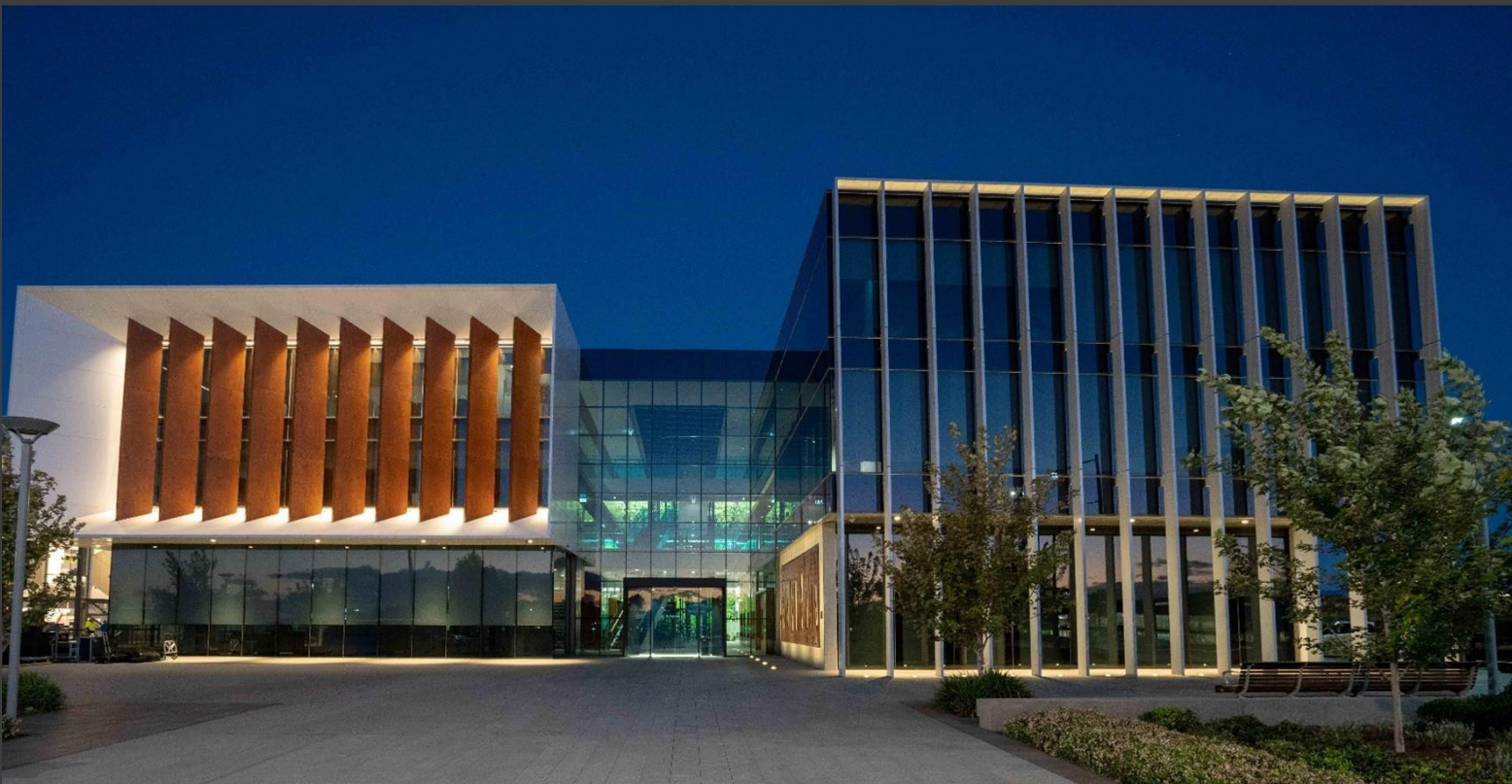


Attachments

Ordinary Council Meeting

Camden Council
Administration Centre
70 Central Avenue
Oran Park

12 March 2024



camden
council

ATTACHMENTS

| | | |
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| ORD01 | Draft Submission - NSW Department of Planning, Housing and Infrastructure - Explanation of Intended Effect: Changes to Create Low and Mid-Rise Housing | |
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Department of Planning and Environment



Explanation of Intended Effect: Changes to create low- and mid-rise housing

December 2023

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Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning and Environment

dpe.nsw.gov.au

Explanation of Intended Effect: Changes to create low and mid-rise housing

First published: December 2023

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Abbreviations

| Term | Explanation |
|-------------------|--|
| Codes SEPP | State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 |
| DA | Development Application |
| DCP | Development Control Plan |
| DPE | Department of Planning and Environment |
| EIE | Explanation of Intended Effect |
| EP&A Act | <i>Environmental Planning and Assessment Act 1979</i> |
| Housing SEPP | State Environmental Planning Policy (Housing) 2021 |
| LEP | Local Environmental Plan |
| R1 Zone | General Residential |
| R2 Zone | Low Density Residential |
| R3 Zone | Medium Density Residential |
| R4 Zone | High Density Residential |
| LRHDC | Low-Rise Housing Diversity Code, part of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 |
| MLS | Minimum Lot Size |
| SEPP | State Environmental Planning Policy |
| SEPP 65 | State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development |
| Six Cities Region | A region defined in the <i>Greater Cities Commission Act 2022</i> which stretches from the Shoalhaven-Wollongong region to the south, the Blue Mountains to the west, and the Newcastle-Lower hunter region to the north |
| SILEP | Standard Instrument – Principal Local Environmental Plan: sets out the standard provisions that all local environmental plans must follow |

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1 Introduction

The NSW Government is proposing changes to the planning system. These changes respond to the housing crisis and will build a better planning system for the future.

This document explains a suite of proposals to encourage more low and mid-rise housing options for NSW households that are in the right places and designed well.

We want to enable more diverse, well-designed, low-rise and mid-rise housing near established town centres and in areas where there is good public transport. This will address the immediate urgency of the housing crisis and create a fairer and more resilient housing market for the future. The changes will give NSW households more choice and promote vibrant, sustainable and liveable communities.

These proposals are the first step towards addressing the crisis. Our longer-term aim is to enable better planning that is led locally.

Tell us what you think

We welcome your feedback on the changes we propose. To have your say, please complete the [online feedback form](#).

How this document is structured

This explanation of intended effect is divided into the following chapters:

- **Chapter 2: The housing crisis** explains the current housing issues NSW is facing and the need for a government response that is proportional and effective
- **Chapter 3: Opportunities for more housing** identifies the barriers and opportunities to encourage more housing in the right locations
- **Chapter 4: Policy proposals** details the proposed policy options to encourage more diverse and well-located housing
- **Chapter 5: Have your say** invites your feedback on the proposals.

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Summary of the reforms

Appendix A summarises the proposed policy reforms.

Our broader response

The proposals in this document are the planning policy part of the Department of Planning and Environment's response. Our broader response to the housing crisis includes:

- a program to speed up development applications
- measures to increase the provision of social and affordable housing
- a Transport-oriented Development program.

Read more about the department's [response to the housing crisis](#).

Relevant legislation

In preparing this explanation of intended effect, the department has considered Division 3.30 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

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2 The housing crisis

2.1 Housing in NSW

NSW is growing. One in five Australians lives in Greater Sydney. Almost one in four Australians lives in the broader Six Cities Region, which extends beyond Sydney to the Central Coast, Newcastle and the Illawarra-Shoalhaven. One million more residents are expected to call NSW home by 2034.

In the context of heightened demand, the supply of new homes is also declining. Residential building approvals have fallen since mid-2021. Multiple factors have driven this, including shortages of construction materials and labour, limited market feasibility, and rising interest rates.

In the 5 years to March 2023, NSW built 284,978 homes, or around 57,000 each year. But under current market and policy conditions, we expect fewer new homes will be built in the next few years. In the past 12 months, only 47,430 homes were completed.

Housing affordability pressures are affecting more households, and a growing population of renters now faces record-low vacancy rates.

We must act urgently to address the housing crisis, but we can also carry out targeted planning reforms now. This will create a more flexible planning system that can better respond to future shocks. It will also provide for homes where people want to live and create the climate-resilient, vibrant communities we want to live in.

2.2 National Housing Accord

The [National Housing Accord](#) (the Accord) was announced in October 2022. Under the Accord, governments across Australia, institutional investors and the construction sector are collaborating with a shared ambition to address housing supply and affordability, including through:

- an aspirational target of 1 million new well-located homes over 5 years from 1 July 2024.
- delivery of more affordable homes through immediate and longer-term actions.

In August 2023, National Cabinet endorsed a new national target to build 1.2 million new well-located homes to help align supply with expected demand over the next 5-years. In line with its relative population share of the National Accord target, NSW has committed to deliver at least 314,000 new homes by 2029, with a stretch goal of 377,000 homes.

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National Planning Reform Blueprint

On 16 August 2023, National Cabinet met in Brisbane to agree on a range of new priorities to create more secure and affordable housing for Australians. The NSW Government has committed to delivering on the reforms in the blueprint.

The National Planning Reform Blueprint includes:

- updating state, regional, and local strategic plans to reflect housing supply targets
- promoting medium- and high-density housing in well-located areas close to existing public transport connections, amenities and employment
- streamlining approval pathways
- reforms to support the rapid delivery of social and affordable housing
- reforms to support timely issuing of development approvals
- considering the phased introduction of inclusionary zoning and planning to support permanent, affordable, social and specialist housing in ways that do not add to construction costs
- addressing gaps in design guidance for housing and building certification to ensure quality
- improving community consultation processes
- resourcing this work with professionals, including planners, in local government.

2.3 Well-located infill housing

Sydney is one of the least dense global cities...

As well as having comparably low population density, Sydney's housing stock overwhelmingly comprises low-density detached homes. The current zoning rules in Sydney also make it difficult to provide the diverse range of housing types we need to accommodate our growing population, changing demographics and a wide range of housing preferences.

Within many of our residential areas, important and suitable housing types such as terraces and small apartment blocks are not allowed.

Even where the zone technically allows a certain housing type, it may be prevented in practice by incompatible planning controls.

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Figure 1: Residential flat building in Lane Cove

Small residential flat buildings are a key medium density housing option, but they cannot currently be built on most lots zoned for medium density homes.

... and urban sprawl is expensive and unsustainable

In recent years, there has been an overreliance on greenfield areas on the fringes of Sydney to provide much of our new housing. According to the NSW Productivity Commission's report, *Building More Homes Where People Want to Live*, between 2016 and 2021, fewer than 20% of new dwellings were built within 10km of the CBD.

In addition, there is a shortage of new homes in many parts of the city that have great transport options, convenient town centres, and local amenities such as parks and beaches. This undersupply of new housing in these key parts of the city has led to a lack of affordable choices where people want to live.

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Figure 2: A birds-eye view of a residential subdivision under construction

The Productivity Commission's 2023 report, *Building more homes where infrastructure costs less*, says we will need to build at least 550,000 new homes in Sydney by 2041 just to keep up with our growing population. We would need to go even further than this to tackle the housing affordability crisis.

The report found the costs of servicing new housing with infrastructure can be up to \$75,000 more expensive for each home in the outer suburbs compared to the inner suburbs. The most transparent and efficient way to build Sydney's housing from now on is to build the homes where infrastructure such as roads, rail, water, schools and open space costs less.

Infill development

By supplying new housing in existing urban areas (known as 'infill development'), we can do density well by making sure new housing is built in locations that are well-served by infrastructure and have capacity for growth.

This will:

- allow new infrastructure to be funded in a more cost-effective way
- re-purpose and upgrade existing infrastructure

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- create efficiencies in providing infrastructure for growing communities
- minimise road congestion
- improve access to green spaces
- use our existing public transport networks
- lower costs for water, schools, and hospitals
- protect important habitat and biodiversity from an encroaching urban fringe.

We lack a diversity of housing options

It is important to have a variety of housing options to cater for different housing needs, preferences and life stages. For example, the number of bedrooms is usually important for families with children, but convenience and access to shops and amenities are important for couples without children and older households (*The Housing We'd Choose*, Grattan Institute, 2011).

Although it is often assumed that living in a detached house on a large block of land is what most Australians want, research by the Grattan Institute found Sydney residents ranked 'whether the house is detached' as only the 5th most important variable when selecting a home. Having a big garden was ranked 20th (*The Housing We'd Choose*, Grattan Institute, 2011). Further, household sizes are changing in the Six Cities Region. A greater share of households are trending toward couples without children.

Recent research by the University of NSW's City Futures Research Centre on behalf of Government Architect NSW found that medium-rise apartment buildings were the most preferred type of building among apartment purchasers. These buildings of less than 20 apartments were preferred for their larger interior sizes, greater sense of community and smaller strata schemes.

Terraces, cottages and small apartment blocks represented much of the housing built in the first half of the 20th century. In the inner suburbs, these housing types now account for one-fifth of the housing stock (NSW Productivity Commission, *Building more homes where people want to live*, 2023).

Other important types of housing such as terraces and town houses used to be common options and comprised a much larger share of new residential builds.

In the areas where new housing has been concentrated in recent decades, however, the share of diverse housing types has been declining.

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This reduction in the diversity of new dwelling stock has been observed in recent years. Housing policymakers and the community are raising concerns that most new housing is either freestanding homes on the fringes of Sydney, or high-rise apartment buildings along busy roads (NSW Productivity Commission, *Building more homes where people want to live*, 2023). The Six Cities Region has an acknowledged and well-documented 'missing middle'.

In Sydney, most residential areas are zoned for low density (single family homes) and only a small proportion of land is zoned for medium or high-density development. The current zoning distribution does not sufficiently support a diverse housing mix, and where medium-density zones exist, key mid-rise housing types are not allowed. Delivering more well-located, diverse housing types is a key focus for the NSW Government as it will promote a greater array of housing options for households and create vibrant urban communities.

More homes should be located near public transport hubs and town centres

More homes are best placed in areas that are well-serviced by town centres and good public transport, so people can quickly and easily get to where they need to be. This means that more people will be able to live within walking distance of supermarkets, restaurants, and good public transport to get them to work and other places. This is an accepted model of urban development that is commonly referred to as 'transport-oriented development'. It has been a key feature of strategic planning in NSW for many years.

There is still significant opportunity across NSW to make sure the homes we need are in these great locations. Taking this approach would address the housing challenges in a way that makes the most sense. This approach represents density done well. It makes daily commutes shorter and cheaper, taking the financial burden off households and curbing traffic congestion, leading to better quality of life. The goal is to build more homes and strategically position them close to where people need to go, giving more people access to convenient transport options and amenity.

2.4 Ongoing strategic planning efforts

Strategic planning in NSW

The planning process determines how we use and develop land – whether it be in a city, regional community or on a rural property. Strategic planning looks at the big picture. It helps inform how and where change can take place, if it's where new housing may be located, or where transport links or community infrastructure should go.

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Decisions about any development and the best use of land must be transparent, clear and fair. The NSW planning system ensures this by setting a clear strategic vision, which in turn informs planning controls that guide decisions. In NSW, regional and district plans created at the state level set the overarching vision for our region and its unique districts. Councils create local strategic planning statements, local environmental plans, and development control plans, which apply the strategic vision at a local level.

How housing is delivered

Housing delivery is a shared responsibility. At the federal level, the Commonwealth works with state and local governments, investors and industry to set aspirational housing targets and support additional housing supply through the National Housing Accord.

The NSW Government and councils work to meet these targets by ensuring the planning system allows for and incentivises well-located housing. This includes long-term strategic planning, delivering infrastructure at the right time, zoning land and setting controls, and assessing development. Many councils also have a local housing strategy which details how much housing (and of what types) needs to be delivered in the local area, where it will go, and how it will look.

When state and local strategic plans are in place, government agencies and the development industry are then able to use the planning system to deliver quality social, affordable and market housing in the right places to support growing communities.

Infrastructure is critical to housing

Councils in NSW rely on a variety of funding sources to support the delivery of local infrastructure. This includes libraries, parks, roads, local transport infrastructure, recreation and sport facilities and stormwater drainage facilities to meet the needs of their communities. The right infrastructure funding mix will be needed to support increased housing supply as proposed in this document.

Section 7.11 local infrastructure contributions and 7.12 levies are the main mechanisms councils use to fund local infrastructure under Part 7 of the EP&A Act. In infill areas where new housing supply is proposed, councils already have section 7.11 and/or section 7.12 local infrastructure contributions plans in place. Because of this, it will be important to decide if councils' existing infrastructure contributions frameworks are enough to address any increased demand created by expected growth.

Section 7.11 and 7.12 contributions plans list infrastructure items to be delivered and their costs. These plans also specify how much councils will charge developers to pay for this infrastructure. The amount councils can charge for both section 7.11 and section 7.12 contributions is limited under NSW Government legislation and policy, as Table 1 shows.

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Table 1. Caps on council funding for local infrastructure

| Funding mechanism | Cap |
|---|--|
| Section 7.11 Contributions | \$20,000 per home/lot for most infill areas |
| Section 7.12 Levies, calculated using a simple percentage levy based on the cost of development | 1% of the cost of development for most areas |

The changes to the planning system that we propose in this explanation of intended effect will result in more homes being built in infill areas. These will be areas already serviced by state and local infrastructure, such as roads, rail and bus infrastructure, water and drainage, schools and open space. This is an efficient approach to infrastructure provision.

While increasing housing supply in infill areas will increase demand on existing infrastructure, it also allows us to upgrade, improve and deliver more local amenities and services through development contributions. The delivery of any new or upgraded existing infrastructure to support housing supply must be well coordinated and funded. We propose using existing mechanisms in the infrastructure contributions system to fund state and local infrastructure (see section 4.4).

The Six Cities Region

The Six Cities Region is Australia's first global-city region. It is a network of six connected cities in Australia that connect to each other, while celebrating and drawing on each city's unique character and strengths.

The Six Cities Region is made up of:

- Lower Hunter and Greater Newcastle City
- Central Coast City
- Illawarra–Shoalhaven City
- Western Parkland City
- Central River City
- Eastern Harbour City.

. The [Six Cities Region Discussion Paper](#) has been released. It represents the first step in planning at this scale. New region and district plans will be published in 2024, and these will feed into new local plans created by councils over the coming years.

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2.5 Applying the proposed reforms

The proposals outlined in this EIE represent a progressive approach to accommodating growth across the Six Cities Region. The planning system needs to enable and incentivise more density and diverse housing options in well located areas. The proposed reforms are designed to deliver new housing supply in established areas that have capacity to accommodate growth in a way that capitalises on current and future investment in public infrastructure.

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3 What's preventing more low and mid-rise houses being built?

NSW needs more well-located mid-rise housing options such as small blocks of units. They are a strongly desired development type among buyers and renters. Small apartment developments can exhibit high quality design for the benefit of residents and the local neighbourhood while contributing to the vibrancy of our centres.

3.1 Mid-rise housing

For this explanation of intended effect, **mid-rise housing** refers to residential flat buildings and shop-top housing that is generally between 3 and 6 storeys. These small-scale residential buildings are important to promote in our overall housing mix. They cater to a variety of needs and preferences and create more inclusive and vibrant communities.



Figure 3: Mid-rise housing types L-R residential flat buildings and shop top housing

What are Residential Flat Buildings (RFB) and shop top housing?

A **residential flat building** is a building that contains three or more homes and is 2 or more storeys. At least one of the homes must not have direct access at the ground level for it to be considered a residential flat building. It does not include other similar residential buildings such as co-living housing or multi-dwelling housing. Residential flat buildings are commonly referred to as apartment

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buildings or flats. Residential flat buildings are a mandated permitted use in all General Residential and High Density Residential zones.

Shop-top housing is a building that contains one or more apartments above ground floor shops or other commercial uses. Shop-top housing is common in mixed-use neighbourhoods and town centres. It provides residential neighbourhoods with easy access to supermarkets, cafes, and other important services. Shop-top housing is a mandated permitted use in all General Residential, High Density Residential, Local Centre (E1) and Mixed Use (MU1) zones.



Figure 4: Shop top housing in Surry Hills

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Figure 4: Residential flat building on Huntley Street, Alexandria

There is a need for more well-located mid-rise housing

Well-located mid-rise housing options such as small blocks of units are a strongly desired development type among buyers and renters as identified in research from UNSW City Futures Research Centre cited earlier. Fulfilling the latent demand in the housing market for small apartment buildings provides an opportunity to address calls for greater housing diversity to meet the needs of people at different stages of life. Small apartment developments can exhibit high quality design for the benefit of residents and the local neighbourhood while contributing to the vibrancy of our centres.

Mid-rise housing is often prohibited in well-located areas

Across the Six Cities Region, most residential areas, around 77%, are zoned for low density. But only around 12% of areas are zoned for medium density, and 2% for high density. Even in the 12% of Medium Density Residential zones, residential flat buildings and shop-top housing are prohibited in around 60% of these areas.

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Six Cities Residential Lots

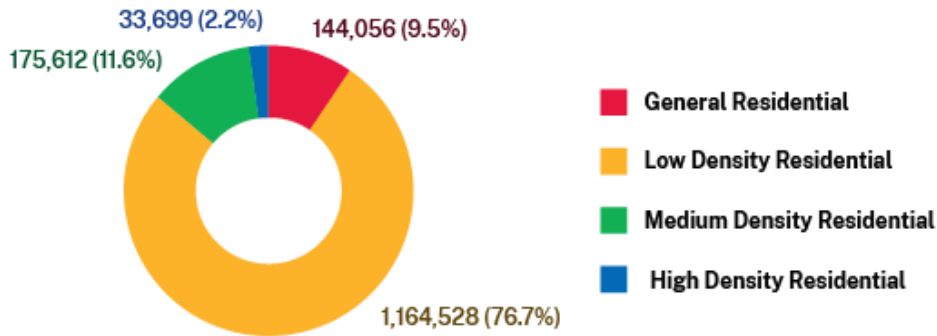


Figure 6: Overview of zoning of residential lots within the Six Cities region

Only 42% of well-located medium density lots in areas around heavy and light rail stations and close to important town centres permit residential flat buildings. This land needs to be better used by allowing development controls more suitable for mid-rise housing.

Restrictive development controls can discourage mid-rise housing

In the limited areas where mid-rise housing is permitted, site requirements and development controls can make delivering mid-rise housing a challenge.

Across all medium density lots in the Six Cities Region, the average maximum height of building control is around 9.9 metres and the average maximum floor space ratio control is 0.73:1. These controls only enable a 3-storey building with a limited number of apartments possible. Such small developments are not usually economically feasible to deliver in well located areas.

Height of Buildings Controls by Zone - Six Cities LGAs

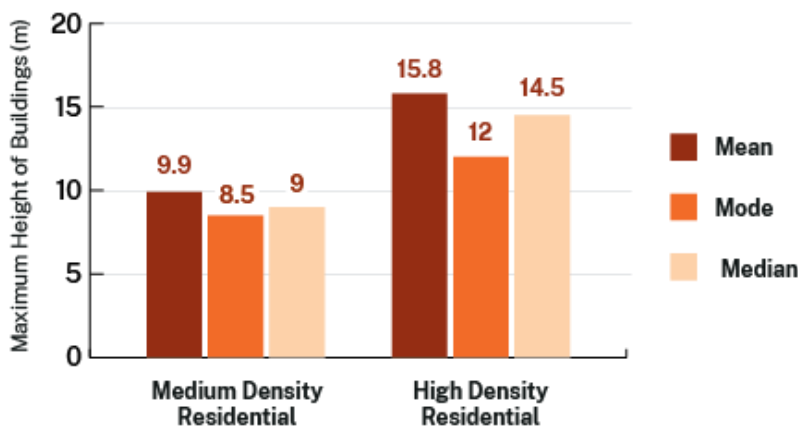


Figure 7: Overview of height of buildings controls in the medium and High Density Residential zones within the Six Cities

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Even in High Density Residential zones, the average maximum height of building control is around 15.8m and the average maximum floor space ratio control is 1.25:1. Again, these controls only enable a 4 to 5 storey building with a limited number of apartments possible.

In many medium and high-density residential zones, both the average and median built form controls are insufficient to realise the opportunities of mid-rise housing. Getting these planning settings right is critical to attracting investment in new mid-rise housing projects to deliver housing supply in well-located areas.

3.2 Low-rise housing

For this explanation of intended effect, low-rise housing refers to multi dwelling housing (such as terraces and townhouses), manor houses and dual occupancies. It is generally one or 2 storeys, sometimes incorporating a habitable roof. It does not include freestanding houses.



Figure 8: Low-rise housing types L-R dual occupancy, multi-dwelling housing (terraces), manor house

Multi dwelling housing (MDH) and manor houses

What are multi-dwelling housing and manor houses?

Multi-dwelling housing is a term used to describe residential developments that have three or more dwellings on a single lot with each dwelling having access at ground level. It includes rows of terraces and townhouses, but it does not include apartment buildings. They are a historically popular form of housing in Sydney, commonly found closer to the city centre. They are typically one or 2-storeys with a small front and back yard and setback to the side neighbours. They offer most of the benefits of a traditional freestanding house, but for a more affordable price.

Manor houses are small 2-storey apartment blocks. They are also an historically popular form of housing in Sydney's earlier suburbs, found in places like the eastern suburbs and the inner west. They often have the appearance and size of a 2-storey freestanding house but contain two apartments on the ground floor and two on the first floor. The ground floor apartments often get their own backyards, which offers a great level of amenity at a more affordable price.

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Figure 9: Manor house in Thornton



Figure 10: Townhouses in residential area at Gledswood Hills

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Most low-density areas prohibit multi-dwelling housing and manor houses

Multi-dwelling housing is prohibited in the Low Density Residential zone in 82% of lots across the Six Cities. This is particularly pronounced in Greater Sydney, where 94% of councils prohibit multi-dwelling housing in their low-density zones.

Multi Dwelling Housing Permissibility in Low Density Residential Lots
-Six Cities LGAs

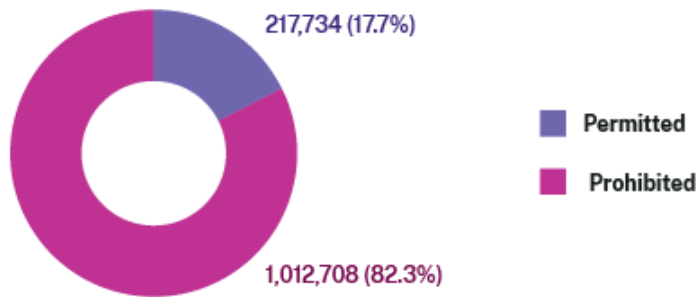


Figure 11: Permissibility of MDH across Low Density Residential zone lots within the Six Cities region

Similarly, manor houses are prohibited in all Low Density Residential zones in Greater Sydney, although they can be developed where multi-dwelling housing is permitted if using complying development under the Low-Rise Housing Diversity Code.

The main zone where multi-dwelling housing and manor houses are permitted is the Medium Density Residential zone where they are always permitted. The issue is that the medium-density zone only accounts for a small proportion of residential land, around 12% in the Six Cities Region.

Another issue is that Medium Density Residential zones also sometimes allow the multi-storey apartment buildings that developers usually prefer over the lower-yielding multi-dwelling housing and manor houses. So, there is a scarcity of land that allows for multi-dwelling housing and manor houses. And in the few areas they are allowed, developers often prefer apartments. As a result, very few new multi-dwelling housing and manor houses have been built in recent decades.

Multi-dwelling housing and manor houses are suitable in well-located low-density areas

Multi-dwelling housing and manor houses can be designed to comfortably sit within a freestanding house neighbourhood, without significantly changing character and offering a diverse and affordable option. Their scale and presence can be designed so they have no more impact than a freestanding house and they can enhance the desirable characteristics of a neighbourhood.

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Low-density residential zones that are within walking distance of town centres and transport hubs should be able to accommodate more multi-dwelling housing and manor houses. These housing types offer a sustainable way of encouraging more homes in low-density neighbourhoods. Focusing efforts in places that already have good access to public transport and everyday needs will avoid undesirable impacts such as more congestion and a lack of street parking.

Some development controls discourage multi-dwelling housing and manor houses

There are a range of development controls that often apply to multi-dwelling housing and manor houses. These can further limit the potential sites and make them particularly difficult to design, especially when compared to the controls for freestanding houses.

Many councils set minimum lot sizes that range between 700 m² and 2,000 m². These minimum lot sizes can be unnecessarily large, as well-designed multi-dwelling housing and manor houses can easily fit on much smaller sites. These requirements often rule out large proportions of the already limited lots that allow multi-dwelling housing and manor houses, sometimes up to 75% of permitted lots in a given area.

There are also other controls, such as floor space ratio and minimum car parking requirements, that can make these housing types compromised in design, impractical to develop and economically unviable. Because of this, it is more workable to develop freestanding housing and larger apartment buildings.

Dual occupancies**What are dual occupancies?**

Dual occupancies are two dwellings on a single lot and are commonly known as duplexes or semis. They are a common form of housing in Sydney, with a strong historical presence in the form of one and 2-storey 'semis' and in the more modern form of 2-storey duplexes. They are typically two side-by-side houses that both have a front yard, a back yard, and are setback to the side neighbours. They offer most of the benefits of a traditional freestanding house, but for a more affordable price.

Dual occupancies are suitable in all low-density areas

Well-designed dual occupancies are perfectly suited to provide more housing in all low-density residential areas across the state. Their scale, form and presence can be designed so they have no more impact than a freestanding house and they can enhance the desired character of an area.

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Figure 12: Dual occupancy housing in Ryde

Dual occupancies are prohibited in many low-density areas

Within the Six Cities region, dual occupancies are prohibited in 14% of low density lots. In the same region, within the Medium Density Residential zone, dual occupancies are prohibited in 35% of lots.

Dual Occupancy Permissibility by Lots - Six Cities LGAs

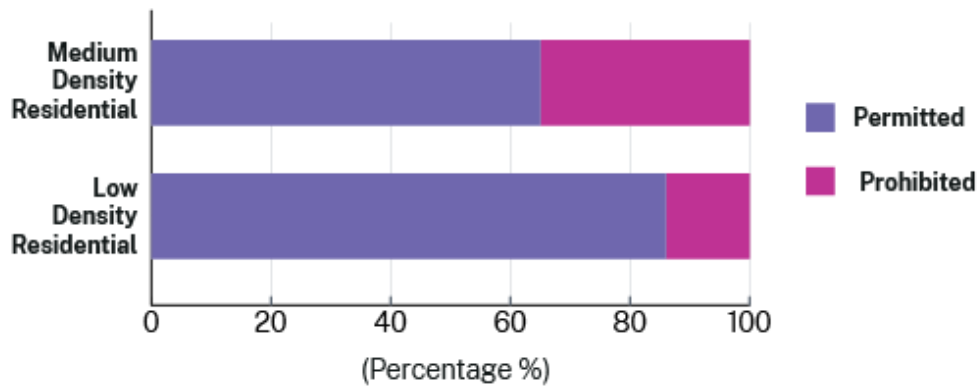


Figure 13: Permissibility of dual occupancies on low and Medium Density Residential zone lots within the Six Cities

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All Low Density Residential zones should be able to accommodate dual occupancies as a sustainable way to provide more housing supply and provide more diverse housing options for the community.

Dual occupancies are suitable in the General Residential zone

Within the Six Cities region, there are 23 LEPs with a General Residential zone. Of these, only 19 (or 83per cent) permit dual occupancies. General residential lots comprise 9.5% of all residential lots within the Six Cities.

An objective of the General residential zone is to provide a variety of housing types and densities. This objective can be more directly achieved by promoting dual occupancies in this zone.

Unsuitable development controls discourage dual occupancies

There are a range of development controls that often apply to dual occupancies which can further limit the sites where they can be built and make them particularly difficult to design, especially when compared to the controls for freestanding houses.

Many Councils set minimum lot sizes which range between 450m² and 800m². These minimum lot sizes can be unnecessarily large as well-designed dual occupancies can easily fit on much smaller sites. These requirements often rule out a large proportion of the lots that permit dual occupancies, sometimes up to 72% of permitted lots in a given area.

There are also a range of other controls, like floor space ratio, that can make dual occupancies difficult to design. Because of this, it is often easier to develop freestanding housing.

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4 Policy proposals to build more low and mid-rise housing

4.1 Mid-rise housing

Expanded permissibility within well located areas

The department is proposing to permit residential flat buildings on all Medium Density Residential zoned land in well located areas – that is, within station and town centre precincts. Since RFBs are a mandated use in the General Residential and High Density Residential zones, the Medium Density Residential zone presents an opportunity to expand the permissibility for this important mid-rise typology.

Figure 14 below shows the current and proposed permissibility settings for RFBs on well-located and other lots zoned for medium density within the Six Cities region.

RFB Permissibility in Medium Density Residential Zone - Six Cities LGAs

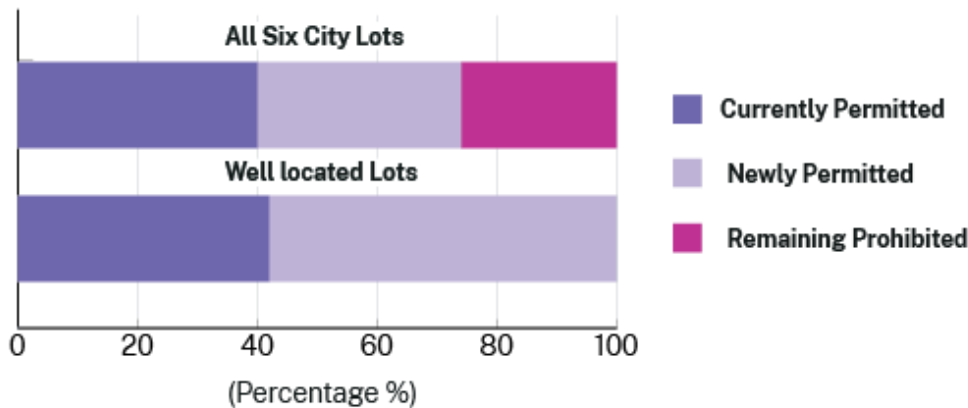


Figure 14: Permissibility of RFBs on well-located and other lots within Medium Density Residential zone in Six Cities

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Mid-rise housing in Station and Town Centre Precincts

Station and town centre precincts

The Station and town centres precincts are proposed to be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.
 - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.

Non-refusal standards

To facilitate these developments, the NSW Government propose to set standards for non-refusal that will apply wherever residential flat buildings or shop top housing are permitted (currently or newly proposed) within Station and Town Centre Precincts with the exception of the Low Density Residential zone. The standards are designed to allow more density in the inner part of the precincts within 400 metres of the stations and centres and less density in the outer part of the precincts from 400 metres to 800 metres.

Non-refusal standards

Non-refusal standards are a type of provision (legal condition) used in the planning system to set consistent standards for certain types of development and provide certainty and flexibility for councils and proponents.

Non-refusal standards are usually outlined in a SEPP and overrule LEP or DCP provisions. If the equivalent LEP or DCP standard is already more permissive than the non-refusal standard, it will continue to apply.

This approach gives councils the flexibility to set more permissive local controls that suit local areas. It also means that if a proposed development does not comply with the non-refusal standard but still complies with Council's standard, it will not need a clause 4.6 variation request.

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The purpose of this approach is to increase housing potential, not reduce what is already allowed.

The specific intentions are that if a development:

- Complies with the standard, a consent authority **must not** refuse consent on those grounds;
- Does not comply with the standard, it will be assessed under the equivalent applicable LEP or DCP standard;
- Does not comply with the standard, but does comply with the equivalent LEP or DCP standard, a clause 4.6 variation is not required;
- Does not comply with both the standard and the equivalent LEP or DCP standard, a clause 4.6 variation will be required.

The non-refusal standards have been calibrated to enable a typical 3 to 6 storey apartment building that can achieve an appropriate level of amenity for the apartments and to neighbouring dwellings.

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these provisions.

The proposed non-refusal standards for residential flat buildings and shop top housing in the station and town centre precincts are:

In the inner part of the precincts within 400 metres of the stations/centres:

- Maximum Building Height: 21m
- Maximum FSR: 3:1

In the outer part of the precincts from 400 to 800 metres of the stations/centres:

- Maximum Building Height: 16m
- Maximum FSR: 2:1

The non-refusal standards will apply to any residential flat building and shop top housing development on land in station and town centre precincts (with the exception of land zoned R2). For residential flat buildings, the non-refusal standards apply to land where this land use is currently permitted or proposed to be permitted. For shop-top housing, the non-refusal standards apply where this land use is currently permitted.

We are also proposing to turn off minimum site area and width standards in LEPs as part of these reforms. This will allow development assessment to consider the individual merits of mid-rise developments on a case-by-case basis within the context of the site.

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Design criteria to support mid-rise housing

The [Apartment Design Guide](#) gives consistent planning and design standards for apartments in NSW. It gives design criteria and general guidance about how development proposals can achieve the nine design quality principles identified in *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65).

The proposed new mid-rise housing provisions in station and town centre precincts will be supported by suitable design criteria that will vary some ADG provisions. These measures will ensure that design controls applying to new mid-rise housing proposals are appropriately differentiated to facilitate smaller apartment buildings.

The design provisions will ensure mid-rise apartment buildings are well-designed and promote excellent amenity and liveability for residents and the community.

The intent of the proposed changes to the design criteria is set out below.

- **Building separations:** Reducing the minimum building separation requirements for 5 and 6 storey buildings to match the current requirements for up to 4-storey buildings.
- **Setbacks:** Front setbacks to be the average of neighbouring buildings with a 6m maximum. Side and rear building setback requirements are to increase by an additional 1m for every 2-storey difference in height between neighbouring buildings.
- **Vehicle Access:** Design of basement and ground floor for mid-rise building is not required to accommodate large vehicles entering or turning around within the site. Waste collection method to be detailed in Waste Management Plan.
- **Visual Privacy:** To be managed through the proposed modified building and separation provisions.
- **Communal Open Space:** A minimum of 8m² of communal open space is to be provided per apartment, up to a maximum 25% of the site area.
- **Landscaping:** Minimum deep soil and planting requirements, depending on the size of the site as set out Appendix B.
- **Car parking:** Minimum car parking rates to create a consistent set of appropriate requirements for mid-rise housing across the Six Cities.

Affordable Housing

The existing In-fill Affordable Housing bonus provisions of the Housing SEPP will continue to apply for development under the proposed mid-rise housing in station and town centre precincts provisions.

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The department is also proposing to work with local councils to introduce affordable housing contribution schemes (inclusionary zoning) on more land across the Six Cities where there has been sufficient value uplift. Further consultation about this is expected in 2024.

4.2 Low-rise housing

Multi dwelling housing and manor houses

Expanded permissibility

We propose to make multi-dwelling housing and manor houses permitted with consent in the Low Density Residential zone within station and town centre precincts.

Manor houses will be characterised as 2-storey residential flat buildings (excluding any habitable roof). They will not be limited to 3 or 4 dwellings as they currently are under the Codes SEPP.

Station and town centre precincts

Station and town centres precincts will be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants
 - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.

Non-refusal standards

We propose to set key non-refusal standards that will apply to MDH and manor houses wherever they are permitted in Station and Town Centre Precincts. The non-refusal standards are designed to encourage MDH and manor houses to achieve the benefits of more and diverse housing while managing their impacts on surrounding properties, the local environment and neighbourhoods.

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Proposed non-refusal standards for multi-dwelling housing (terraces), multi-dwelling housing and manor houses in station and town centre precincts are:

Multi dwelling housing (terraces)

- Maximum Building Height: 9.5m
- Maximum FSR: 0.7:1
- Minimum Site Area: 500m²
- Minimum Lot Width: 18m
- Minimum Car Parking: 0.5 space per dwelling

Multi dwelling housing

- Maximum Building Height: 9.5m
- Maximum FSR: 0.7:1
- Minimum Site Area: 600m²
- Minimum Lot Width: 12m
- Minimum Car Parking: 1 space per dwelling

Manor Houses

- Maximum Building Height: 9.5m
- Maximum FSR: 0.8:1
- Minimum Site Area: 500m²
- Minimum Lot Width: 12m
- Minimum Car Parking: 0.5 space per dwelling

The non-refusal standards will apply to any multi-dwelling housing, multi-dwelling housing (terraces), or manor house in station and town centre precincts where they are currently permitted or proposed to be permitted under these proposals.

Lot size and width

The proposed minimum lot size and width standards provide sufficient space for a typical 2-3 bedroom dwelling layouts with a reasonable front and back yard, side setbacks to the neighbours, and car parking for most dwellings.

Floor space ratio and building height

We have set the proposed floor space ratio and building heights to encourage these housing types. They provide more floor space allowance than most low-density areas which will encourage MDH and manor houses rather than large freestanding houses. The building height is designed to accommodate 2 storeys with the potential habitable roof, depending on the design. Built form

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impacts on neighbours such as privacy and overshadowing will still need to be considered through the design criteria in the applicable design guides and local requirements.

Car parking

The proposed car parking rates for terraces and manor houses will be a reduction to most council's current DCP requirements and the standards of the Codes SEPP. The proposed rates will only apply in the target precincts which have walkable access to most needs and alternative transport options. The reduced rates for terraces will also reduce the need for multiple driveways along the street and the resultant impact that has on street parking and landscaping. For manor houses, reduced parking rates will facilitate better design outcomes including increased landscaping and more privacy for neighbours.

Application of other Planning Controls

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these new provisions.

Landscaping requirements outlined in relevant DCPs will continue to apply and the Low Rise Housing Diversity Design Guide will continue to be relevant. The Design Guide will be updated to be consistent with the landscaping targets set out in Appendix C.

The Low Rise Housing Diversity Code will continue to only apply to MDH (terraces) and manor houses limited to 3 or 4 dwellings. This includes on land where it is proposed to newly permit these land use types.

To ensure good design outcomes are achieved, for development applications the consent authority must consider the Low Rise Housing Diversity Design Guide for development applications. Similarly, complying developments will continue to be required to be consistent with the Low Rise Housing Diversity Design Guide for complying development with a verification from a registered architect.

Subdivision

We propose to permit the torrens subdivision of multi-dwelling housing (terraces) provided the proposed lots meet appropriate size, width and access requirements.

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Dual occupancies

Expanded permissibility

We propose to permit dual occupancies in all Low Density Residential zones across NSW. We are also looking to work with the remaining few councils whose LEPs prohibit dual occupancies in the General Residential zone to consider whether they could be permitted.

Non-refusal standards

We propose to set key non-refusal standards that will apply to dual occupancies wherever they are permitted in Greater Sydney. The non-refusal standards are designed to encourage dual occupancies to realise the benefits of more and diverse housing in low-density areas.

Non-refusal standards for dual occupancies

Proposed non-refusal standards for dual occupancies in Greater Sydney:

- Maximum Building Height: 9.5m
- Maximum FSR: 0.65:1
- Minimum Site Area: 450m²
- Minimum Lot Width: 12m
- Minimum Car Parking: 1 space per dwelling

The non-refusal standards will apply to any dual occupancy in Greater Sydney where it is currently permitted or proposed to be permitted under these proposals.

Lot size and width

The proposed lot size and width is set at the lower end of the range of lot sizes that apply in different Council areas in Greater Sydney. It provides sufficient space for a 3-to-4-bedroom dwelling layout with a reasonable front and back yard, side setbacks to the neighbours, and a garage for each dwelling.

Floor space ratio and building height

The proposed FSR provides slightly more floor space allowance than most low-density areas, which will encourage dual occupancies rather than large freestanding houses. The proposed building height is designed to accommodate a 2-storey dual occupancy. Built form impacts on neighbours such as privacy and overshadowing will need to be considered through the design criteria in the applicable design guides and local requirements.

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Car parking

The proposed car parking rate is typical in many areas and will be a slight reduction in some. It is important that excessive car parking is not required, as it can influence whether a dual occupancy can fit on any given site. One space is sufficient to ensure there is not a significant impact on car parking availability in the street.

Application of Other Planning Controls

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these new standards.

Landscaping requirements outlined in relevant DCPs will continue to apply and the Low Rise Housing Diversity Design Guide will continue to be relevant. The Design Guide will be updated to be consistent with the landscaping targets set out in Appendix C.

Under the complying development pathway, proposals will continue to be required to be consistent with the Low Rise Housing Diversity Design Guide for complying development.

Affordable Housing

The existing In-fill Affordable Housing bonus provisions of the Housing SEPP will continue to apply for development under the proposed low-rise housing provisions.

Subdivision

It is proposed to permit the torrens subdivision of dual occupancies provided the proposed lots meet appropriate size, width and access requirements.

4.3 Flooding

Managing the risk of flooding to life and property through local planning controls is a key priority for the NSW Government. We need to ensure that all new development in flood prone areas is compatible with the current and future flood risk of the land.

Council's current flooding controls will continue to apply to all development where the low- and mid-rise reforms are proposed to ensure that flood risk is appropriately managed. In areas of particularly high flood risk, such as the Hawkesbury Napean Valley, the Department will work councils to exclude the relevant areas from the application of the proposed reforms.

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4.4 Infrastructure Contributions

The NSW planning system allows councils and the NSW Government to collect contributions that fund infrastructure needed to support new development.

From 1 October 2023, all residential development that intensifies land use (where new dwellings are created) will be subject to the Housing and Productivity Contribution (HPC) and will replace the former State Infrastructure Contribution (SIC). HPC contributions will go towards the provision of state and regional infrastructure such as roads, parks, hospitals and schools. It does not affect how councils collect local contributions.

Councils will continue to require the payment of section local infrastructure contributions (7.11 and/or section 7.12 contributions) for all new development in accordance with relevant council contributions plans. Revenue collected goes towards funding infrastructure like community facilities, stormwater drainage, local open space and local roads.

In infill areas where there will be additional housing supply as a result of this proposal, councils already have section 7.11 and/or section 7.12 contributions plans in place that apply to new residential development. These existing plans will allow councils to collect more revenue as more dwellings are built.

However, it is important to ensure that councils will have sufficient revenue to fund any new or upgraded local infrastructure that may be required. Some changes may be needed to councils' current contributions frameworks to allow for anticipated growth.

The department will work with councils to identify where further infrastructure planning and funding is required and accelerate that work to ensure it is in place at the right time.

The best approach will depend on the current contributions framework in the area, anticipated growth and local infrastructure needs. Stakeholder consultation, including public exhibition, will be necessary before any changes are carried out.

Council feedback on infrastructure needs

We are seeking feedback on councils' preferred approach to identifying and addressing additional infrastructure needs that arise as a result of the proposed changes. The aim is to ensure that delivery of local infrastructure occurs at a rate that will keep up with the anticipated growth needed to address the housing crisis.

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4.5 Relationship with the Transit Oriented Development program

The Department is also progressing a Transit Oriented Development program, which will fast-track rezoning in 8 key precincts, and introduce new planning settings in a number of other identified station precincts across the Six Cities, including new permissibility settings, built form controls, social and affordable housing provisions and heritage arrangements.

The proposed low- and mid-rise reforms will work in tandem with the Transit Oriented Development program to achieve good urban form through appropriate density transition around centres. The reforms proposed under the Transit Oriented Development program are generally more permissive than the low- and mid-rise reforms and therefore will prevail over the low and mid-rise controls, where areas overlap.

Read more about the department's [response to the housing crisis](#).

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5 Have your say

The Department of Planning and Environment welcomes community and stakeholder feedback on this explanation of intended effect. Your feedback will help us better understand the views of the community and will inform the proposals discussed in this document.

To submit feedback, complete the [online feedback form](#).

Your submission may address the issues raised in this document or you may give more input about the changes we propose.

We will publish a response to submissions after the exhibition period ends.

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Appendix A – Summary of proposed reforms

| Typology | Proposed permissibility change | Proposed non-refusal standards |
|-----------------------------------|---|--|
| Low-rise housing | | |
| Dual occupancies | Make dual occupancies permitted with consent across Low Density Residential (R2) zones in NSW. | Introduce non-refusal standards that apply to dual occupancies wherever they are permitted in Greater Sydney: <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.65:1 • Minimum Site Area: 450m² • Minimum Lot Width: 12m • Minimum Car Parking: 1 space per dwelling |
| Manor houses | Make manor houses permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region. | Introduce non-refusal standards that apply to Manor Houses wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.8:1 • Minimum Site Area: 500m² • Minimum Lot Width: 12m • Minimum Car Parking: 0.5 space per dwelling |
| Multi-dwelling housing (terraces) | Make MDH (terraces) permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region. | Introduce non-refusal standards that apply to MDH Terraces wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.7:1 • Minimum Site Area: 500m² • Minimum Lot Width: 18m • Minimum Car Parking: 0.5 space per dwelling |

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| Typology | Proposed permissibility change | Proposed non-refusal standards |
|-----------------------------------|---|---|
| Multi-dwelling housing | Make MDH permitted with consent in the Low Density Residential (R2) zones within <i>station and town centre precincts</i> in the Six Cities region. | Introduce non-refusal standards that apply to MDH whenever they are permitted within <i>station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.7:1 • Minimum Site Area: 600m² • Minimum Lot Width: 12m • Minimum Car Parking: 1 space per dwelling |
| Mid-rise housing | | |
| Residential flat buildings (RFBs) | Permit RFBs with consent in the R3 zone within <i>station and town centre precincts</i> in the Six Cities region. | Introduce non-refusal standards that apply to RFBs wherever they are permitted (excluding R2 zones) in <i>station and town centre precincts</i> in the Six Cities region. Within <i>inner (0-400m) station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> • Maximum Building Height: 21m • Maximum FSR: 3:1 Within <i>outer (400-800m) station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> • Maximum Building Height: 16m • Maximum FSR: 2:1 |
| Shop-top housing (STH) | No change proposed. | Introduce non-refusal standards that apply to shop top housing (identical to those proposed for RFBs) wherever they are permitted (excluding for R2 zones). |

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| Typology | Other proposals |
|--|--|
| Mid Rise Housing (both RFBs and STH) | <p>Amend the <u>Apartment Design Guide</u> which sits under the <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i> (SEPP 65) to include suitable design criteria for mid-rise housing (e.g. related to building separations, setbacks, vehicle access, visual privacy and communal open space).</p> <p>The design provisions will ensure mid-rise apartment buildings are well-designed and promote excellent amenity and liveability for residents and the community.</p> |
| Subdivision of MDH (Terraces) and Dual Occupancies | New provisions are proposed to enable the torrens subdivision of multi dwelling housing (terraces) and dual occupancies that have been approved under the proposed low-rise housing reforms. The proposed lots will need to meet appropriate size, width and access requirements. |
| Low Rise Housing through the Complying Development Pathway | The <u>Low Rise Housing Diversity Code</u> will continue to apply including to areas where low rise typologies are proposed to be permitted under the reforms. |

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Appendix B – Landscaping provisions for mid-rise housing

| Development category | Tree canopy target (min % of site area) | Deep soil target | Tree-planting rate |
|----------------------|---|------------------|--------------------|
|----------------------|---|------------------|--------------------|

Residential flat buildings and Shop-top housing

| | | | |
|---|-----|-------------------------------|---|
| Less than 650 m ² | 15% | As per Apartment Design Guide | For every 350 m ² of site area or part thereof, at least one small tree must be planted in the deep soil area |
| 650 m ² – 1,500 m ² | 15% | As per Apartment Design Guide | For every 350m ² of site area or part thereof, at least one medium tree is to be planted in the deep soil area |
| Greater than 1,500 m ² | 20% | As per Apartment Design Guide | For every 575m ² of site area or part thereof, at least 2 medium trees or one large tree must be planted in the deep soil area |

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Appendix C – Landscaping provisions for low-rise housing

| Development category | Lot size | Tree canopy target (min % of site area) | Deep soil target (min % of site area) | Tree-planting rate |
|-----------------------------------|---------------------------|---|---------------------------------------|--|
| Manor houses | <300m ² | 20% | 20% | For every 200m ² of site area, or part thereof, at least one small tree |
| | 300-600m ² | 25% | 25% | For every 250m ² of site area, or part thereof, at least one medium tree |
| | >600m ² | 30% | 30% | For every 350m ² of site area, or part thereof, at least 2 medium trees or one large tree |
| Dual occupancies | <300m ² | 15% | 15% | At least 1 small tree, per dwelling |
| | 300-600m ² | 20% | 20% | For every 200m ² of site area, or part thereof, at least one small tree |
| | >600m ² | 25% | 25% | For every 225m ² of site area, or part thereof, at least one medium tree |
| Multi-dwelling housing (terraces) | <1,000m ² | 20% | 20% | For every 300m ² , or part thereof, at least one medium tree |
| | 1,000-3,000m ² | 25% | 25% | For every 200m ² , or part thereof, at least one medium tree |
| | >3,000m ² | 30% | 30% | For every 350m ² , or part thereof, at least 2 medium trees or one large tree |

Objection- Explanation of Intended Effect: Changes to create low and mid-rise housing

February 2024





Objection – DPHI Low and Mid-Rise Housing Diversity Reforms

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Objection – DPHI Low and Mid-Rise Housing Diversity Reforms

Executive Summary

This objection is made by Camden Council officers in response to the exhibition of the Explanation of Intended Effect: Changes to create low-and mid-rise housing (the EIE) by the NSW Department of Planning, Housing and Infrastructure (DPHI).

The EIE outlines that the reforms seek to enable and incentivise more density and diverse housing options in well located areas. This is proposed to be undertaken through changes to permissibility for low and mid-rise typologies including dual occupancies, multi dwelling housing, manor houses, residential flat buildings and shop top housing, and introducing non-refusal standards applying to each of these typologies.

Council officers raise significant concerns about the proposed reform package as exhibited. These concerns are detailed throughout this objection and cover the following key themes;

- **Camden Council objects to the proposed reform and requests to be excluded;**
- Significant implications for Camden;
- The South West Growth Area is where planned housing supply and diversity can be achieved to deliver great communities;
- The Government should prioritise infrastructure delivery in the SWGA to unlock housing;
- Lack of community engagement;
- Lack of alignment with local strategic planning and precinct planning;
- Contents of the EIE and technical feedback; and
- Development contributions.

In response to the draft reform package, Council officers recommend the following:

1. **That the Camden LGA is excluded from the proposed reform package;**
2. That DPHI prioritise the orderly development of the South West Growth Area to unlock housing through the coordination of enabling infrastructure and investigate mechanisms for early acquisition of land for infrastructure;
3. That DPHI collaborate with Council to ensure that strategic planning for housing delivery is aligned between local and state government and considers active precinct planning;
4. That land within a Heritage Conservation Area is excluded from the proposed reform package;
5. That flood affected areas, or centres within proximity to flood affected areas, are excluded from the reform package;
6. That all centres which are not directly serviced by a metro or train station are excluded from the definition of 'Station and Town Centre Precincts';
7. That Council's existing DCP controls relating to car parking apply to any development permitted under the reform package;
8. That DPHI consult with Council officers to address concerns raised in relation to the contents of the EIE and technical feedback provided;
9. That DPHI revisit the introduction of higher S7.12 contribution rates to provide Councils with a funding mechanism for additional / upgraded infrastructure in infill areas.



Objection – DPHI Low and Mid-Rise Housing Diversity Reforms

Introduction

This objection is made by Camden Council officers in response to the exhibition of the Explanation of Intended Effect: Changes to create low-and mid-rise housing by the NSW Department of Planning, Housing and Infrastructure.

The EIE outlines that the reform seeks to enable and incentivise more density and diverse housing options in well located areas. This is proposed to be undertaken through changes to permissibility for low and mid-rise typologies including dual occupancies, multi dwelling housing, manor houses, residential flat buildings and shop top housing, and introducing non-refusal standards applying to each of these typologies.

While the overall intent of the reform to provide greater housing diversity in well located areas is appreciated, significant concerns are raised regarding the appropriateness of the reform considering the local context of the Camden LGA. This includes the unrealised housing capacity of the South West Growth Area, lack of access for Camden's residents to public transport, and impacts on local centres, schools, heritage conservation areas and surrounding suburban areas.

Council officers recommend that DPHI consider the following prior to the finalisation of the reforms:

- **That Camden LGA be excluded from the reforms for the reasons outlined in this submission;**
- Significant implications for Camden, including impacts to existing and planned centres;
- The South West Growth Area (SWGA) provides housing supply and diversity;
- Assistance be provided from Government to deliver the SWGA;
- Lack of community awareness and engagement on the reform;
- Lack of Alignment with local strategic planning and precinct planning;
- Other local impacts, including heritage and flood-prone areas;
- Contents of the EIE and technical feedback; and
- Development contributions.

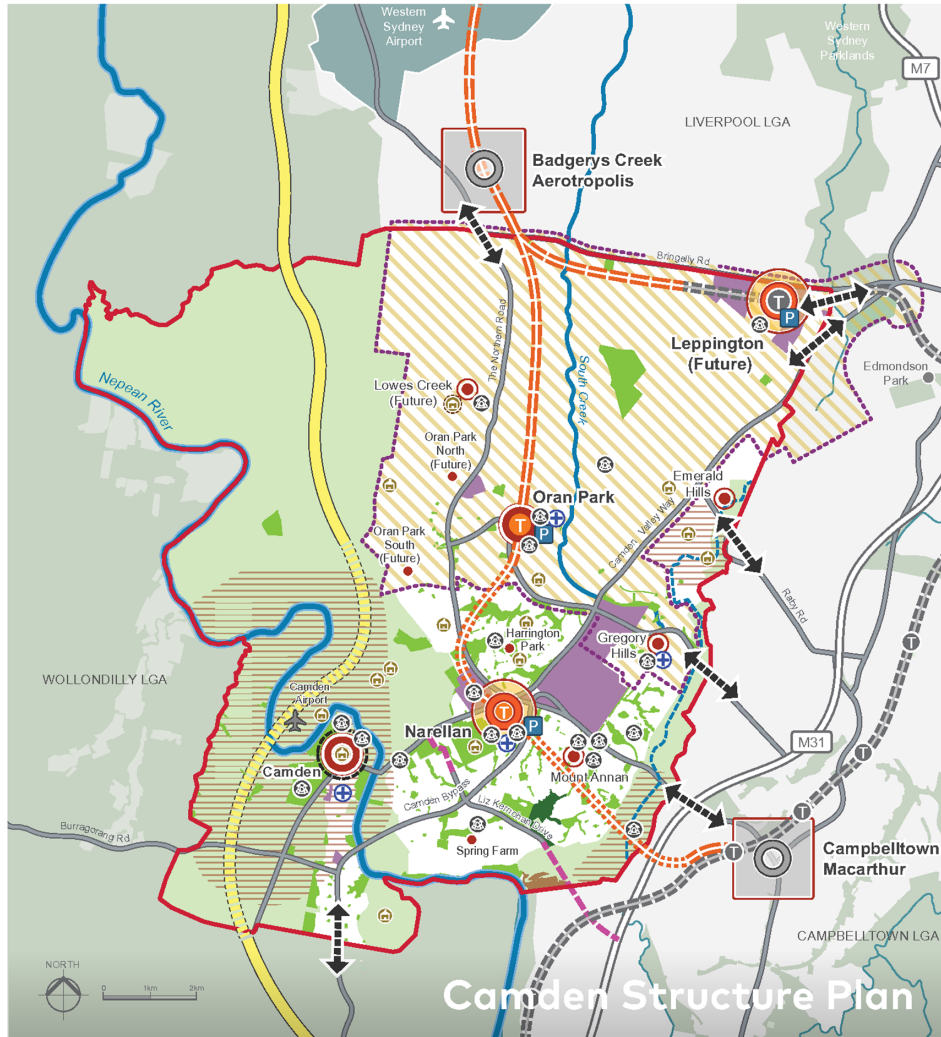
Council officers would appreciate the opportunity to work with DPHI prior to finalisation of the reform package to address the concerns raised.

Strategic Context

Council's policies relating to the reform package include the Local Strategic Planning Statement (LSPS) and the Camden Local Housing Strategy (LHS). These policies provide certainty to the community and set out a twenty-year vision for the planning and future development of the Camden LGA. This is encapsulated in the 2040 Camden Structure Plan within the LSPS (**Figure 1**).



Objection – DPHI Low and Mid-Rise Housing Diversity Reforms



- | | | | | | |
|--|---|--|---------------------------------------|--|--------------------------|
| | Metropolitan Cluster | | Reserve/ Parkland | | Tourism |
| | Strategic Centre | | Scenic Land (Metropolitan Rural Area) | | Proposed Employment Area |
| | Town Centre | | Scenic Viewscape | | Existing Employment Area |
| | Local Centre | | Proposed M9 Entry/ Exit | | Camden LGA Boundary |
| | Neighbourhood Centre | | Proposed Train Line/ Tunnel | | |
| | Art/ Culture/ Community Facility | | Proposed Train Station | | |
| | Medical | | Existing Train Station | | |
| | State-listed Heritage Item | | Proposed Commuter Carparking | | |
| | Draft State-listed Heritage Item | | Committed Roads | | |
| | Future Urban Area (SWGA) - Housing Capacity | | Upper Canal System | | |
| | National Park | | Key Transport Connection | | |

Figure 1: Camden Structure Plan



Objection – DPHI Low and Mid-Rise Housing Diversity Reforms

Camden Local Strategic Planning Statement (LSPS)

The Camden LSPS emphasises land use, transport and sustainability objectives for Camden. The infrastructure and liveability components of the LSPS set out the vision for future development and housing growth within the Camden LGA and includes the following priorities relevant to the exhibited EIE:

- Local Priority I1 – Aligning infrastructure delivery with growth;
- Local Priority I2 – Connecting Camden through integrated transport solutions;
- Local Priority I3 – Planning for the delivery of the North South Rail and South West Rail Link Extension;
- Local Priority I4 – Working in partnership to deliver a more liveable, productive, and sustainable Camden;
- Local Priority L1 – Providing housing choice and affordability for Camden’s growing and changing population;
- Local Priority L2 – Celebrating and respecting Camden’s proud heritage; and
- Local Priority L4 – Encouraging vibrant and connected centres which reflect Camden’s evolving character.

Camden Local Housing Strategy (LHS)

The LHS comprises priorities, objectives and actions that underpin Council’s vision for housing in the Camden LGA over a twenty-year period. The LHS is consistent with the LSPS and provides more detailed direction regarding housing growth. The LHS demonstrates that there is significant capacity for housing to be provided within the SWGA to meet mid- and long-term housing demand, and that housing growth in established areas should be incremental and consistent with existing character.

The priorities of the LHS relevant to the exhibited EIE include;

- Priority 1 – Providing housing capacity and coordinating growth with infrastructure;
- Priority 3 – Delivering the right housing in the right location; and
- Priority 4 – Increasing housing choice and diversity.

Relevant objectives of the LHS include;

- Objective 1 – There is sufficient planning capacity to meet forecast housing demand;
- Objective 2 – Precincts in the SWGA are planned and released to align with enabling infrastructure provision;
- Objective 6 – Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure;
- Objective 7 – Housing growth in established areas is incremental, and preserves character and heritage values;
- Objective 9 – The mix of housing types matches the changing needs and preferences of the community.

Notably, the LHS includes several short-term actions relevant to the exhibited EIE which Council is currently progressing including:

- Action 27 – Investigate the development a Housing Density and Diversity Guide to inform planning controls;
- Action 28 – Review the locational requirements for medium density housing within the Growth Centres SEPP (now Western Parkland City Precincts SEPP); and



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- Action 29 – Explore innovative approaches to planning that encourage the viable delivery of medium density housing within the SWGA.

Council resolved to accept funding support from DPE in 2022 to progress the above actions.

Key Issues and Considerations

1. That Camden LGA should be excluded from the reforms

The proposed reforms are not appropriate for a growth Council such as Camden on the fringes of the Greater Sydney Region, with limited public transport and high dependence on private vehicles.

In the context of the Camden LGA, the reform will not deliver on the stated intent, which is to incentivise housing around public transport and limit urban sprawl. In fact, the reforms may have the reverse effect of contributing to urban sprawl by facilitating increased development in Camden's existing suburban areas which lack convenient access to public transport.

Significant housing capacity remains within the yet to be rezoned precincts of the SWGA. As a result, the reform package is not required for Camden to meet its housing targets and contribute to the housing needs of Greater Sydney. Rather than implementing the proposed reform within Camden, the DPHI should prioritise the delivery of essential infrastructure to service and unlock the SWGA precincts.

For these reasons, Council requests that the Camden LGA be excluded from the reform package.

Recommendation 1

That the Camden LGA is excluded from the proposed reform package.

2. Significant implications for Camden

The reform as outlined within the EIE has significant implications for the Camden LGA, and has the possibility for serious unintended consequences.

The reform has the potential to have significant and irreversible impacts on existing local and neighbourhood centres within the Camden LGA due to the inclusion of E1 Local Centre and MU1 Mixed Use zoned land within the definition of 'Station and Town Centre Precincts'.

Figure 2 shows the extent of land around existing and planned centres in Camden, a number of which would result in residential flat buildings (RFBs) within R1 General Residential and R3 Medium Density Residential, and shop top housing in E1 Local Centre and MU1 Mixed Use zones, between 3 and 6 storeys high being permitted. These centres were not planned to support higher density (with most planned to only service their immediate locality) and as a result there will be a lack of infrastructure to support the additional population including schools, parks and community facilities.



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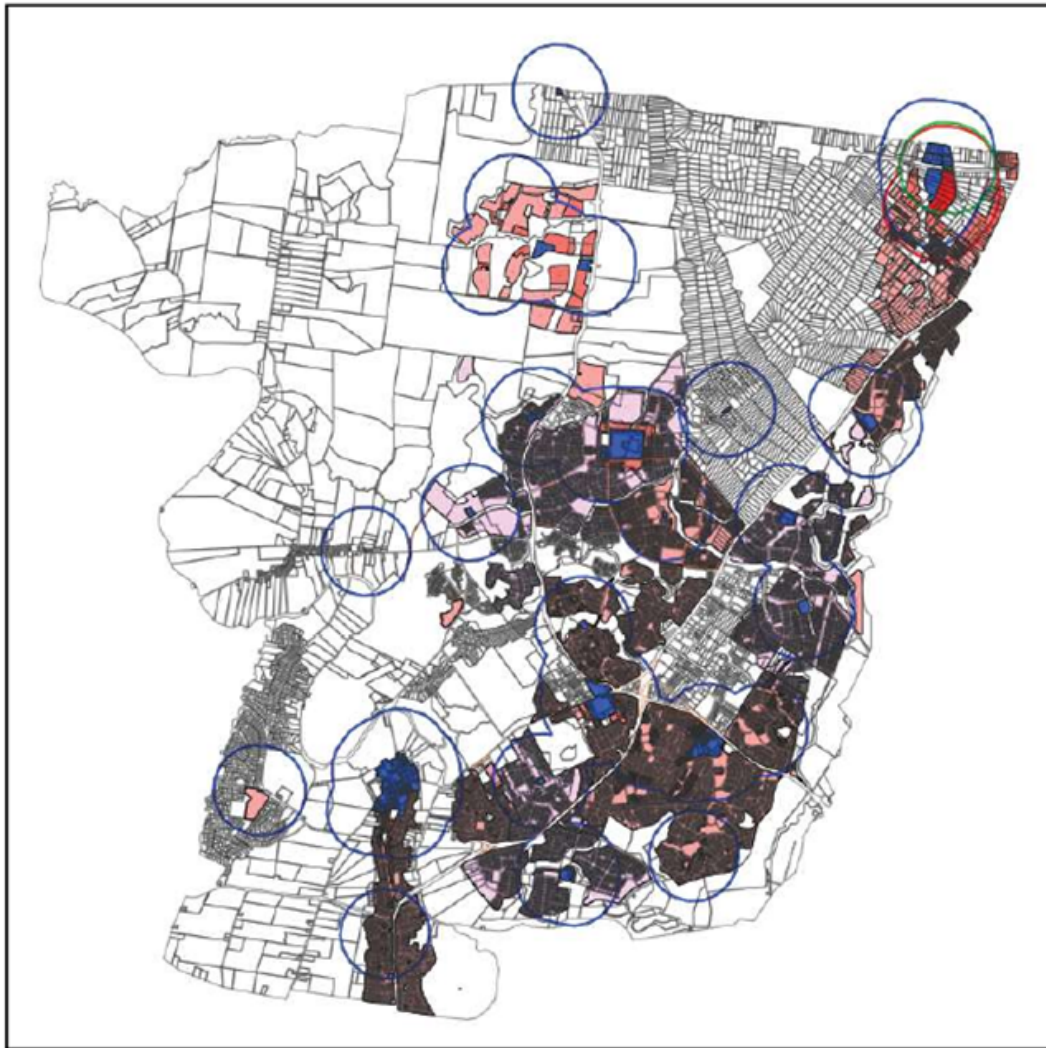


Figure 2: Application of Proposed Reform in Camden LGA



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Unintended consequences

The proposed non-refusal standards for RFB's will apply to R1 General Residential zoned land. Camden's existing R1 General Residential zoned lands are generally low-density residential neighbourhoods predominantly made up of detached dwelling houses. The permissibility of 3-6 storey RFB's would be a stark contrast to the existing character of these areas.

The same non-refusal standards will also apply to shop-top housing as outlined by the EIE, which would permit 3-6 storey developments on land within the Camden Town Centre, which contains the Camden Heritage Conservation Area and many significant heritage items which make up its unique character. Due to this, the reform will significantly impact the heritage fabric of the Camden Town Centre.

The reform has the potential to result in development outcomes which conflict with heritage and the existing character, role and built form of centres and suburban areas surrounding existing centres.

Transport and parking

Camden's existing population is heavily dependent on motor vehicles to travel to work, leisure and services due to the lack of connectivity to convenient public transport. The Camden LGA currently has one train station at Leppington, and several local bus routes. Due to the lack of convenient public transport, neighbourhoods currently zoned R1 General Residential or R2 Low Density Residential within the Camden LGA experience an increasing demand for on-street parking. Considering this, increased densities and reduced parking rates in these areas is not appropriate and has the potential to have significant traffic impacts at a local and sub-regional level.

Census 2021 - Camden LGA

Method of travel to work

52% travel by motor vehicle

0.7% travel by train and one other mode

0.5% travel by bus at any point in journey

Vehicle Ownership

72% of households own two or more vehicles

Schools

Census 2021 - Camden LGA



56% of households are couple families with children

There is a high demand for school infrastructure in Camden, which continues to grow with development due to the large number of families and an increasing young population. Recent analysis of local school enrolments found that several existing schools throughout the Camden LGA are at or over their planned capacity, indicating that there is an undersupply of school infrastructure. Increased densities and infill development in established areas will exacerbate the existing burden on schools being over-capacity throughout the Camden LGA.



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Reforms are not appropriate for Camden

Due to the reasons above, the proposed reform package is not appropriate within the context of the Camden LGA due to the lack of connectivity to rail (apart from Leppington) and the distance of Camden to the Sydney CBD. In the context of the Camden LGA, the reform will fail to deliver for greater development in infill areas (which the Camden LGA is not), incentivise housing density and diversity near public transport (which the Camden LGA lacks), and stop urban sprawl.

The reform has the potential to seriously overburden existing infrastructure including schools, and road / movement networks. As outlined, the proposed reform would have significant implications for Camden and could have serious unintended consequences on centres and residential neighbourhoods.

3. The South West Growth Area is where housing supply and diversity can be achieved to deliver great communities

The reform is not required for the Camden LGA as there is already significant capacity to meet housing targets and contribute to the broader housing need of the Greater Sydney region. Future residential growth in the Camden LGA should be focused within the unrealised capacity of the SWGA, and it is fundamental that this growth is supported by coordinated infrastructure delivery. The LHS identifies that there is capacity within the SWGA to meet both mid and long-term housing targets for the Camden LGA.

Dwelling capacity

At the time of writing of the LHS, dwelling capacity in rezoned precincts within the SWGA was approximately 25,500 dwellings. Based on the assumptions of the LHS and rezonings which have occurred following drafting, there is a remaining capacity of 76,300 dwellings in the unzoned SWGA Precincts.

Due to the remaining capacity of the SWGA, with coordinated infrastructure delivery there is an opportunity for precinct planning to deliver great communities which not only contribute to housing targets but provide housing diversity and affordable housing options close to amenity, services, social infrastructure, and convenient public transport. This should be a greater priority for the Camden LGA with assistance from DPHI, than allowing for infill development in Camden's established areas.

Council has consistently met past housing targets established by the Camden LHS and endorsed by then DPE in 2021 through development predominantly within the SWGA as follows:

Housing Strategy 0–5-year target (2016/17 -2020/21):

- Target: **11,800 dwellings**
- Delivered: **11,529 dwellings** (as per DPE's UDP Dashboard)

Hosing Strategy 6–10-year target (2021/22- 2026/27):

- Target: **10,000 dwellings - 12,500 dwellings**
- Delivered: **3,958 to date** (as per DPE's UDP Dashboard)



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Active Planning Proposals in the SWGA

Since 2019, under the State Government's new approach to precinct planning, Council has been tasked with leading planning proposals in the SWGA. Council is currently assessing six large precinct-scale planning proposals to rezone land in the SWGA, which will deliver in excess of 20,000 dwellings, which will provide significant housing capacity for Greater Sydney.

These include South Creek West Precincts 2 and 5, and Pondicherry. Camden Council has also led the development of the Leppington Town Centre Planning Proposal, following its original rezoning in 2013. The Leppington Town Centre is planned for up to 11,000 dwellings and will provide for up to 11,000 jobs (until 2041).

Planning for these precincts has involved the preparation of detailed technical studies and a rigorous assessment process to ensure that the delivery of new housing aligns with Council's local strategic planning and the priorities of the Region and District Plan. The reforms will have significant implications for the detailed precinct planning undertaken to date for active precinct planning projects and will have unintended consequences in overburdening planned infrastructure.

Provisions and opportunities for housing diversity in SWGA

The SEPP (Precincts – Western Parkland City 2021) (Precincts SEPP) includes additional permissibility for diverse housing options which was introduced as part of the Housing Diversity Package released by the then Department of Planning and Infrastructure in 2013. This included additional permissibility for typologies such as studio dwellings, manor homes and townhouses, and smaller lot sizes for detached dwelling houses. Under the current Precincts SEPP, the following is already permitted in the Camden LGA:

- Dual occupancies are permitted in R2 Low Density Residential zoned land with a minimum site area of 500m², and a parking rate of 2 parking spaces per dwelling greater than 3 bedrooms;
- Studio Dwellings are permitted in all residential zones;
- Manor Houses are permitted in R2 Low Density Residential zoned land with a minimum site area of 600m² and 2 parking spaces required for dwellings greater than 3 bedrooms;
- Multi dwelling housing is permitted in R2 Low Density Residential zoned land with lot sizes varying based on location criteria, with more appropriate parking rates for the Camden LGA; and
- Residential flat buildings already permitted in land zoned R3 Medium Density Residential.



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Due to these provisions, Camden is already contributing to greater housing diversity with provisions such as lot sizes and parking rates which are more appropriate for the local context. Further, Council has approved a number of significant low and mid-rise housing developments within the SWGA and established areas of the LGA with sufficient amenity.

Council is also progressing the development of a Housing Density and Diversity Guide and suite of DCP provisions to promote greater housing diversity in the development of future SWGA precincts. This work is investigating permissibility and planning provisions relating to multiple dwelling typologies which will assist in providing greater housing diversity in the development of SWGA precincts.

Camden LGA Approvals - Housing Diversity

Oran Park

388 Apartments

(119 completed)

Narellan

100 Apartments (completed)

4. Assistance is needed from the Government to deliver the SWGA

Council needs assistance from Government to deliver the remaining precincts in the SWGA so that housing supply, diversity and good planning outcomes are achieved to deliver great communities.

To unlock the SWGA's housing capacity, there is a need for a coordinated approach to enabling infrastructure. This objection reiterates that the coordination of infrastructure delivery for the SWGA will realise greater opportunities for housing supply and diversity than what is proposed by the reform. The following provides a summary of opportunities to service the SWGA.

a) North-South Rail Line & South West Rail Link Extension

Government commitment to the delivery of the North South Rail Line (NSRL) and South West Rail Link Extension (SWRL Extension) are crucial as 'city-shaping' infrastructure for the Camden LGA and South Western Sydney. The NSRL and SWRL Extension will catalyse opportunities for density and diversity around station precincts and should provide opportunities for diverse and affordable housing in the SWGA precincts with access to good amenity and infrastructure.

The timing for delivery of the NSRL and SWRL Extension will influence the required supporting infrastructure such as road networks and other public transport connections within SWGA precincts in facilitating integrated land use and transport planning outcomes. The associated impacts on land acquisition and sequencing of local infrastructure delivery will ultimately influence the timeframes for housing delivery in the SWGA precincts.

b) Early Acquisition of Land for Infrastructure and Investment to Unlock Fragmented Land

The current framework for infrastructure delivery relies on development to occur for Council to collect funds through a Contributions Plan to fund acquisition of land. Council requires funds to acquire land and deliver infrastructure, however the early delivery of infrastructure is needed to unlock land.



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A 'Growth facilitates Growth' approach is suggested, whereby the Government can provide investment for the early acquisition of land for infrastructure in one precinct. That initial funding can then be recouped via contributions plans (CPs). Once recouped, these funds could then be reinvested in the next released precinct to enable continued orderly development and unlock land for development.

Early investment from Government is essential in unlocking fragmented land that has been rezoned for residential purposes by allowing the early acquisition of land. A potential solution could be interest-free loans to Councils to acquire land.

c) Prioritising the delivery of essential infrastructure

The prioritising of trunk sewer and water infrastructure to service the SWGA will unlock the development of several precincts, including Lowes Creek Maryland and Leppington. This infrastructure will also provide servicing capacity to future SWGA precincts including South Creek West, Catherine Field and Rossmore.

As mentioned in this objection, the Camden LGA is currently experiencing a growing demand for schools, with many schools being at or over planned capacity of student enrolments. The delivery of school infrastructure must be reviewed and prioritised to ensure there is sufficient infrastructure to meet growing demand.

Recommendation 2

That DPHI prioritise the orderly development of the South West Growth Area to unlock housing through the coordination of enabling infrastructure and investigate mechanisms for early acquisition of land for infrastructure.

5. Lack of community engagement

Council officers are concerned about the lack of community consultation undertaken as part of the exhibition of the proposed reforms. Due to the potential impacts of the reform on established residential areas, clarification is sought about what actions have been undertaken by DPHI to ensure the proposed changes have been adequately explained to landowners and residents.

Council officers are also concerned about the limited consultation from DPHI with Council officers during development of the reform package. As mentioned earlier, Council officers are currently progressing LGA specific work to prepare a Housing Density and Diversity Guide and suite of DCP amendments to encourage greater housing diversity, particularly considering the opportunities presented in future development of SWGA Precincts.

Council officers request DPHI engage with Council to address the concerns within this objection and ensure that any amendments to planning controls consider the local context of the Camden LGA.



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6. Lack of alignment with local strategic planning and precinct planning

The reform package does not align with several key priorities and directions identified in local strategic planning work undertaken by Council and endorsed by the State Government. This includes Camden's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS), as outlined under the strategic context heading of this objection including aligning infrastructure with growth and housing growth in established areas is incremental.

A better approach for housing diversity and density in appropriate locations is through collaboration between DPHI and Council to ensure that there is a strategic planning 'line of site' across Council and Government. With the pending release of the updated Region and District Plans, there is an opportunity for this collaboration to occur and ensure that priorities related to housing are delivered appropriately and consider the local strategic planning which Council is currently progressing.

Recommendation 3

That DPHI collaborates with Council to ensure that strategic planning for housing delivery is aligned between local and state government and considers active precinct planning.

7. Other local impacts

Heritage and Heritage Conservation Areas

As mentioned previously, the reform package as proposed will apply to the Camden Town Centre and surrounding land which makes up the Camden Heritage Conservation Area (HCA). The Camden HCA is comprised of 369 properties, 76 of which are listed heritage items within Camden LEP 2010. The significant number of heritage items, and buildings dating from the first settlement of Camden, make the Camden HCA historically significant reflecting the evolution of early colonial towns in NSW. The built form of the town centre comprises predominantly one to two storey buildings featuring heritage features such as balconies and roof structure reflective of the early 1900's period.

Council adopted a 'Camden Town Centre Urban Design Framework' in August 2018 to guide future development within the Town Centre. This document is supported by an extensive suite of controls within the Camden DCP 2019 aimed to ensure that development within the town centre is compatible with the existing built form and heritage character of the town centre and broader Camden HCA. The importance of the heritage fabric of the Camden Town Centre is currently maintained through an existing building height limit of 7m, to ensure development is sympathetic to the Town Centre's character.

The Camden HCA includes land zoned E1 Local Centre and MU1 Mixed Use within the Town Centre, and R3 Medium Density Residential and R2 Low Density Residential in its surrounds. Due to this, non-refusal standards proposed to apply to all typologies within the EIE will apply to land within and surrounding the HCA. This includes shop top housing within the town centre proper (both E1 and MU1) and RFB's in surrounding R3 land up to 21m, as well as increased



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ability for development of multi-dwelling housing, terrace housing, manor houses and dual occupancies.

Development at this scale within and surrounding the HCA, particularly residential flat building and shop top housing development up to 21m and increased development potential of R2 Low Density Residential land surrounding the town centre, has the potential to have irreversible impacts on the heritage character and fabric of the Camden HCA.

The proposed reform package as exhibited will also apply to the Struggletown HCA located in Harrington Park and adjoining the Narellan Town Centre to the north east. While not as large as the Camden HCA, the Struggletown HCA consists of remnant original cottages of various styles including timber slab cottage, weatherboard cottage, fibro cottage and brick bungalow. The increased development potential of land zoned R2 Low Density Residential in proximity to centres has the potential to have significant impacts on the heritage fabric of the Struggletown HCA.

Based on the above, Council request that the proposed reform should not apply to land within a Heritage Conservation Area.

Recommendation 4

That any land within a Heritage Conservation Area is excluded from the proposed reform package.

Flooding and Evacuation

The reform package as proposed applies to the Camden Town Centre, which is heavily constrained by flooding. Camden Town Centre contains land zoned E1 Local Centre and MU1 Mixed Use and has surrounding land zoned R3 Medium Density Residential and R2 Low Density Residential. Due to this, the non-refusal standards proposed to apply to all typologies within the EIE will apply to land within and surrounding the Camden Town Centre. This includes shop top housing and residential flat buildings up to 21m, as well as increased ability for development of multi-dwelling housing, terrace housing, manor houses and dual occupancies.

It is considered that the increased development potential of land within and surrounding the Camden Town Centre is inappropriate given the severe flooding constraints and evacuation requirements and is not supported.

Recommendation 5

That flood affected areas, or centres within proximity to flood affected areas, are excluded from the proposed reform package.



8. Contents of the EIE and technical feedback

Definition of 'Station and Town Centre Precincts'

As mentioned previously, the reform has the potential to have significant and irreversible impacts on existing local and neighbourhood centres within the Camden LGA due to the inclusion of E1 Local Centre and MU1 Mixed Use zoned land within the definition of 'Station and Town Centre Precincts'

Many existing centres within the Camden LGA are zoned E1 Local Centre under the Camden LEP. However, these centres were previously zoned B1 Neighbourhood Centre prior to the implementation of the Employment Zones Reform by DPE in 2021/22. Centres previously zoned B1 Neighbourhood Centre were traditionally small centres with capacity to service the immediate catchment in which they were planned and are broken into two groups as per the Camden DCP 2019.

- a) Neighbourhood Centre (Small) – *Generally, serves a single locality, without detracting from large nearby centres, and offers a convenience function to the immediately surrounding population. No significant anchor tenant and offers a limited mix of uses such as neighbourhood shops, cafes, and take away food and drink premises.*
- b) Neighbourhood Centre (Large) – *Generally serves a single suburb, without detracting from large nearby centres, and offers a convenience function to local populations, often anchored by a neighbourhood supermarket and supported by a mix of other uses.*

These centres were not designed or planned to support additional density within their surrounding catchment.

While centres previously zoned B2 Local Centre prior to the Employment Zones Reform traditionally offer greater availability of retail and supporting services, they (and previous land zoned B1 Neighbourhood Centre) do not have sufficient amenity, services, or access to convenient and reliable public transport to support the uplift and parking rates identified within the reform package.

The statistics outlined earlier in this objection demonstrate that there is a significant reliance on motor vehicles, and lack of convenient public transport options as an alternative travel mode within the Camden LGA to support the uplift of land surrounding E1 Local Centre and MU1 Mixed to allow 21m tall residential flat buildings and shop top housing, as well as increased development potential for low-rise building forms.

Reduced parking rates combined with higher densities within and surrounding centres without convenient public transport options, high car ownership rates per household, and high dependency on private vehicles for transportation will result in significant traffic impacts at a local and sub-regional level.

Considering the above, Council officers do not support the definition of Station and Town Centre Precincts including centres which are not serviced by a metro or train station.

Recommendation 6

That all centres which are not directly serviced by a metro or train station are excluded from the definition of 'Station and Town Centre Precincts'.



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Car Parking Rates

As mentioned above, Camden residents are heavily car dependant for transport to and from work, leisure, and services. The 2021 Census data demonstrates this, with 72% of households within the Camden LGA having two or more motor vehicles. Considering this, reduced parking rates of 0.5 car parking spaces per dwelling for manor houses and terrace houses, and 1 space per dwelling for dual occupancies and multi-dwelling housing are inappropriate and are not suitable to the local context of the Camden LGA.

The proposed reduction in car parking rates would be further exacerbated by the reliance on parking on local streets, which are already congested due to high household vehicle ownership.

Centres within the Camden LGA are also not serviced by convenient public transport as an alternative method of transport. The car-parking rates outlined in Camden DCP 2019 are considered more appropriate and should continue to apply to development within the Camden LGA.

Recommendation 7

That Council's existing DCP controls relating to car parking should apply to any development permitted under the finalised reform package.

Minimum Site Area and Width Provisions

The proposed minimum site area of 500m² for multi-dwelling housing (terraces) is not appropriate and is not supported.

The proposed minimum site area of 600m² and minimum frontage width of 12m for multi-dwelling housing is considered too small to erect 3 or more dwellings and is not supported.

The proposed minimum site area of 500m² and minimum frontage width of 12m for manor homes is too small for a manor house and is not supported.

The above dwelling typologies would experience no change to permissibility in the SWGA due to the reforms as proposed. The provisions currently contained within SEPP (Precincts – Western Parkland City) 2021 relating to lot size, and width controls within the Camden Growth Centre Precincts DCP, are more appropriate for the local context of the Camden LGA.

Employment Zone Translation in the SWGA

The Employment Zones Reform progressed by DPE in 2021/22 did not translate land zoned under SEPP (Precincts – Western Parkland City) 2021 from Business and Industrial zoned land to Employment Zones.

As such, employment land within the SWGA remains zoned the previous suite of Business and Industrial zones. Due to this, the EIE is not clear in whether the proposed reform package applies to land within the SWGA as it only mentions new employment zones. **This should be clarified by DPHI prior to progressing the proposed reform package any further.**

As mentioned earlier in this objection, the application of the reform to land within the SWGA has the potential to have detrimental impacts on completed and ongoing detailed site-specific precinct planning undertaken for SWGA precincts.



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Definition of 'Walking Distance'

The EIE relies on 'Walking Distances' to establish Station and Town Centre Precincts, however it is not clear how this is measured. DPHI should clarify whether this is measured as a direct radius or based on the road network.

Cumulative Impacts from Affordable Housing Incentive Provisions

The infill affordable housing provisions contained in the Housing SEPP should not apply to development permitted under the proposed reform package due to the cumulative impacts of additional height and FSR added due to bonus provisions.

Planning Mechanism to Implement the Reform

The EIE is silent on the proposed planning mechanism to implement the reform. Without a draft instrument or proposed implementation mechanism, it is difficult for Council to provide comment on this element. **Council officers request further consultation is undertaken once a draft planning instrument or proposed implementation mechanism is prepared.**

Amendments to Apartment Design Guide

The EIE outlines various proposed amendments to the Apartment Design Guide as a result of the proposed reform package. Council officer comments on these amendments are provided as follows;

- **Building Separation:** Reducing the minimum building separation requirements for 5 and 6 storey buildings to match the current requirements for up to 4 storey buildings.

Officer Comment: The ADG already has graduated standards which should be retained.

- **Setbacks:** Front setbacks to be the average of neighbouring buildings with a 6m maximum. Side and rear building setback requirements are to increase by an additional 1m for every 2-storey difference in height between neighbouring buildings.

Officer Comment: In the context of the Camden LGA, especially in R1 General Residential zones, the neighbouring buildings will likely be single storey houses with 4.5m setbacks / 3m to articulation zone. This is not an appropriate setback for a 3-8 storey residential flat building. The proposed amendments to rear setbacks are also not clear and should be clarified.

Vehicle Access: Design of basement and ground floor for mid-rise buildings is not required to accommodate large vehicles entering or turning around within the site. Waste collection method to be detailed in Waste Management Plan.

Officer Comment: This is not appropriate. Servicing these buildings will be problematic as it will need to occur from the street, noting that it is proposed to turn off minimum site area and width standards as part of these reforms.

- **Car Parking:** Minimum car parking rates to create a consistent set of appropriate requirements for mid-rise housing across the Six Cities.



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Officer Comment: As mentioned in this objection, Camden’s residents are heavily reliant on vehicles given the lack of rail connectivity and should not have the same car parking controls as well serviced areas.

Subdivision of Multi-Dwelling Housing and Dual Occupancies

While it is already allowed under SEPP (Exempt and Complying Development Codes) 2008, Council officers raise concern regarding the legal ability to subdivide a dual occupancy or multi-dwelling housing development. This is due to the wording of their definitions within the Standard Instrument LEP dictionary stating that they must be contained on one lot of land as follows;

“multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.”

“dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.”

“dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.”

Once any of the above development types are Torrens Title subdivided, they become either a ‘dwelling house’, ‘attached dwelling’, or ‘semi-detached dwelling’.

Recommendation 8

That DPHI consult with Council officers to address concerns raised in relation to the contents of the EIE and technical feedback provided.

9. Development contributions

The EIE contains advice on development contributions. Although it is correct that S7.11 and S7.12 will be councils’ main funding source for infrastructure because of additional demand, it is crucial that DPHI provides councils with proper consultation and guidance on identifying new infrastructure / upgrades as a result of their reforms to encourage the increase of residential density.

The biggest opportunity for this would be the legislation of higher S7.12 rates as promised in DPHI’s 2020 Infrastructure Contribution Reform. This would have allowed S7.12 Plans to collect 3% of construction costs, in comparison to the 1% maximum currently in effect. This rate was informed by the Department’s and the Productivity Commission’s analyses. As many of the areas to be affected by these changes are in areas covered by the Camden S7.12 Contributions Plan, this is a simple and logical way to provide Council with a funding mechanism for additional / upgraded infrastructure in infill areas.

Recommendation 9

That DPHI revisit the introduction of higher S7.12 contribution rates to provide Council’s with a funding mechanism for additional / upgraded infrastructure in infill



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Conclusion

While the overall intent of the reform to provide greater housing diversity in well located areas is appreciated, significant concerns are raised regarding the appropriateness of the reform considering the local context of the Camden LGA. This includes the unrealised housing capacity of the South West Growth Area, lack of access to public transport, and impacts on local centres and surrounding suburban areas.

Council requests that DPHI consider the following items prior to the finalisation of the proposed reforms to create low and mid-rise housing;

- **Camden Council objects to the proposed reform and requests to be excluded;**
- Significant implications for Camden;
- The South West Growth Area is where planned housing supply and diversity can be achieved to deliver great communities;
- The Government should prioritise infrastructure delivery in the SWGA to unlock housing;
- Lack of community engagement;
- Lack of alignment with local strategic planning and precinct planning;
- Contents of the EIE and technical feedback; and
- Development contributions.

It is considered that the combination of the above issues has significant potential to erode the local planning framework established by endorsed local planning strategies within the LGA. If the issues identified within this objection are not resolved and addressed appropriately, there is potential for irreversible changes to Camden's existing local centres and surrounding suburban environments which could cause significant impacts on infrastructure planning, heritage, traffic, and local character. It is considered that the proposed reform package as exhibited does not appropriately consider the local context of the Camden LGA, nor the lack accessibility of Camden's residential areas to infrastructure such as convenient public transport as an alternative mode of transport.

Council invites the DPHI to work further with officers post-exhibition to resolve the issues identified within this objection and ensure the reform results in good planning outcomes which have greater consideration for local strategic planning, housing capacity within the South West Growth Area, and the local context of the Camden LGA.



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Recommendations

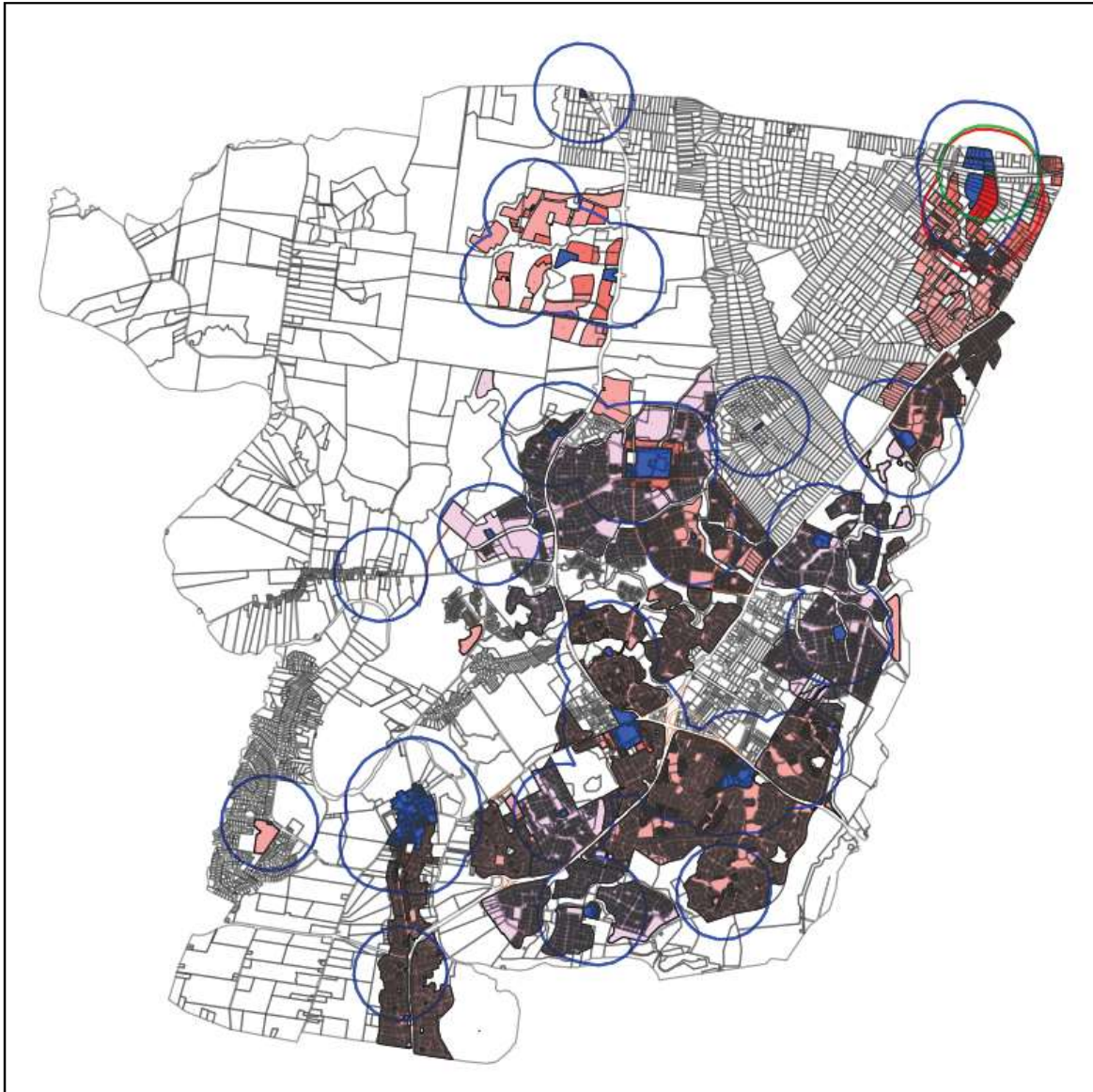
Council officers recommend:

1. That the Camden LGA is excluded from the proposed reform package;
2. That DPHI prioritise the orderly development of the South West Growth Area to unlock housing through the coordination of enabling infrastructure and investigate mechanisms for early acquisition of land for infrastructure;
3. That DPHI collaborates with Council to ensure that strategic planning for housing delivery is aligned between local and state government and considers active precinct planning;
4. That any land within a Heritage Conservation Area is excluded from the proposed reform package;
5. That flood affected areas, or centres within proximity to flood affected areas, are excluded from the proposed reform package;
6. That all centres which are not directly serviced by a metro or train station are excluded from the definition of 'Station and Town Centre Precincts';
7. That Council's existing DCP controls relating to car parking should apply to any development permitted under the finalised reform package;
8. That DPHI consult with Council officers to address concerns raised in relation to the contents of the EIE and technical feedback provided;
9. That DPHI revisit the introduction of higher S7.12 contribution rates to provide Councils with a funding mechanism for additional / upgraded infrastructure in infill areas.








SUMMARY OF PROPOSED CHANGES
EXPLANATION OF INTENDED EFFECT: CHANGES TO CREATE LOW AND MID-RISE HOUSING

| | Dual occupancies | Manor houses | Multi-dwelling housing (terraces) | Multi-dwelling housing | Residential flat buildings (RFB) | Shop Top Housing (STH) |
|--|------------------------------------|--|--|--|--|------------------------|
| Permissibility Changes | Permissible in all R2 zones in NSW | Permissible in R2 zones within Station and Town Centre Precincts | Permissible in R2 zones within Station and Town Centre Precincts | Permissible in R2 zones within Station and Town Centre Precincts | Permissible in R3 zones within Station and Town Centre Precincts | No change proposed |
| Proposed non-refusal standards | | | | | | |
| Applicable Localities | All land zoned R2 | Within Station and Town Centre Precincts | Within Station and Town Centre Precincts | Within Station and Town Centre Precincts | Within Station and Town Centre Precincts | Wherever permitted |
| Maximum Building Height | 9.5m | 9.5m | 9.5m | 9.5m | 21m - applicable within inner (0-400m) Station and Town Centre Precincts 16m - applicable within outer (400-800m) Station and Town Centre Precincts | |
| Maximum Floor Space Ratio (FSR) | 0.65:1 | 0.8:1 | 0.7:1 | 0.7:1 | 3:1 - applicable within inner (0-400m) Station and Town Centre Precincts 2:1 - applicable within outer (400-800m) Station and Town Centre Precincts | |
| Minimum Site Area | 450m ² | 500m ² | 500m ² | 600m ² | N/A | |
| Minimum Lot Width | 12m | 12m | 18m | 12m | N/A | |
| Minimum Car Parking | 1 space per dwelling | 0.5 space per dwelling | 0.5 space per dwelling | 1 space per dwelling | N/A | |

Maps - Station and Town Centre Precincts - DPHI Explanation of Intended Effect: Changes to create low and mid-rise housing



Legend










| | | | |
|---|---|--|-----------------------------------|
|  | 800m Radius - E1 Local Centre or MU1 Mixed Use* |  | E1 Local Centre or MU1 Mixed Use* |
|  | 800m Radius - E2 Commercial Centre** |  | E2 Commercial Centre |
|  | 800m Radius - Rail Station |  | Train Station |
| | |  | R1 General Residential |
| | |  | R2 Low Density Residential |
| | |  | R3 Medium Density Residential |

*B1 Neighbourhood Centre, B2 Local Centre or B4 Mixed Use within SEPP (Precincts - Western Parkland City) 2021
 **B3 Commercial Core within SEPP (Precincts - Western Parkland City) 2021

Maps - Station and Town Centre Precincts - DPHI Explanation of Intended Effect: Changes to create low and mid-rise housing

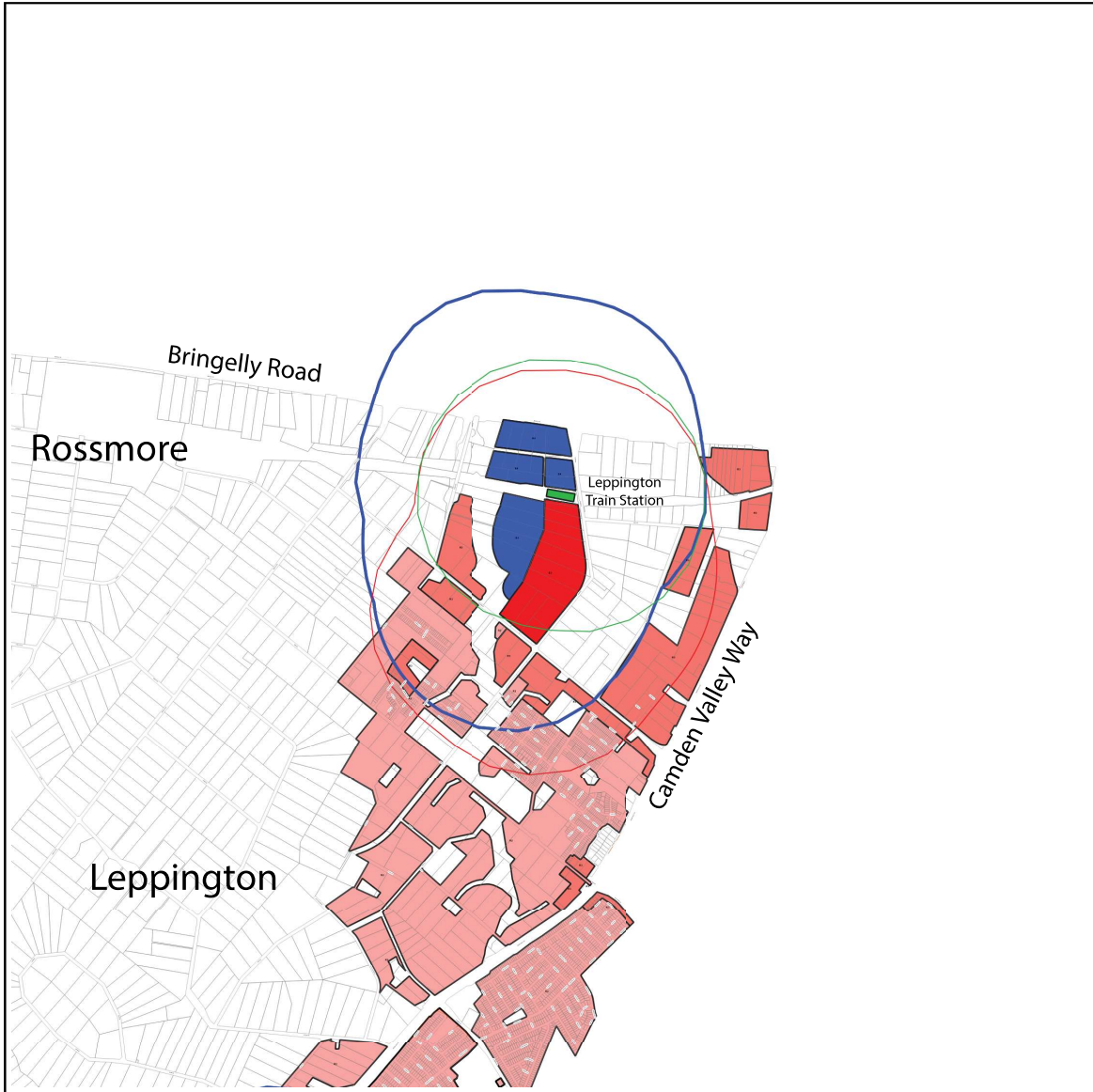


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|---|---|--|-----------------------------------|
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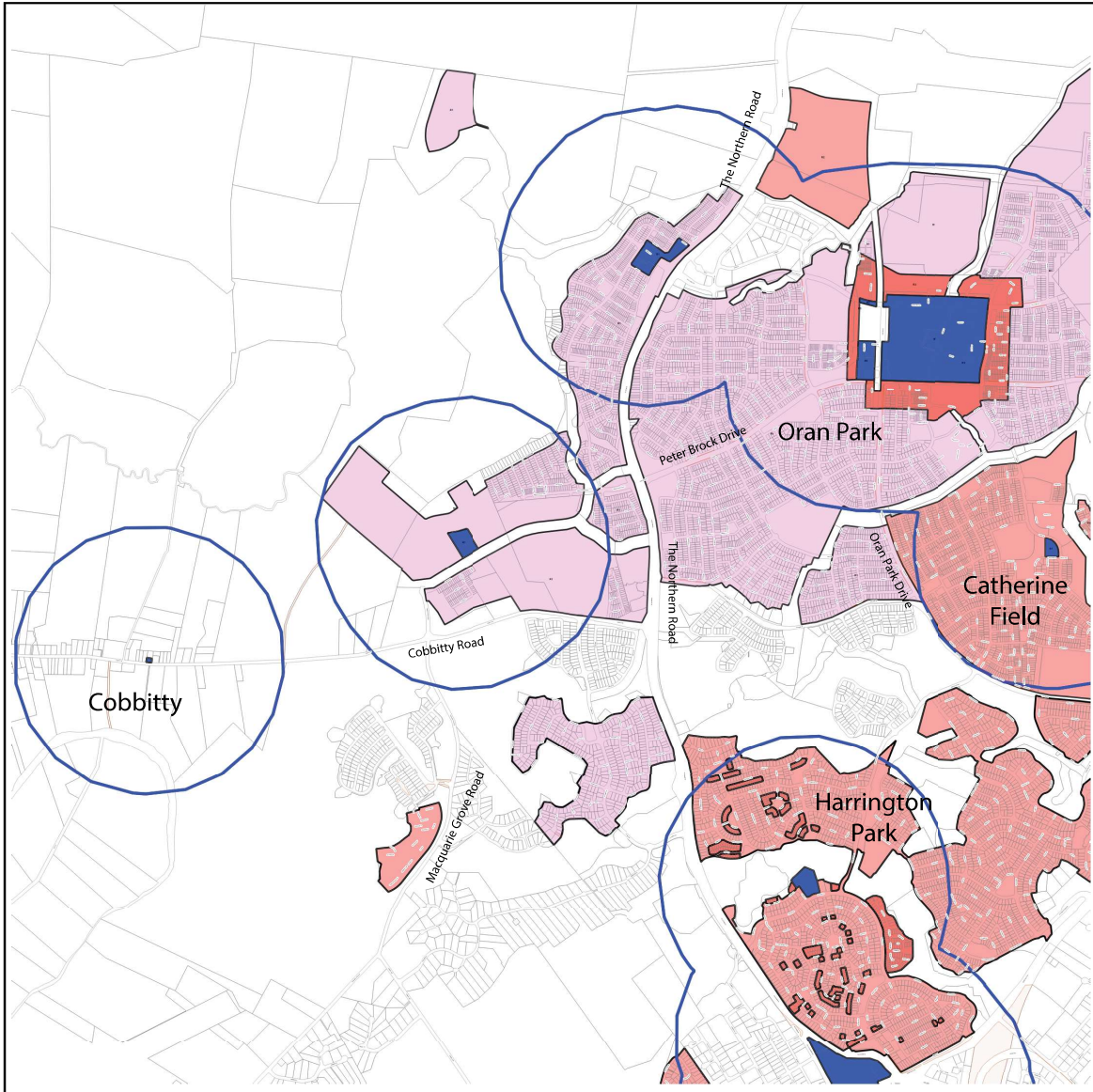


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| | | | |
|---|---|--|-----------------------------------|
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 **B3 Commercial Core within SEPP (Precincts - Western Parkland City) 2021



Oran Park
Section 7.11
Contribution Plan
(Amendment 1)

Prepared for
Camden Council

March 2024





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This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

Signature

L:\Administration\Staff\Electronic Signatures

Dated

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Report Details

Job Number

P22052

Version

Draft

File Name

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Date Printed

27 June

1.0 EXECUTIVE SUMMARY

The Oran Park and Turner Road Precinct Section 7.11 Contributions Plan (CP) included the Oran Park and Turner Road Precincts (the Precincts), located in the northern part of the Camden local government area.

The Oran Park and Turner Road Precincts have been developed in line with the plan, and as a result may undergo additional renewal. As a result, these developed precincts are no longer appropriate for inclusion in this plan, and will instead be included in a Section 7.12 plan.

This CP now only covers portions of the Oran Park precinct that are yet to be developed. These remaining portions are currently mainly used for rural or recreation purposes, but this is set to change with the area having been identified for future urban development within Sydney's South West Growth Centre.

The NSW Government's approach to planning the Growth Centres represents a change from the past where new communities have been developed without quality design outcomes and with infrastructure provision lagging behind development. Planning for the Growth Centres is to focus on better matching infrastructure investment to the pace of development.

From the initial iteration of the CP, the expected future development in the Oran Park precinct was predicted as follows:

- approximately 7,500 dwellings, with an associated anticipated population of about 21,500 residents;
- a new Oran Park town centre and smaller neighbourhood centres comprising retail, commercial, civic and community uses. Approximately 30 hectares of net developable land will be made available for these purposes;
- employment areas comprising a net developable area of approximately 18 hectares;
- educational, institutional, community and recreation land uses to support the resident population; and
- a development horizon of approximately 20 years.

The original plan anticipated 11,500 dwellings with an association population of about 33,700 residents. So far, 10,064 dwellings have been approved for development and the remaining portions of the Precinct are expected to yield up to 3,005 more dwellings. As such, it is forecast that 13,069 dwellings will be delivered in total, exceeding the original anticipated figure by 1,569.

The occupants and users of development in the Precincts, especially when they exceed estimated growth, generate an increase in the demand for public services and amenities. This development should make a reasonable contribution toward the provision of new and/or augmented facilities to meet this additional demand.

The public services and amenities required to meet demands of the development are as follows:

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

Section 7.11 of the Environmental Planning and Assessment Act 1979 (EPA Act) authorises a consent authority responsible for determining a development application to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost, or both, towards the provision of public amenities and public services.

Where the consent authority is a council, a contribution under section 7.11 of the EPA Act may only be imposed on a development if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

This Plan has been prepared:

- with regard to the Growth Centres Infrastructure Plan (that addresses regional level infrastructure needs) and the Growth Centres Development Code;
- in conjunction with the preparation of the Indicative Layout Plans for the Precincts. In keeping with the requirements of the Growth Centres Development Code , this Plan addresses local infrastructure not provided for by the Growth Centres Infrastructure Plan and the special infrastructure contribution;
- having regard to the Practice Notes issued by NSW Department of Planning in accordance with clause 211(6) of the Environmental Planning and Assessment Regulation 2021 (EPA Regulation); and
- having regard to Ministerial Directions and Planning Circulars correct at the time of initial preparation, in particular the NSW Department of Planning Circular PS 10-014 Local Development Contributions issued on 6 November 2007 and the 2 January 2008 Ministerial Direction and associated Explanatory Note.

The Plan has been amended in accordance with:

- The EPA Act;
- The EPA Regulation; and
- Having regard to Practice Notes issued by the NSW Department of Planning in Accordance with clause 26(1) of the EPA Regulation.

This Plan sets out:

- the relationship between the expected types of development in the Precincts and the public amenities and services required to meet the demands of that development;
- the formulas to be used for determining the contributions required for different categories of public amenities and services;
- the contribution rates for the anticipated types of development in the Precincts;
- maps showing the location of the public facilities proposed to be provided by Camden Council supported by a works schedule setting out an estimate of their cost; and
- the administrative and accounting arrangements applying to section 7.11 contributions that are required by this Plan.

Background information to this Plan is contained within the references included in Section 6 of this Plan.

1.1 Works schedule and contribution rate summary

| Facility | Total Cost to Development (\$)^ | Total Area of Land to be Acquired (m2)^ | Contributions for: | | | | | | | | | |
|--|---------------------------------|---|---|-----------------------------|--|------------------|---|--|---|--|-----------------------------|-----------------------------|
| | | | Open Space, Recreation and Community Facilities | | | | Water Cycle Management | | | | Transport Management | |
| | | | Residential Development | | | | All Development* | | | | All Development* | |
| | | | Urban Lands | | Transition Lands- | | Urban Land | | Transition Lands- | | | |
| | | | Per person | Per Detached Dwelling / Lot | Per Semi-detached or Attached Dwelling | Per Apartment | Per net developable hectare (South Creek Catchment) | Per net developable hectare (Cobbitty Creek Catchment) | Per net developable hectare (South Creek Catchment) | Per net developable hectare (Cobbitty Creek Catchment) | Per net developable hectare | Per net developable hectare |
| Occupancy Rate (persons per dwelling) | | | 1 | 3.3 | 2.4 | 1.8 | | | | | | |
| Open Space and Recreation | | | | | | | | | | | | |
| Land Acquisition | \$ 96,579,003 | 63,662 | \$ 4,503 | \$ 14,861 | \$ 10,808 | \$ 8,106 | | | | | | |
| Capital Works | \$ 66,623,241 | | \$ 3,106 | \$ 10,251 | \$ 7,456 | \$ 5,592 | | | | | | |
| Total | \$ 163,202,243 | | \$ 7,610 | \$ 25,112 | \$ 18,263 | \$ 13,698 | | | | | | |
| Community | | | | | | | | | | | | |
| Land Acquisition | \$ 2,787,396 | 9,060 | \$ 93 | \$ 305 | \$ 222 | \$ 167 | | | | | | |
| Capital Works | \$ 11,460,928 | | \$ 381 | \$ 1,259 | \$ 915 | \$ 687 | | | | | | |
| Total | \$ 14,248,324 | | \$ 474 | \$ 1,564 | \$ 1,138 | \$ 853 | | | | | | |
| Transport Management | | | | | | | | | | | | |
| Land Acquisition | \$ 86,151,444 | 49,049 | | | | | | | | | \$ 150,801 | \$ 20,868 |
| Capital Works | \$ 63,312,336 | | | | | | | | | | \$ 110,823 | \$ 15,336 |
| Total | \$ 149,463,780 | | | | | | | | | | \$ 261,623 | \$ 36,203 |
| Water Cycle Management | | | | | | | | | | | | |
| Land Acquisition | \$ 17,646,000 | 34,600 | | | | | \$ 176,941 | \$ 97,105 | \$ 24,485 | \$ 13,437 | | |
| Capital Works | \$ 4,374,669 | | | | | | \$ 74,260 | \$ 52,383 | \$ 10,276 | \$ 7,249 | | |
| Total | \$ 22,020,669 | | | | | | \$ 251,202 | \$ 149,488 | \$ 34,761 | \$ 20,686 | | |

^ Total Cost to Development and Total Area of Land to be Acquired columns includes the full costs and areas of those facilities that are designed to serve both Precincts - i.e. the actual costs/areas attributable to development in this Precinct are less than those shown
 * Except development that is excluded from the Plan - refer to Section 2.6
 - Refer to definition contained in Section 2.10 of the Plan

2.0 ADMINISTRATION

2.1 What are development contributions

Development contributions are contributions made by those undertaking development approved under the EPA Act.

Contributions may be in the form of money, dedication of land or some other material public benefit (or a combination of these) directed:

- in the case of contributions made under Section 7.11 of the EPA Act - toward the provision or improvement of public amenities or services (or the recouping of the cost of provision or improvement of public amenities or services); or
- in the case of contributions made under a planning agreement prepared in accordance with Sections 7.4 to 7.10 of the EPA Act – toward public purposes.

2.1.1 Section 7.11 contributions

Section 7.11 of the EPA Act enables councils to seek contributions from developers where development is likely to increase the demand for public facilities. Section 7.11 contributions are levied at the time of development consent.

The EPA Act establishes that a council can only require a section 7.11 contribution if:

- it is satisfied that a development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public amenities and public services within the area;
- it has adopted a contributions plan justifying the contribution; and
- the contribution is reasonable.

The power to levy a section 7.11 contribution relies on there being a clear relationship (or 'nexus') between the development being levied and the need for the public amenity or service for which the levy is required.

Generally, contributions can only be made towards:

- capital costs including land acquisition costs;
- public facilities which a council has a responsibility to provide; and
- public facilities which are needed as a consequence of new development.

Further detail on the types of public facilities that can be funded through section 7.11 contributions is included in Section 2.7 of this Plan.

2.1.2 Planning agreement contributions

The EPA Act allows for the negotiation of voluntary planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes.

Public purposes are defined in the EPA Act as (without limitation):

- the provision of (or the recouping of the cost of providing) public amenities or public services;
- the provision of (or the recouping of the cost of providing) affordable housing;
- the provision of (or the recouping of the cost of providing) transport or other infrastructure relating to land;
- the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure;
- the monitoring of the planning impacts of development; and
- the conservation or enhancement of the natural environment.

Camden Council (Council) may seek to negotiate planning agreements with relevant parties in relation to major developments. Such agreements may address the substitution of, or be in addition to, the section 7.11 contributions required under this Plan.

Any draft planning agreement shall be subject to any provisions of all Ministerial directions made under the EPA Act or Regulation relating to planning agreements.

2.2 Name of this Plan

This Plan is called the *Oran Park Section 7.11 Contributions Plan*. A previous iteration of this Plan was called the *Oran Park and Turner Road Precincts Section 94 Contributions Plan*.

2.3 Purposes of this Plan

The primary purpose of the Plan is to authorise Council, when granting consent to an application to carry out development to which this Plan applies, to require a contribution to be made towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in the Precincts. This contribution can also be put towards the recoupment of costs for public amenities and services that have been provided prior to the development.

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and services generated by development within the Precinct;
- to determine the demand for public facilities generated by the incoming population to the Precinct and ensure that development makes a reasonable contribution toward the provision of services and facilities that are required for that population;
- to ensure that the existing community is not unreasonably burdened by the provision of public infrastructure required (either partly or fully) as a result of development in the Precinct; and
- to ensure Council's management of development contributions complies with relevant legislation, Camden's Contribution Planning Policy and guidelines, and achieves best practice in plan format and management.

2.4 Commencement of this Plan

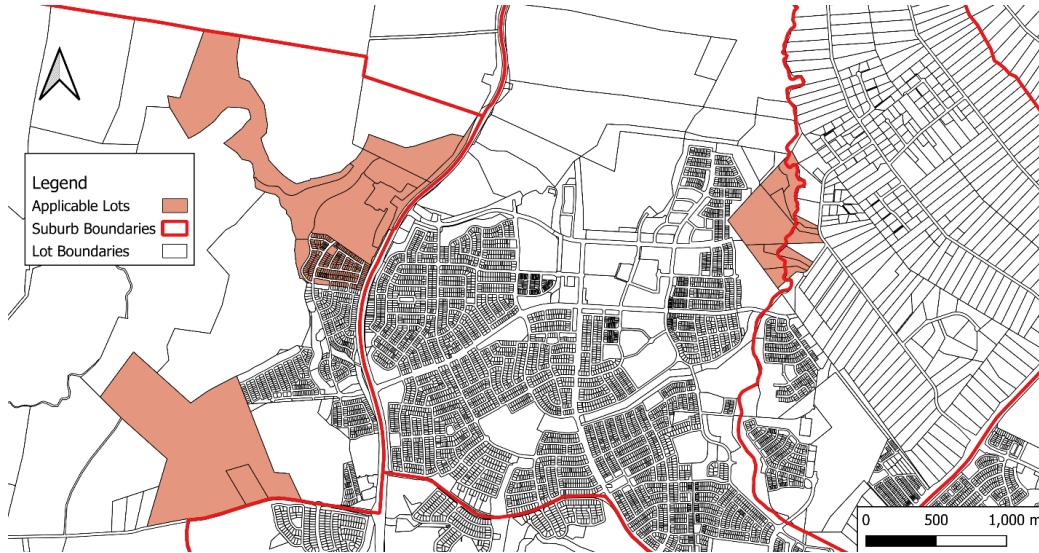
This Plan, subject of an amendment, commences on 12 March 2024.

The initial iteration of this Plan commenced on 20 February 2008.

2.5 Land to which this Plan applies

The Plan applies to all land in Figure 2.1.

Figure 1 Land to which this Plan applies



2.6 Development to which this Plan applies

Council may impose a contribution under section 7.11 of the EPA Act on consents issued for different types of development. The type and quantum of the contribution will relate to the form of the development proposed.

The following sets out the types of development that may be required to make a section 7.11 contribution, and the contributions that the development type may be subject to:

- subdivision for residential purposes; construction of a dwelling, a dual occupancy, multiple dwelling housing, multi unit housing, seniors housing or other dwellings – contributions identified in Sections 4.1 to 4.4 of this Plan.
- other developments – contributions identified in Sections 4.1 and 4.2 of this Plan.

2.6.1 Exemptions

This Plan shall not apply to development:

- for the sole purpose of affordable housing;
- for the sole purpose of the adaptive reuse of an item of environmental heritage;
- for the purposes of roads, public transport, drainage, utility, open space, recreation, education, health, emergency services or community facilities to be provided by or on behalf of State Government or the Council;
- for the purposes of infrastructure utilising special infrastructure contributions under section 7.22 of the EPA Act;
- for the purposes of infrastructure under this Plan or another contributions plan prepared under section 7.11 of the EPA Act;
- for facilities provided by Sydney Water, Endeavour Energy or equivalent water, sewer or energy provider; or
- that in the opinion of Council does not increase the demand for the categories of public facilities and services addressed by this Plan.

2.7 Facilities addressed by this plan

The plan addressed open space and recreation, community, transport and water cycle management infrastructure. It was originally informed by a Ministerial Direction issued 2 January 2008 which provided directions on the types of facilities that may be funded through local infrastructure contributions (that is, section 7.11 contributions or section 7.12 levies).

Clause 5.1 of the Direction stated that contributions will only fund ‘the provision, extension or augmentation of the following types of public amenities and public services:

- local roads;
- local bus infrastructure;
- local parks;
- drainage and stormwater management works;
- capital costs (including land) associated with local community infrastructure;
- land for other community infrastructure and recreation facilities, excluding land for the purposes referred to in clause 5.3(d)’.

Clause 5.3(d) stated that a contributions plan may not provide for facilities required for existing populations or as a result of general population growth, council-wide community or recreation facilities or acquisition of land for riparian corridors, unless required for local parks or stormwater management.

The Direction provided further clarification in relation to the scale of the public amenities and public services that can be funded through Section 7.11 in clause 5.2. This clause states that ‘the public amenities and public services referred to in Clause 5.1(a), (b), (c), (d) and (e) are limited to public amenities and public services which will service a development site, Precinct or Precincts, being an area of up to no greater than 25,000 lots.

The types of public facilities that will be required to meet demands of the expected future development in the Precincts are as follows:

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

The specification of works identified in this Plan as detailed in Sections 4 and 5 of this plan are in accordance with the Ministerial Direction.

2.7.1 Changes to the works schedule since original publication

As part of the regular review of contribution plans, Councils may identify, through strategic planning documents, additional infrastructure items for inclusion. Conversely, items on the works list may also be identified for removal or modification if it is found they are not appropriate in the current context or if their desired outcomes could be more efficiently achieved through a different approach. These changes are to be effected through public exhibition.

As part of Amendment 1 of this Contribution Plan, the remaining passive open space portions of OSR 1.7 and OSR 4.3 were removed as they were found to no longer serve an adequate public purpose.

2.8 Relationship to other contribution plans

Any other contributions plan approved by Council under Division 7.1, Subdivision 3 does not apply to development that is subject to a requirement to pay a contribution under this Plan.

Land that was subject to the former Section 7.11 contribution plan may be required to contribute to future Section 7.12 plans when proposing development, that in the view of Council adds to demand in the precinct beyond what the Section 7.11 contribution considered.

2.9 Relationship to special infrastructure contributions

This Plan does not affect the determination, collection or administration of any special infrastructure contribution levied under section 7.22 of the EPA Act in respect to development on land to which this Plan applies.

Applicants should refer to the most recent Practice Notes for details on the application of special infrastructure contributions to the Precincts.

2.10 Definitions

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

Actual Cost means the agreed cost of a work as defined in a Voluntary Planning Agreement or the attributed cost of delivering an infrastructure item in the plan once it is completed.

Attributable cost means the estimated cost for each item in the works schedules set out in Section 5 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

Contribution means the dedication of land or the making of a monetary contribution, as referred to in section 7.11 of the EPA Act.

Council means The Council of Camden.

EPA Act means the Environmental Planning and Assessment Act 1979.

EPA Regulation means the Environmental Planning and Assessment Regulation 2000.

LGA means local government area.

Net developable land means all land in the Oran Park Precinct that can be used for economic purposes plus half the width of any adjoining access roads that provide vehicular access, but excluding land:

- that has been identified by the Growth Centres Commission to be required for the provision of infrastructure utilising special infrastructure contributions under section 7.22 of the EPA Act.
- set aside for publicly owned community facilities and/or community services provided or to be provided under this Plan or another contributions plan prepared under section 7.11 of the EPA Act;
- set aside for roads provided or to be provided under this Plan or another contributions plan prepared under section 7.11 of the EPA Act;
- used as regional RTA roads;
- used as existing roads to be included as part of the proposed road network;
- identified in the Oran Park or Turner Road Precinct Plans as being set aside for public open space;
- that is flood affected, below the 1 in 100 year flood level;
- that is within a core riparian zone or riparian buffer area;
- for public schools and TAFE colleges;
- for publicly owned health facilities;
- for ambulance stations, fire stations & police stations;
- for bus depots, bus/rail interchanges;
- for rail corridors, rail stations & associated parking facilities; and
- for facilities provided by Sydney Water, Integral Energy or equivalent water, sewer or energy provider.

For the purpose of this Plan, economic purposes are residential purposes and retail, commercial, business, industrial, education or other employment purposes.

Planning agreement means a voluntary agreement referred to in section 7.4 of the EPA Act.

Precincts means all of the land within the Oran Park and Turner Road Precincts, as shown in Figures 2.1 and 2.2 of this Plan.

Special infrastructure contribution means a contribution imposed as a condition of development consent in accordance with section 7.22 of the EPA Act.

Transition Lands means all of the land identified for 'Transition, Heritage and Landscape Protection' purposes in the Oran Park Precinct Indicative Layout Plan prepared by the Growth Centres Commission.

Works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Works schedule means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources, as set out in Section 5 of this Plan.

2.11 Formulas used for determining contributions

The formulas used to determine the contributions rates applicable under this Plan are set out in Sections 4.1.3, 4.2.3, 4.3.3 and 4.4.3.

2.11.1 Allowances for existing development

Except where provided for below, monetary contributions determined under this Plan will be calculated according to the estimated net increase in population that a particular development is deemed to generate. Council will take into consideration an assumed population relating to the development site for the purpose of determining the net increase, at the rates cited in Table 2.1.

| Residential development type | Average household occupancy rate |
|--|----------------------------------|
| Subdivided lot with a dwelling entitlement | 3.3 persons per lot |
| Detached (or low density) dwellings | 3.3 persons per dwelling |
| Attached and semi-detached (or medium density) | 2.4 persons per dwelling |
| Apartment (or high density) dwellings | 1.8 persons per dwelling |
| Housing for older people | 1.5 persons per dwelling |

Source: Elton Consulting (2007c), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

2.12 Section 7.11 contributions may be required as a condition of consent

This Plan authorises the Council or an accredited certifier, when determining a development application or an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 7.11 of the EPA Act requiring:

- the payment of a monetary contribution; and/or
- the dedication of land free of cost,

to the Council towards the provision of public facilities to meet the demands of the development as specified in the works schedule to this Plan.

2.12.1 Land dedication

Developers of land to which this Plan applies will be required to provide either:

- sufficient, usable land (where appropriate) embellished land for the particular facilities identified in this Plan to meet the needs of the population attributable to proposed development; or, alternatively
- an equivalent monetary contribution to Council for the acquisition and embellishment of land for the particular facilities identified in this Plan.

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

Where the contribution required is by way of dedication free of cost, the land:

- (where the dedication relates to the provision community or open space and recreation facilities) is to have an associated draft plan of management prepared in accordance with Part 2, Division 2 of the *Local Government Act 1993* and Part 4, Division 2 of the *Local Government (General) Regulation 2005* and prepared at full cost of the developer; and
- will have a value equal to the attributable cost under this Plan at the time of transfer. The attributable cost will be offset against monetary contributions required under this Plan.

2.13 Construction certificates and the obligations of accredited certifiers

In accordance with section 7.21 of the EPA Act and clause 212(4) of the EPA Regulation, a certifying authority must not issue a construction certificate for building work or a subdivision certificate for subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with section 13 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. Failure to follow this procedure may render such a certificate invalid. The only exceptions to this requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council or where the applicant has entered into a planning agreement with the Council. In such cases, Council will issue a letter confirming that an alternative payment arrangement has been agreed with the applicant.

2.14 Indexation of contribution rates under this Plan

The purpose of this clause is to ensure that the monetary contribution rates imposed at the time of development consent reflect the indexed cost of the provision of facilities included in this Plan.

The Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 7.11 contribution rates set out in this Plan to reflect quarterly changes to the Consumer Price Index (for all works schedule items identified in this Plan apart from the items comprising land yet to be acquired) and the Land Value Index prepared by or on behalf of the council from time to time and specifically adopted by this Plan (for works schedule items identified in this Plan involving land yet to be acquired).

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

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

$$\text{Indexed price} = \frac{\$C_A \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

| | |
|------------------|---|
| \$C _A | is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the Plan expressed in dollars. |
| Current CPI | is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the review of the contribution rate. |
| Base CPI | is the <i>Consumer Price Index (All Groups Index) for Sydney</i> as published by the Australian Statistician at the date of adoption of this Plan. |

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan. The base CPI for this version of the Plan is 132.7 (March 2023).

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

The contribution rate for works schedule items involving land yet to be acquired will be indexed as follows:

$$\text{Indexed price} = \frac{\$C_A \times \text{Current LV Index CPI}}{\text{Base LV Index}}$$

Where:

| | |
|----------------------|---|
| \$C _A | is the contribution rate for land (both developable and non developable) that is yet to be acquired at the time of adoption of the Plan expressed in dollars. |
| Current LV Index CPI | is the Land Value Index as published by the Council at the time of the review of the contribution rate. |
| Base LV Index | is the Land Value Index as published by the Council at the date of adoption of this Plan. |

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

2.14.3 Process for publishing the Land Value Index

The Base LV Index (September 2022) relates to the value of en globo developable and non-developable land at the date of adoption of this amended Plan¹, viz:

Oran Park Precinct:

- Developable land (\$500 per m²)
- Non developable land:

¹ Camden Oran Park Land Value Rates Report – Hill PDA Consulting, September 2022

- Land within electricity easements (\$150 per m²)
- Riparian land² (flood prone) (\$110 per m²)

The Base LV Index for the land categories are:

- Developable land 500.00
- Non developable land:
 - Land within electricity easements 230.77
 - Riparian land³ (flood prone) 244.44

Council will, through the life of the Plan, engage a registered valuer on at least an annual basis to review and (if necessary) update the LV Index for both developable and non developable land.

The updated LV Index will be obtained by dividing the value of developable and non developable land at the time of the review by the value of developable and non developable land at the date of adoption of this Plan and multiplying this figure by 100.

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

2.15 Indexation of contributions required by a condition imposed under this plan

The purpose of this clause is to ensure that the monetary contributions at the time of payment reflect the indexed cost of the provision of facilities included in this Plan.

A contribution required by a condition of development consent imposed in accordance with this Plan will be indexed between the date of the grant of the consent and the date on which the contribution is made as follows.

2.15.1 Contributions for all works schedule items (other than land yet to be acquired)

The total contribution for all works schedule items (other than land yet to be acquired) at the time of payment is determined by the following formula:

$$\text{Indexed price} = \frac{\$C_c \times \text{CPI}_p}{\text{CPI}_c}$$

Where:

$\$C_c$ is the contribution amount for all works schedule items (other than land yet to be acquired) shown in the development consent expressed in dollars.

CPI_p is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.

CPI_c is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of the development consent.

Note: The contribution payable will not be less than the contribution specified on the development consent.

² Note: Riparian land is not included in this Plan unless it is identified in the Works Schedule as required for passive open space.
³ Note: Riparian land is not included in this Plan unless it is identified in the Works Schedule as required for passive open space.

2.15.2 Contributions for works items involving land yet to be required

The total contribution for works schedule items involving land yet to be acquired at the time of payment is determined by the following formula:

$$\text{Indexed price} = \frac{\$C_c \times \text{LV Index}_p}{\text{LV Index}_c}$$

Where:

| | |
|-----------------------|--|
| \$C _c | is the contribution amount for works schedule items involving land yet to be acquired shown in the development consent expressed in dollars. |
| LV Index _p | is the Land Value Index as published by the Council at the time of payment of the contribution. |
| LV Index _c | is the Land Value Index as published by the Council at the time of issue of the development consent. |

Note: The contribution payable will not be less than the contribution specified on the development consent.

2.16 Timing of payment of monetary contributions required under this Plan

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

- development applications involving subdivision - prior to the release of the subdivision certificate (linen plan);
- development applications involving building work - prior to the release of the construction certificate; and
- complying development works – prior to the issue of a complying development certificate.

2.17 Policy on deferred or periodic payments

Council may accept the deferred or periodic payment of part or all of a monetary contribution required under this Plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that noncompliance with the payment provisions is justified. Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council.

Deferred or periodic payments may be permitted in any of the following circumstances:

- compliance with the provisions of Clause 2.16 is unreasonable or unnecessary in the circumstances of the case;
- deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program;
- where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication; or
- there are circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, the payment may be deferred for a period not exceeding 12 months from the date payment is due and Council will require the applicant to provide a bank guarantee by a bank or other appropriate financial institution for the full amount of the contribution or the outstanding balance on condition that:

- if the applicant has not entered an agreement with Council, the bank guarantee includes an additional amount equal to 10 percent of the full contribution or outstanding amount,
- the bank or financial institution must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- the bank or financial institution's obligations are discharged when payment to the Council is made in accordance with this guarantee or when council notifies the bank or financial institution in writing that the guarantee is no longer required; and
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original consent contribution plus indexation in accordance with this Plan from the date of the consent has been paid.

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

2.18 Works in kind and other material public benefits offered in part or full satisfaction of contributions

A person may make an offer to the Council to carry out work or provide another kind of material public benefit (MPB) in lieu of making a contribution in accordance with a section 7.11 condition imposed under this Plan, in the terms described below.

In addition to the requirements set out in this Section:

- the acceptance of any offer of works-in-kind or other material public benefits is entirely at Council's discretion,
- offers of works-in-kind shall be subject to any works-in-kind policy adopted by the Council, and
- a Works In Kind Agreement must be in place prior to commencing the works.

2.18.1 Offer of a material public benefit made after the imposition of a section 7.11 condition under this Plan

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

- a material public benefit (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition already imposed requiring the payment of a monetary contribution; or
- the dedication of land free of cost towards the provision of public facilities to meet the demands of the development.

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

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 4.55 of the EPA Act. The value of the works to be substituted must be provided by the application at the time of the request. Council will require the applicant to enter into a written agreement for the provision of the works.

Council will determine at its discretion the value of works or land to be dedicated and surplus credits having regard to the estimate of costs of works identified in the Contributions Plan

2.18.2 Offer of a material public benefit made before the imposition of a section 7.11 condition under this Plan

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

If the Council agrees to the offer, the consent would not be made subject to a section 7.11 condition in relation to the work or the benefit.

The applicant's request:

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

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

If the Council decides to grant consent to the development and agrees to a request made in the relevant development application, it may impose a condition under section 4.17 of the EPA Act requiring the works to be carried out or the material public benefit to be provided.

If the applicant makes an offer to enter into a planning agreement, the Council will, if it proposes to enter into the agreement, publicly exhibit the draft agreement and an explanatory note relating to the draft agreement together with the development application in accordance with the requirements of the EPA Act.

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under 7.10 of the EPA Act requiring the agreement to be entered into and performed.

2.18.3 Matters to be considered by the Council in determining offers of material public benefits

In addition to any matters identified in Sections 2.18.1 and 2.18.2 Council will take into account the following matters in deciding whether to accept an offer of material public benefit:

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

Where the offer is made in accordance with Section 2.18.2 and relates to material public benefit that is not a works-in-kind proposal Council will take into account the following additional matters:

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

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

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

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

2.18.4 Valuation of offers of works-in-kind and other material public benefits

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

The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared.

2.19 Pooling of funds

To provide a strategy for the orderly delivery of the public services and amenities, this Plan authorises monetary section 7.11 contributions paid for different purposes in accordance with the conditions of various development consents authorised by this Plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary section 7.11 contributions under this Plan are the priorities for works as set out in the works schedule in Section 5.

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

2.20 Goods and Services Tax (GST)

Items in the works schedule of this Plan have been calculated without any GST component, in accordance with ATO rulings current at the time this plan was made.

2.21 Accountability and access to information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 7.11 contributions. These are addressed in Part 9, Division 4 of the EPA Regulation and include:

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

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

2.22 Review of Plan without the need for public exhibition

Pursuant to Clause 216 of the EPA Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections, amendments to rates resulting from changes in the Consumer Price Index or Land Value Index (see Section 2.14).

While Council has the ability to make minor changes without public exhibition, it should be noted that adding, removing or modifying items on the works list of contribution plans does require public exhibition.

2.23 Facility costs

Costs for facilities included in this Plan were derived from the services of a qualified quantity surveyor as well as from Council's experience of facility costs in other release areas. Assumptions used to derive estimated costs of facilities included in this Plan are detailed in Appendix A.

At the time this Plan was prepared, the planning of facilities was carried out at a strategic level. That is there were few, if any, facility concept plans upon which estimated costs could be based. As a result, a contingency allowance equivalent to 7 percent of the base cost was added to all works included in this Plan (excluding land acquisition).

For an item of work that is to be provided through a works-in-kind agreement or a planning agreement, the credit for the item will include any contingency amount provided for in the plan.

2.24 Savings and transitional arrangements

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

3.0 FACILITY NEEDS ASSOCIATED WITH THE EXPECTED DEVELOPMENT

3.1 Development and population projections

The expected development and estimates of the incoming population attributable to the expected residential development is shown in Table 3.1.

| Land use | Expected dwellings | Expected residents |
|---|--------------------|--------------------|
| Residential Land Use | | |
| High density | 698 | 1,256 |
| Medium density | 2,632 | 6,317 |
| Low density | 4,211 | 13,896 |
| Total all dwellings | 7,541 | 21,470 |
| Less assumed current Precinct population | | -23 |
| Projected net additional Precinct population | | 21,446 |

Source: Land budget provided by Camden Council, August 2007

The expected development and estimates of the incoming population attributable to the expected non-residential development is shown below.

| Non-residential land use | Expected net developable area (ha) |
|--------------------------|------------------------------------|
| Retail and Commercial | 29.28 |
| Employment | 18.19 |

Section 3.4 shows the actual development that has occurred in Oran Park and the number of dwellings approved for construction.

3.2 Demographic and socio-economic characteristics

Existing and future demographic and socio-economic characteristics of the resident population of the Precincts and surrounding areas have been identified in community facilities and open space assessments prepared by Elton Consulting.^{4 5}

3.2.1 Pre-development

At the time the initial Oran Park Turner Road S94 Contributions Plan was prepared, characteristics of the population living in the wider Camden LGA may be summarised as follows:

- high rates of population growth compared to Sydney as a whole.
- a younger age profile, a high proportion of children and relatively low proportion of older people compared to Sydney as a whole.
- a high proportion of family households with children and a corresponding low proportion of other types of households.
- relatively high average household occupancy rates (3.0 persons compared with 2.7 persons for Sydney as a whole).
- increasing proportions of indigenous people and people from non English speaking backgrounds.

⁴ Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment*, Draft Report, January 2007

⁵ Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment*, Draft Report, January 2007

- relatively high proportions of residents in the higher household income brackets and low rates of unemployment.
- lower rates of people with university qualifications and employed in professional and managerial occupations, but higher rates working in trades, clerical, service and sales positions; and
- very high rates of home ownership, vehicle ownership and dwelling houses⁶.

The current population of Oran Park has characteristics which differ from the wider Camden area. The characteristics of the population living in the Precinct may be summarised as follows:

- an older age profile to that of Camden, with higher proportions of teenagers, young adults and people in their 40's and 50's.
- a very high proportion of couples with children and high household occupancy rates (3.4 persons per dwelling). The children are more likely to be of secondary school age compared to the other urban release areas in which the children on average tend to be younger.
- weekly household income levels have high levels of occurrence at both the lower brackets (\$0-699) and the highest bracket (\$2000+); and
- given the rural context, there is a higher proportion of the workforce employed in agriculture⁷.

3.2.2 As a result of development

At the time of the preparation of this Plan, a number of assumptions were made in regards to the Oran Park Precinct to inform facility needs associated with the future development. These original assumptions are as follows.

- The existing predominantly rural populations of Oran Park are likely to be displaced by the population attributable to the expected development;
- the projected future occupancy rates at five years after dwelling occupation of:

Table 3.3 Dwelling type and projected occupancy

| Dwelling type | Projected occupancy rates |
|--|---------------------------|
| Detached (or low density) dwellings | 3.3 persons per dwelling |
| Attached and semi-detached (or medium density) dwellings | 2.4 persons per dwelling |
| Apartment (or high density) dwellings ⁸ | 1.8 persons per dwelling |

- in the early stages of development the Precinct is likely to have a comparable proportion of young couples and families with children to other release areas in the region, but a greater range of family types, reflecting the wider range of housing types and price markets to be provided;
- it is anticipated that the proportions of empty nesters and older people will be initially similar to that usually experienced in new release areas (that is, low) but, given the proposed diversity in housing stock, will rapidly increase to approximate those in the wider district once services and public transport become well established;
- over time, the peaks in the age distribution associated with a predominance of young families will reduce and the population will become more diverse. Increasing proportions of young adults and older people will be attracted to the area once the town centre facilities are established;
- the proportion of the population who are young children and young adults will decline as the population ages and the proportion of older children with older parents grows. The proportion of the population aged 55+ will also increase considerably as the area matures;

⁶ Elton Consulting (2007a), op. cit., page 11

⁷ Ibid., pages 11, 12

⁸ Elton Consulting (2007a), op. cit., page 25 and Elton Consulting (2007c)

- owner occupiers are likely to provide a stable group that will age in place through the life cycle stages, while tenant households will experience greater turnover, thereby maintaining a similar age profile as in the initial stages; and
- in this way, over time the population profile is likely to come to more closely approximate that of an established area with a variety of age and household characteristics, rather than a traditional new release area with particular age concentrations⁹.

Since the preparation of the Plan, numerous state-wide and local trends have affected Oran Park influencing the makeup of the local population. Generally however, the underlying assumptions have remained the same:

- Oran Park is now predominantly developed with 4,926 completions from July 2012 to July 2023 and is likely to support more growth when the train station to the Western Sydney Airport is built and surrounding areas like South Creek West, Lowes Creek Maryland and Pondicherry are developed;
- the Precinct has a comparable proportion of young couples and families with children to other release areas in the region, but a greater range of family types, reflecting the wider range of housing types and price markets to be provided. 87.3% of Oran Park households are families compared to 71.2% of the New South Wales average;
- proportions of single households were initially low and have remained low at 11.0% compared to 25% in New South Wales;
- the delivery of housing and infrastructure has gone some way to lowering the median age, dropping from 39 in 2011 to 29 in 2021; and
- owner-occupiers have remained a dominant population group, comprising 61.5% of households in 2021.

The general growth of Western Sydney spurred by the Western Sydney Aerotropolis and proposed Bradfield City Centre is not assumed to have a large impact on Oran Park due to its maturity and the advanced stage of its dwelling and infrastructure delivery.

In the future it is assumed that the Precinct will become denser and more diverse due to dwelling completions however the overall characteristics will be similar to what has been projected.

3.3 Facility demands

Table 3.4 The Camden LGA has been experiencing significant and relatively rapid urban development over at least the last 50 years. Over the past 10 years, Camden's growth has mostly been focused in the South West Growth Area, of which Oran Park is a part. From 2021 to 2041, Camden's population is expected to grow from 107,908 to 197,735.

Future development in the South West Growth Centre is forecast and is responsible for accelerating the rate of urban development in Camden. At completion, the Growth Centre will have a population of up to 300,000 people. It is estimated that about 162,000 of these people will live in Camden LGA. Development of the Growth Centre precincts will thus have a profound effect on Camden and the demand for facilities offered in the LGA.

Rapid population growth has placed strain on existing services and facilities within Camden, which are struggling to keep pace with new development. Any spare capacity in existing facilities and services which does currently exist is likely to be taken up by the developments currently approved in Camden outside of the Growth Centres boundaries, and so will not be available for the Growth Centre population¹⁰.

Prior to establishment of the initial Contributions Plan, existing facilities and services have been essentially designed to accommodate a relatively low population living in both Precincts. A change in the development

⁹ Elton Consulting (2007a), op. cit., page 28

¹⁰ Ibid.

profile of the Precincts from rural to urban development is envisaged. This future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented facilities and services.

Studies listed in Section 6 of this Plan have identified that the expected development in the Oran Park and Turner Road Precincts will generate the following impacts on public services and public amenities:

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

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

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

More detail on the demand for public facilities and the relationship with the expected development is included in Sections 4.1 to 4.4 of this Plan.

Strategies for the delivery of these facilities and amenities are also detailed in Sections 4.1 to 4.4 of this Plan.

The costs and programs of works related to these facility categories are shown in Section 5 of this Plan.

Details on assumptions used for costing purposes are contained in Appendix A of this Plan.

3.4 Development status

Table 3.4 compares the dwelling forecasts when the initial OPTR CP was adopted to the current actual dwelling yields. Although various Planning Agreements have provided additional public infrastructure and amenities, there is clearly a higher demand for infrastructure in Oran Park than initially expected.

In established areas, most public amenities and infrastructure identified by the CP have been delivered, but most portions west of the Northern Road (W1, W7, W8) still have outstanding infrastructure for delivery.

Table 3.4 Dwelling forecasts and actual dwelling yields

| MAP AREA NO. | Forecast equivalent lots developed to 2027* | Actual dwelling yields** |
|--------------|---|--------------------------|
| W1 | 63 | 0 |
| W2 | 361 | 625 |
| W3 | 227 | |
| W4 | 126 | 480 |
| W5 | 81 | |

| MAP AREA NO. | Forecast equivalent lots developed to 2027* | Actual dwelling yields** |
|--|---|--------------------------|
| W6 | 171 | |
| W7 | 141 | |
| W8 | 193 | 900-950^ |
| W9 | tbd | 0 |
| Sub total (west of the Northern Road) | 1,364 | 2,005 – 2,055 |
| E1 | 1,200 | |
| E2 | 1,140 | |
| E3 (employment) | tbd | |
| E4 | 366 | 8,959 |
| E5 (town centre) | 160 | |
| E6 | 1,467 | |
| E7 | 673 | |
| E8 | 135 | 0 |
| Sub total (east of the Northern Road) | 5,142 | 8,959 |
| Totals | 6,506* | 10,964 – 11,014 |

Table prepared in consultation with the Oran Park and Turner Road Section 94 Working Group, August 2007 tbd = to be determined

* 'Equivalent lots' is a measure applied to illustrate indicative staging of the release area that ignores the fact that a range of housing forms will be developed. Total 'equivalent lots' is derived from dividing the total forecast population by the assumed occupancy rate for detached dwellings. 'Equivalent lots' is not a measure of the number of dwellings expected to be constructed, as a significant proportion of the created lots will contain more than one dwelling.

** Actual dwelling yields are based on the lots approved under a Development Application or a Planning Agreement.

^ These figures are derived from agreements that have not yet been executed

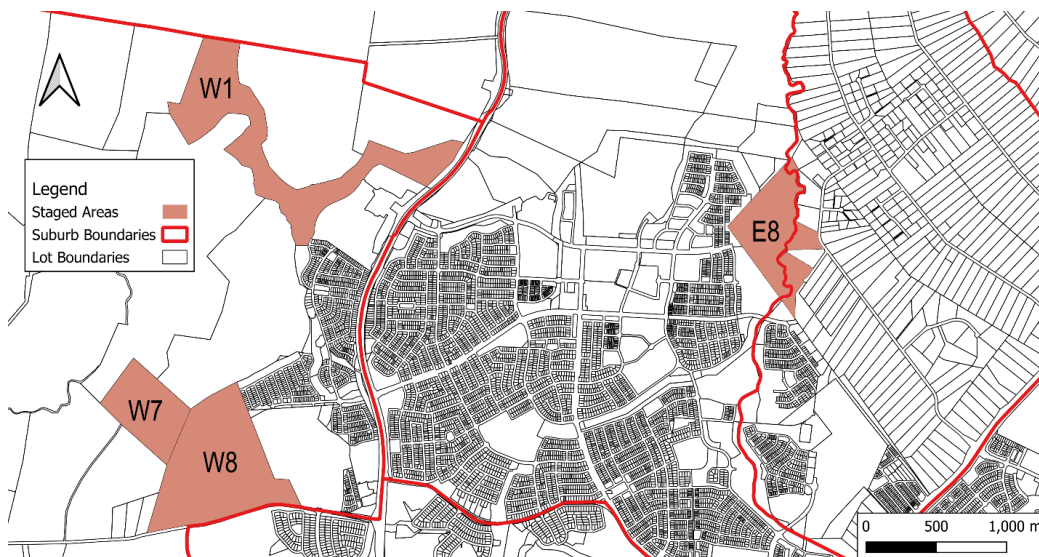


Figure 2 Staged areas in Oran Park precinct

4.0 STRATEGY PLANS

4.1 Transport management facilities

4.1.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the Precincts will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections;
- facilities for public transport; and
- facilities for walking and cycling.

The Indicative Layout Plan for each Precinct and the transport assessment and strategy for the Precincts¹¹ have identified a range of transport infrastructure works that will be required to mitigate the impacts of the expected development.

Details of:

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

are contained in Precincts' transport strategy.

4.1.2 What is the strategy for delivering facilities?

4.1.2.1 Regional and local facilities

Of all the works required to mitigate the impacts of development in the Precincts:

- some of the works are required to meet a 'regional' demand that extends beyond the Precinct boundary to the remainder of the South West Growth Centre. The Growth Centres Commission has identified a number of works that are intended to be provided through special infrastructure contributions under Part 7.1, Subdivision 4 of the EPA Act¹². The works include arterial road and public transport links and bus passenger transport facilities (such as interchanges and bus shelters on roads to be funded via special infrastructure contributions). Special infrastructure contributions toward these facilities will be imposed via conditions of consent on developments in the Precinct in accordance with the Growth Centres Commission's Practice Note;
- other works are required to meet a demand that arises because of development expected to occur within each Precinct, including works that facilitate connections to surrounding precincts and that have not been identified by the Growth Centres Commission to be provided via special infrastructure contributions. These 'local' works will be provided through the Council placing conditions of development consent on development approvals that occasion the need for the facilities.

Within the category of local works, the conditions of consent will be imposed under either section 7.11 or section 80A(1)(f) of the EPA Act.

The integrated use of the different contributions mechanisms under the EPA Act will result in the transport infrastructure that is required as a consequence of the expected development in the Precincts being provided.

¹¹ Maunsell Australia Pty Ltd (2007), *Oran Park and Turner Road Precinct Plan Transport Assessment*, Final Draft Report, prepared for Growth Centres Commission, 19 April 2007

¹² Growth Centres Commission (2006), *Special Infrastructure Contribution Practice Note December 2006*

4.1.2.2 Section 7.11 facilities

Works the subject of a section 7.11 condition are addressed under this Plan. The works include:

- major collector roads and intersections;
- existing roads that are situated on or near the Precinct boundary (and intersections) that require upgrading as a result of Precinct development;
- bridges that traverse open space and riparian lands and that provide access through the Precinct and to adjacent Growth Centre precincts;
- public transport facilities (bus shelters); and
- major walking and cycling facilities adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors (that is, recreational routes).

Note: where roads included in this Plan intersect with roads that have been identified for construction or upgrading by the Growth Centres Commission using special infrastructure contributions, this Plan assumes that the cost of those intersections will be met by special infrastructure contributions.

This Plan includes only some of the transport management facilities that will be required to be provided to serve development in the Precincts, with the other facilities being provided either through special infrastructure contributions or by developers as part of the land subdivision. Selection of facilities for the facilities for this Plan has also been based on the land ownership arrangement whereby there may be difficulty in developers providing key transport links through parts of either Precinct where the ownership is more fragmented.

Details of the costs and timing of individual transport management works to be addressed through section 7.11 contributions are included in Section 5 of this Plan.

The location of these works is shown on maps included in Section 5.

4.1.2.3 Developer provided facilities

A range of other transport management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 4.17 of the EPA Act - the demand for which is considered to be generated entirely by the proposed development.

Such facilities may include:

- local roads, footpaths and street tree planting not addressed by this Plan and located within or adjacent to proposed subdivisions; and
- traffic management devices and treatments on local roads (both temporary and permanent) required to provide safe and convenient access to the development.

4.1.3 How are the contributions calculated?

Per trip versus per hectare of net developable land basis

The determination of reasonable contribution rates for traffic facilities in section 7.11 contributions plans is often based on the number of vehicle trips generated by development. Apportionment to the different classes of development (that is, residential, commercial, employment, etc.) of the costs of facilities that are determined on a per trip basis is derived by calculating the degree to which the traffic generated by each land use class will use the different road links and intersections included in the contributions plan.

This Plan instead determines contributions for traffic and transport facilities on a net developable land basis.

This essentially results in all developments making the same contribution (based on land area) toward facilities included in this Plan, regardless of the projected level of use of the facility by each development class.

The Plan however acknowledges that development of certain land in the Precincts will result in significantly less impacts upon the demand for facilities, and such impacts should be reflected in a lower contribution rate. This land is the land identified for ‘Transition, Heritage and Landscape Protection’ purposes in the Oran Park Precinct Indicative Layout Plan and is referred to in this Plan as the Transition Lands (refer to ‘Formulas’ discussion below).

The net developable land area approach for determining contributions is considered reasonable for transport management works on the following grounds:

- the need for the works identified in this Plan is generated by the development of the Precincts as a whole. That is, the Precincts have been planned to accommodate services, facilities and employment locations to primarily meet the needs generated by the future residential population of the Precincts. In the circumstances, a levying approach for transport facilities that considers all developable land equally is not unreasonable;
- at the time this Plan was prepared, the land use mix and employment numbers attributable to those areas of the Precincts intended to accommodate employment and education uses were still being refined;
- the transport works included in this Plan include facilities for private vehicle trips and facilities for public transport, walking and cycling. The ‘per vehicle trip’ contribution approach is not robust enough to determine trip generation for trips attributable to travel modes other than the private vehicle;
- the public education and community uses being planned for the Precincts will generate traffic that is attributable to development both within and outside of the Precinct. Segmenting of non-Precinct generated demand for these facilities is difficult and it is considered more appropriate that the transport demand for the portion of these facilities generated by development in the Precincts be accounted for in the contributions made by the residential and employment areas. In this way, levying residential and employment development equitably is reasonable; and
- the net developable area approach is relatively easy to understand for the users of this Plan (the community and developers).

Formulas

$$\text{Contribution per hectare of net developable land (\$)} = \frac{\sum C}{\text{NDA}}$$

Where:

C is the estimated cost - or if the facility has been completed, the indexed actual cost - of providing each of the transport management facilities to serve each Precinct under this Plan (refer Section 5 – works schedule). This cost should reflect the removal or modification of any item on the works list.

NDA is the total area of net developable land in the relevant Precinct (in hectares) as shown in Section 5 – works schedule.

For the Oran Park Precinct only, NDA is in turn calculated as follows:

$$\text{NDA}_{\text{Urban Areas}} + (\text{NDA}_{\text{Transition Lands}} \times \text{Average Residential Density}_{\text{Transition Lands}})$$

Average Residential Density_{Urban Areas}

Where:

| | |
|--|------------------------|
| NDA _{Urban Areas} | = 563.29ha |
| NDA _{Transition Land} | = 57.81ha |
| Average Residential Density _{Urban Areas} | = 15 dwellings per ha |
| Average Residential Density _{Transition Land} | = 2.08dwellings per ha |

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of net developable land (in hectares) on the site the subject of the proposed development.

4.1.4 How is cost apportionment determined?

Costs of facilities included in the works schedule in Section 5 reflect the level of demand for those facilities anticipated to be generated by expected Oran Park Precinct development.

Generally, all expected development in the Oran Park Precinct will generate the demand for the transport management works included in the works schedule (Section 5), except for sections of roads (including bridges over watercourses) that connect development in the Oran Park Precinct with existing or future roads on surrounding land.

These ‘external’ bridge crossings will likely need to be provided later in (or beyond) the development phase of the Oran Park Precinct and this Plan makes the necessary arrangements to ensure that there is sufficient funding available to provide the connections when they are required.

The Plan assumes that 50 percent of the cost of the external bridge crossings to surrounding land will be funded by development contributions in Oran Park Precinct. The full cost of all other works will be met by expected development in the Oran Park Precinct.

4.2 Water cycle management facilities

4.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Drainage conditions during the adoption of the initial OPTR CP may be summarised as follows:

- existing land uses on the site are predominantly rural, and includes the Oran Park Raceway in the south west corner of the site. The precinct is dominated by undulating hills formed by narrow creeks and drainage lines;
- with the exception of South Creek, waterways across the precinct are typically ephemeral receiving flows only after periods of moderate to heavy rain;
- the waterways on the site are mostly modified with a series of on-line and off-line farm dams through the site;
- the site hydrology will be significantly impacted by urban development due to an increase in the impervious areas limiting infiltration and increasing the frequency and intensity of runoff events;

- the Precinct is immediately downstream of the headwaters of South Creek. This waterway has been identified as one of the most polluted streams in New South Wales, with urbanisation having a significant impact on the pollution loads and sediments within the creek. A significant goal of any development within the catchment should therefore be to reduce the pollution loads and sediments through the development of the land; and
- salinity mapping of the site has identified areas of highly and extremely saline lands typically along creeks and drainage depressions at depths of 0.5 to 1.5 metres.¹³

In summary, the Precinct essentially retains a natural watercourse system that provides sufficient capacity for the predominantly rural land uses that exist on the site, but no spare capacity to cater for the urban development that is expected to occur in the Precinct.

A significant investment in a new, comprehensive water cycle management scheme is required in order to cater for the anticipated change in development context in the Oran Park Precinct from predominantly rural to urban land uses.

The water cycle management strategy for the Oran Park Precinct was prepared by:

- applying the principles of water sensitive urban design (WSUD);¹⁴
- to meet the water management objectives contained in the Growth Centres Development Code;¹⁵
- taking into consideration salinity, erodible soils and the ephemeral nature of the creeks that cross the site;
- in a manner that recognises the potential to rehabilitate and enhance the ecological and hydrological values of the local creek systems; and
- in conjunction with the involvement of other environmental, engineering and design professionals as part of the preparation of the Oran Park Precinct Indicative Layout Plan.¹⁶

The elements of the water cycle management strategy for the Oran Park Precinct include the following:¹⁷

- stormwater quantity control so as to mitigate the flooding impacts of the proposed development, to be achieved through a two-pronged approach of minor and major on-site detention (OSD) basins including:
 - minor flows up to the 5 year Annual Recurrence Interval (ARI) will be detained in minor OSD basins adjacent to the creeks, and potentially lot-scale OSD within the town centre and employment zones (lot-scale basins will be addressed via development controls and not this Plan); and
 - flows up to the 1 in 100 year ARI event will be detained in major OSD basins.
- Stormwater quality control through a combination of 'regional' wetlands, bioretention facilities and distributed street-scale stormwater treatments where required to meet the stormwater quality reduction load targets;
- Riparian zone and creek management strategies including:
 - flows that meet the stream erosion index objectives established by the Department of Environment and Conservation (DEC) will flow into the creek;
 - flows beyond this level and up to the 2 year ARI event will bypass the creek via intercepting stormwater pipes to downstream storage for reuse or further attenuation. These elements to utilise and complement the minor OSD basins and ornamental water body storages; and
 - erosion control and bank stabilisation measures within the waterway.

¹³ Ecological Engineering, op. cit., pages 4-5

¹⁴ Ecological Engineering, op. cit., page 2

¹⁵ Ibid., page 3 and Growth Centres Commission (2006), Growth Centres Development Code, October 2006, pages B-17 to B-24

¹⁶ Ecological Engineering, op. cit., page 1

¹⁷ Ibid.

Strategies to address potable mains water conservation and reduction in wastewater discharge from the site are also included in the strategy. These strategies, including use of treated stormwater harvested on site and recycled waste water either treated on site or supplied by a dual pipeline are the subject of ongoing planning discussions with Sydney Water.

4.2.2 What is the strategy for delivering facilities?

The respective Precinct water cycle management strategies include layouts and concepts that show the location and schematic design of the bioretention, wetland and (in the case of Turner Road Precinct) OSD facilities required to mitigate the flooding and water quality impacts of the development.^{18 19}

Facilities pertaining to the management of water quantity and quality for the different sub-catchments will be implemented progressively as development occurs across each Precinct.

Details of the estimated costs and timing of individual works are included in Section 5. The location of these works is shown on maps included in Section 5.

Council will require contributions from developers under this Plan toward provision of the facilities and services. The relatively unfragmented land ownership arrangement (except certain portions of land, including in the south of the Turner Road Precinct) and the probability that development staging will be controlled by a few developers suggest that developer provision of the works will be the most efficient outcome. Council therefore encourages the provision of all water cycle management works identified in this Plan as works-in-kind in conjunction with the civil works undertaken as part of land subdivision.

A range of water cycle management facilities not included in this Plan will be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EPA Act. The facilities may include lot-scale OSD basins, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

Each Precinct’s water cycle management strategies is based on strategic information. It is likely that, as the planning process for the different development stages or sub-precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

Where alternatives to the works identified in this Plan are proposed in conjunction with the development of sub-precincts and are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

4.2.3 How are the contributions calculated?

Contributions are determined on both a drainage catchment and a per hectare of net developable land basis.

$$\text{Contribution per hectare of net developable land (\$)} = \Sigma \left(\frac{C}{\text{NDA}} \right)$$

Where:

C is the estimated cost (or if the facility has been completed, the indexed actual cost) of providing each of the water cycle management facilities in the drainage catchment within which the development site is situated (refer Section 5 – works schedule). The relevant drainage

¹⁸ Ecological Engineering, op. cit., for example, Figures 5-1, 7-1, 7-2, 7-5, 10-1 and 10-2

¹⁹ GHD, op. cit., Appendix D

catchments for the Oran Park Precinct are South Creek and Cobbitty Creek, as shown in Figure 4.2. This cost should reflect the removal or modification of any item on the works list.

NDA is the total area of net developable land in the relevant Precinct (in hectares) as shown in Section 5 – works schedule.

For the Oran Park Precinct only, NDA is in turn calculated as follows:

$$NDA_{\text{Urban Areas}} + (NDA_{\text{Transition Lands}} \left(\frac{\text{Average Residential Density}_{\text{Transition Lands}}}{\text{Average Residential Density}_{\text{Urban Areas}}} \right))$$

Where:

| | |
|---|------------------------|
| NDA _{Urban Areas} (South Creek Catchment) | = 385.65ha |
| NDA _{Urban Areas} (Cobbitty Creek Catchment) | = 177.64ha |
| NDA _{Transition Land} (South Creek Catchment) | = 28.35ha |
| NDA _{Transition Land} (Cobbitty Creek Catchment) | = 29.46ha |
| Average Residential Density _{Urban Areas} | = 15 dwellings per ha |
| Average Residential Density _{Transition Land} | = 2.08dwellings per ha |

4.2.4 How is cost apportionment determined?

Expected development in each Precinct will solely generate the demand for the water cycle management works included in the works schedule, Section 5.

Therefore the full cost of the works will be met by expected development in each Precinct.

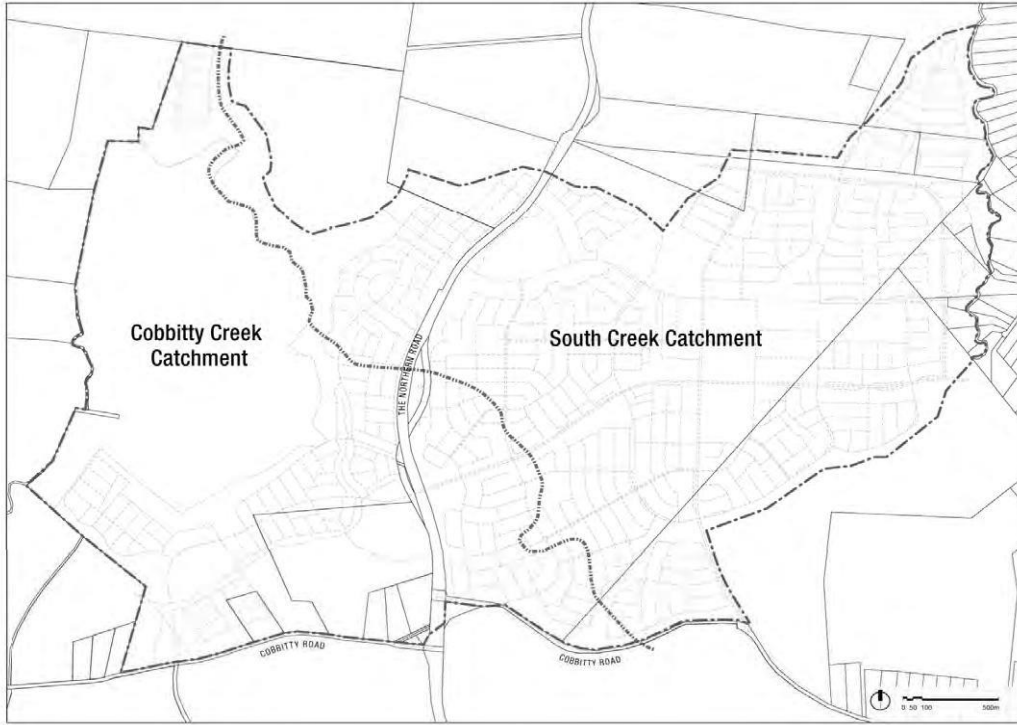


Figure 3 Water Cycle Management Contribution Areas - Oran Park Precinct

4.3 Open space and recreation facilities

4.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for open space and recreation facilities as a result of the expected development of the Precincts are documented in the assessments prepared by Elton Consulting and Tangent Leisure Consultants²⁰
21 22 23

Existing open space and recreation facilities serving the Precinct and the wider area may be summarised as follows:

- while the quantum of open space is adequate for the current population, much of it has not been embellished to provide quality functional spaces to meet the sporting and recreation needs of the population. There is no spare capacity in existing facilities to satisfy demand from new populations;
- the current supply of recreation facilities is largely located in the southern parts of the Camden LGA, and it is not anticipated that the existing district facilities would be able to accommodate the increased demand from the projected population of Oran Park and Turner Road Precincts;
- any existing capacity will be taken by other new release area developments currently under construction or planned in Camden;
- services in the area for young people are already inadequate and the development of the Precincts may further contribute to this situation; and
- local level open space within each release area has been provided to meet local level needs only, and so will not have capacity or be readily accessible for the future Precinct populations.²⁴

New residential development is expected to occur in the Precincts in the future, resulting in additional demands for open space and recreation facilities. The assessments of facility needs identified that the Council will need to facilitate the provision of a range of open space and recreation facilities to meet the expected development, including:

- passive open space;
- active open space; and
- indoor recreation facilities.

This Plan documents the open space and recreation facilities requirements pertaining to expected development of the Precincts.

Planning standards and principles

The amount of land required for local open space and recreation facilities in the Oran Park and Turner Road Precincts has been determined on the basis of a needs analysis having regard to a range of standards applied to development. The standards that were considered as part of the needs assessment included the following:

- public open space provided at a rate of 3.64 hectares per 1,000 people (Camden Council standard); and
- open space and recreation provided at a rate of 2.83 hectares per 1,000 people (Growth Centres Development Code standard).

²⁰ Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment, prepared for the Growth Centres Commission*, January 2007

²¹ Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment, prepared for the Growth Centres Commission*, January 2007

²² Tangent Leisure Consultants (2007), *Draft Open Space and Recreation Facilities for Oran Park and Turner Road*, 5 March 2007

²³ Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

²⁴ Elton Consulting (2007a), *op. cit.*, page 14

In determining an appropriate level of local open space provision, the needs assessment also had regard to the following principles:

- the type of facilities to be provided;
- the quality of facilities to be provided;
- recognition that riparian corridors and other conservation areas provide some passive open space opportunities;
- collocation of open space with community facilities;
- locating different open space and recreation facilities together and in central locations; and
- flexibility in use of open space areas and recreation facilities.

Having regard to the above standards and principles, the level of open space and recreation facilities to be provided in the Precincts, as shown in the works schedule (Section 5), is considered appropriate.

The total land area for open space and recreation facilities identified in this Plan and provided across both Precincts is 82.1 hectares. In addition to this provision within the Precincts, a total of 22 hectares of open space is proposed to be provided in the Maryland Precinct, as described below. Of this 22 hectares, 12.6 hectares is attributable to the populations of Oran Park and Turner Road, with the remaining 9.4 hectares to be attributable to development in the Maryland and/or Catherine Fields Precincts. The total amount of open space provided and attributable to the Oran Park and Turner Road Precincts is therefore 94.7 hectares, equating to 2.81 hectares per 1,000 people. While this rate of provision is below both the Camden Council and Growth Centres Commission standards, it does not account for any passive open space in riparian areas that may be included in the future open space network within the Oran Park and Turner Road Precincts. As a result, the proposed level of open space and recreation facilities for both Precincts is considered reasonable.

The proposed provision of 22 hectares of land in the Maryland Precinct allows for the development of a leisure centre and sports facilities that cater to the population of Oran Park and Turner Road and future populations within the Maryland and/or Catherine Fields Precincts up to a total population generated by 25,000 lots. The cost of these facilities has been apportioned appropriately. Early planning has identified suitable land in the Maryland Precinct for such facilities which is central to all of the identified populations who will use these facilities.

4.3.1.1 Facilities required

Application of the planning standards and the assessments of contemporary planning needs in the Precincts has led to the local open space and recreation facilities shown in Table 4.1 being identified as being required for the Precincts.

Table 4.1 Required open space and recreation facilities (Oran Park Precinct)

| Facility | Guidelines | Minimum Size and Potential Location |
|--|--|---|
| 6 x children’s playgrounds suitable for 0-4 years and fenced with equipment. | Based on 1 per 500 children aged 0-4 years. Need based on Elton Consulting projections that indicate 13% (3,000) of the population will be children 0-4 years. Each play area should offer a different experience. | Land should be a minimum of 3,000 square metres. Total Area = 1.8 hectares. Playgrounds may be collocated with parks, conservation areas, school or community facilities. |

| | | |
|--|--|---|
| <p>6 x play spaces suitable for 5-12 year olds to allow for more independent play, skill development and cognitive development.</p> | <p>Based on 1 per 500 children aged 5-12 years. Play spaces may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/ mountain bike jumps and tracks. Need based on Elton Consulting projections that indicate 13% (3,000) of the population will be children aged 5-12 years.</p> | <p>Land should be a minimum of 3,000 square metres. Total Area = 1.8 hectares. These areas could be collocated with children's playgrounds, school or community facilities for supervision and convenience of use for carers.</p> |
| <p>Community parks and green spaces (x 2)</p> | <p>Managed lawn area/ green space suitable for informal recreation use. Spaces can act as nodes along cycleways to provide passive surveillance. May include walking, exercise, dog walking area, community gardens, picnic areas, picnic tables. Toilets and shelter are essential. Water features and public art provide interest and props for users. May be used for children's training, and lunchtime activities but not designed for competitions. The managed lawn could have a mix of hard and soft surfaces and should have internet access, services (power and water) for small community events/street theatre/markets.</p> | <p>Minimum 0.5 hectare in size. Total Areas = 1.0 hectares. Located within employment land or within the town centre. May be located adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors or collocated with playspaces, cycleways or playgrounds.</p> |
| <p>Cycleway - walkway</p> | <p>Minimum width 2.5m for dual use: walking and cycling, seats and bubblers essential along the cycleway and circular routes should be included where possible. Access points to the cycleway from employment and residential land and bike storage is essential for convenience of users. Fitness trails may be incorporated into the track.</p> | <p>Located adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors. Allow 0.7 hectare for each km in length.</p> |
| <p>2 x Playing Fields</p> | <p>Each park to accommodate demand for local sport and recreation training and competition. Rather than a series of single fields facilities are grouped to provide economies of scale for infrastructure. Components: 2 multipurpose fields or 1 cricket/AFL ovals; 2 tennis/netball courts; 2 half court basketball courts; lights for training; amenity building with change rooms, storage and meeting room; and parking</p> | <p>Each park 2.7 hectares in size. Total Area = 5.4 hectares.</p> |

Table 4.2 Required open space and recreation facilities (Oran Park and Turner Road Precinct)

| Facility | Guidelines | Minimum Size and Potential Location |
|---|---|---|
| <p>1 x Sports Park comprising 2 grounds and designed to service 50,000 people.</p> | <p>Facility to provide for local competitions and training. CPTED (Crime Prevention Through Environmental Design), environmental sustainability, climate shade/shelter and universal access design criteria is assumed as guiding principles.</p> <p>Amenity buildings, parking, lighting, storage, signage and soft landscaping are core inclusions.</p> <p>Ground 1 specification: playground 0.2 ha; multipurpose fields (hockey, league, union. soccer) 4.0 ha; netball/tennis courts x6 0.51 ha; parking 1.0 ha; practice Nets x4 600m²; and amenities and clubroom 850m².</p> <p>Ground 2 specification: playground 0.2ha; hockey fields x2 2.0ha; rugby fields x2 2.0ha; parking 0.6ha; amenities and Clubroom 850m²; and picnic/BBQ areas 0.6ha.</p> | <p>Land area of 12 hectares.</p> <p>Located on land without flooding or transmission line constraints.</p> <p>Proposed to be located in the Maryland Precinct</p> |
| <p>Recreation and Youth Centre</p> | <p>A recreation facility for the whole community, but with a youth focus. Building GFA of 3,000m².</p> <p>Components: indoor rock climbing wall; two court sports hall, which can double as a hall accommodating 1,500 people for events, performances etc; youth activity rooms with wooden floor for dance, martial arts and drama classes; cultural activity rooms; BMX and Skate facility; kitchen, amenities, storage, first aid room; and foyer.</p> | <p>Land area of 1.5 hectares.</p> <p>This centre may be integrated into a retail or commercial centre. The preferred location would be in or adjacent to the Oran Park Town Centre.</p> |

| | | |
|--|--|--|
| Leisure Centre designed to service 75,000 people. | <p>Components:</p> <p>aquatic facility with 25m lap pool, freeform leisure pool and teaching pool;</p> <p>indoor (2 court hall);</p> <p>sports oval with grandstand;</p> <p>athletics track;</p> <p>3 training ovals;</p> <p>multi-purpose fields (x2);</p> <p>netball/tennis courts x6;</p> <p>practice nets x4;</p> <p>fitness Centre;</p> <p>amenities; and</p> | <p>Land area of 10 hectares.</p> <p>Located on land without flooding or transmission line constraints.</p> <p>Proposed to be located in the Maryland Precinct.</p> |
|--|--|--|

Source: Tangent Leisure Consultants (2007), Draft Open Space and Recreation facilities for Oran Park and Turner Road, 5 March 2007 and Elton Consulting and Tangent Leisure Consultants (2007), Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities, November 2007

The facilities listed in Table 4.1 and 4.2 will be complemented by the provision of passive open space throughout the residential neighbourhoods and (where this can be negotiated with owners and developers of riparian corridor land) along and adjacent to riparian corridors in the Precinct.

The areas for the proposed open space and recreation facilities included in this Plan do not include areas of the Precinct that may be publicly owned and intended to be used for water cycle management purposes.

4.3.1.2 Open Space facilities no longer required

As part of Amendment 1 of this Plan, the remaining passive open space portions of OSR 1.7 and OSR 4.3 will no longer be required as part of the contributions plan because they do not serve a public purpose.

4.3.2 What is the strategy for delivering facilities?

Council will require contributions from developers under this Plan toward provision of the facilities and services identified in this Plan. These contributions may be in the form of monetary contributions, works in kind, land dedications, or a combination of these.

All facilities will be developed in a manner that allows the facilities to serve the local needs generated by the population of the Precincts.

The costs, timing and location of individual works are included in Section 5.

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

The open space and recreation facilities strategy is based on strategic information. It is likely that, as the planning process for the different sub-precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

Where alternatives to the works schedule are proposed in conjunction with the development of sub-precincts and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

4.3.3 How are the contributions calculated?

Contributions will be collected from residential development toward open space and recreation identified under this Plan.

Contribution per person (\$) = $\Sigma (C/P)$

C is the estimated cost - or if the facility has been completed, the actual cost – of providing each of the open space and recreation facilities (refer Section 5 – works schedule). Note: This cost should reflect the removal or modification of any item on the works list.

P the contribution catchment (in persons) attributable to each facility (refer Section 5 – works schedule).

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.3.

| Residential development type | Average household occupancy rate |
|--|----------------------------------|
| Subdivided lot | 3.3 persons per lot |
| Detached (or low density) dwellings | 3.3 persons per dwelling |
| Attached and semi-detached (or medium density) dwellings | 2.4 persons per dwelling |
| Apartment (or high density) dwellings | 1.8 persons per dwelling |
| Housing for older people | 1.5 persons per dwelling |

Source: Elton Consulting (2007), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

For the calculation of open space contributions, it should be noted that OSR 1.7 and OSR 4.3 were removed from this contributions plan in Amendment 1. The revised contribution rate is reflected in the contributions schedule.

4.3.4 How is cost apportionment determined?

The development contribution for each of the facilities identified in this Plan is determined by dividing the total cost of the facility by the contribution catchment (in persons). This process ensures that fair apportionment of facility costs is calculated for development expected to occur in the Precincts.

For some facilities, the contribution catchment is the expected additional resident population of one or the other Precinct, for others the contribution catchment is the expected additional resident population of both Precincts. For the leisure centre and the sports parks, the contribution catchment is the expected resident population of both Precincts and expected resident populations in the Maryland and/or Catherine Fields Precincts.

The contribution catchments for each facility are shown in the works schedule – Section 5 of this Plan.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development in the Precincts. Although there is likely to be some demand for many of the facilities generated by employees working in the Precincts and living outside the Precincts, this Plan has not quantified this demand. As a result, the cost of facilities identified in this Plan has not been apportioned to the population attributable to expected non residential development in the Precincts.

4.4 Community facilities

4.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for community facilities as a result of the expected development of the Oran Park Precinct are documented in the assessments prepared by Elton Consulting and Tangent Leisure Consultants.^{25 26 27}

²⁵ Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment*, prepared for the Growth Centres Commission, January 2007

²⁶ Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment*, prepared for the Growth Centres Commission, January 2007

²⁷ Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

The assessment of existing community facilities and services currently provided in the wider area identified, among other things:

- local level facilities have been provided in adjoining areas to meet the needs of their local neighbourhood catchments, and have a local focus which does not extend to the Precincts. They are generally already being used to capacity, or will be used to capacity as proposed development outside of the Growth Centre boundaries occurs. There is no spare capacity in local level facilities that may be utilised by the population of the Precincts; and
- in particular, there is no available capacity in local childcare centres or pre-schools, and very little spare capacity in other family support and children's services.²⁸

Section 7.11 contributions plans currently applying to land in Camden specifically exclude reference to the community facilities needs generated by the Growth Centre precincts, including Oran Park and Turner Road.

New residential development is expected to occur in the Oran Park Precinct in the future, resulting in additional demands for community facilities. The assessment of facility needs identified that the Council will need to facilitate the provision of a range of community facilities to meet the expected development, including:

- child care centres and facilities;
- multi-purpose community centres; and
- a community resource centre (including a branch library).

This Plan documents the community facilities requirements pertaining to expected development in the Precincts and identifies those facilities that Council will facilitate the provision of.

This Plan addresses local community facilities demands only.

As part of the preparation of this Plan Council reviewed its role in the provision of child care centres and facilities in order to:

- respond to the planning directions described in the Elton Consulting assessments (including, for example, the need to plan for multi-purpose children's centres and for efficiencies in co-locating centres with other facilities);²⁹
- take account of changing trends in the provision of this type of community facility (including, for example, the involvement of the private sector); and
- take account of advice provided by the Department of Planning concerning the facilities that can and cannot be levied using section 7.11 funds.³⁰⁴⁰

A possible strategy for delivery of child care facilities in the Precincts could have been facilitating private sector provision of most child care with Council meeting the demand for services that the private sector traditionally do not provide (for example, care for special needs children). Council however is unable to levy for 'Council-wide' services and amenities using section 7.11 funds. The provision of services for special needs children would be a Council-wide service and, therefore, the provision of public children's services in the Precincts is not addressed by this Plan.

4.4.1.1 Planning standards and principles

Council has determined that the standards of provision of local community facilities used for the planning of other new urban areas in the Camden LGA are an appropriate basis for determining the local community facilities needs associated with the expected development of the Precincts.

²⁸ Elton Consulting (2007a), *op. cit.*, pages 12,13

²⁹ *Ibid.*, pp33-34

³⁰ Department of Planning (2007), *Planning Circular PS 07-018 Infrastructure Contributions*, issued 6 November

These standards are as follows:

- multi-purpose community centres to be provided at the rate of 42 square metres per 1,000 people;
- branch library to be provided at the rate of 39 square metres per 1,000 people plus 20 percent loading for circulation space;
- community resource space, deemed to be equivalent to the standard for district community centre space (that is 22 square metres per 1,000 people); and
- land for local community facilities is required at the rate of 2.5 times the floor area of facilities.

In determining the community facility needs of the future population of the Precincts Council also considered that space should be made available for local cultural activities. Camden’s district cultural facility standard of 18 square metres per 1,000 people was used as a basis to determine the need for these facilities in the Precincts but was reduced to 12 square metres per 1,000 people to reflect that the facility needed to be a smaller size so that it only reflected local and not district needs.

A needs assessment was undertaken having regard to the projected population profiles and the relevant standards referred to above. The needs assessment also took into consideration the following principles in arriving at appropriate levels of community facility provision:

- collocation of facilities with outdoor recreation facilities or education facilities
- multi-purpose design and use of facilities
- clustering of facilities
- provision of complementary, rather than identical facilities; and
- flexibility in facility design to allow for changes in activity.

Having regard to the above standards and principles, the level of community facility provision in the Precincts, as shown in the works schedule (Section 5), is considered appropriate.

4.4.1.2 Facilities required

Application of these principles and standards translates into the local community facilities described in Table 4.4 being required for the Precincts.

Table 4.4 Required community facilities

| Type of Facility | Number of Facilities/Places | Total Floor Area | Total Land Area |
|--|-----------------------------|--|---------------------|
| Multi-purpose community centre | 2 centres | 902m ² | 2,255m ² |
| Branch library / community resource centre | 1 centre | 2,722m ² comprising a library (1,577m ²), community floor space (741m ²) and local culture space (404m ²) | 6,805m ² |

Source: Oran Park and Turner Road Precinct Plans Community Facilities and Open Space Draft Section 94 Assessment, For Discussion, Prepared by Elton Consulting 26 February 2007 and Camden Council and Elton Consulting and Tangent Leisure Consultants (2007), Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities, November 2007

4.4.2 What is the strategy for delivering facilities?

Council will require contributions from developers under this Plan toward provision of the facilities and services identified in this Plan. These contributions may be in the form of monetary contributions, works in kind, land dedications, or a combination of these.

All facilities will be developed in a manner that allows the facilities to serve the local needs generated by the population of the Precincts.

The costs and timing of individual works are included in Section 5. Costs also include an allowance for the provision of public art in each community facility.

The location of these works is shown on maps included in Section 5.

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

The community facilities strategy for the Precincts is based on strategic information. It is likely that, as the planning process for the different sub-precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

Where alternatives to the works schedule are proposed in conjunction with the development of sub-precincts and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

4.4.3 How are the contributions calculated?

Contributions will be collected from residential development toward community facilities identified under this Plan.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person (\$)} = \Sigma (C/P)$$

Where:

- C is the estimated cost (or if the facility has been completed, the actual cost) of providing each of the open space and recreation facilities (refer Section 5 – works schedule). Note: This cost should reflect the removal or modification of any item on the works list.
- P the contribution catchment (in persons) attributable to each facility (refer Section 5 – works schedule).

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.5.

| Residential development type | Average household occupancy rate |
|--|----------------------------------|
| Subdivided lot | 3.3 persons per lot |
| Detached (or low density) dwellings | 3.3 persons per dwelling |
| Attached and semi-detached (or medium density) dwellings | 2.4 persons per dwelling |
| Apartment (or high density) dwellings | 1.8 persons per dwelling |
| Housing for older people | 1.5 persons per dwelling |

Source: Elton Consulting (2007), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

4.4.4 How is cost apportionment determined?

The development contribution for each of the facilities identified in this Plan is determined by dividing the total cost of the facility by the contribution catchment (in persons). This process ensures that fair apportionment of facility costs is calculated for development expected to occur in the Precincts.

For some facilities, the contribution catchment is the expected additional resident population of one or the other Precinct, for others the contribution catchment is the expected additional resident population of both Precincts.

The contribution catchments for each facility are shown in the works schedule – Section 5 of this Plan.

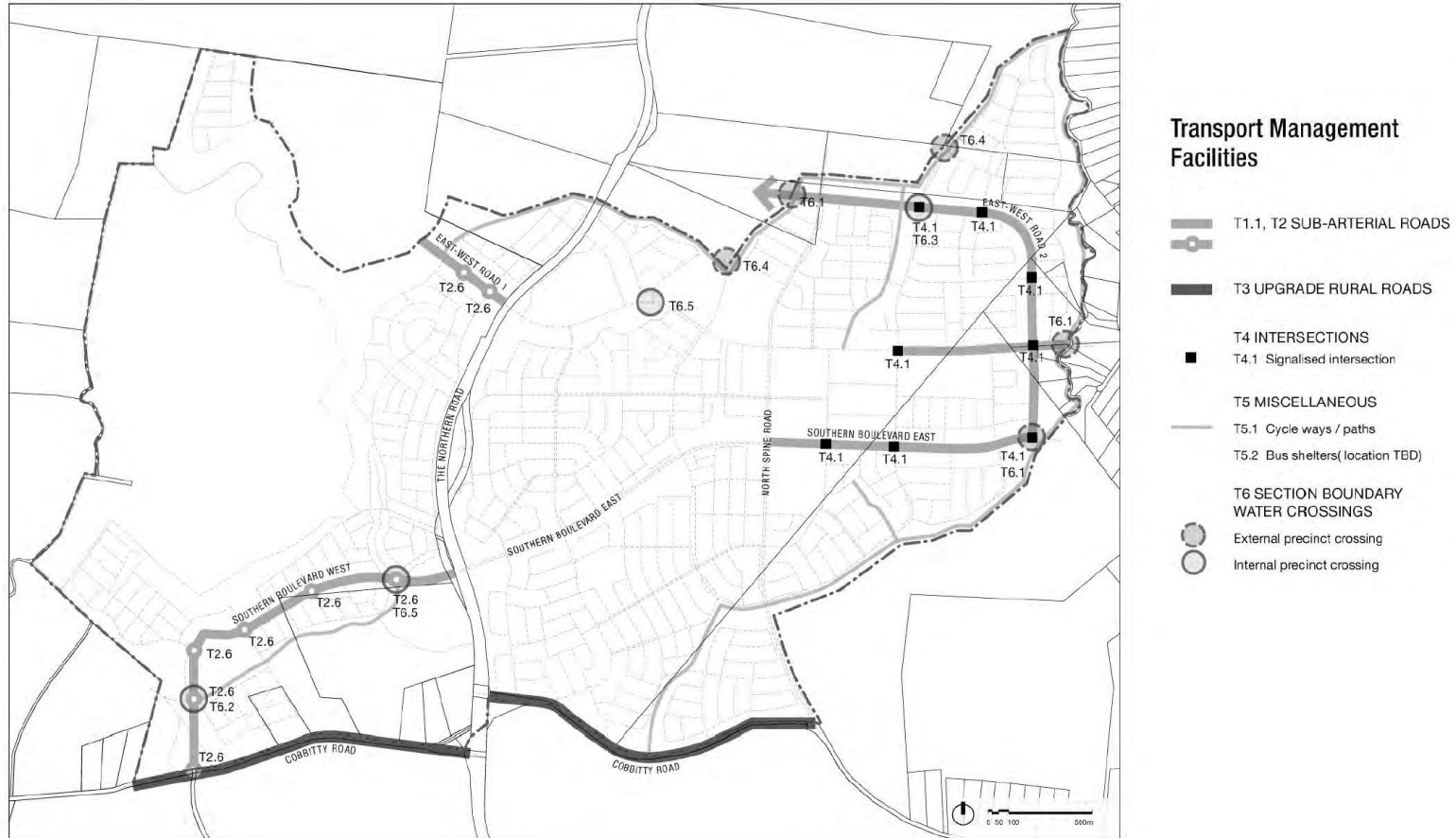
Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development in the Precincts. Although there is likely to be some demand for many of the facilities generated by employees working in the Precincts and living outside the Precincts, this Plan has not quantified this demand. As a result, the cost of facilities identified in this Plan has not been apportioned to the population attributable to expected non residential development in the Precincts.

5.0 WORKS SCHEDULES AND MAPS



5.1 Oran Park Precinct – Transport Management Facilities

| Infrastructure item | | Delivery status | | | Cost | Actual Cost | | Contribution rates | | | Staging |
|---------------------|--|-----------------|----------------|---------------|----------------------|--|---|----------------------------------|----------------------------------|---|--------------------|
| Item | Facility | Status | Qty | Qty remaining | Estimated Total Cost | Actual cost (if acquired or completed) | Total cost of complete and outstanding infrastructure | Apportioned Estimated Total Cost | Contribution Catchment (persons) | Contribution Rate (per net developable hectare) | |
| T1 | LAND ACQUISITION | | | | | | | | | | |
| T1.1 | Roads | In progress | 168,924 | 49,049 | \$ 25,015,194 | \$ 61,136,250 | \$ 86,151,444 | \$ 86,151,444 | 571.29 | \$ 150,800.66 | 2023-24 to 2025-26 |
| | Total | | 168,924 | 49,049 | \$ 25,015,194 | | | \$ 86,151,444 | | \$ 150,801 | |
| | WORKS | | | | | | | | | | |
| T2 | Urban Roads (4 Lanes = 32.8m total width, 2 Lanes = 18.6m) | | | | | | | | | | |
| T2.1 | East West Road 1 west of Northern Rd - (4 Lanes) | In progress | 11,546 | 4,551 | \$ 910,541 | \$ 1,399,647 | \$ 2,310,188 | \$ 2,310,188 | 571.29 | \$ 4,043.78 | 2024-25 |
| T2.2 | East-West Road 1 - west of Northern Road (2 Lanes) | Outstanding | 3,683 | 3,683 | \$ 736,901 | \$ 736,901 | \$ 736,901 | \$ 736,901 | 571.29 | \$ 1,289.88 | 2024-25 |
| T2.3 | Southern Boulevard East of Oran Park town centre (4 Lanes) | Complete | 44,280 | | | \$ 8,860,098 | \$ 8,860,098 | \$ 8,860,098 | 571.29 | \$ 15,508.83 | |
| T2.4 | Southern Boulevard West of Oran Park town centre (2 Lanes) | In progress | 36,764 | 27,040 | \$ 5,410,502 | \$ 1,945,699 | \$ 7,356,201 | \$ 7,356,201 | 571.29 | \$ 12,876.39 | 2025-26 |
| T2.5 | East West Road 2 - (4 Lanes) | Complete | 47,232 | | | \$ 9,450,770 | \$ 9,450,770 | \$ 9,450,770 | 571.29 | \$ 16,542.76 | |
| T2.6 | Roundabout (new) | In progress | 8 | 5 | \$ 2,000,925 | \$ 1,200,555 | \$ 3,201,481 | \$ 3,201,481 | 571.29 | \$ 5,603.92 | 2024-25 to 2025-26 |
| T2.7 | Transit Boulevard (4 Lanes) | In progress | 25,420 | 13,776 | \$ 2,756,475 | \$ 2,329,877 | \$ 5,086,352 | \$ 5,086,352 | 571.29 | \$ 8,903.22 | 2027-28 |
| T3 | Upgrade Rural Roads (7m width) | | | | | | | | | | |
| T3.1 | Cobbitty Rd - 2 sections (Only West section remaining) | In progress | 23,800 | 8,687 | \$ 434,551 | \$ 756,000 | \$ 1,190,551 | \$ 1,190,551 | 571.29 | \$ 2,083.96 | 2023-24 |
| T3.2 | Intersection upgrades | Complete | 2 | | | \$ 80,037 | \$ 80,037 | \$ 80,037 | 571.29 | \$ 140.10 | |
| T4 | Intersections | | | | | | | | | | |
| T4.1 | Signalised intersection (Type 1) | Complete | 8 | | | \$ 3,201,481 | \$ 3,201,481 | \$ 3,201,481 | 571.29 | \$ 5,603.92 | |
| T5 | Miscellaneous | | | | | | | | | | |
| T5.1 | Cycle ways/paths (assumed 2.5m wide) (refer Table 4.1) | In progress | 25,000 | 4,815 | \$ 732,219 | \$ 3,069,540 | \$ 3,801,758 | \$ 3,801,758 | 571.29 | \$ 6,654.65 | 2027-28 |
| T5.2 | Bus Stops (incl. State Roads) | Complete | 24 | 0 | | \$ 618,462 | \$ 618,462 | \$ 618,462 | 571.29 | \$ 1,082.57 | |
| T6 | Water crossings | | | | | | | | | | |
| T6.1 | 4 Lane Road Bridge/Crossing (20m wide - 50m span - external) (1 of 3 left to be delivered) | In progress | 3 | 1 | \$ 3,401,573 | \$ 6,803,146 | \$ 10,204,719 | \$ 5,102,360 | 571.29 | \$ 8,931.24 | 2025-26 |
| T6.2 | 2 Lane Road Bridge/Crossing (11m wide - 100m low span over culverts - internal) | Outstanding | 1 | 1 | \$ 3,301,527 | | \$ 3,301,527 | \$ 3,301,527 | 571.29 | \$ 5,779.04 | 2024-25 |
| T6.3 | 4 Lane Road Road Bridge/Crossing (20m wide - 50m span - internal) | Complete | 1 | | | \$ 3,401,573 | \$ 3,401,573 | \$ 3,401,573 | 571.29 | \$ 5,954.16 | |
| T6.4 | 2 Lane Road Bridge/Crossing (11m wide - 50m span - external) | Complete | 2 | | | \$ 3,741,730 | \$ 3,741,730 | \$ 1,870,865 | 571.29 | \$ 3,274.79 | |
| T6.5 | 2 Lane Road Bridge/Crossing (11m wide - 50m span - internal) | Complete | 2 | | | \$ 3,741,730 | \$ 3,741,730 | \$ 3,741,730 | 571.29 | \$ 6,549.58 | |
| | Total | | | | \$ 19,685,214 | \$ 50,600,347 | \$ 70,285,561 | \$ 63,312,336 | | \$ 110,823 | |



5.2 Oran Park Precinct – Water Cycle Management Facilities

| Infrastructure item | | Delivery status | | | Cost | Actual Cost | | Contribution rates | | Staging | |
|---|--------------------------------------|-----------------------------------|----------------|---------------|----------------------|--|---|---|--|---|--|
| Item | Facility | Status | Qty | Qty remaining | Estimated Total Cost | Actual cost (if acquired or completed) | Total cost of complete and outstanding infrastructure | Contribution Catchment (net developable hectares) | COBBITTY CREEK Catchment Contribution Rate (per net developable hectare) | SOUTH CREEK Catchment Contribution Rate (per net developable hectare) | |
| W1 | LAND ACQUISITION | | | | | | | | | | |
| | South Creek Catchment | | | | | | | | | | |
| | West of The Northern Road sub | | | | | | | | | | |
| | W1.1 | Sub catchment 2A | Complete | 14,500 | | \$ 7,395,000 | \$ 7,395,000 | 389.57 | | \$ 18,982.31 | |
| | East of The Northern Road sub | | | | | | | | | | |
| | W1.2 | Sub catchment 1A-1E | Complete | 28,100 | | \$ 14,331,000 | \$ 14,331,000 | 389.57 | | \$ 36,786.40 | |
| | W1.3 | Sub catchment 2A-2H | Complete | 25,900 | | \$ 13,209,000 | \$ 13,209,000 | 389.57 | | \$ 33,906.33 | |
| | W1.4 | Sub catchment 4A-4F | Complete | 1,300 | | \$ 663,000 | \$ 663,000 | 389.57 | | \$ 1,701.86 | |
| | W1.5 | Sub catchment 4A-4F (under power) | Complete | 12,200 | | \$ 1,866,600 | \$ 1,866,600 | 389.57 | | \$ 4,791.40 | |
| | W1.6 | Sub catchment 5A-5J | Complete | 30,400 | | \$ 15,504,000 | \$ 15,504,000 | 389.57 | | \$ 39,797.39 | |
| | W1.7 | Sub catchment 7A-7F | Complete | 31,300 | | \$ 15,963,000 | \$ 15,963,000 | 389.57 | | \$ 40,975.60 | |
| | Cobbitty Creek Catchment | | | | | | | | | | |
| | West of The Northern Road sub | | | | | | | | | | |
| | W1.8 | Sub catchment 1A | Outstandin | 1,100 | 1,100 | \$ 561,000 | \$ 561,000 | 181.72 | \$ 3,087.16 | | |
| W1.9 | Sub catchment 3A-3B | In | 32,400 | 28,900 | \$ 14,739,000 | \$ 14,739,000 | 181.72 | \$ 81,108.18 | | 2024-25 | |
| W1.10 | Sub catchment 4A-4B | Outstandin | 4,600 | 4,600 | \$ 2,346,000 | \$ 2,346,000 | 181.72 | \$ 12,909.95 | | 2024-25 | |
| East of The Northern Road sub catchments | | | | | | | | | | | |
| W1.11 | Sub catchment 8A-8C | Complete | 14,600 | | \$ 7,446,000 | \$ 7,446,000 | 181.72 | \$ 40,975.07 | | | |
| W1.12 | Sub Catchment 9A-9B | Complete | 9,200 | | \$ 4,692,000 | \$ 4,692,000 | 181.72 | \$ 25,819.90 | | | |
| Total | | | 205,600 | 34,600 | \$ 17,646,000 | \$ 81,069,600 | \$ 98,715,600 | | \$ 97,105 | \$ 176,941 | |

| Infrastructure item | | Delivery status | | | Cost | Actual Cost | | Contribution rates | | | Staging |
|------------------------------|--------------------------------------|-----------------|--------|---------------|----------------------|--|---|---|--|---|---------|
| Item | Facility | Status | Qty | Qty remaining | Estimated Total Cost | Actual cost (if acquired or completed) | Total cost of complete and outstanding infrastructure | Contribution Catchment (net developable hectares) | COBBITTY CREEK Catchment Contribution Rate (per net developable hectare) | SOUTH CREEK Catchment Contribution Rate (per net developable hectare) | |
| WORKS | | | | | | | | | | | |
| South Creek Catchment | | | | | | | | | | | |
| W2 | Wetland Footprint | | | | | | | | | | |
| | West of The Northern Road sub | | | | | | | | | | |
| W2.1 | Sub catchment 2A-2D | Complete | 10,200 | | | \$ 925,262 | \$ 925,262 | 389.57 | | \$ 2,375.06 | |
| | East of The Northern Road sub | | | | | | | | | | |
| W2.2 | Sub catchment 1A-1E | Complete | 18,600 | | | \$ 1,687,241 | \$ 1,687,241 | 389.57 | | \$ 4,331.00 | |
| W2.3 | Sub catchment 2A-2H | | 13,400 | | | \$ 1,215,539 | \$ 1,215,539 | 389.57 | | \$ 3,120.18 | |
| W2.4 | Sub catchment 4A-4F | | 4,000 | | | \$ 362,847 | \$ 362,847 | 389.57 | | \$ 931.40 | |
| W2.5 | Sub catchment 5A-5J | | 17,900 | | | \$ 1,623,742 | \$ 1,623,742 | 389.57 | | \$ 4,168.00 | |
| W2.6 | Sub catchment 7A-7F | | 18,000 | | | \$ 1,632,813 | \$ 1,632,813 | 389.57 | | \$ 4,191.29 | |
| W3 | Water Quality | | | | | | | | | | |
| | West of The Northern Road sub | | | | | | | | | | |
| W3.1 | Sub catchment 2A-2D | Complete | 4,300 | | | \$ 728,113 | \$ 728,113 | 389.57 | | \$ 1,869.00 | |
| | East of The Northern Road sub | | | | | | | | | | |
| | catchments | | | | | | | | | | |
| W3.2 | Sub catchment 1A-1E | | 9,500 | | | \$ 1,608,623 | \$ 1,608,623 | 389.57 | | \$ 4,129.19 | |
| W3.3 | Sub catchment 2A-2H | | 12,500 | | | \$ 2,116,610 | \$ 2,116,610 | 389.57 | | \$ 5,433.15 | |
| W3.4 | Sub catchment 4A-4F | | 9,500 | | | \$ 1,608,623 | \$ 1,608,623 | 389.57 | | \$ 4,129.19 | |
| W3.5 | Sub catchment 5A-5J | | 12,500 | | | \$ 2,116,610 | \$ 2,116,610 | 389.57 | | \$ 5,433.15 | |
| W3.6 | Sub catchment 7A-7F | | 13,300 | | | \$ 2,252,072 | \$ 2,252,072 | 389.57 | | \$ 5,780.87 | |
| W4 | Pipework | | | | | | | | | | |
| W4.1 | Pipework in catchment | Complete | 8,500 | | | \$ 11,051,727 | \$ 11,051,727 | 389.57 | | \$ 28,368.80 | |

| Infrastructure item | | Delivery status | | | Cost | Actual Cost | | Contribution rates | | Staging | |
|---------------------|---|-----------------|--------|---------------|----------------------|--|---|---|--|---|---------|
| Item | Facility | Status | Qty | Qty remaining | Estimated Total Cost | Actual cost (if acquired or completed) | Total cost of complete and outstanding infrastructure | Contribution Catchment (net developable hectares) | COBBITTY CREEK Catchment Contribution Rate (per net developable hectare) | SOUTH CREEK Catchment Contribution Rate (per net developable hectare) | |
| | Cobbitty Creek Catchment | | | | | | | | | | |
| W5 | Wetland Footprint | | | | | | | | | | |
| | West of The Northern Road sub catchments | | | | | | | | | | |
| W5.1 | Sub catchment 1A | X | 0 | | | | | | | | |
| W5.2 | Sub catchment 3A-3B | In Progress | 30,900 | 28,900 | \$ 2,621,572 | \$ 181,424 | \$ 2,802,996 | 181.72 | \$ 15,424.79 | | 2026-27 |
| W5.3 | Sub catchment 4A-4B | X | 0 | | | | | | | | |
| | East of The Northern Road sub catchments | | | | | | | | | | |
| W5.4 | Sub catchment 8A-8C | Complete | 11,000 | | | \$ 997,831 | \$ 997,831 | 181.72 | \$ 5,491.03 | | |
| W5.5 | Sub Catchment 9A-9B | Complete | 5,900 | | | \$ 535,200 | \$ 535,200 | 181.72 | \$ 2,945.18 | | |
| | W6 Water Quality | | | | | | | | | | |
| | West of The Northern Road sub catchments | | | | | | | | | | |
| W6.1 | Sub catchment 1A | Outstanding | 1,100 | 1,100 | \$ 186,262 | | \$ 186,262 | 181.72 | \$ 1,024.99 | | |
| W6.2 | Sub catchment 3A-3B | Complete | 1,500 | | | \$ 253,993 | \$ 253,993 | 181.72 | \$ 1,397.72 | | |
| W6.3 | Sub catchment 4A-4B | Outstanding | 4,600 | 4,600 | \$ 778,912 | | \$ 778,912 | 181.72 | \$ 4,286.33 | | 2026-27 |
| | East of The Northern Road sub catchments | | | | | | | | | | |
| W6.4 | Sub catchment 8A-8C | Complete | 3,600 | | | \$ 609,583 | \$ 609,583 | 181.72 | \$ 3,354.51 | | |
| W6.5 | Sub Catchment 9A-9B | Complete | 3,300 | | | \$ 558,785 | \$ 558,785 | 181.72 | \$ 3,074.97 | | |
| | W7 Pipework | | | | | | | | | | |
| W7.1 | Pipework in catchment | In Progress | 2,150 | 606 | \$ 787,923 | \$ 2,007,513 | \$ 2,795,436 | 181.72 | \$ 15,383.18 | | 2025-56 |
| | Total | | | | \$ 4,374,669 | \$ 34,074,152 | \$ 38,448,821 | | \$ 52,382.70 | \$ 74,260.28 | |



Water Cycle Management Facilities

- WETLANDS/DETENTION BASINS
- WATER QUALITY (BIORETENTION) / PIPEWORK
- - - SOUTH CREEK / COBBITTY CREEK CATCHMENT BOUNDARY

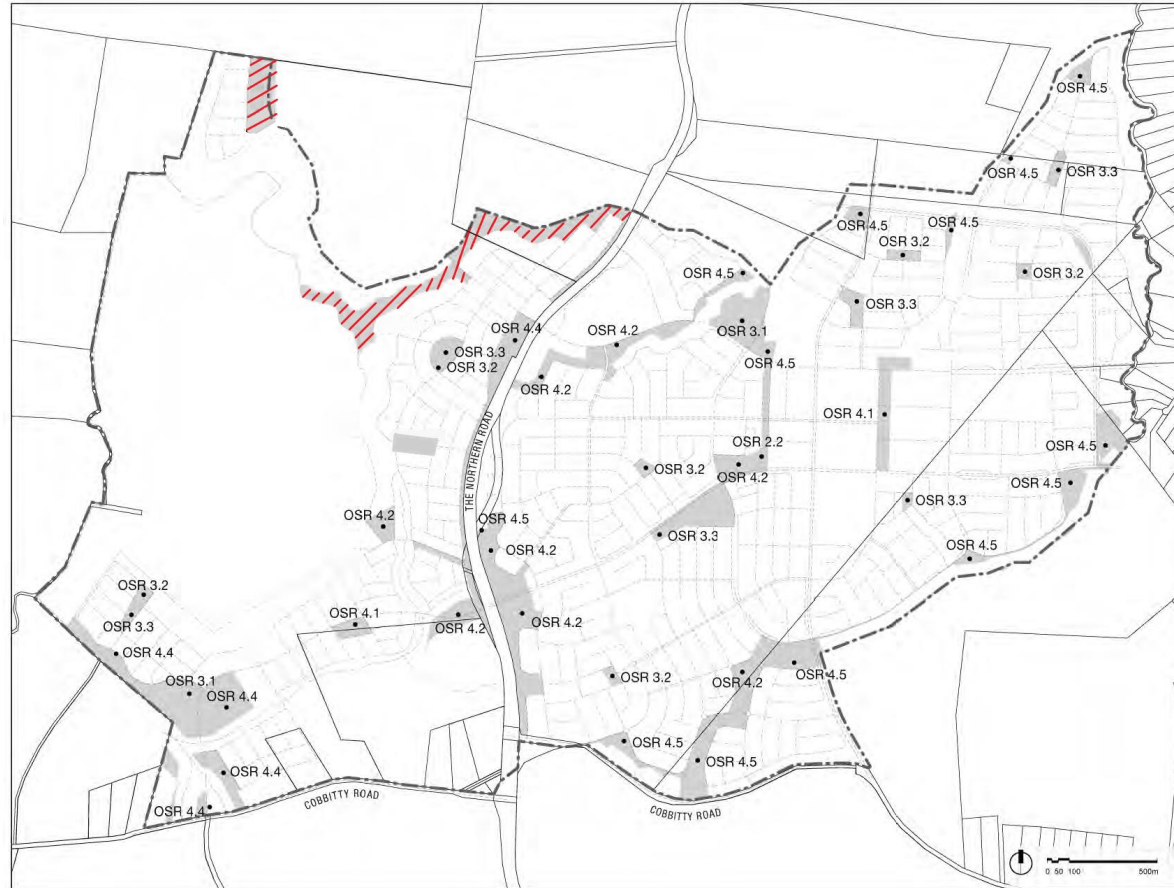
NOTE: Location of facilities subject to detailed design.

5.3 Oran Park Precinct – Open Space and Recreational Facilities

| Infrastructure item | | Delivery status | | | Cost | Actual Cost | | Staging |
|---------------------|---|-----------------|--------------------|----------------|----------------------|--|---|---------|
| Item | Facility | Status | Qty | Qty remaining | Estimated Total Cost | Actual cost (if acquired or completed) | Total cost of complete and outstanding infrastructure | |
| OSR1 | LAND ACQUISITION | | | | | | | |
| OSR1.1 | Local recreation (OSR 3.1 to OSR 4.1) | In progress | 74,000 | 59,300 | \$ 30,243,000 | \$ 7,497,000 | \$ 37,740,000 | |
| OSR1.2 | Local recreation (in riparian area on flood prone land) | Complete | 26,000 | | | \$ 2,917,200 | \$ 2,917,200 | |
| OSR1.3 | Leisure Centre | Complete | 100,000 | | | \$ 51,000,000 | \$ 51,000,000 | |
| OSR1.5 | Recreation and Youth Centre | Complete | 15,000 | | | \$ 7,650,000 | \$ 7,650,000 | |
| OSR1.6 | Sports parks | Complete | 120,000 | | | \$ 61,200,000 | \$ 61,200,000 | |
| OSR1.7A | Other passive open space (treed hilltop parks) Portion delivered via a previous Planning Agreement | Complete | 5,062 | 0 | | \$ 2,531,000 | \$ 2,531,000 | |
| OSR1.7B | Other passive open space (treed hilltop parks). Note: It has been identified that this residual portion does not serve a public purpose and will no longer be delivered in the Contributions Plan | Removed | 284,883 | | | \$ 142,441,500 | \$ 142,441,500 | |
| OSR1.8 | Other passive open space (in power easement) | Complete | 3,512 | | | \$ 537,336 | \$ 537,336 | |
| OSR1.9 | Other passive open space (in riparian area on flood prone land) | In progress | 33,000 | 63,662 | \$ 7,142,876 | | \$ 7,142,876 | 2025-26 |
| Total | | | 376,574 | 122,962 | \$ 37,385,876 | \$ 133,332,536 | \$ 170,718,412 | |

| Infrastructure item | | Delivery status | | | Cost | Actual Cost | | Staging |
|---------------------|---|-----------------|-------|---------------|----------------------|--|---|---------|
| Item | Facility | Status | Qty | Qty remaining | Estimated Total Cost | Actual cost (if acquired or completed) | Total cost of complete and outstanding infrastructure | |
| | WORKS | | | | | | | |
| OSR2 | Local Active Recreation - Oran Park and Turner Road Precincts | | | | | | | |
| OSR2.1 | Leisure Centre (refer Table 4.1 and Appendix of plan for specification)* | Complete | 1 | | | \$ 44,973,372 | \$ 44,973,372 | |
| OSR2.2 | Recreation and Youth Centre (refer Table 4.1 and Appendix of plan for fit out specification)* | Complete | 1 | | | | \$ - | |
| OSR2.2a | Multi purpose facility comprising 2 court sports hall, youth activity room,dance floor,kitchen area | Complete | 3,000 | | | \$ 11,349,228 | \$ 11,349,228 | |
| OSR2.2b | Multi Purpose facility fit out | Complete | 3,000 | | | \$ 2,163,524 | \$ 2,163,524 | |
| OSR2.2c | BMX, Skate park | Complete | 2,000 | | | \$ 1,209,491 | \$ 1,209,491 | |
| OSR2.2d | Carpark, landscaped area etc. | Complete | 7,500 | | | \$ 1,209,491 | \$ 1,209,491 | |
| OSR2.3 | Sports parks (refer Table 4.1 and Appendix of plan for specification) | Complete | 2 | | | \$ 18,518,969 | \$ 18,518,969 | |
| OSR3 | Local Active Recreation - Oran Park | | | | | | | |
| OSR3.1 | Playing fields (refer Table 4.1 and Appendix of plan for specification) | In progress | | 54,000 | \$ 8,926,045 | | \$ 8,926,045 | |
| OSR3.2 | Childrens playground (refer Table 4.1 and Appendix of plan for specification) | In progress | 6 | 1 | \$ 302,373 | \$ 1,511,864 | \$ 1,814,237 | 2028-29 |
| OSR3.3 | Playspaces (refer Table 4.1 and Appendix of plan for specification) | In progress | 6 | 1 | \$ 302,373 | \$ 1,511,864 | \$ 1,814,237 | 2028-29 |

| Infrastructure item | | Delivery status | | | Cost | Actual Cost | | Staging |
|---------------------|--|-----------------|-------------------|---------------|----------------------|--|---|---------|
| Item | Facility | Status | Qty | Qty remaining | Estimated Total Cost | Actual cost (if acquired or completed) | Total cost of complete and outstanding infrastructure | |
| OSR4 | Local Passive Open Space | | | | | | | |
| OSR4.1 | Community parks / Green space (2 No.) (refer Table 4.1 and Appendix of plan for specification) | In progress | 10,000 | 5,300 | \$ 1,826,937 | \$ 1,620,114 | \$ 3,447,050 | |
| OSR4.2 | Other passive open space (refer Table 4.1 and Appendix of plan for specification) | Complete | 157,012 | | | \$ 17,091,417 | \$ 17,091,417 | |
| OSR4.3A | Other passive open space - treed hilltop parks (W Oran Park Public Open Space Areas 1, 2, 5 and 14) Portion already delivered through a Planning Agreement. | Complete | 5,062 | | | \$ 127,551 | \$ 127,551 | |
| OSR 4.3B | Other passive open space - treed hilltop parks (W Oran Park Public Open Space Areas 1, 2, 5 and 14) Note: It has been identified that this residual portion does not serve a public purpose and will no longer be delivered in the Contributions Plan | Removed | 40,383 | | | \$ 1,017,560 | \$ 1,017,560 | |
| OSR4.4 | Other passive open space - riparian style embellishment (W Oran Park Public Open Space Areas 3, 10, 12 and 13) (4 of 5 on the map yet to be delivered) | In progress | 80,800 | 63,662 | \$ 1,924,966 | \$ 518,207 | \$ 2,443,172 | 2027-28 |
| OSR4.5 | Other passive open space - riparian style embellishment (E Oran Park - connection between South Creek tributary and Harrington Grove) | Complete | 43,200 | | | \$ 1,306,251 | \$ 1,306,251 | |
| | Total | | | 63,662 | \$ 13,282,693 | \$ 103,111,342 | \$ 116,394,035 | \$ - |



Open Space and Recreation Facilities

- OSR 1 LAND ACQUISITION
Defined and shaded in this plan.
- Local Active Recreation and Passive open space
- OSR 1.7 Other passive open space (treed hilltop parks) - removed from this Contributions Plan
- OSR 2 and OSR 3 LOCAL ACTIVE RECREATION
 - OSR 2.1 Leisure Centre (proposed to be located in the Maryland Precinct)
 - OSR 2.2 Recreation and Youth Centre
 - OSR 2.3 Sports Park (proposed to be located in the Maryland Precinct)
 - OSR 3.1 Playing Fields
 - OSR 3.2 Children's Playground
 - OSR 3.3 Play Spaces
- OSR 4 LOCAL PASSIVE OPEN SPACE
 - OSR 4.1 Community Parks and Green Spaces
 - OSR 4.2 Other passive open space
 - ~~OSR 4.2 Other passive open space (treed hilltop parks)~~
 - OSR 4.4 Other passive open space (riparian style embellishment)
 - OSR 4.5 Other passive open space (riparian style embellishment)

Note: OSR 1.7 and OSR 4.3 have been removed from this map as they have been removed from this Contributions Plan.

5.4 Oran Park Precinct – Community Facilities

| Infrastructure item | | Delivery status | | | Actual Cost | | Contribution rates | | | Staging |
|---------------------|---|-----------------|--------------|---------------|--|---|----------------------------------|----------------------------------|--------------------------------|---------|
| Item | Facility | Status | Qty | Qty remaining | Actual cost (if acquired or completed) | Total cost of complete and outstanding infrastructure | Apportioned Estimated Total Cost | Contribution Catchment (persons) | Contribution Rate (per person) | |
| C1 | LAND ACQUISITION | | | | | | | | | |
| C1.1 | Branch library / Community resource centre | Complete | 6,805 | | \$ 3,470,550 | \$ 3,470,550 | \$ 2,212,371 | 33,643 | \$ 65.76 | |
| C1.2 | Multi purpose community centres (refer Table 4.3) | In Progress | 2,255 | 1,128 | | \$ 575,025 | \$ 575,025 | 21,446 | \$ 26.81 | 2025-26 |
| | Total | | 9,060 | 1,128 | \$ 3,470,550 | \$ 4,045,575 | \$ 2,787,396 | | \$ 93 | |
| C2 | WORKS | | | | | | | | | |
| C2.1 | Branch library / community resource centre | | | | | | | | | |
| C2.1a | Branch library building component | Complete | 1,577 | | \$ 6,712,495 | \$ 6,712,495 | \$ 4,279,013 | 33,643 | \$ 127.19 | |
| C2.1b | Branch library fitout (loose FFE, books, computers, shelving and security) | Complete | 1,577 | | \$ 2,089,428 | \$ 2,089,428 | \$ 1,331,947 | 33,643 | \$ 39.59 | |
| C2.1c | Community centre building component | Complete | 741 | | \$ 2,996,360 | \$ 2,996,360 | \$ 1,910,089 | 33,643 | \$ 56.78 | |
| C2.1d | Cultural facility building component | Complete | 404 | | \$ 1,633,643 | \$ 1,633,643 | \$ 1,041,398 | 33,643 | \$ 30.95 | |
| C2.1e | Cultural facility fitout (refer to Appendix of plan for details) | Complete | 404 | | \$ 311,496 | \$ 311,496 | \$ 198,570 | 33,643 | \$ 5.90 | |
| C2.1f | Carpark, landscaped area etc. | Complete | 2,822 | | \$ 451,794 | \$ 451,794 | \$ 288,005 | 33,643 | \$ 8.56 | |
| C2.2 | Multi-purpose community centres (1 of 2 left to be delivered) (refer Table 4.3) | In Progress | 902 | 451 | \$ 2,303,615 | \$ 4,607,231 | \$ 2,303,616 | 21,446 | \$ 107.41 | 2028-29 |
| C2.2a | Carpark, landscaped area etc. (for the 1 of 2 centres left to be delivered) | In Progress | 1,353 | 677 | \$ 108,289 | \$ 216,580 | \$ 108,290 | 21,446 | \$ 5.05 | 2028-29 |
| | Total | | | 1,128 | \$ 16,607,120 | \$ 19,019,026 | \$ 11,460,928 | | \$ 381.43 | |



Community Facilities

- C1 LAND ACQUISITION
Relates to C2 works.
- C2 WORKS
 - * C2.1 Community Resource Centre/Branch Library
 - ☼ C2.2 Multi-purpose Community Centres



6.0 BACKGROUND INFORMATION

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Department of Infrastructure, Planning and Natural Resources (2005), *Development Contributions Practice Notes*

Department of Planning (2007), *Planning Circular PS 07-018 Infrastructure Contributions*, issued 6 November 2007

Ecological Engineering (2007), *Draft Oran Park WSUD Strategy*, Report for Growth Centres Commission, March

Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment, Draft Report*, January 2007

Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment, Draft Report*, January 2007

Elton Consulting (2007c), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

GHD (2007), *Growth Centres Commission Turner Road Precinct Water Cycle Management*, Draft Report

Growth Centres Commission (2006), *Special Infrastructure Contribution Practice Note December 2006*

Growth Centres Commission (2006), *Growth Centres Development Code*, October 2006

Maunsell Australia Pty Ltd (2007), *Oran Park and Turner Road Precinct Plan Transport Assessment*, Final Draft Report, prepared for Growth Centres Commission, 19 April 2007

Tangent Leisure Consultants (2007), *Draft Open Space and Recreation Facilities for Oran Park and Turner Road*, 5 March 2007

Valuation Report in respect of Section 7.11 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Oran Park Precinct – 20 August 2007

Valuation Report in respect of Section 7.11 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Turner Road Precinct – 20 August 2007



APPENDIX A : WORKS SCHEDULE COST ASSUMPTIONS AND SOURCES

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7. This report is expressly excluded from any reliance for mortgage finance purpose or any lending decisions. Furthermore, this report is not intended to be relied upon for any joint venture or acquisition / disposal decision unless specifically referred to in our written instructions.
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14 Sep 2023

Andrew Carfield
General Manager
Camden Council
PO Box 183, Camden NSW 2570

Via the Camden Council Website

Dear Mr Carfield,

RE: Amendments to the Oran Park Turner Road Contributions Plan

BHL Group acts as the development agent for a range of landowners delivering residential developments in Camden LGA, with the potential to deliver several thousand dwellings.

BHL are committed to working with Camden Council and the NSW Government to deliver residential dwellings to support the growth of Sydney, and appreciate the opportunity to comment on the amendment to the Oran Park Turner Road Contributions Plan that is on exhibition since 17 August 2023. We note that the amendments include a range of changes to the Oran Park Turner Road Contributions Plan and our comments in this submission relate specifically to the removal of land and works associated with the open space areas known as treed hilltop parks in the Oxley Ridge precinct, which directly impact current DAs within our landholdings.

Our comments have been focused on the key issues as we see them:

1. Consideration of the uniqueness of the treed hilltop parks as public open space in the Oran Park Turner Road Contributions Plan
2. Consideration and assessment of the risk and maintenance burden in relation to the topography of the hilltop parks in conjunction with the benefit of hilltop parks to the community
3. Consideration of the best use of the land within treed hilltop parks

Consideration of the Uniqueness of the Treed Hilltop Parks as Public Open Space in the Oran Park Turner Road Contributions Plan

In reviewing the documents placed on exhibition, we understand that Council holds a view that the treed hilltop parks provide limited value to the community as open space.

BHL does not share this view. The value of the hilltop parks is significant to the community as their unique topography has the potential to provide kilometres of walking trails and vista views for recreational use by the community. BHL is also working with Council on the rezoning of the Cobbitty-Bringelly precinct and had intended to extend the hilltop park into the rezoning area to provide additional passive recreation opportunities and a seamless green transition into the future community. In addition, the treed hilltop parks have formed an important natural viewshed for the local areas, in particular Oran Park Town and surroundings. Thirdly, the treed hilltop parks act as a green barrier to the Denbigh Estate for view line protection.

The retention of these treed hilltop parks and ridgelines was an important part of the design for the original Oran Park rezoning in 2007. The Visual Impact assessment prepared by Hassell in 2007 identified these areas as 'significant screening' elements, to protect the Denbigh Heritage Curtilage but also to provide a green vegetated landscape element. This is to provide distant landscape views and to preserve and retain elements of the original Oran Park and Camden rural setting. These ridges were also in part to ameliorate the changes to the precincts proposed through the rezoning. The Visual Impact assessment then proceeded to define the nature and intensity of development permissible adjacent to theses regional significant landscape screening elements.

These retained hilltop areas are the reasons for the C4 environmental living zoning adjacent to and in these areas, and for the lot size restriction (minimum 1000sqm). If these treed hilltop parks had not been retained through the original design of the Oran Park rezoning, the nature of development permissible in the areas adjacent would be different, and the design of development approved and delivered to date would be different. For Council to amend the design at this point in the delivery of Oran Park devalues the process and raises questions of the equity in changing fundamental design principles once it is too late to amend the consequential design and approval decisions that flow from the original design intent. There are commercial implications for landowners from the proposed changes to the Contributions

Plan, given the design and commercial decisions made to date to gain approval for the existing developments.

Thus, removal of the treed hilltop parks from the Contributions Plan on the basis of their limited value to the community is unsubstantiated and will likely create unforeseen consequences in contrary to their intended use as public open space. BHL supports the C4 environmental living zoning of the land and the original intent for the treed hilltop park in the Oran Park Turner Road Contributions Plan. We strongly believe that this is a unique feature that no other areas in the Contributions plan or Camden LGA can offer.

Consideration and Assessment of the Risk and Maintenance Burden in Relation to the Topography of the Hilltop Parks

In reviewing the documents placed on exhibition, we understand that Council is concerned about the park's landslip risk to people and property as well as its ongoing maintenance burden. This is inconsistent with the findings from the detailed on site engineering and geotechnical advice BHL has received on the hilltop parks and the areas adjacent to them.

We acknowledge the landslip risks associated with the topography of the hilltop parks, and have previously held extensive geotechnical investigation and engineering workshops with Council. Our geotechnical and engineering experts have advised that the landslip risks can be mitigated and reduced to acceptable levels by appropriate engineering design, geotechnical inspection and supervision, as well as regular inspection and maintenance. BHL has proposed to bear the cost of engineering design, geotechnical advice and inspection during the DA and construction stage prior to transferring the hilltop parks to Camden Council. Following the transfer of the hilltop parks to Camden Council, the cost of regular inspection and maintenance was estimated to be at minimum.

We would like to request Council to reassess its position on the risks and maintenance liability of treed hilltop parks with consideration of robust geotechnical advice and their significant value to the community as public open space.

Consideration of The Best Use of the Land within the Treed Hilltop Park

If the removal of the hilltop parks is determined to proceed, we would like Council to consider the best use of the land within the treed hilltop parks in a way that benefits the community while not causing adverse impacts to the landowners of the proposed hilltop parks. This is equally true to the owners of the undeveloped areas, and also the owners of land adjacent to the hilltop parks. The expectations of these owners that these areas would be delivered as public open space need to be recognised before council seeks to amend the planning and public open space strategy for Oran Park.

The hilltop parks have been in the Oran Park Turner Road Contributions Plans since 2008 as Council's policy for the planning and design of the area. In accordance with the Contributions Plan, Council have been levying development within the Oran Park Turner Road Contributions Plan for the acquisition of the hilltop park. This open space strategy and quantum was a critical component of the costing, funding and management of contributions paid by developers to date in the Oran Park and Turner Road Contributions Plan. To remove a core component of the open space at this late point in the contributions plan operation is of concern, and needs to be better articulated to the public beyond a perceived engineering challenge. Conceptually, all contributions paid to date have been levied and paid on the expectation that the outcomes identified in the Contributions Plan would be delivered. To materially change these outcomes implies that these previous contributions will not be used for the purposes they were raised for. Residents in the Oran Park Turner Road Contributions Plans need to be sufficiently briefed about the proposed removal of the hilltop parks from the Contributions Plan and rigorously consulted for the significant reduction of the public open space in the local community.

In addition, the landowner purchased the land with expectation that the hilltop parks would be acquired by Council as per the Contributions Plan and have been in active discussion with Camden Council on the acquisition of the land since 2021. The landowners would have integrated these areas into their developments differently if they had known they could be used for a use other than public open space. We request that Council provides some certainty on the alternative use of that land, as this has not been noted in Council's papers. Our expert advice supports the development of residential lots as an alternative, and we would like to proceed with discussions on this basis if Council proceeds to remove the hilltop park. This will minimise the financial impacts from the removal of the hilltop

parks from the Contributions

Boyuan Holdings Limited ABN 92 608 897 963

Level 16, 5 Martin Place Sydney NSW 2000

bhigroup.com.au

Plan. Given the design of existing adjacent developments and the restricted ability to efficiently amend designs to change these areas from public open space to another land use, we would be keen to understand the commercial implications of the Council's proposed decision to remove these areas from the Contributions Plan.

BHL strongly believes that maintaining the hilltop park in the Contributions Plans will bring benefit to the community by creating a unique elevated open space in the area. Despite the topographic and geotechnical constraints, the risks to people and property can be reduced to an acceptable level with appropriate engineering design and geotechnical advice and inspection. We also understand Council's concerns of maintenance burden of the infrastructure and would like to re-emphasize that it is comparable to the maintenance of regular public parks and the cost to Council for ongoing maintenance is at minimum.

Despite the above, if the hilltop parks are determined to be removed from the Oran Park Turner Road Contributions Plans, we would like to understand the commercial implications and require certainty that appropriate residential development will be supported by Council on this land.

We look forward to discussing the above in more detail with you and your officers.

Yours sincerely



Paul Hourigan
Chief Operating Officer
BHL Group
paul.hourigan@bhlgroupp.com.au

DELIVERY PROGRAM 2022 - 2026

Performance Report

July to December 2023



www.camdencouncil.com.au

Cover Page

Cultural Event

Acknowledgment to Country

Council acknowledge that the Camden LGA is situated on the sacred Traditional Lands and Waterways of the Dharawal peoples. We also recognise surrounding Dharug and Gundungurra people that may have connections to these lands. We pay our respects to Elders from the past, present, and emerging, and to all Aboriginal and Torres Strait Islander peoples on these lands and celebrate the continuing contribution of the Aboriginal community to the life of Camden LGA.

Community Images

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PERFORMANCE REPORT

JULY TO DECEMBER 2023

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Community Vision

Camden is a connected, diverse, and thriving community, embracing opportunities of growth, while valuing our rich heritage and protecting and sharing responsibility for our natural environment.

What are Council's Core Values?

Workplace values are the guiding principles on how we behave and act to achieve success.



Leadership - 'Empower Others'

We invest in the growth, development and empowerment of staff to become the best version of themselves.



Innovation - 'Dream, Create, Inspire'

We innovate and inspire to create better ways to deliver to our community.



Partnership - 'Together We Can'

We partner to achieve success through support, understanding and shared goals.



Commitment - 'Dedication Drives Results'

As a high-performance Council we strive for excellence in all we do.



Customer Focus - 'Our People, Our Community'

We deliver excellence to our customers through service, facilities, information, resources, education and support.



Safety - 'Safety is Everyone's Job'

We put safety and well-being of people at the centre of everything we do.

PERFORMANCE REPORT

JULY TO DECEMBER 2023



Focus areas when reading this report

About this Report

Provide information on broad areas about Council and the compliance requirements of the Local Government Act

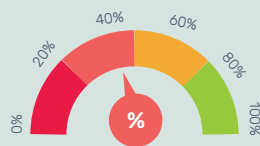
Performance overview

Performance in detail

Covers factual information on Council's performance under five Key Directions

Operational Plan

Delivery Program



Actions



Performance Indicators

PERFORMANCE REPORT

JULY TO DECEMBER 2023




PERFORMANCE REPORT
JULY TO DECEMBER 2023

About this report

This section covers information about reporting to the community and Council's requirements under the Local Government Act. It provides an overview of adopted documents and how Council monitors and reports on performance.

Why does Council prepare the performance report?

Council prepares a six-monthly performance report for the community.

This performance report informs the community about Council's performance status against the Delivery Program 2022 – 2026 and Operational Plan 2023 – 2024. These documents contribute to delivering the Community Strategic Plan and achieving the community vision.



What are the adopted documents?

Council adopted the Community Strategic Plan and Resourcing Strategy in June 2022. The Delivery Program 2022 – 2026 and Operational Plan 2023 – 2024 was adopted in June 2023.



The **Community Strategic Plan** was developed in consultation with the community.

The Community Strategic Plan provides a clear direction for the long-term community vision that cascades down to the Delivery Program, Operational Plan, and Resourcing Strategy.

www.camden.nsw.gov.au/assets/Uploads/Community-Strategic-Plan-Document.PDF



The **Resourcing Strategy** is the supporting document of the Community Strategic Plan.

It includes the Workforce Management Plan; Asset Management Plan and Long-Term Financial Plan.

www.camden.nsw.gov.au/assets/pdfs/Council/Integrated-Planning/Resource-Strategy/2022-2026-Connecting-Camden-Resource-Strategy-Summary.PDF



The **Delivery Program 2022 – 2026** is Council's commitment to the community during the Council term. It was reviewed when developing the **Operational Plan 2023 – 2024** and is a sub-set of the Delivery Program detailing specific actions for each year.

www.camden.nsw.gov.au/assets/Uploads/20230529-CamdenCouncil-DPOP-Print.pdf

What are the Key Directions?

The main components within the Community Strategic Plan are the five Key Directions that reflect the vision for Camden, and they are:



Welcome

Embracing our vibrant and diverse community



Liveable

Strong and integrated connections between our people and our services



Prosperous

Advancing local economic opportunities and job creation



Balanced

Providing sustainable and responsible solutions that enhance our heritage and natural environment



Leading

A successful advocate for our people and places

These five Key Directions align with the four elements of the quadruple bottom line - Social, Environmental, Economic and Civic Leadership.

How does Council monitor the progress?

Council actively monitors its progress in achieving the objectives stated under five Key Directions within the Community Strategic Plan through the implementation of the Delivery Program 2022 - 2026, and the annual Operational Plan.

Delivery Program

The Delivery Program has 96 principal activities with 27 performance indicators. Council utilises a rating scale to assess the progress and acknowledges the potential implication of external factors that may have a challenging influence on projects, programs, activities, and services that Council would provide to the community under normal circumstances.

The rating scale for assessing Performance indicators:



On Track

When the 'actual' is either equal, less, or greater than the set target



Monitoring

Corporate variance of $\pm 10\%$ applies to the set target and is considered achievable, feasible and realistic for performance improvement, with the exception of Legislative requirements



Needs Work

When the 'actual' is either below or above the corporate variance



External Impacts

Deliverables impacted by a range of incidents including severe weather events

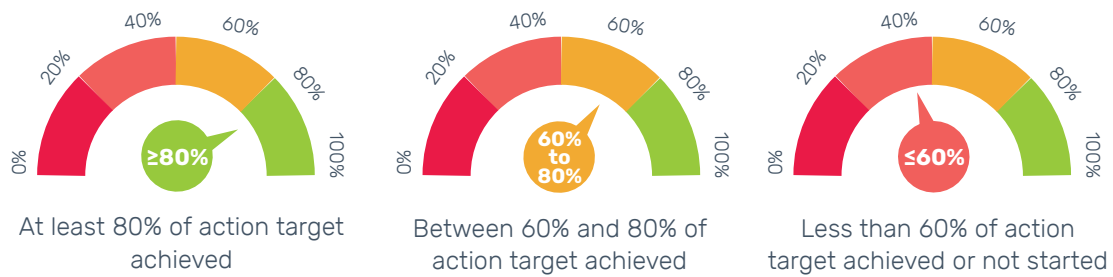
Operational Plan

Council utilises a linear gauge system to track the progress of the Operational Plan.

| Month | July | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | June |
|--------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| Target | 10% | 15% | 25% | 30% | 40% | 50% | 60% | 70% | 75% | 80% | 90% | 100% |

All actions are gauged against a set target for the reporting period to assess overall progress, assisting Council in maintaining consistency, accountability, and transparency at all levels.

Below is the rating scale for the Operational Plan actions.



PERFORMANCE REPORT

JULY TO DECEMBER 2023



PERFORMANCE REPORT

JULY TO DECEMBER 2023



PERFORMANCE REPORT

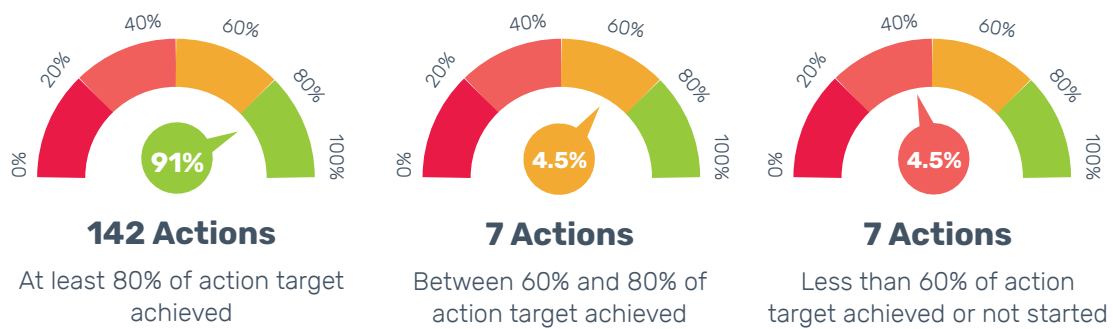
JULY TO DECEMBER 2023

Performance overview

This section reflects the July to December 2023 reporting period, assessing Council's status against 27 performance indicators of the Delivery Program and 156 actions of the Operational Plan under five Key Directions.

Progress Status on Actions and Performance Indicators

156 Actions for the Operational Plan 2023 - 2024



Tracking progress of 156 actions:

| Key Direction | Number of Actions | At least 80% of action target achieved | Between 60% and 80% of action target achieved | Less than 60% of action target achieved or not started |
|---------------|-------------------|--|---|--|
| Welcome | 34 | 34 | 0 | 0 |
| Liveable | 32 | 29 | 2 | 1 |
| Prosperous | 10 | 9 | 1 | 0 |
| Balanced | 30 | 27 | 1 | 2 |
| Leading | 50 | 43 | 3 | 4 |
| Total | 156 | 142 | 7 | 7* |

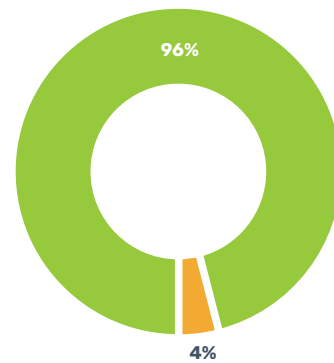
*Not Started - Of 7 Actions, there are 5 Actions not started in this reporting period

PERFORMANCE REPORT

JULY TO DECEMBER 2023

27 Indicators to measure performance against the Delivery Program 2022 - 2026

- ✔ **On Track** 26 Indicators (96%)
- 👁 **Monitor** 1 Indicators (4%)
- 🔧 **Needs Work** 0 Indicators (0%)
- ⚙ **External Impacts** 0 Indicator (0%)



| Key Direction | No. of Performance Indicators | Status | | | |
|---------------|-------------------------------|-----------|------------|------------|------------------|
| | | On Track | Monitoring | Needs Work | External Impacts |
| Welcome | 5 | 5 | 0 | 0 | 0 |
| Liveable | 10 | 9 | 1 | 0 | 0 |
| Prosperous | 3 | 3 | 0 | 0 | 0 |
| Balanced | 5 | 5 | 0 | 0 | 0 |
| Leading | 4 | 4 | 0 | 0 | 0 |
| | 27 | 26 | 1 | 0 | 0 |

PERFORMANCE REPORT

JULY TO DECEMBER 2023



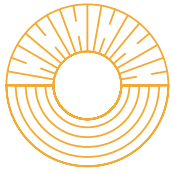
Attachment 1 ORD04

PERFORMANCE REPORT

JULY TO DECEMBER 2023

Performance in detail

This section provides a narrative on outcomes under each Key Direction that supports the objectives stated within the Community Strategic Plan 2036 and principal activities noted within the Delivery Program 2022 – 2026, and overall progress status on the Operational Plan 2023 – 2024.



Welcoming

Embracing our vibrant and diverse community

The objectives are:

- Our community is welcoming and inclusive, everyone feels included and involved.
- Our community is healthy and active with access to open space, facilities and services that support wellbeing.
- Our community has opportunities to design and build safe and inviting places for all to enjoy.

There are 18 principal activities to achieve the above stated objectives, and they are:

| | |
|----------------|--|
| W 1.1.1 | Implement strategies that support community inclusion for all community groups |
| W 1.1.2 | Implement an events strategy for a range of community events |
| W 1.1.3 | Create public communications and marketing campaigns to increase public awareness and interest in activities across Camden |
| W 1.1.4 | Support and facilitate cultural development and networking opportunities |
| W 1.2.1 | Facilitate, support, and promote programs and initiatives that celebrate the diverse community, groups, and spaces across Camden |
| W 1.3.1 | Ensure Council's sport and recreation facilities planning has community support and facilitates equitable and affordable access |
| W 1.3.2 | Provide broader library services to support access and inclusion across the community |
| W 1.3.3 | Optimise community use of Council-owned facilities and spaces |
| W 1.4.1 | Employ stakeholder engagement practices and projects that incorporate traditional and innovative engagement methods |
| W 1.4.2 | Maintain open and transparent Council processes and channels for public access to information |
| W 2.1.1 | Deliver educational programs and regulate activities to ensure the health, safety and amenity of the Camden area and community |
| W 2.2.2 | Implement a strategy for Camden's spaces and places |
| W 2.2.3 | Increase Council-managed multipurpose spaces and visitation to these spaces |

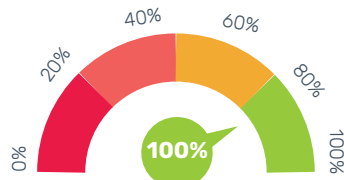
PERFORMANCE REPORT

JULY TO DECEMBER 2023

- W 3.1.1** Target programs to address community safety concerns
- W 3.1.2** Engage the community on road and traffic matters to raise safety awareness
- W 3.1.3** Conduct patrols and inspections to encourage safe behaviours and check compliance with safety guidelines
- W 3.2.1** Seek partnerships with users and external agencies to support frameworks that address community needs
- W 3.3.1** Encourage service provision for a variety of needs and target groups

How Council performed

Operational Plan - 34 Actions

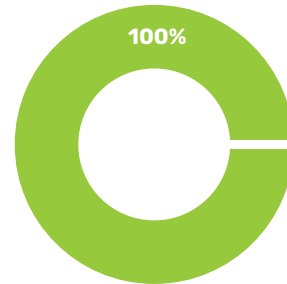


34 actions

At least 80% of action target achieved

Delivery Program - 5 Performance Indicators

✓ 5 Indicators - On track




Narrative on performance status

| PERFORMANCE INDICATOR | STATUS |
|---|---|
| <p>Number of activation programs and networking events delivered to support community inclusion and diversity</p> <p>Progress Comment</p> <p>During this reporting period, the delivery of 25 cultural activations and networking events offered opportunities for local artists, musicians and performers to engage in and profile their product and skills and explore and establish new audiences. These included:</p> <ul style="list-style-type: none"> • Creative Collab networking events; • Cultural Fusion major events; • Alan Baker Art Gallery exhibition – ‘Baker’s Art Deco’; • Unlock Camden Program including 4 art workshops and 5 demonstrations; • Community art exhibitions including Camden Kerbside Exhibitions and Cultural Fusion Exhibition; • After school, special interest and pop-up workshops; • Youth Participation Project - ‘Something to Say’; • Cultural Seed and Performance Program; • Busking event - Live’n’Local; and • Art in Business program engaging 17 local businesses, 5 artists and 13 musicians. <p>Council supported 13 cultural programs through the Cultural Seed and Performance Program committing \$33,338 for community arts programming and the creation of new works.</p> <p><i>Overall, 25 cultural program and networking events offered against the set target of 8.</i></p> |  |
| <p>Number of initiatives delivered against planned programs that support community inclusiveness and foster community cohesion</p> <p>Progress Comment</p> <p>Delivered 164 initiatives through the provision of programs, events, activities and workshops that supported and fostered feelings of inclusion and social cohesion within the Camden LGA.</p> <p>Council continues to build strong partnerships and collaborations within the community.</p> <p><i>Overall, 164 initiatives delivered against the set target of 50.</i></p> |  |
| <p>Number of actions and/or initiatives delivered through Library Services</p> <p>Progress Comment</p> <p>Delivered 37 actions and initiatives through Library Services for a range of target age groups – adults, youth and children.</p> <p><i>Overall, 37 actions and initiatives delivered against the set target of 20.</i></p> |  |

PERFORMANCE REPORT

JULY TO DECEMBER 2023

| PERFORMANCE INDICATOR | STATUS |
|--|---|
| <p>Number of actions completed that support access to public spaces to improve community wellbeing</p> <p>Progress Comment</p> <p>Completed the following actions to support access to public spaces and improve community wellbeing:</p> <ul style="list-style-type: none"> • Cowpasture Reserve - Premier Diamond reinstatement and field repair; • Installation of 10 external AED (Automated External Defibrillator) wall units; • Nugget Beames Anit-Vandalism Art Project; • Temporary facilities for storage, toilets and changerooms provided at a number of sportsgrounds; • Concept plans adopted for John Oxley Reserve, Jack Nash Court Upgrade and The Crest Open Space Stage 1; and • Narellan Sports Hub - parking audit completed. <p><i>Overall, 8 actions completed against the set target of 3.</i></p> |  |

| PERFORMANCE INDICATOR | STATUS |
|--|---|
| <p>Number of Swimming Pool inspections undertaken in accordance with Council's inspection program each year</p> <p>Progress Comment</p> <p>During this reporting period 54 mandatory swimming pool inspections were conducted.</p> <p>Pools, including standard and mandatory pools were inspected in accordance with Council's inspection program. This also includes swimming pool barrier inspections.</p> <p><i>Overall, 54 inspections undertaken against the set target of 20.</i></p> |  |

PERFORMANCE REPORT

JULY TO DECEMBER 2023

What Council did



37 initiatives delivered through library services



268 public health inspections undertaken



25 cultural and networking events held



65 free companion animal microchipping provided



54 swimming pool inspections conducted



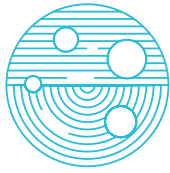
451 illegal dumping investigated



PERFORMANCE REPORT

JULY TO DECEMBER 2023

- ✓ Accepted grant funding:
 - \$1,000,000 (excl. GST) through the NSW Government's Multisport Community Facility Fund for field, irrigation and drainage improvement works, including upgrading of the main field surface to hybrid turf and the design of female friendly change rooms at Ron Dine Reserve.
 - \$1,000,000 (excl. GST) through the NSW Government's Greater Cities and Regional Sport Facility Fund for the construction of female friendly change rooms and supporting amenities for Rugby League facilities at Kirkham Oval.
- ✓ Secured grant funding:
 - \$403,000 (excl. GST) through the NSW Government's Essential Community Sports Assets Program for additional building or facility improvement works to enhance the facilities at Camden Tennis Centre.
 - \$129,450 (excl. GST) through the NSW Government's 2023 Culture Up Late Western Sydney Program for delivery of the Cultural Program within Camden Town Centre.
 - \$6,440 (excl. GST) from the NSW Government and Telstra to facilitate Tech Savvy Senior training sessions at Camden Libraries and deliver life-long learning opportunities for seniors.
 - \$100,000 (excl. GST) under AGL's Community Support Fund to enhance Camden's Volunteering program and provide much needed support to the community sector agencies engaged with volunteering within the Camden LGA.
- ✓ Ferguson's Land Cricket Facility officially opened.
- ✓ Winterfest held at Onslow Oval with winter themed activities and entertainment provided over 3 days.
- ✓ Delivered program promoting and celebrating International Day of People with Disability (IDPwD) and Social Inclusion Week.
- ✓ HSC Wellbeing Program conducted in partnership with Camden Youth Reference Group and Camden Libraries.
- ✓ Promoted the re-homing of companion animals from Camden's animal home facility via advertising boards at Narellan Town Centre.
- ✓ Children and Families Strategy 2023 – 2027 adopted.
- ✓ Completion of refurbishment works to the Narellan Library Forecourt including new seating and landscaping, and improved streetlighting and pedestrian wombat crossing to Narellan Town Centre.
- ✓ Adaptive Sport Community Forum co-ordinated in partnership with Sports NSW.
- ✓ Camden Festival held, providing events and activities including TASTE and Picnic in the Park.
- ✓ Family History Month and Science Week celebrated at Camden Libraries.
- ✓ Hosted Cultural Fusion, a multi-faceted cultural event with live performances, art and markets.
- ✓ Oran Park Christmas Concert and Camden Christmas Festival celebrated.
- ✓ Bi-annual Camden Sports Forum held to celebrate the contribution of volunteers to sport in Camden and showcase the Play Like a Girl program.
- ✓ Inaugural Camden United Resilience Basketball (CURB) program established.



Liveable

Strong and integrated connections between our people and our services

The objectives are:

- Our community harnesses local creativity, and supports new technologies and innovations
- Our public spaces and places are vibrant and accessible
- Our transport network is efficient, safe, and integrated – locally and regionally

There are 20 principal activities to achieve the above stated objectives, and they are:

| | |
|-----------------|--|
| LB 1.1.1 | Invest in and deliver smart infrastructure across Camden |
| LB 1.2.1 | Execute Council's Digital Innovation Strategy to focus on legacy modernisation, data and insights, digital workplace, customer focus and smart city workstreams |
| LB 1.2.2 | Promote innovative and technology-driven models for operating and managing Council's sport and recreation facilities |
| LB 1.3.1 | Implement strategies that enhance digital inclusion |
| LB 2.1.1 | Administer contributions plans to support the funding and delivery of infrastructure |
| LB 2.1.2 | Ensure infrastructure is well planned, funded and delivered in urban development areas |
| LB 2.1.3 | Assess and certify development and construction processes in accordance with relevant policies in a timely manner to support high quality urban and rural environments |
| LB 2.1.4 | Ensure sufficient housing capacity and diversity to meet local community need |
| LB 2.1.5 | Lead strategic planning projects, prepare policy and guidance and assess planning proposals |
| LB 2.1.6 | Design and deliver major projects, infrastructure, buildings, facilities, and upgrades to meet community needs |
| LB 2.1.7 | Ensure all Council facilities are well managed and maintained |
| LB 2.1.8 | Manage assets in an effective and sustainable manner to meet defined service levels in the Asset Management Plan |
| LB 2.1.9 | Manage Council's roads, bridges, and infrastructure during emergency events |

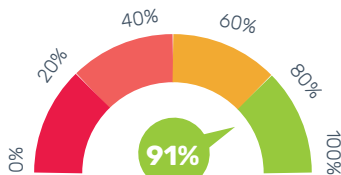
PERFORMANCE REPORT

JULY TO DECEMBER 2023

| | |
|-----------------|--|
| LB 2.2.1 | Create and maintain quality streetscapes, public and open spaces |
| LB 2.2.2 | Develop and deliver a public art strategy and support public art activities |
| LB 2.3.1 | Protect Camden's natural and built heritage |
| LB 3.1.1 | Coordinate the planning and delivery of local infrastructure |
| LB 3.1.2 | Manage design, construction, maintenance and upgrades of local roads, walkways, cycleways, and bridges across Camden LGA |
| LB 3.1.3 | Manage road safety and regulations in public spaces for public safety |
| LB 3.1.4 | Ensure transport links and options are adequate to meet community needs |

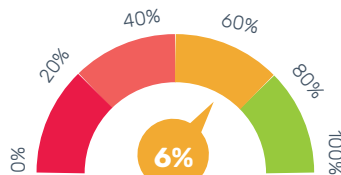
How Council performed

Operational Plan - 32 Actions



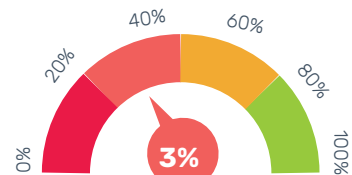
29 actions

At least 80% of action target achieved



2 actions

Between 60% and 80% of action target achieved

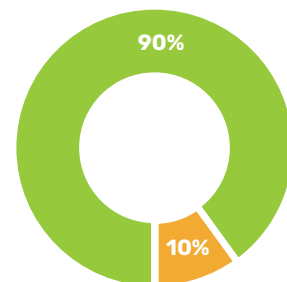


1 action

Less than 60% action target achieved or not started

Delivery Program - 10 Performance Indicators

- ✔ 9 Indicators - On Track
- 👁 1 Indicators - Monitor



Narrative on performance status

| PERFORMANCE INDICATOR | STATUS |
|--|---|
| <p>Number of Smart City Initiatives implemented relating to new technologies and smart infrastructure to support community</p> <p>Progress Comment</p> <p>During this reporting period the 3D Modelling Project Phase 2 was completed.</p> <p>The 3D Modelling Project aims to deliver a high-quality platform to be able to view buildings and streetscapes within the Camden LGA in a three-dimensional virtual environment.</p> <p><i>Overall, 1 Smart City initiative implemented against the set target of 1.</i></p> |  |
| <p>Number of digital transformation initiatives implemented relating to improvement of services and enhancing customer experience</p> <p>Progress Comment</p> <p>Implemented several digital transformation projects and initiatives, including:</p> <ul style="list-style-type: none"> • Events booking system; • Grant Management system uplift; and • Kerbside booking system uplift. <p><i>Overall, 3 digital transformation initiatives delivered against the set target of 3.</i></p> |  |
| <p>Percentage of Development Applications determined within 40 days</p> <p>Progress Comment</p> <p>56.66% of Development Applications were determined within 40 days which exceeded the target service level of 50%.</p> <p><i>Overall, 56.66% of development applications determined against the set target of 50%.</i></p> |  |
| <p>Percentage of Development Applications determined within 60 days</p> <p>Progress Comment</p> <p>70% of Development Applications were determined within 60 days, meeting the target service level of 70%. While the target was met, it is also reflective of the complexity of developments assessed during this period.</p> <p><i>Overall, 70% of development applications determined against the set target of 70%.</i></p> |  |
| <p>Mean Development Application assessment time</p> <p>Progress Comment</p> <p>During the review period the mean Development Application assessment time was 51.76 days which was slightly outside the target of 50 days. The mean assessment time reflects the complexity of developments assessed during this period.</p> <p><i>Overall, 51.76 days mean development applications assessed against the set target of 50 days.</i></p> |  |

PERFORMANCE REPORT

JULY TO DECEMBER 2023

| PERFORMANCE INDICATOR | STATUS |
|---|---|
| Median Development Application assessment time |  |
| Progress Comment The median processing time of 30 days was well within the target service level of 40 days. During this reporting period Council determined Development Applications to the value of \$475,225,534. <i>Overall, 30 days median development applications assessed against the set target of 40 days.</i> | |
| PERFORMANCE INDICATOR | STATUS |
| Percentage of major projects on track within allocated budget |  |
| Progress Comment All scheduled major projects are on track within the allocated budget. <i>Overall, 100% of major projects on track against the set target of 80%.</i> | |
| PERFORMANCE INDICATOR | STATUS |
| Percentage of programmed asset inspections completed |  |
| Progress Comment Completed scheduled inspection program during this reporting period. <i>Overall, 100% of the inspection program was completed against the set target of 70%.</i> | |
| PERFORMANCE INDICATOR | STATUS |
| Percentage of local roads, walkways, cycleways and bridges are maintained against the planned Works Program |  |
| Progress Comment Road, bridge, footpath and maintenance programs have continued on track, with the addition of Regional and Local Roads Repair (RLRRP) programs, and within allocated budgets. <i>Overall, 50% of planned Works Program undertaken against the set target of 50%.</i> | |
| PERFORMANCE INDICATOR | STATUS |
| Number of initiatives delivered to improve road safety |  |
| Progress Comment Delivered scheduled initiatives for this reporting period to improve road safety, and they include: <ul style="list-style-type: none"> • Refuge crossings in Kavanagh Street, Crookston Drive and Jamboree Avenue; • 57 actions from the Local Traffic Committee reports; • Road education programs coordinated in partnership with Local Police, TfNSW, and community groups including Eyes on the Road, U Turn the Wheel, School Safety Program, Slow Down, Choose Right Buckle Right, Graduated Licensing Scheme Workshops, Drives for Learners in Macarthur. <i>Overall, 10 initiatives delivered against the set target of 10.</i> | |

PERFORMANCE REPORT

JULY TO DECEMBER 2023

What Council did



30 days median DA assessment time



100% of major projects on track



100% of programmed asset inspections completed



293 DA's determined



PERFORMANCE REPORT

JULY TO DECEMBER 2023

- ✓ Secured grant funding:
 - \$1,379,234 (excl. GST) through the Local Roads and Community Infrastructure Program from the Australian Department of Infrastructure, Transport, Regional Development, Communications and the Arts for the construction and/or maintenance of local roads.
 - \$2,000,000 (excl. GST) from the Local Government Recovery Grant Program to assist in the recovery from storm and flood related disasters.
 - \$1,170,523 under the NSW Disaster Recovery Funding Arrangements (Essential Public Asset Restoration) received from the NSW Government and the Australian Government. The funding is provided for the reconstruction and repair of damages to the Macquarie Grove Road Bridge, Cobbitty Road Bridge and embankment and for Cowpasture Road Bridge handrail replacement.
- ✓ Installed various traffic calming devices at Elyard and Queen Streets, Narellan.
- ✓ Urban Design Framework went live on Your Voice Camden.
- ✓ Facilitated road safety presentation, in partnership with NSW Police – Macarthur Highway Patrol and the Road Trauma Support Group to students.
- ✓ Camden Material and Colour Guide created for property owners to provide information and advice when proposing works to a heritage building.
- ✓ Continued implementation and review of processes, procedures to ensure efficient development certification services.
- ✓ Camden Housing Density and Diversity Analysis Report finalised.
- ✓ Traffic plans devised for storm events in the Camden LGA.
- ✓ Unlock Camden event held, offering a program featuring a variety of historic themed activities.



Prosperous

Advancing local economic opportunities and job creation

The objectives are:

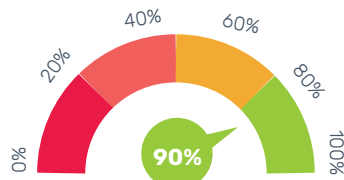
- Our business community is strong, thriving and connected at local, regional, national, and international levels
- Our LGA provides diverse local job opportunities, supported by skills and training pathways to employment
- Our LGA is a desirable location for new and emerging industries, businesses, and entrepreneurs

There are 10 principal activities to achieve the above stated objectives, and they are:

- | | |
|----------------|--|
| P 1.1.1 | Facilitate diverse environments for business and workers through a supportive planning framework |
| P 1.1.2 | Establish and promote a diversity of uses in employment lands and greenfield sites to attract businesses and workers |
| P 1.2.1 | Investigate and support opportunities to leverage future industrial and commercial hubs within the Western Sydney Aerotropolis |
| P 1.2.2 | Promote Camden LGA as a place for business, industry, and government investment |
| P 1.2.3 | Encourage and attract tourism opportunities and support the visitor economy |
| P 1.3.1 | Investigate flexible work hubs |
| P 2.1.1 | Partner with stakeholders to advocate for or develop education and training programs that support business and industry needs |
| P 2.1.2 | Provide opportunities to accelerate youth employment in the Camden LGA |
| P 2.2.1 | Conduct advocacy activities that support building a strong and diverse local economy |
| P 3.1.1 | Provide opportunities to build the capacity of local businesses across a range of industries |

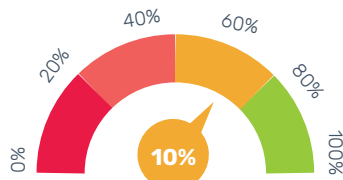
How Council performed

Operational Plan - 10 Actions



9 actions

At least 80% of action target achieved

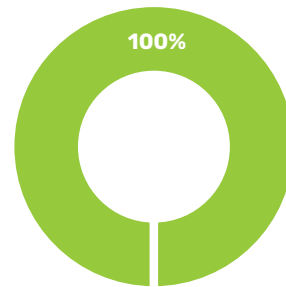


1 action




Between 60% and 80% of action target achieved

Delivery Program - 3 Performance Indicators

✓ 3 Performance Indicators - On Track

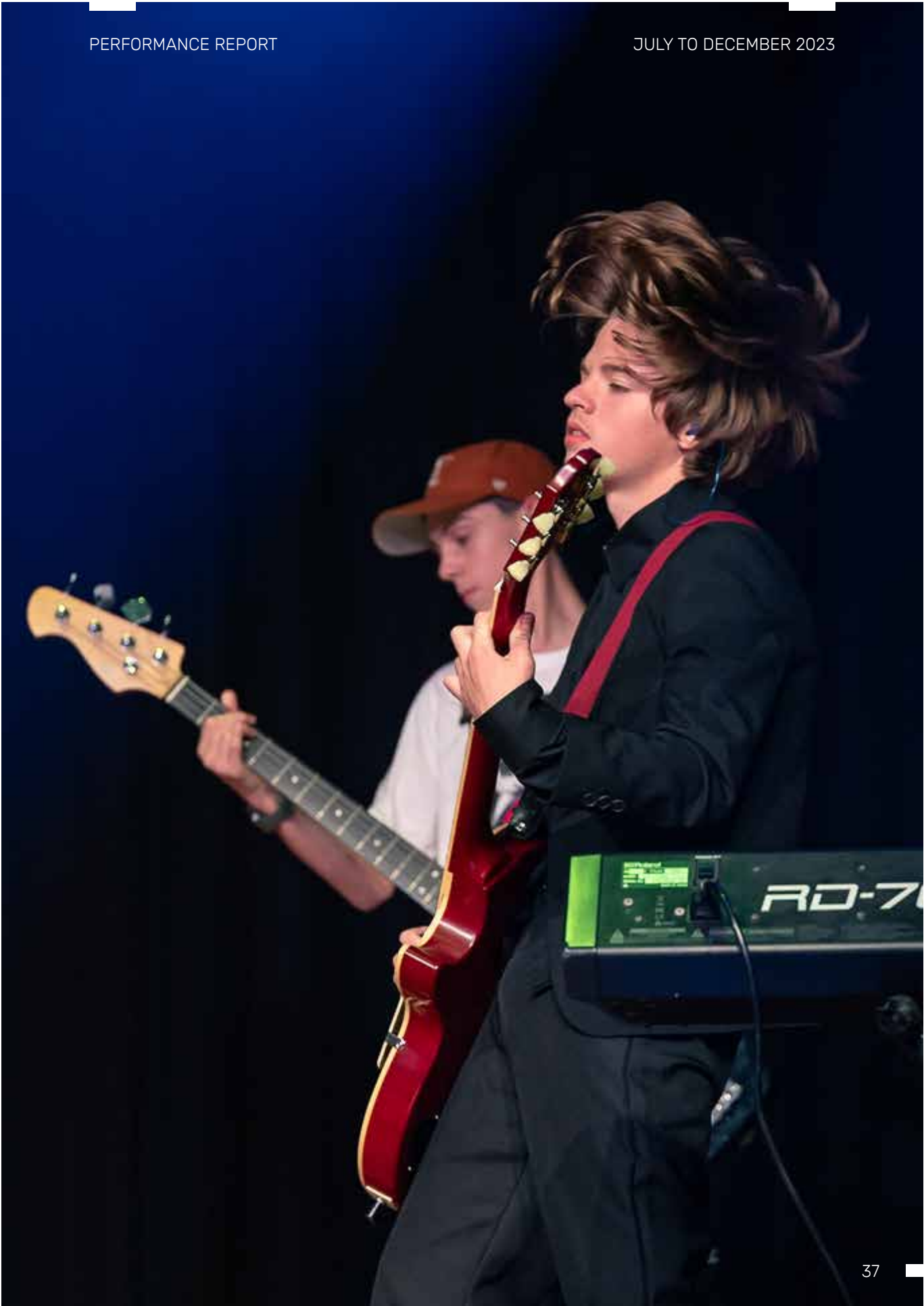


Narrative on performance status

| PERFORMANCE INDICATOR | STATUS |
|---|---|
| <p>Number of initiatives delivered to promote and facilitate investment and industry growth in the LGA</p> <p>Progress Comment</p> <p>Four initiatives were delivered to promote and facilitate investment and industry growth during the reporting period. Some of these included:</p> <ul style="list-style-type: none"> • Ongoing contribution to the development of the Western Parkland City Regional Economic Development Strategy; • Sponsorship of UDIA NSW Awards for Excellence Accommodation Investment Collateral created and promoted via Forums, LinkedIn and dedicated webpage and; • Industry Guides developed on Business webpage for key Camden industries, including agribusiness, construction, health and wellbeing, hospitality, manufacturing and transport. <p><i>Overall, 4 initiatives delivered against the set target of 2.</i></p> |  |
| <p>Number of initiatives conducted to promote and support expansion of education and training in the LGA</p> <p>Progress Comment</p> <p>Two initiatives delivered to promote and support education and training.</p> <ul style="list-style-type: none"> • Workforce Business Survey within the Camden LGA. • Participation at the Generation Stem 2023 with 290 students from four schools and five local businesses/organisations. <p><i>Overall, 2 initiatives delivered against the set target of 1.</i></p> |  |
| <p>Number of initiatives conducted to support local business and industry</p> <p>Progress Comment</p> <p>A range of initiatives conducted to support local business and industry, these included:</p> <ul style="list-style-type: none"> • Local Procurement Campaigns; • Two Western Sydney International Airport tours; • Business Connect (via SNSW for Business) Health Checks; • Small Business Month 2023 program including health checks, Get Cyber Secure, Cultural Collaboration and Procurement workshop, Shop Local Campaign; • Cultural Fusion Business Engagement to present cultural activation Live'n'Local; • Support of business engagement with major events such as Winterfest, Matildas Live Viewing at Onslow Oval and; • Networking with a range of business and industry groups including the Narellan Chamber of Commerce. <p><i>Overall, 8 initiatives delivered against the set target of 3.</i></p> |  |

PERFORMANCE REPORT

JULY TO DECEMBER 2023



PERFORMANCE REPORT

JULY TO DECEMBER 2023

What Council did



Hosted

Small Business Month Event



Conducted

Local Procurement Campaign



9,668 local
businesses
(ABS 2022)



1,180 Businesses
e-News subscribers

PERFORMANCE REPORT

JULY TO DECEMBER 2023

- ✓ Secured grant funding:
 - \$2,500 from NSW Government Small Business Month to support Council to deliver its Local Procurement Campaign.
- ✓ Draft Destination Management Plan placed on exhibition for community feedback.
- ✓ Small Business Month implemented providing workshops, webinars and business health checks giving local businesses opportunities to learn and connect.
- ✓ Monthly Business E-news delivered.
- ✓ Cyber Security webinar organised for local businesses to respond and recover from cyber threats and data breaches.
- ✓ Brand and Marketing networking event conducted for small business.
- ✓ Developed 'Starting a Business' and 'Industry Guides' webpages.
- ✓ Ongoing contribution to development of Western Parkland City Regional Economic Development Strategy.



Balanced

Providing sustainable and responsible solutions that enhance our heritage and natural environment

The objectives are:

- Our natural environment and waterways are protected, well maintained, and enhanced for community enjoyment
- Our environment is integrated into the design of our towns, villages, suburbs, and places
- Climate impacts and risks in Camden are well managed
- Our community is resourced, efficient and able to meet our vision and objectives

There are 20 principal activities to achieve the above stated objectives, and they are:

- | | |
|----------------|---|
| B 1.1.1 | Facilitate environmental protection, restoration, and urban greening, and reduce exposure to natural hazards |
| B 1.2.2 | Lead a strategic approach to tree management and planting |
| B 1.3.1 | Protect and enhance the connections between, and quality of, Camden's green blue grid and enable a variety of passive and active recreation activities |
| B 1.3.2 | Protect and enhance Camden's rural lands |
| B 1.3.3 | Contribute to the environmental assessment processes to promote responsible development and manage the environmental impacts of new development and works |
| B 1.3.4 | Deliver an education program to reduce stormwater pollution from building sites |
| B 1.4.1 | Deliver community education programs on environmental protection and care |
| B 1.5.1 | Deliver works that maintain and enhance natural areas in Camden |
| B 2.1.1 | Protect Camden's scenic and visual landscapes |
| B 2.2.1 | Ensure appropriate sustainability measures are implemented in new developments when assessing development applications and related applications |
| B 2.2.2 | Incorporate sustainability outcomes in Council projects |
| B 3.1.1 | Investigate and implement climate change adaptation measures for Council and the community |

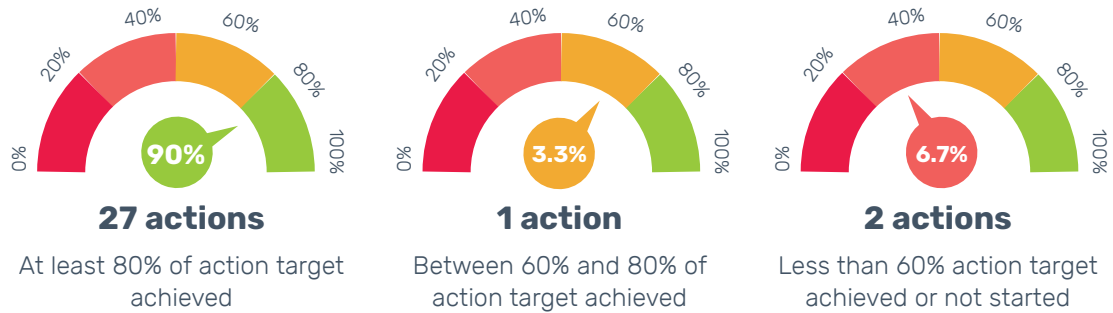
PERFORMANCE REPORT

JULY TO DECEMBER 2023

- B 3.2.1** Implement the Local Strategic Planning Statement priority to improve Camden's resilience to hazards and extreme weather events and reduce emissions, manage waste, and increase energy efficiency
- B 3.2.2** Ensure the design of assets and maintenance programs mitigate the impacts of climate risks
- B 4.1.1** Prepare Camden Council to operate effectively in a net zero future
- B 4.2.1** Partner with neighbouring councils for a regional waste solution
- B 4.2.2** Deliver a Camden waste strategy
- B 4.2.3** Manage waste collection services
- B 4.3.1** Reduce Council's energy and water consumption
- B 4.3.2** Encourage energy and resource efficiency across the community

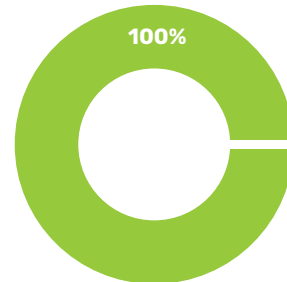
How Council performed

Operational Plan - 30 Actions



Delivery Program - 5 Performance Indicators

✓ 5 indicators – On Track



Narrative on performance status

| PERFORMANCE INDICATOR | STATUS |
|---|---|
| <p>Number of building sites inspected to reduce pollution into waterways</p> <p>Progress Comment</p> <p>Proactively conducted 294 building site inspections along with reactive inspections of 64 building sites to ensure compliance requirements in particular waste management and sediment controls, resulting in the reduction of pollution into waterways.</p> <p><i>Overall, 358 building site inspections undertaken against the set target of 200.</i></p> |  |
| <p>Areas of natural environments/bushlands actively managed</p> <p>Progress Comment</p> <p>Council continues to manage approximately 95 hectares of natural areas out of a total of approximately 392.73 hectares. Maintenance activities are actively supported by local Bush Care groups.</p> <p><i>Overall, 37% of natural environment/bushlands actively managed against the set target of 15%.</i></p> |  |
| <p>Number of programmed actions commenced and/or implemented from the Green and Blue Grid</p> <p>Progress Comment</p> <p>During this reporting period investigation commenced to prioritise actions for the delivery of Green and Blue Grid projects.</p> <p><i>Overall, 1 programmed action commenced against the set target of 1.</i></p> |  |

PERFORMANCE REPORT

JULY TO DECEMBER 2023

| PERFORMANCE INDICATOR | STATUS |
|---|--------|
| Number of mitigation and/or adaptation actions to reduce climate risk | |

Progress Comment

Eleven mitigation/adaptation actions to reduce climate risks were:

- PPA Electricity contract in place;
- Climate Risk Assessment progressed;
- Adopted Camden: Towards Net Zero;
- Applied for grant funding – Electrification at Jack Brabham Reserve;
- Promoted Built for Comfort and other initiatives in Sustainability e-newsletter;
- EV pool car program and trial lease EV;
- Adopted Urban Forest Strategy;
- Significant tree planting programs undertaken;
- Water Sensitive Urban Design Operational Guidelines endorsed and now in use;
- Fish Habitat and Bank Stabilisation work undertaken at the Nepean River, Spring Farm to repair flood damage; and
- Joined the Western Sydney Energy Program.

Overall, 11 mitigations and/or actions undertaken against the set target of 6.

| PERFORMANCE INDICATOR | STATUS |
|--|--------|
| Maintain service levels for waste services | |

Progress Comment

During the reporting period Council maintained an overall service level compliance of 96.2% against the set target of 80%.

This excludes bulky kerbside clean up collections as the new system has not been integrated yet.

Overall maintained service levels of 96.2% against the set target of 80%.

PERFORMANCE REPORT

JULY TO DECEMBER 2023

What Council did



3,000 trees planted – National Tree Day



99% waste bins collected on correct day



358 building site inspections conducted



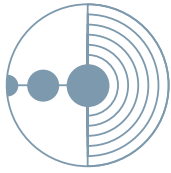
11 actions undertaken to reduce climate change



PERFORMANCE REPORT

JULY TO DECEMBER 2023

- ✓ Secured grant funding:
 - \$59,500 (excl. GST) through the NSW Government's Early Needs Weed Management Program to undertake surveillance monitoring, weed control and education.
 - \$20,000 (excl. GST) from the Australian Department of Industry, Science and Resources under the Stronger Communities Programme for the installation of a solar photovoltaic system and battery and the replacement of gas hot water systems at Jack Brabham Reserve, Oran Park.
 - \$15,000 (excl. GST) from the NSW Government's Saving our Species program to support conservation works undertaken for Camden White Gum at Council reserves.
- ✓ Urban Forest Strategy 2023 prepared to provide a strategic framework for a thriving urban forest with a long-term vision to 2050.
- ✓ Creation of new Bushcare Group, the Camden Town Bushcare Group.
- ✓ Solar Energy Generation dashboard implemented to support monitoring and progress towards key objectives and targets set by Council's Sustainability Strategy 2020 – 2024.
- ✓ World Rivers Day celebrated at John Peat Reserve, Camden.
- ✓ Macarthur Nature Photography Competition and Threatened Species Art Competition hosted in partnership with neighbouring Councils.
- ✓ Developed interactive map and hosted onto the Camden Data Portal, advising where swooping birds were located during the nesting season to minimise risk to residents.
- ✓ Hosted Macarthur's Biggest Garage Sale at Narellan Park as part of the Garage Sale Trail.
- ✓ Completed installation of fish habitat structures and erosion control on the Nepean River at Spring Farm.
- ✓ Hosted 'Electrify Everything' webinars to encourage the community to transition away from gas and towards electricity for their energy needs.
- ✓ 'Hook, Line and Measure' Citizen Science Project conducted to record recreational fishing data.



Leading

A successful advocate for our people and places

The objectives are:

- Our Camden is a leading council in the Western Parkland City, influencing metropolitan planning and decision-making
- Our council is forward thinking and builds value for the community
- Our council decisions are informed, accountable and transparent

There are 28 principal activities to achieve the above stated objectives, and they are:

| | |
|----------------|---|
| L 1.1.1 | Be an effective advocate for the Camden community's needs |
| L 1.1.2 | Engage with all three tiers of government through the Western Sydney City Deal to support Camden's place in the Western Parkland City |
| L 1.2.1 | Continue to partner with the Department of Planning and Environment (DPE) on major projects |
| L 1.2.2 | Liaise with and support local emergency services to prepare the community for emergency events |
| L 1.2.3 | Plan for future growth through partnerships with neighbouring councils, the NSW Government, and other stakeholders |
| L 1.2.4 | Coordinate the design and delivery of infrastructure by Council, the NSW Government, developers, and utility authorities |
| L 1.2.5 | Be recognised as a leader in sustainability by becoming a Gold Partner of the NSW Government's Sustainability Advantage Program |
| L 1.3.1 | Implement the Integrated Planning and Reporting (IPR) framework within Council |
| L 1.3.2 | Implement Council's Information and Data Governance Framework |
| L 2.1.1 | Embrace new capabilities and a commitment to continuous learning |
| L 2.1.2 | Promote and advocate Council as a local employer |
| L 2.2.1 | Implement Council's Organisational Strategic Plan (OSP) |
| L 2.2.2 | Implement innovative initiatives to further embed a culture of continuous improvement across Council |
| L 2.2.3 | Conduct service reviews to increase efficiency and effectiveness of service, creating best value for our customers |
| L 2.3.1 | Use technology to improve services and to provide accurate and relevant information to internal and external customers |
| L 2.3.2 | Be a customer centric organisation by adhering to the Customer Service Charter and Customer Experience Strategy |
| L 2.3.3 | Provide an enterprise risk management framework to enable a consistent approach across Council |

PERFORMANCE REPORT

JULY TO DECEMBER 2023

- L 2.3.4** Provide a safety assurance management plan to enable a consistent approach across Council

- L 2.3.5** Execute the customer focus initiatives in the Digital Innovation Strategy

- L 3.1.1** Ensure projects are well managed and on time to strengthen Council's services to the community

- L 3.2.1** Undertake a robust program of business engagement and information dissemination

- L 3.2.2** Ensure all communications from Council are accurate, consistent, transparent, and easy to understand

- L 3.3.1** Provide systems and advice for risk and safety to be managed effectively and to assist decision-making

- L 3.3.2** Execute Getting the Basics Right and cyber security initiatives within the Digital Innovation Strategy

- L 3.3.3** Provide systems for monitoring Council's performance, risk, and areas for improvement

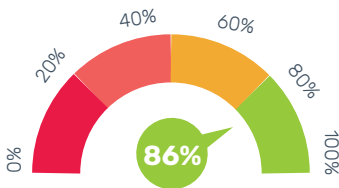
- L 3.3.4** Ensure Council maintains its strong financial position to support decisions that underpin long-term financial sustainability

- L 3.3.5** Manage Council-owned properties in line with community expectations and realise potential revenue opportunities

- L 3.3.6** Prepare asset management plans, strategies, and policies to support long term financial planning for assets

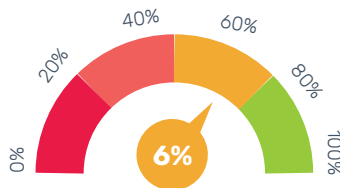
How Council performed

Operational Plan - 50 Actions



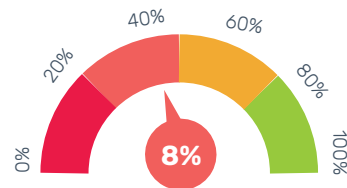
43 actions

At least 80% of action target achieved



3 actions

Between 60% and 80% of action target achieved

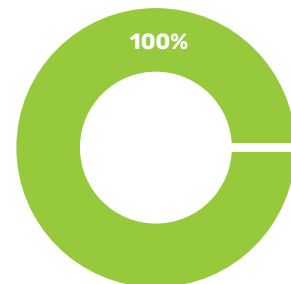


4 actions

Less than 60% of action target achieved or not started

Delivery Program - 4 Performance Indicators

✓ 4 indicators - On Track



Narrative on Performance Status

| PERFORMANCE INDICATOR | STATUS |
|--|---|
| Number of advocacy activity and partnerships initiated as a lead Council in the Western Parkland City |  |
| Progress Comment Ongoing advocacy activity and partnerships initiated with the Western City Parkland City included: <ul style="list-style-type: none"> • Regular meetings with Transport for NSW regarding transport infrastructure projects crucial for housing development in the Camden LGA; • Joint preparation of submission to the NSW Legislative Council Inquiry into Public Transport Needs in Western Sydney; • Analysis of NSW Budget 2023 implications for infrastructure funding in the Western Parkland City; • Led the monitoring of drafting for the Regional Economic Development Strategy and review of the Governance Structure of the Western Parkland City and other Western Sydney City Deals; • Meetings conducted on issues such as the NSW Public Spaces Charter, Western Sydney Health Alliance Governance Review and Advocacy Agenda Review; and • Ongoing work with the Western Parkland Councils continued regarding the Regional Economic Development Strategy, Western Sydney International Airport Flight Path/Draft Environmental Impact Statement assessment, and the governance review of the Western Parkland City's future operating arrangements. <i>Overall, 6 advocacy and partnerships initiated against the set target of 3.</i> | |
| PERFORMANCE INDICATOR | STATUS |
| Number of service reviews completed |  |
| Progress Comment The two Service Delivery Reviews completed were Land Information Management and Cemetery Service. <i>Overall, 2 service reviews completed against the set target of 1.</i> | |
| PERFORMANCE INDICATOR | STATUS |
| Percentage of internal audits performed across Council |  |
| Progress Comment Performed 30% of internal audits during the reporting period with two audits completed, and three outsourced audits in the planning stage. <i>Overall, 30% of internal audits performed against the set target of 25%.</i> | |
| PERFORMANCE INDICATOR | STATUS |
| Number of reports brought to Council for decision-making |  |
| Progress Comment During the reporting period, there were 119 reports brought to Council for decision-making. <i>Overall, 119 reports brought to Council for decision-making against the set target of 50.</i> | |

PERFORMANCE REPORT

JULY TO DECEMBER 2023



PERFORMANCE REPORT

JULY TO DECEMBER 2023

What Council did



79% of customers satisfied



100% of service reviews completed



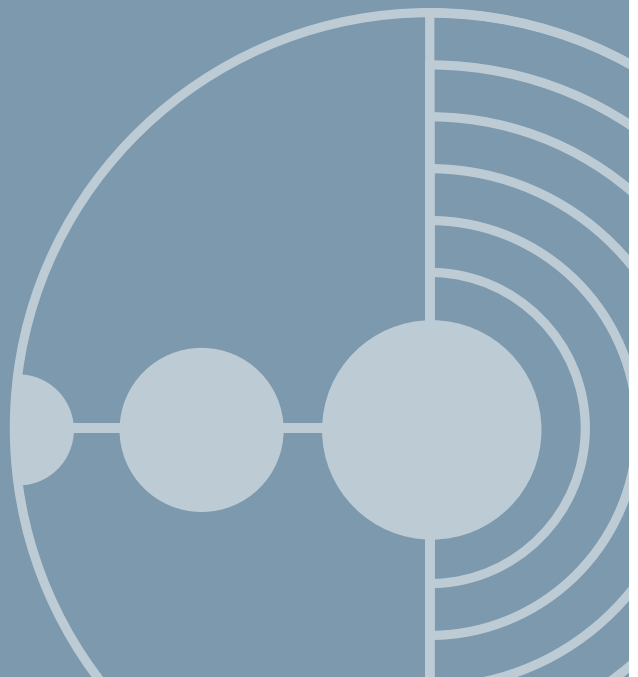
81% of phone calls answered within 20 seconds



89% of phone calls resolved in the first instance



119 council reports for decision-making



PERFORMANCE REPORT

JULY TO DECEMBER 2023

- ✓ Review undertaken of Council ward boundaries.
- ✓ 24 community groups/organisations received financial funding through Council's Community Small Grants Program to deliver projects and events to benefit the wider Camden community.
- ✓ 13 community groups/organisations, not-for-profit, sporting groups and businesses received support either monetary or in-kind as part of Council's Community Sponsorship Program.
- ✓ Participated in Liveability Census 2023 as part of a Greater Sydney Commission initiative.
- ✓ Celebrated Local Government Week – Mayor for a Day Public Speaking Competition.
- ✓ Completed refurbishment works at Camden General Cemetery.
- ✓ Improved services through the provision of new main line phone number 13CAMDEN.
- ✓ Continued collaboration with Western Sydney Health Alliance on joint regional priorities.
- ✓ Ongoing collaboration with Transport for NSW on the South Western Sydney – Transport Structure Plan project.

Recognition

During this reporting period, July to December 2023, Council received recognition for:

- Winner - Local Government NSW Excellence in the Environment Awards, Natural Environment Protection and Enhancement Award for On Ground Works - Connecting Camden White Gum Project
- Winner - NSW History Council Awards , Jill Roe Regional Award - Unlock Camden
- Winner - LGNSW NSW Local Government Week Awards, Best Local Youth Week Program
- Winner - Youth Work Awards, Outstanding Youth Participation Award, Job Link Program
- Winner - National Local Government Customer Service Awards - Customer Service Team of the Year
- Winner - Global Intrapreneurs Summit, Intrapreneurial Team Award
- Winner - My Gateway Awards, Overall Trainee of the Year and Certificate IV Trainee of the Year, Ryan Foster
- Commendation - UDIA NSW Awards for Excellence, Excellence in Social and Community Infrastructure (Recreation Facility) - Doohan Reserve, Oran Park
- Finalist - National Innovation of the Year Award, Innovation Space Project
- Family Day Care celebrated their 40th anniversary of servicing the Camden LGA

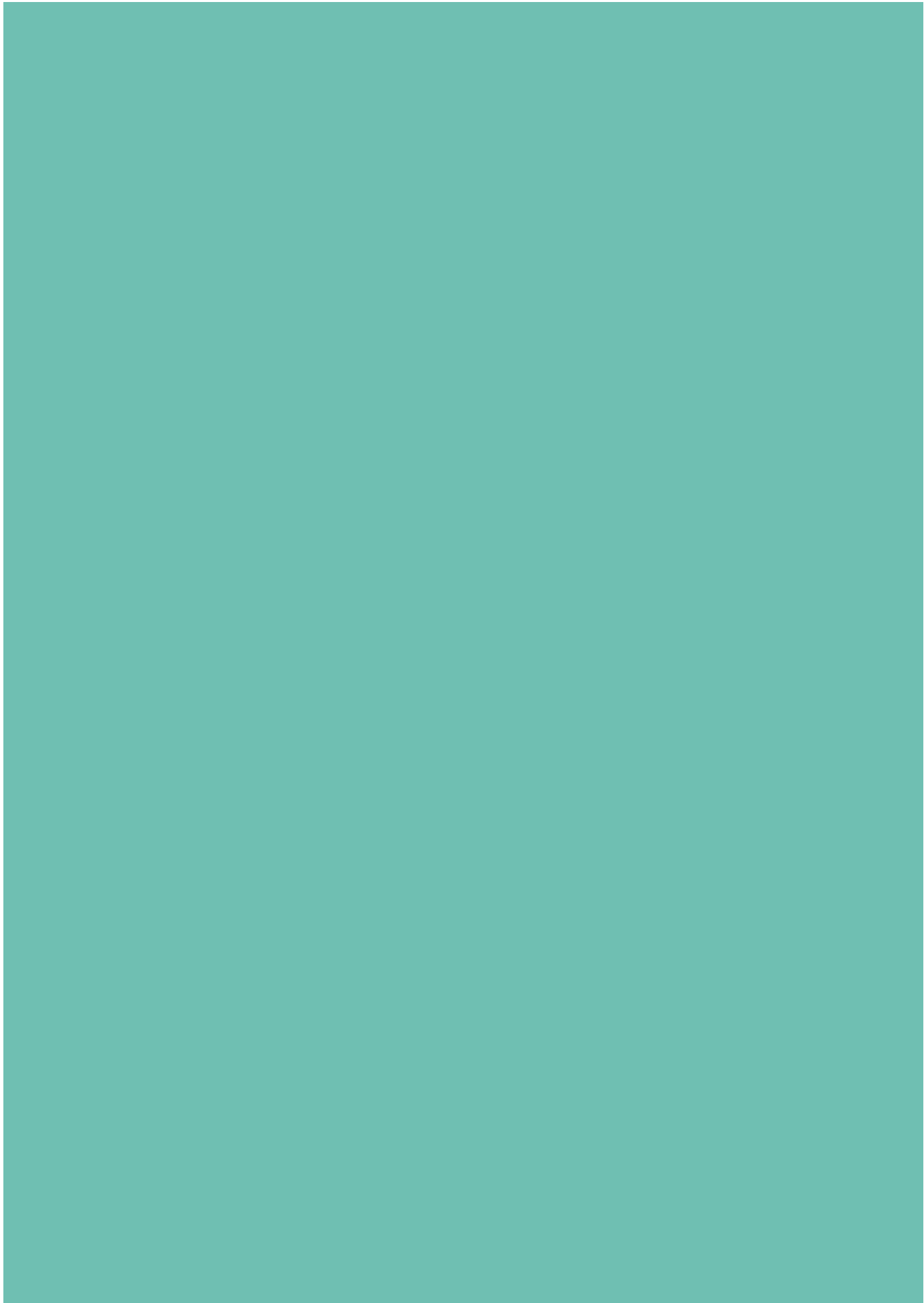
PERFORMANCE REPORT

JULY TO DECEMBER 2023

Conclusion

Council will continue to implement, innovate, collaborate, and work hard to deliver high-standard services and achieve the best outcomes for our community.

The next Performance Report will cover the January to June 2024 period.





**Investment Summary Report
January 2024**

Camden Council

Executive Summary - January 2024



Investment Holdings Sources of Funds

| | Amount (\$) | Current Yield (%) |
|--------------|--------------------|-------------------|
| Cash | 20,685,000 | 4.35 |
| Term Deposit | 282,700,000 | 5.22 |
| Total | 303,385,000 | |

| | Amount (\$) |
|--------------------------------------|--------------------|
| Section 7.11 Developer Contributions | 179,753,049 |
| Restricted Grant Income | 63,745,687 |
| Externally Restricted Reserves | 15,859,260 |
| Internally Restricted Reserves | 29,087,280 |
| General Fund | 14,939,724 |
| Total Funds Invested | 303,385,000 |

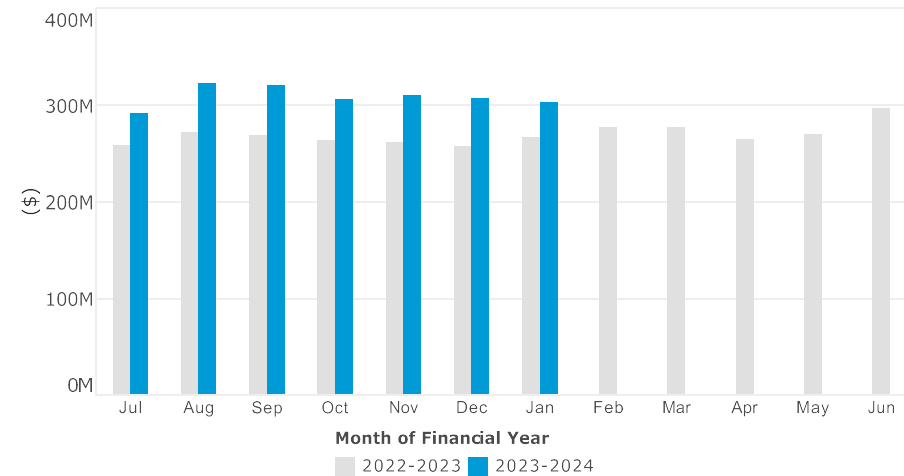
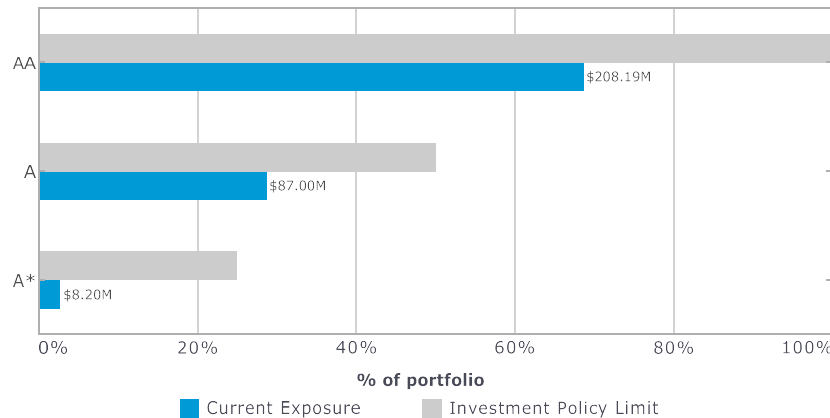
Term to Maturity

| | Amount (\$) | | Policy Max |
|-----------------------|--------------------|------|------------|
| Between 0 and 1 years | 302,885,000 | 100% | 100% ✓ |
| Between 1 and 3 years | 500,000 | 0% | 60% ✓ |
| Total | 303,385,000 | | |

Council's investment portfolio has decreased by \$3.765M since the December reporting period. The decrease primarily relates to capital and operating expenditure during the month.

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

Total Credit Exposure Investment Portfolio Balance



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

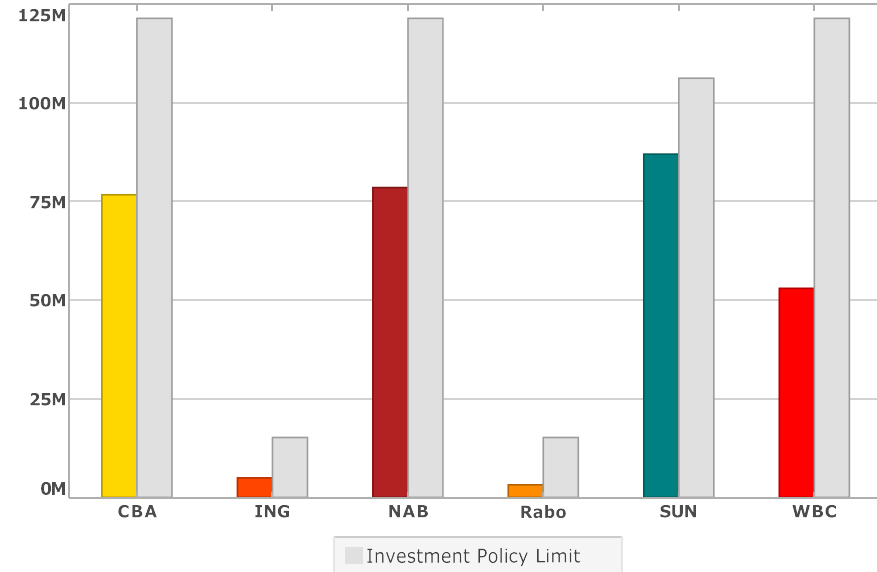


Camden Council Individual Institutional Exposures Report - January 2024



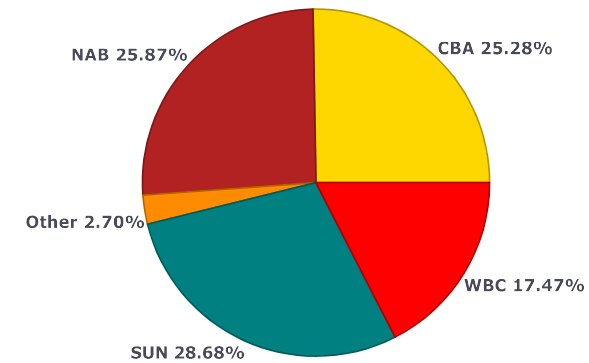
Individual Institutional Exposures Individual Institutional Exposure Charts

| | Current Exposures | | Policy Limit | | Capacity |
|---------------------------------------|-------------------|--------|--------------|--------|----------|
| Commonwealth Bank of Australia (AA-) | 76.69M | 25.28% | 121.35M | 40.00% | 44.67M |
| ING Bank Australia [Foreign Sub] (A*) | 5.00M | 1.65% | 15.17M | 5.00% | 10.17M |
| National Australia Bank (AA-) | 78.50M | 25.87% | 121.35M | 40.00% | 42.85M |
| Rabobank Aus [Foreign Sub] (A+*) | 3.20M | 1.05% | 15.17M | 5.00% | 11.97M |
| Suncorp Bank (A+) | 87.00M | 28.68% | 106.18M | 35.00% | 19.18M |
| Westpac Group (AA-) | 53.00M | 17.47% | 121.35M | 40.00% | 68.35M |
| | 303.39M | | | | |



*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.



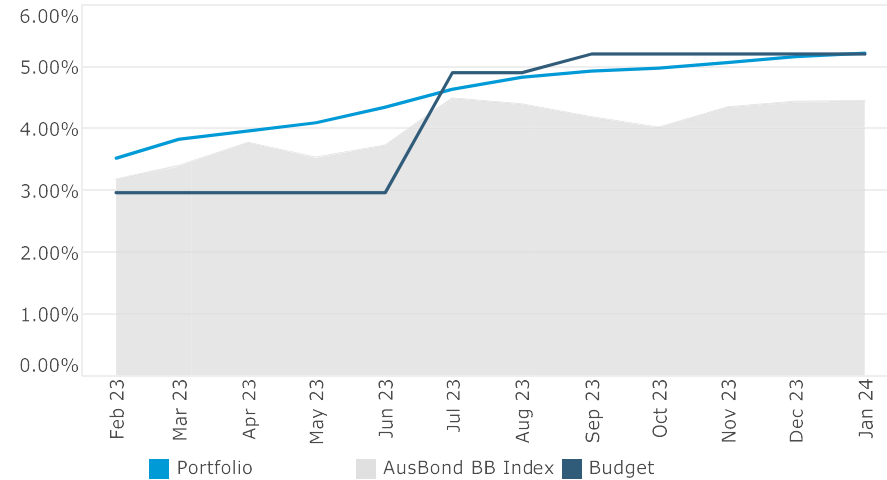
Camden Council

Performance Summary - January 2024



| Interest Summary | Investment Performance |
|------------------|------------------------|
|------------------|------------------------|

| Interest Summary as of January 2024 | |
|-------------------------------------|-------|
| Number of Investments | 56 |
| Average Days to Maturity | 154 |
| Weighted Portfolio Yield | 5.22% |
| CBA Call Account | 4.35% |
| Highest Rate | 5.56% |
| Lowest Rate | 0.80% |
| Budget Rate | 5.20% |
| Average BBSW (30 Day) | 4.31% |
| Average BBSW (90 Day) | 4.35% |
| Average BBSW (180 Day) | 4.45% |
| Official Cash Rate | 4.35% |
| AusBond Bank Bill Index | 4.44% |



| Interest Received During the 2023/2024 Financial Year | | | | |
|---|--------------------|--------------------|---------------------|---------------------|
| | January | Cumulative | Original Budget | Revised Budget |
| General Fund | \$286,501 | \$2,093,960 | \$1,839,000 | \$2,422,000 |
| Restricted | \$1,018,227 | \$6,790,986 | \$8,285,000 | \$10,220,000 |
| Total | \$1,304,728 | \$8,884,946 | \$10,124,000 | \$12,642,000 |

| Historical Performance Summary (%pa) | | | |
|--------------------------------------|-----------|------------------|----------------|
| | Portfolio | AusBond BB Index | Outperformance |
| Jan 2024 | 5.22% | 4.44% | 0.78% |
| Last 3 months | 5.15% | 4.41% | 0.74% |
| Last 6 months | 5.03% | 4.30% | 0.73% |
| Financial Year to Date | 4.97% | 4.33% | 0.64% |
| Last 12 months | 4.55% | 4.00% | 0.55% |

Investment Performance

Council's portfolio returned 5.22%pa on a weighted average yield basis during January. This compares favourably with the Ausbond Bank Bill Index's return of 4.44%pa for the month.





Camden Council

Investment Holdings Report - January 2024

Cash Accounts

| Amount (\$) | Current Yield (%) | Institution | Credit Rating | Current Value (\$) | Deal No. | Reference |
|----------------------|-------------------|--------------------------------|---------------|----------------------|----------|-----------|
| 20,685,000.00 | 4.35% | Commonwealth Bank of Australia | AA- | 20,685,000.00 | 535548 | |
| 20,685,000.00 | | | | 20,685,000.00 | | |

Term Deposits

| Maturity Date | Amount (\$) | Rate | Institution | Credit Rating | Purchase Date | Amount plus Accrued Int (\$) | Deal No. | Accrued Interest (\$) | Coupon Frequency | Reference |
|---------------|--------------|-------|--------------------------------|---------------|---------------|------------------------------|----------|-----------------------|------------------|-----------|
| 7-Feb-24 | 6,000,000.00 | 4.83% | Commonwealth Bank of Australia | AA- | 8-Feb-23 | 6,284,242.19 | 543800 | 284,242.19 | At Maturity | 3669 |
| 14-Feb-24 | 5,000,000.00 | 5.02% | National Australia Bank | AA- | 21-Feb-23 | 5,237,246.58 | 543850 | 237,246.58 | At Maturity | 3672 |
| 21-Feb-24 | 5,000,000.00 | 5.00% | National Australia Bank | AA- | 28-Feb-23 | 5,231,506.85 | 543871 | 231,506.85 | At Maturity | 3673 |
| 28-Feb-24 | 1,000,000.00 | 3.20% | Rabobank Australia | A+* | 28-Feb-19 | 1,029,632.88 | 537586 | 29,632.88 | Annually | 3189 |
| 28-Feb-24 | 6,000,000.00 | 5.00% | National Australia Bank | AA- | 2-Mar-23 | 6,276,164.38 | 543885 | 276,164.38 | At Maturity | 3674 |
| 4-Mar-24 | 1,200,000.00 | 3.20% | Rabobank Australia | A+* | 4-Mar-19 | 1,234,928.22 | 537601 | 34,928.22 | Annually | 3192 |
| 6-Mar-24 | 5,000,000.00 | 5.44% | Westpac Group | AA- | 19-Jul-23 | 5,146,805.48 | 544324 | 146,805.48 | At Maturity | 3698 |
| 11-Mar-24 | 5,000,000.00 | 4.91% | Westpac Group | AA- | 8-Mar-23 | 5,221,958.90 | 543914 | 221,958.90 | At Maturity | 3675 |
| 18-Mar-24 | 5,000,000.00 | 4.52% | National Australia Bank | AA- | 17-Apr-23 | 5,179,561.64 | 544023 | 179,561.64 | At Maturity | 3677 |
| 20-Mar-24 | 5,000,000.00 | 5.13% | Suncorp Bank | A+ | 28-Nov-23 | 5,045,678.08 | 544671 | 45,678.08 | At Maturity | 3725 |
| 27-Mar-24 | 1,000,000.00 | 3.00% | Rabobank Australia | A+* | 29-Mar-19 | 1,025,397.26 | 537765 | 25,397.26 | Annually | 3200 |
| 27-Mar-24 | 5,000,000.00 | 5.34% | National Australia Bank | AA- | 1-Aug-23 | 5,134,597.26 | 544345 | 134,597.26 | At Maturity | 3700 |
| 3-Apr-24 | 5,000,000.00 | 4.60% | Westpac Group | AA- | 31-Mar-23 | 5,193,452.05 | 543975 | 193,452.05 | At Maturity | 3676 |
| 8-Apr-24 | 5,000,000.00 | 4.62% | Westpac Group | AA- | 1-May-23 | 5,174,673.97 | 544054 | 174,673.97 | At Maturity | 3678 |
| 15-Apr-24 | 5,000,000.00 | 4.62% | Westpac Group | AA- | 1-May-23 | 5,174,673.97 | 544055 | 174,673.97 | At Maturity | 3679 |
| 24-Apr-24 | 5,000,000.00 | 5.02% | Commonwealth Bank of Australia | AA- | 29-May-23 | 5,170,542.47 | 544132 | 170,542.47 | At Maturity | 3681 |
| 1-May-24 | 5,000,000.00 | 5.15% | Commonwealth Bank of Australia | AA- | 5-Jun-23 | 5,170,020.55 | 544159 | 170,020.55 | At Maturity | 3685 |
| 8-May-24 | 5,000,000.00 | 5.56% | National Australia Bank | AA- | 3-Jul-23 | 5,162,230.14 | 544283 | 162,230.14 | At Maturity | 3693 |
| 8-May-24 | 5,000,000.00 | 5.56% | National Australia Bank | AA- | 7-Jul-23 | 5,159,183.56 | 544301 | 159,183.56 | At Maturity | 3694 |
| 13-May-24 | 5,000,000.00 | 5.12% | Suncorp Bank | A+ | 9-Oct-23 | 5,080,657.53 | 544568 | 80,657.53 | At Maturity | 3715 |
| 15-May-24 | 5,000,000.00 | 5.56% | National Australia Bank | AA- | 7-Jul-23 | 5,159,183.56 | 544302 | 159,183.56 | At Maturity | 3695 |
| 22-May-24 | 5,000,000.00 | 5.50% | Suncorp Bank | A+ | 13-Jul-23 | 5,152,945.21 | 544317 | 152,945.21 | At Maturity | 3696 |
| 29-May-24 | 5,000,000.00 | 5.50% | National Australia Bank | AA- | 26-Jun-23 | 5,165,753.42 | 544226 | 165,753.42 | At Maturity | 3690 |

Camden Council

Investment Holdings Report - January 2024



| Maturity Date | Amount (\$) | Rate | Institution | Credit Rating | Purchase Date | Amount plus Accrued Int (\$) | Deal No. | Accrued Interest (\$) | Coupon Frequency | Reference |
|---------------|---------------|-------|--------------------------------|---------------|---------------|------------------------------|----------|-----------------------|------------------|-----------|
| 29-May-24 | 7,500,000.00 | 5.40% | National Australia Bank | AA- | 1-Aug-23 | 7,704,164.38 | 544346 | 204,164.38 | At Maturity | 3701 |
| 5-Jun-24 | 10,000,000.00 | 5.07% | Commonwealth Bank of Australia | AA- | 1-Jun-23 | 10,041,940.08 | 544803 | 41,940.08 | SemiAnnually | 3682 |
| 12-Jun-24 | 5,000,000.00 | 5.50% | National Australia Bank | AA- | 26-Jun-23 | 5,165,753.42 | 544227 | 165,753.42 | At Maturity | 3691 |
| 19-Jun-24 | 5,000,000.00 | 5.37% | Suncorp Bank | A+ | 30-Nov-23 | 5,046,343.84 | 544681 | 46,343.84 | At Maturity | 3726 |
| 19-Jun-24 | 5,000,000.00 | 5.50% | Commonwealth Bank of Australia | AA- | 27-Jun-23 | 5,165,000.00 | 544228 | 165,000.00 | At Maturity | 3692 |
| 26-Jun-24 | 5,000,000.00 | 5.51% | National Australia Bank | AA- | 24-Jul-23 | 5,144,920.55 | 544332 | 144,920.55 | At Maturity | 3699 |
| 3-Jul-24 | 5,000,000.00 | 5.54% | Commonwealth Bank of Australia | AA- | 16-Aug-23 | 5,128,254.79 | 544399 | 128,254.79 | At Maturity | 3704 |
| 10-Jul-24 | 5,000,000.00 | 5.41% | Commonwealth Bank of Australia | AA- | 29-Aug-23 | 5,115,610.96 | 544438 | 115,610.96 | At Maturity | 3708 |
| 17-Jul-24 | 5,000,000.00 | 5.26% | Suncorp Bank | A+ | 4-Dec-23 | 5,042,512.33 | 544686 | 42,512.33 | At Maturity | 3727 |
| 17-Jul-24 | 5,000,000.00 | 5.45% | Suncorp Bank | A+ | 17-Jul-23 | 5,148,568.49 | 544319 | 148,568.49 | At Maturity | 3697 |
| 24-Jul-24 | 5,000,000.00 | 5.45% | Suncorp Bank | A+ | 8-Nov-23 | 5,063,458.90 | 544626 | 63,458.90 | At Maturity | 3721 |
| 30-Jul-24 | 10,000,000.00 | 5.51% | Commonwealth Bank of Australia | AA- | 21-Aug-23 | 10,247,572.60 | 544402 | 247,572.60 | At Maturity | 3705 |
| 7-Aug-24 | 5,000,000.00 | 5.37% | Suncorp Bank | A+ | 13-Nov-23 | 5,058,849.32 | 544636 | 58,849.32 | At Maturity | 3722 |
| 14-Aug-24 | 5,000,000.00 | 5.55% | Commonwealth Bank of Australia | AA- | 8-Aug-23 | 5,022,934.23 | 544362 | 22,934.23 | SemiAnnually | 3702 |
| 21-Aug-24 | 7,500,000.00 | 5.23% | Westpac Group | AA- | 14-Aug-23 | 7,584,897.95 | 544386 | 84,897.95 | Quarterly | 3703 |
| 28-Aug-24 | 5,000,000.00 | 5.20% | Suncorp Bank | A+ | 7-Dec-23 | 5,039,890.41 | 544706 | 39,890.41 | At Maturity | 3728 |
| 28-Aug-24 | 5,000,000.00 | 5.22% | National Australia Bank | AA- | 23-Aug-23 | 5,115,841.10 | 544417 | 115,841.10 | At Maturity | 3706 |
| 4-Sep-24 | 5,000,000.00 | 5.21% | National Australia Bank | AA- | 4-Sep-23 | 5,107,054.79 | 544456 | 107,054.79 | At Maturity | 3710 |
| 11-Sep-24 | 5,000,000.00 | 5.25% | National Australia Bank | AA- | 11-Sep-23 | 5,102,842.47 | 544501 | 102,842.47 | At Maturity | 3711 |
| 18-Sep-24 | 5,000,000.00 | 5.16% | Westpac Group | AA- | 18-Sep-23 | 5,031,808.22 | 544512 | 31,808.22 | Quarterly | 3713 |
| 23-Sep-24 | 5,000,000.00 | 5.27% | Westpac Group | AA- | 25-Sep-23 | 5,093,127.40 | 544524 | 93,127.40 | At Maturity | 3714 |
| 30-Sep-24 | 5,000,000.00 | 5.37% | Westpac Group | AA- | 30-Oct-23 | 5,069,147.95 | 544600 | 69,147.95 | At Maturity | 3718 |
| 9-Oct-24 | 10,000,000.00 | 5.34% | Suncorp Bank | A+ | 22-Nov-23 | 10,103,873.97 | 544654 | 103,873.97 | At Maturity | 3723 |
| 16-Oct-24 | 5,000,000.00 | 5.47% | Suncorp Bank | A+ | 28-Nov-23 | 5,048,705.48 | 544670 | 48,705.48 | At Maturity | 3724 |
| 24-Oct-24 | 5,000,000.00 | 5.35% | ING Bank (Australia) | A* | 24-Oct-23 | 5,073,287.67 | 544588 | 73,287.67 | At Maturity | 3716 |
| 30-Oct-24 | 5,000,000.00 | 5.40% | Westpac Group | AA- | 27-Oct-23 | 5,002,219.18 | 544599 | 2,219.18 | Quarterly | 3717 |
| 8-Nov-24 | 2,000,000.00 | 5.48% | Suncorp Bank | A+ | 7-Nov-23 | 2,025,823.56 | 544624 | 25,823.56 | At Maturity | 3720 |
| 8-Nov-24 | 5,000,000.00 | 5.48% | Suncorp Bank | A+ | 7-Nov-23 | 5,064,558.90 | 544621 | 64,558.90 | At Maturity | 3719 |
| 13-Nov-24 | 5,000,000.00 | 5.20% | Suncorp Bank | A+ | 5-Jan-24 | 5,019,232.88 | 544764 | 19,232.88 | At Maturity | 3730 |



Camden Council

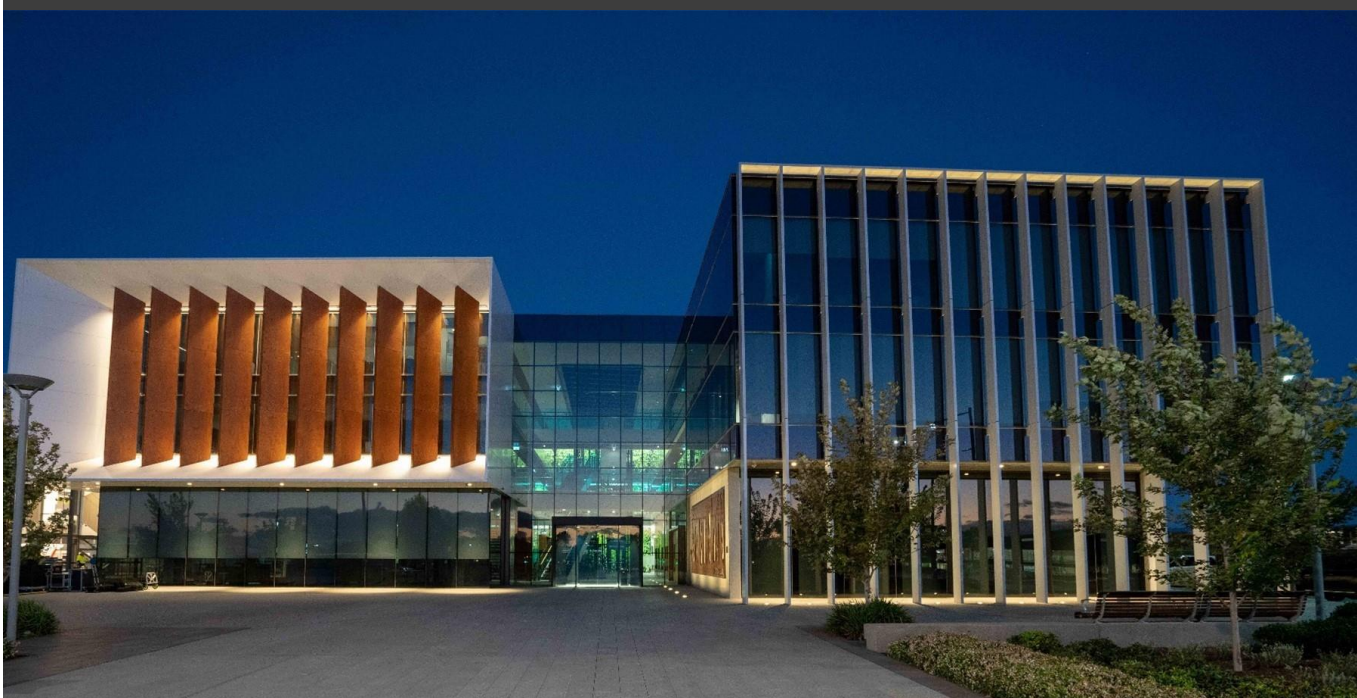
Investment Holdings Report - January 2024

| Maturity Date | Amount (\$) | Rate | Institution | Credit Rating | Purchase Date | Amount plus Accrued Int (\$) | Deal No. | Accrued Interest (\$) | Coupon Frequency | Reference |
|-----------------------|--------------|-------|---------------|---------------|---------------|------------------------------|----------|-----------------------|------------------|-----------|
| 18-Nov-24 | 5,000,000.00 | 5.22% | Suncorp Bank | A+ | 8-Jan-24 | 5,017,161.64 | 544768 | 17,161.64 | At Maturity | 3731 |
| 13-Dec-24 | 5,000,000.00 | 5.30% | Suncorp Bank | A+ | 13-Dec-23 | 5,036,301.37 | 544718 | 36,301.37 | At Maturity | 3729 |
| 14-Jan-25 | 5,000,000.00 | 5.15% | Suncorp Bank | A+ | 15-Jan-24 | 5,011,993.15 | 544793 | 11,993.15 | At Maturity | 3732 |
| 24-Feb-25 | 500,000.00 | 0.80% | Westpac Group | AA- | 24-Feb-21 | 500,756.16 | 540967 | 756.16 | Quarterly | 3481 |
| 282,700,000.00 | | | | | | 288,955,444.29 | | 6,255,444.29 | | |

Minutes

Audit, Risk and Improvement Committee Meeting

This meeting was held as a teleconference at 10.00am on 27 November 2023



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Audit, Risk and Improvement Committee

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Audit, Risk and Improvement Committee

Voting Members Present:

| | |
|-------------------|--|
| Elizabeth Gavey | Independent Member (Chair) |
| Michael Quirk | Independent Member |
| Barry Husking | Independent Member |
| Cr Russell Zammit | Camden Council Councillor member (left at 10.13am) |
| Cr Peter McLean | Camden Council Councillor alternate member |

Attendees:

General Manager
 Chief Financial Officer
 Internal Audit Coordinator
 Internal Audit Analyst

Invitees:

Director Community Assets
 Director Customer and Corporate Strategy
 Director Planning and Environment
 Director Sport, Community and Activation
 Director Growth and Finance
 Deputy Chief Financial Officer (left at 11.42am)
 Manager Corporate Performance and Customer Experience (left at 11.42am)
 Manager Open Space and Sustainability (left at 11.42am)
 Chief Information Officer (arrived at 11.38am and left at 12.02pm)
 Mary Yeun The Audit Office of NSW (External Auditor) (left at 10.53am)
 Kenny Tan The Audit Office of NSW (External Auditor) (left at 10.53am)

Observers:

Nil

Apologies:

Cr Paul Farrow Camden Council Councillor member

Prior to the meeting an 'in-camera' session was held with Council's external auditors.

The Committee meeting commenced at 10.00am.

Acknowledgement of Country

The Chair read the following Acknowledgement of Country:

I would like to acknowledge that this meeting is being held on the Traditional Lands and Waterways of the Dharawal people and also recognise surrounding Dharug, and Gundungurra people and pay our respect to Elders past, present, and those emerging.



Audit, Risk and Improvement Committee

Apologies

RECOMMENDED

That leave of absence be granted.

DECISION

Leave of absence granted to Cr Paul Farrow.

BUS01 Declarations of Interest

RECOMMENDED

That the Audit, Risk and Improvement Committee declarations be noted.

DISCUSSION

Mr Barry Husking advised the following declaration:

- Conducted casual work in the finance area for Wingecarribee Shire Council and is still registered as a casual employee. It was noted that the Committee has in the past received updates on Project 24 that involves Wingecarribee Shire Council and that consideration will be given to Mr Husking's attendance at future updates involving Project 24.

Ms Elizabeth Gavey advised the following declaration:

- Appointed as the Chair of the NSW Electoral Commission Audit and Risk Committee.

DECISION

The Audit, Risk and Improvement Committee noted the declarations.

BUS02 Minutes to the 6 September 2023 Audit, Risk and Improvement Committee Meeting

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- approve the minutes to the 6 September 2023 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 advising that the assurance map will now be presented to the first meeting of 2024. It was noted that the financial reserves policy and the urban forest service review are included in this meeting.



Audit, Risk and Improvement Committee

The Internal Audit Coordinator confirmed that the revised Audit, Risk and Improvement Committee Terms of Reference and Internal Audit Charter were adopted by Council at the 12 September 2023 Council meeting.

The Internal Audit Coordinator provided updates that have closed out other actions.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. approved the minutes to the 6 September 2023 Audit, Risk and Improvement Committee meeting; and
- ii. noted the status of actions included in the actions list.

Moved: Ms Elizabeth Gavey
Seconded: Mr Michael Quirk

BUS03 EXTERNAL AUDIT - Review of Annual Financial Statements and Audit Reports for the Year Ending 30 June 2023

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. note the draft Engagement Closing Report;
- ii. note the Draft Management Representation Letter, including the certification on the effectiveness of internal controls;
- iii. endorse the General Purpose Financial Statements for the year ended 30 June 2023 for submission to Council for adoption;
- iv. endorse the Special Purpose Financial Statements for the year ended 30 June 2023 for submission to Council for adoption; and
- v. endorse Special Schedules for the year ended 30 June 2023 for submission to Council for adoption.

DISCUSSION

The Committee noted the in-camera session held with the Audit Office and highlighted the positive feedback. It was advised that the matters raised related to earlier completion of revaluations and the regularity of the review cycle.

The Chair invited the Audit Office of NSW to present their findings. Ms Mary Yuen advised that the closing report is in draft however changes are not expected and the Audit Office is likely to issue an unmodified audit opinion. There were no legislative compliance breaches identified and only a number of low risk findings.

Mr Kenny Tan outlined the outcomes from the Audit Office review of the key issues highlighted in the Engagement Plan. This included review of the comprehensive revaluation of Council's Infrastructure, Property, Plant and Equipment (IPPE); assessing the fair value of Council's IPPE; cyber security and developer contributions.



Audit, Risk and Improvement Committee

Mr Tan advised that no significant exceptions were identified in these key areas. It was noted that the WestInvest program was not reviewed as no funding was received during the year.

The Chief Financial Officer provided a high level overview of the financial statements at the request of the Chair. The Committee were reminded that Council received an extension to submit the financial statements to the Office of Local Government by 22 December 2023. It was advised the financial statements are being presented to the Council meeting of 12 December 2023.

The Committee raised the following questions:

- Clarification was sought on whether the prior year adjustment for assets related to new or old assets. The Chief Financial Officer outlined the measurement issue identified and confirmed the internal controls in place to ensure measurement is accurately reflected going forward.
- It was queried whether a review of useful lives for depreciation would be undertaken. The Chief Financial Officer advised that an external review is anticipated within the next 12 months. The Committee suggested the review consider categorising assets at a more granular level.
- A summary was requested on the biobanking agreement and associated credits. The Director Community Assets provided an overview of the biobanking agreement for Gundungurra Reserve noting that it includes both species credits and ecosystem credits. The Manager Open Space and Sustainability and Chief Financial Officer explained how the credits can be used and the associated accounting treatment.
- Requested an explanation for the increase in the workers compensation premium and the Director Customer and Corporate Strategy advised that the data is based on a three year calculation and is now trending down, noting the changes to Council's return to work program.
- Requested background information on the receivable for the Air Bridge Lease and the Chief Financial Officer explained that the Air Bridge is over a Council owned road and outlined the accounting treatment.
- Requested an overview of the process to ensure that the financial statements included in Council's Annual Report are consistent with the final signed statements and the Chief Financial Officer confirmed the process.
- An explanation on Council's Employee Leave Entitlements (ELE) Reserve as a percentage of liabilities was requested and whether consideration had been given to including a benchmark in the draft financial reserves policy. The Chief Financial Officer outlined the performance against benchmark and that a number of long term employees left during the year. It was advised this would be considered for inclusion in the policy however funding had been allocated in the LTFP to bring the required level back to benchmark.
- Clarification was sought on how the transfer to the Asset Renewal Reserve is determined and the Chief Financial Officer ran through the process, including the approval requirements.
- An explanation was sought on the difference between the Stormwater Levy Reserve (Externally Restricted) versus the Internally Restricted Stormwater Reserve and the Chief Financial Officer explained the relevant reserves.
- Requested background information on the CSP Loan reserves and whether they should be included in the financial reserves policy. The Chief Financial Officer advised that this loan related to the COVID-19 Community Support Program



Audit, Risk and Improvement Committee

(Stage 3) approved by Council and consideration would be given to including details in the policy.

- Requested an explanation of the difference between the revote reserve and working funds reserve and the Chief Financial Officer outlined the difference.
- An explanation was sought on the Energy Saving Certificate and how it is treated. The Chief Financial Officer outlined the State Government initiative and highlighted the installation of the LED street lights by Council as an example of certificates being issued.
- An outline of plans in place to spend the substantial developer contributions balance was requested. The Chief Financial Officer advised that considering the growth and future needs of Council this balance is not considered high. It was also noted that works required to be delivered are considered as part of Council's long term planning.
- An explanation for the difference between budgeted year end cash and actual cash in the Cashflow Statement was requested. The Chief Financial Officer explained the timing issues with budgeting for dedications from developers and also referred to the financial statement note disclosure that outlines the reasons for variations between budget and actual.
- Referred to the Key Management Personnel statement and whether any disclosures made were appropriately handled. The Chief Financial Officer provided context to the disclosure and how the transactions are handled at arm's length. The Committee also asked whether amounts were paid directly to trainees or the training company and the Director Customer and Corporate Strategy confirmed that payments are made to the training company.

The Chief Financial Officer confirmed that the typographical errors noted via email by the Committee will be corrected.

The Committee discussed the draft Management Representation Letter and referred to page 9 of the Management Representation Letter noting the wording under the 'Uncorrected accounting misstatements' heading may need amendment. The Chief Financial Officer advised he would review and discuss this with the Audit Office if any amendments were required.

DECISION

The Audit, Risk and Improvement Committee:

- i. noted the draft Engagement Closing Report;
- ii. noted the Draft Management Representation Letter, including the certification on the effectiveness of internal controls;
- iii. endorsed the General Purpose Financial Statements for the year ended 30 June 2023 for submission to Council for adoption;
- iv. endorsed the Special Purpose Financial Statements for the year ended 30 June 2023 for submission to Council for adoption;
- v. endorsed Special Schedules for the year ended 30 June 2023 for submission to Council for adoption; and



Audit, Risk and Improvement Committee

- vi. commended Management on the quality of the financial statements and thanked the Audit Office and Council's finance team for completion of the external audit and a clean set of accounts.

Cr Russell Zammit left during discussion of this item the time being 10.13am.

Ms Mary Yuen and Mr Kenny Tan of the Audit Office of NSW left after this item, the time being 10.53am.

BUS04 INTERNAL AUDIT - Internal Audit Report issued since last Meeting - Budget Development

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Internal Audit Report issued since the last meeting for Budget Development.

DISCUSSION

The Internal Audit Coordinator advised that RSM were engaged to undertake a budget development internal audit with the overall rating of good practice indicating the overall control environment was well designed, effective, efficient and functioning properly. There were no risk rated audit findings made and management should be commended with only five improvements opportunities identified.

The Internal Audit Coordinator indicated that Management will be presenting on the budget monitoring process at the next meeting including an update on the improvement opportunities.

The Committee noted the great outcome and asked whether the timing of early close and revaluations is the same as budget preparation and if so if that presents challenges. The Chief Financial Officer confirmed that it was similar timing, however explained the different teams that work on the process enabling the alignment of processes and timing.

The Committee sought clarification on whether fees and charges was covered in the audit scope. The Chief Financial Officer advised that this was outside scope and explained the process for reviewing and determining fees and charges.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Internal Audit Report issued since the last meeting for Budget Development.

BUS05 General Manager's Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the General Manager's update.

DISCUSSION

The General Manager provided a high level update on the Project 24 Domestic Waste Processing and Disposal tender process with Campbelltown, Wingecarribee and Wollondilly councils advising that all councils have resolved to enter into a five year contract. A detailed update on this project will be provided at the 6 December 2023 Audit, Risk and Improvement Committee meeting.



Audit, Risk and Improvement Committee

Mr Barry Husking reminded the Committee of his involvement in this project and the General Manager confirmed that this information was already public.

The General Manager advised that the Executive Leadership Group recently endorsed a revised Data Breach policy and procedure. The review of these documents highlighted the need for a response plan on managing any data breaches.

The General Manager advised of the recent release of the rate peg for 2024/2025 by the Independent Pricing and Regulatory Tribunal.

The General Manager also outlined the advocacy work being undertaken in relation to funding and infrastructure requirements related to growth in the area.

The Committee asked whether the Data Breach policy includes play lists and whether any testing has been scheduled and the General Manager advised how these areas are being prioritised. The Committee also asked whether the Data Breach policy has been through Council and it was confirmed that it has only been through the Executive Leadership Group.

The Committee referred to the recent announcement of funding cuts to infrastructure and asked whether Camden has been impacted. The General Manager advised that Camden has been directly affected with Remembrance Drive and indirectly affected with various transport infrastructure projects.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the General Manager's update.

BUS06 FINANCIAL MANAGEMENT - Draft Financial Reserves Policy

RECOMMENDED

That the Audit, Risk and Improvement Committee endorse the draft Financial Reserves Policy for briefing to Council.

DISCUSSION

The Committee noted that Internal Reserves can only be moved by Council resolution and referred to the unrestricted cash balance of \$1.2m asking whether this is sufficient. The Chief Financial Officer advised that the unrestricted ratio is much higher and outlined the process for ensuring there is sufficient cash.

The Committee asked whether the requirement to obtain a Council resolution to move money from reserves impacts operations and the Chief Financial Officer outlined the strong budget process followed for Council approval and outlined the monthly and quarterly budget review processes.

The Committee asked about Councillors understanding of reserves and the training provided and the Chief Financial Officer outlined the process for keeping Councillors informed.



Audit, Risk and Improvement Committee

The alternate Councillor member confirmed that Councillors are provided financial training at the start of their term and indicated that findings from the Financial Management and Governance in MidCoast Council Audit Office report will likely mandate financial training from the next Council term. It was noted that some other councils include their Audit, Risk and Improvement Committee members in the financial training that is provided to Councillors and suggested that this could be beneficial for Camden.

The Committee asked about the domestic waste management reserve and funding the cost of providing the service and whether there is value in mentioning other large commitments in the Policy. The Chief Financial Officer outlined the purpose of the domestic waste management reserve and explained the long term financial plan that supports the use of the reserve.

The Committee referred to the externally restricted grants reserve noting that the title differs between the policy and the schedule and requested a review to ensure titles/naming are consistent.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. endorsed the draft Financial Reserves Policy for briefing to Council; and
- ii. raised the following action:
 - a. ensure that all titles/naming within the Financial Reserves policy and the schedule are consistent.

BUS07 SERVICE REVIEWS AND BUSINESS IMPROVEMENT - Urban Forest Management - Service Review Outcome - Presentation

RECOMMENDED

That the Audit, Risk and Improvement Committee note the presentation on the Urban Forest Management – Service Review Outcome.

DISCUSSION

The Manager Corporate Performance and Customer Experience presented an update on the Service Delivery Review program. It was noted that the Land Information Management and Cemetery service reviews are nearing completion.

The Manager Open Space and Sustainability presented the results of the Urban Forest Management service review outlining the findings from the review and the status of the implementation of recommendations.

The Committee asked about the level of reporting, where Power BI reports are reported, and how broadly Power BI is used across Council. It was advised that the Urban Forest Management Power BI reporting is quite detailed with current processes underway to customise reporting. The Manager Corporate Performance and Customer Experience also advised of current work being undertaken to expand the use of the Power BI platform across Council.



Audit, Risk and Improvement Committee

The Committee asked whether the service review process was something that teams are able to perform themselves and the Manager Corporate Performance and Customer Experience advised that currently assistance from the Corporate Performance team is required, however a light touch model is included in the roadmap for future usage by teams. It was also noted that results of surveys from past reviews are used to promote the effectiveness of service reviews to teams.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the presentation on the Urban Forest Management – Service Review Outcome.

The Chief Information Officer arrived, the time being 11.38am.

The Manager Open Space and Sustainability, Manager Corporate Performance and Customer Experience and Deputy Chief Financial Officer left after this item, the time being 11.42am.

BUS08 GOVERNANCE - Cyber Security - Essential Eight Self-Assessment 2023

RECOMMENDED

That the Audit, Risk and Improvement Committee note the outcome of the Cyber Security – Essential Eight Self-Assessment 2023.

DISCUSSION

The Chief Information Officer advised that, although not yet mandatory, Council has reported the results of a self-assessment against the Essential 8 to Cyber Security NSW and noted that next year an external assessment will be conducted.

The Chief Information Officer explained the maturity ratings from 0 to 3 and outlined the requirements in Council's Cyber Resilience Strategy.

The Committee were provided with a status update for Council's Essential 8 Road Map.

The Chief Information Officer advised of the new data breach legislation that became effective on 28 November 2023 noting that the Executive Leadership Group have recently endorsed a revised policy including a toolkit and playlists.

The Committee congratulated Council on the self-assessment initiative noting that Camden is well advanced in this area.

The Committee asked whether Council's Cyber Security resource was internal and whether the work required for the next year is fully funded. It was confirmed that Camden has an internal Cyber Security Advisor and the work required for the next year is fully funded.

The Committee asked questions about the steps needed to achieve the next maturity level and the Chief Information Officer provided an overview of the requirements.



Audit, Risk and Improvement Committee

The Committee referred to the high risk / critical pieces of data that Council holds and asked whether Council has undertaken a process of protecting this data. The Chief Information Officer confirmed that this is covered in Council's Cyber Resilience Strategy and work has commenced on this project which will include an audit of Council's current processes.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the outcome of the Cyber Security – Essential Eight Self-Assessment 2023.

The Chief Information Officer left after this item, the time being 12.02pm.

BUS09 Audit, Risk and Improvement Committee Self-Assessment Results

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. note the Audit, Risk and Improvement Committee self-assessment results; and
- ii. identify any actions required in response to the self-assessment results.

DISCUSSION

The Committee noted the report and identified areas for improvement including having clear linkages between Council's risk ratings in its risk registers and internal audits undertaken; the regular review and reporting of Council's assurance map; and oversight of external audit including establishing criteria to assist with monitoring external audit. The Committee asked that these matters be addressed in the 2024 Checklist of Compliance with the Audit, Risk and Improvement Committee Terms of Reference.

The Internal Audit Coordinator advised the Audit, Risk and Improvement Committee and Internal Audit Annual Report is currently being finalised and will include data from this meeting before being circulated out of session and presented to the first meeting of 2024.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Audit, Risk and Improvement Committee self-assessment results; and
- ii. identified the following actions in response to the self-assessment results:
 - a. ensure there is appropriate consideration in the 2024 Checklist of Compliance with the Audit, Risk and Improvement Committee Terms of Reference of the following matters:
 - having clear linkages between Council's risk ratings in its risk registers and internal audits undertaken;



Audit, Risk and Improvement Committee

- the regular review and reporting of Council's assurance map; and
- oversight of external audit including establishing criteria to assist with monitoring external audit.

BUS10 Checklist of Compliance with Committee Requirements

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. note the Checklist of Compliance with the Audit, Risk and Improvement Committee Terms of Reference for the 2023 calendar year; and
- ii. endorse the proposed meeting dates for the 2024 Audit, Risk and Improvement Committee meetings.

DISCUSSION

The Committee noted the items actioned for 2023 and confirmed the 2024 dates.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Checklist of Compliance with the Audit, Risk and Improvement Committee Terms of Reference for the 2023 calendar year; and
- ii. endorsed the proposed meeting dates for the 2024 Audit, Risk and Improvement Committee meetings.

BUS11 General Business

RECOMMENDED

That the Audit, Risk and Improvement Committee note any General Business items discussed.

DISCUSSION

The Internal Audit Coordinator provided an update from the recently attended Local Government Assurance Forum advising that the Office of Local Government advised that amendments to the Local Government Regulations were scheduled to be released within two weeks followed by finalisation of the associated guidelines. The Internal Audit Coordinator confirmed with the Office of Local Government that the guidelines will not prevent Councillors attending as observers and an alternate Councillor member being appointed, noting that Councillor membership will be one non-voting Councillor.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the General Business item discussed.



Audit, Risk and Improvement Committee

Meeting Closed at 12.13pm.

Next Meeting:

The next meeting of the Audit, Risk and Improvement Committee will be held on 6 December 2023 at 3.00pm with the location to be advised.

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Minutes

Audit, Risk and Improvement Committee Meeting

Oran Park Administration Building
70 Central Avenue
Oran Park
3.00pm

6 December 2023



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Audit, Risk and Improvement Committee

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Audit, Risk and Improvement Committee

BUS01 Declarations of Interest

RECOMMENDED

That the Audit, Risk and Improvement Committee declarations be noted.

DISCUSSION

Mr Barry Husking advised the following declaration:

- Reminded the Committee that conducted casual work in the finance area for Wingecarribee Shire Council and is still registered as a casual employee noting that the presentation on Project 24 is being provided at this meeting. Mr Husking advised he had no involvement in Project 24 and the declaration is a non-pecuniary, non-significant declaration of interest and he will remain in the meeting during discussion of that item.

Mrs Elizabeth Gavey advised the following declaration:

- Appointed as an independent member on the Audit and Risk Committee for Museums of History NSW.

DECISION

The Audit, Risk and Improvement Committee noted the declarations.

BUS06 – EXTERNAL AUDIT – External Audit Update was dealt with at the conclusion of this item.

BUS02 Actions from Previous Audit, Risk and Improvement Committee Meetings

RECOMMENDED

That the Audit, Risk and Improvement Committee note the status of actions included in the actions list.

DISCUSSION

This item was dealt with at the conclusion of BUS06 – EXTERNAL AUDIT – External Audit Update.

The Internal Audit Coordinator reminded the Committee that due to the close proximity of meetings, the minutes and actions from the 27 November 2023 meeting are not yet finalised and will be presented to the first meeting of 2024.

The Internal Audit Coordinator noted that an update on Family Day Care is included in this meeting and suggested consideration be given as to whether this update is still required every six months.

The Internal Audit Coordinator provided an update on the status of other outstanding actions.



Audit, Risk and Improvement Committee

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the status of actions included in the actions list.

BUS03 INTERNAL AUDIT - Internal Audit Report issued since last Meeting - Cobbitty Bridge Emergency Repair Project

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Internal Audit Report issued since the last meeting for the Cobbitty Bridge Emergency Repair Project.

DISCUSSION

The Internal Audit Coordinator provided an outline of the findings from the Cobbitty Bridge Emergency Repair Project Internal Audit Report noting that this audit was undertaken at the request of the Director Community Assets. The Internal Audit Coordinator outlined the objective and approach for the audit and highlighted the positive findings and risk rated findings.

The Committee commended management for conducting an audit on an emergency project that had such an impact on the community and asked how many of the findings were due to the project being an emergency. The Internal Audit Coordinator advised that some findings may be common among projects and provided an example, where other findings were specific to this emergency project.

The Committee requested an update on the contract management review and the outstanding audit recommendations and the Internal Audit Coordinator and Director of Customer and Corporate Strategy provided an update on the progress made.

The Committee asked whether the unique approach to the management of this project has led to positive lessons that can be applied to other projects. The Manager Major Projects advised that there were positives that stemmed from the approach to this project and in particular mentioned the time savings from using an enhanced concept design rather than a detailed design.

The Committee discussed the approach to records management and the Director Community Assets advised of the enhancements to be made.

The Committee queried the due date for recommendation 2.5 being April 2023 and the Internal Audit Coordinator advised that was an error it would be corrected to April 2024.

The Committee asked about the allocation of project managers to emergency and other complex projects and the Director Community Assets outlined the approach and the challenges.

The Committee discussed the results of the customer satisfaction surveys.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:



Audit, Risk and Improvement Committee

- i. noted the Internal Audit Report issued since the last meeting for the Cobbitty Bridge Emergency Repair Project; and
- ii. raised the following action:
 - a. that the due date for recommendation 2.5 be corrected to 30 April 2024.

The Manager Major Projects left after this item, the time being 3.32pm.

BUS04 General Manager's Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the General Manager's update.

DISCUSSION

The General Manager provided an update on Council's Towards Net Zero Strategy advising that Council endorsed the strategy after public exhibition in September 2023 and it is now available on Council's website. The strategy provides a pathway for Council to reduce emissions to zero by 2050 with an interim target to reduce emissions by 50% by 2030. The General Manager noted that Council has been recognised as a silver partner of Sustainability Advantage, a program run by the Department of Planning and Environment and Council is making good progress to achieve gold status.

The General Manager advised the Leppington Town Centre Planning Proposal is currently on public exhibition until early February 2024. The proposal has been developed in partnership with Liverpool City Council.

The General Manager advised that on 22 November 2023 the NSW State Government announced structural reforms that repealed the *Greater Cities Commission Act 2022* and abolished the Greater Cities Commission effective from 1 January 2024. The responsibilities of the Greater Cities Commission will transition to the Secretary of the Department of Planning and Environment.

The Committee referred to the Towards Net Zero Strategy and asked how confident Council is in measuring its performance against targets. The General Manager advised that Council is working closely with Resilient Sydney who cross check the data for councils.

The Committee asked if there was any requirement to provide triple bottom line reporting and the Chief Financial Officer confirmed not at this stage.

The Committee referred to the recent Optus outage that impacted much of the nation and asked about Council's preparedness for system outages that would impact all of Council. The General Manager confirmed that the Optus outage had very little impact on Council and the Director Customer and Corporate Strategy advised that Council currently has a business continuity plan that includes contingencies for system outages.

The Committee congratulated management on the Towards Net Zero Strategy and the achievement of the silver status with Sustainability Advantage.



Audit, Risk and Improvement Committee

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the General Manager's update.

The Manager Waste and City Presentation arrived during discussion of this item, the time being 3.48pm.

BUS05 RISK MANAGEMENT - Enterprise Risk Management

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Enterprise Risk Management update.

DISCUSSION

The Director Customer and Corporate Strategy noted the report was taken as read.

The Committee asked how controls are reviewed and whether the system automatically prompts the review. The Director Customer and Corporate Strategy advised that a desktop review was undertaken and advised the system does not currently prompt review. It was advised there are quarterly check-ins with Managers to review and update as required.

The Committee referred to the annual reporting of strategic risks and asked whether status updates will be included against each risk to see movement and if they are reported to Council. The Director Customer and Corporate Strategy outlined the current process including the monitoring of likelihood, consequence and vulnerabilities and noting that there is not a lot of action that can be taken to control most strategic risks. It was advised strategic risks are not currently reported to Council, however mechanisms for collaboration with Council are being considered as part of the review of the Risk Management Plan. It was also advised that strategic risks are considered when preparing the Community Strategic Plan.

The Committee referred to the wording of the rate pegging strategic risk suggesting amendment to include keeping pace with CPI increases and the Director Customer and Corporate Strategy advised that the wording would be reviewed.

The Committee discussed the new strategic risks and asked whether other publications and industry risks are considered in producing the list and the Director Customer and Corporate Strategy outlined the process undertaken.

The Committee asked whether there were any risks with the delays in the WestInvest projects and the Director Community Assets advised that Council has been working closely with the State Government and there are only two executed deeds to be finalised.

The Committee asked whether operational risks will include target risks and due dates for achieving target risks and the Director Customer and Corporate Strategy advised the Committee this is a longer term goal.



Audit, Risk and Improvement Committee

The Committee noted that some operational risks continue to have high residual risks and provided examples. The Committee requested future reports include trend analysis to indicate whether the residual risks have gone up or down compared to the previous reporting period. The Director Customer and Corporate Strategy advised that some risk treatments continue to be worked through and outlined the reasons for some high risks.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Enterprise Risk Management update; and
- ii. raised the following actions:
 - a. that the wording of the rate pegging strategic risk be reviewed to consider including reference to keeping pace with CPI increases; and
 - b. that future operational risk reports include an indication on whether the residual risks have gone up or down compared to the previous reporting period.

BUS07 - RISK MANAGEMENT - Project 24 Domestic Waste Processing and Disposal Update was dealt with at the conclusion of this item.

BUS06 EXTERNAL AUDIT - External Audit Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the External Audit Update.

DISCUSSION

This item was dealt with at the conclusion of BUS01 – Declarations of Interest.

Ms Mary Yuen from the Audit Office of NSW advised that the closing report was finalised on 29 November 2023 with minor changes that did not impact the audit opinion and noted that the management letter will be issued in December.

The Committee asked whether there would be any high risk findings in the Management Letter and the Audit office confirmed there was not and advised there were some repeat issues.

The Committee asked how biodiversity credits can be restricted and also recognised as a receivable and the Chief Financial Officer provided an explanation of the difference between Part A and Part B biodiversity credits and the associated accounting treatment.

The Committee referred to the 2023/2024 external audit and suggested that processes be reviewed and streamlined where possible to meet statutory timeframes. Ms Mary Yuen confirmed that a debrief meeting was scheduled with Council's Chief Financial Officer to discuss ways to improve for the 2023/2024 audit.



Audit, Risk and Improvement Committee

Ms Mary Yuen thanked the Chief Financial Officer, Deputy Chief Financial Officer and the Senior Financial Accountant for their support during the audit.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the External Audit Update.

Ms Mary Yuen, Audit Office of NSW, left after this item, the time being 3.09pm.

BUS02 - Actions from Previous Audit, Risk and Improvement Committee Meetings was dealt with at the conclusion of this item.

BUS07 RISK MANAGEMENT - Project 24 Domestic Waste Processing and Disposal Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Project 24 Domestic Waste Processing and Disposal update.

DISCUSSION

The Manager Waste and City Presentation presented an update to the Committee on the status of the Project 24 Domestic Waste Processing and Disposal contract including an overview of the project history, financial impacts and key challenges. It was noted that each Project 24 council resolved to enter into a five year contract commencing from 1 June 2024.

The Committee asked what would be considered the biggest risks once the contract becomes operational and the Manager Waste and City Presentation explained that Council currently has a project risk register that will be transferred into a Business As Usual model once the agreement is executed. A number of risks and controls in place to address them was discussed. It was also confirmed that each Council has their own individual agreement to manage and that Council's price is locked into its individual agreement.

The Committee asked whether having four council agreements increases the potential for new waste initiatives and technologies to be presented. The Manager Waste and City Presentation discussed a number of challenges and the advocacy occurring with the NSW State Government for direction in this space.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Project 24 Domestic Waste Processing and Disposal update.

The Manager Waste and City Presentation left after this item and the Manager Community Outcomes arrived, the time being 4.21pm.



Audit, Risk and Improvement Committee

BUS08 COMPLIANCE - Family Day Care Service Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Family Day Care Service update.

DISCUSSION

The Manager Community Outcomes provided an update on the quality improvement plan noting that many of the actions have either been completed or are tracking well to be completed. It was noted that there have been several legislative changes in recent months that have impacted changes to Council policies and education and training.

The Committee noted the increase in demand for the family day care services generally and the Manager Community Outcomes advised that Council is currently recruiting in the high growth areas, providing the examples of Oran Park and Leppington.

It was noted that the Family Day Service recently celebrated 40 years of operation and that the Draft Child Safe Policy is currently on public exhibition until February 2024.

The Committee asked whether the recent findings were identified as part of Council's spot checking process and it was confirmed that they were. The Manager Community Outcomes also confirmed the amended legislative requirements for no cash payments would be included in the spot checking process.

The Committee asked whether the action items presented in this report have been reconciled against the original findings to ensure all are included. The Manager Community Outcomes advised there is a large improvement plan that sits behind this report that includes everything and that this could be provided out of session. It was agreed to add the improvement plan to the ARIC MS Teams Channel.

The Committee asked about the strategic review of the service and whether the Community sought out the service from Council. The Manager Community Outcomes advised that the Council branding gives the community comfort and assurance of the quality of service that is provided. The Director Planning and Environment also noted that there has been an escalation in the need for child care centres in the growth areas due to the increase in terms of development applications received.

The Committee asked whether the intention is to get a new assessment completed next year and the Manager Community Outcomes confirmed that once all actions have been finalised, the Department of Education will be requested to assess the areas previously identified as requiring improvement.

The Committee discussed the current action for six monthly updates on family day care and agreed to receive the next report after the next assessment has been completed, likely towards the end of 2024.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:



Audit, Risk and Improvement Committee

- i. noted the Family Day Care Service update; and
- ii. raised the following actions:
 - a. include the detailed Camden Family Day Care Assessment and Rating 2023 – Overview and Plan for Improvement on the Committee MS Teams channel for reference; and
 - b. receive the next Family Day Care update after the Department of Education have conducted their next assessment of the improvement opportunities identified.

The Manager Community Outcomes left after this item, the time being 4.35pm.

BUS09 FINANCIAL MANAGEMENT - Annual Budget and Long Term Financial Plan Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the information in this report for the review of the 2023/24 Operational Plan and Budget and preparations for the 2024/25 Annual Budget and Long-Term Financial Plan.

DISCUSSION

The Chief Financial Officer advised that the report would be taken as read.

The Committee asked about the larger budget variations and provided the examples of the Financial Assistant Grants and Emergency Services Levy and the Chief Financial Officer ran through the budget process and explained the process to balance the budget as part of the quarterly review.

The Committee referred to unfunded priority projects and asked whether there are any expected large projects that may create challenges. The Chief Financial Officer outlined the process for selection of projects based on priority including safety, legislative requirements, cyber security and compliance and it was advised that all projects are endorsed by the Executive Leadership Group.

The Committee asked about the borrowing for the Community Support Package and it was explained that this will be reviewed as part of the discussions for the 2024/25 budget.

The Committee asked about Council's insurance coverage and the Chief Financial Officer explained the savings that stem from Council's Civic Risk membership.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the information in this report for the review of the 2023/24 Operational Plan and Budget and preparations for the 2024/25 Annual Budget and Long-Term Financial Plan.



Audit, Risk and Improvement Committee

BUS10 STRATEGIC PLANNING - Integrated Planning and Reporting Framework and Performance Reporting

RECOMMENDED

That the Audit, Risk and Improvement Committee note the report on Integrated Planning and Reporting Framework and related performance reporting.

DISCUSSION

The Director Customer and Corporate Strategy advised the report will be taken as read.

The Committee asked whether commentary on status of actions is reported publicly and the Director Customer and Corporate Strategy confirmed that commentary is included within the Delivery Program reporting and the Committee suggested this could be expanded.

The Committee suggested including commentary on trends in the Annual Report in addition to the indicators currently included. The Director Customer and Corporate Strategy advised that this will be considered for future reporting.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the report on Integrated Planning and Reporting Framework and related performance reporting.

The Manager Environment and Regulatory Services and Team Leader Development Compliance arrived, the time being 4.44pm.

BUS11 COMPLIANCE - Quarterly Legislative Compliance Declarations - July to September 2023

RECOMMENDED

That the Audit, Risk and Improvement Committee note the status of compliance declarations for the previous quarter.

DISCUSSION

The Committee noted the report was taken as read.

The Committee referred to the matter included in the compliance declarations and noted the number of statutory requirements for councils. Examples of dangerous dogs and swimming pools were given and the Committee asked about processes to ensure that legislation is complied with. The Manager Environment and Regulatory Services advised that a review was initiated of the current processes resulting in improvements including the use of registers in Authority and automatic workflows to reduce manual monitoring of tasks. It was noted that automated registers and workflows are also used for swimming pool inspections food inspections. The Committee also noted the audit of swimming pools compliance scheduled for 2024.



Audit, Risk and Improvement Committee

The Committee referred to the EDMS five day task workflow and asked if this escalates to the supervisor if the five days pass without action. The Manager Environment and Regulatory Services advised that this question would be taken on notice.

The Committee asked about the workload in the Environment and Regulatory Services branch and whether it was manageable and the Manager Environment and Regulatory Services noted the current resourcing challenges with the increase in development applications processed in recent years increasing workload and the trend in customer requests increasing at a higher rate than the growth in the team.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the status of compliance declarations for the previous quarter; and
- ii. raised the following action:
 - a. respond to the question taken on notice whether the EDMS five day task workflow can be escalated to the supervisor if the five day period passes without action.

The Manager Environment and Regulatory Services and Team Leader Development Compliance left after this item, the time being 4.56pm.

BUS12 INTERNAL AUDIT - Audit Report Recommendations - Implementation Status Update - October 2023

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Audit Recommendations Implementation Status Update for 31 October 2023.

DISCUSSION

The Internal Audit Coordinator provided an update on the implementation of audit recommendations noting that 95% are on track or complete and asked whether the Committee had any questions.

The Committee asked whether any recommendations are in danger of not meeting their due dates and the Internal Audit Coordinator noted that some contract management recommendations have requested revised dates that will be presented to the Executive Leadership Group in early 2024 for consideration.

The Committee suggested that management only provide updates on the Audit Office gap analysis recommendations quarterly and it was confirmed that this would be communicated to management.

The Committee suggested that the report attachment be enhanced to include a graph that shows delayed recommendations by risk category. The Internal Audit Coordinator advised that this information can be found in the cover report and that Council is currently working with the software provider to assist in the production of improved reporting. The suggested enhancement will be added to the request.



Audit, Risk and Improvement Committee

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Audit Recommendations Implementation Status Update for 31 October 2023; and
- ii. raised the following actions:
 - a. that management be advised that updates to Audit Office gap analysis recommendations are only required quarterly; and
 - b. request the audit recommendations report be enhanced to include a graph that shows delayed recommendations by risk category where possible.

BUS13 INTERNAL AUDIT - Internal Audit Plan Status Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the internal audit plan status update.

DISCUSSION

The Internal Audit Coordinator advised that the project management follow up audit is almost complete with management responses currently being finalised. The report should be circulated to the Committee prior to Christmas.

The Committee asked whether there were any high risk findings and it was noted that there were two matters raised.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the internal audit plan status update.

BUS14 INTERNAL AUDIT - Quality Assurance and Improvement Program - Internal Audit Annual Survey and Internal Audit Self-Assessment Results

RECOMMENDED

That the Audit, Risk and Improvement Committee note the results of the annual internal audit customer satisfaction survey and the internal audit self-assessment.

DISCUSSION

The Internal Audit Coordinator noted the overall positive results of the internal audit annual survey and agreed with comments that the monthly audit recommendation process is challenging with the software not as user friendly as it could be. Internal audit are currently meeting with the software provider weekly to rectify issues and improve functionality where possible.

The Internal Audit Coordinator outlined some of the areas for improvement highlighted in the survey responses and explained the planned process to address them.



Audit, Risk and Improvement Committee

The Internal Audit Coordinator noted the positive results of the Quality Assurance and Improvement Program self-assessment confirming that all items have now been actioned.

The Committee asked how the self-assessment results compared to the results of the external assessment and the Internal Audit Coordinator noted that the results of both were positive with the self-assessment a slight improvement.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the results of the annual internal audit customer satisfaction survey and the internal audit self-assessment.

BUS15 COMPLIANCE - Update on Reports from Authoritative Bodies

RECOMMENDED

That the Audit, Risk and Improvement Committee note the update on reports from authoritative bodies.

DISCUSSION

The Committee noted that many of these findings centre around training of Councillors and asked whether training across conflicts of interest and gifts and benefits is mandatory at Council. The Internal Audit Coordinator and Director Customer and Corporate Strategy outlined the Councillor induction program and the ongoing refresher training provided by an external consultant to Councillors around these matters.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the update on reports from authoritative bodies.

BUS16 Checklist of Compliance with Committee Requirements

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. note the Checklist of Compliance with the Audit, Risk and Improvement Committee Terms of Reference for the 2023 calendar year; and
- ii. note the forward calendar Checklist of Compliance with the Audit, Risk and Improvement Committee Terms of Reference for the 2024 calendar year.

DISCUSSION

The Committee noted that the long term financial plan presentation is scheduled for two meetings in the 2024 calendar and the Internal Audit Coordinator advised this would be corrected to the August 2024 meeting only.



Audit, Risk and Improvement Committee

The Committee referred to the timing of the presentation session suggesting that late May might be suitable and requested that the potential items to be presented be discussed at the first Committee meeting of 2024.

The Committee asked about the 'considered with each audit' references in the calendar and the Internal Audit Coordinator advised that those matters would be considered if they applied to a particular audit. The Committee were reminded that each item on the calendar is to be reviewed over a four year period and that there would be further enhancements made to the calendar over time to ensure adequate coverage.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Checklist of Compliance with the Audit, Risk and Improvement Committee Terms of Reference for the 2023 calendar year;
- ii. noted the forward calendar Checklist of Compliance with the Audit, Risk and Improvement Committee Terms of Reference for the 2024 calendar year; and
- iii. raised the following actions:
 - a. amend the long term financial plan scheduling in the 2024 calendar to being presented at the August 2024 meeting only; and
 - b. Committee presentation session topics to be presented to the first meeting in 2024 for consideration.

BUS17 General Business

RECOMMENDED

That the Audit, Risk and Improvement Committee note any General Business items discussed.

DISCUSSION

The Internal Audit Coordinator advised that the *Local Government (General) Amendment (Audit, Risk and Improvement Committees) Regulation 2023* and the Office of Local Government's Guidelines for Risk Management and Internal Audit for Local Government in NSW have now been finalised.

The Committee Chair noted that the Audit, Risk and Improvement Committee and Internal Audit Annual Report is being finalised to be circulated prior to Christmas and presented to the first meeting of 2024. This would be followed by a presentation to Council.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the General Business items discussed.



Audit, Risk and Improvement Committee

Meeting Closed at 5.16pm


At the conclusion of the meeting, the Committee met separately 'in-camera' with Council's Internal Audit Coordinator.

Next Meeting:

The next meeting of the Audit, Risk and Improvement Committee will be held on 21 February 2024 at 3.00pm at Council's Administration Building, 70 Central Avenue, Oran Park.

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