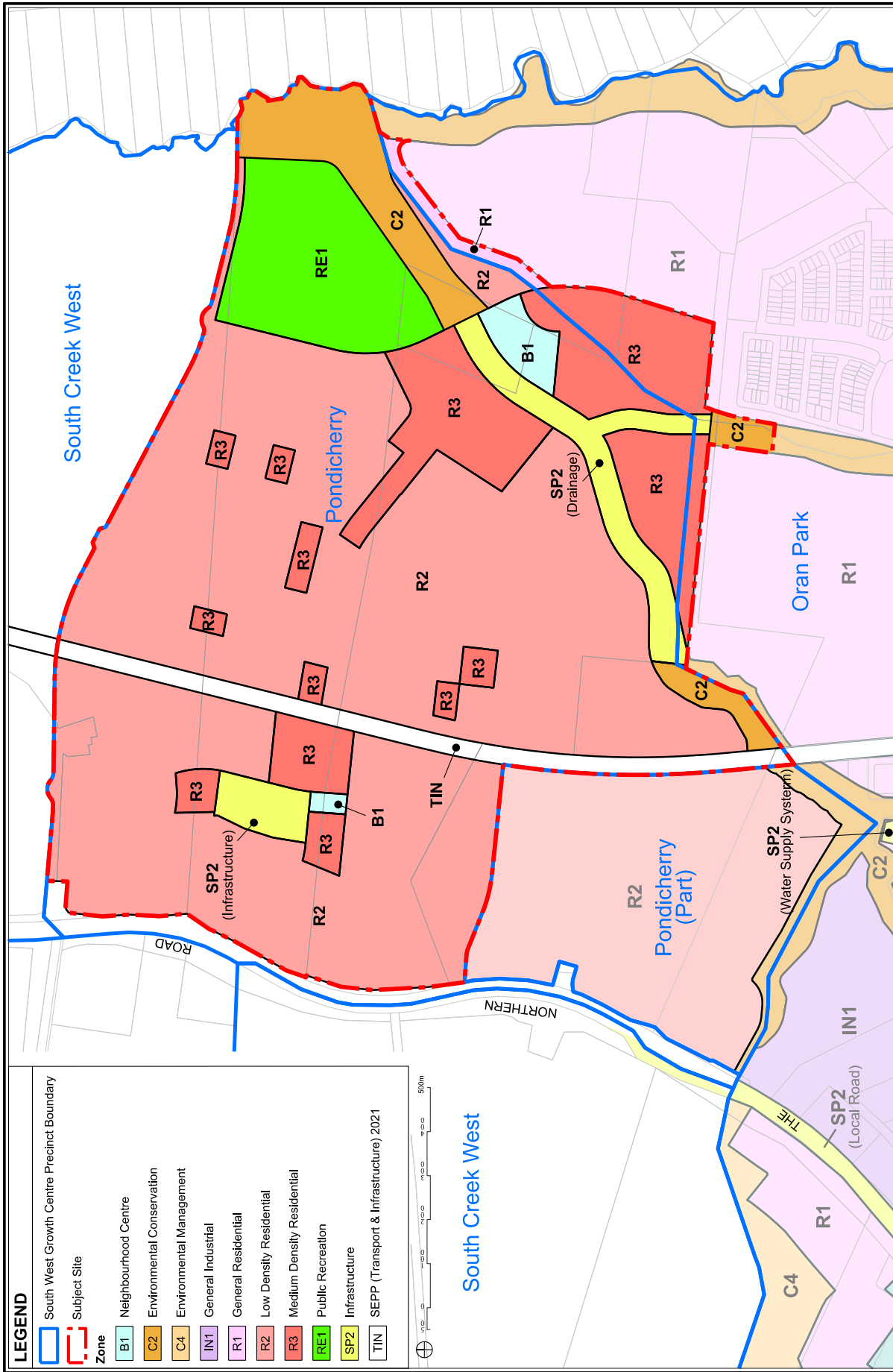
Ref: EDO/PP/21-1-005-1 Date: 10/10/2022 Revision: D Scale: NTS  
 Note: All areas and dimensions subject to detailed survey.

Design+ Planning  
 10/10/2022  
 10/10/2022  
 10/10/2022  
 10/10/2022



ORD02

Attachment 9



**LEGEND**

- South West Growth Centre Precinct Boundary
- Subject Site

**Zone**

- B1 Neighbourhood Centre
- C2 Environmental Conservation
- C4 Environmental Management
- IN1 General Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- TIN SEPP (Transport & Infrastructure) 2021

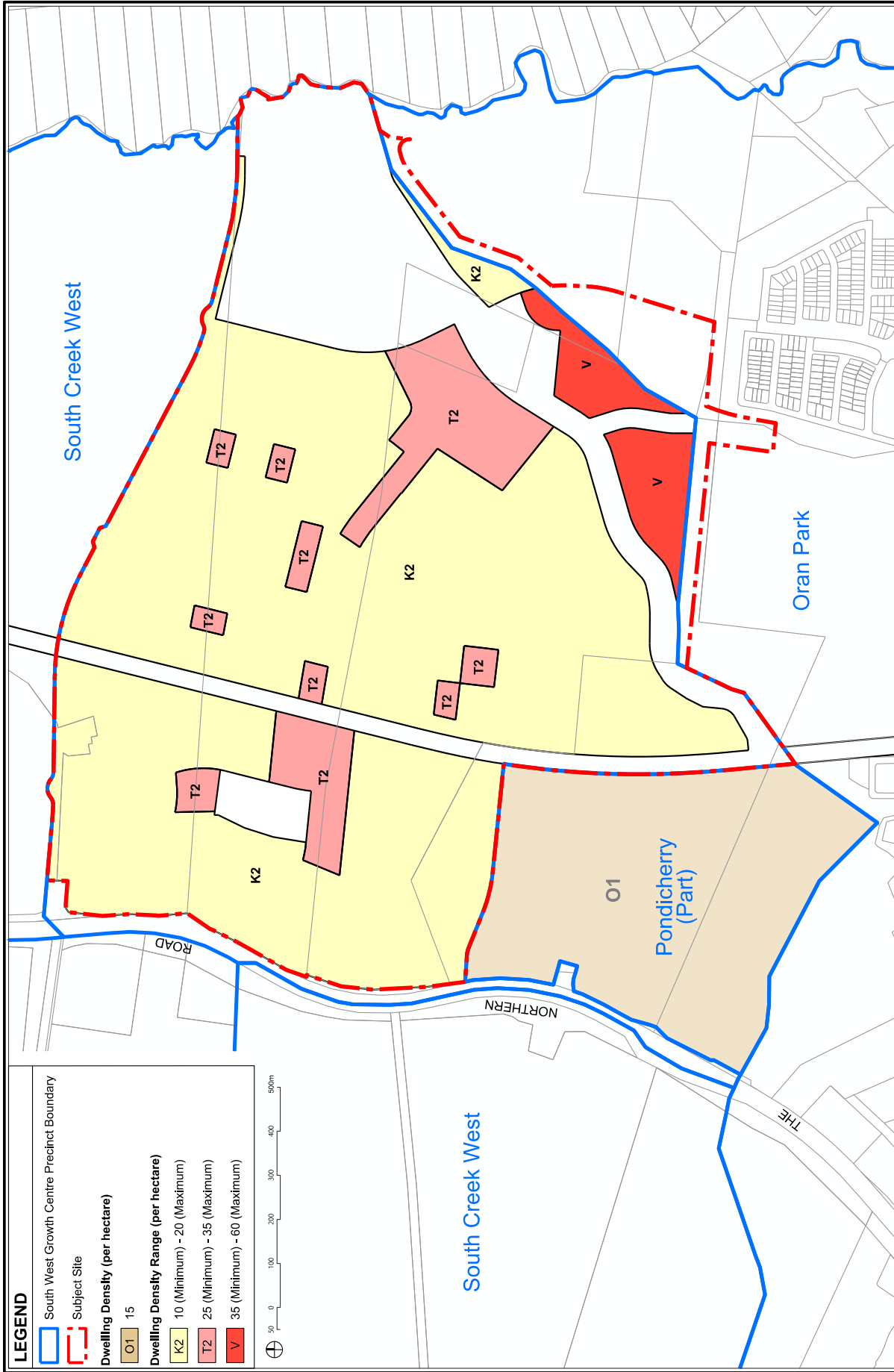
Scale: 1:5000  
 Date: 10/10/2022  
 Revision: 1  
 NTS  
 Note: All areas and dimensions subject to detailed survey.

Design+ Planning  
 10/10/2022  
 10/10/2022  
 10/10/2022

**Draft Pondicherry Precinct - Land Zoning Map**  
**WESTERN PARKLAND CITY SEPP 2021 (PROPOSED)**

ORD02

Attachment 10



**LEGEND**

- South West Growth Centre Precinct Boundary
- Subject Site

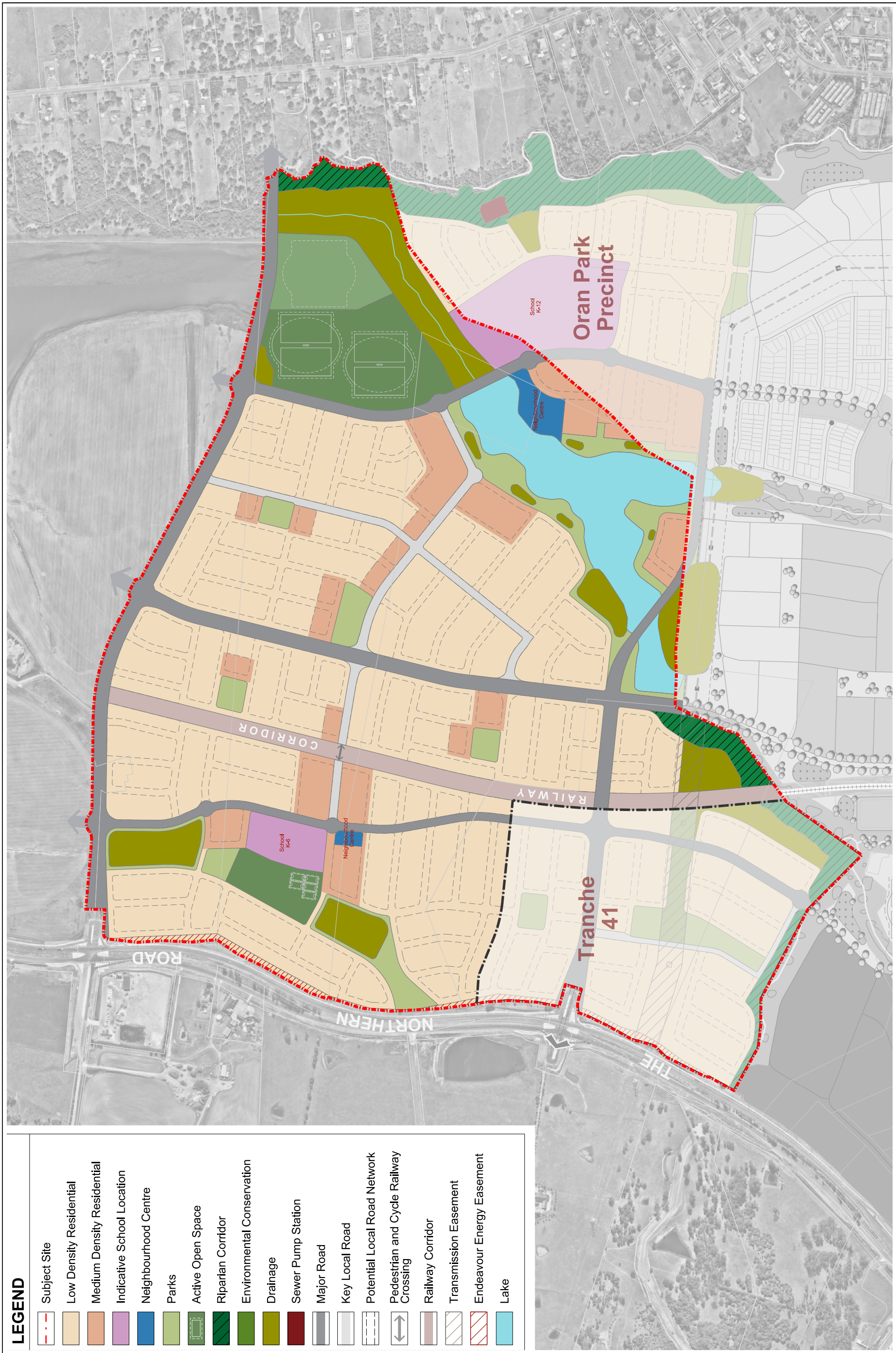
**Dwelling Density (per hectare)**

- O1 15
- K2 10 (Minimum) - 20 (Maximum)
- T2 25 (Minimum) - 35 (Maximum)
- V 35 (Minimum) - 60 (Maximum)




















Scale: 1:50000  
 Date: 10/10/2022  
 Revision: C  
 Scale: NTS  
 Note: All areas and dimensions subject to detailed survey.

**Draft Pondicherry Precinct - Residential Density Map**  
**WESTERN PARKLAND CITY SEPP 2021 (PROPOSED)**

Design+ Planning  
 10/10/2022  
 10/10/2022  
 10/10/2022  
 10/10/2022



**LEGEND**

-  Subject Site
-  Low Density Residential
-  Medium Density Residential
-  Indicative School Location
-  Neighbourhood Centre
-  Parks
-  Active Open Space
-  Riparian Corridor
-  Environmental Conservation
-  Drainage
-  Sewer Pump Station
-  Major Road
-  Key Local Road
-  Potential Local Road Network
-  Pedestrian and Cycle Railway Crossing
-  Railway Corridor
-  Transmission Easement
-  Endeavour Energy Easement
-  Lake

**Indicative Layout Plan**  
**PONDICHERRY**

Ref: DOPPO-0-09a-1 | Date: 29/09/2022 | Revision: L | Scale: 1:4,000@A1  
 Note: All areas and dimensions subject to detailed survey

Suite 401/171 Clarence St  
 Sydney NSW 2000  
 SYDNEY NSW 2001  
 (02) 9290 3636  
 admin@designandplanning.com.au  
**Design + Planning**



# Minutes

Camden Local Planning Panel  
Camden Council  
Administration Centre  
70 Central Avenue, Oran Park

21 June 2022

ORD02

Attachment 12



camden  
council



ORD02

Attachment 12

**TABLE OF CONTENTS - CAMDEN LOCAL PLANNING PANEL**

**Site Inspection Commenced at 10:00 am**..... 3  
**Meeting Commenced at 12:30 pm** ..... 3  
**Present:** ..... 3  
Michael Manti (Chairperson), Mary-Lynne Taylor, Michael File and Steve Lyons..... 3  
**Also in attendance:**..... 3  
Manager Strategic Planning, Team Leader Heritage, Precincts & Rural, Executive  
Strategic Planner and Governance Officer – Panel & Committees..... 3  
**Apologies:** ..... 3  
There were no apologies to be noted..... 3  
**Declarations of Interest:**..... 3  
**Voting Numbers** ..... 5



## Camden Local Planning Panel

ORD02

**Site Inspection Commenced at 10:00 am****Meeting Commenced at 12:30 pm****Present:**

Michael Manti (Chairperson), Mary-Lynne Taylor, Michael File and Steve Lyons.

**Also in attendance:**

Manager Strategic Planning, Team Leader Heritage, Precincts & Rural, Executive Strategic Planner and Governance Officer – Panel & Committees.

**Apologies:**

There were no apologies to be noted.

**Declarations of Interest:**

There were no declarations of interest to be noted.

**CCLPP01 Pondicherry Planning Proposal**

The Panel inspected the Pondicherry precinct and was briefed by Council officers. The Panel considered the Council officer's report and attachments contained in the Business paper for the Panel's meeting on 21 June 2022. The Panel supports the Council officers' recommendation. The Panel wish to provide the following advice relating to procedural matters and the strategic and site specific merits of the planning proposal.

**Procedure**

As matter of procedure, the Panel questions the utility of the proposed planning controls for the Pondicherry precinct being contained in *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* (Precincts SEPP) rather than the *Camden Local Environmental Plan 2010* (Camden LEP 2010). The Panel understands that this arrangement is common for all planning proposals within the South Western Growth Area.

However the Panel considers this arrangement has the potential to create conflict and confusion between the land controlled by the Precincts SEPP and other urban areas within the Camden LGA that are subject to the Camden LEP 2010.

As an example, standard instrument terms that should be common between the two instruments have different meanings across each instrument. The controls contained in the Precinct SEPP are essentially local provisions and ought to be contained in the Camden LEP 2010.

Given Council is now assuming responsibility for the assessment and progression of the Planning Proposal it would be an appropriate time to transition the planning controls into the Camden LEP and DCP.

Attachment 12



### Residential Densities

The Panel supports the principle the use of encouraging a range of lot sizes and dwelling diversity within the precinct and understands the proposed use of residential density bands and land use zones intend to achieve this outcome. This approach provides flexibility to the proponent in terms of the design and location of lot within the R2 and R3 zones. The Panel notes the proponent's concerns about the inflexibility of the residential density approach to accommodate adjustment to zone boundaries following detailed development design at the DA stage. The Panel does not share the proponent's concern but notes that Council officers are considering a flexible zone boundary provision in the final proposal.

The Panel queries the potential range of lot sizes resulting in the residential density band 10 – 20 dwellings per hectare. This would appear to allow lots down to 350 sqm in what is supposed to be the large lot category. A table similar (or simpler) to that contained on page 23 of the planning proposal (see below) would provide greater certainty of a range of lot sizes being delivered. The table appears to indicate approximately 40% will be above 450 sqm.

**Table 2: Indicative Lot Mix, Pondicherry Precinct**

Dwelling Format	Lot Size (m <sup>2</sup> )	Proportion (% of total)	Estimated Total Number of dwellings
Very Large Lots	600+	8.8%	240
Large Lots	500-599	12.9%	350
Standard Lots	450-499	18.9%	515
Small Lots	300-449	34.6%	940
Very Small Lots	<300	5.5%	150
Medium Density Lots	Includes 125–400 (attached and semi-detached)	19.3%	525
<b>Total</b>			<b>2,720</b>

The Panel also queries the decision not to use the floor space ratio mechanism to control dwelling density on the R3 zone. An FSR control, coupled with a landscaped area control, rather than a residential density control has the advantage of governing dwelling density as well as the scale of development in the higher density zone. An FSR control coupled with a landscape area control gives greater urban design certainty to the landowner and the community in the higher density zone. It will also allow for tree canopy and attractive landscaped front boundary setbacks. The Panel recommends Council officers investigate an appropriate FSR and landscape area control that will provide the desired dwelling density through built form modelling at up to 6 storeys in height.

The Panel supports the location of the R3 zones adjacent to amenity such as open space etc and the maximum height control of 6 storeys. Council officers should consider if a maximum height of 21m can provide good amenity at 6 storeys with generous floor to ceiling heights and no reliance on clause 4.6 for lift overruns etc.

### Retail Analysis

The Panel supports the provision of a neighbourhood centre in western Pondicherry. The Panel agrees that this part of the precinct is physically divided by several transport





## Camden Local Planning Panel

ORD02

corridors (including the North South Rail Line) and physically removed from the proposed lakeside neighbourhood centre. A retail offering in western Pondicherry would improve the area's accessibility and walkability. The Panel suggests Council consider zoning the proposed western retail area as B1 with shop top housing as a permissible use to encourage the provision of both retail/commercial and residential uses within the neighbourhood centre.

### Open Space and Tree Strategy

The Panel endorses the proposed open space strategy. The Panel recognises the significant amenity and landscape value provided by the proposed lake system. Subject to the Panel's comments below relating to the proposed VPA, the Panel endorses the proposed lake system as a high value, usable community asset.

The Panel endorses and encourages the proposed tree strategy. The Panel suggests that Council investigate an appropriate minimum tree canopy target (such as the 40% proposed in Objective 30 of the Metro Strategy) and required the proponent to demonstrate compliance with that target. The minimum target could incorporate an incentive to maintain existing mature trees in the precinct. In any event the Panel notes the presence of several large isolated mature trees that provide amenity value in the precinct. Although the precinct is biodiversity certified, the retention of these trees has an amenity value that warrants retention where possible.

### Voluntary Planning Agreement

The Panel notes that Council officers are investigating the risks, likely mitigating factors and associated costs associated with accepting ownership of the proposed lake system. The Panel notes that Council officers are working to identify the financial implications of ongoing risk mitigation and maintenance of the lake system, including whole-of-life asset maintenance, renewal costs and staff resources and training. The Panel supports Council seeking to address these financial implications through the voluntary planning agreement. The panel understands that the VPA will be publicly exhibited at the same time as the planning proposal.

The Panel otherwise considers that the planning proposal demonstrates strategic and site-specific planning merit and recommends the proposal proceed to Gateway Determination, subject to amendments outlined in the Council officers' report and the Panels meeting minutes.

### PANEL RECOMMENDATION

The Camden Local Planning Panel recommends the Pondicherry precinct planning proposal proceed to Gateway Determination, subject to amendments outlined in the Council officers' report and the Panels meeting minutes.

### Voting Numbers

The Panel voted 4-0 in favour of the recommendation.

Meeting closed at 3pm.


Attachment 12

ORD02

Attachment 12

 70 Central Ave,  
Oran Park NSW 2570

 [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

 PO Box 183, Camden 2570

 [camden.nsw.gov.au](http://camden.nsw.gov.au)

 4654 7777

 [www.facebook.com/camdencouncil](https://www.facebook.com/camdencouncil)

 ABN: 31 117 341 764



camden  
council

# Placeholder for Attachment 13

## Pondicherry Precinct Planning Proposal

Under Separate Cover - Pondicherry Technical Studies

**ORD02**

**Attachment 13**

ORD04

Attachment 1



**Investment Summary Report  
October 2022**



**Camden Council**

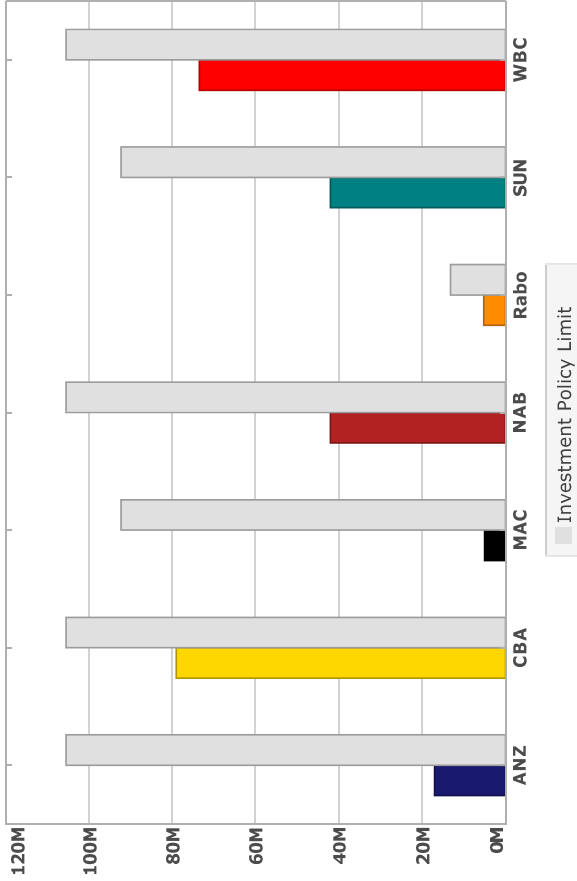
Individual Institutional Exposures Report - October 2022



Individual Institutional Exposures

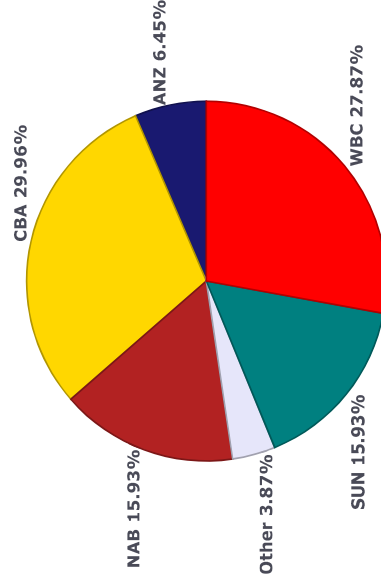
Individual Institutional Exposure Charts

Current Exposures
ANZ Group (AA-)
Commonwealth Bank of Australia (AA-)
Macquarie Bank (A+)
National Australia Bank (AA-)
Rabobank Aus [Foreign Sub] (A+*)
Suncorp Bank (A+)
Westpac Group (AA-)



\*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA 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.



# Camden Council

## Performance Summary - October 2022

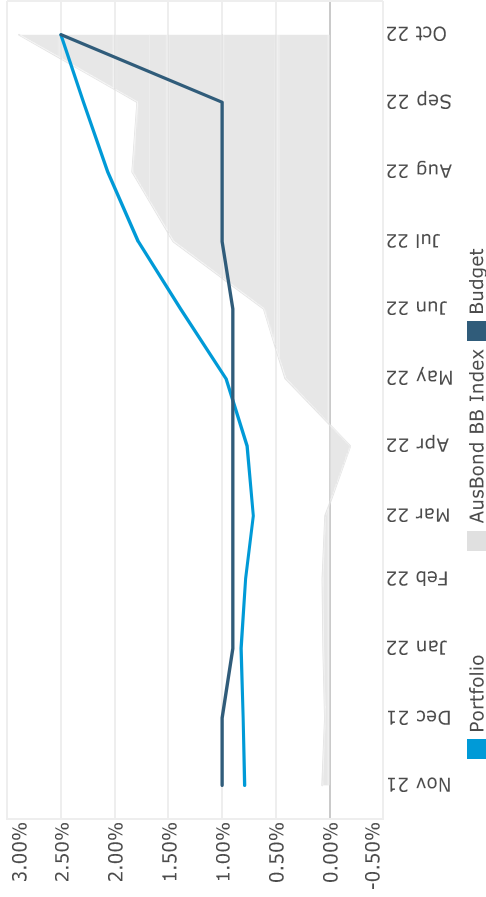


### Interest Summary

#### Interest Summary as of October 2022

Number of Investments	
Average Days to Maturity	
Weighted Portfolio Yield	
Average BBSW (30 Day)	
Average BBSW (90 Day)	
Average BBSW (180 Day)	
AusBond Bank Bill Index	

### Investment Performance



### Interest Received During the 2022/2023 Financial Year


### Historical Performance Summary (%pa)

AusBond BB Index	Outperformance

Financial Year to Date

### Investment Performance

Council's portfolio returned 2.5%pa on a weighted average yield basis during October. This is below the Ausbond Bank Bill Index's return of 2.89%pa for the month as the benchmark components are rolling over into higher yielding bills quicker than Council's TDs are rolling over into new higher yielding investments.



ORD04

Attachment 1

**Camden Council**

Investment Holdings Report - October 2022



**Cash Accounts**

Commonwealth Bank of Australia

**Term Deposits**

**Accrued Int (\$)**

Commonwealth Bank of Australia

Macquarie Bank

Commonwealth Bank of Australia

National Australia Bank

Commonwealth Bank of Australia

Commonwealth Bank of Australia

Commonwealth Bank of Australia

Macquarie Bank

National Australia Bank

Macquarie Bank

National Australia Bank

ANZ Banking Group

ANZ Banking Group

National Australia Bank

National Australia Bank

National Australia Bank









Created on 22/11/2022 11:55 AM



DISCLAIMER: This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have it verified first. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.



**Subject Site**  
Jamboree Avenue, Leppington

Map Scale: 1:1500  
Projection: GD494 / MGA zone 56  
Date: 22/11/2022 11:55 AM



Camden Council  
70 Central Ave  
ORAN PARK, NSW 2570  
Phone: 02 9394 1777  
Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

Attachment 1  
ORD07

Created on 22/11/2022 11:54 AM



DISCLAIMER: This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have it verified first. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.



**Subject Site**  
Jamboree Avenue, Leppington

Map Scale: 1:1500  
Projection: GD494 / MGA zone 56  
Date: 22/11/2022 11:54 AM



Camden Council  
70 Central Ave  
ORAN PARK, NSW 2870  
Phone: 02 9391 1777  
Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

Created on 22/11/2022 11:25 AM



Narellan Vale Public School



DISCLAIMER: This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have it verified first. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.



**Subject Site**  
Waterworth Drive, Narellan Vale

Map Scale: 1:1000  
Projection: GDA94 / MGA zone 56  
Date: 22/11/2022 11:25 AM

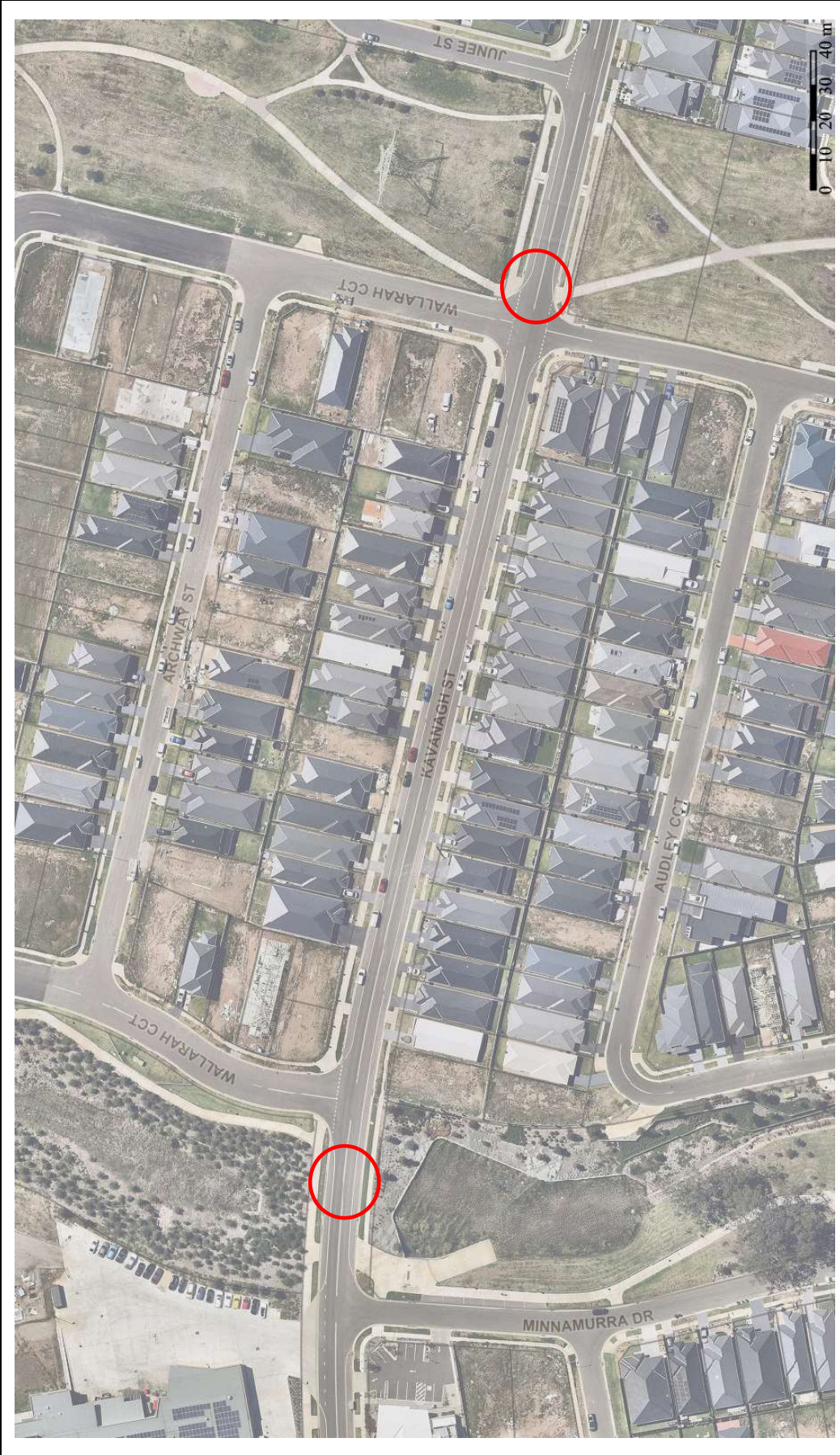
Camden Council  
70 Central Ave  
ORAN PARK NSW 2870  
Phone: 02 9391 1777  
Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

ORD07

Attachment 2

Attachment 3  
ORD07

Created on 22/11/2022 11:28 AM



DISCLAIMER: This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have it verified first. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.



**Subject Site**  
Kavanagh Street, Gregory Hills

Map Scale: 1:1500  
Projection: GD494 / MGA zone 56  
Date: 22/11/2022 11:28 AM



Camden Council  
70 Central Ave  
ORAN PARK, NSW 2570  
Phone: 02 9394 1777  
Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

Created on 22/11/2022 11:29 AM



Camden Council  
 70 Central Ave  
 ORAN PARK NSW 2570  
 Telephone: 02 4654 7777  
 Email: [mai@camden.nsw.gov.au](mailto:mai@camden.nsw.gov.au)



**Subject Site**

Crookston Drive, Camden South

Map Scale: 1:1000  
 Projection: GDA94 / MGA zone 56  
 Date: 22/11/2022 11:29 AM



DISCLAIMER: This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have it verified first. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.

Created on 22/11/2022 11:31 AM

Attachment 5  
ORD07



Camden Council  
 70 Central Ave  
 ORAN PARK NSW 2570  
 Telephone: 02 4654 7777  
 Email: [mai@camden.nsw.gov.au](mailto:mai@camden.nsw.gov.au)



**Subject Site**

Coghill Street to Queen Street,  
Narellan

Map Scale: 1:1000  
 Projection: GDA94 / MGA zone 56  
 Date: 22/11/2022 11:31 AM



DISCLAIMER: This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have it verified first. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.



Created on 22/11/2022 11:35 AM



ORD07

Attachment 6



Camden Council  
 70 Central Ave  
 ORAN PARK NSW 2570  
 Telephone: 02 4654 7777  
 Email: [mai@camden.nsw.gov.au](mailto:mai@camden.nsw.gov.au)



**Subject Site**

Camden Valley Way, Gledswood Hills

Map Scale: 1:3000  
 Projection: GDA94 / MGA zone 56  
 Date: 22/11/2022 11:35 AM



DISCLAIMER: This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have it verified first. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.

Attachment 7  
ORD07

Created on 22/11/2022 11:33 AM



DISCLAIMER: This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have it verified first. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.



**Subject Site**  
Argyle Street, Camden

Map Scale: 1:1000  
Projection: GD494 / MGA zone 56  
Date: 22/11/2022 11:33 AM



Camden Council  
70 Central Ave  
ORAN PARK NSW 2870  
Phone: 02 4631 1777  
Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

Created on 22/11/2022 10:44 AM



DISCLAIMER: This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have it verified first. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.



**Subject Site**

Cobbitty Road, Cobbitty (Cobbitty Public School)

Map Scale: 1:1000  
 Projection: GDA94 / MGA zone 56  
 Date: 22/11/2022 10:44 AM



Camden Council  
 70 Central Ave  
 ORAN PARK, NSW 2870  
 Phone: 02 6337 1777  
 Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

ORD12

Attachment 1

# Minutes

## Audit, Risk and Improvement Committee Meeting

This meeting was held as a teleconference  
at 9.00am 16 September

16 September 2022



camden  
council



## Audit, Risk and Improvement Committee

### TABLE OF CONTENTS - AUDIT, RISK AND IMPROVEMENT COMMITTEE

<b>Voting Members Present:</b> .....	3
<b>Attendees:</b> .....	3
<b>Invitees:</b> .....	3
<b>Apologies:</b> .....	3
BUS01 Apologies.....	3
BUS02 Declarations of Interest.....	3
BUS03 Minutes to the 6 July 2022 Audit, Risk and Improvement Committee Meeting.....	4
BUS04 Enterprise Risk Management.....	5
BUS05 External Audit Update - Interim Management Letter .....	6
BUS06 Service Review Program Presentation.....	7
BUS07 Audit Report Recommendations - Implementation Status Update - July 2022.....	8
BUS08 Fraud and Corruption Control Update.....	9
BUS09 Governance Information Report - 30 June 2022 .....	10
BUS10 Work Health and Safety Update - January to June 2022 .....	11
BUS11 Review of Internal Audit Manual and Quality Assurance and Improvement Program.....	11
BUS12 Internal Audit Plan Status Update.....	12
BUS13 Update on Reports from Authoritative Bodies .....	13
BUS14 Checklist of Compliance with Committee Requirements .....	13
BUS15 General Business .....	14

ORD12

Attachment 1



## Audit, Risk and Improvement Committee

ORD12

Attachment 1

### **Voting Members Present:**

Elizabeth Gavey	Independent Member (Chair)
John Gordon	Independent Member
Bruce Hanrahan	Independent Member
Cr Paul Farrow	Camden Council Councillor

### **Attendees:**

General Manager (left at 9.26am, joined at 10.09am and left at 10.39am)  
 Chief Financial Officer  
 Internal Audit Coordinator  
 Acting Manager Safety and Risk (left at 10.59am)  
 Internal Audit Analyst

### **Invitees:**

Director Community Assets (left at 10.26am)  
 Director Customer and Corporate Strategy (left at 10.59am)  
 Director Planning and Environment (left at 10.00am)  
 Acting Director Sport, Community and Activation  
 Manager Legal and Governance (joined at 9.55am and left at 10.27am)  
 Manager People, Learning and Culture  
 Chief Information Officer (left at 10.01am)  
 Acting Manager Corporate Performance and Customer Experience (joined at 9.36am and left at 9.54am)  
 Risk and Business Continuity Coordinator (left at 9.36am)  
 Mary Yuen                      The Audit Office of NSW (External Auditor) (joined at 9.05am and left at 9.36am)

### **Apologies:**

Cr Russell Zammit	Camden Council Councillor
Candy Lee	The Audit Office of NSW

### **BUS01    Apologies**

#### **RECOMMENDED**

That leave of absence be granted.

#### **DECISION**

Leave of absence granted for Cr Russell Zammit.

### **BUS02    Declarations of Interest**

#### **RECOMMENDED**

That the Audit, Risk and Improvement Committee declarations be noted.

#### **DISCUSSION**

Mr Gordon advised of the following declaration removal:



## Audit, Risk and Improvement Committee

ORD12

- Ceased position as independent member on the Liverpool City Council Audit, Risk and Improvement Committee.

### DECISION

The Audit, Risk and Improvement Committee noted the declaration.

### **BUS03 Minutes to the 6 July 2022 Audit, Risk and Improvement Committee Meeting**

### RECOMMENDED

That the Audit, Risk and Improvement Committee:

- approve the minutes to the 6 July 2022 Audit, Risk and Improvement Committee meeting; and
- note the status of actions included in the actions list.

### DISCUSSION

The Internal Audit Coordinator provided an update on the outstanding actions noting the upcoming presentation to the Senior Management Team by the ARIC Chair, the status of Project 24 and the recent spot check undertaken on family day care.

The Committee asked how often spot checks on family day care occur. The Acting Director Sport, Community and Activation advised that they are ad-hoc and infrequent.

The Committee asked whether the company that does the spot checks is the same one that does the national quality check. The Acting Director Sport, Community and Activation advised that the Australian Children's Education and Care Quality Authority (ACEQUA) perform the spot checks and the national quality check.

A question was taken on notice regarding the relationship between ACEQUA and the Department of Education.

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- approved the minutes to the 6 July 2022 Audit, Risk and Improvement Committee meeting;
- noted the status of actions included in the actions list; and
- raised the following action:
  - respond to the question taken on notice to advise of the relationship between ACEQUA and the Department of Education.

**Moved: Mr Gordon**

**Seconded: Mr Hanrahan**

*Ms Yuen joined the meeting after this item.*

Attachment 1



## Audit, Risk and Improvement Committee

ORD12

Attachment 1

### General Manager's update

The General Manager's update was brought forward following BUS03. The following update was provided:

- An area emerging for Council is the attraction and retention of qualified and skilled staff. Council's Integrated Planning and Reporting framework includes a number of actions for how Council will attract and recruit into the future.
- The General Manager advised that this will likely be his last meeting before retirement and thanked the Committee for the fantastic impact and contribution made to Camden Council over the years. The General Manager advised Council would not be where it is today without the contributions of the Committee. The General Manager also noted the collaborative and supportive work of the Audit Office and requested that this message be passed on to them.

The Committee congratulated the General Manager on his retirement and thanked him for the significant contribution he has made in getting Camden Council to where it is today. The Committee also commended the General Manager on the engagement of the Council leadership team in working collaboratively with the Audit, Risk and Improvement Committee and internal audit.

The Committee asked if any particular areas are impacted by the skills and staffing shortages. The General Manager advised it is predominantly two categories; leadership, and key professions like planning, engineering, accounting and human resources. The General Manager also commented on the limited public transport access in the Macarthur area noting that considerations continue to be reviewed as part of Council's working from home arrangements to find the balance that will attract skilled staff.

The Committee asked for an update on the incident that occurred at the Depot. The Director Customer and Corporate Strategy outlined the incident and the assistance being provided to SafeWork by Council and the Principal Contractor.

The Committee asked whether the incident at Council's Depot had led to any improvement opportunities being identified in relation to contract management. The General Manager advised that this is still the subject of a SafeWork investigation and the Director Customer and Corporate Strategy outlined the policies and procedures developed as part of Council's safety assurance program.

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the General Manager's update.

### **BUS04 Enterprise Risk Management**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the Enterprise Risk Management update.

#### DISCUSSION

The Director Customer and Corporate Strategy introduced the Acting Manager Safety and Risk and the Risk and Business Continuity Coordinator.





## Audit, Risk and Improvement Committee

ORD12

The Director Customer and Corporate Strategy advised the Risk and Business Continuity Coordinator is currently undertaking a review of all risk management activities and consulting with management to determine a single risk management project to be monitored through Council's Project Management Framework. The outcomes of the review and planned project will be reported to the Executive Leadership Group for approval and reported to the Committee.

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Enterprise Risk Management update.

*The General Manager left after this item.*

### **BUS05 External Audit Update - Interim Management Letter**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the External Audit Update – Interim Management Letter.

### DISCUSSION

Ms Yuen from the Audit Office of NSW outlined the Interim Management Letter noting that six key matters were raised, including four repeat findings.

It was noted that the final phase of the audit is scheduled to commence at the end of September 2022.

The Chief Financial Officer outlined the resourcing issues impacting completion of the financial statements for submission to the Audit Office and highlighted that year end asset accounting and disclosures were still being finalised.

The Committee asked whether the resourcing issues have now been rectified. The Chief Financial Officer outlined the issues and how they have been resolved.

The Committee requested Management respond to the matters raised in the Interim Management Letter. The Chief Financial Officer advised of the recruitment underway to manage the implementation the new Contract Management System.

The Chief Financial Officer also advised that the Accounts Payable and rates reconciliation actions have been completed.

The Chief Information Officer advised that although effective procedures had been implemented for the review of privileged users, the review has not been conducted timely due to the Cyber Security position being vacant. This finding is on track to meet the 30 September 2022 deadline. It was noted that the Audit Office will be checking implementation again in October 2022.

The Committee asked whether we were confident of meeting the deadline for submission of the audited financial statements to the Office of Local Government by 31 October or whether we should be requesting an extension.

The Chief Financial Officer advised that he will be in a better position next week to determine if an extension is required.

Attachment 1



## Audit, Risk and Improvement Committee

ORD12

Attachment 1

Ms Yuen advised that the Audit office has recently released their annual work plan. It was noted that the Internal Audit Coordinator had previously distributed this to the Committee.

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the External Audit Update – Interim Management Letter.

*The Risk and Business Continuity Coordinator left after this item.*

*The Acting Manager Corporate Performance and Customer Experience joined the meeting after this item.*

### **BUS06 Service Review Program Presentation**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the Service Review program presentation.

#### DISCUSSION

The Director Customer and Corporate Strategy introduced the Acting Manager Corporate Performance and Customer Experience who presented to the Committee on Council's Service Review program.

The Acting Manager Corporate Performance and Customer Experience advised Council engaged the services of KPMG to assist in developing a framework for service reviews noting services reviews were made mandatory by the Office of Local Government in 2021.

The Acting Manager Corporate Performance and Customer Experience outlined the program highlighting the vision, defining Council's services, the service review framework and the pilot service review undertaken at the Visitor Information Centre.

The Committee thanked the Acting Manager Corporate Performance and Customer Experience for a very comprehensive and well organised approach.

The Committee asked how Council will prioritise the 103 services to be reviewed and how long will it take. The Acting Manager Corporate Performance and Customer Experience advised that the program includes a diagnostic tool to help prioritise services and that consultation with management and the Executive Leadership Group is planned to determine the order of the service reviews and the timing.

The Committee asked how frequently the program will be reviewed and the Acting Manager Corporate Performance and Customer Service advised the program will be formally reviewed annually with priorities reviewed quarterly.

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Service Review program presentation.

*The Acting Manager Corporate Performance and Customer Experience left after this item.*



## Audit, Risk and Improvement Committee

ORD12

*The Manager Legal and Governance joined the meeting after this item.*

### **BUS07 Audit Report Recommendations - Implementation Status Update - July 2022**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the Audit Recommendations Implementation Status Update for 31 July 2022.

#### DISCUSSION

The Internal Audit Coordinator provided an update on the implementation status of audit recommendations noting that there are currently 12 outstanding recommendations, three of which are from the pandemic response review which are being considered as part of the review being conducted by the new Risk and Business Continuity Coordinator. It was noted that 41 recommendations have been completed since last reporting.

The Committee noted the good work by management in actioning audit recommendations.

The Internal Audit Coordinator advised that the recently issued interim management letter will be included for the next round of reporting noting that they will not be duplicating the repeat findings in the reporting.

The Committee advised internal audit to adjust the risk rating in the system if they had been increased in the interim management letter. It was advised that the Audit Office may increase the ratings for repeat findings. The Internal Audit Coordinator confirmed that this will be checked.

The Committee asked if internal audit were satisfied with the number of audit recommendations being verified by internal audit. The Internal Audit Coordinator advised of the preference to verify more and confirmed that internal audit does not yet have a structured timeline for verifying recommendations, however had undertaken a number of follow up audits in recent years.

The Committee noted that at some other councils have an audit on their program for verifying the implementation of higher risk recommendations across multiple audits. The Internal Audit Coordinator advised that this will be considered as part of the next review of the Internal Audit Plan.

*The Director Planning and Environment and Chief Information Officer left during this item.*

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Audit Recommendations Implementation Status Update for 31 July 2022;
- ii. raised the following actions:

Attachment 1



## Audit, Risk and Improvement Committee

- a. check the risk ratings of the repeat findings within the Interim Management Letter and amend in audit recommendations reporting where they have changed; and
- b. requested the Internal Audit team consider inclusion of an audit recommendation verification audit in the Internal Audit Plan as part of the next review of the Plan.

*The General Manger returned to the meeting after this item.*

### **BUS08 Fraud and Corruption Control Update**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the update on fraud and corruption control at Council.

#### DISCUSSION

The Manager Legal and Governance provided an update on Council's fraud and corruption control outlining the results of a recent fraud health check and fraud risk assessment conducted based on the Audit Office toolkit.

The Manager Legal and Governance advised that Council's fraud and corruption documentation is currently under review, taking into consideration the results of the health check and fraud risk assessment.

It was noted that two fraud and corruption modules of training are currently being developed, one for all staff and one for managers.

The Committee noted the great work being undertaken in the fraud and corruption area and commended Council on conducting this survey both recently and in 2019. The Committee asked who completed the survey and the Manager Legal and Governance confirmed it was completed by the Senior Management Team noting that consideration can be given to extending the health check survey to all staff in the future.

The Committee noted one of the survey respondents had mentioned 'goodwill' payments and requested this term be explained. This question was taken on notice.

The Committee noted the recent release of Australian Standard *AS8001:2021 Fraud and Corruption Control* and suggested this be considered when reviewing Council's fraud and corruption documentation.

The Committee asked about the training for managers and whether it included ways of assisting them to identify possible fraudulent or corrupt activities within their branches. The Committee suggested Independent Commission Against Corruption report on Operation Ember can assist with content for this training.

The Manager Legal and Governance advised that this is the first time that Council has offered this training internally specifically for managers and that Operation Ember will be considered as suggested.

The Internal Audit Coordinator advised that managers received training directly from the Independent Commission Against Corruption in November 2021.



## Audit, Risk and Improvement Committee

ORD12

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the update on fraud and corruption control at Council;
- ii. raised the following actions:
  - a. consideration be given to extending the Fraud Health Check survey to all staff for future surveys;
  - b. respond to the question taken on notice regarding the meaning of 'goodwill' payments.

### **BUS09 Governance Information Report - 30 June 2022**

### RECOMMENDED

That the Audit, Risk and Improvement Committee note the Governance Information Report for the 6 months to 30 June 2022.

### DISCUSSION

The Internal Audit Coordinator highlighted the governance statistics provided and advised the report also includes Council's customer feedback statistics.

The Director Customer and Corporate Strategy advised Council's Feedback policy was recently reviewed with only minor changes made.

The Committee commended Council for having higher compliments than complaints noting the low number of complaints during the period.

The Committee requested referrals to and from other key regulators not already covered, including for example: the NSW Privacy Commission, the Office of the Children's Guardian, and the NSW Ombudsman be considered for inclusion in future reports to confirm management's compliance and to assist the Committee's oversight of Council's external accountability obligations. The Internal Audit Coordinator advised she will liaise with the relevant Managers to obtain this information for inclusion where possible.

*The Director Community Assets left just prior to the conclusion of this item.*

### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Governance Information Report for the 6 Months to 30 June 2022; and
- ii. raised the following action:
  - a. consider including in future reports the statistics on referrals to and from other key regulators not already covered, including the NSW Privacy Commission, Office of the Children's Guardian and the NSW Ombudsman.

*The Manager Legal and Governance left after this item.*

Attachment 1



## Audit, Risk and Improvement Committee

ORD12

Attachment 1

### **BUS10 Work Health and Safety Update - January to June 2022**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee note the Work Health and Safety Update.

#### DISCUSSION

The Acting Manager Safety and Risk provided an update on the work health and safety activities from January to June 2022. This included recovery operations during the flood events and an update on the Safety Assurance Program advising that five of the eight projects are complete. The Committee were advised that SafeWork NSW attended the office three times as part of a Musculo Skeletal Disorders Prevention Program noting the results were positive with only a few minor recommendations made.

The Committee commented on Council's Mental Health Officers and asked whether any work was being done to increase awareness in recognising employee burn out. The Acting Manager Safety and Risk advised that this is a psychosocial factor that is mainly managed by People, Learning and Culture noting they are working together to ensure their frameworks are consistent. The Director Customer and Corporate Strategy further advised that a mental health framework is currently being developed that will pull all existing programs together.

The Committee asked whether the safety assurance program considers working from home arrangements. The Acting Manager Safety and Risk outlined the working from home processes in place.

The Committee asked why there had been an increase in the number of incidents reported. The Acting Manager Safety and Risk advised that this data will continue to be monitored however there has been a focus on educating employees to report incidents and since then the numbers have increased. The General Manager advised that this matter had also been discussed during a recent Executive Leadership Group meeting with a view to extend the data in order to produce an accurate trend.

#### DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Work Health and Safety Update.

*The General Manager left after this item.*

### **BUS11 Review of Internal Audit Manual and Quality Assurance and Improvement Program**

#### RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. review and endorse the revised Internal Audit Manual; and
- ii. review and endorse the revised Internal Audit Quality and Assurance Improvement Program.



## Audit, Risk and Improvement Committee

ORD12

### DISCUSSION

The Internal Audit Coordinator provided an update on key changes to the revised Internal Audit Manual and the revised Internal Audit Quality and Assurance Improvement Program.

The Committee provided the following suggested amendments:

#### Internal Audit Manual

- minor typographical errors that would be distributed to the Internal Audit Coordinator separately;
- inclusion of the General Manager's review of the scope included in Requests for Quotation (RFQ) for outsourced audits;
- include a dotted line in the structure between the Audit, Risk and Improvement Committee and General Manager;
- explicitly state that the Internal Audit Coordinator is the Chief Audit Executive.

#### Quality Assurance and Improvement Program

- minor typographical errors that would be distributed to the Internal Audit Coordinator separately;
- in the schedule within appendix 1, include the timeline for the Annual Internal Audit Annual survey;
- remove the duplicated question regarding audit recommendations on page 184;
- include acronyms within the Quality Assurance and Improvement Program similar to those used in the Internal Audit Manual.

### DECISION

Following review and discussion, and subject to the minor amendments outlined above, the Audit, Risk and Improvement Committee:

- i. endorsed the revised Internal Audit Manual; and
- ii. endorsed the revised Internal Audit Quality and Assurance Improvement Program.

### **BUS12 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 provided the Committee an update on the status of the Internal Audit Plan.

The Internal Audit Coordinator also outlined the areas where time was being spent by the audit team. It was advised that the Local Government Internal Audit Network will soon be undertaking the survey of all councils that should include useful information for benchmarking.

Attachment 1



## Audit, Risk and Improvement Committee

ORD12

Attachment 1

The Committee asked why there was an increase in time spent on audit recommendations. The Internal Audit Coordinator explained the increase is a result of the Internal Audit Analyst learning the process and that more efficient ways of reporting is also being investigated.

**DECISION**

Following review and discussion, the Audit, Risk and Improvement Committee noted the Internal Audit Plan Status Update.

*The Director Customer and Corporate Strategy and Acting Manager Safety and Risk left after this item.*

**BUS13 Update on Reports from Authoritative Bodies****RECOMMENDED**

That the Audit, Risk and Improvement Committee note the update on reports from authoritative bodies.

**DISCUSSION**

The Internal Audit Coordinator advised of the recently distributed Office of Local Government circular indicating that the pre-qualification scheme will not apply to Audit, Risk and Improvement Committee members and there is eligibility requirements in its place. The circular also advises there will only be one non-voting Councillor member. Compliance with these changes will be enforced from 1 July 2024.

The Committee asked for a status update on the gap analysis being undertaken by Internal Audit against Audit Office reports. The Internal Audit Coordinator advised that this is in progress however is unlikely to make the November Audit, Risk and Improvement Committee meeting as priority is being given to Managers completing current external audit requirements prior to responding to the gap analysis.

**DECISION**

Following review and discussion, the Audit, Risk and Improvement Committee noted the update on reports from authoritative bodies.

**BUS14 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 Charter for the 2022 calendar year.

**DISCUSSION**

The Chair asked the Committee to confirm if they are comfortable with delaying the review of the Internal Audit and Audit, Risk and Improvement Charters until the updated Office of Local Government guidelines are released. The Committee agreed.

**DECISION**

Following review and discussion, the Audit, Risk and Improvement Committee noted the checklist of compliance with the Audit, Risk and Improvement Committee Charter for the 2022 calendar year.





## Audit, Risk and Improvement Committee

ORD12

**BUS15 General Business**RECOMMENDED

That the Audit, Risk and Improvement Committee note any General Business items discussed.

DISCUSSION

The General Manager's update was discussed at the conclusion of BUS03.

The Internal Audit Coordinator advised that the Expression of Interest process for recruiting the two new Audit, Risk and Improvement Committee members will occur in November with interviews to occur late January/early February 2023.

DECISION

The Audit, Risk and Improvement Committee noted the General Business items discussed.

**Meeting Closed at 11.02am****Next Meeting:**

The next meeting of the Audit, Risk and Improvement Committee will be held on 20 October 2022 at 9.00am with the location to be advised.


Attachment 1

ORD12

Attachment 1

 70 Central Ave,  
Oran Park NSW 2570

 [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

 PO Box 183, Camden 2570

 [camden.nsw.gov.au](http://camden.nsw.gov.au)

 4654 7777

 [www.facebook.com/camdencouncil](https://www.facebook.com/camdencouncil)

 ABN: 31 117 341 764



camden  
council

 70 Central Ave,  
Oran Park NSW 2570

 [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

 PO Box 183, Camden 2570

 [camden.nsw.gov.au](http://camden.nsw.gov.au)

 4654 7777

 [www.facebook.com/camdencouncil](http://www.facebook.com/camdencouncil)

 ABN: 31 117 341 764



camden  
council